



The Town of Culpeper
Strategic Vision Plan
2015

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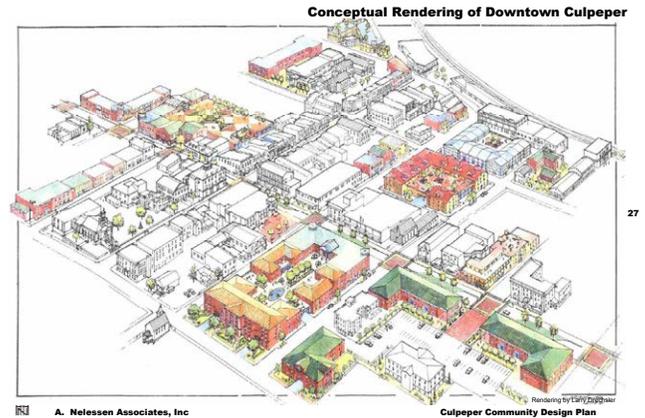
Background:

The historic Town of Culpeper was established in 1759 and has experienced significant growth within the last 20 years. The Town’s estimated population in 2013 was 17,145 with an estimated annual growth rate of 2.1% which exceeds the national average of 0.7%. The Town has adopted a variety of smart growth principles that are identified in the Community Design Plan and Comprehensive Plan as a tool to manage the expected increases in population.

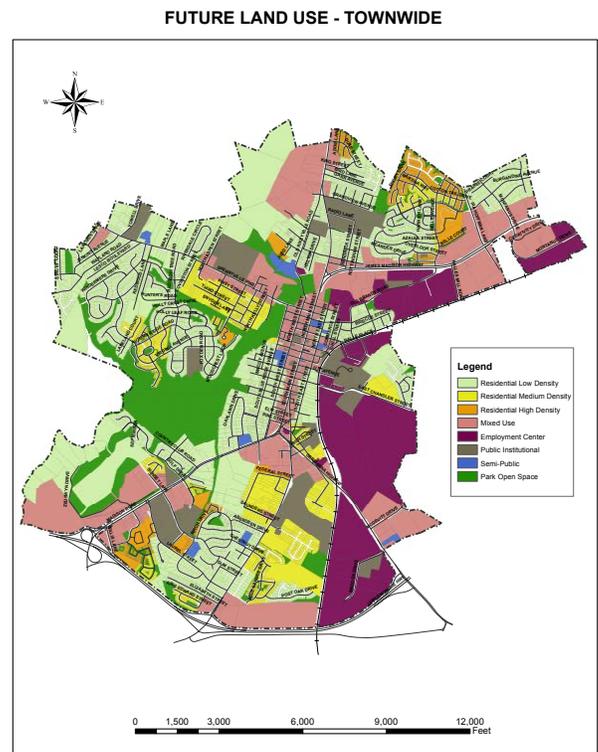
In 2007, the Community Design Plan gathered public input to produce a long range vision for the historic downtown. The plan identified a need for streetscape improvements, public plazas and infill development to promote a mixed-use live/work environment for downtown Culpeper.

The 2013 Comprehensive Plan establishes long range goals and objectives for the Town, providing a framework to manage long term growth while also preserving the rich history of the community. The Comprehensive plan represents the collective desires of the citizens, businesses, professional staff, and officials of the Town and serves as the written expectation for the future of the community. The plan serves as a guide to assist the staff, public, and elected and appointed officials in decisions related to development, redevelopment, growth and provisions of public services.

The Culpeper 2020 plan examines specific focus areas at a detailed level to provide an implementation strategy that will assist the town and members of the community to reach the longer term vision identified in the comprehensive plan. Culpeper 2020 also identifies, locates and visualizes catalyst projects of various sizes throughout the Town to promote and sustain economic growth.



Community Design Plan:
Conceptual rendering of downtown Culpeper



2013 Comprehensive Plan:
Future Land Use Map

Introduction



Goals and Objectives:

In 2010, the Town of Culpeper worked with Clarion Associates, a planning consultant, throughout an 18 month period of public input to develop the following goals and objectives for the community. These goals and objectives were established as the basis for the comprehensive plan. The Culpeper 2020 plan will reinforce these goals and objectives to ensure that the tasks to be completed within each of the 6 focus areas support one or more of the identified goals for the community.

Goal #1:



Community Character

- Preserve and enhance existing neighborhoods
- Protect historic areas and landmark integrity
- Create context sensitive infill and redevelopment
- Improve aesthetic design guidelines and regulations
- Enhance key gateways and corridors

Goal #3:



Public Health, Safety and Welfare

- Create and sustain pedestrian-friendly neighborhoods and business districts
- Provide quality parks
- Protect natural resources including air and water quality
- Coordinate and participate in regional efforts to promote public health

Goal #2:



Economic Viability

- Promote and support downtown commercial viability through development and redevelopment
- Encourage Town-wide commercial redevelopment
- Encourage quality residential and commercial growth
- Market positive assets of the Town
- Balance land uses and promote mixed-use land development
- Capitalize on the Town's location and situation in the regional market
- Seek regional coordination

Goal #4:



Transportation and Public Services

- Create “complete streets” that encourage walking and biking by including travel lanes, bike lanes, tree lawns, and sidewalks. Explore multi-modal transportation options
- Encourage connectivity in new and existing developments
- Identify and implement congestion management techniques in key areas including Main Street
- Seek and support opportunities for regional coordination of mass transit options including, but not limited to rail
- Implement access management practices



Introduction

Needs Assessment

Town staff performed an initial needs assessment throughout the Town, reaching out to a variety of stakeholders, potential employers, and community groups to identify additional amenities, infrastructure, and policies that will assist the Town in reaching the long term goals established in the Comprehensive Plan. Additionally, public input gathered during the formulation of the Community Design Plan and Comprehensive Plan also reinforced these needs.

Many of the needs identified emphasize increased access to public parks and greenspace in residential neighborhoods. The Virginia Outdoor Plan has identified access to trails as a number one priority within our region. The Town's Comprehensive Plan identified a need for a greater distribution of neighborhood parks and an interconnected greenway trail network. Town residents have also expressed a desire to establish a community center, providing a facility for parks and recreation activities. As a result, a primary focus of the Culpeper 2020 plan aims to increase connectivity throughout the Town with the construction of multi-use paths, sidewalks, and a greater distribution of neighborhood parks.

The Community Design Plan identified a need for public plazas and outdoor seating throughout the downtown. Discussions with members of Culpeper Renaissance Inc. and also with local business owners reinforced the need for public outdoor spaces in downtown Culpeper. Promoting the live work environment within the downtown through the development of additional mixed-use multi-family housing options will help to increase economic activity after hours and further justify the need for additional public plazas and green space downtown.

As the Town's population continues to grow, it will be important to consider the needs of the baby boomer generation as well as future needs of millennials. As many baby boomers downsize later in life, studies have shown a desire to live in mixed use walkable downtowns or town center style developments. Like-

wise, millennials and young professionals have shown a preference for denser living environments with an emphasis on walk-ability and alternative transportation options.

The UVA Culpeper Hospital expressed a desire for upscale apartment housing options within the Town to provide options for staff that may be with the hospital for several year terms. This type of housing would also be attractive to potential staff with the growing tech industry throughout the region.

Several large tracts of undeveloped land have been targeted as growth areas within the Town. Discussions with several of these property owners such as the Clore family, expressed a desire for the town to adopt land use polices that would assist in the marketability of their properties for a large scale planned unit development.



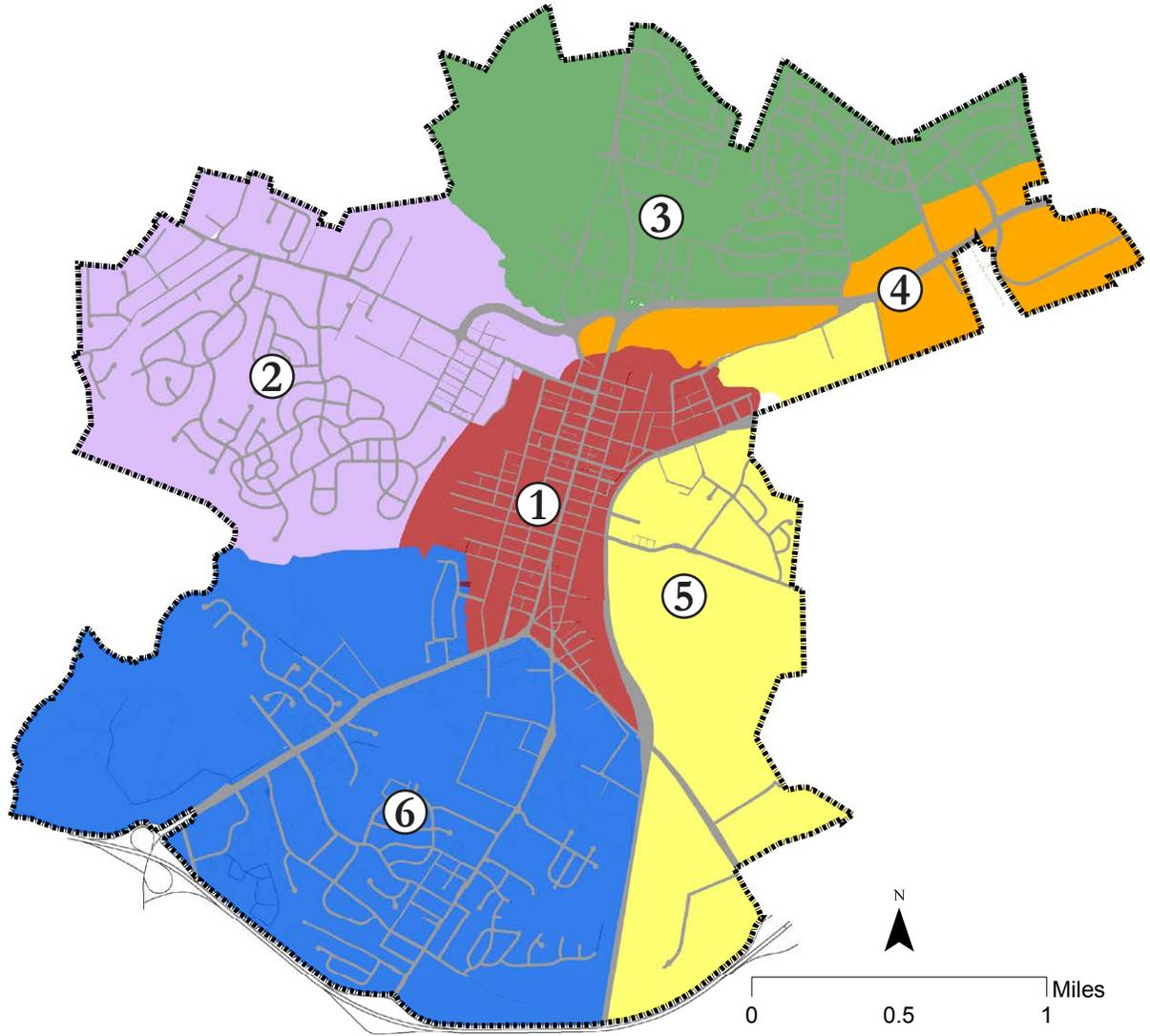
Example image of a multi-use greenway trail in Portland, Oregon.



Example of a mixed-use development with retail on the ground floor and upscale apartments on the 3 floors above.

Introduction





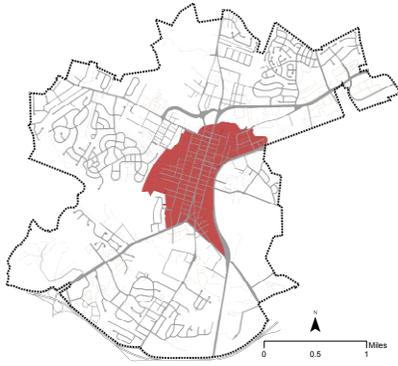
The Culpeper 2020 plan will examine the 6 focus areas that have been identified on the map above. These areas were expanded from the areas identified in the Town's Comprehensive Plan based on common land use designations, neighborhood characteristics, and potential synergies between the existing and potential developments. Each focus area will be studied at closer detail in order to capitalize on the unique opportunities within each location and to meet the needs of the local neighborhood.

Focus Areas:

1. Historic Downtown
2. Route 522 - West
3. Northside Neighborhood
4. James Madison Highway Corridor
5. Technology and Professional Gateway
6. Hospital District



Focus Areas



HISTORIC DOWNTOWN

Existing Conditions

Culpeper's historic downtown is a popular destination for visitors from the metropolitan DC area and surrounding regions throughout Virginia. In 2011, Davis Street was recognized as a Great Street by the American Planning Association. The following year, Main Street was awarded the Great American Main Street award. The downtown contains a variety of land uses including residential housing, commercial properties, offices, and restaurants.

The Community Design Plan examined the mixed use core of downtown Culpeper and provided recommendations related to streetscape improvements, public plaza spaces, parking, and infill development. The historic downtown focus area for the Culpeper 2020 plan expands those boundaries to include the outlying residential and commercial properties shown on the map above.

There are several properties that were identified in the Community Design Plan with high potential for redevelopment, typically calling for 3-4 story mixed



use projects that would promote the live/work environment that currently exists around Davis Street and South Main Street.

Public input from downtown stakeholders noted that public seating, plaza space, and green space are lacking in the downtown area. There are several town owned parcels at the corner of Davis Street and Commerce Street that would provide an opportunity to meet the need for outdoor seating space in a plaza and or greenspace. The vacant site at 118 N. Main Street provides additional opportunities for a public plaza.

As infill development continues in the downtown area, parking will become a high priority. A 2012 inventory study revealed that there currently is adequate parking for downtown visitors and residents;

Focus Area - Historic Downtown



however eventually a structured parking deck will be needed to maximize space and efficiency. Several locations have been identified in previous planning efforts including the Town owned parking lots between West Culpeper and Locust Streets, the town owned parking lots between East Spencer and Cameron Streets, and the county parking lot between Blue Ridge Avenue and West Street. If the Culpeper County courthouse is expanded in future years, it is anticipated that the county will construct a parking deck in the Blue Ridge Avenue lot.

Culpeper Renaissance, inc. (CRI) is a valuable asset to the historic downtown. CRI promotes summer concerts, festivals, ribbon cuttings for new businesses, and a wide variety of other services to downtown business owners and surrounding residents. The “Third Thursday” concert series draws hundreds of visitors during Summer months and the Gnarley Hops and Barley Craft Beer festival continues to draw large crowds each year. CRI also provides an avenue to receive input from local business owners in the downtown regarding future needs and issues. The local business owners throughout the downtown play a key role in the economic viability of the historic downtown.

Culpeper County’s administration offices and the Town of Culpeper’s administration offices are located in the historic downtown. As the need for additional government services increases with population growth, additional space will be needed for both Town and County administration. The former Town police department building along West Cameron Street provides an opportunity for future expansion of the Culpeper County Courthouse. The Town’s former museum building along South Main Street provides future space for a joint Economic Development Department between the Town and County along with additional office and meeting space. Additionally, the former Town electric plant and water plant buildings at the end of West Spring Street provide opportunities for an adaptive re-use to provide additional park and recreation amenities for

local residents, as well as potential administrative and work space for the Town and County.

Opportunities

A number of vacant or abandoned properties provide opportunities for redevelopment projects. The current water and sewer tap fees counteract efforts to attract medium density residential developments in the downtown. In order to attract the type of mixed use development called for in the Community Design Plan, the Town should explore options for reducing water and sewer tap fees associated with multi-family developments in this focus area.

Several Town owned parcels provide opportunities for incorporating public plazas and greenspace throughout the downtown. Additionally, sidewalks along secondary streets could be expanded to provide outdoor seating, space for vendors, markets, and other events.

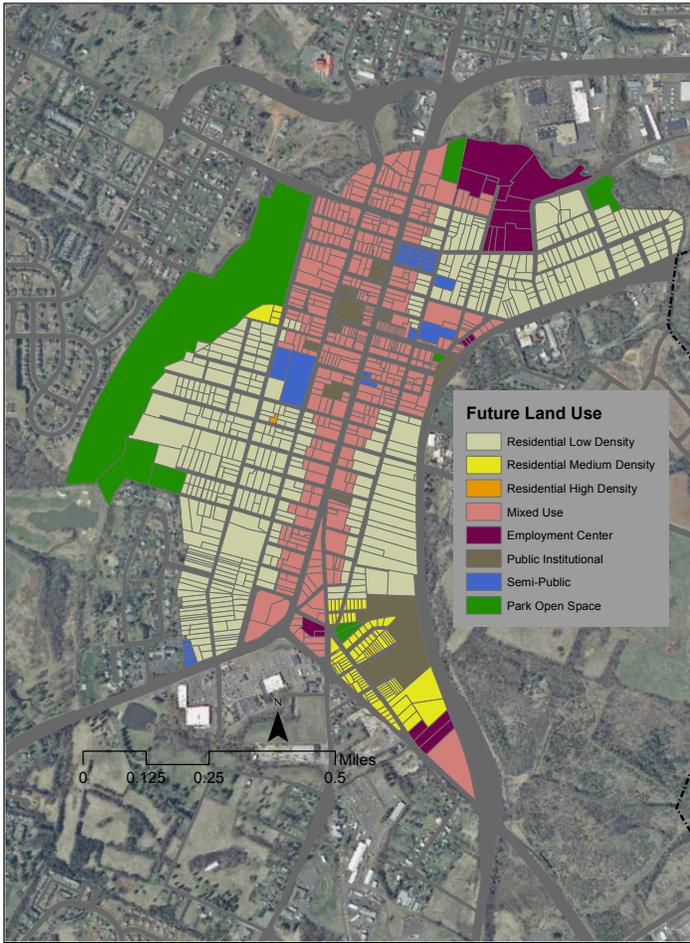
Plans to relocate the U.S. Post Office’s distribution facility would provide an opportunity for a large scale redevelopment project in the heart of downtown Culpeper. Although desirable, relocation may not be economically feasible at this time. The Town should continue to explore efforts to relocate the distribution facility while still maintaining a post office presence for walk in customers.

The Town’s future land use map for the downtown continues to promote the mixed use core surrounded by historic residential properties. Incorporating a mix of uses between residential units, offices, and commercial properties will promote the live/work environment needed to continue economic growth in downtown culpeper.

Future improvements to broadband Internet access in the downtown would address current needs and also create opportunities to attract additional tech based job growth.



Focus Area - Downtown



Strategic Goals:

- Develop a downtown master plan to guide redevelopment and public improvements throughout the downtown.
- Continue progress towards an adaptive re-use of the Spring Street property
- Develop policies to encourage mixed use developments that incorporate ground floor commercial uses with residential living units above
- Provide high quality infrastructure to meet the needs of existing business, particularly broadband Internet access

Urban Design Plan

Total New Land Uses		
Land Use	Area	Units
Retail	= 111,541	N/A
Residential	= 490,725	364
Office	= 190,106	N/A
Parking	= 566,120	1,613
Open Space	= 20,000	N/A
Hospitality	= 114,000	N/A
Total	= 1,378,492	

The Culpeper Urban Design Plan includes approximately 1,378,492 square feet of new building uses. The new land uses are a market based and consensus driven combination of retail, residential, hospitality, office, parking, and open space.

The majority of the Urban Design Plan incorporates mixed-use developments totaling approximately 486,000 square feet. New residential unit counts are based on an average housing unit size of 1,350 square feet.

The Design Plan considers the possibility of up to 114,000 square feet of new hospitality in the form of a downtown hotel. Any square footage dedicated to hospitality would be subtracted from the residential and/or office totals, unless additional building heights are considered.



A. Neessen Associates, Inc



Synthesis of the recommended future land uses in the downtown area of Culpeper based on participants in the Vision Transition Workshop.



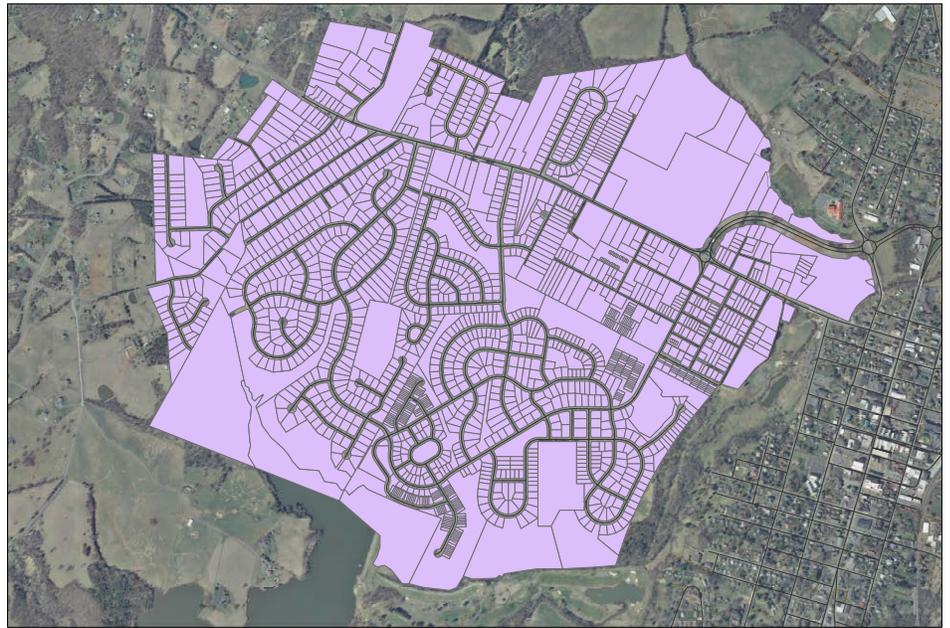
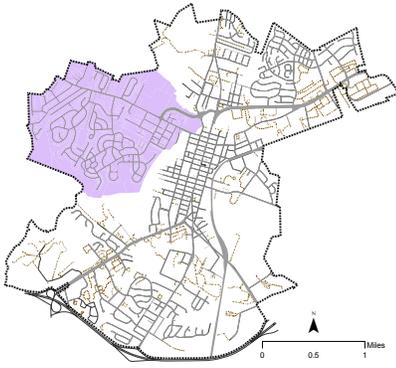
3-D massing model of recommended potential infill in Downtown Culpeper. New infill buildings are indicated in yellow, green spaces above embedded parking are indicated in green and a new central pedestrian plaza is indicated in brown.

Culpeper Community Design Plan

The Community Design Plan from 2007 incorporated community input to produce a vision for the historic downtown, identifying a desire for infill development and streetscape improvements. The plan will provide useful information in the development of a Downtown Master Plan that can be used to further guide public improvements and redevelopment throughout the historic downtown.

Focus Area - Downtown





Route 522 West

Existing Conditions

The area identified as Route 522 West contains primarily residential neighborhoods with limited commercial properties along the route 522 corridor. Several large scale single family residential developments include: Lakeview, Pelham’s Reach, Redwood Lakes, and Cardinal View subdivisions. Many of these developments were delayed during the housing recession but have now been completed or are under construction within their final phases. These recent developments along the corridor have incorporated sidewalks along their road frontage, however there are a number of missing sidewalk segments that the town will need to complete in order to provide a continuous route for pedestrians. Many of the residential developments also contain trail connections into the Town’s Lake Pelham and Yowell Meadow Park properties. Lakeview is currently planning significant improvements to their trail system and amenities that could tie into the Town’s greenway trail network.

The recently completed Colonel Jameson Boulevard improved traffic congestion along the route 522 corridor and incorporated a 10’ multi-use path along the north side of the roadway. Several properties with frontage along the eastern

portions of state route 522 have been identified for mixed use and or commercial land uses in the comprehensive plan. These areas have also been targeted as business investment areas with incentives to attract commercial investments into the existing properties.

The Town has an existing boat ramp for Lake Pelham, providing public access into the lake for non-gas powered boats. This boat ramp will be closed during the Lake Pelham dam modifications.

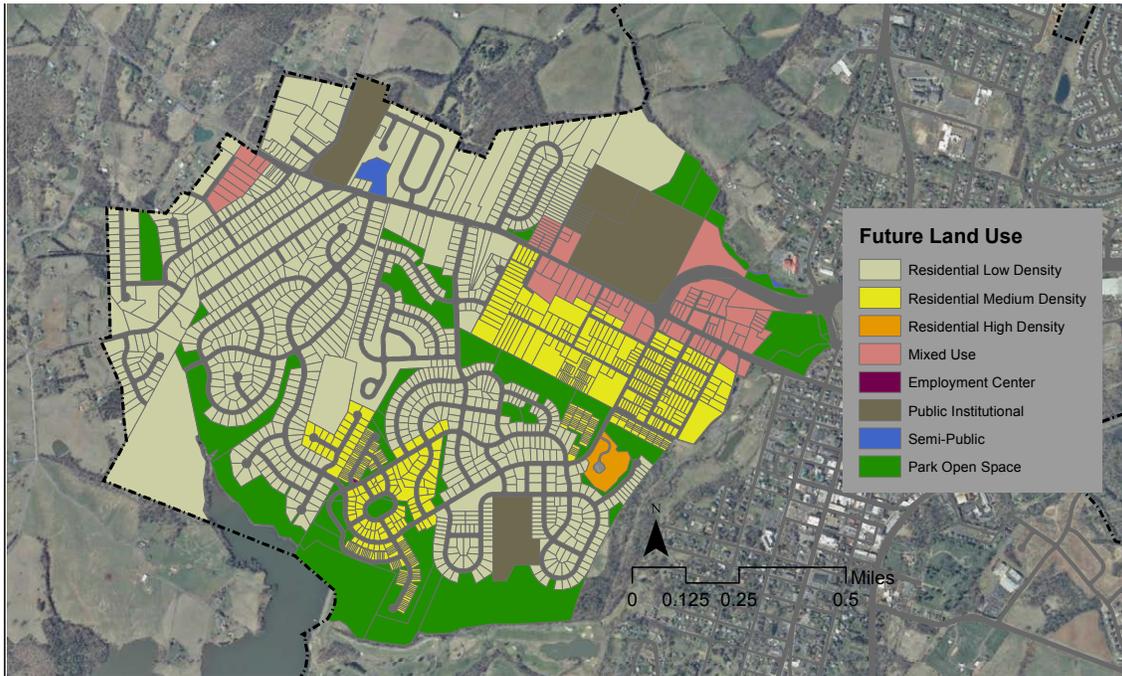
Opportunities

There are a variety of grant funding opportunities through the Virginia Department of Transportation that could be used to improve pedestrian and bicycle access routes along the route 522 corridor. The states Highway Safety Improvement Program (HSIP) and Transportation Alternatives Program (TAP) are two opportunities that could be explored for funding through the local VDOT office.

The Town’s future land use map identifies mixed-use development along the route 522 corridor from Aspen Street to the downtown. Several of these properties are vacant or deteriorating, providing an



Focus Area - Route 522 West



opportunity for redevelopment as future commercial uses. The Town's Business Investment Zone program identifies these properties as areas in need of private investment and offers tax incentives based on eligible criteria.

The future land use plan also identifies medium density redevelopment adjacent to the mixed use parcels, primarily in the third street area. Several town home development currently exist within this designation and additional medium density development would further support the proposed mixed use commercial corridor. The medium density residential development would be appropriate given the close proximity to Yowell Meadow Park and the downtown core. As you travel westward on route 522 away from the downtown, the future land use densities are reduced to low density residential, providing a gradual transition toward the rural character outside of the Town limits.

The Town should also explore additional recreation opportunities for both Lake Pelham and Mountain Run Lake that could potentially include expanded recreational trails and boat rentals. Additionally, a public beach for swimming should be considered at

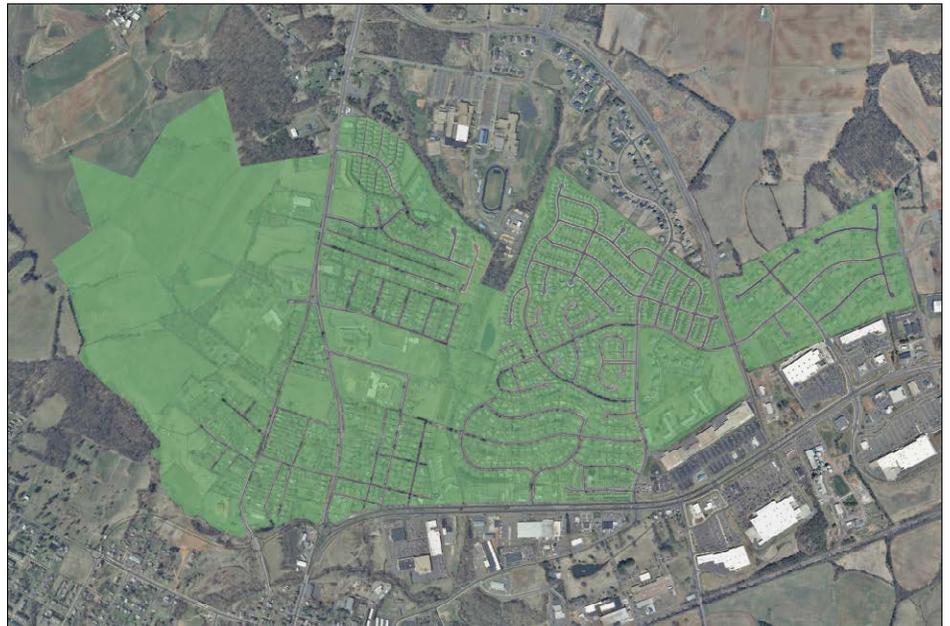
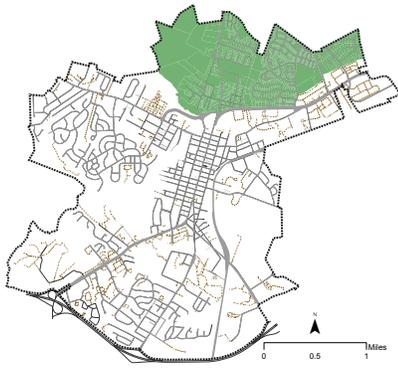
Mountain Run Lake.

Strategic Goals

- Construct pedestrian and bicycle improvement along the route 522 corridor for increased connectivity through alternative transportation methods
- Promote the business incentive areas along the route 522 corridor to encourage the redevelopment of existing properties into future commercial uses that could support the nearby residential subdivisions
- Develop recreational opportunities for the use of Lake Pelham that would promote kayaking, canoeing, stand up paddle boards, etc.
- Improve connectivity to Yowell Meadow Park with the expansion of public trail networks, sidewalks, and bike lanes. Coordinate efforts with the Lakeview HOA for existing and proposed trails to maximize connectivity and ensure compatibility with the Lake Pelham Dam rehabilitation project.
- Develop additional recreation opportunities for Mountain Run Lake and Lake Pelham

Focus Area - Route 522 West





Northside Neighborhood

Existing Conditions

The area identified as the Northside Neighborhood contains primarily residential land uses with some commercial properties located along the route 229 and James Madison Highway corridors.

Recent developments include The Meadows of Culpeper, Kings Manor and Madison Grove residential subdivisions. The Willowshade Office and Retail center was constructed in 2007 and contains over 25,000 sq. ft. of usable building space. Much of the retail center space is currently vacant.

There are several public and private schools located within this focus area, as well as the Culpeper County School-board Administration building.

The 229 corridor is currently being widened to accommodate additional traffic and provide pedestrian connections along a 10' multi-use path. Additional multi-use trail connections in this area have been identified in the Town's greenway network plan.

Opportunities

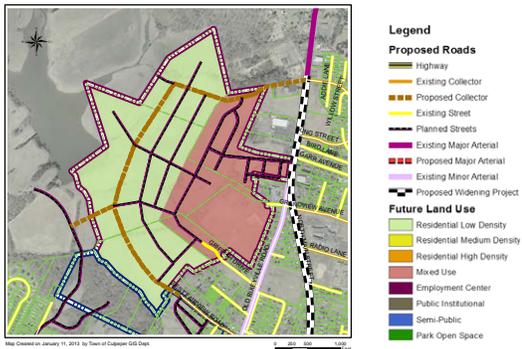
The 229 widening project will significantly enhance the transportation corridor and also expand the Town's multi-use trail system, providing additional opportunities for future connections. Balds Run and Hiden's Branch are two tributary streams associated with Mountain Run that could provide additional trail connections into existing and future residential developments.

An approved site plan exists for a 27 acre parcel of land located east of the 229 corridor formerly referred to as Ashglow. Several adjacent large parcels of land are also undeveloped, creating one of the largest areas of undeveloped land on this side of the Town. This location should be explored for a large scale mixed use development. This area has been identified in the Town's Comprehensive Plan as a Growth Area.

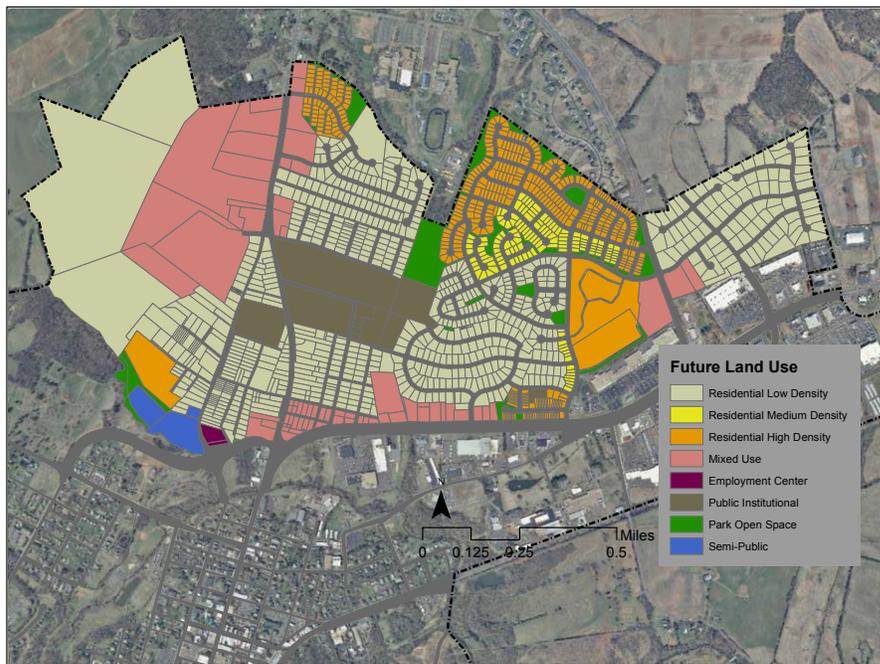
The Town's future land use map correlates to the existing developments in the focus area with the exception of the large undeveloped parcels to the northeast. The undeveloped land calls for mixed use



Focus Area - Northside Neighborhood



This map from the Comprehensive Plan identifies a growth area for future development located in the northwest portion of this focus area. The growth area calls for a Traditional Neighborhood Development (TND) with decreasing densities toward the town boundary.



development adjacent to route 229, transitioning to low density residential farther west toward the Town limits. The growth area diagram to the left further illustrates potential road networks for these parcels that would accommodate a large planned unit development

Strategic Goals

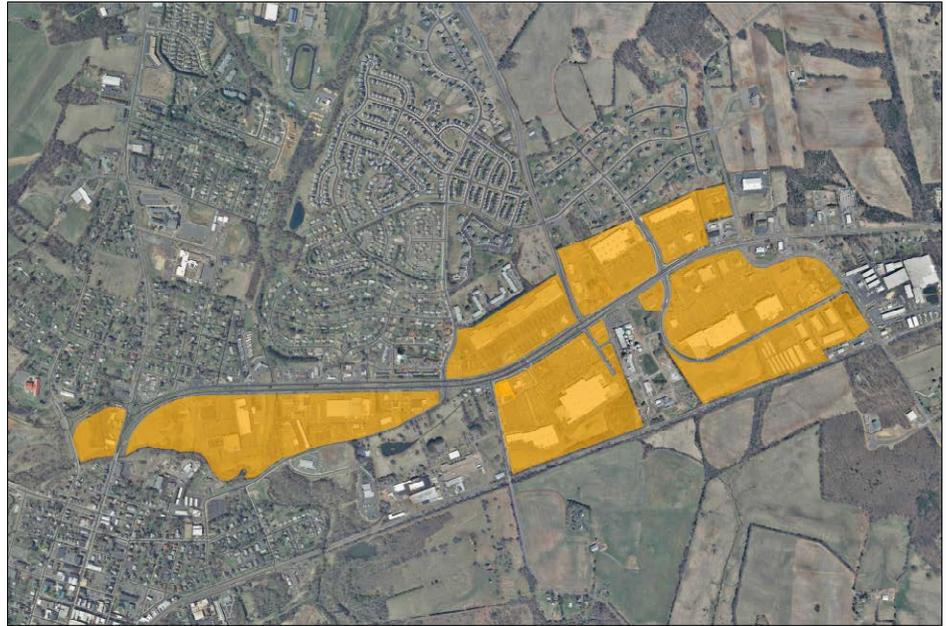
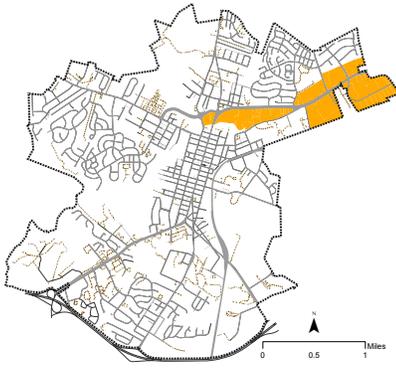
- Promote alternative transportation opportunities, utilizing the multi-use trails constructed along the Route 229 corridor (currently under construction) and the Colonel Jameson Boulevard .
- Promote the development of the 183 acre growth area identified in the Town’s comprehensive plan. This area should be developed as a large scale planned unit development as shown on the growth area diagram.



The map above depicts the 10' multi-use trails that have been incorporated into the Colonel Jameson Boulevard and the route 229 widening project. An additional trail has been proposed along the Bald's Run Corridor in the Culpeper Greenway Network Plan

Focus Area - Northside Neighborhood





James Madison Highway Corridor

Existing Conditions

The James Madison Highway Corridor contains several commercial shopping centers anchored with major retailers including Walmart, Lowes, Belk's, Target, and Kohl's. The northern end of this corridor contains the most recent developments with Centre at Culpeper and Culpeper Colonnade. In the eastern portion of this commercial corridor, the Culpeper Town Square and Dominion Square Shopping Center both have a high number of vacancies and would benefit from private investment for renovations.

Several large vacant parcels have rear frontage along the existing rail road lines behind the Culpeper Colonnade shopping center.

The Town recently installed pedestrian sidewalks along the southern portion of James Madison Highway.

Opportunities

Pedestrian access along the roadway could be improved with the construction of additional

sidewalks along the northern side of James Madison Highway.

James Madison Highway is located along the designated route for the Journey Through Hallowed Ground project. This project would provide increase tourism to the Town and provide a mechanism for roadway beautification projects.

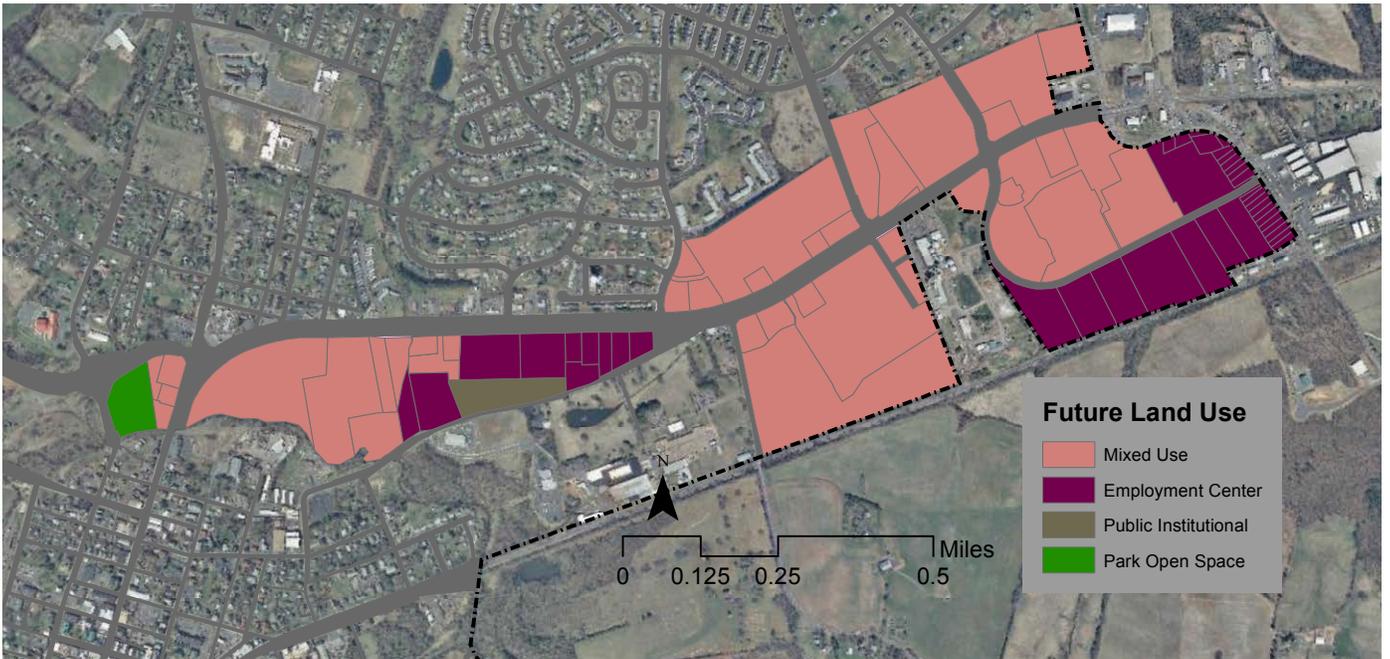
The recently completed N. Main Street roundabout provides an opportunity to create a unique entrance feature into the historic downtown.

The future land use map for this focus area identifies mixed-use and/or employment centers land uses, providing opportunities for a variety of development types.

The Virginia DOT recently began construction of improvements to the route 666 interchange at the northern edge of this focus area. The interchange improvements will significantly improve vehicular circulation and provide opportunities for multi-use



Focus Area - James Madison Highway Corridor



trail connections.

The business incentive zone program identifies the Culpeper Town Square and Dominion Square Shopping Center as commercial centers in need of re-investment. The Town should market the incentive opportunities to potential tenants.

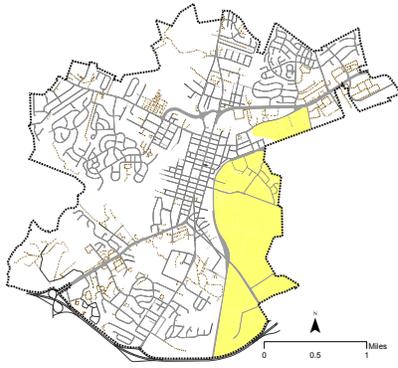
Strategic Goals

- Provide pedestrian improvements where they currently do not exist along the James Madison Highway corridor
- Coordinate signage and beautification efforts with the Journey Through Hallowed Ground project along the corridor
- Promote the business investment zone program to encourage re-investment into vacant commercial shopping centers to attract new tenants
- Complete landscape improvements within the North Main Street roundabout

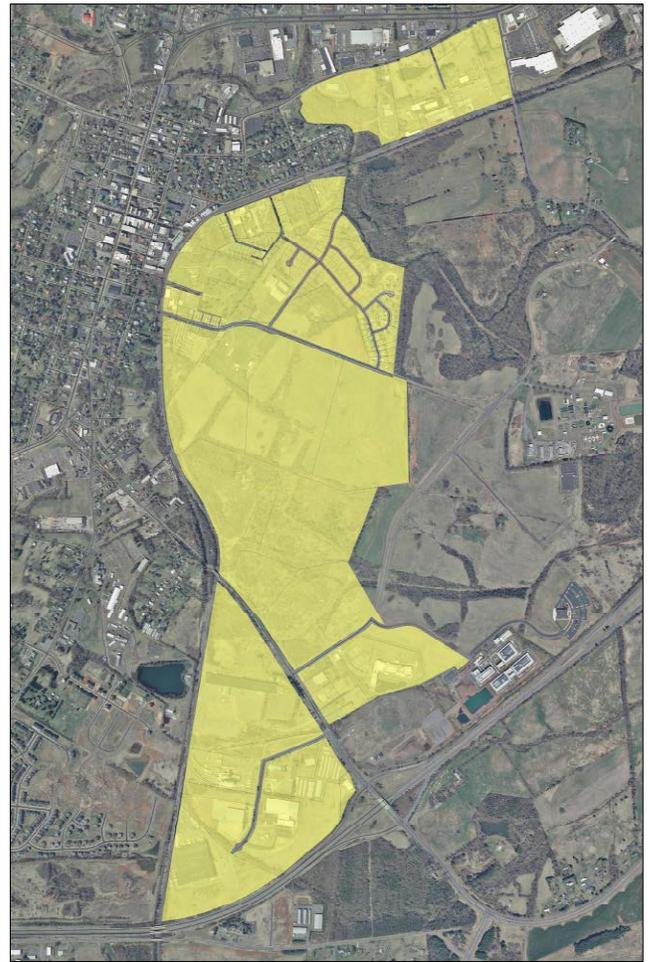


Focus Area - James Madison Highway Corridor





Technology & Professional Gateway



Existing Conditions

This focus area contains the largest number of undeveloped parcels within the Town and also contains several existing businesses with potential for collaboration and expansion.

The southeast corner of this focus area contains the Swift facility with Verizon Cloud and Germanna Community College, located just outside of the Town's limits. The existing infrastructure serving the Verizon Cloud and SWIFT data based technology facilities could potentially be utilized by additional technology based industries. Culpeper is also uniquely positioned outside of the Washington DC blast zone, which could be appealing for future government based facilities.

Germanna Community College recently constructed the Daniel Technology Center on their Culpeper

campus, with additional plans for expansion in future years. There is significant opportunities for collaboration between the curriculum offered at the college and technology based industries in the surrounding vicinity.

On the northern side of this focus area, TE Connectivity is another large technology based manufacturing facility with approved plans for significant expansion.

The Towns at Mountain Brooke and Mountain Brook Estates are 2 approved residential developments along East Chandler Street. Mountain Brook Estates is currently completing their final phase of single family homes, while the Towns at Mountain Brook is an approved plan that is yet to start construction.



Focus Area - Technology & Professional Gateway

There are a number of greenfield sites in this transitional zone between retail and technology that could be developed for a variety of future uses.

This focus area also contains facilities operated by Merchants Grocery, Merilat, and several other industrial based companies.

Opportunities

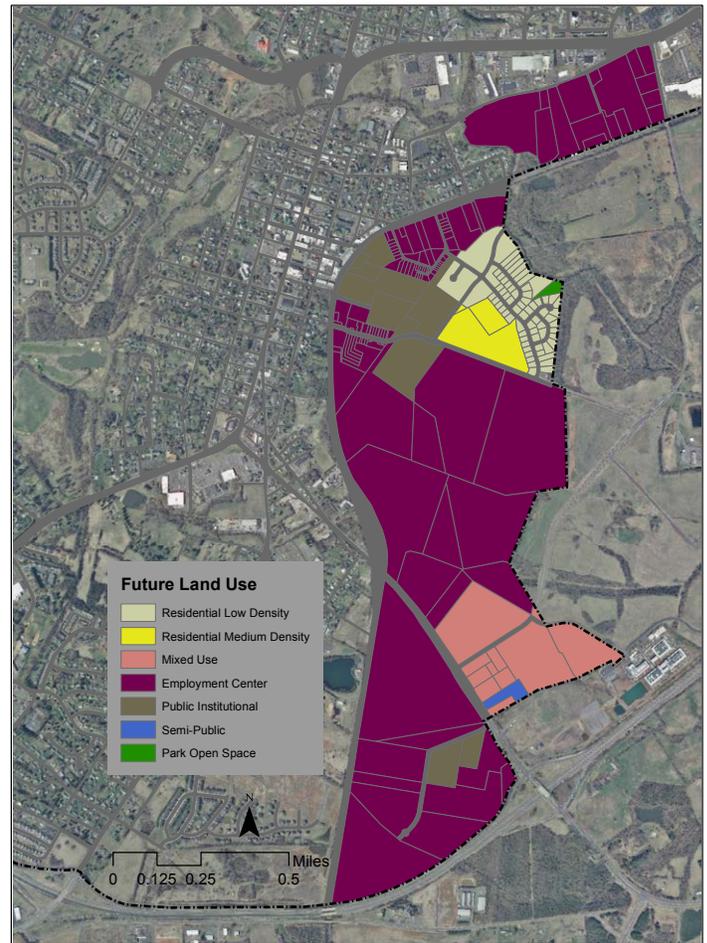
This focus area contains several greenfield sites that could provide opportunities to collaborate with the existing technology based businesses and Germanna College through the development of professional technology based offices or a research campus. The existing infrastructure could also attract additional technology based employment centers.

This focus area also contains a significant availability of potable water and wastewater capacity as well as the potential for wastewater re-use, providing an ideal location for a large utility customer.

Chandler Street provides an opportunity to connect future developments in this focus area to the historic downtown with a multi-use trail.

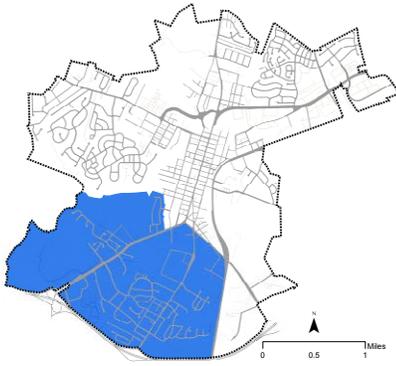
The future land use map for this sector identifies the majority of large undeveloped parcels as future employment centers. This designation reinforces the opportunities for large scale development of additional technology based industries and/or potential research park in conjunction with Germanna Community College.

Culpeper County has designated the area just outside of the Town limits as their Technology Zone, offering incentives targeted toward tech based businesses and employment. The combined Town and County Economic Development Department will explore opportunities for collaboration to attract potential employers in this area.

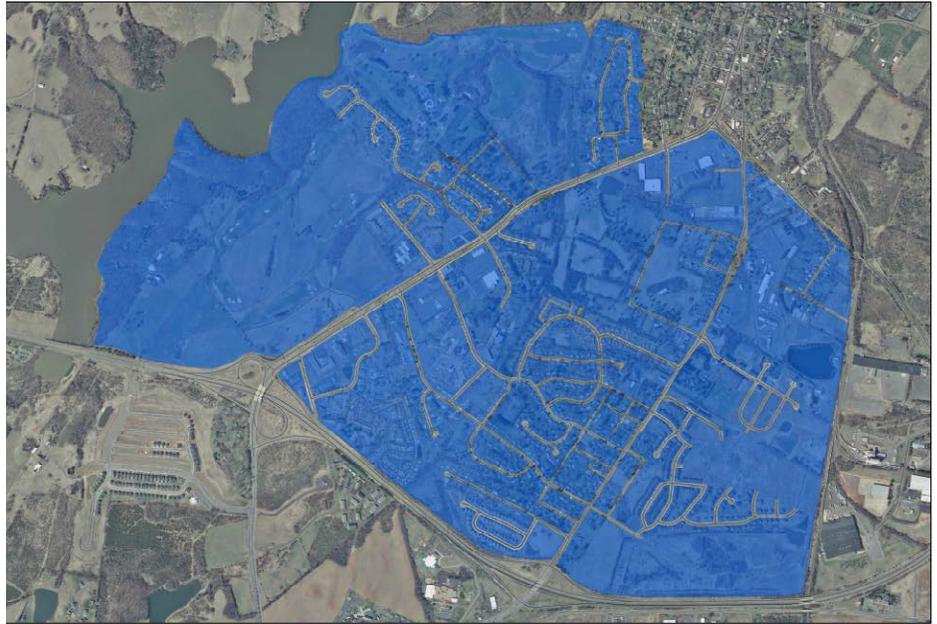


Strategic Goals

- Support existing businesses with expansion efforts and new development projects
- Develop incentive packages to target and attract businesses in the STEM (Science, Technology, Engineering, and Manufacturing) sector
- Market strong workforce access by leveraging existing educational/training programs through Germanna and Federal Programs such as the Department of Defense SkillBridge initiative



Health and Wellness District



Existing Conditions

This focus area contains a mix of residential developments, commercial shopping centers, professional offices, the Powell Wellness Center and the UVA Culpeper Regional Hospital.

The Town recently acquired the Waugh property, a 32 acre parcel of land that will provide a significant park space within this sector and an opportunity for expanding the Town's greenway trail system.

Several adjacent land parcels at the southwest corner of Town provide opportunities for a large scale planned unit development with high visibility off of the route 29 corridor.

Opportunities

The UVA Culpeper Hospital and Powell Wellness Center are both currently planning for expansion in future years to accommodate growing needs of the region. The Town should continue working with the

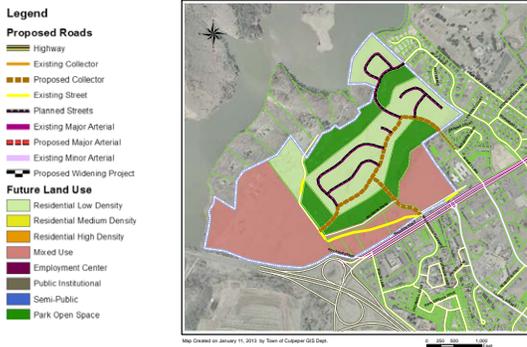
hospital to promote employment opportunities and or collaboration with medical professionals.

The Waugh property provides an opportunity for a large scale park that could help meet the parks and recreation needs of the community. The property also is positioned to allow multi-use trail connections to a variety of community destinations, neighborhoods and other park sites.

The future land use map encourages mixed-use development along the southern portion of Madison Road that would be supported by the surrounding residential developments and professional staff. The undeveloped property at the southwest corner of the Town has been identified in the Comprehensive Plan as a future growth area. This large area of undeveloped property provides a unique opportunity for a large scale planned unit development. This property could provide space for future expansion of the UVA Culpeper Hospital or a variety of other uses including professional medical offices and upscale



Health and Wellness District



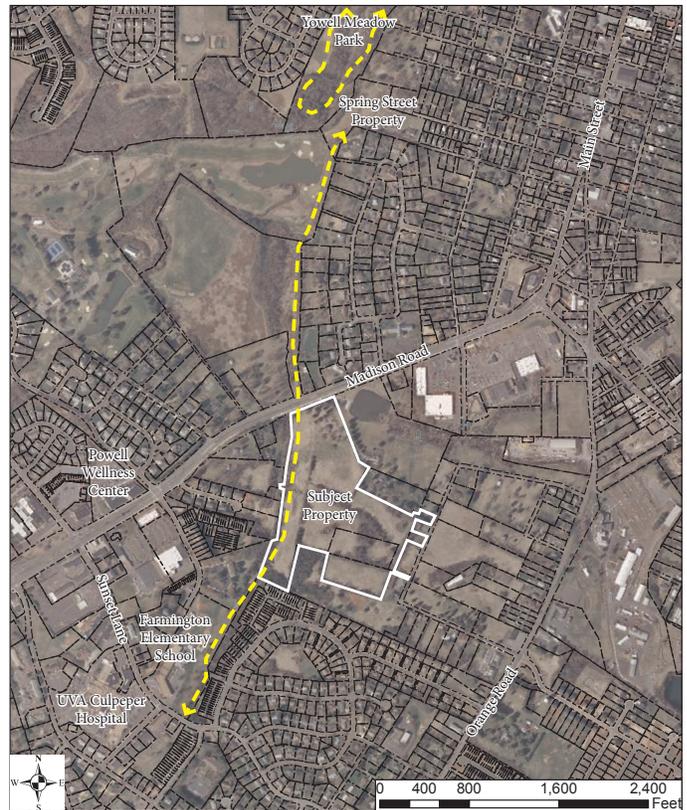
This map from the Comprehensive Plan identifies a growth area for future development located in the southwest portion of this focus area. The growth area calls for a mixed-use development compatible with the hospital. The development is encouraged to include a mix of medical or research facilities, office, hospitality and conference facilities, long term care facilities and senior care with an active residential component in the norther portion of the site.



apartments with high visibility off of route 29.

Strategic Goals

- Plan and develop the Waugh property into a Town park, providing high quality recreational amenities for Town residents and visitors
- Plan and design potential trail connections to destinations throughout the focus area, providing alternative transportation and outdoor recreation opportunities
- Promote the development of the 180 acre growth area identified in the Town's comprehensive plan. This area should be developed as a large scale planned unit development as shown on the growth area diagram.
- Explore opportunities that would provide public access to Lake Pelham and promote outdoor recreation



421 Madison Road (Waugh Tract) - Potential Multi-Use Trails

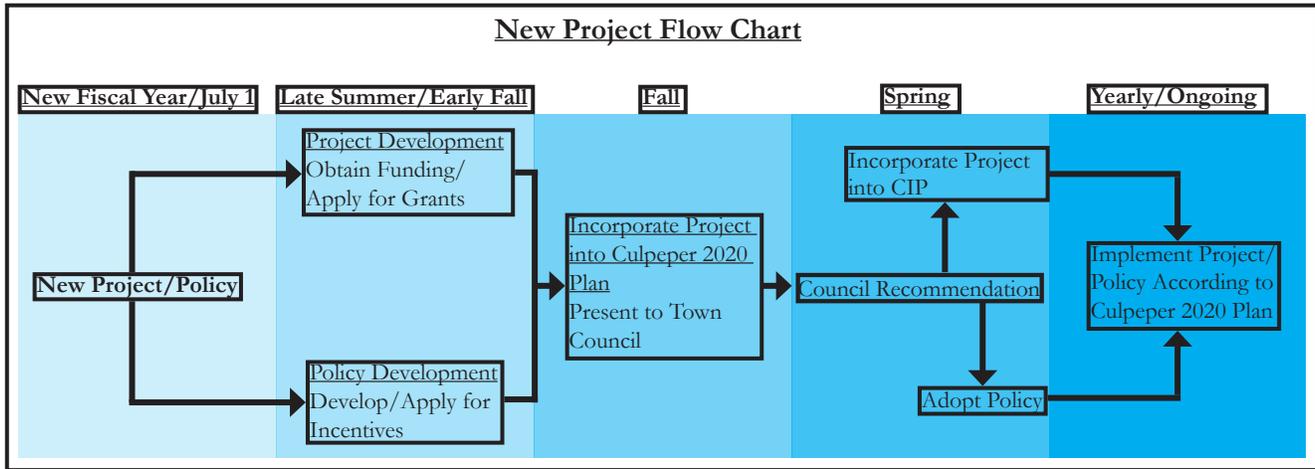
Health and Wellness District



Implementation Summary

The intent of the Culpeper 2020 plan is to identify specific policies and projects that will assist the Town in accomplishing the community goals identified in the Comprehensive Plan. The Comprehensive plan establishes a 20 year vision for the Town, whereas the Culpeper 2020 plan will provide the short term steps needed to reach the long range vision. This

plan should be viewed as a living document that is re-evaluated annually and updated with new project and/or policy sheets for the upcoming fiscal year. The chart below outlines the recommended process for developing new projects, updating the Culpeper 2020 plan, and implementing those projects.



Each focus area was examined in this plan to produce an inventory of the existing conditions, identify potential opportunities and to provide a list of strategic goals specific to that focus area. Six specific projects have been identified that are recommended for the 2016 fiscal year. A detailed overview examining each of the six projects is provided on the following project sheets. Most of the projects that have been identified will require several years to complete.

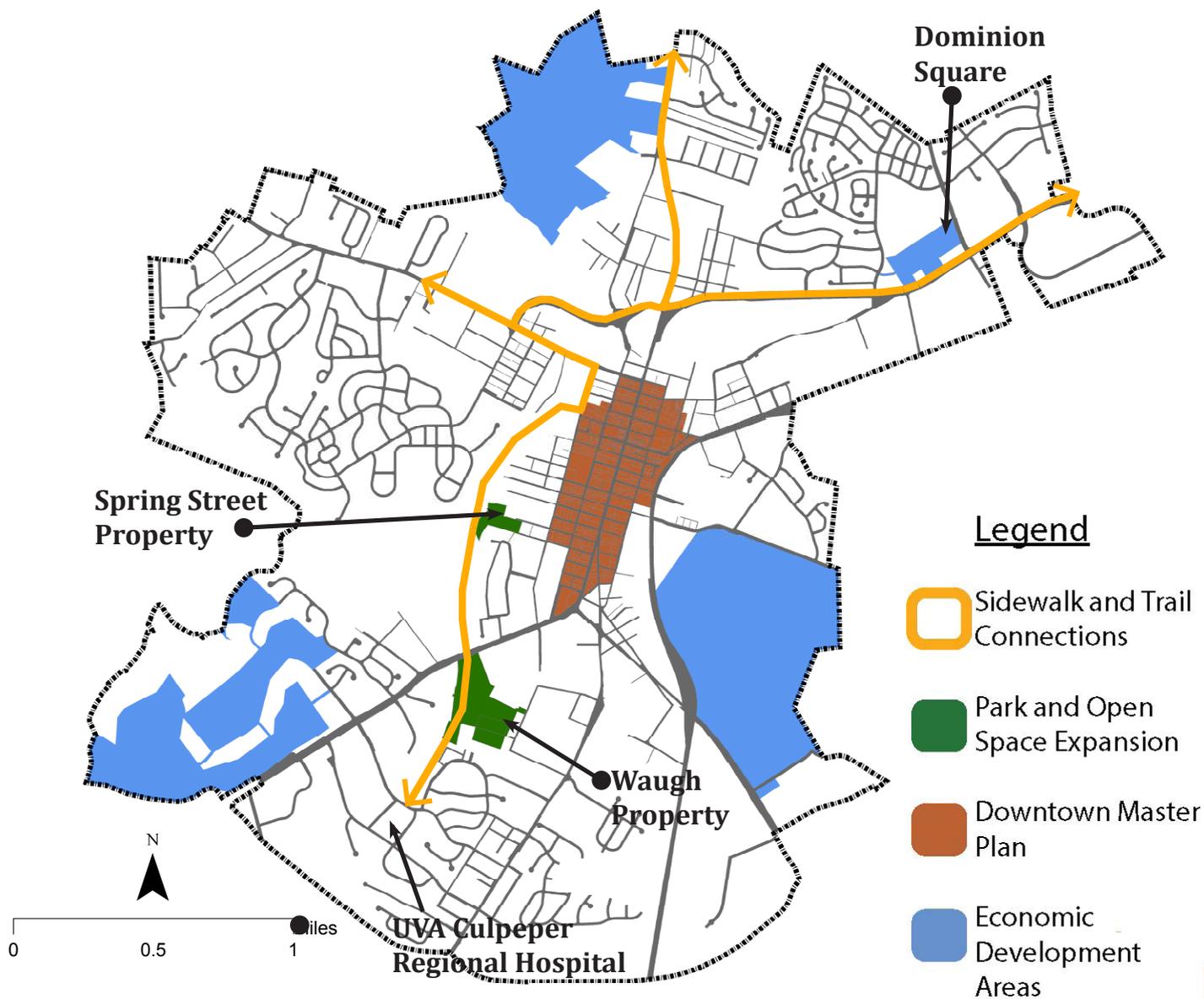
At the end of this implementation section, a list of long range projects has been provided. The Town should set a goal to complete the long range projects within five years from the adoption of this plan. The long range projects as well as any additional projects that are incorporated into this plan during future revisions should be re-evaluated annually to assign a priority level based on community need and the availability of funding or staff that will be necessary to complete each project.

Projects to begin during the 2016 Fiscal Year

- Pedestrian and bicycle improvements along the route 522 corridor
- Landscaping improvements to the North Main Street Roundabout
- Pursue the adaptive re-use of the Spring Street property as a Town park and recreation amenity
- Plan and begin development of the Waugh property into Town park
- Develop a downtown master plan to encourage sensitive infill development and identify public improvements for streetscapes and public plazas.
- Develop recreational opportunities for the use of Lake Pelham and Mountain Run Lake that would promote kayaking, canoeing, stand up paddle boards, etc.



Implementation



The map highlights the major projects and policies that will become the primary focus for town staff as outlined in this plan.

Implementation



Project background

Pedestrian safety along route 522 has been a growing concern in recent years. Two pedestrian deaths have occurred along this corridor, one in October of 2013 and another in October of 2014. Additionally, there have been 53 collisions along route 522 within the Town from January 2012 to April 2015. Traffic speeds are a concern along with adequate pedestrian and bicycle infrastructure. From the roundabout at Colonel Jameson Boulevard to North Aspen Street there are no sidewalks. Furthermore, there is growing pressure for additional pedestrian infrastructure along this stretch of route 522 because of the recent and continuing residential growth in the neighborhoods surrounding the corridor. Many residents of these neighborhoods use route 522 to get to and from downtown, as well as to and from Yowell Meadow Park. The Town's Comprehensive Plan and the Sidewalks, Bikeways and Trails Master Plan both call for additional pedestrian and bicycle infrastructure along route 522.

Project Summary

This project proposes to convert four existing travel lanes into two travel lanes, one turning lane/median, and a multi-use path from the bridge on Sperryville Pike in between North Blue Ridge Avenue and Gardner Street to the roundabout on the south side of Colonel Jameson Boulevard. The existing sidewalk on the southern side of the roadway would be converted into a 10' multi-use path. Once the route 229 widening project is completed, there would be a continuous multi-use path extending from the town limits to the north, connecting to the Colonel Jameson Boulevard, and eventually to Yowell Meadow Park along route 522.

The project also proposes to extend a 5' sidewalk connection from the existing multi-use trail along Colonel Jameson Boulevard to the existing sidewalk in front of the Riverdale Subdivision. This segment will include the construction of curb and gutter on each side of the roadway to improve drainage, pedestrian

scale lighting to increase safety, and improvements to site lines west of Fairview cemetery. This project will primarily use existing right of way for the improvements and will only require limited additional right of way acquisition on 2 parcels.

Project Timeline

The recently submitted grant application provided a preliminary timeline for the project that allocated 9 months for planning and engineering followed by an additional 9 months for the construction phase. Additional time will be required for the bidding and award to construct the project.

Final grant applications are due to the state's VDOT office in Richmond in November of 2015. If awarded funding, the Town should expect to begin the planing and engineering phase in Spring of 2016. If the project remains on track, construction may be completed prior to the winter of 2017.

Project Funding

The Town has applied for a Highway Safety Improvement Program (HSIP) grant through the Virginia Department of Transportation. This is a new grant funding program that, if awarded, would provide 100% funding for the project. The grant application included funding for planning, engineer, and construction.



FY2016 Projects - Rt 522 Improvements

Project Description

Phase I
Planning and Engineering

Phase II

Use 'road diet' strategy to convert four travel lanes on into two travel lanes, one turning lane/median, and a multi-use path. The road diet section includes the section from the bridge on Sperryville Pike in between North Blue Ridge Avenue and Gardner Street to the roundabout on the south side of Colonel Jameson Boulevard. Conversion of the sidewalk, along with part of the roadway on the south side of Sperryville Pike to a 10' multi-use trail and 3' planting strip would be required. There would then be two 12' east/west bound travels and a 12' turning/median lane in the between the travel lanes. The 5' sidewalk on the north side of Sperryville Pike would not change. Section elevation drawings are attached to the application. The multi-use trail would extend through the roundabout on the south side of the roundabout in order to connect to the existing multi-use trail along Colonel Jameson Boulevard.

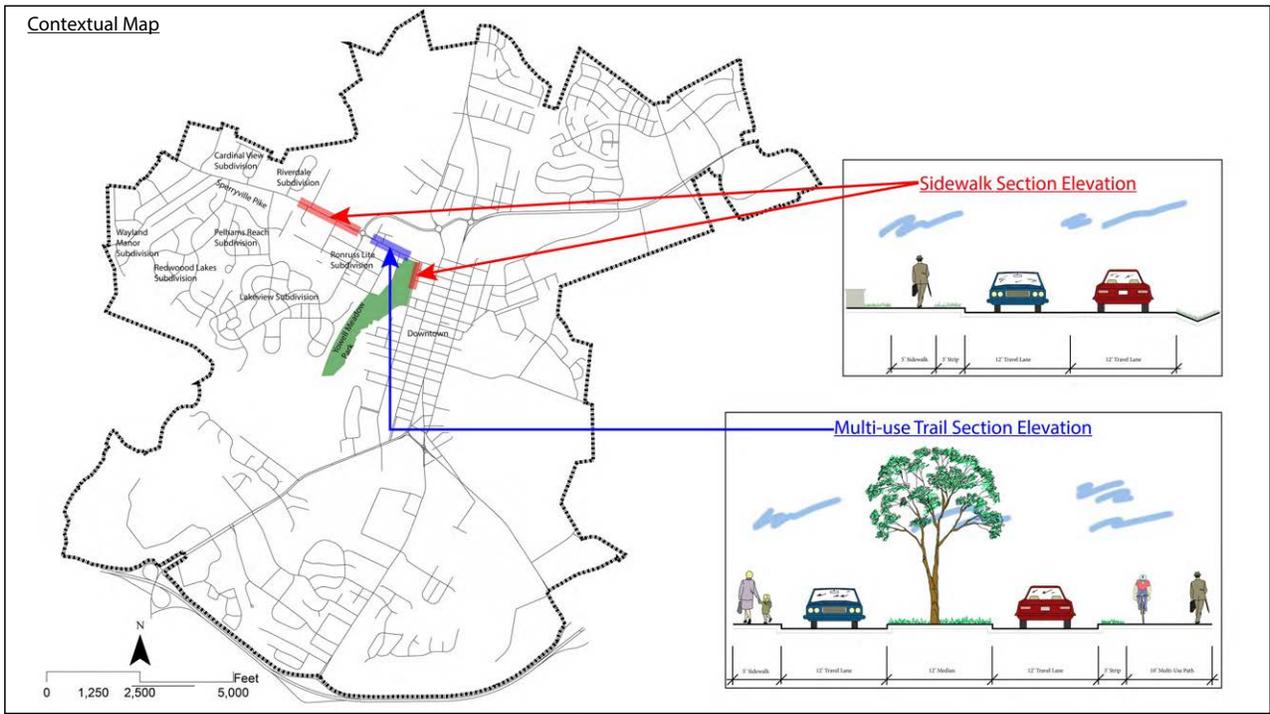
Extend sidewalk connection from the existing sidewalk along Sperryville Pike just east of the bridge to the east side parking entrance to Yowell Meadow Park and to the multi-use trail system that extends throughout the park.

Extend sidewalk connection from the existing multi-use trail along Colonel Jameson Boulevard to the existing sidewalk in front of the Riverdale Subdivision. Additional right-of-way acquisition will be required at the address of 850 Sperryville Pike, tax parcel number 40A-1-1, owned by Culpeper Funeral Home LLC.

Implement transition zone from where the 'road diet' ends on the east side of Sperryville Pike at the bridge extending to North West Street. The transition zone should take two travel lanes and a turning/median lane to four travel lanes.



<p align="center">Highway and Safety Improvement Program Bike and Pedestrian Safety Improvement Application (FY16-17)</p>	<p align="center">Sperryville Pike (Route 522) Pedestrian Improvements Project Description</p> <p>Town of Culpeper September 1, 2015 Page 1</p>
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<p align="center">Highway and Safety Improvement Program Bike and Pedestrian Safety Improvement Application (FY16-17)</p>	<p align="center">Sperryville Pike (Route 522) Pedestrian Improvements Contextual Map and Section Elevations</p> <p>Town of Culpeper September 1, 2015 Page 2</p>
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FY2016 Projects - Rt 522 Improvements



Project background

The Virginia Department of Transportation recently completed the construction of a 2 lane roundabout at the 4-way intersection of North Main Street, Route 229, Colonel Jameson Boulevard and James Madison Highway.

This large roundabout is a key focal point for vehicles traveling throughout Town and heading south into the Culpeper Historic District.

James Madison Highway is also a primary route for the Journey Through Hallowed Ground project, providing an opportunity to tie the landscaping into the regional project.

Two landscape concepts were presented to the Public Works, Planning & Community Development, and Public Safety Committee in fall of 2015. Each concept repeated a similar layout to what was installed in the 2 existing Colonel Jameson Boulevard roundabouts at route 522 and Rixeyville Road.

Project Summary

The North Main Street roundabout will incorporate a variety of trees, shrubs, perennials, and sedums.

Sempergreen is a local nursery specializing in sedum mats, a low maintenance option as an alternative to traditional ground covers and turf grasses. The Town coordinated the sedums used in the two Colonel Jameson Boulevard roundabouts and one year later, the sedums have established as planned. Incorporating the sedums provides year round interest and extremely low maintenance.

Once completed, the landscaped roundabout will provide a unique focal point and gateway into the historic downtown.

Project Timeline

Staff will proceed with the development of detailed plans to obtain bids for construction of the improvements. The installation should be completed in the Spring of 2016.

Project Funding

Funding to complete the landscape improvements was previously allocated as part of the route 229 widening project.

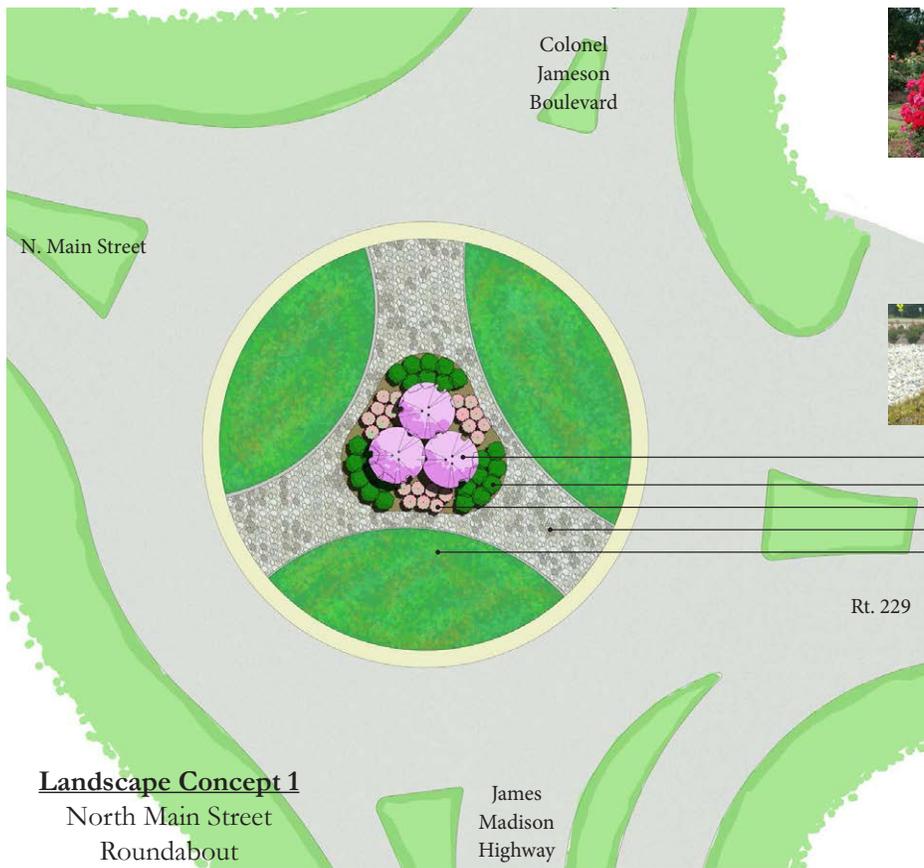
Sempergreen has offered a reduced price to install their sedum and there may be additional opportunities to reduce cost by utilizing town staff and local donations.



FY2016 Projects - N. Main Street Roundabout



The recently completed roundabout is shown in the picture to the left. Currently, the roundabout has been landscaped with grass, however it provides an opportunity to enhance this primary focal point and gateway into the Town's historic district.



Example Images

- Crape Myrtle
- Otto Luyken Laurel
- Knock Out Rose
- River Rock
- Sedum mat

Key features:

- This design emphasizes unity along the roadway by repeating the same landscaping in all 3 roundabouts along the Colonel Jameson Boulevard
- The locally grown sedum mat is low maintenance and provides year round interest
- Cost Estimate: \$55,000

FY2016 Projects - N. Main Street Roundabout



Project background

The Town is in the process of removing old equipment from the former electric plant and water plant to return the buildings into a shell condition. Town staff will then assess the building's condition and opportunities for an adaptive re-use of the structure. Improvements are also needed along the entrance drive into the site to address drainage and safety concerns.

Concrete footings from an old water intake structure in mountain run would facilitate the construction of a pedestrian bridge, providing an opportunity to connect into the existing trail network within Yowell Meadow Park.

Project Summary

The Town recently completed boundary surveys for Park Avenue and Spring Street to verify the existing right of way width. Staff is now preparing preliminary designs that could be used to apply for a VDOT Recreation Access grant to assist in funding roadway and pedestrian improvements along Spring Street and Park Avenue.

The existing gravel lot located behind the former electric plant could be expanded and paved to provide an estimated 56 public parking spaces as shown on the concept plan. This parking lot could also be expanded to provide additional parking as needed.

A recreational trails grant through DCR could potential assist in funding to improve the multi-use trail connection into Yowell Meadow Park and future trail connections to the Waugh park property.

Future phases could potentially include renovations to the former water treatment plant to provide space for parks and recreation administrative offices, studios, and meeting rooms. Additional parking could serve the building in both the front and rear providing an accessible route to each floor inside the structure.

An alternative option to renovating these buildings for future use would be the demolition and removal of each structure. It is estimated that the demolition of the Spring Street utility complex would require in excess of \$2 million to complete. Given this high cost of demolition, re-purposing these properties as one of the Town's park and recreation amenities would provide greater long term benefit to the community.

Project Timeline

Phase 1:

- Improvements to site storm water management along the entrance drive
- Re-paving of the existing rear parking lot
- Recreational Access Grant (VDOT) to include the planning, engineering and construction of transportation improvements along Spring Street and Park Avenue
- Continued renovations to former electric building
- Bridge connection to Yowell Meadow Park
- Continue to explore re-purposing opportunities for the former water treatment plant

Phase 2:

- Expanded parking area in rear of building
- Enhanced multi-use trails and landscaping

Phase 3:

- Renovations to the former water treatment building

Project Funding

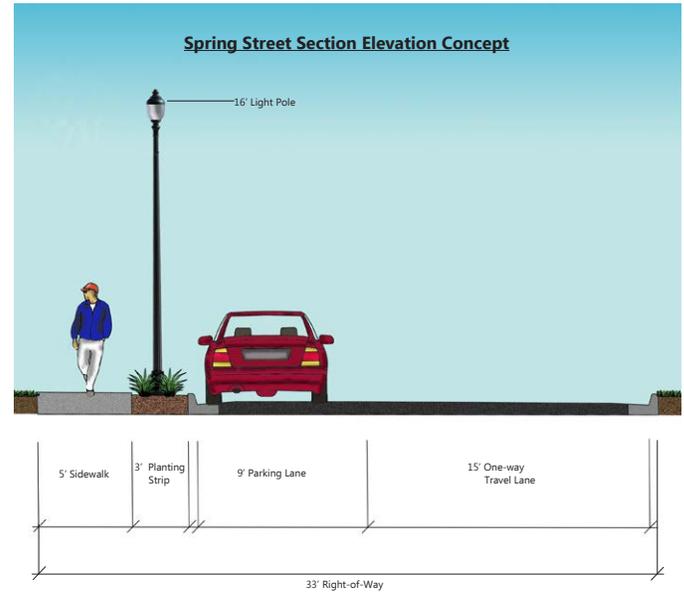
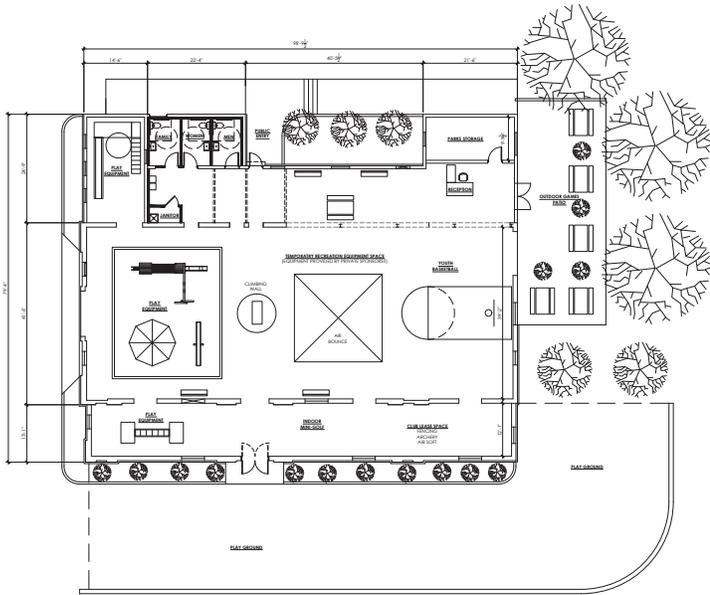
The town could apply for potential VDOT recreation access grant funding to complete the proposed transportation improvements along Park Avenue and Spring Street. The renovations to the former electric and water treatment buildings would likely be funded by the Town. The Town could also pursue a DCR Recreational Trail Grant to provide connections into Yowell Meadow Park and to the Waugh property.



FY2016 Projects - Spring Street Property

There is potential to create additional economies of scale by combining or increased coordination between the Town and County Parks and Recreation programs. With the increased demand for office space from the County court system, an opportunity exists to create additional space by relocating the Culpeper County Parks and Recreation offices to Spring Street. As a short term measure to create additional office space

for the County Parks and Recreation staff while the Spring Street facility is being renovated, temporary office space should be considered in the current Town Hall committee room once the committee room is moved to the Former Museum building.



Town staff is in the process of developing preliminary site plans, floor plans, and typical streetscape sections to convey the site's potential use as a parks and recreation amenity for both Town and County residents.



FY2016 Projects - Spring Street Property



Project background

In the Spring of 2015, the Town acquired the 32 acre parcel at 421 Madison Road, referred to as the Waugh property. The property has the potential to provide several Town water well sites and the first of which is scheduled for construction to begin in 2016. The unique topography and bedrock throughout the site make the property difficult for any large scale development, but ideal for a future public park. The south side of town lacks access to neighborhood parks and the Waugh property provides an opportunity to create a large scale park for community residents.

Project Summary

Town staff worked with the Parks and Recreation Commission to develop a master plan for the 32 acres. The master plan takes the challenging terrain into consideration to lay out a variety of program elements.

The first water well house will also include a public restroom building with parking that can be used by park visitors in the future. An improved access road into the property from Madison Road leads to an expanded parking area containing 44 parking spaces. The master plan incorporates 4 park pavilions that could be made available for rent by visitors. A splash park has been incorporated into the concept to provide a refreshing way for local kids to play during hot summer months. Splash parks are growing in popularity throughout the country and provide an alternative to the community pool.

The sloping topography of the site lead to the incorporation of an outdoor amphitheater that could be used for small concerts and performances.

Disk golf is rapidly growing in popularity throughout our region and can be integrated into the park at a minimal cost. A 9 hole disc golf course is shown on the concept plan.

The plan also incorporates 3/4 miles of paved walking trails and identifies potential connections into the Town's multi-use trail network.

A large relatively flat area on the corner of the site has been reserved for future park expansion. This location would be an ideal site for a community building, large pavilion, or additional park amenities. Transportation improvements are recommended along Saunders Street to provide a second access point into the park when this future phase is developed.

Project Timeline & Funding

The master plan shown has been planned in a phased approach to help with budgeting and the availability of staff to manage projects. Each phase listed below is estimated to require 1-2 years to complete; however the time frame and order could be adjusted as needed based on the availability of grant funding opportunities.

Phase I:

- Construction of well pump house, bathrooms, and phase I parking area
To be completed with water enterprise funding
- Additional well exploration
- Maintenance and improvements of the existing turf and forested area to transition into a park condition

Phase II:

- Construction of road entrance into park
Potential recreational access grant funding (VDOT)
- Construction of multi-use trails
- Buffer plantings along northern property line
- 9 hole disc golf course and site furnishings

Phase III:

- Tree plantings
- Phase II parking area

Phase IV:

- Construction of playground



FY2016 Projects - Waugh Park

Potential grant funding

- Construction of pavilions

Phase V:

- Construction of splash park

Phase VI:

- Construction of amphitheater

Potential grant funding

Phase VII:

- Restoration of wetland habitat along riparian corridor

Potential grant funding

Phase VIII:

- Park expansion with access road from Saunders Street



421 Madison Road (Waugh Tract) - Potential Multi-Use Trails

Site Plan Key	
①	Well pump house with public bathrooms
②	Entrance drive and phase I parking
③	Phase II parking
④	10' multi-use path (.6 mile loop)
⑤	Park pavilion
⑥	Children's playground
⑦	Splash Park
⑧	Outdoor amphitheater
⑨	Disk Golf Course (9 holes)
⑩	Restored wetlands and riparian corridor



Preliminary Park Concept Plan
 Waugh Property Town of Culpeper 08/31/2015

FY2016 Projects - Waugh Park



Project background

Downtown Culpeper has been the focus of several plans aimed at enhancing the urban fabric throughout the downtown including the Depot District Plan, Community Design Plan, and Comprehensive Plan.

The Community Design Plan from 2007 incorporated an extensive community input process that was used to develop a comprehensive vision for the downtown. Culpeper’s mixed use downtown core was the focus area of the plan. The Community Design Plan provided recommendations related to streetscape improvements, public plaza spaces, parking, and infill development. There are several properties that were identified in the plan with high potential for redevelopment, typically calling for 3-4 story mixed use projects that would promote the live/work environment that currently exists around Davis Street and South Main Street. Public input from downtown stakeholders noted that public seating, plaza space, and green space are lacking in the downtown area and that these items should be a primary focus for public investment. Recent discussions with CRI’s economic restructuring committee also revealed a need for improved broadband Internet access in the downtown.

The adaptive re-use of existing buildings and infill development is now transitioning north and south along Main Street and the adjacent blocks. The development of a downtown master plan will provide an updated vision for the downtown to guide redevelopment efforts and identify specific public improvements that will be needed to accommodate growth.

Project Summary

The downtown master plan will utilize community input gathered during the 2007 Community Design Plan and several public meetings with downtown stakeholders to produce a needs assessment.

The needs assessment will be used to develop a

physical master plan for the region shown to the left. The focus area will include parcels designated in the Town’s future land use map for mixed use and semi-public uses. The master plan will identify the location and type of infill development projects best suited for Culpeper’s historic downtown along with the necessary public improvement projects related to transportation along roadways, public plazas, outdoor seating areas, and beautification efforts to promote economic growth.

The downtown master plan will result in detailed drawings to guide the character and patterns of future development as well as specific public improvements and policies to promote economic growth in Culpeper’s historic downtown.

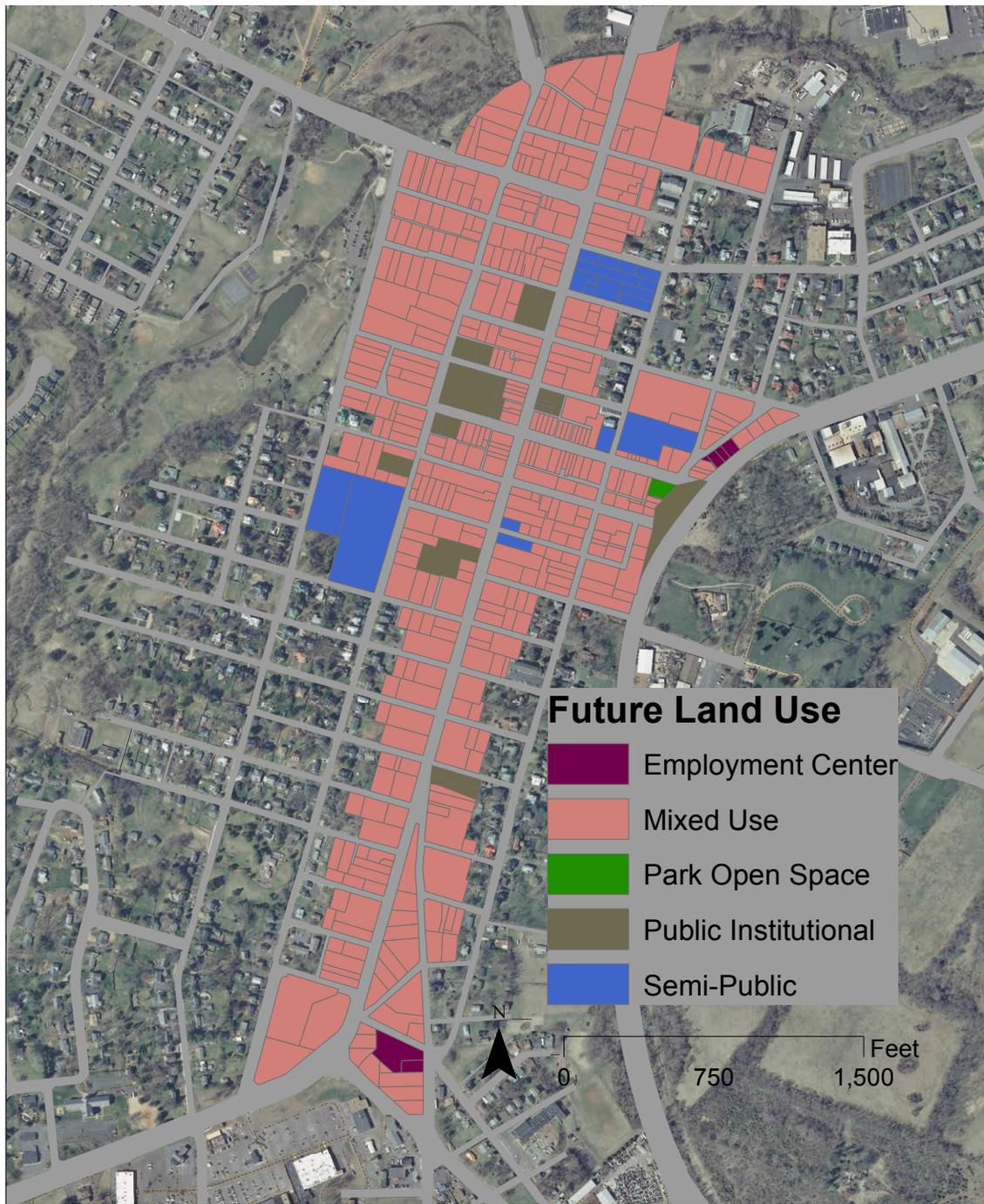
Project Timeline & Funding

Staff will begin public input for the plan in the Spring of 2016. The plan will be completed in house using town staff and a estimated time line is provided below:

- Inventory, Analysis, and Data Collection
Estimated 3 months
- Public Input
Estimated 3 months
- Plan Production
Estimated 6 months
- Public Input
Estimated 3 months
- Plan revisions and final plan production
Estimated 3 months



FY2016 Projects - Downtown Masterplan



This map illustrates the focus area for developing a downtown master plan. The plan will focus on parcels identified in the Town's Future Land Use Map for mixed use and semi-public use throughout the downtown.

Project background

Lake Pelham is located on the eastern edge of the Town and Mountain Run Lake is located in Culpeper County. Lake Pelham is the Town's primary source for drinking water in conjunction with several well sites that have been completed in recent years. Non-gas powered boats are permitted in each lake and fishing licenses can be obtained from the Town Hall. Lake Pelham contains a public boat ramp that can be accessed through the Lakeview subdivision. Mountain Run Lake Park, a large passive recreation park maintained by the Town but located in the County, contains a boat ramp and dock.

In 2013, Town staff worked with the Parks and Recreation Commission to develop a long range master plan for the development of Mountain Run Lake Park. The master plan contained a dog park, walking paths, a recreation field, and additional parking to accommodate visitors. In 2014, the dog park was completed, however no additional improvements have been completed. Each year, a large triathlon is held at the park in August that draws hundreds of participants and visitors from throughout the region.

The Mountain Run Lake dam and Lake Pelham dam will be modified over the next 2 years to meet new state requirements for dam safety. The Town has received a grant through NRCS to fund the modifications. Access to areas adjacent to the dam at Mountain Run Lake Park and areas adjacent to the dam at Lake Pelham will be temporarily closed during the construction. The Town has began preliminary discussions with NRCS to include a new public boat access point and dock on Lake Pelham to mitigate the closure during construction.

Project Summary

These two lakes provide a unique opportunity for the Town to expand outdoor recreation opportunities for town residents and visitors. Many localities with access to public lakes have successfully created public beaches, providing opportunities for

swimming, sunbathing, and other lake front activities. Incorporating a public beach into the shore line at Mountain Run Lake Park in combination with the proposed splash park at Yowell Meadow Park could be an opportunity to partially meet the demands for public swimming that has been frequently requested by town residents.

Town staff have also participated in preliminary discussions with property owners of the Ole Country Store, located off of route 29 just south of town, as a potential site for the new public boat access. The Town could explore the opportunity of providing canoe, kayak and paddle board rentals for visitors as another outdoor recreation amenity.

Project Timeline

The dam modifications to the Lake Pelham and Mountain Run Lake are currently in the design phase. It is estimated that the projects will be constructed during 2017 and 2018. The secondary boat access ramp to Lake Pelham should be completed at the start of construction in order to maintain public access to the lake. Additional improvements to Mountain Run Lake Park and public access to Mountain Run Lake should be deferred until after the dam modifications have been completed.

Project Funding

The dam modifications will be funded primarily through a grant that awarded to the Town through NRCS, including the construction of the proposed new boat ramp as shown on the diagram to the right. Additional expenses will be funded through the Town's water enterprise funds.

The proposed improvements to accommodate boat rentals at Lake Pelham and the public beach at Mountain Run Lake would be funded through the Town's general fund. There may also be opportunities for grant funding that would cover the cost of equipment purchases.



FY2016 Projects - Town Lakes



The long range master plan for Mountain Run Lake Park to the left identifies additional walking paths, a recreation field and public parking. The park could also potentially offer a public beach with access to the water.

The conceptual public boat ramp and dock shown below at the Ole Country Store would provide access to Lake Pelham and a potential location for a kayak, canoe, and paddle board rentals.



Lake Pelham Access Concept

FY2016 Projects - Town Lakes



Long Range Projects and Projects to be Completed in Future Years

These long range projects should be incorporated into the Town's annual work plan and implemented as funding becomes available. As new opportunities are identified in future years, they should be incorporated into the Culpeper 2020 plan utilizing the process that has been outlined on the "new project flowchart" earlier in this section.

The Town's Planning Commission should also coordinate future updates to the Comprehensive Plan with the Culpeper 2020 Plan. Projects that are incorporated into this plan should be consistent with the goals and objectives that are identified in the Comprehensive Plan.

Transportation Projects

- Assist VDOT in the completion of the route 229 widening project
- Construct pedestrian improvements along the James Madison Highway corridor

Parks and Recreation Projects

- Update and adopt the Culpeper Greenway Network Plan

Policy and Plan making Projects

- Develop incentive packages to attract businesses in the STEM (Science, Technology, Engineering, and Manufacturing) sector
- Develop policies to promote the development of mixed-use residential developments in the downtown
- Market strong workforce access by leveraging existing educational/training programs through Germanna and Federal Programs such as the Department of Defense SkillBridge initiative
- Promote the business investment areas along the route 522 corridor for the redevelopment of existing properties into future commercial

uses that could support the adjacent residential subdivisions

- Promote the business investment areas located at the Culpeper Town Square and Dominion Square shopping centers to encourage re-investment into the commercial properties that would attract future tenants



Long Range Projects