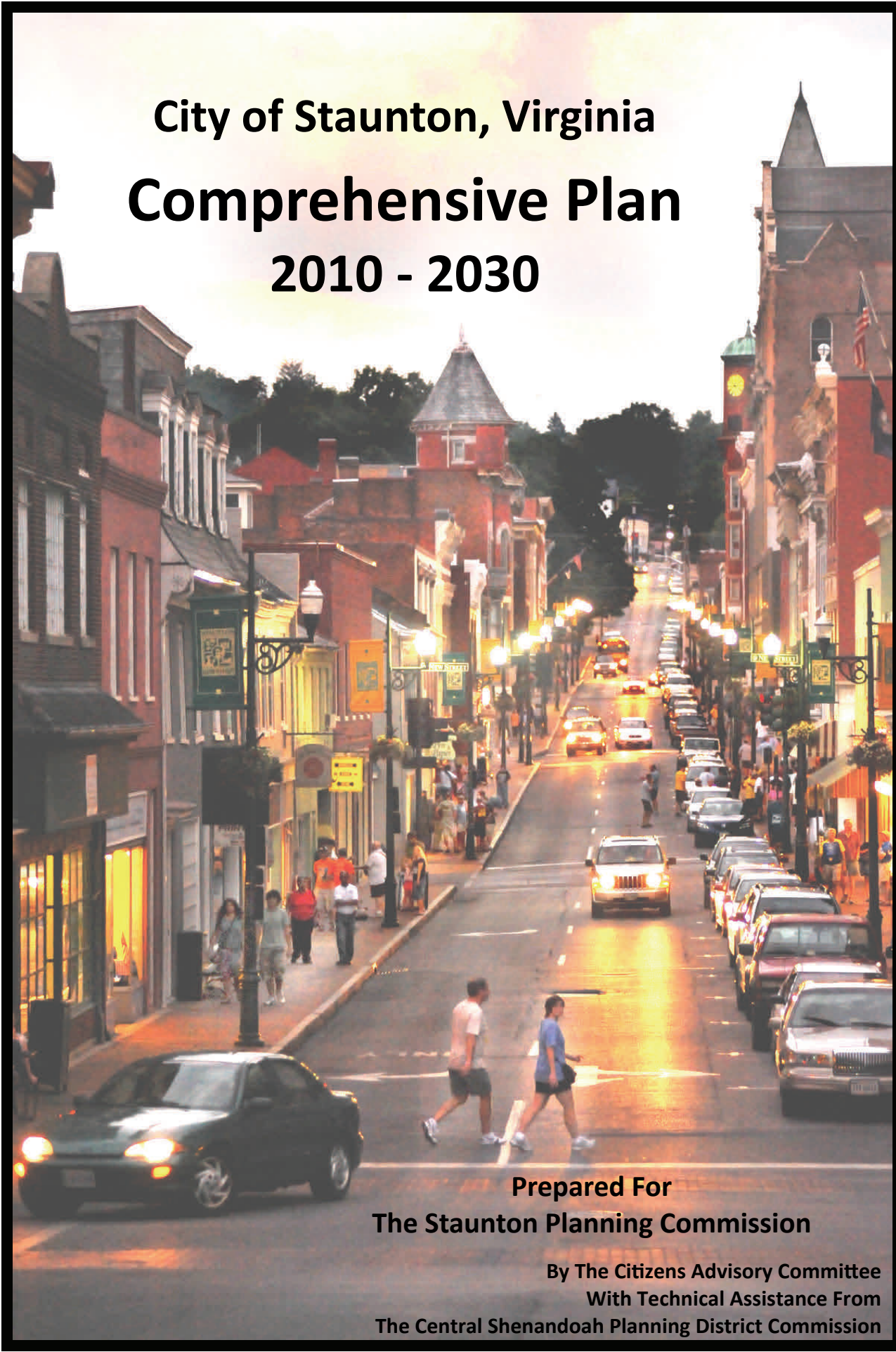




City of Staunton, Virginia Comprehensive Plan 2010 - 2030

**Prepared For
The Staunton Planning Commission**

**By The Citizens Advisory Committee
With Technical Assistance From
The Central Shenandoah Planning District Commission**

CITY OF STAUNTON COMPREHENSIVE PLAN 2010 - 2030

Acknowledgements

Citizens Advisory Committee For The Update Of The Comprehensive Plan

Lee Beam (Chair)
Charlie Bishop
Eric Curren (Vice Chair)
Bruce Elder - City Council Representative
Sara Hollberg
Ruth Jones
James R. Kivlighan, Jr.
Fred Morgan
Marc Paxton
Lynn P. Sisson - Planning Commission Representative
Judith Wiegand

Planning Commission

Lynn P. Sisson (Chair)
Nathaniel E. Burress (Vice Chair)
Jessica L. Robinson
W. Patrick Stewart
William L. Vaughn

City Council

Lacy B. King, Mayor
David R. Metz, Vice-Mayor
Carolyn Dull
Bruce Elder
James J. Harrington
Ophie Kier
Andrea Oakes

City Manager

Stephen F. Owen

Director Of Planning

Sharon E. Angle

Technical Assistance

Central Shenandoah Planning District Commission

Front Cover

Photograph By Woods Pierce

**CITY OF STAUNTON
COMPREHENSIVE PLAN
2010 - 2030**

Adopted February 23, 2012

Table Of Contents

Background and Process

- A. Overview

The Comprehensive Plan

- B. Land Use And Development Guide
- C. Priority Initiatives And Recommendations
- D. Transportation
- E. Capital Investments Plan

Support Information & Data

- F. History
- G. Demographics
- H. Physical Features
- I. Economy
- J. Government Structure And Finance
- K. Community Services And Infrastructure
- L. Housing
- M. Existing Land Use

OVERVIEW

Legal Status and Purpose of the Plan

The General Assembly has determined that every municipality in the Commonwealth shall prepare a comprehensive plan and review it every five years. The requirements for and the procedure by which a Virginia municipality shall prepare such a plan are contained in Title 15.2 of the Code of Virginia:

The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory which will, in accordance with the present and probable future needs and resources best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.

The Code relates that the plan should be general in nature, and serve both as a guide to development as well as a survey of the locality's various assets and challenges. It should prepare the community for future changes, such as changes in population size, employment base, environmental quality, and the demand for public services and utilities. It should also identify local citizens' concerns, needs, and aspirations and use them to establish clear goals for the future. In addition, the plan should outline strategies or recommendations that can be used to accomplish such goals.

History of Staunton's Comprehensive Plan

1959	Staunton's first comprehensive plan was completed by Garland D. Wood and Associates of Richmond, Virginia.
1972	The Comprehensive Plan was updated by Balzar and Associates of Roanoke, Virginia.
1977 – 1981	An extensive update of the Comprehensive Plan was completed utilizing a Citizens Advisory Committee. The Central Shenandoah Planning District Commission provided technical assistance.
1987 – 1988	Staunton annexed 11.1 square miles of land from Augusta County, resulting in another update of the Comprehensive Plan utilizing the Citizens Advisory Committee process. The Central Shenandoah Planning District Commission provided technical assistance.
1993 – 1996	The Comprehensive Plan was again updated extensively using the same Citizen Advisory Committee process. Technical assistance was provided by the Central Shenandoah Planning District Commission.
2001 – 2003	The Comprehensive Plan was again updated extensively using the same Citizen Advisory Committee process. Technical assistance was provided by the Central Shenandoah Planning District Commission.

2008- 2010 The City engaged in its most recent update of the Comprehensive Plan, again utilizing the City Council appointed Citizens Advisory Committee, with technical assistance provided by the Central Shenandoah Planning District Commission.

The Planning Process

Effective planning is a dynamic process, one that both considers and attempts to coordinate many local and regional variables at one time. The people of the community carry it out best. They must make choices, set goals, and recommend the means by which to achieve them. Generally, in determining the destiny of a locality, the planning process can be characterized by three questions: *What do we have? What do we want and why? How do we get it?*

The development of the comprehensive plan is a community-based effort. The planning process used to compile the *2003 - 2020 Staunton Comprehensive Plan* is summarized below:

Citizen Advisory Committee (CAC) – On September 4, 2008, eleven Staunton citizens met to form the Citizen Advisory Committee for the Update of the Comprehensive Plan. This committee, as in years past, was appointed by City Council to insure that the Comprehensive Plan accurately reflect the needs and desires of Staunton’s citizenry. Members of the CAC embodied diverse interests and concerns and represented various neighborhoods throughout the City. The CAC met monthly for 24 months, from September 2008 until September 2010. During this time, they conducted extensive research on the demographics, area economy, and physical features of the City; received numerous presentations on current planning issues; took a van tour of the City; held citizen input meetings; and drafted the update to the Comprehensive Plan.

Citizen Input Meetings - The CAC, with assistance from City staff and the Central Shenandoah Planning District Commission (CSPDC), conducted two Public Input Open Houses to solicit citizens’ input. These Open Houses were held at Bessie Weller Elementary School on May 4, 2009 from 5:00 p.m. until 8:00 p.m. and on November 9, 2009 from 5:00 p.m. until 7:00 p.m. At the first Public Input Open House on May 9, 2009, citizens were asked to review the Priority Initiatives included in the current Comprehensive Plan and were asked to designate which initiatives and/or sub-initiatives they would like the City to continue to emphasize in the updated Comprehensive Plan. Citizens were also given the opportunity to provide written comments regarding any other ideas, concerns, or suggestions they would like the CAC to discuss during the revision process of the Priority Initiatives. Citizens unable to attend the May 4, 2009 Public Input Open House were also given the opportunity to provide their input via the City of Staunton’s website or by contacting City or CSPDC staff. At the November 9, 2009 Public Input Open House, citizens were provided the opportunity to view the revised Priority Initiatives completed by the CAC and asked to prioritize which items they felt the City should continue to emphasize.

Studies and Reviews

In addition to the Public Input Open Houses, the Citizen Advisory Committee for the update of the Comprehensive Plan received presentations on a variety of topics including, local physical features, smart growth, housing and land use. The CAC also studied an extensive array of statistics and information as well as reviewed GIS (Geographic Information Systems) maps of the area. Relevant data and maps from the 2003 Comprehensive Plan were updated with current data when available and reviewed in detail by the Committee for trends or changes. Primary data sources included the U.S. Census 2000, the Virginia Employment Commission (VEC), and the University of Virginia's Weldon Cooper Center for Public Service.

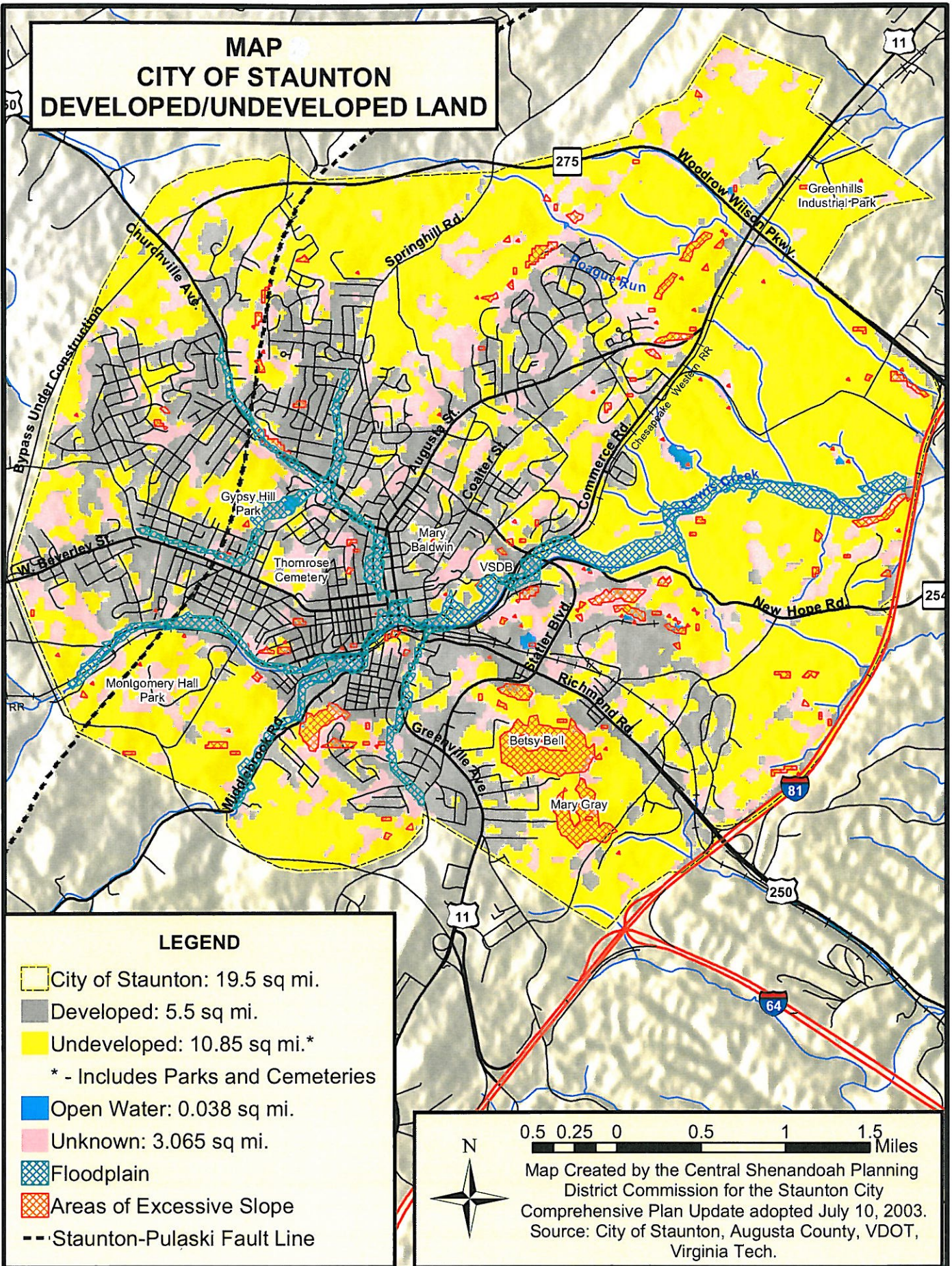
Development of Plan Proposals and Recommendations

Many months of discussion and study went into the development of the final proposals for the Initiatives and Recommendations. Once consensus was achieved on the Priority Initiatives and the Recommendations in the Land Use and Development Guide, the Committee focused its efforts on revising the Land Use Recommendation and Phased Growth maps. The Committee recognizes that many of the recommendations and proposals included in the Plan will require significant capital or general fund investments and may take much longer to implement. However, there are many important changes and policies that can be initiated at little or no cost.

Plan Adoption

- First Draft of Comprehensive Plan – The CAC's initial draft was completed in September 2010 and presented to the Planning Commission on November 11, 2010.
- Revised Draft of Comprehensive Plan - Upon review and input, the Planning Commission recommended the draft to City Council with minor revisions in January, 2012.
- Adoption of Comprehensive Plan
The Staunton City Council adopted the updated Comprehensive Plan on February 23, 2012.

MAP CITY OF STAUNTON DEVELOPED/UNDEVELOPED LAND



STAUNTON'S COMPREHENSIVE PLAN: 2010 - 2030

LAND USE AND DEVELOPMENT GUIDE

The Comprehensive Plan

Staunton's Comprehensive Plan through 2030 provides for future development within the City of Staunton to occur in an efficient, economically, and environmentally sound manner. The Citizens' Advisory Committee developed the Plan after consideration of the alternatives, plan goals, and objectives. It presents a future pattern of land use; a set of overall initiatives; and, more specific recommendations for policies and programs to assist in achieving the goals of the Community. The Plan, along with the accompanying Land Use and Development Guide, maps, and supporting data, will serve as a guide to City officials, the business community, and citizens in making decisions regarding future development of the City. It proposes a detailed pattern of land use and development that will result in orderly growth and a vibrant, aesthetically pleasing community for the citizens of Staunton.

Desires For Staunton's Future

Many factors must be taken into consideration when formulating a guide for the future development of a community. These factors help to determine the optimum pattern of development by balancing pursuit of residential, commercial, and employment opportunities with preservation of the natural environment, history, and character of the community. Over the years, an overriding concern voiced by many citizens at the public planning area meetings has been a desire to protect the "quality of life" in Staunton. Residents consistently discuss the importance of maintaining or improving their lifestyles through a variety of methods including increased business opportunities downtown, constructing additional recreational facilities, and protecting the scenic beauty and historic character of the City. Therefore, the Committee maintained the following guidelines as they conducted the update process for the Comprehensive Plan:

- **a desire to conserve and/or protect the City's natural resources, historic character, and scenic qualities;**
- **a desire to strengthen and broaden the City's economic base;**
- **a desire to ensure adequate services and facilities commensurate with the City's economic base; and**
- **a desire to encourage appropriate development and/or redevelopment of properties within the City.**

The Comprehensive Plan requires the examination of development factors on a case-by-case basis. Recommendations in this plan must be balanced against relevant considerations for the City; (population projections, economic, employment and historic considerations, and housing opportunities). During a long-range time span, development proposals may be made which deviate from the Land Use and Development Guide; however, if the Initiatives and proposed policies are utilized when reviewing such proposals, the planning objectives will still be achieved.

Factors That Influence Growth

Physical Features

Staunton is 19.7 square miles. There are several types of natural features that must be taken into account in planning the future of Staunton. These include: steep slopes, drainage areas, flooding, and karst areas as presented in the Physical Features section, all of which are inhibiting factors that limit development. Steep slopes, 25 percent and greater, are usually considered unsuitable for any type of intensive development. Steeply sloping areas can be used for outdoor recreation, watershed protection and greenspace, and possibly for carefully planned residential development. The Uniform Statewide Building Code and the National Flood Insurance Program prohibit the construction of any structure intended for occupancy within the 100 year floodplain unless the structure is properly floodproofed. Intensive development, whether residential, commercial, or industrial, is discouraged within 100 year floodplains. Floodplains, however, offer few limitations to non-intensive uses such as recreation and open space.



(Source: CSPDC)

Drainage areas in some parts of Staunton can pose obstacles to development. Heavy rains predicate increased runoff in these natural drainage areas, and may cause problems such as standing water on roadways. Additionally, pollution of groundwater supplies may occur in drainage areas as oils, topsoil, and other pollutants are washed into the water supplies. Measures to control the volume of runoff from developed areas can help to solve these problems; however, increased costs of development may be associated with these measures.

Karst areas are regions of bedrock instability and are found scattered throughout the northeastern portion of the City. These areas are characterized by caves, sinkholes, sinking creeks, and large springs. Development of these areas can cause ground surface subsidence or collapse. Therefore, intensive development on or around karst regions should be avoided.

Infrastructure

Infrastructure must be considered in planning. Infrastructure includes streets, water, sewer, public safety facilities, libraries, schools, hospitals, transit systems, and other public buildings. Infrastructure supports the establishment of industrial, commercial, and residential development by the private sector. These private investments create employment, shopping, service, and housing opportunities essential to the needs of the community. The existing condition of Staunton's infrastructure shows that adequate facilities already exist or can be extended in developed areas. However, to provide services to undeveloped areas on the fringes of the City, major expenditures would be necessary. This plan, therefore, strongly encourages prioritizing development, redevelopment, and rehabilitation of areas where infrastructure and services already exist or could easily be made available.

Historic and Scenic Qualities

Staunton's historic character is a hallmark which has been recognized throughout the nation. The movement to preserve and protect the City's historic heritage has been a driving force for over four decades. The continued protection of historic structures is fundamental to the heritage, character and sustainability of the community. Heritage tourism is a vital component of not only Staunton's, but the region's tourism programs. Preserving the character of the City through protection of existing structures helps to support the tourism industry. The redevelopment of buildings and the development of new structures in historic districts should be done with sensitivity to the historic character and setting of the district. Also important to historic structures is the surrounding landscape elements, which need to reflect the context of the site and the structure in terms of materials and land form. Likewise, development outside historic districts should complement and support the overall character of the City, while relating to the surrounding neighborhood setting. The City's major entrance corridors should be developed in a manner that protects and enhances their scenic beauty and distinct character. Structures, landscaping, signage and overall site development can and should be designed and developed in a fashion that creates attractive corridors leading to the City's historic downtown. The use of both creative design standards and codes supports economic development while maintaining Staunton's historic and scenic fabric.

Housing

A vibrant community with a diverse population requires a wide range of housing choices. Staunton has traditionally been recognized for its historic architecture and affordable older homes, with a large part of the City's housing inventory being built before 1980. Between 2000 and 2010, the City of Staunton issued approvals for 2,427 residential units. Of these, 38 percent have been constructed. The types of units approved and built represent a variety of housing types, including traditional suburban homes, downtown upper story developments, condominiums, townhouses, elderly housing and planned unit developments with small lot development, more local focused architecture and pedestrian amenities. Although, residential development has traditionally cost localities more to provide services than the revenue they generate, an appreciable amount of new home activity is desirable to both upgrade the quality of the housing stock and to attract buyers who prefer newer homes.

Economics

The presence of available land for economic development is not enough to ensure growth. Other factors that play a key role in this process are the availability of a skilled workforce, the infrastructure capability of the site (water, sewer, gas, electricity and roads/rail), and the overall costs of doing business. These costs include: utility cost; transportation costs; and the taxes of the jurisdiction. In terms of workforce, business prospects will evaluate the probability of it satisfying job requirements and the availability of both employed and unemployed workers. The availability of institutions of higher education including several highly noted colleges and universities, a vocational technical school, and a strong community college that helps foster a diverse labor pool are also assets of the region. When seeking locations, business and industry look at the overall community, including such factors as business viability, schools, civic pride, environmental considerations, and quality of life.

Available Land For Growth

The generalized land use patterns provide another factor to be considered in planning for Staunton. Existing land use provides some indication for future compatible development. The location of vacant land, shown in the Existing Land Use section, indicates where future new development can be expected to occur. In 2010, 2,159 acres of total vacant or undeveloped land in Staunton is zoned for residential use.

One can assume that only half of the vacant residential land is developable because of steep slopes, locations within a floodplain, or the citizens' desire to encourage appropriate conservation of certain lands. As 2010 Census figures are released, it will be important to assess available vacant and undeveloped, residentially classified land and what potential Staunton has to increase its population. Change and growth in the future must be structured to achieve the goals of the community while also maintaining or moving toward the community character desired by residents of the City.

Alternative Population Levels

In developing a plan for the City of Staunton, a desired level of growth can be achieved through various policies and emphasis on certain elements.

Alternative 1: Actual Trend - Shows Staunton continuing at the same rate of decrease as experienced from 1990 to 2000.

Alternative 2: Keeping pace with the Central Shenandoah Valley Region.

Alternative 3: Keeping pace with the State

Alternative 4: Virginia Employment Commission's population projections for Staunton (Projections were formulated 1999)

Alternative 5: 1996 Citizens' Advisory Committee - Proposed a population level that was suitable to Staunton's future capabilities and needs. The Committee's prediction was based on several assumptions, including:

Assumption #1: The number of persons moving to the area for its quality of life will continue to impact population change.

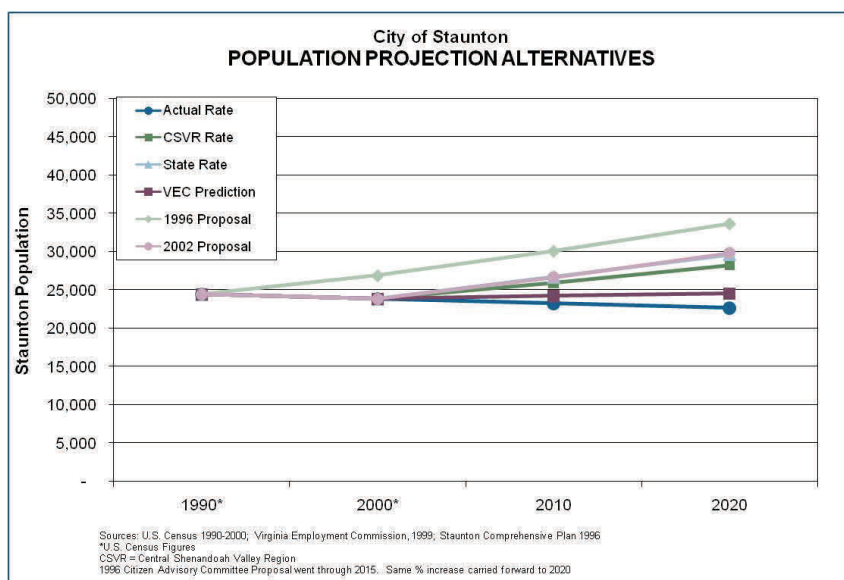
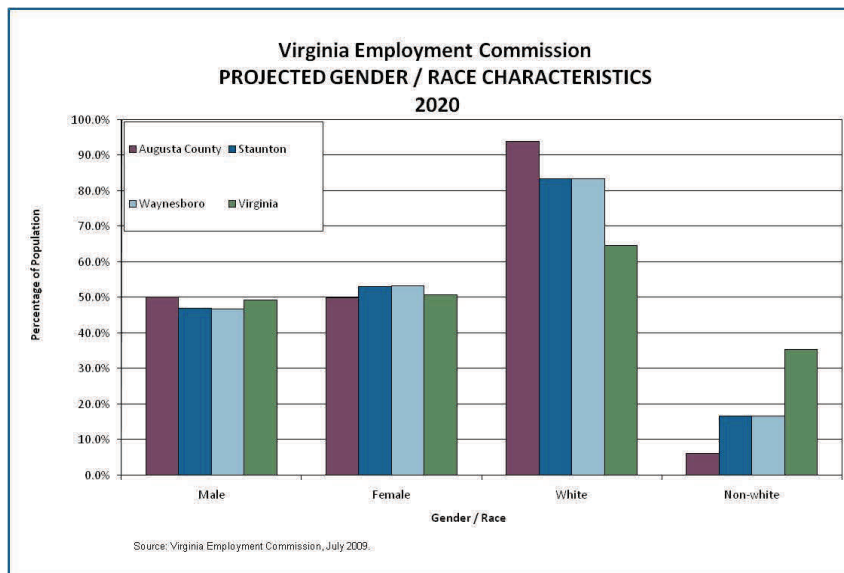
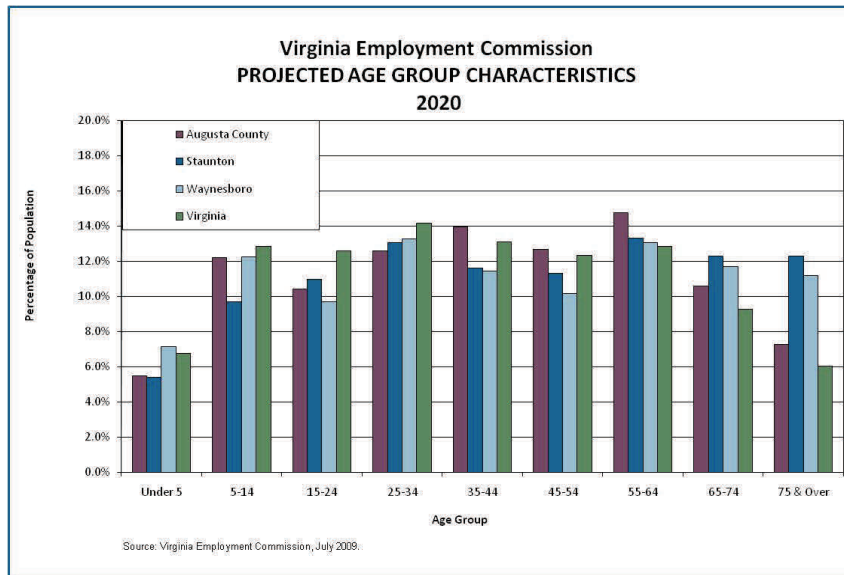
Assumption #2: Population growth will occur in response to an increase in employment opportunities.

Assumption #3: The City will capture a greater percentage of areawide growth.

Given these assumptions, the 1996 Citizen Advisory Committee estimated that Staunton's 2000 population would grow to 26,912 (it actually dropped to 23,853), the 2010 population would be 30,110, and the 2015 population would be 31,849.

Alternative 6: 2003 Citizens' Advisory Committee – While the 1996 Citizen Advisory Committee's forecast proved to be overly optimistic, the assumptions upon which the scenario was based appear to be even more valid today, given the City's on-going efforts to expand its services, facilities, and economic base to accommodate the needs of its residents. Therefore, the 2003 Citizens' Advisory Committee chose to maintain the same assumptions for its projected populations. The 2003 Citizens' Advisory Committee believes that the City can sustain a population of 26,686 by 2010, and a population of 29,864 by 2020, resulting a net addition of some 6,011 persons. This would give the City a population growth rate slightly ahead of the current statewide growth rate. It is not inconceivable that Staunton could even reach the total population levels predicted by the 1996 Citizens' Advisory Committee by 2015 or 2020 if favorable conditions continue as anticipated.

The likelihood for change in the nature of the Staunton community is potentially higher now than it was in 1996. Therefore, thoughtful and effective planning will continue to be crucial for accommodating the predicted growth without degrading the current quality of life. Design guidelines for new development, policies to support redevelopment, and strategies for efficiently providing necessary facilities and services must be devised in planning for future growth and development if Staunton is to fully return to its status as "Queen City of the Valley."



GENERALIZED LAND USE AND DEVELOPMENT GUIDE

Neither the Land Use and Development Guide nor the Land Use Recommendations map or the Phased Growth map should be confused with a zoning ordinance and official zoning map. The Guide and maps are policy guides and have no force of law. They have a futuristic context and focus on general areas suitable for broad use categories, whereas a zoning map shows current exact locations for specifically defined land uses. They are all related, however, in that the zoning ordinance and official zoning map are primary implementation tools for the Comprehensive Plan. Therefore, the Citizens' Advisory Committee strongly encourages the City to take immediate steps to bring the official zoning map in accordance with the land uses recommended herein.

The anticipated growth that will be coming to the Staunton area over the next 20 years will require significant investments by both the public and private sectors. We will need appropriate development, redevelopment, and economic growth to support the population base, as well as a transportation network that will efficiently and effectively carry the growth of the City. In addition to growth, this plan addresses the strong desire of Staunton's citizens to conserve and protect the City's natural resources, historic character, and scenic qualities. This is accomplished by means of overlay zones. These zones, which experience a greater impact from growth, provide additional emphasis to protect the character, and scenic qualities of the area.

The Land Use and Development Guide for Staunton combines basic elements which include:

1. Low Density Residential
2. Neighborhood Residential
3. Medium Density Residential
4. High Density Residential
5. Planned Residential Development (Single Family)
6. Planned Residential Development (Medium Density)
7. Traditional Neighborhood
8. Commercial
9. Planned Business
10. Professional
11. Light Industrial
12. General Industrial
13. Planned Industrial
14. Public/Semi-Public
15. Conservation/Recreation
16. Overlay Zones
17. Planned Farm Development

These land use categories are discussed on the following pages. Listed are specific policies which will help insure that a desired land use pattern is achieved.

1. **LOW DENSITY RESIDENTIAL** - These areas consist of single-family detached dwellings with a maximum density of 1 to 5 units per acre. Low density sections are found mainly in well established neighborhoods. The low density residential areas are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership.

Policies

- Maintain residential areas characterized by single-family, low density development.
- In-fill suitable vacant land within these areas with single-family residential development that is consistent with the existing structures.

2. **NEIGHBORHOOD RESIDENTIAL** - This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. These are older neighborhoods which can be characterized by large housing units on small lots.

Policies

- Provide flexibility in the use of a dwelling while protecting the single-family character of the area.
- Encourage the development of in-fill housing units that are compatible with existing facilities and structures.
- Encourage appropriate neighborhood-commercial service areas to provide essential goods and services primarily for residents living in the immediate area.

3. **MEDIUM DENSITY RESIDENTIAL** - The medium density residential areas are designated in areas near major thoroughfares or commercial areas. These areas, either vacant or already developed, contain a variety of housing types such as single-family, duplex, and two or three story apartments. Depending on the specific site characteristics, densities in these areas may range from 4 to 20 units per acre.

Policies

- Provide a mixture of dwelling types to include single-family, duplex, and apartment units.
- Encourage the development of attractive medium density dwellings with adequate open space and off-street parking.

4. **HIGH DENSITY RESIDENTIAL** - This type of land use is designated for areas where a higher skyline would be acceptable. The densities in these areas can accommodate multi-story family type dwelling units of over 20 units per acre. However, these units should be limited to provide adequate light, air, usable open space for dwellings and functional space for all related facilities.

Policies

- Encourage high density residential development in designated areas.
 - Encourage developments with a diversification of dwelling types and layouts within designated areas.
 - Make provision for higher density development which is suited to the needs of the population.
5. **PLANNED RESIDENTIAL DEVELOPMENT (Single Family Detached)** - This category is designated for the development of single-family dwellings in suitable vacant/undeveloped areas. It is intended to provide optional methods of land development which encourage a more imaginative solution, considers adjacent uses, and better utilizes the land area.

Policies

- Encourage single family residential development in areas that have topographical and geological features which limit development.
- Encourage single family residential development with smaller lots Including common open space.
- Encourage flexible and innovative designs for single family homes.
- Encourage provisions for single family residential units which are affordable to most segments of the population.

6. **PLANNED RESIDENTIAL DEVELOPMENT (Medium Density)** - The intent of this category is the same as the planned residential development (Single Family Detached). The difference is the intensity of land use. This category is designated for the planned development of multi-family uses. These uses would include two-family (duplex) dwellings and single-family attached dwellings (townhouses and condominiums).

Policies

- Encourage medium density residential development in areas that have physical features which limit development.
 - Encourage the development of attractive medium density dwellings such as townhouses and condominiums.
 - Encourage common open space.
7. **TRADITIONAL NEIGHBORHOOD** - The traditional neighborhood development is intended to permit the development of a mixed-use traditional neighborhood integrated into the existing pattern of historic buildings by reuse of buildings as appropriate, the repetition of historic patterns as appropriate, the integration of parking, recreational facilities and other use elements in a manner that does not detract from historic elements but utilizes existing topographic features, and the creation of new neighborhoods and uses which are pedestrian-oriented and create streetscapes compatible with the existing buildings. These provisions are designed to achieve the following objectives: promote efficient use of land and infrastructure through high-quality urban design; promote a development pattern in harmony with existing development and the objectives of the city's comprehensive plan; permit a compatible mix of commercial, professional, and residential uses; provide safe, efficient access and traffic circulation to and within the development; create opportunities to use new technologies in managing the quality and quantity of storm water; and encourage the preservation of steep slopes, floodplains, historic structures and areas, and unique, natural, or geological formations.

8. **COMMERCIAL (Business)** - Commercial uses include retail, wholesale, or service functions. These areas are found along the major travel corridors, in the Central Business District of the City, and in neighborhood-commercial service areas.

Policies

- Encourage distinct business areas of diverse, but compatible uses.
- Encourage the use of frontage roads and shared access points along major thoroughfares.
- Consider the preservation of historic sites when reviewing proposals for development.
- Encourage tourism-related commercial uses.
- Encourage appropriate neighborhood-commercial service areas to provide essential goods and services primarily for residents living in the immediate area.

1. **PLANNED BUSINESS** - These areas are suitable for commercial development but need careful controls to ensure compatibility with adjacent land uses.

Policies

- The maintenance of functional and aesthetic integrity should be emphasized in review of applications for development and should address such matters as: control of access; use of service roads or reverse frontage development; landscaping and buffering; parking; setback; signage; lighting; and aesthetics of exterior features including building mass and height, architectural facade, and site orientation.

10. **PROFESSIONAL** - These areas are designated for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District.

Policies

- Encourage development, reuse, and redevelopment of professional properties in a manner which is compatible with adjacent residential properties and maintains the residential character of the area in question.
- Encourage the reuse of structures and areas that are undesirable or no longer practical to maintain as housing units.

11. **LIGHT INDUSTRIAL** - These areas include land and structures used for light manufacturing, wholesaling, warehousing and other suitable uses where the use and its operation do not adversely affect adjacent uses.

Policies

- Encourage a variety of light industrial businesses to locate within the City.
- Locate light industrial uses near major arterial roads to avoid traffic through nearby residential neighborhoods.
- Seek firms which are compatible with the environmental, transportation, and economic objectives of the City.

12. **GENERAL INDUSTRIAL** - These areas are composed of land and structures used for general manufacturing and related activities.

Policies

- Locate industrial uses near major arterial roads to avoid traffic through nearby residential neighborhoods.
- Locate industrial uses adjacent to business or light industrial areas.
- Seek firms which are compatible with the environmental, transportation, and economic objectives of the City.

13. **PLANNED INDUSTRIAL** - These areas are intended to permit industrial development where the use and its operation do not adversely affect nearby uses and are designed to allow for a wide range of industrial activities subject to limitations designed to protect nearby residential and business districts.

Policies

- No building, structure, or premises shall be used and no building or structure shall be erected or altered until and unless the same has been approved by the Planning Commission and the City Council.
- Seek firms which are compatible with the environmental, transportation, and economic objectives of the City.

14. **PUBLIC/SEMI-PUBLIC** - These lands are designated for public and semi-public use. They include educational uses and lands owned or leased by the Commonwealth of Virginia, the Federal government, the City of Staunton, other governmental organizations, and private educational institutions.

15. **CONSERVATION/RECREATION/OPEN SPACE** - These areas include lands with aesthetic and visual qualities, lands in the floodplain or those that pose significant limitations to development. Also included are lands owned by the City of Staunton and used for recreation.

Policies

- Discourage occupancy development in the 100 year flood plain.
 - Carefully review developments on slopes that exceed 25 percent.
 - Limit development of areas that are unsuitable for growth.
 - Provide additional greenspace and recreation for future residents.
 - Encourage appropriate viewshed protection.
 - Green Infrastructure.
16. **CORRIDOR, HISTORIC, AND SCENIC OVERLAY ZONES** - These zones, which will impose additional constraints, can be applied to any land areas. However, emphasis should be placed on developed and undeveloped areas along major thoroughfares and entrance corridors, the Central Business District, Historic Districts, and other historic or scenic areas that could experience a negative impact from the adjacent development of land areas.

Policies

- Encourage appropriate landscaping, architectural design, signage, viewshed considerations, and buffers along major thoroughfares.
 - Protect the integrity of existing historic districts.
 - Protect historic structures.
17. **PLANNED FARM DEVELOPMENT** - These areas of the City include farms and working farmland. Planned Farm Development is intended to support the growth of active farm, forestal, nursery, and related enterprise. These provisions are designed to achieve the following objectives: encourage farm and farm related enterprise; allow for the integration of development and farming activities; promote efficient use of land and infrastructure through design; encourage the preservation of steep slopes, floodways, and floodplains; and provide for recreational opportunities and open space integration.

Policies

- Recognize farms are valuable to the community economically:
 - Farms are a growing focus for tourism;
 - Growing interest community wide in locally sourced business.
- Recognize our farms are predominately comprised of land with steep slopes, stream buffers, and prime agricultural soils and that these are conditions that make it difficult, inappropriate, or in some cases in conflict with the Staunton City Code to develop; therefore farming is the best and highest use of this land.
- Recognize our farm land contributes to our City in many ways that are difficult to quantify and that they are integral to a balanced urban system of green infrastructure.
- Recognize farming as an important land use within the City limits.
- Develop a zoning district with provisions supporting agricultural enterprise.
- Increase the potential for the success of farm related enterprise.
- Encourage the preservation of farm land by supporting the viability of farm enterprise.
- Promote the establishment of an integrated local food system.
- Promote the preservation of open spaces within the City, supporting development as an in-fill activity focused in areas where infrastructure already exists.
- Allow for the expansion of farm related enterprises including direct market sales of farm products, hosting farm related events and tours, and accessory enterprise supporting agri-tourism, among others.
- Allow for preservation development models that encourage the continuation of farm related enterprise while providing the potential for increased revenue for land owners: Allow for development of a scale and configuration intended to conserve prime, active farm land.

Phased Growth

The Land Use and Development Guide shown herein is a reflection of the pattern of land use necessary for maintaining Staunton's projected development for the next twenty years. However, limited financial resources make it impossible to make all necessary infrastructure improvements to undeveloped areas. This level of implementation would require a major increase in revenues from commercial and industrial development or a substantial increase in real estate taxes, placing the burden on homeowners.

Therefore, this process proposes that change be phased. The Plan has grouped development into four priority areas. The intent is to insure that change takes place in a manageable fashion. All properties have a land use designation stating the recommended usage and community goal for the next eleven years. A priority ranking was then applied to all areas showing the level of emphasis that will be placed on that property for the first five years. Since the State Code requires all localities to review their comprehensive plan once every five years, the phased growth process can then be reevaluated and new priorities set at that time. The Capital Improvements Program (CIP) will be a key vehicle for implementing this controlled change. Services/facilities that are listed will be given a higher priority in the CIP if located in areas with a greater emphasis on development. The four priority areas are defined as follows:

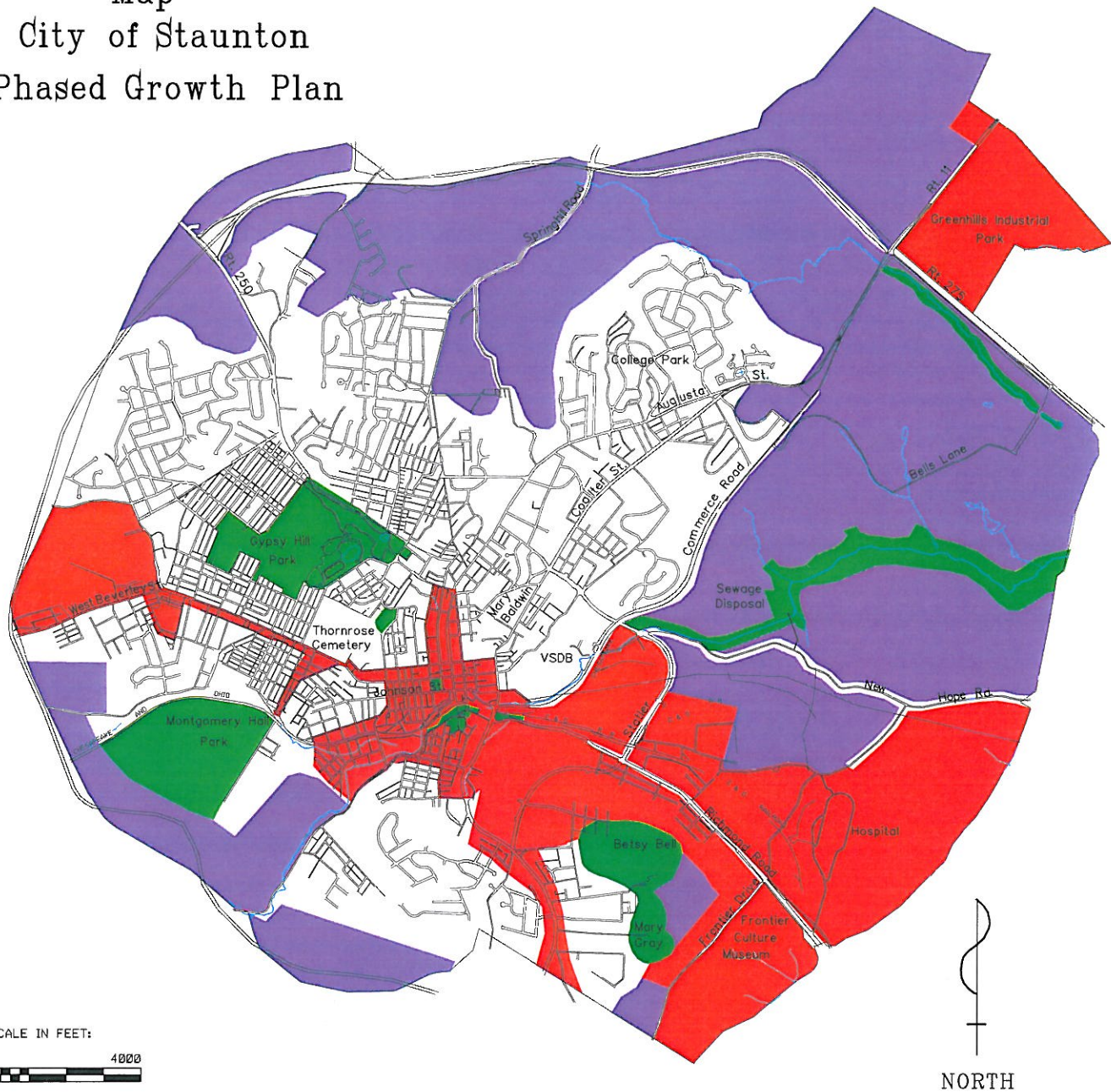
Priority 1- Growth Stimulation Areas: The intent of this priority area is to encourage development. Services and facilities will be extended to or upgraded in these areas. The recommendations of the Capital Improvements Program should address infrastructure improvements in these areas.

Priority 2 - Service Maintenance Areas: The intent of this priority area is to maintain the present density and usage. Upgrades will be undertaken to improve existing services and protect the City's infrastructure investments from deterioration.

Priority 3 - Future Growth Areas: The intent of this priority area is to reserve properties for future development. These areas will be slated for development after properties in Priority 1 and 2 Areas have reached desired capacities.

Priority 4 - Preservation Areas: The intent of this priority area is to protect and conserve land areas. Factors such as scenic beauty, potential flood areas, recreation, and environmentally sensitive features will define these areas.

Map City of Staunton Phased Growth Plan



LEGEND:

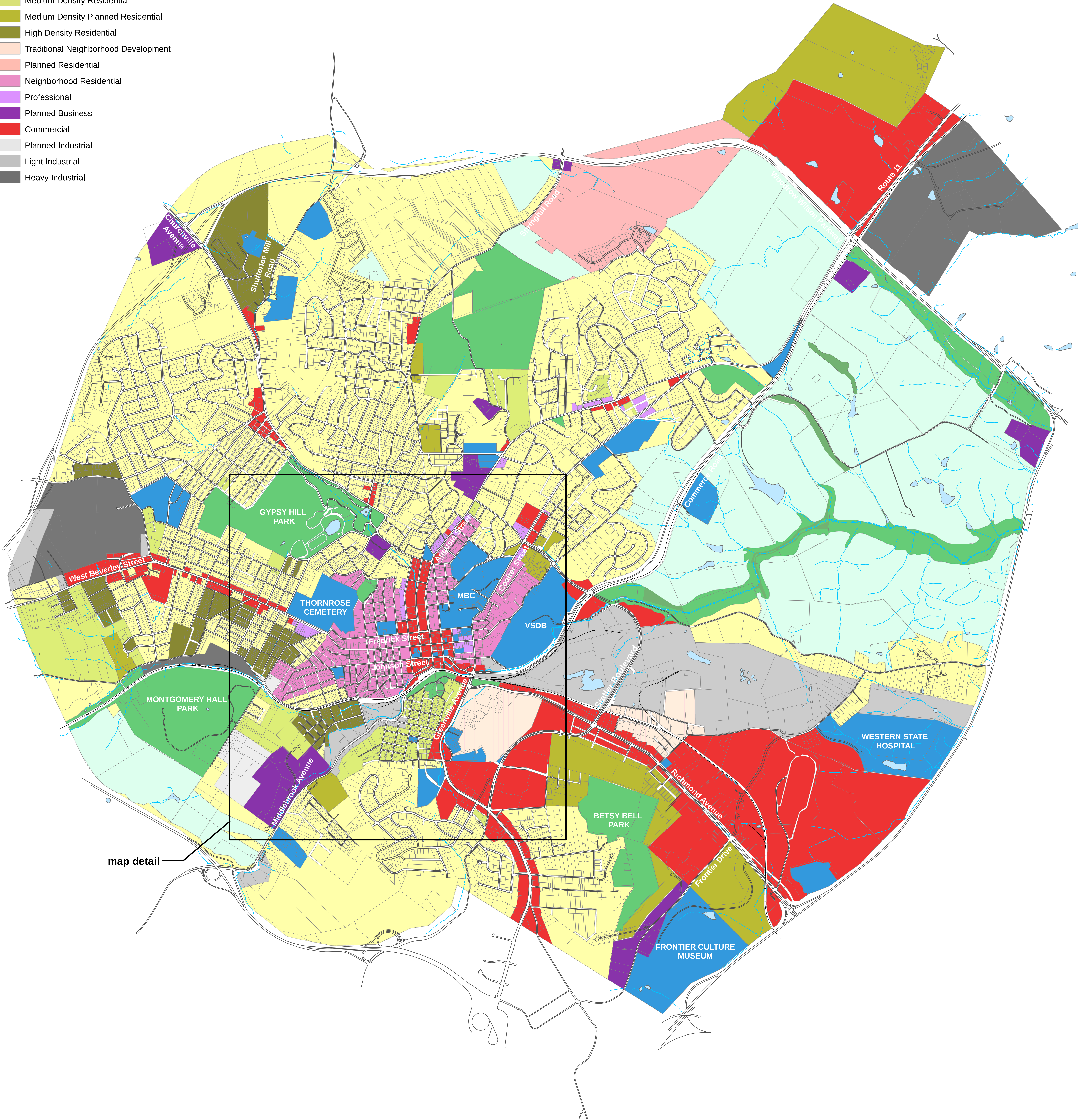
- Growth Stimulation Areas
- Service Maintenance Areas
- Future Growth Areas
- Preservation Areas

PHASED GROWTH PLAN

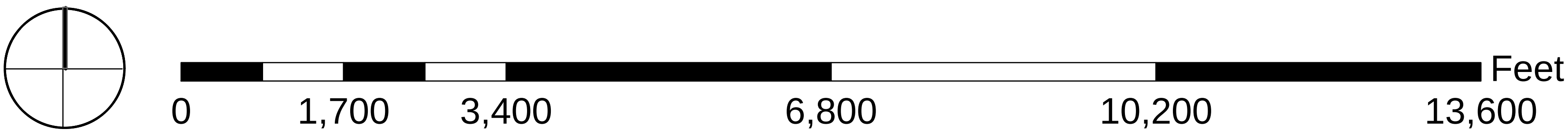
Recommended Land Use 2010

LandUse

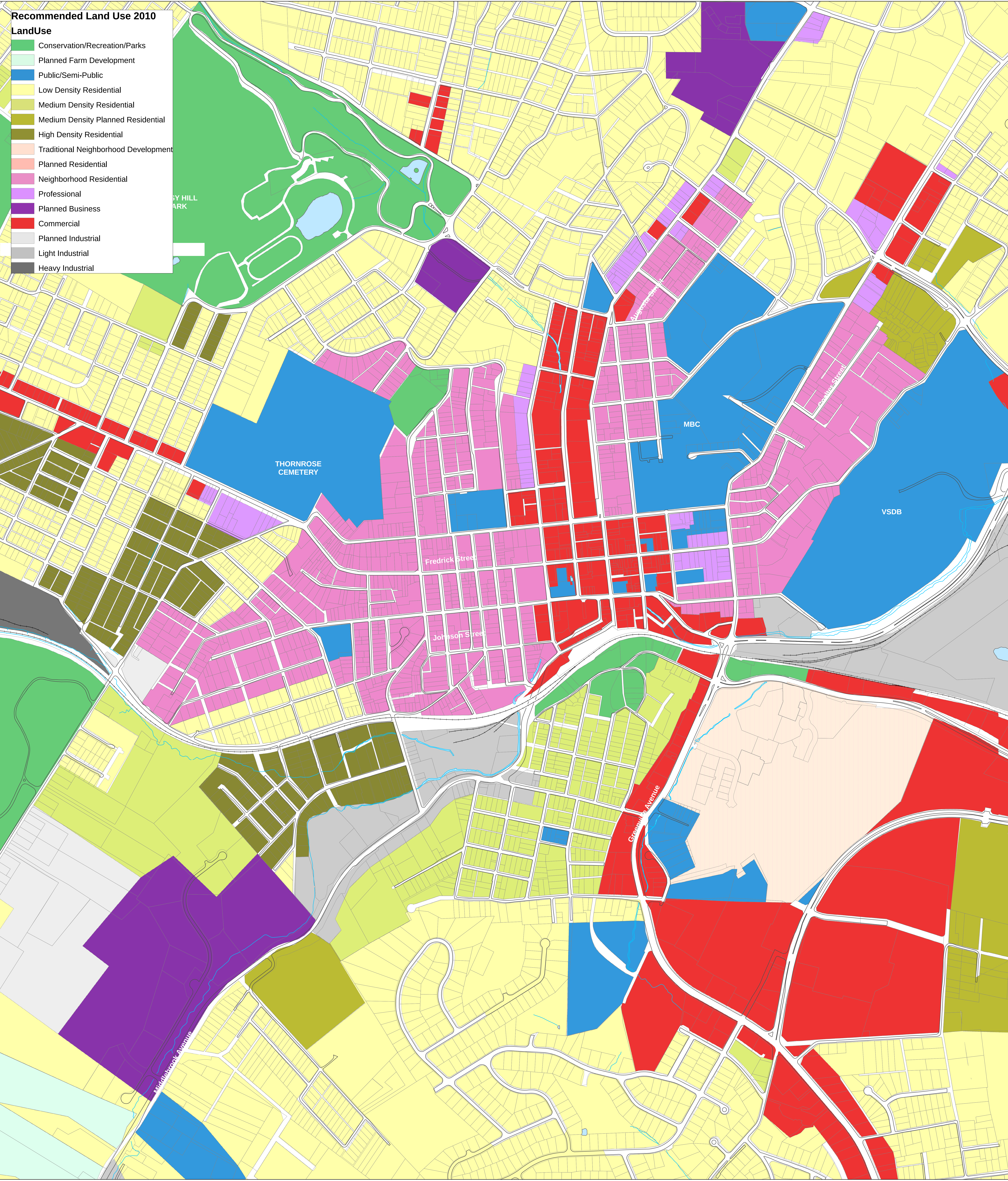
- Conservation/Recreation/Parks
- Planned Farm Development
- Public/Semi-Public
- Low Density Residential
- Medium Density Residential
- Medium Density Planned Residential
- High Density Residential
- Traditional Neighborhood Development
- Planned Residential
- Neighborhood Residential
- Professional
- Planned Business
- Commercial
- Planned Industrial
- Light Industrial
- Heavy Industrial



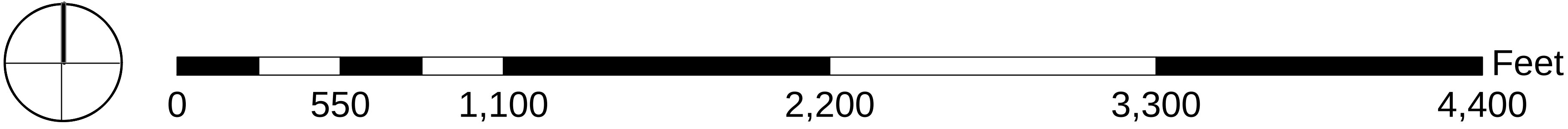
Recommended Land Use



Note: map elements depicted are representations and are not ot be construed or used as legal description; this map is for display purposes only

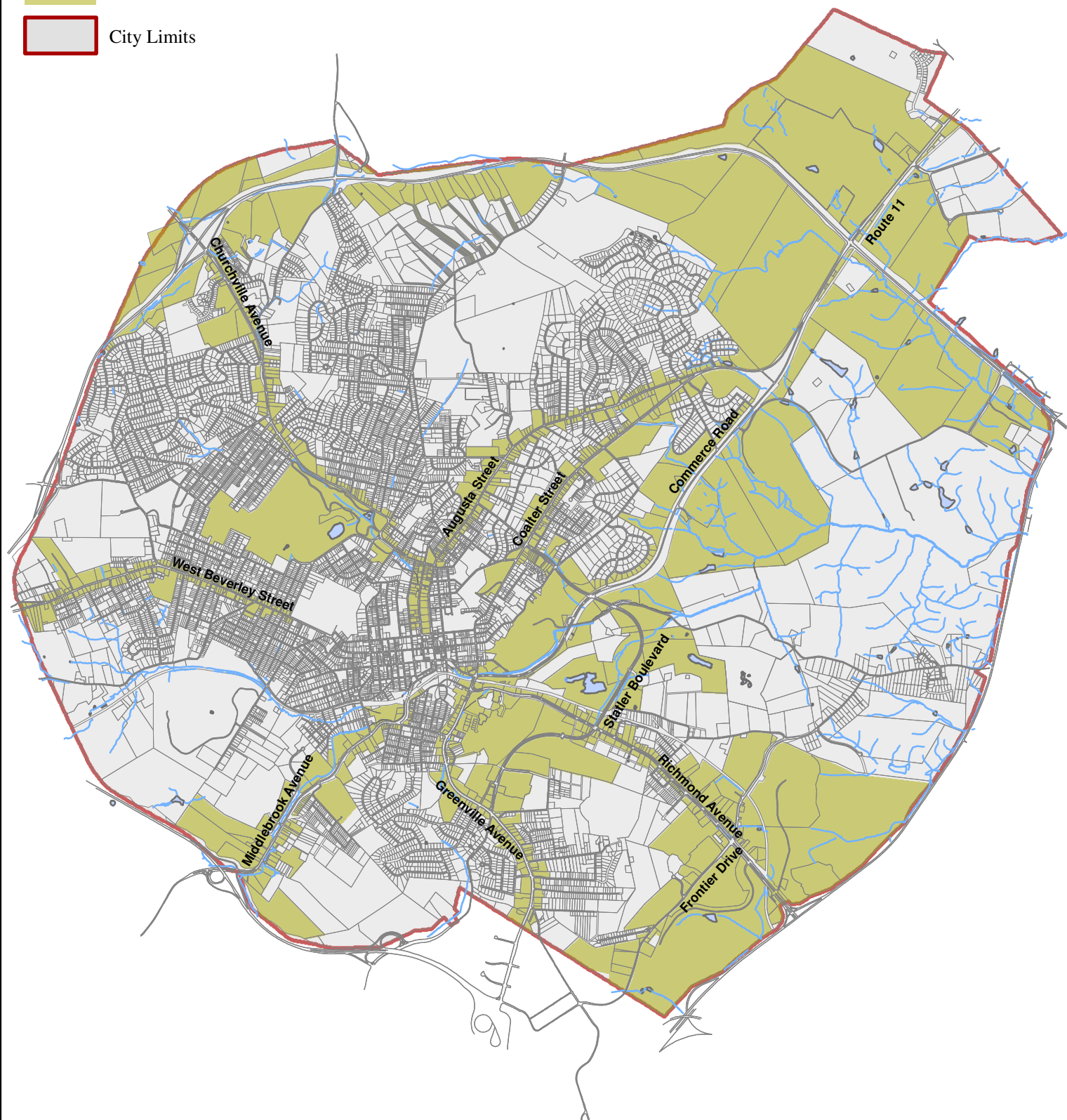


Recommended Land Use



Note: map elements depicted are representations and are not ot be construed or used as legal description; this map is for display purposes only

- Entrance Corridor Overlay District
- City Limits



Entrance Corridor Overlay District, established April, 2008

0 1,950 3,900 7,800 11,700 15,600 Feet



Note: map elements depicted are representations and are not to be construed or used as legal description; this map is for display purposes only

City of Staunton – Priority Initiatives (In No Particular Order)

OPEN SPACE/ENVIRONMENT

- Conserve open space and protect the remaining environmentally sensitive areas in the Staunton-Augusta-Waynesboro region before they are faced with development pressures.
- Encourage sustainability and conservation practices.

COMMUNITY CHARACTER

- Enhance the physical attractiveness of the City through a broad program addressing lighting, signage, and litter control; tree plantings and landscaping; and architecturally appropriate design standards for buildings or structures fronting corridors and thoroughfares.
- Preserve and capitalize on the City's rich historic and architectural character.

PLANNING

- Encourage appropriate new development that is well-planned, compatible, and contributes to the resource base of the City.
- Develop compatible mixed uses as the norm, rather than the exception.

NEIGHBORHOODS AND HOUSING

- Create walkable neighborhoods with emphasis on pedestrian safety and reducing the need for short vehicle trips by residents of high density neighborhoods adjoining major destinations such as the parks, schools, downtown, library, and neighborhood commercial areas.
- Ensure that Staunton's housing stock is an adequate mix to support the citizenry and the City's tax base.

REHABILITATION AND RE-USE

- Promote the conservation and reuse of existing infrastructure and buildings.
- Revitalize blighted and vacant properties.
- Redevelop older, high density areas within the City where utilities and infrastructure already exist.

City of Staunton – Priority Initiatives (In No Particular Order)

TRANSPORTATION AND PARKING

- Reduce the emphasis of parking quantity and increase the importance of parking design and use.
- Provide a variety of transportation options and designs that balance pedestrian, bicycle, auto, and public transportation within the City and among key destinations.

PUBLIC SERVICE AND GOVERNMENT

- Ensure quality and effective public services that meet the needs of residents and businesses while being proportionate to the City's economic base and resources.
- Ensure that the regulatory and approval processes make it easier and more profitable to attract and maintain the type of development the community desires.

ECONOMIC DEVELOPMENT

- Continue development of a vibrant and active downtown area with enhanced business and residential opportunities.
- Aggressively pursue an economic development program that strengthens and broadens the City's economic base, with an emphasis on clean living wage opportunities desirable to the local citizenry
- Take steps to stabilize the population.
- Actively encourage public and stakeholder participation and input for land use and development decisions.

Priority Initiatives

OPEN SPACE/ENVIRONMENT

Conserve open space and protect the remaining environmentally sensitive areas in the Staunton-Augusta-Waynesboro region before they are faced with development pressures.

- a. Encourage developers to designate open space and environmentally sensitive areas first and then design developments around those elements.
- b. Encourage and/or provide incentives for useable open space to be included in all existing and new developments.
- c. Encourage appropriate use of agricultural-forestal districts.
- d. Support efforts to preserve Betsy Bell and Mary Grey mountains. Enhance use of the public area at Betsy Bell and look into the feasibility of conservation easements for both Betsy Bell and Mary Grey.
- e. Limit water and sewer access in areas slated for preservation and open space.
- f. Support development of greenways in the City (especially along streams and creeks).
- g. Work with organizations, agencies, and neighboring localities within the Staunton-Augusta-Waynesboro Region to:
 - i. Develop a regional inventory of environmentally sensitive areas which includes recovery or mitigation of environmentally sensitive areas already affected by development.
 - ii. Promote strong land conservation and direct development towards existing developed or designated growth areas through creation of compatible ordinances within the region.
 - iii. Continue efforts to address stormwater management.
 - iv. Begin planning for conservation of viewsheds and open space along both sides of Rt. 262.
 - v. Promote practices that preserve Lewis Creek as a natural asset to the region.
- h. Discourage further development in the floodplains.
- i. Follow the suggestions and implement the recommendations of the Central Shenandoah Valley's Regional All Hazards Mitigation Plan, paying particular attention to those elements directly related to Staunton.

City of Staunton – Priority Initiatives (In No Particular Order)

- j. Protect and enhance streams and creeks in and around the City, including Lewis Creek, Asylum Creek, Gum Springs Branch, and Poague Run. Activities may include:
 - i. Monitor and improve the water quality. Utilize both public sector and volunteer resources.
 - ii. Organize volunteer litter clean-ups and encourage participation in the "Adopt-a-Stream" program.
 - iii. Educate public officials and the citizenry as to the roles that streams and creeks have played in the historical and economic development of the City and surrounding area. Examine ways to embrace them as economic and physical assets.
 - iv. Pursue potential development of nature observation stations along the stream and creek corridors.
 - v. Undertake riparian restoration where needed. Also encourage landowners to take advantage of cost-share programs for native tree and shrubs plantings along stream and creek corridors running through private lands.
 - vi. Work with Lewis Creek Watershed Advisory Committee to develop a city-wide watershed recognizability program. Such as a standard "guard rail" at all stream crossings to draw residents attention to the presence of the streams passing below the road.
- k. Identify environmentally sensitive areas and assets for Staunton and develop plans for protecting these areas.
- l. Encourage identification and remediation of environmentally compromised areas of the City.

Encourage sustainability and conservation practices.

- a. Promote and support energy conservation.
- b. Seek alternative energy sources for buildings such as geothermal, green roofs, and water turbines.

COMMUNITY CHARACTER

Enhance the physical attractiveness of the City through a broad program addressing lighting, signage, and litter control; tree plantings and landscaping; and architecturally appropriate design standards for buildings or structures fronting corridors and thoroughfares.

- a. Support enhancement and priority implementation of the City's Master Landscaping Plan - especially along entrance corridors and the pedestrian network.

City of Staunton – Priority Initiatives (In No Particular Order)

- b. Support increased landscaping of school grounds.
- c. Develop a homeowner landscaping and stormwater management education program to demonstrate the potential for beautification of neighborhoods, as well as environmental and financial advantages of landscaping. Along with education, provide planning assistance, design advice, and incentives for property owners' landscaping improvements.
- d. Work aggressively to prevent and control litter, through an extensive public education campaign demonstrating the environmental, health, and financial costs to taxpayers caused by littering.
- e. Seek ways to control light pollution. Examples may include, but are not limited to:
 - i. Developing education and incentive programs that highlight the environmental, health, and financial benefits of controlling light pollution and encourage appropriate light design and fixtures.
 - ii. Conducting an assessment of all City-owned facilities, schools, parks, and sports facilities to develop a plan for shielding and/or retro-fitting inappropriate lighting fixtures in order to reduce light trespass, up-lighting, and glare. Promote more energy efficient light sources. Begin shielding city street drop lighting fixtures until they can be retro-fitted with appropriate fixtures.
 - iii. Restricting light trespass from commercial and non-residential establishments onto residential properties. Encourage the shielding of commercial drop lighting until lighting can be retro-fitted with appropriate fixtures.
 - iv. Working with Dominion Virginia Power to supply more efficient, shielded dusk-to-dawn security lights for their customers.
 - v. Requiring appropriate lighting fixtures for all newly developed, redeveloped, or renovated commercial and public facilities. Working with lighting suppliers, contractors, and architects to use more energy efficient and appropriately designed lighting fixtures for their customers.
- f. Seek ways to control excessive pigeon, vulture, vermin, and deer populations.
- g. Continue to support, implement, and maintain an entryways and corridors overlay zone.

Preserve and capitalize on the City's rich historic and architectural character.

- a. Continue support for and cooperative efforts with the Historic Staunton Foundation.
- b. Continue City's emphasis on historic preservation and compliance with the historic preservation ordinance.

City of Staunton – Priority Initiatives (In No Particular Order)

- c. Educate the public on the long-term importance (quality of life, financial, etc.) of maintaining historic standards, despite the added levels of review and requirements.
- d. Assess performance, strengths, and weaknesses of the current historic districts ordinance. Identify opportunities for improvements in achieving desired goals in the most effective manner with the least burden for property owners and developers.
- e. Look to areas beyond the boundaries of the current historic districts for opportunities to add to the districts or to create new districts.
- f. The City, working with neighborhoods and the Historic Staunton Foundation, should identify properties throughout the City of historic or architectural significance - especially those along entrance corridors, thoroughfares, and in transitional neighborhoods.
- g. Support historic preservation and tourism efforts in the City's historic districts. The five historic districts are the Beverley Historic District, the Wharf Historic District, the Stuart Addition Historic District, the Gospel Hill Historic District, and the Newtown Historic District.
- h. Support research into the historic structures in the traditional black community of the Johnson Street Area and possible eligibility as a historic district.
- i. Study potential for a Valley Museum of African-American History to be located at the Booker T. Washington Community Center.
- j. Develop a revolving loan fund (publicly funded, privately funded by the community, or a public-private partnership) to purchase, rehabilitate, and/or resell historic properties whose owners are unwilling or unable to properly maintain the properties.
- k. Take steps to preserve the architectural character of older neighborhoods that may not be included under the "historical" category, but are equally important to the look and feel of the city, especially pre- and post-WWII neighborhoods.
- l. When developed, redeveloped, or renovated, require commercial and retail structures that adjoin residential areas to utilize architectural facades and site features that are consistent with and/or complementary to the surrounding neighborhood(s).

PLANNING

Encourage appropriate new development that is well-planned, compatible, and contributes to the resource base of the City.

- a. Promote the development of Planned Unit Developments and Planned Business Developments with mixed uses, higher densities, more compact designs, usable open space, and protection of viewsheds and environmental features.

City of Staunton – Priority Initiatives (In No Particular Order)

- b. Provide incentives for infill development.
- c. Require utilities in all new developments to be underground rather than overhead, where appropriate.
- d. Promote return of front porches and useable front yards. Examples may include, but are not limited to:
 - i. Encourage new residential parking structures and garages to be located to the side or rear of the home.
 - ii. Limit the number of houses in subdivisions with garages that protrude beyond the front building line.
 - iii. Encourage driveways and parking areas for single-family residential dwellings to terminate on the side or at the rear of houses, not in front (except on-street parking, where applicable).
- e. Educate the public, development community, local officials and staff on the principles and advantages of smart/good development (environmental, health, and financial) and of density and compact building options when properly planned in concert with public and private entities.
- f. Re-evaluate land use and zoning at Richmond Road and Frontier Drive extended to incorporate a mix of commercial, retail and light industrial uses.
- g. Work with the Frontier Culture Museum to encourage that the DeJarnette Property is developed in a manner compatible with Staunton's overall goals and objectives (i.e., architecturally appropriate designs and uses that complement the downtown efforts).
- h. Work with Augusta County to jointly plan the land uses along the Rt. 262 Loop, so that they are consistent with the goals and objectives of both localities; to minimize sprawl; to maintain limited access; and to ensure that residential areas adjoining the Loop do not become over-commercialized.
- i. Develop appropriate neighborhood-commercial service zones at the planned Springhill fly-over and at the Morris Mill Road interchange.
- j. Examine potential planned business uses for properties to the south and north of Rt. 250 West, where they meet Rt. 262.
- k. Work with the Virginia Department of Transportation to determine the appropriate location of additional access off Rt. 262.
- l. Develop a master plan for properties adjoining Rt. 262 both between I-81 and Rt.11 and between Rt. 11 and Springhill Road, including street access, utilities extensions, and appropriate land uses.
- m. Coordinate planning on corridors with efforts to promote quality of life and architectural character.

City of Staunton – Priority Initiatives (In No Particular Order)

Develop compatible mixed uses as the norm, rather than the exception.

- a. Use zoning tools, design guidelines, and neighborhood and stakeholder input to encourage a balanced mix of uses within neighborhoods, especially transition areas.
- b. Encourage appropriate at-home businesses in residential areas and small business owners "living where you work" in commercial and transitional mixed-use zones.
- c. Encourage residential use of upper floors in downtown and in commercial areas that adjoin neighborhoods.

NEIGHBORHOODS AND HOUSING

Create walkable neighborhoods with emphasis on pedestrian safety and reducing the need for short vehicle trips by residents of high density neighborhoods adjoining major destinations such as the parks, schools, downtown, library, and neighborhood commercial areas.

- a. Make restoration and development of a quality pedestrian network a key priority for capital project funding and implementation. Also, initiate an extensive maintenance and enhancement program for existing sidewalks (including repair, landscaping, weed control, street trees, planting strips, and appropriate lighting) and encourage the City to include sidewalk improvements as part of the annual Public Works budget.
- b. Require appropriately landscaped and sized sidewalks within all new developments or major redevelopments with established design, performance, and maintenance standards for sidewalks based on area density and proximity to primary pedestrian destinations.
- c. Create a Pedestrian Access Plan and expand the City's Sidewalk Plan;
 - i. Map the current location of all existing sidewalks and identify widths, conditions, maintenance needs, and access to destinations.
 - ii. Create an implementation schedule for the development of an interconnected pedestrian network.
 - iii. Encourage other types of access beyond pedestrian access.
 - iv. Improve the continuity of sidewalks, pedestrian, and other forms of access throughout the City to improve the transition through neighborhoods and other parts of the City.
- d. Include "walkability" as a primary design criteria for all new public and private development and redevelopment projects.

City of Staunton – Priority Initiatives (In No Particular Order)

- e. Begin a program to make existing, high-density neighborhoods that surround primary destinations more "pedestrian friendly" and make the destinations more accessible to residents of those neighborhoods.
- f. Maximize the safety of students utilizing the school "walk-zone" and encourage and enable walking to school through such programs as "Safe Routes To School".
- g. Complete the pedestrian corridor on Churchville Avenue to connect Downtown to Gypsy Hill Park.
- h. Pursue public safety efforts that ensure neighborhood streets along the pedestrian network are as safe as possible from high speed traffic and crime.
- i. New developments should be integrated into the surrounding neighborhood by requiring the connection of new roads to existing roads of the adjoining neighborhood if at all possible. Avoid cul-de-sacs & isolated neighborhoods if at all possible.
- j. Promote a mix of apartment houses, townhouses, duplexes with shops, small parks, offices, etc.

Ensure that Staunton's housing stock is an adequate mix to support the citizenry and the City's tax base.

- a. Work with agencies and the development community to identify ways to best maintain ample housing choices and affordability without concentrating lowest and highest income levels in one area.
- b. Limit the further breaking up of existing single family homes into multi-unit structures, while also promoting the development and use of accessory dwelling units (such as separate entrance basements, attics, over garages) where the owner lives on premises in the primary dwelling unit.
- c. Encourage and facilitate development of apartments, condominiums, and townhouses for upper floors of downtown commercial buildings.
- d. Develop a city-wide housing plan that addresses housing issues at all levels, including affordable housing, blighted areas, historic restoration, and housing for the elderly.
- e. Encourage the City and the Redevelopment and Housing Authority to take a more active role in addressing housing needs throughout the city.
- f. Seek ways to encourage potential homebuilders to choose established neighborhoods for appropriate infill projects where infrastructure and services already exist.

City of Staunton – Priority Initiatives (In No Particular Order)

- g. Work with real estate agents and other groups to promote the attraction and distinctiveness of living in older neighborhoods.

REHABILITATION AND RE-USE

Promote the conservation and reuse of existing infrastructure and buildings.

- a. Provide tools and incentives for private rehabilitation of all older structures, not just those in historical or blighted neighborhoods (e.g., grants, low interest loans, planning and design, environmental hazard abatement advice and assistance, rehab strategy, tax abatement).
- b. Review the Rehab Abatement Program to see how it could be revised to allow for less extensive rehabilitation (than is currently required) for the homeowner to benefit.
- c. Educate the public on how to economically and safely address potential environmental hazards (lead paint, asbestos, and mold).
- d. Develop a revolving loan fund (publicly funded, privately funded by the community, or a public-private partnership) to rehabilitate and/or redevelop properties that do not fit the criteria for the Block-By-Block or Habitat For Humanity programs.
- e. Work with faith-based and community organizations to provide for general upkeep of homes where residents are physically or financially unable to maintain the property.
- f. Maintain a prioritized inventory of potential projects that organizations or volunteers could perform for the benefit of a neighborhood or the City in general.
- g. Continue to apply for funding from state, federal, private, and non-profit programs for neighborhood improvements throughout the City.
- h. Emphasize proactive maintenance of existing structures and properties.

Revitalize blighted and vacant properties.

- a. Continue support for and expansion of rehabilitation programs.
For example:
 - 1. Block By Block
 - 2. Habitat For Humanity
- b. Inventory vacant properties and buildings throughout the City and identify potential uses that could or would be viable with appropriate zoning changes.
- c. Encourage the City Treasurer to aggressively pursue the auction of tax delinquent or abandoned properties.

City of Staunton – Priority Initiatives (In No Particular Order)

- d. Seek ways to address the issue of absentee landlords in blighted areas and aggressively encourage or require maintenance and upgrades of deteriorating properties.
- e. Develop a community partnership between public safety officials and residents to address issues of crime (particularly, drug dealing) in blighted neighborhood areas.

Redevelop older, high density areas where utilities and infrastructure already exist.

- a. Make neighborhood revitalization a high priority of the City.
- b. Develop plans and programs for retro-fitting existing single-use developments into walkable, mixed-use viable neighborhoods.
- c. Examine lot size, setback, and parking requirements for opportunities to improve flexibility in older neighborhoods and redevelopment areas.
- d. Encourage compatible, in-fill development on vacant lots.
- e. Encourage continued redevelopment of commercial brownfields areas.
- f. Develop a prioritized list of potential redevelopment opportunities. Provide planning and design assistance for potential investors and developers, as well as opportunities for public-private partnerships.
- g. Encourage compatible local businesses to locate within residential neighborhoods.
- h. Support efforts to improve and revitalize the business strip along West Beverley Street from Lewis Street to the intersection of West Beverley Street and Frederick Street at Thornrose Cemetery (Including mixed uses, where appropriate, on West Beverley from Jefferson to Thornrose).
- i. Support continued revitalization and redevelopment of the Johnson Street area.
- j. Support efforts to improve and revitalize the Central Avenue business corridor bounded by Lewis Street, Churchville Avenue, Augusta Street, and Frederick Street.
- k. Support efforts to improve and revitalize the business strip along West Beverley Street from Thornrose Cemetery to the city limits.
- l. Encourage appropriate reuse of the large vacant structures throughout the City such as the Staunton Manor property on Rt. 250 west.

TRANSPORTATION AND PARKING

Reduce the emphasis of parking quantity and increase the importance of parking design and use.

City of Staunton – Priority Initiatives (In No Particular Order)

- a. Scale commercial parking requirements to typical use, rather than capacity use, by lowering the minimum level of parking required and limiting the total amount of hard surface parking permitted.
- b. Reduce parking requirements by allowing and promoting shared parking and dual use - especially for redevelopment, transitional areas, and planned mixed-use development.
- c. Require landscaping and a safe, user-friendly pedestrian network with designated walkways and crossings within commercial and public parking areas.
- d. Maintain incentives for retro-fitting excess hard surface commercial parking areas to landscaped areas.
- e. Where appropriate, move parking to side and rear of commercial and public buildings rather than the front.
- f. Examine ways to ensure maximum utilization of downtown parking garages and public lots.
- g. Consider extending local parking zones for neighborhoods adjoining Downtown. Minimize the cost and inconvenience of obtaining and using residential passes.
- h. Consider additional parking garages in the City.

Provide for a variety of transportation options and designs that balance pedestrian, bicycle, auto, and public transportation within the City and among key destinations.

- a. Develop alternative approaches to street designs in order to ensure that the roads and intersections are scaled to the neighborhoods.
- b. Evaluate each new VDOT project from the standpoint of sidewalks, pedestrian safety, bicycle access, and the impact on existing neighborhoods before final design.
- c. Install traffic calming devices for heavily traveled thoroughfare streets that go through neighborhoods (example: Donaghe Street, Springhill Road, Grubert Avenue, Stuart Street, North Augusta) and streets going through school "walk-zones."
- d. Develop safe, designated street crossings and ingress/egress points so that pedestrians from adjoining high-density neighborhoods can walk to and from primary destinations (parks, schools, library, downtown, neighborhood commercial areas, etc.) without the need for short vehicle trips.
- e. Re-examine traffic routing patterns for opportunities in which through traffic might be dispersed or re-routed, rather than being concentrated through older, established neighborhoods.

City of Staunton – Priority Initiatives (In No Particular Order)

- f. Maintain ways to provide tourists with easier access from Interstates 81 and 64 to downtown and traffic routing in and around the downtown area to ensure the best possible viewsheds for those entering the City's core.
- g. Collaborate with employers and neighboring localities to promote ride-sharing and at-home work options.
- h. Develop the Montgomery Avenue Connector Road.
- i. Maintain strong opposition to the Virginia Department of Transportation's proposed plan for a Service/Access Road Exit off I-81 for Staunton.
- j. Extend trolley routes and provide better information on schedules.
- k. Continue to make Staunton more bike-friendly by adding more bike racks, especially at trolley stops, creating more bike lanes especially as streets are built or widened, linking greenways with bike trails and paths, and reorienting sewer grates to make it easier for bikes to ride across.
- l. Pursue safe pedestrian networks in and between all neighborhoods.

PUBLIC SERVICE AND GOVERNMENT

Ensure quality and effective public services that meet the needs of residents and businesses while being proportionate to the City's economic base and resources.

Recreation:

- a. Provide appropriate facilities and programs to adequately meet the recreational needs of the general community.
- b. Continue to support and provide facilities for active and passive recreation activities that provide opportunities for social interaction, including soccer, baseball, softball, football, basketball, swimming, skateboarding, rollerblading, crafts, knitting, and bird-watching.
- c. Work with the local YMCA and similar organizations to provide joint programs and to supplement each other's offerings.
- d. Maintain a wide variety of recreation programs for seniors.
- e. Continue to support the network of parks; small and large.

Public Safety:

- a. Closely monitor personnel and equipment needs of the public safety departments (police, fire, rescue) to ensure that an optimum level of public safety and protection is maintained for Staunton's citizens, homes, and businesses.

City of Staunton – Priority Initiatives (In No Particular Order)

- b. Continue and promote public safety education and prevention programs for police, fire, and rescue services in schools, neighborhoods, and other settings.
- c. Develop a volunteer "Crime Watch" program for parks, public areas, and along the pedestrian network leading to and from destinations.
- d. Develop a "Fire Watch" program for any areas of the city that border forested lands and have high potential for wildfires.
- e. Continue support for "closest to call" joint response agreement with Augusta County Fire Department.
- f. Ensure that the City is prepared in the event of a natural disaster or terrorism here or in neighboring regions where it could significantly affect the City or its residents.

Schools:

- a. Support efforts to maintain a quality school system, but recognize the constraints of the City's entire budget.
- b. Encourage the continued renovation and upgrade of existing, neighborhood-based schools.
- c. Encourage more utilization of schools as neighborhood focal points and gathering centers for after hours and community activities when schools are not in session.
- d. Study potential for utilizing school grounds and playgrounds as neighborhood "mini-parks" on weekends and during summers when schools are out of session.
- e. Continue to capitalize on the excellent schools, colleges, and universities in the region to assist with the implementation of planning objectives. Utilize student interns and classes to conduct research; and seek input from professors and students in developing innovative options and in evaluating alternative approaches.

Library:

- a. Support continued maintenance/enhancement of the Library facilities and encourage family-friendly programs and services.

Social Services:

- a. Ensure that Staunton only has responsibility for a proportionate number of social service clients for its size and capabilities.

Utilities and Infrastructure:

City of Staunton – Priority Initiatives (In No Particular Order)

- a. Discourage extension of water and sewer utilities into areas where they might promote the development of identified environmentally critical areas.
- b. Continue to fund and seek funding for critical stormwater control facilities and flood mitigation activities.
- c. Continue to require sidewalks and curb and guttering for all new developments and major renovations, but allow for flexibility in design, so long as the edge of the street is maintained and stormwater is controlled.
- d. Make the City of Staunton a model of energy efficiency and renewable energy utilization. Encourage green initiatives and integrate emerging technologies.

Ensure that the regulatory and approval processes make it easier and more profitable to attract and maintain the type of development the community desires.

- a. Work with stakeholders (including developers, contractors, investors, real estate agents, architects, land surveyors, and bankers) to evaluate the regulatory and approval processes.
- b. Develop zoning regulations and design goals in a graphical / pictorial format.

ECONOMIC DEVELOPMENT/TOURISM

Continue development of a vibrant and active downtown area with enhanced business and residential opportunities.

- a. Continue to support the Staunton Downtown Development Association and the downtown revitalization efforts.
- b. Support efforts of Staunton Cultural Development Alliance, American Shakespeare Center, Woodrow Wilson Presidential Library, R.R. Smith Center for History and Art, Staunton Performing Arts Center, Frontier Culture Museum, and others to expand arts and cultural opportunities for Staunton's residents and visitors.
- c. Encourage development and redevelopment that stimulates increased pedestrian activity in the downtown and adjoining transitional areas.
- d. Promote outdoor dining, outdoor sales by downtown businesses, festivals, community gatherings, and other activities that encourage pedestrian activity and increase social interaction in the downtown area.
- e. Pursue the establishment of more "basic services" businesses such as a grocery store, laundry, and pharmacy for residents of downtown and adjoining neighborhoods.

City of Staunton – Priority Initiatives (In No Particular Order)

- f. Pursue the establishment of more downtown businesses that cater to children and families.
- g. Continue to educate commercial owners and potential business operators on the benefits available within enterprise zones.
- h. Continue to work with the County of Augusta to pursue alternatives to maintain the Augusta County Court facilities in Downtown Staunton.

Aggressively pursue an economic development program that strengthens and broadens the City's economic base, with an emphasis on living wage opportunities desirable to the local citizenry.

- a. Support the goals of the City's Economic Development Plan, including:
 - i. Short Term Priorities:
 - Destination retail
 - Tourism
 - White collar service businesses
 - Manufacturing (for industrial parks)
 - ii. Long Term Priorities:
 - Workforce skill development
 - Development of higher paying jobs
 - Small business development
- b. Promote and fill the Greenhills Industrial Park and the Staunton Gateway.
- c. Work cooperatively with Augusta County and Waynesboro to achieve joint economic development goals.
- d. Continue to endorse the Central Shenandoah Valley's Regional Strategic Initiatives.
- e. Actively participate in the Shenandoah Valley Partnership, the Shenandoah Valley Technology Council, the Shenandoah Valley Workforce Investment Board, the Central Shenandoah Planning District Commission, and similar organizations that promote the economic health and well-being of Central Shenandoah Valley residents and businesses.
- f. Support the efforts of the Staunton Convention and Visitors Bureau, American Shakespeare Center, Woodrow Wilson Presidential Library, R. R. Smith Center for History and Art, Staunton Performing Arts Center, Frontier Culture Museum, and others to make Staunton and the surrounding area a tourism destination.
- g. Pursue development of key special projects including the Globe Theater, and the Staunton Performing Arts Center.
- h. Work cooperatively with Augusta County and Waynesboro, as well as the Shenandoah Valley Travel Association to achieve joint tourism goals.

City of Staunton – Priority Initiatives

(In No Particular Order)

- i. Support an agricultural processing plant in the area to give farmers a way to market and process farm products locally.
- j. Encourage medical and educational uses in the downtown area.
- k. Maintain support for a “green business” incubator located in Staunton.

Encourage a demographically diverse and growing population.

- a. Recruit a mix of young professionals, families, and recent retirees to Staunton.
- b. Develop incentives for young adults to return to the city after completing college or after starting a family.
- c. Capitalize on the financial resources and life experiences that new retirees bring to the City.
- d. Ensure adequate facilities and programs are available to support the City's older citizens.
- e. Empower Staunton's older citizens to remain active in the community. Encourage volunteerism, promote the hiring of seniors, and foster an Advisors Guild or Mentor Program in which retired persons share their knowledge and talents with young people.

Actively encourage public and stakeholder participation and input for land use and development decisions.

- a. Promote and help groups like Community Involvement and Awareness, Rebuilding Augusta, Habitat for Humanity, as well as faith-based, civic, and service organizations to play key roles in neighborhood improvement and revitalization efforts - especially in older, established neighborhoods. Strongly encourage development of neighborhood and commercial associations, such as the Newtown Neighborhood Association and the Newtown Center Business Guild.
- b. Assist neighborhood groups in conducting "neighborhood visioning" exercises to design specific goals for neighborhoods and to identify area needs and desires.
- c. Bring the development community (including developers, investors, contractors, architects, real estate agents, bankers, and business owners), as well as other key stakeholders, into the neighborhood visioning processes for a private sector perspective on how neighborhoods might be developed, redeveloped, or rehabilitated.
- d. Hold joint meetings at least annually, or more often as needed, between Staunton, Augusta County, and Waynesboro Planning Commissions to identify regional solutions to common issues and objectives.

City of Staunton – Priority Initiatives (In No Particular Order)



Staunton 2020 Transportation Plan

Developed for the
Transportation Planning Division

of the

Virginia Department of Transportation

in cooperation with the

U.S. Department of Transportation, Federal Highway Administration

and the

City of Staunton

October 2003

Staunton 2020 Transportation Plan

INTRODUCTION

The *Staunton 2020 Transportation Plan* (the Plan) was developed as a cooperative effort between the Federal Highway Administration, the Virginia Department of Transportation (VDOT), and the City of Staunton. The Plan is the product of a study that evaluated the transportation system in Staunton and recommended a set of transportation improvements to best satisfy existing and future transportation needs. The study identified needs based on the engineering analysis, capacity, and safety of the transportation system.

Effective transportation systems are essential to continued local and statewide economic growth and development. Providing safe, effective and efficient movement of people and goods is a basic goal of all transportation programs in Virginia. It is with this basic goal in mind, and with further consideration of environmental issues and local government transportation objectives, that this Plan was developed.

VDOT will use this Plan when evaluating requests from the City of Staunton for specific transportation projects, and when implementing projects on the VDOT-maintained roadway system. The recommendations in this *Staunton 2020 Transportation Plan* will also be used as part of the VDOT statewide transportation planning process to ensure that local transportation projects are compatible with and support transportation improvements both statewide and in neighboring localities.

STUDY AREA AND THOROUGHFARE SYSTEM

Staunton is located near the geographic center of Augusta County. It lies in the Shenandoah Valley, between the Blue Ridge Mountains to the east and the mountains of George Washington National Forest to the west. The city is located at the junction of Interstate 81 (north-south) and the western terminus of the eastern leg of Interstate 64. (I-64 continues to the west from Lexington, 30 miles south of Staunton.) Staunton is also at the junction of U.S. Route 11 and U.S. Route 250. The city covers an area of 19.8 square miles.

The area around Staunton was settled in 1732, and the city's lot and street system dates back to 1747. The city is the home of Mary Baldwin College, which was founded in 1842, and Western State Hospital, which was founded in 1828. It is also home to the Virginia School for the Deaf and Blind and the Staunton Correctional Center. The city has also historically served as a hub for the surrounding agricultural community. With the construction of a rail line in the 1800s, the city's value increased as a depot for grain shipments bound to points east. Today, the local economy is sustained chiefly by manufacturing companies. Staunton serves as the seat of Augusta County.

The city was spared the damage that many other communities in the Shenandoah Valley suffered during the Civil War. As a result, many homes and buildings from the 18th and early 19th century are still standing. The city has had an active historic preservation movement for many years, and in 2001 was designated by the National Trust for Historic Preservation as one of its "Dozen Distinctive Destinations" in the United States, an award given for planning and historic preservation efforts.

A subset of the city's roadway network is designated as the urban thoroughfare system. The thoroughfare system includes roads that are functionally classified as collectors or arterials. Arterial roads serve as the major traffic-carrying facilities in the area. Collector roads carry a lesser volume of traffic and feed traffic to the arterial roadways. The focus of the *Staunton 2020 Transportation Plan* is the thoroughfare system. Also, in addition to roadways, improvements to the following other modes of transportation have been evaluated as part of this study: parking; bicycle and pedestrian facilities; intercity rail, bus, and air travel; transit and paratransit; taxi; and the movement of goods.

Staunton 2020 Transportation Plan

DEMOGRAPHIC OVERVIEW

In the last U.S. Census conducted in 2000, the population of Staunton was recorded as 23,853. This represents a slight decline from the city's 1990 population of 24,461. Based on these figures and input from local officials, the city's population is expected to remain steady or decline slowly through the 20-year horizon of this study. The primary industries in Staunton relate to education and manufacturing. In addition to Mary Baldwin College and Western State Hospital, Staunton is home to Unifi Corporation, Teno Films, Staunton Metal Recyclers and Best Buy, which has a distribution center in Staunton. Spokesmen for each company expect the number of jobs with each of these local employers to remain steady or increase slightly in the foreseeable future.

SUMMARY OF APPROACH AND ANALYSIS METHODS

This transportation plan was developed using a process that included:

- Data Collection
- Forecasting of Future Traffic Demands
- Development of Recommendations to Meet Existing and Future Transportation Needs
- Coordination with Staunton Citizens and Government Officials
- Environmental Overview and Plan Documentation

Recommendations for the Staunton 2020 Transportation Plan are based on a comprehensive review of the capacity, safety, and geometry of the roadway system as well as on other issues that affect the area's transportation system, such as parking, other modes of transportation, and goods movement. The recommendations were divided into three phases. Phase One recommendations apply to existing deficiencies and the most immediate transportation needs of the area. Phase Two recommendations apply to transportation improvements needed by the year 2010, and Phase Three recommendations are long-term projects needed by 2020.

PHASE ONE: BASE YEAR (2000) RECOMMENDATIONS

This study identified current deficiencies in the Staunton transportation system. Potential deficiencies in the existing transportation system included traffic flow and safety concerns, parking, and goods movement by truck. Six projects were identified as short-term, immediate improvements and are described below.

Greenville Avenue at Statler Boulevard

To reduce the number of accidents occurring due to driveways near the intersection, left turns from these driveways should be prohibited. It is recommended that medians approximately 500 feet long be constructed on both Greenville Avenue approaches to the intersection.

Richmond Avenue at Statler Boulevard

Improve intersection capacity by adding a second left-turn lane on Statler Boulevard southbound to Richmond Avenue eastbound. The left-turn traffic currently exceeds 500 vehicles per hour during the PM peak hour.

Commerce Road at Woodrow Wilson Parkway

Install deer crossing signs to warn motorists in the vicinity of the intersection.

Commerce Road at Coalter Street

Enhance safety for the eastbound right-turn movement. Remove the yield sign and install a pedestal signal to control eastbound right turns. The appropriate signal phasing and timing modifications would be implemented.

Beverly Street at Augusta Street

Warn motorists approaching the intersection that a signal is ahead by installing warning signs on each approach.

Staunton 2020 Transportation Plan

Churchville Avenue from Augusta Street to Lewis Street

Construct left turn lanes to alleviate congestion caused by the close proximity of intersections. This project is included in the Virginia Transportation Six-Year Program with construction anticipated to begin in FY 2005-2006.

PHASE TWO: INTERIM YEAR (2010) RECOMMENDATIONS

The interim year recommendation for the *Staunton 2020 Transportation Plan* addresses an existing deficiency, but based on projected costs and potential impacts, would require a number of years to plan and fund.

Hampton Street from Middlebrook Avenue to Greenville Avenue

Increase roadway capacity of the two-lane collector to accommodate projected traffic volumes of more than 19,000 vehicles per day. It is recommended that Hampton Street be widened to a four-lane section with a median.

PHASE THREE: FUTURE YEAR (2020) RECOMMENDATIONS

The Phase Three recommendations in the *Staunton 2020 Transportation Plan* are intended to support the economic and business needs of the community while enhancing both the appeal and traffic operations of the Staunton downtown area. Eleven projects fit in this category for Staunton.

Beverly Street at Frederick Street

Increase intersection capacity to accommodate projected traffic growth. A traffic signal should be installed when the warrants set forth in the Manual on Uniform Traffic Control Devices (MUTCD) are met.

Churchville Avenue at Englewood Drive

Increase intersection capacity to accommodate projected traffic growth. A traffic signal should be installed when the warrants set forth in the MUTCD are met.

Coalter Street at Frederick Street

Increase intersection capacity to accommodate projected traffic growth. A traffic signal should be installed when the warrants set forth in the MUTCD are met.

Donaghe Street at Lambert Street

Increase intersection capacity to accommodate projected traffic growth. A traffic signal should be installed when the warrants set forth in the MUTCD are met.

Commerce Road at Statler Boulevard

A second left-turn lane should be constructed to accommodate a projected left-turn volume of almost 500 vehicles per hour during the PM peak hour for the Statler Boulevard westbound to Commerce Road southbound movement.

Edgewood Road from Augusta Avenue to Coalter Street

With future traffic volumes of more than 14,000 vehicles per day expected on Edgewood Road, the recommendation is to widen the roadway to four lanes with a median from Coalter Street to Augusta Avenue.

Churchville Avenue from Grubert Avenue to Thornrose Avenue

To accommodate increased traffic volume, widen Churchville Avenue to four lanes with a median from Grubert Avenue to Thornrose Avenue. The recommendation includes improving the geometry at the intersection of Churchville Avenue and Thornrose Avenue by removing the offset.

Bridge Street from Middlebrook Avenue to Stuart Street

To accommodate increased traffic volume, widen Bridge Street to four lanes with a median. The recommendation will include widening the bridge and improving the turning radii at both ends of Bridge Street.

Staunton 2020 Transportation Plan

Richmond Avenue from Statler Boulevard to Frontier Drive

Construct frontage roads to provide safer, more efficient access to businesses located along Richmond Avenue between Statler Boulevard and Frontier Drive. This improvement is listed in the development phase of the Virginia Transportation Six-Year Program (FY 2003-2008).

Frontier Drive from South Corporate Limit to Richmond Avenue

To accommodate projected traffic volumes of almost 14,000 vehicles per day, widen roadway to four lanes with a median. This improvement could be implemented in phases, beginning at Richmond Avenue and proceeding south as development occurs.

Richmond Avenue from Frontier Drive to I-81 Ramps

With future traffic volumes of more than 36,000 vehicles per day expected on Richmond Avenue and anticipated future development on Frontier Drive, widening the roadway to six lanes with a median from Frontier Drive to I-81 Ramps is recommended. This recommendation is consistent with the Interstate 81 Improvement Study.

OTHER MODES AND GOODS MOVEMENT

In developing the *Staunton 2020 Transportation Plan*, all modes of travel were considered. The Plan also considers the quality of the local transportation system for the movement of goods for commercial purposes.

The City of Staunton operated a bus system in the 1970s and 1980s which was discontinued due to low ridership. City officials have considered a downtown trolley system and the feasibility of the trolley should continue to be investigated. Intercity bus service is not provided directly to Staunton. However, Greyhound has a terminal in nearby Verona. The city also provides the community with a paratransit service, the Coordinated Area Transportation System (CATS). CATS is available on demand from 6 a.m. to 6 p.m. on weekdays. Taxi service is available from a single taxi company, City Cabs, operating out of Waynesboro. City Cabs offers service to Staunton 24 hours a day, 7 days a week.

The city is served by intercity rail three days a week. Amtrak operates a station in the Wharf area of the city. Service is via Amtrak's Cardinal line, which runs east through Charlottesville to Washington, DC, and west through West Virginia to Chicago, Illinois. Commercial air service is available out of the Shenandoah Regional Airport, about 10 miles north of Staunton. U.S. Air runs commercial passenger service to Pittsburgh from this location.

Most goods movement in and through Staunton is accomplished by truck. While truck flow through the city is generally adequate, several of the proposed roadway recommendations will improve truck access for shippers by reducing congestion and making turning movements easier. Limited shipping via the CSX railroad was also reported.

LOCAL PROJECTS

The City of Staunton identifies, plans, and implements transportation projects as part of its capital improvement process. Six local projects were identified by the City for inclusion in this Plan.

Northeast Connector from National Avenue to 0.9 miles west of Commerce Road

Construct an urban two-lane facility on new alignment to divert traffic east of Staunton's downtown.

Northeast Connector from Woodlee Heights to Commerce Road

Construct an urban two-lane facility on new alignment to divert traffic west of Staunton's downtown.

Local Road Extension from Local Road to Northeast Connector

Provide access to the Northeast Connector for traffic on Springhill Road. The recommendation is to construct a two-lane facility connecting the existing local road to the Northeast Connector.

Staunton 2020 Transportation Plan

Southeast Connector from Frontier Drive to Richmond Avenue

Construct a roadway on new alignment to divert traffic from the downtown intersections in Staunton.

Montgomery Avenue Extension

Extend existing Montgomery Avenue from existing southbound terminus to Middlebrook Avenue to help the flow of goods movement traffic to industrial facilities.

Woodrow Wilson Parkway (Route 275) Access

Plan for adequate access along Woodrow Wilson Parkway for proposed development. Residential development planned between Springhill Road and Route 11 will require a new access point onto Woodrow Wilson Parkway. Review of the intersection design by City and VDOT staff will be necessary upon submission of development plans to ensure adequate capacity.

ENVIRONMENTAL OVERVIEW

An environmental overview was conducted for the *Staunton 2020 Transportation Plan*. No environmental features were identified in Staunton that would preclude the implementation of any of the included recommendations.

LOCAL COORDINATION AND CITIZEN PARTICIPATION

The development of the *Staunton 2020 Transportation Plan* included coordination meetings with City officials and a public meeting with citizens, local officials, and VDOT representatives.

The three coordination meetings held for this study were: 1) a kick-off meeting, (2) an existing conditions meeting, and (3) a draft recommendations meeting. The kick-off meeting, held in January 2000, enabled the project team to discuss the purpose and scope of the study, the schedule for data collection, Plan preparation, and the coordination process. At the second meeting, held in October 2001, the project team presented the results of the base year and horizon year traffic analyses and discussed potential projects to satisfy projected transportation needs. During a third meeting, held in December 2001, a draft set of transportation improvements was developed by the project team, City officials, and VDOT representatives.

A public meeting was held May 25, 2002 to present the draft Plan to City officials, citizens and other interested parties. Meeting participants were invited to provide comments on the draft Plan that were considered in the development of the final *Staunton 2020 Transportation Plan*.

PLAN ADOPTION

The Staunton City Council voted to adopt the *Staunton 2020 Transportation Plan* on October 24, 2002.

ADDITIONAL INFORMATION

Detailed information on the development of the *Staunton 2020 Transportation Plan* and the study recommendations will be included in the *Staunton 2020 Transportation Plan Technical Report*. This document will be available for review at the Staunton City Hall and the local library. The technical report will also be available in Richmond at the central office of VDOT's Transportation Planning Division, the VDOT District office in Staunton, and the VDOT Residency office in Verona.

Projects in the Virginia Transportation Six-Year Program (FY 2004-2009) are included as part of the Staunton 2020 Transportation Plan. The Six-Year Program can be reviewed online at www.VirginiaDOT.org.

Information on Six-Year Program projects for the City of Staunton can also be obtained by contacting the VDOT Resident Engineer at the Harrisonburg Residency Office (540-332-8989).

Staunton 2020 Transportation Plan

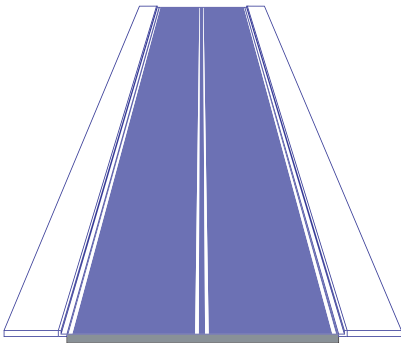
Route	Facility Name	From	To	Road Segment Length	Recommendation	Estimated Cost [1]	Existing Typical Section	Recommended Typical Section	Average Daily Traffic		
									Year 2001	Year 2010	Year 2020
	Beverly Street	Frederick Street	N/A	N/A	Install signal	\$180,000	N/A	N/A	N/A	N/A	N/A
250	Churchville Avenue	Englewood Drive	N/A	N/A	Install signal	\$180,000	N/A	N/A	N/A	N/A	N/A
	Coalter Street	Frederick Street	N/A	N/A	Install signal	\$180,000	N/A	N/A	N/A	N/A	N/A
	Donaghe Street	Lambert Street	N/A	N/A	Install signal	\$180,000	N/A	N/A	N/A	N/A	N/A
11	Commerce Road	Statler Boulevard	N/A	N/A	Add left-turn lane on Statler Boulevard westbound to Commerce Road southbound	\$549,000 [2]	N/A	N/A	N/A	N/A	N/A
909	Edgewood Road	Augusta Street	Coalter Street	0.3	Widen to 4 lanes with median	\$2,385,000 [3]	U2	U4D	12,190	13,400	14,600
915	Hampton Street	Middlebrook Avenue	Greenville Avenue	0.2	Widen to 4 lanes with median	\$1,590,000 [3]	U2	U4D	16,300	17,900	19,600
250	Churchville Avenue	Grubert Avenue	Thornrose Avenue	1.0	Widen to 4 lanes with median; includes removing offset at Thornrose Avenue	\$7,950,000 [3]	U2	U4D	13,700	15,100	16,400
902	Bridge Street	Middlebrook Avenue	Stuart Street	0.2	Widen to 4 lanes with median	\$1,590,000 [3]	U2	U4D	9,320	10,300	11,200
912	Frontier Drive	Southern Corporate Limits of Staunton	Richmond Avenue	1.0	Widen to 4 lanes with median	\$7,950,000 [3]	U2	U4D	7,700	10,800	13,900
11	Greenville Avenue	Statler Boulevard	N/A	N/A	Construct medians on Greenville Ave intersection approaches	\$600,000 [4]	N/A	N/A	N/A	N/A	N/A
250	Richmond Avenue	Statler Boulevard	N/A	N/A	Add left-turn lane on Statler Boulevard southbound to Richmond Avenue eastbound	\$549,000 [2]	N/A	N/A	N/A	N/A	N/A
11	Commerce Road	Woodrow Wilson Parkway	N/A	N/A	Install deer crossing signs	\$24,000 [5]	N/A	N/A	N/A	N/A	N/A
11	Commerce Road	Coalter Street	N/A	N/A	Modify signal to include control of eastbound right turn; remove yield condition	\$45,000	N/A	N/A	N/A	N/A	N/A
11 / 250	Augusta Street	Beverly Street	N/A	N/A	Install signal warning signage	\$9,000 [5]	N/A	N/A	N/A	N/A	N/A
250	Richmond Avenue	Frontier Drive	I-81 Ramps	1.1	Widen to 6 lanes with median, including new westbound bridge deck	\$12,393,000 [6]	U4D	U6D	30,300	33,300	36,400
	Northeast Connector	National Avenue	0.9 Miles West of Commerce Road	3.0	Construct roadway on new alignment	\$9,450,000 [7][8]	N/A	U2	N/A	N/A	N/A
	Northeast Connector	Woodlee Heights	Commerce Road	3.0	Construct roadway on new alignment	\$9,450,000 [7][8]	N/A	U2	N/A	N/A	N/A
	Local Road Extension	Local Road	Northeast Connector	0.3	Extend existing Local Road	\$945,000 [7][8]	N/A	U2	N/A	N/A	N/A
	Southeast Connector	Frontier Drive	Richmond Avenue	1.5	Construct roadway on new alignment	\$4,725,000 [7][8]	N/A	U2	N/A	N/A	N/A
	Montgomery Avenue Extension	Existing southern terminus of Montgomery Ave	Middlebrook Avenue	0.5	Extend existing Montgomery Avenue	\$1,575,000 [7][8]	N/A	U2	N/A	N/A	N/A
250	Churchville Avenue	Lewis Street	Augusta Street	0.1	Construct Left Turn Lanes (Improved typical section would be U2 plus left turn lanes.)	\$3,356,000 [9]	U2	U2	11,850	13,000	14,200
250	Richmond Avenue	Statler Boulevard	Frontier Drive	1.0	Corridor Improvements (Service Roads)	\$4,340,000 [9]	U4D	U4D	25,500	28,000	30,600
ESTIMATED TOTAL THOROUGHFARE SYSTEM COST						\$44,050,000 [8]					

Staunton 2020 Transportation Plan

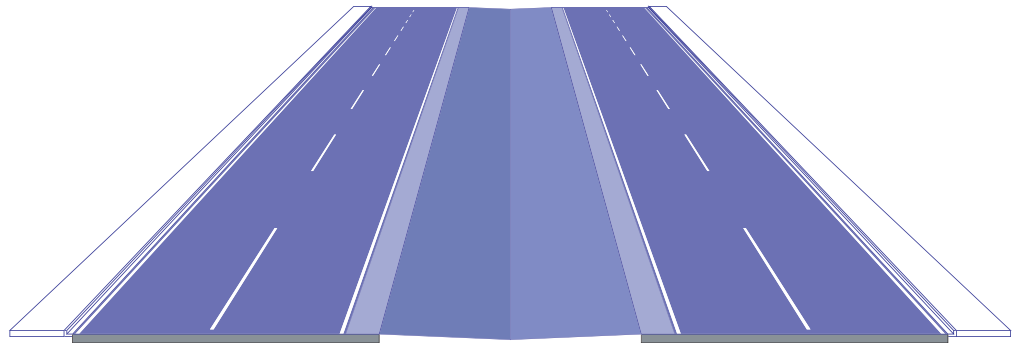
Notes:

- [1] Cost estimates included in this table are planning level costs in year 2000 dollars. These cost estimates are based on statewide unit cost averages and should be used for planning purposes only. Actual construction and right-of-way costs may vary based on local conditions.
- [2] Cost estimate covers 500' parallel lane and 700' taper on a 2 lane road.
- [3] Assumes a unit cost of \$5,300,000 per mile plus 50 percent of total construction cost for right of way acquisition and utilities.
- [4] Cost estimate assumes \$1,000,000 per lane mile for 2,000 feet of reconstructed lane with median, \$25,000 for reconstruction of one quadrant plus 50% of total construction cost for right-of-way acquisition.
- [5] Assumes a unit cost of \$3,000 per sign.
- [6] Assumes a unit cost of \$6,900,000 per mile plus 50 percent of total construction cost for right of way acquisition and utilities. Assumes a unit cost of \$105 per square foot of bridge deck.
- [7] Assumes a cost of \$2,100,000 per mile for U2 (26' - 30') roadway plus 50 percent for right of way and utilities.
- [8] Local projects are not included in total thoroughfare system cost.
- [9] Included in 2004-2009 Six-Year Program (Development Phase).
- N/A Not Applicable

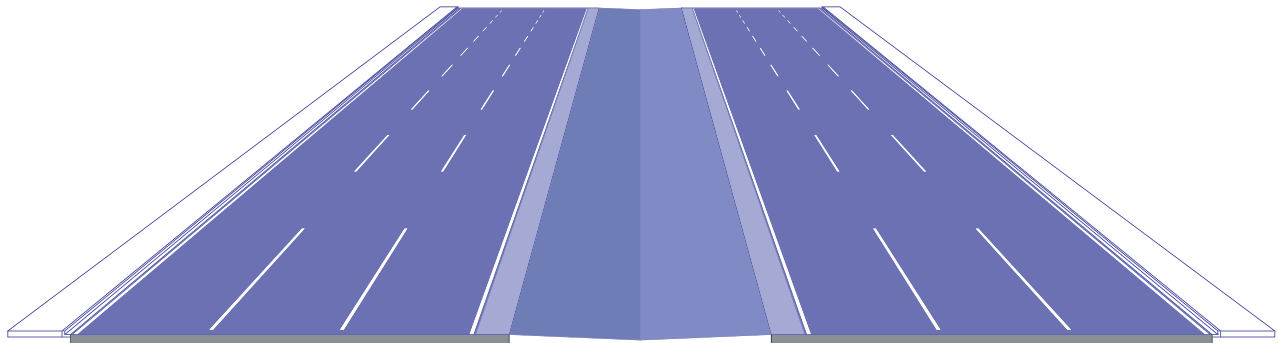
TYPICAL SECTIONS



U2
Urban two-lane roadway with curb and gutter



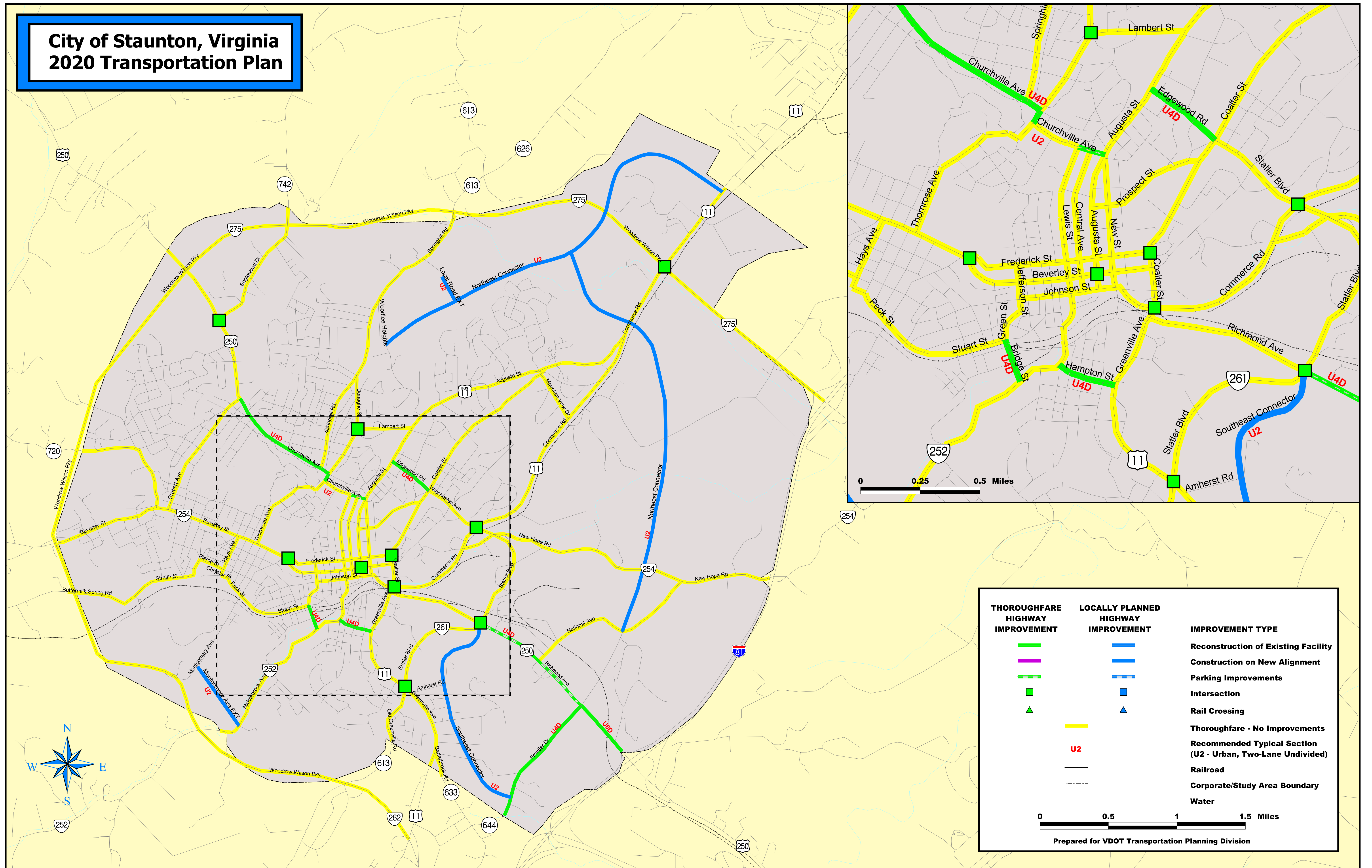
U4D
Urban four-lane divided roadway with curb and gutter



U6D
Urban six-lane divided roadway with curb and gutter

Unless right-of-way considerations preclude their inclusion, sidewalks are recommended on both sides of these urban roadways.

City of Staunton, Virginia 2020 Transportation Plan



TRANSPORTATION

Transportation Enhancements Program:

Augusta Street, Frederick Street, Lewis Street, and Churchville Avenue. Install granite curb, brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. This downtown area is chosen because it has the potential to generate additional tax revenues; it has the most land area potential for creating modern business space to provide for executive and professional jobs; and public and private parking can be incorporated into new development and it is centrally located to several amenities. An Enhancement Grant of \$1,022,826 has been awarded to the City for this project.

Transportation Studies:

The City has participated in two major transportation studies, *The Richmond Road Multimodal Corridor Study* and the *Frontier Drive Corridor Study*. The “Richmond Road Multimodal Corridor Study” focuses on strategies for improving multimodal connections along the stretch of the roadway from US Route 11/Greenville Ave in the City of Staunton to Desper Hollow Road in Augusta County. The proposed recommendations support the community’s desires to foster commercial activity, support community cohesiveness and connectedness, ensure orderly and efficient traffic flow, and enhance the corridor as a gateway. “Frontier Drive Corridor Study” contains summaries of the existing and future conditions, including the traffic forecast. It reviews the development and operational analysis of the proposed alternatives. A quantitative analysis follows, as well as a proposed access management plan for implementation with any of the alternatives. Finally, this report outlines a recommended corridor plan with details of the preferred alternative. Both of these studies will provide guidance as these two commercial corridors are developed.

March 22, 2010

**CITY OF STAUNTON
CAPITAL INVESTMENT PLAN
GENERAL GOVERNMENTAL FUNDS**

**Five-Year Program
FY 2010 - FY 2014**

FY 2009 -2010	Year One Plan (Approved)	\$	20,875,855.00
FY 2010- 2011	Year Two Plan (Proposed FY2011 Budget)	\$	1,077,170.00
FY 2011 -2012	Year Three Plan	\$	4,552,170.00
FY 2012 -2013	Year Four Plan	\$	3,862,170.00
FY 2013 -2014	Year Five Plan	\$	1,607,170.00

	TOTAL 5 YEAR CIP PLAN	\$	31,974,535.00
	TOTAL UNFUNDED PROJECTS	\$	29,430,000.00
	TOTAL CIP PLAN	\$	61,404,535.00

**CITY OF STAUNTON
CAPITAL INVESTMENT PROGRAM**

Five-Year Program

Year One - FY 2009-2010

DEPARTMENT	PROJECT DESCRIPTION	COST
INFORMATION TECHNOLOGY		
FIBER OPTICS PROJECT	Installation of a dark fiber optic cable network to City buildings for computers and telephone equipment. Project to be financed with general obligation bonds.	\$ 1,500,000.00
REAL ESTATE MASS APPRAISAL SOFTWARE SYSTEM	Replace the fifteen year-old AS/400 software with a package compatible with the City's Financial Software System -MUNIS- and provides new functionality for the Assessor's office.	\$ 300,000.00
E911 PHONE SYSTEM	E911 Dispatch Telephone Equipment -Grant Match	\$ 100,000.00
COMPUTER NETWORK	Computer Network Replacement	\$ 95,137.00
PUBLIC SAFETY		
FIRE DEPARTMENT	Fire Truck Replacement Reserve	\$ 100,000.00
REGIONAL JAIL	Additional Allocation for Regional Jail Reserve	\$ 250,000.00
PUBLIC WORKS		
STREETS	VDOT Urban Street Construction 2% Program Match	\$ 114,792.00
STREETS	Bowling Street Bridge Replacement	\$ 332,000.00
STREETS	Haile Street Bridge Replacement	\$ 332,000.00
STREETS	Montgomery Avenue Road Extension	\$ 373,968.00
EDUCATION		
BLUE RIDGE COMMUNITY COLLEGE	Annual Share of BRCC Capital Building Fund	\$ 27,170.00
COMMUNITY DEVELOPMENT		
ECONOMIC DEVELOPMENT	Economic Development Reserve	\$ 237,568.00
ECONOMIC DEVELOPMENT	Staunton Gateway Project- Letter of Credit for the Commonwealth of Virginia to purchase property for retail and commercial development.	\$ 15,000,000.00
CIP RESERVE ACCOUNT		
UNDESIGNATED ACCOUNT	CIP Available Funds Appropriated But Not Identified for a Specific Project	\$ 2,113,220.00
TOTAL YEAR ONE COST:		\$ 20,875,855.00

**CITY OF STAUNTON
CAPITAL INVESTMENT PROGRAM**

**Five-Year Program
Year Two -- FY 2010-2011**

DEPARTMENT	PROJECT DESCRIPTION	COST
PUBLIC SAFETY		
FIRE DEPARTMENT	Fire Truck Replacement Reserve	\$ 100,000.00
REGIONAL JAIL	Additional Allocation for Regional Jail Reserve	\$ 500,000.00
PUBLIC WORKS		
STREETS	VDOT Urban Street Construction 2% Program Match	\$ 50,000.00
EDUCATION		
BLUE RIDGE COMMUNITY COLLEGE	Annual Share of BRCC Capital Building Fund	\$ 27,170.00
COMMUNITY DEVELOPMENT		
ECONOMIC DEVELOPMENT	Allocation for unspecified future development projects.	\$ 100,000.00
ECONOMIC DEVELOPMENT	Additional Allocation for the Staunton Gateway Project	\$ 300,000.00
TOTAL YEAR TWO COST:		\$ 1,077,170.00

CITY OF STAUNTON CAPITAL INVESTMENT PROGRAM

Five-Year Program
Year Three -- FY 2011-2012

DEPARTMENT	PROJECT DESCRIPTION		COST
INFORMATION TECHNOLOGY			
DOWNTOWN WI-FI ZONE	Establish a wireless hotspot zone in Downtown for citizens and visitors. Wireless hotspots, or wi-fi for short, enable persons with a wireless computer or personal digital assistant to connect to the Internet when in the proximity of an access-point antenna called a hotspot.	\$	50,000.00
PUBLIC SAFETY			
FIRE DEPARTMENT	Fire Truck Replacement Reserve	\$	100,000.00
REGIONAL JAIL	Additional Allocation for Regional Jail Reserve	\$	500,000.00
PUBLIC WORKS			
STREETS	VDOT Urban Street Construction 2% Program Match	\$	50,000.00
STREETS	Churchville Avenue Storm Drain - Phase 4 -Allocation to extend the Churchville Avenue Storm Sewer from the lower entrance of Englewood Drive and continuing out Shutterlee Mill Road to Crestwood Drive. Project will mitigate street flooding that regularly occurs. First year funding-- total cost \$1,800,000.	\$	900,000.00
BUILDING MAINTENANCE	Construct a new storage building to serve as a central storage area for various city departments.	\$	150,000.00
EDUCATION			
BLUE RIDGE COMMUNITY COLLEGE	Annual Share of BRCC Capital Building Fund	\$	27,170.00
CITY SCHOOLS	Annual Allocation to City Schools for Building Maintenance Repairs	\$	250,000.00
PARKS AND RECREATION			
MONTGOMERY HALL PARK	Demolish existing swimming pool and install a new splash park	\$	100,000.00

LIBRARY

LIBRARY BUILDING PROJECT	Provide additional space at the City Library to keep pace with high circulation rate and need for additional services and space to accommodate current services. First phase - architectural concepts and plans.	\$	25,000.00
--------------------------	--	----	-----------

COMMUNITY DEVELOPMENT

ECONOMIC DEVELOPMENT	Allocation for unspecified future development projects.	\$	100,000.00
ECONOMIC DEVELOPMENT	Additional Allocation for the Staunton Gateway Project	\$	300,000.00
ECONOMIC DEVELOPMENT	Augusta Street, Frederick Street, Lewis Street, and Churchville Avenue. Install granite curb, brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. This downtown area is chosen because it has the potential to generate additional tax revenues; it has the most land area potential for creating modern business spaces to provide for executive and professional jobs; and public and private parking can be incorporated into new development and it is centrally located to several amenities. A Federal Grant of \$1,022,826 has been awarded to the City for this project.	\$	2,000,000.00

TOTAL YEAR THREE COST:		\$	4,552,170.00
-------------------------------	--	-----------	---------------------

CITY OF STAUNTON CAPITAL INVESTMENT PROGRAM

Five-Year Program
Year Four -- FY 2012-2013

DEPARTMENT	PROJECT DESCRIPTION	COST
PUBLIC SAFETY		
FIRE DEPARTMENT	Fire Truck Replacement Reserve	\$ 100,000.00
REGIONAL JAIL	Additional Allocation for Regional Jail Reserve	\$ 500,000.00
PUBLIC WORKS		
STREETS	VDOT Urban Street Construction 2% Program Match	\$ 50,000.00
STREETS	Churchville Avenue Storm Drain - Phase 4 -Allocation to extend the Churchville Avenue Storm Sewer from the lower entrance of Englewood Drive and continuing out Shutterlee Mill Road to Crestwood Drive. Project will mitigate street flooding that regularly occurs. Final year funding-- total cost \$1,800,000.	\$ 900,000.00
STREETS	Construct two roundabouts at the intersection of Richmond Ave, Greenville Ave, Coalter Street, and Commerce Road. These will replace traffic signals, increase intersection capacity, improve pedestrian access, and enhance the proposed trail system.	\$ 1,000,000.00
EDUCATION		
BLUE RIDGE COMMUNITY COLLEGE	Annual Share of BRCC Capital Building Fund	\$ 27,170.00
CITY SCHOOLS	Annual Allocation to City Schools for Building Maintenance Repairs	\$ 250,000.00
PARKS AND RECREATION		
GYPSY HILL PARK	Provide pool slides, tube slides, and create a splash park for younger children, with water buckets, spray nozzles, water features, to the existing pool area.	\$ 150,000.00
LAKE TAMS	Dredge and build retaining walls and construct handicap fishing pier.	\$ 400,000.00
MONTGOMERY HALL PARK	Construct a new picnic shelter at the 1st tee on the disc golf course.	\$ 85,000.00
COMMUNITY DEVELOPMENT		
ECONOMIC DEVELOPMENT	Allocation for unspecified future development projects.	\$ 100,000.00
ECONOMIC DEVELOPMENT	Additional Allocation for the Staunton Gateway Project	\$ 300,000.00
TOTAL YEAR FOUR COST:		\$ 3,862,170.00

CITY OF STAUNTON CAPITAL INVESTMENT PROGRAM

**Five-Year Program
Year Five - FY 2013-2014**

DEPARTMENT	PROJECT DESCRIPTION		COST
<u>PUBLIC SAFETY</u>			
FIRE DEPARTMENT	Fire Truck Replacement Reserve	\$	100,000.00
REGIONAL JAIL	Additional Allocation for Regional Jail Reserve	\$	500,000.00
<u>PUBLIC WORKS</u>			
STREETS	VDOT Urban Street Construction 2% Program Match	\$	50,000.00
STREETS	Storm Drain in Gypsy Hill Park -Remove and replace existing culverts, replace and add additional riprap to accommodate increased flow of water in Gum Spring Branch due to better storm drainage up stream.	\$	60,000.00
STREETS	Upgrade Ineligible Streets - Budget \$150,000 annually to begin to upgrade the City's 13 miles of streets that do not meet minimum State standards.	\$	150,000.00
<u>RECREATION</u>			
GYPSY HILL PARK DUCK POND	Drain and clean the duck pond to remove silt	\$	70,000.00
<u>EDUCATION</u>			
BLUE RIDGE COMMUNITY COLLEGE	Annual Share of BRCC Capital Building Fund	\$	27,170.00
CITY SCHOOLS	Annual Allocation to City Schools for Building Maintenance Repairs	\$	250,000.00
<u>COMMUNITY DEVELOPMENT</u>			
ECONOMIC DEVELOPMENT	Allocation for unspecified future development projects.	\$	100,000.00
ECONOMIC DEVELOPMENT	Additional Allocation for the Staunton Gateway Project	\$	300,000.00
TOTAL YEAR FIVE YEAR COST:		\$	1,607,170.00

**CITY OF STAUNTON
CAPITAL INVESTMENT PLAN**

Projects Not Funded In The Five-Year Plan

PUBLIC WORKS

STREETS	Widen Old Greenville Road from Greenville Avenue to the City limits, to include turn lanes at Charles, Rutherford, and Mona Circle.	\$	1,200,000.00
STREETS	Barrister Row Streetscape - Provide streetscape improvements and underground electric to this street.	\$	250,000.00
STREETS	Widen Frontier Drive from Richmond Road to Route 11 and widen Richmond Road from Frontier Drive to I-81.	\$	15,000,000.00
STREETS	Construct two roundabouts at the intersection of Richmond Avenue, Greenville Avenue, Coalter Street, and Commerce Road. Replace traffic signals, increase intersection capacity, improve pedestrian access, and enhance the proposed trail system.	\$	1,000,000.00
BUILDING MAINTENANCE	Renovate downstairs wing of Nelson Street Center, after building maintenance moves out, to accommodate more space for Office on Youth programming, give handicapped accessibility to this Office and allow for more community space. Move and create Building Maintenance area at Public Works site.	\$	250,000.00
BUILDING MAINTENANCE	Restore old pumphouse in GHP to be used for the Stonewall Band after the Art Center leaves. Renovate bathroom and upgrade building to modern building codes.	\$	225,000.00

RECREATION

BRAVES BASEBALL FIELD	Provide improvements to the drainage at the stadium to improve the field of play and remove standing water from the dugouts that occurs during unusually wet seasons. These improvements have been suggested by the Braves' ownership.	\$	60,000.00
GYPSY HILL GOLF COURSE FENCE	Install fence around portions of Gypsy Hill Park Golf Course at Third Street, Gray Avenue and bordering Gypsy Hill Apartments. Increased foot traffic through the course creates a safety hazard and increases incidences of vandalism.	\$	75,000.00
GYPSY HILL PARK FENCE	Install black wrought iron fence to replace existing hurricane fence along the perimeter of the Park from the entrance around the corner toward Selma Boulevard.	\$	80,000.00
SKATE PARK, PHASE II	Add an additional 85'x85' concrete slab, six foot quarter pipe, grind rails, water fountain and new fencing.	\$	90,000.00
MEMORIAL FOOTBALL STADIUM FIELDHOUSE AND PRESS BOX	Install new locker rooms, restrooms and remodel press box at Memorial Stadium.	\$	200,000.00

EDUCATION

R E LEE HIGH SCHOOL	Build an additional gymnasium at R. E. Lee High School for expanded sports programs.	\$	5,000,000.00
DIXON ELEMENTARY SCHOOL	Renovate and upgrade the elementary school to modern standards for technology, class size, gym, etc.	\$	6,000,000.00

TOTAL UNFUNDED PROJECTS:		\$	29,430,000.00
---------------------------------	--	-----------	----------------------

HISTORY

Staunton contains a wealth of physical reminders of the past through its historic architecture. Through the efforts of the Historic Staunton Foundation (HSF), 5 historic districts and 23 individual buildings within the City have been listed in the National Register of Historic Places, as well as the Virginia Landmarks Register.

Key Dates in Staunton's History and Development

Founding

- 1732** John Lewis, an immigrant from Ireland, was the first settler in Augusta County building his home, Fort Lewis, a mile east of present-day Staunton.
- 1736** King George II issued a grant to William Beverley for 118,491 acres of land embracing a large part of what is now Augusta County.
- 1745** A courthouse was built for Augusta County, which, at that time, stretched westwards to the Mississippi River and encompassed much of what now makes up the states of Kentucky, Ohio, Indiana, Illinois, most of West Virginia and a portion of western Pennsylvania (including present-day Pittsburgh).
- 1747** A plan for the Town of Staunton was developed at Beverley's "Mill Place." Staunton was named after Lady Rebecca Staunton, the wife of the popular colonial Governor William Gooch (for whom Goochland County, Virginia is named).
- 1761** Staunton was incorporated by the Virginia General Assembly.

Colonial Era

Staunton served primarily as the seat of government - the Courthouse was a primary attraction for business. Staunton lay at the intersection of the *Great Wagon Road* (later known as the *Valley Turnpike*) and early roads to the west and served as a major center for trade.

- 1781** The Virginia State Legislature met in Staunton for 17 days, after being forced by British troops to flee Richmond. Participants included Patrick Henry and Daniel Boone.
- 1791** *The Staunton Academy* was established as one of the first private boy's schools in the Shenandoah Valley.

19th Century

- 1800** There were over 200 buildings including 8 taverns, 4 hotels, a newspaper, a firehouse, and a jail. The population of 800 was a mixture of Scotch, Irish, German, and Eastern Virginians with much of the town business connected to Richmond, Alexandria, and Fredericksburg. In the 1800s slavery did exist in Staunton and Augusta County. From the 1820s through 1860, slaves represented twenty percent of the population. Slavery was ubiquitous and systematic to the economy and society.

1828 *Western State Lunatic Asylum* (now known as *Western State Hospital*) was established in Staunton as one of the earliest institutions of its kind in the nation.

1830's The population had grown to 2,000.

1840's The construction of the Staunton-Parkersburg Turnpike (now West Beverley Street), made Staunton the gateway to the frontier and a market center for goods returning from the newly developed areas. During this period, the Augusta Female Seminary (now Mary Baldwin College), the Virginia Female Institute (now Stuart Hall), and the Virginia School for the Deaf and Blind were founded in Staunton. All three schools are still operating.



Western State (Source: CSPDC)

1854 The *Virginia Central Railroad* arrived. The introduction of railroads led to Staunton's further development as the commercial center for the agricultural products of Augusta County and neighboring Highland County.

1856 The twenty-eighth President of the United States, Woodrow Wilson, was born in Staunton. In 1912, as President-Elect, he visited Staunton and spent the night in the room in which he had been born. Wilson served as President from 1913 to 1921.

Civil War

1860's Staunton was a hub of Southern military activity during the Civil War, serving as a supply depot for the Army of Northern Virginia, and as the headquarters of Stonewall Jackson's army during the Valley campaign.

1864 Union troops, under Philip Sheridan, laid waste to the Valley of Virginia, including Augusta County. Staunton escaped the brunt of destruction, losing only its industries and public buildings.

1865 The African Episcopal Church was founded as Virginia's first African-American church west of the Blue Ridge.

1870 Staunton's population reached 5,120.

1871 Staunton was incorporated as a city.

1870's The *Staunton Military Academy (SMA)*, first schools for the African-American community, and the Staunton Public School system were all developed.

1870's to 1900

The majority of the present structures in the City's core area and business district were built. Coal and mineral extraction operations were developed in the Shenandoah Valley and West Virginia. While the mines themselves were located to the west and east of the City, the management constructed their headquarters in Staunton, bringing with them their families and related wealth.

1890 A streetcar system was established with five and a half miles of track and 75 mules.

A young architect, named T.J. Collins, moved from Washington, DC to Staunton. Over the course of the next twenty years, he designed or remodeled nearly 200 buildings in Staunton, many of which still survive and have been restored. (Collins' sons also became successful architects. The firm, T.J. Collins & Sons, continues to operate in Staunton to this day.)

1896 A major flood in the Wharf Area caused catastrophic damage to Staunton's downtown area.



Damages From 1896 Flood
(Source: City of Staunton—Local Citizen)

20th Century

1900 The focus of commercial activity centered around the railroad, the portal for exporting and importing farm goods. Residential areas were, by necessity, located within walking distance of the commercial sector. As the population increased, the cost of land accessible to the central business district skyrocketed. As a result, housing units of the period were built in as close proximity to one another as possible. In the search for available land, the steep hillsides surrounding the City were developed. One factor that helped to disperse development somewhat was the large number of institutions of education and rehabilitation located within the City which required large areas of land and their grounds provided open space for the rest of the community.

1908 Staunton became the first city to adopt the city manager form of government.

1910 Staunton's population surpassed 10,000 persons at 10,604.

1910 Staunton's most famous disaster, the sink-hole cave-ins on Baldwin Street occurred.

1911 The Staunton Fire Department purchased the first motorized fire apparatus in Virginia. ("Jumbo", as it was named by its manufacturer, has been fully restored and is on display at the Fire Department.)

1938 Woodrow Wilson Birthplace Foundation was established.

Post-WWII

1950 Staunton's population reached nearly 20,000 at 19,927.

1950's As a result of the Federal Highway Act, the Interstate highway system began to change the traditional patterns of development and led to more rapid suburban. Families began to move out into the countryside where there were cheaper land prices and lower taxes.

1950's and 1960's

Businesses began to locate along commercial strips of the major transportation corridors. Capital was not reinvested in the central business district. Older structures were often allowed to deteriorate and blight developed. Many of the dilapidated structures were leveled and the property utilized for parking. Additionally, improvements in the Federal and State highway systems allowed industries to shift from railroads as a means of transporting goods to the more flexible trucking industry. Local road improvements allowed firms to locate in the county hinterland where large tracts of land were available at a lesser cost, and so, more desirable for the increasing size of manufacturing plants.

Recent History and Development

Prior to the 1970's, Staunton was able to handle the sprawling growth patterns through means of annexation of the developing areas.

- 1970** Staunton's population topped out at 24,461.
- 1971** The Historic Staunton Foundation was established to promote preservation of the City's downtown historic districts.
- 1972** A moratorium on annexation was enacted by the Virginia General Assembly and temporarily prevented further expansion by the City.
- 1980** Staunton's population dipped to 21,857.
- 1983** The Historic Staunton Foundation was recognized by the National Trust for Historic Preservation for its historic preservation efforts.
- 1984** The City of Staunton and the County of Augusta entered into an agreement for consolidation. It was presented to the residents by means of a referendum and included a "backup" plan in the event that consolidation was not approved. There were three different areas for annexation agreed upon, depending on which jurisdiction rejected the consolidation plan. The City residents rejected the consolidation plan and the County residents voted in favor of it.
- 1986** The Frontier Culture Museum opened.
- 1987** The City of Staunton annexed 11.1 square miles and 2,752 residents from Augusta County.
- 1990** Staunton's population moved back up to 24,461, as a result of the annexation.
- 1991** Restoration of the Wharf District / Staunton Station began.
- 1993** The *Staunton-Augusta Farmers' Market* opened and is now one of the most successful farmers' markets in Virginia.
- 1995** Staunton was named a Virginia "Main Street Community." The Virginia Main Street Program is revitalization program with the goal of stimulating long term economic growth around a traditional downtown.

1998 Staunton initiated the “Big Dig” project to bury utility lines and install historical lighting and brick sidewalks in the downtown central business district.

21st Century

2000 Staunton's population was down slightly to 23,853.



2001 Renovation of the former Eakleton Hotel building began. The building houses *The R.R. Smith Center for History and Art*, a joint project of the Historic Staunton Foundation, the Augusta County Historical Society and the Staunton-Augusta Art Center.

Downtown Staunton
(Source : City of Staunton Public Relations Office)



Blackfriar's Playhouse (Source: CSPDC)

The world's first reproduction of Shakespeare's *Blackfriars Playhouse* opened in Downtown Staunton. (It will be followed by a reproduction of the second *Globe Theatre*.)

2002 The New Street Parking Garage was opened by City.

Staunton received the Palladio Award for the design of the New Street Parking Garage from *Traditional Building* and *Period Homes* magazines.

Staunton received the President's Citation from Preservation Alliance of Virginia.

Staunton was recognized by the National Trust for Historic Preservation as a Great American Main Street Community.

2003 The City announced plans for a public-private partnership to renovate the Stonewall Jackson Hotel and construction of a new conference center.

2007 The Villages of Staunton, a housing development to be located on the former site of the Western State Hospital on Greenville Avenue, broke ground. The development will include the renovation of existing buildings and new construction. The site will host town homes, condominiums, single family dwellings, and commercial spaces.



Stonewall Jackson Hotel (Source: CSPDC)

Staunton Historic Districts

Beverley Historic District



150 buildings and eleven blocks of Staunton's central business district.

Classic example of a Victorian main street.

Wharf Historic District



Approximately 25 late-19th century warehouses located between Johnson street and the C & O Railroad.

Stuart Addition Historic District



Roughly follows a tract of land deeded to Staunton in 1803 by Judge Archibald Stuart.

The area contains examples of several different types of architecture.

Traditionally a racially mixed neighborhood, the area has a rich associations with the City's African-American community.

Gospel Hill Historic District



Recognized at the local, state, and national level for its architectural significance.

Includes the site of the founding of Staunton and the Woodrow Wilson Birthplace.

Newtown Historic District



Reflects social and cultural developments spanning over a century and a half.

Is Staunton's oldest continuously occupied residential area.

Includes examples of late-18th, 19th, and early 20th century architecture.

Source: Historic Staunton Foundation

Individual Historic Buildings

Augusta County Courthouse

Location: Corner of Johnson and Augusta Streets

Description:

One of Staunton's most conspicuous landmarks, the Augusta County Courthouse stands on the site of all the county's Courthouses since the first one was built in 1745. Its imposing architectural design represents the prominent local architect T. J. Collins interpretation of the florid Classicism popular at the turn of the twentieth century.

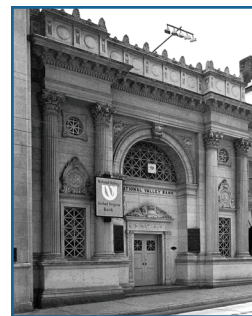


United Virginia Bank

Location: 12-14 West Beverley Street

Description:

Designed by T. J. Collins in 1902, United Virginia Bank is modeled after the Roman Arch of Titus and is one of the Shenandoah Valley's finest examples of Beaux-Arts architecture. Inside, an enormous stained glass skylight is surrounded by a delicately coffered plaster ceiling. The bank began operating in 1865 under the direction of General John Echols who solicited subscriptions from Enoch Pratt and John Hopkins. The exterior of the bank is totally original and unaltered, according to a 1906 photograph.

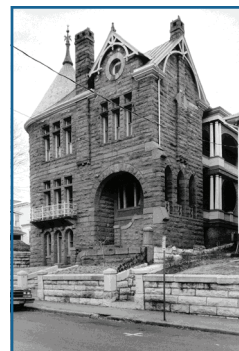


Arista Hoge House

Location: 215 Kalorama Street

Description:

The arresting façade of the Arista Hoge House survives as Staunton's only domestic example of the Richardsonian Romanesque Style. Commissioned by local businessman and public servant Arista Hoge in 1891 as a new front for the house he had built ca. 1882, it is an early work of the firm of Collins and Hackett, illustrating the swing in taste during the 1880s from the delicacy of the Italianate to the solidity of the Romanesque.



Individual Historic Buildings - continued

Breezy Hill

Location: 1220 North Augusta Street

Description:

The prosperity of Staunton's "boom" years at the turn of the century is well reflected in Breezy Hill, one of the most ambitious of the large houses of the period scattered throughout the City. This rambling suburban villa of some 30 rooms is a knowing blending of the Queen Anne and Shingle styles, late-Victorian modes promulgated by the nation's wealthy classes. Begun ca. 1896 and completed in 1909, Breezy Hill is the work of T. J. Collins, the City's leading architect for several decades.



Catlett House

Location: 303 Berkeley Place

Description:

A classic example of the American interpretation of the Queen Anne style. Completed in 1897 for Fannie Catlett, widow of the locally prominent R. H. Catlett, the house incorporates all the elements associated with the mode: a mixture of materials, asymmetrical plan, tower, gables, Classical details, and a multiplicity of window types.



Hilltop

Location: Mary Baldwin College Campus

Description:

The oldest building on the Mary Baldwin College campus, Hilltop, was built around 1816, according to land tax records. The simple, yet formal neo-classical style of the house is quite in keeping with the styles of that time period.



Kable House

Location: 310 Prospect Street

Description:

Kable House was built in 1873 for J. W. Alby, but was purchased by Captain William Kable in 1883 for use as the Staunton Male Academy. It is the oldest building on the former SMA campus and is one of the most elaborate Italianate houses remaining in Staunton.



Individual Historic Buildings - continued

Mary Baldwin College Main Building

Location: Mary Baldwin College Campus

Description:

Constructed in 1844, the Main Building of the Augusta Female Seminary (now Mary Baldwin College) was executed in the Greek Revival style and has become the architectural symbol of the school. Characteristic of this popular early 19th century style is the large triangular pediment supported by four Greek Doric columns.



J.C.M. Merrillat House

Location: 521 East Beverley Street

Description:

With its steep gables, scrolled bargeboards, board-and-batten siding, and diamond-pane windows, the J.C.M. Merrillat House presents an ideal image of a mid-19th century Gothic Revival cottage.



Thomas J. Michie House

Location: 324 East Beverley Street

Description:

Built in 1847-48 for State delegate Thomas J. Michie, this handsome Greek Revival dwelling on Staunton's prestigious East Beverley Street has been home for several of the City's most illustrious citizens.



C.W. Miller House

Location: 210 North New Street

Description:

The former Music Building of Mary Baldwin College was designed by local architect T. J. Collins for the C. W. Miller family and was completed in 1900. It is Staunton's best example of the domestic Chateausque style and includes such characteristics as well dormers, turret, decorative chimneys and roof finials. The ornate interior of the Music Building features elaborate spindled hall arches, stained glass windows and unusual mantelpieces, all of which are in remarkable original condition.



Individual Historic Buildings - continued

Oakdene

Location: 605 East Beverley Street

Description:

This visually arresting house represents the late 19th-century Queen Anne style at its finest and most imaginative. Its skillful, but yet unidentified, architect borrowed forms and motifs from 16th- and 17th-century European precedents and combined them into a unique structure employing outstanding craftsmanship and notably fine materials.



The Oaks

Location: 437 East Beverley Street

Description:

The Oaks is one of the most historically and architecturally significant structures in all of Staunton. The original portion of the house was constructed prior to 1868 and the front facade, or wing, was added in 1888 under the direction of owner Major Jedediah Hotchkiss. Defying conventional styles, The Oaks' exterior displays many elements of the Shingle Style, although it is executed in brick. The somewhat restrained facade belies the richness of the interior which features magnificent mantelpieces, tongue and groove cedar paneling, stained glass windows and brass lighting fixtures.



Rose Terrace

Location: 150 North Market Street

Description:

The beautiful detailing and elaborate brick work of Rose Terrace makes it one of Staunton's most elegant late 19th century homes. Built in 1875 in the Italianate style, Rose Terrace was purchased by Mary Baldwin College in 1919 and has been used as the President's home and today, as a dormitory. A small outbuilding, known as "Little House," also remains and is used as living quarters. The exterior of this two-and-one-half story brick residence remains quite original and features delicately carved brackets and woodwork, ornate corbelled chimneys and extensive brick detailing.



Individual Historic Buildings - continued

Sears House

Location: 400 Marquis Street

Description:

Built in 1866 by Dr. Robert Lewis Madison, the Sears House reflects the influence of the picturesque cottage and villa designs of the 19th century horticulturist, A. J. Downing. The house was constructed in the Tuscan villa style of a bracketed cottage and was later enlarged with the addition of a tower. Downing's concern for the natural landscape can be seen in the dramatic hilltop setting.

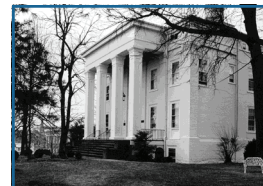


Stuart Hall Main Building

Location: 225 West Frederick Street

Description:

Stuart Hall, once named the Virginia Female Institute, is the oldest preparatory school for girls in Virginia. The main building of the school, "Old Main," was built in 1846 in the Greek Revival style of architecture.

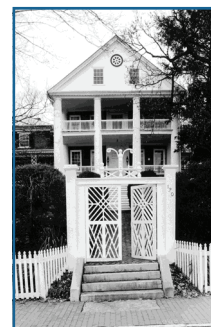


Stuart House

Location: 120 Church Street

Description:

The Stuart House, Staunton's finest example of Jeffersonian neo-classicism, was built in 1791 for prominent lawyer Archibald Stuart. The two-story brick structure features a four-columned portico which may be the oldest such portico on a residence in the State. A two-and-one-half story brick wing fronted with a gallery was added to the main house in 1844. The Stuart House is also notable for its elaborate interior woodwork, the lattice work front gates and the very original condition of the entire house.



Cobble Hill Farm

Location: 101 Woodlee Heights Road

Description:

Coble Hill Farm is an approximately 196-acre agricultural unit comprised of two tenant farms and the Coble Hill parcel. The owner's residence, its formal gardens, and the accompanying outbuildings sit high on a knoll. Cobble Hill was designed in the Tudor Revival and French Eclectic styles by Sam Collins in 1936.



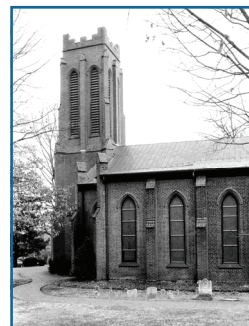
Individual Historic Buildings - continued

Trinity Episcopal Church

Location: 214 West Beverley Street

Description:

Trinity Episcopal Church is the direct descendent of the Augusta Parish Church, which served as the only type of government in Staunton until 1780 when the Parish Vestry was dissolved by a legislative act. The present church is the third on the site and was built in 1855. This Gothic Revival style church contains seven signed Tiffany stained glass windows. Two other buildings on the church lot, the Parish House and the Rectory, date from 1872-73. These three buildings feature some of the most decorative brick work to be found in the area.



Virginia School for the Deaf and Blind Main Building

Location: East Beverley Street

Description:

To meet the needs of the deaf and blind students in the State, the Virginia General Assembly passed an act founding the "Deaf, Dumb and Blind Institute" in 1839. The main building of the school was completed in 1846 and stands today as one of the Country's oldest and most distinguished deaf and blind schools. The imposing Greek Revival structure, designed by prominent Baltimore architect, Robert Cary Long, features six large fluted Greek Doric columns which support a classically decorated triangular pediment.



Waverly Hill

Location: 3001 North Augusta Street

Description:

This elegant expression of the Georgian Revival style is the work of William Lawrence Bottomley, a prominent New York architect who maintained an extensive clientele in Virginia for his stately, richly detailed Georgian mansions. Drawing from Palladian, English, and Colonial Virginia precedents, Bottomley fashioned imaginative and functional dwellings for affluent Virginians during the 1920s and 1930s and set a standard of excellence in domestic architecture that is yet revered in the Commonwealth. The house was commissioned in 1929 by Mr. and Mrs. Herbert McKelden Smith, prominent Stauntonians.



Individual Historic Buildings - continued

Original Site of Western State Hospital

Location: Greenville Avenue

Description:

The Western Lunatic Asylum, or Western State Hospital as it is known today, was founded in 1825 to offer a more conveniently located asylum for the State's western citizens. The main building of the six-building complex was designed by William Small, a prominent Baltimore architect, who used both Greek and Roman revival elements in the building's construction. The main structure is flanked by two, two-story end pavilions that were constructed approximately ten years after the main building.



Woodrow Wilson Birthplace

Location: 24 North Coalter Street

Description:

Located on the corner of Frederick and Coalter Streets, the birthplace of President Woodrow Wilson was built in 1846 as the manse of the First Presbyterian Church in Staunton. Reverend Joseph R. Wilson was the minister of this church in 1856, the year his son, Thomas Woodrow Wilson, was born. The house is a simple, two-story brick structure on the Coalter Street side; but because it is built on a steep slope, the rear of the house is actually three stories and features a four-columned portico. The Woodrow Wilson Birth Place (WWBP), a National Historic Landmark, underwent an extensive academic restoration in 1979, carried out by restoration architects, Fauber Garbee, Inc., of Lynchburg.



Steephill

Location: Park Boulevard

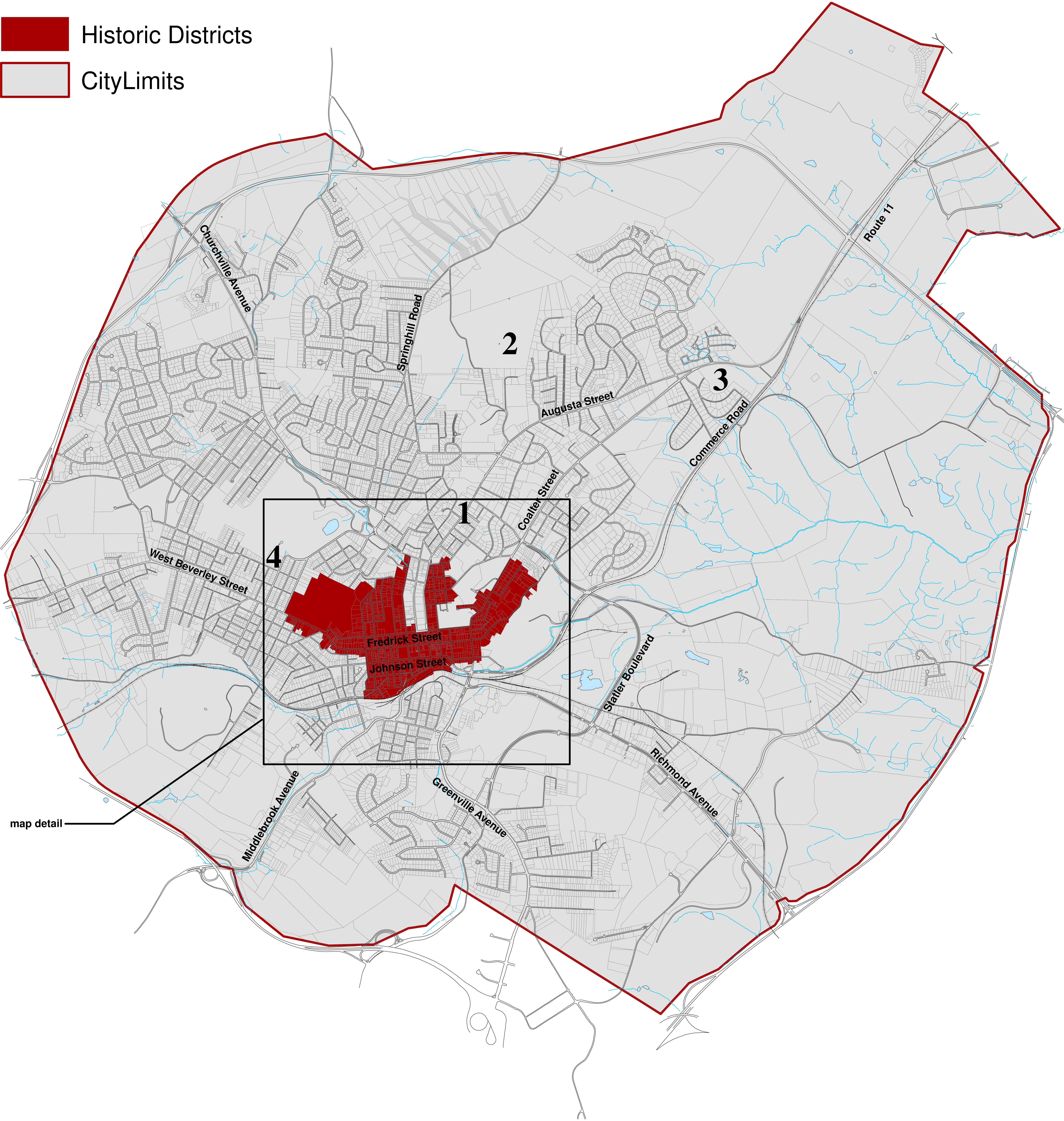
Description:

Originally built in 1877-78 in the Gothic style by Colonel John Lewis Peyton, Steephill is a brick Georgian Revival style house that was remodeled in 1926-27 by Staunton architect Sam Collins. An outstanding example of Georgian Revival in Staunton, the house sits on a steep, terraced hill near the City's Gypsy Hill Park. During the remodeling, the landscaping was redesigned to be more compatible with Steephill's new look, the grounds serving as an important extension of the house.

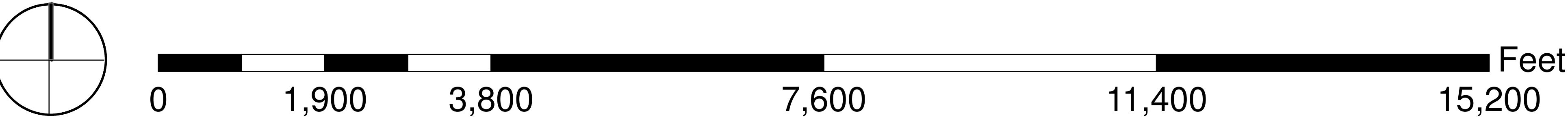


Historic Districts

CityLimits

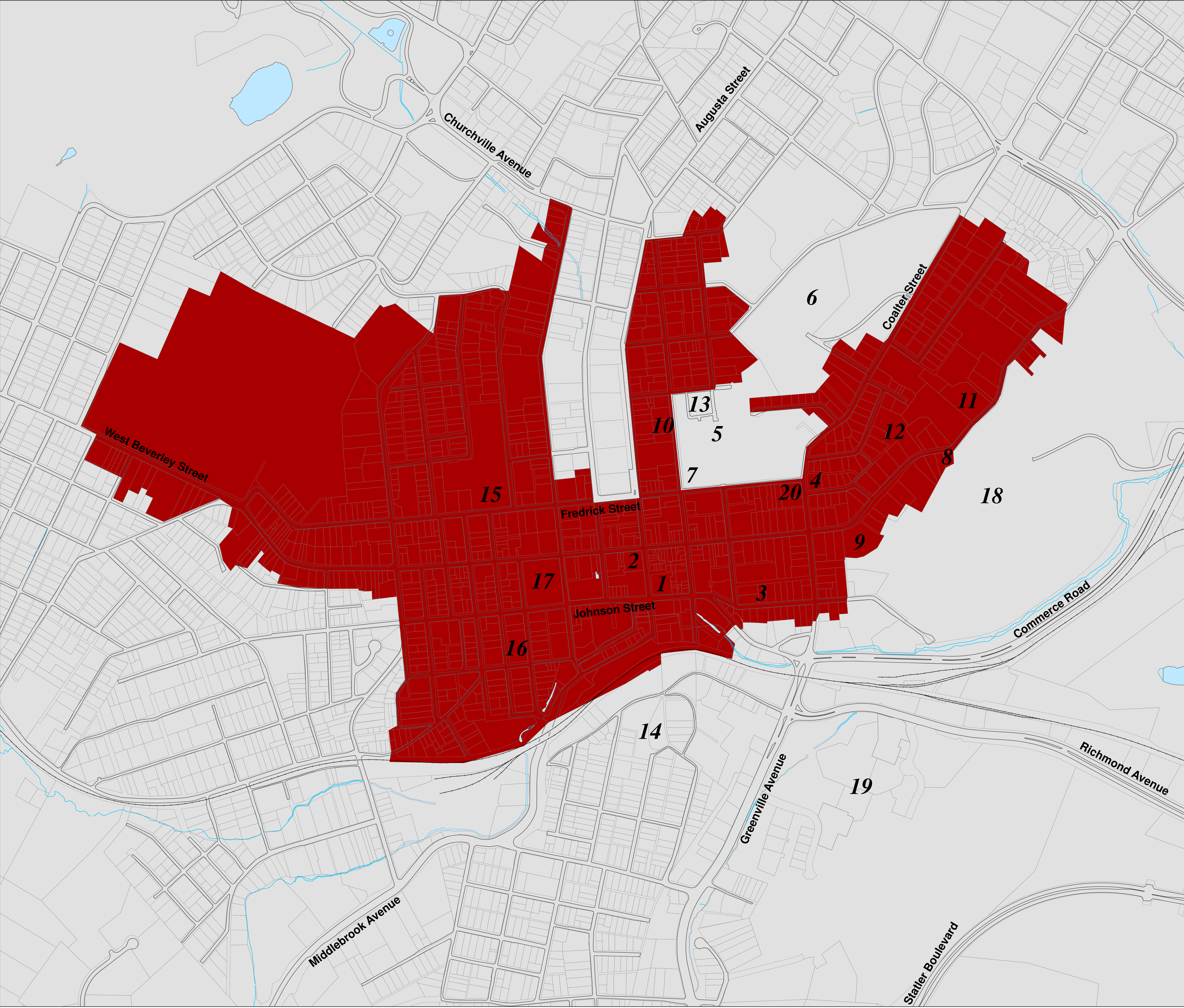


Historic Districts and Historic Sites



Note: map elements depicted are representations and are not ot be construed or used as legal description; this map is for display purposes only

1. Breezy Hill, 1220 North Augusta Street
2. Cobble Hill Farm, 101 Woodlee Heights Road
3. Waverly Hill, 3001 North Augusta Street
4. Steephill, 200 Park Boulevard



1. Augusta County Court House, Johnson and Augusta Streets

2. United Virginia Bank, 12-14 West Beverley Street

3. Arista Hoge House, 215 Kalorama Street

4. Catlett House, 303 Berkeley Place

5. Hilltop, Mary Baldwin Campus

6. Kable House, Mary Baldwin Campus

7. Mary Baldwin College Main Building

8. J.C.M. Merrillat House, 521 East Beverley Street

9. Thomas J. Michie House, 324 East Beverley Street

10. C.W. Miller House, 210 North New Street

11. Oakdene, 605 East Beverley Street
12. The Oaks, 437 East Beverley Street

13. Rose Terrace, Mary Baldwin Campus

14. Sears House, 400 Marquis Street

15. Stuart Hall Main Building, 225 West Fredrick Street

16. Stuart House, 120 Church Street

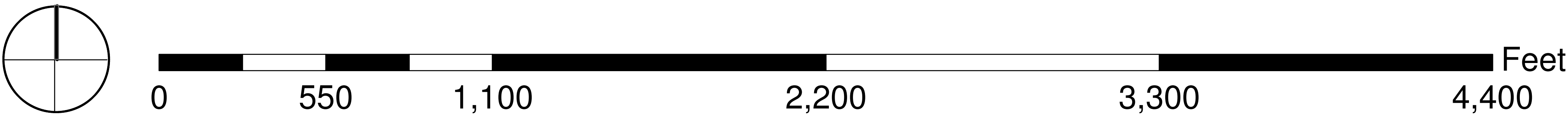
17. Trinity Episcopal Church, 214 West Beverley Street

18. Virginia School for the Deaf and Blind Main Building

19. Original Site of Western State Hospital

20. Woodrow Wilson Birthplace, 24 North Coalter Street

Historic Districts and Historic Sites, detail

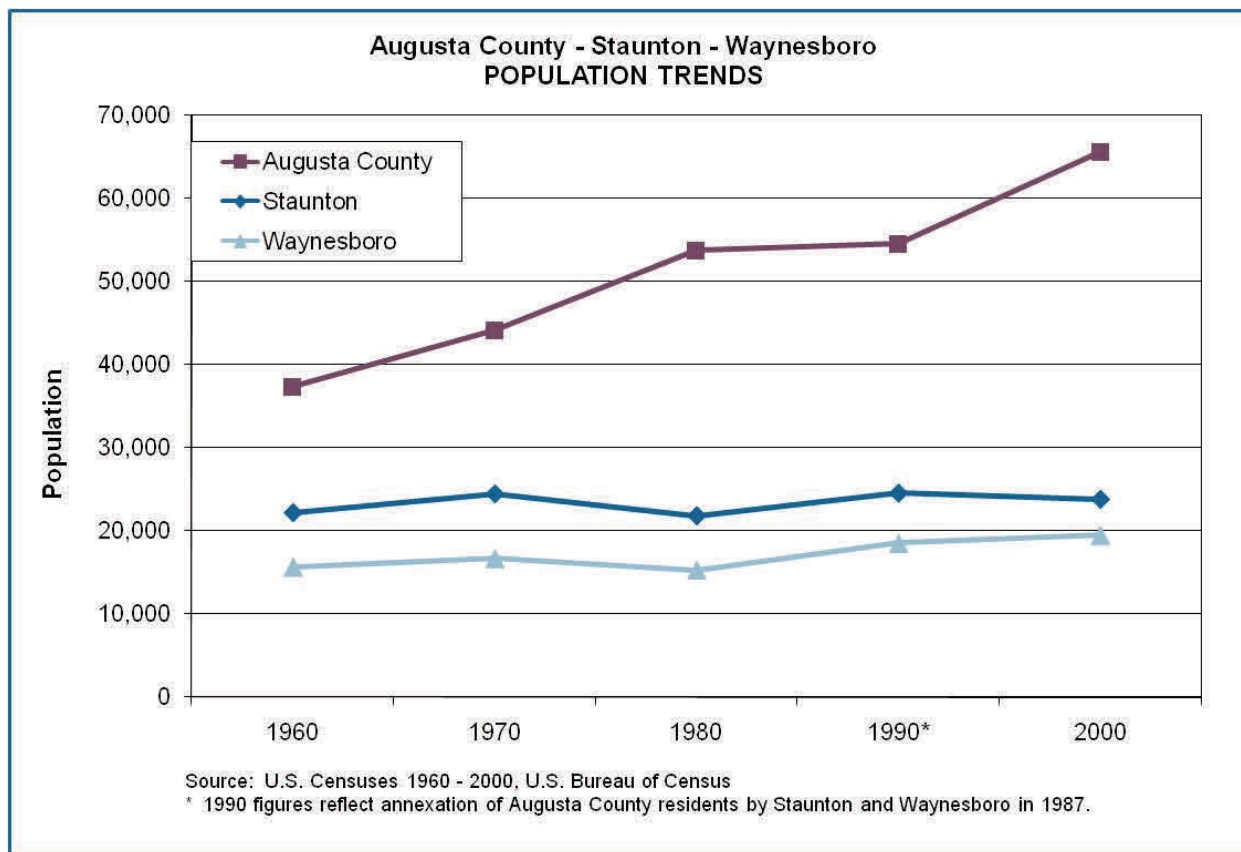


Note: map elements depicted are representations and are not ot be construed or used as legal description; this map is for display purposes only

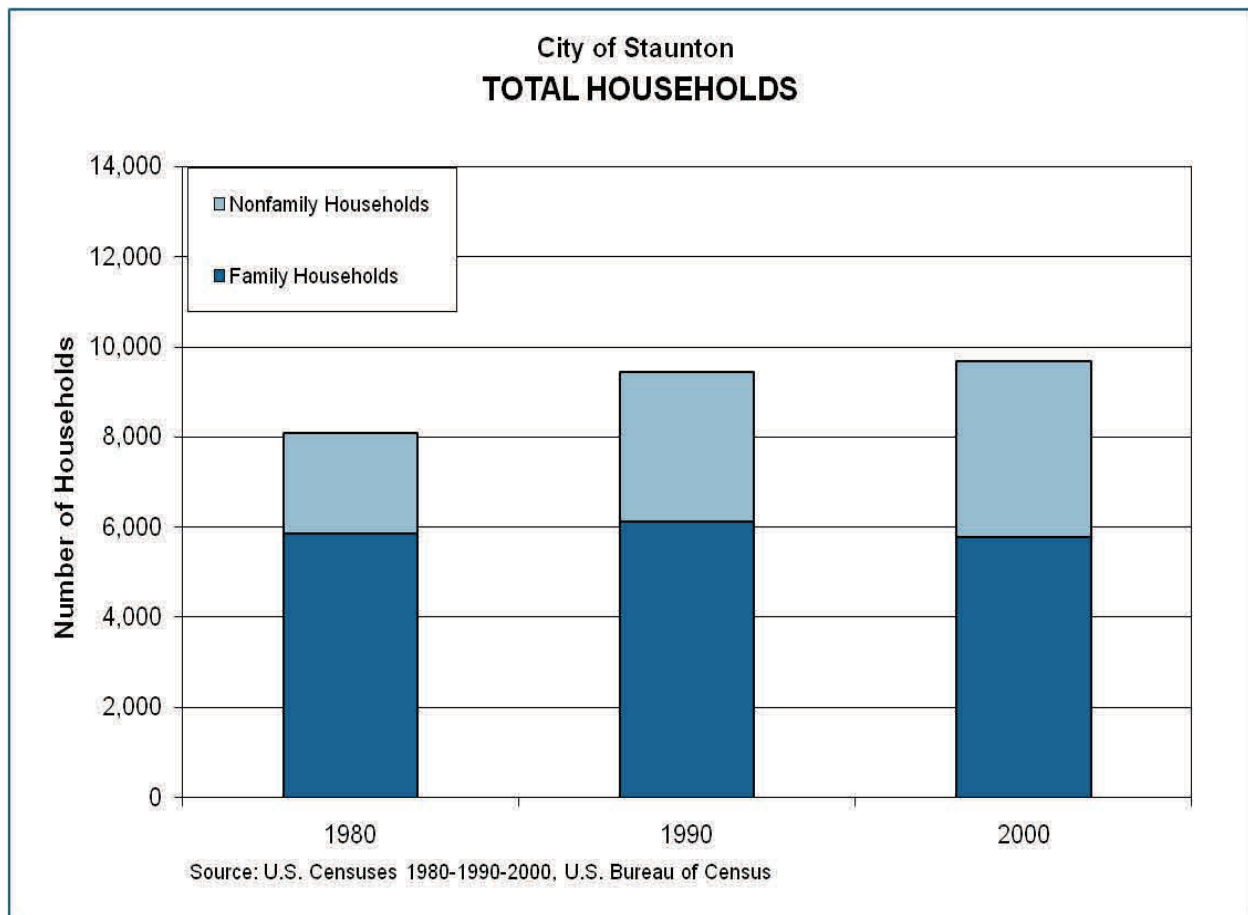
Historic Districts

CityLimits

Trends - Population - City of Staunton	
Population	2000 = 23,853 (24.0% of ASW Area Population) 1990 = 24,461 (25.2% of ASW Area Population) 1980 = 21,857 (21.9% of ASW Area Population)
Population Increase	1980 to 1990 = Up 2,604 Persons or 11.9%* 1990 to 2000 = Down 608 Persons or -2.5% 1980 to 2000 = Up 1,996 Persons or 9.1% * Increase from 1980 to 1990 was primarily due to annexation of 2,920 former Augusta County residents in 1987
Population Density - 2000 Comparative Cities: Waynesboro Harrisonburg Lexington Richmond	1204.7 Persons Per Square Mile 1267.5 Persons Per Square Mile 2299.3 Persons Per Square Mile 2746.8 Persons Per Square Mile 3291.0 Persons Per Square Mile
Live Births - 1990 to 2000 Total Deaths Net Increase - Staunton Sub-Regional Comparison: Augusta County Waynesboro	2,950 3,187 Down 237 Persons Up 2,395 Persons Up 481 Persons

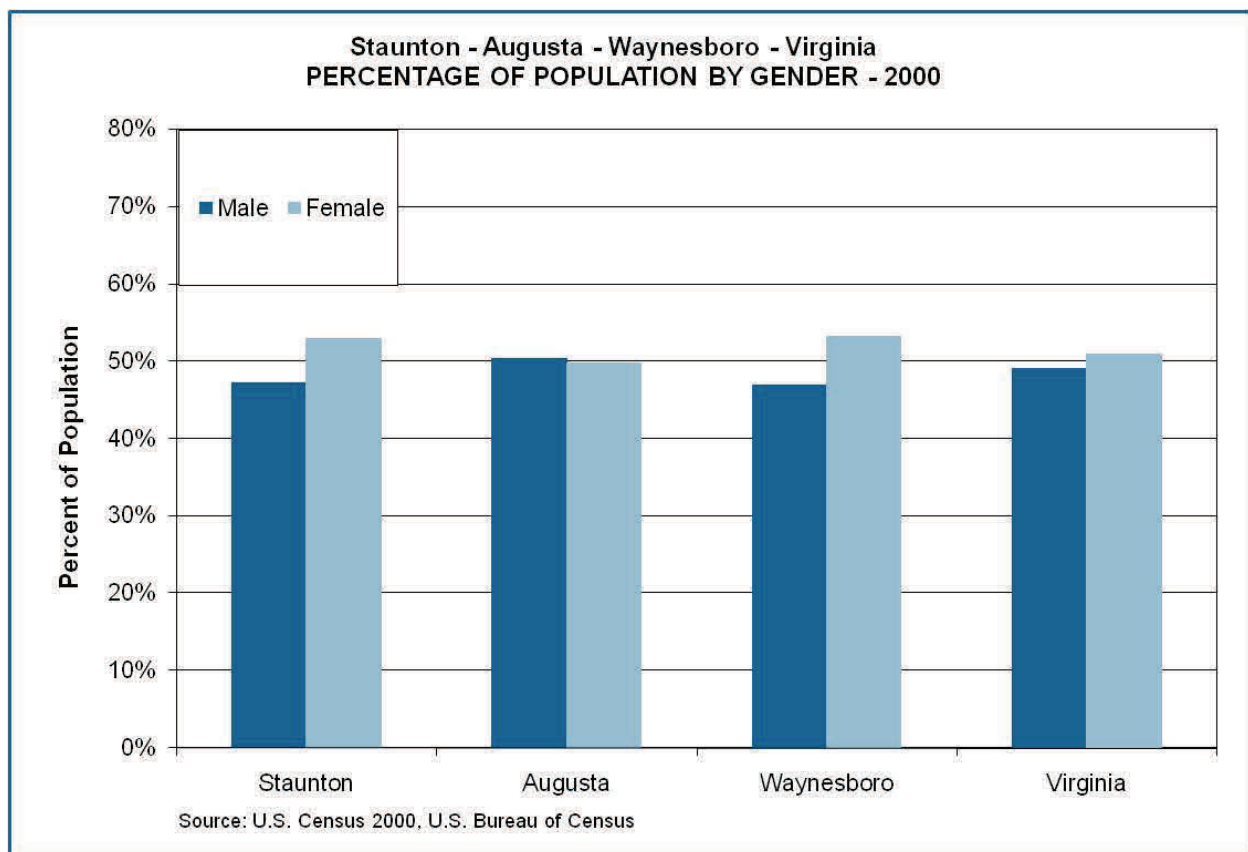


Trends - Households - City of Staunton	
Total # of Households - 2000	9,676 Increase of 2.6% from 1990 Increase of 19.5% from 1980
Family Households	5,766 Decrease of 6.0% from 1990 Decrease of 1.5% from 1980
Married Couple Households	4,297 Decrease of 10.8% from 1990 Decrease of 10.9% from 1980
Female Householder Families	1,134 Increase of 6.2% from 1990 Increase of 30.3% from 1980
Non-Family Households	3,910 Increase of 18.5% from 1990 Increase of 74.2% from 1980
Average # of Persons Per Household	2.19 Persons Decrease from 2.30 in 1990 Decrease from 2.53 in 1980

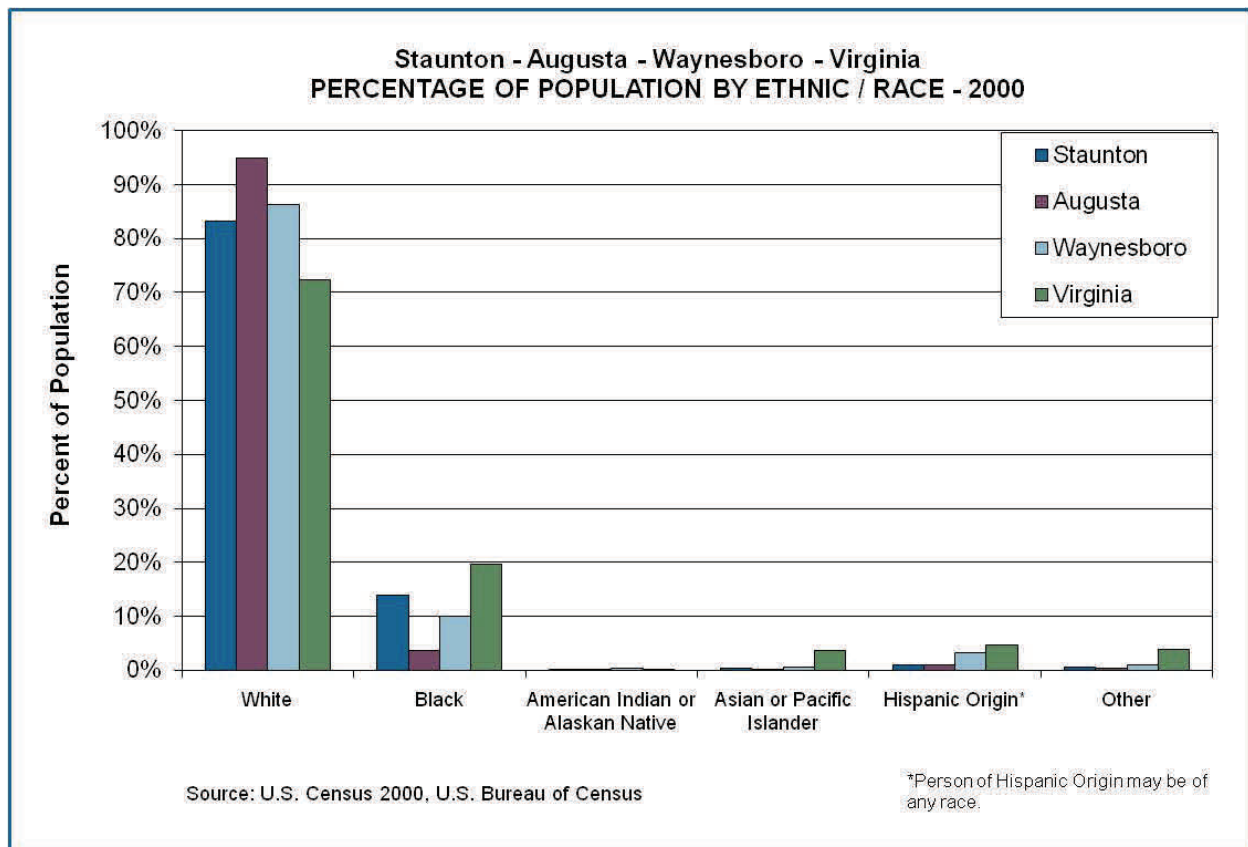


Trends - Age and Age Groups - City of Staunton	
Median Age - 2000	39.8 Years Up from 36.8 Years in 1990 Up from 34.6 Years in 1980
% of Population Under 18 Years - 2000	19.80% Down from 20.6% in 1990 Down from 22.6% in 1980
% of Population Over 65 Years - 2000	18.00% Up from 17.0% in 1990 and Up from 15.2% in 1980
Increase in Population Under 18 Years	1980 to 1990 = Up 80 Persons 1990 to 2000 = Down 299 Persons 1980 to 2000 = Down 219 Persons
Increase in Population Over 65 Years	1980 to 1990 = Up 832 Persons 1990 to 2000 = Up 153 Persons 1980 to 2000 = Up 935 Persons
Age Group with Highest % in Category - 2000	25 to 44 Years = 27.8% Down from 30.9% in 1990 Up from 26.0% in 1980
Age Group with 2nd Highest % in Category - 2000	5 to 20 Years = 19.5% Down from 19.6% in 1990 Down from 23.3% in 1980
Age Group with Lowest % in Category - 2000	85+ Years = 2.5% Up from 1.7% in 1990 Up from 1.6% in 1980
Age Group with the Greatest % Increase	
1980 to 1990	75 to 84 Years = Up 43.3%
1990 to 2000	85+ Years = Up 38.5%
1980 to 2000	85+ Years = Up 70.3%
Age Group with Greatest # Increase	
1980 to 1990	25 to 44 Years = Up 1,879 Persons
1990 to 2000	45 to 54 Years = Up 731 Persons
1980 to 2000	25 to 44 Years = Up 945 Persons
Age Group with Smallest % Increase	
1980 to 1990	21 to 24 Years = Down 13.4%
1990 to 2000	25 to 44 Years = Down 12.3%
	60 to 64 Years = Down 12.3%
1980 to 2000	21 to 24 Years = Down 18.4%
Age Group with Smallest # Increase	
1980 to 1990	5 to 20 Years = Down 223 Persons
1990 to 2000	25 to 44 Years = Down 934 Persons
1980 to 2000	5 to 20 Years = Down 431 Persons

Trends - Gender - City of Staunton	
Female - 2000	52.9% Same as 1990 Down from 54.5% in 1980
Male - 2000	47.1% Same as 1990 Up from 45.5% in 1980



Trends - Ethnic/Race Distribution - City of Staunton	
White - 2000	83.3% Down from 86.6% in 1990 Down from 88.2% in 1980
Black - 2000	14.0% Up from 12.6% in 1990 Up from 11.3% in 1980
American Indian or Alaskan Native - 2000	0.2% Same as 1990 Up from 0.1% in 1980
Asian or Pacific Islander	0.5% Up from 0.4% in 1990 Same as 1980
Hispanic Origin*	1.1% Up from 0.7% in 1990 Up from 0.2% in 1980
Other Races	0.5% Up from 0.2% in 1990 Up from 0.0% in 1980
* Note - Hispanic Origin can be any race	



Trends - Education Attainment - City of Staunton

Educational Attainment - 2000

Percent of Staunton Population High School Graduates or Higher

75.6% = Up from 71.4% in 1990

Sub-Regional and State Comparisons

78.2% Augusta County = Up from 69.0% in 1990

77.9% Waynesboro = Up from 71.2% in 1990

81.5% Virginia = Up from 75.2% in 1990

Percent of Staunton Population Bachelor's Degree or Higher

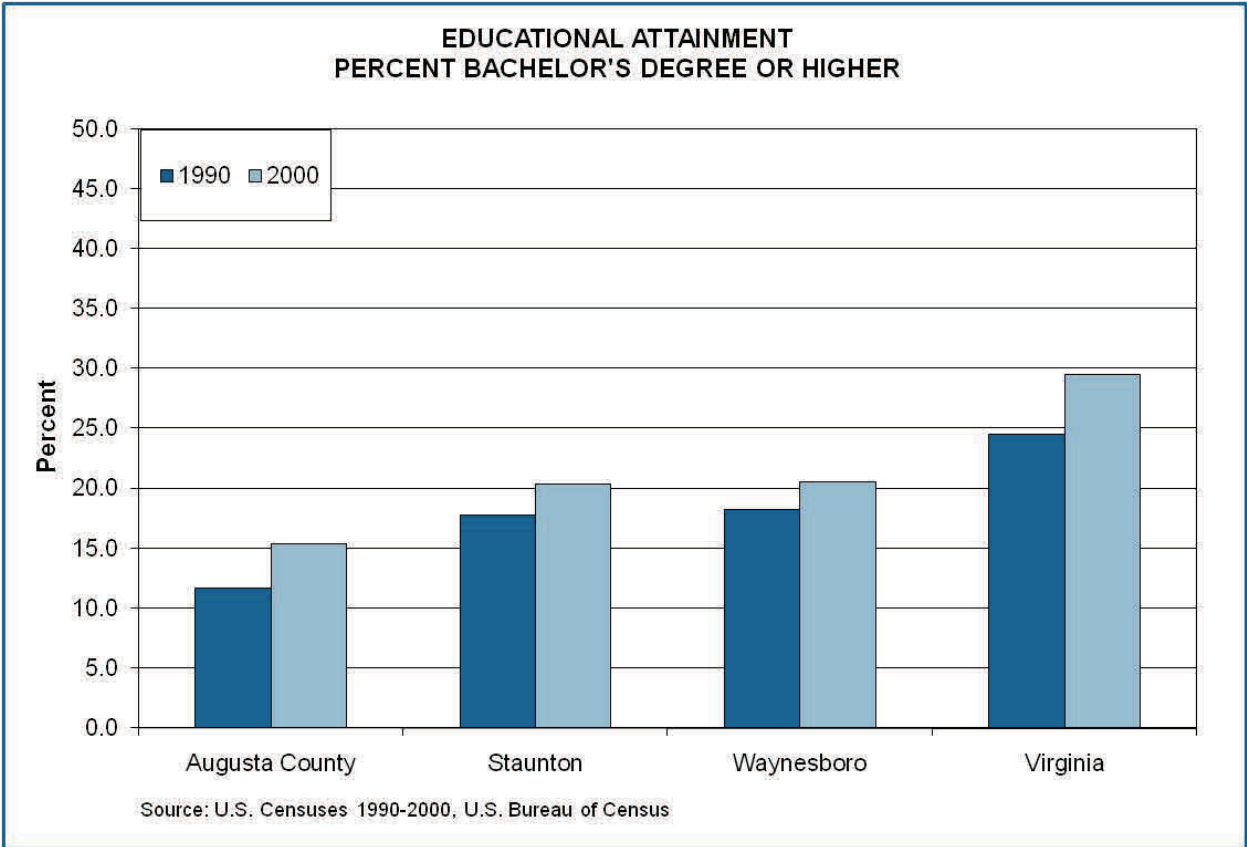
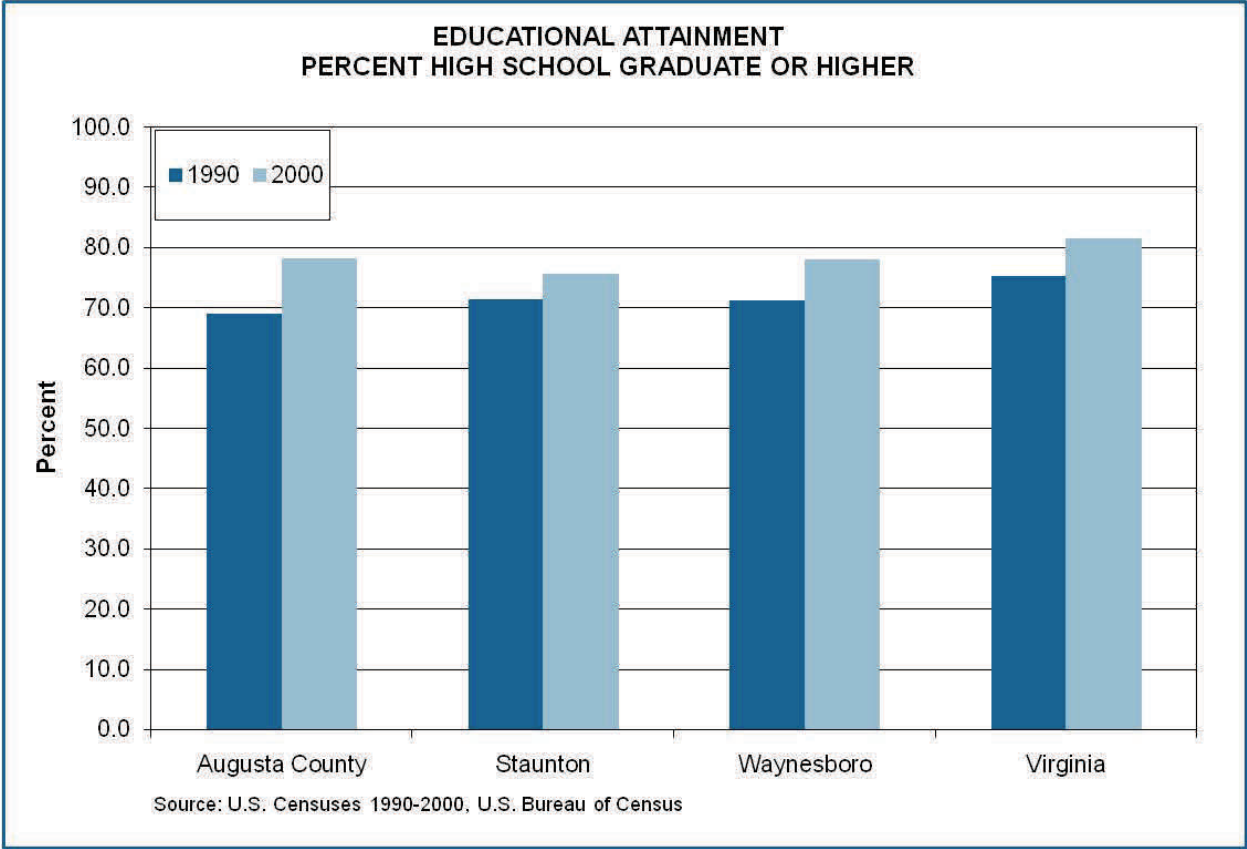
20.4% = Up from 17.8% in 1990

Sub-Regional and State Comparisons

15.4% Augusta County = Up from 11.7% in 1990

20.6% Waynesboro = Up from 18.2% in 1990

29.5% Virginia = Up from 24.5% in 1990



Sub-Regional and State Comparisons - Population	
Total Population - 2000	Staunton 23,853 Augusta County 65,615 Waynesboro 19,520 Virginia 7,078,515
Population Change	1980 to 1990 Staunton = Up 11.9% (Increase from annexation) Augusta = Up 1.8% (Annexation reduced increase) Waynesboro = Up 21.0% (Increase from annexation) Virginia = Up 15.7% 1990 to 2000 Staunton = Down 2.5% Augusta = Up 20.0% Waynesboro = Up 5.2% Virginia = Up 14.4% 1980 to 2000 Staunton = Up 9.1% (See 1980 to 1990 note above) Augusta = Up 22.1% (See note above) Waynesboro = Up 27.3% (See note above) Virginia = Up 32.4%

Sub-Regional and State Comparisons - Age and Age Groups	
Median Age - 2000	Staunton = 39.8 Years Augusta = 39.0 Years Waynesboro = 38.9 Years Virginia = 35.7 Years
Increase in Median Age - 1980 to 2000	Staunton = Up to 5.2 Years Augusta = Up 7.4 Years Waynesboro = Up 5.5 Years Virginia = Up 5.9 Years
% of Population Under 18 Years - 2000	Staunton = 19.8% Augusta = 23.7% Waynesboro = 23.9% Virginia = 24.6%
Increase in Population Under 18 Years - 1980 to 2000	Staunton = Down 4.4% or 219 Persons Augusta = Up 4.5% or 664 Persons Waynesboro = Up 18.9% or 740 Persons Virginia = Up 17.9% or 263,928 Persons
% of Population Over 65 Years - 2000	Staunton = 18.0% Augusta = 12.8% Waynesboro = 17.6% Virginia = 11.2%
Increase in Population Over 65 Years - 1980 to 2000	Staunton = Up 29.7% or 985 Persons Augusta = Up 44.4% or 2,590 Persons Waynesboro = Up 83.5% or 1,566 Persons Virginia = Up 56.8% or 287,029 Persons

Sub-Regional and State Comparisons - Age and Age Groups - continued

Comparison of Various Age Groups - 2000	
Ages 5 to 20	Staunton = 19.5% Augusta = 21.3% Waynesboro = 20.7% Virginia = 22.3%
Ages 25 to 44	Staunton = 27.8% Augusta = 29.8% Waynesboro = 27.4% Virginia = 31.6%
Ages 75 to 84	Staunton = 6.7% Augusta = 4.1% Waynesboro = 6.6% Virginia = 3.9%
Ages 85+	Staunton = 2.5% Augusta = 1.3% Waynesboro = 2.1% Virginia = 1.2%
Age Group with Greatest % Increase	
1980 to 1990	
Staunton	75 to 84 Years = Up 43.3%
Augusta	25 to 44 Years = Up 15.9%
Waynesboro	75 to 84 Years = Up 113.8%
Virginia	85+ Years = Up 45.2%
1990 to 2000	
Staunton	85+ Years = Up 38.5%
Augusta	85+ Years = Up 121.2%
Waynesboro	85+ Years = Up 63.5%
Virginia	45 to 54 Years = Up 50.6%
1980 to 2000	
Staunton	85+ Years = Up 70.3%
Augusta	85+ Years = Up 105.8%
Waynesboro	75 to 84 Years = Up 180.1%
Virginia	85+ Years = Up 112.2%

Sub-Regional and State Comparisons - Age and Age Groups - continued

Age Group with Smallest % Increase	
1980 to 1990	
Staunton	21 to 24 Years = Down 13.4%
Augusta	5 to 20 Years = Down 17.5%
Waynesboro	21 to 24 Years = Down 9.6%
Virginia	5 to 20 Years = Down 4.5%
1990 to 2000	
Staunton	60 to 64 Years = Down 12.3%
Augusta	21 to 24 Years = Down 11.3%
Waynesboro	60 to 64 Years = Down 9.1%
Virginia	21 to 24 Years = Down 7.9%
1980 to 2000	
Staunton	21 to 24 Years = Down 18.4%
Augusta	21 to 24 Years = Down 23.8%
Waynesboro	21 to 24 Years = Down 14.9%
Virginia	21 to 24 Years = Down 10.0%
Age Group with Largest # Increase	
1980 to 1990	
Staunton	25 to 44 Years = Up 1,879 Persons
Augusta	25 to 44 Years = Up 2,514 Persons
Waynesboro	25 to 44 Years = Up 1,326 Persons
Virginia	25 to 44 Years = Up 541,695 Persons
1990 to 2000	
Staunton	45 to 54 Years = Up 731 Persons
Augusta	45 to 54 Years = Up 3,579 Persons
Waynesboro	45 to 54 Years = Up 409 Persons
Virginia	45 to 54 Years = Up 335,924 Persons
1980 to 2000	
Staunton	25 to 44 Years = Up 945 Persons
Augusta	45 to 54 Years = Up 4,459 Persons
Waynesboro	25 to 44 Years = Up 1,285 Persons
Virginia	25 to 44 Years = Up 646,906 Persons

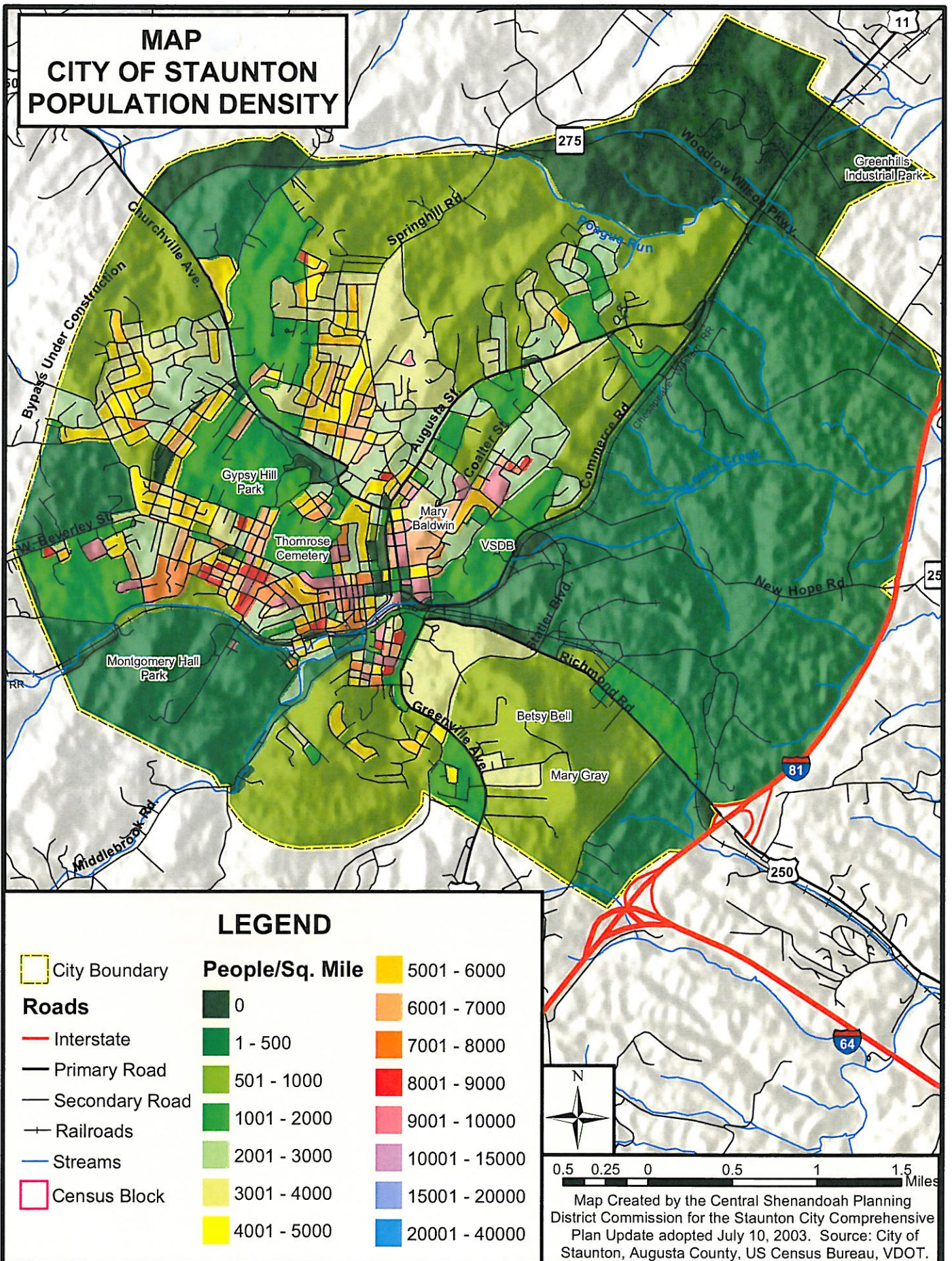
Sub-Regional and State Comparisons - Age and Age Groups - continued	
Age Group with Smallest # Increase	
1980 to 1990	
Staunton	5 to 20 Years = Down 223 Persons
Augusta	5 to 20 Years = Down 2, 548 Persons
Waynesboro	21 to 24 Years = Down 100 Persons
Virginia	5 to 20 Years = Down 64,207 Persons
1990 to 2000	
Staunton	25 to 44 Years = Down 934 Persons
Augusta	21 to 24 Years = Down 308 Persons
Waynesboro	65 to 74 Years = Down 143 Persons
Virginia	21 to 24 Years = Down 32, 598 Persons
1980 to 2000	
Staunton	5 to 20 Years = Down 431 Persons
Augusta	21 to 24 Years = Down 758 Persons
Waynesboro	21 to 24 Years = Down 155 Persons
Virginia	21 to 24 Years = Down 42,294 Persons

Sub-Regional and State Comparisons - Gender	
% Population Female - 2000	Staunton = 52.9% Augusta = 49.7% Waynesboro = 53.2% Virginia = 51.0%
% Population Male - 2000	Staunton = 47.1% Augusta = 50.3% Waynesboro = 46.8% Virginia = 49.0%

Sub-Regional and State Comparisons - Ethnic Distribution	
White - 2000	Staunton = 83.3% Augusta = 95.0% Waynesboro = 86.5% Virginia = 72.3%
Black - 2000	Staunton = 14.0% Augusta = 3.6% Waynesboro = 10.0% Virginia = 19.6%
American Indian / Alaskan Native - 2000	Staunton = 0.2% Augusta = 0.2% Waynesboro = 0.3% Virginia = 0.3%
Asian or Pacific Islander - 2000	Staunton = 0.5% Augusta = 0.3% Waynesboro = .6% Virginia = 3.7%
Hispanic Origin* - 2000	Staunton = 1.1% Augusta = 0.9% Waynesboro = 3.3% Virginia = 4.7%
Other Races - 2000	Staunton = 0.5% Augusta = 0.3% Waynesboro = 1.1% Virginia = 4.0%

* Note - Hispanic Origin can be any race

MAP CITY OF STAUNTON POPULATION DENSITY



Climate City of Staunton	
General Climate	Modified Continental - moderate summers and winters
Average Temperature	January = 30.7° F (Avg. High 40.5° F / Avg. Low 20.8°) July = 72.1° F (Avg. High 83.3° F / Avg. Low 60.9° F) Annual = 51.7° F (Avg. High 63.1° F / Avg. Low 40.3° F)
Average Precipitation	Annual = 38.9 Inches
Concerns	Flooding can be caused by Hurricanes that move inland or rapid snowmelt.

City of Staunton AVERAGE TEMPERATURE & PRECIPITATION*				
Month	Temperature (Degrees Fahrenheit)			Precipitation
	Normal High	Normal Low	Average	Average
January	40.5	20.8	30.7	2.91
February	44.2	22.9	33.6	2.50
March	53.1	30.3	41.7	3.23
April	63.3	38.3	50.8	2.92
May	71.6	47.9	59.8	3.81
June	79.2	56.5	67.9	3.57
July	83.3	60.9	72.1	3.82
August	81.8	59.2	70.5	3.50
September	75.5	52.2	63.9	3.78
October	65.3	38.9	52.1	3.37
November	54.6	31.6	43.1	2.95
December	44.5	24.2	34.4	2.49
Annual	63.1	40.3	51.7	38.85
* Data from Staunton Sewage Plant Site: 1971-2000.				
Source: National Climatic Data Center.				

Topography - City of Staunton	
Overall Topography	Steep hills amidst a rolling valley floor.
Most Distinctive Topographical Features	Twin hills of Betsy Bell and Mary Grey
Highest Elevations	1,940 feet (Betsy Bell) 1,850 feet (Mary Grey)
Lowest Elevations	1,300 to 1,400 feet (northeast section of the City along Lewis Creek)
Typical Slopes	5% to 12%
Southern Portion of City	Large areas of slopes greater than 20%
Northeastern Portion of the City	Slopes ranging from less than 12% to under 5%

Slope Categories and Development Limitations	
0 to 7 Percent Slope - Flat to Moderately Sloping	No slope limitations on development or cultivation. However, some of these areas are subject to flooding and poor drainage.
7 to 15 Percent Slope - Rolling Land	Few limitations for residential, commercial, and industrial activities not requiring large amounts of level ground. Development of larger tracts is more limited due to grading costs. No limitations on pasture, forest, forage crops, and orchard uses.
15 to 25 Percent Slope - Hilly Land	Suitable for residential development if site planning takes topography into account. Construction of water and sewer facilities can be quite costly and economically infeasible. No slope limitations on pasture, forest, forage crop, and orchard uses.
25 Percent Slope and Over	Usually considered unsuitable for intensive development and cultivation. When combined with conservation practices; land may be used for outdoor recreation, wildlife management, watershed protection, and forest purposes.

Description of Geologic Formations In The City Of Staunton				
Formation	Description	Thickness In Feet	Geologic Age	Potential Geologic Hazard
Alluvium	Clayey sand and silt overlying gray silt clay	0-5	Quaternary	None
New Market	Massively bedded, fine grained, medium gray to dove gray limestone	10-160		Sinkhole collapse, ground water pollution
Edinburg	Fine grained, dense, black, thin bedded and nodular limestone, some fissile black shale	500 - 1,000		Sinkhole collapse, ground water pollution
Lincolnshire	Gray to dark gray limestone, medium to thick bedded coarse grained fossiliferous	0-140		Sinkhole collapse, ground water pollution
Beekmantown	Medium gray, fine to medium grained, thick bedded dolomite chert nodules abundant	3,000+	Ordovician	Sinkhole collapse, ground water pollution
Chepultepec	Thick bedded, blue gray fine grained limestone with minor amount of dolomite, fossiliferous	300 - 400		Sinkhole collapse, ground water pollution
Conococheague	Thin bedded, dark gray limestone with some sandstone and thick bedded dolomite	1,600		Sinkhole collapse, ground water pollution
Elbrook	Thin bedded, slaty dolomite and dark gray limestone	2,800 - 3,000	Cambrian	Sinkhole collapse, ground water pollution
Breccia	Large blocks of dolomite, limestone, and shaly dolomite with crush conglomerate	100-500		Relatively unsuitable for major structural foundations, groundwater pollution
Martinsburg	Gray to brown, fissile, calcareous shale, some thin bedded limestone and sandstone	100-300 1,500 - 2,000		Low bearing capacity

Source: Geology of the Staunton, Churchville, Greenville, and Stuarts Draft Quadrangles, Virginia.
Virginia Division of Mineral Resources Publications, Charlottesville, Virginia (1967)

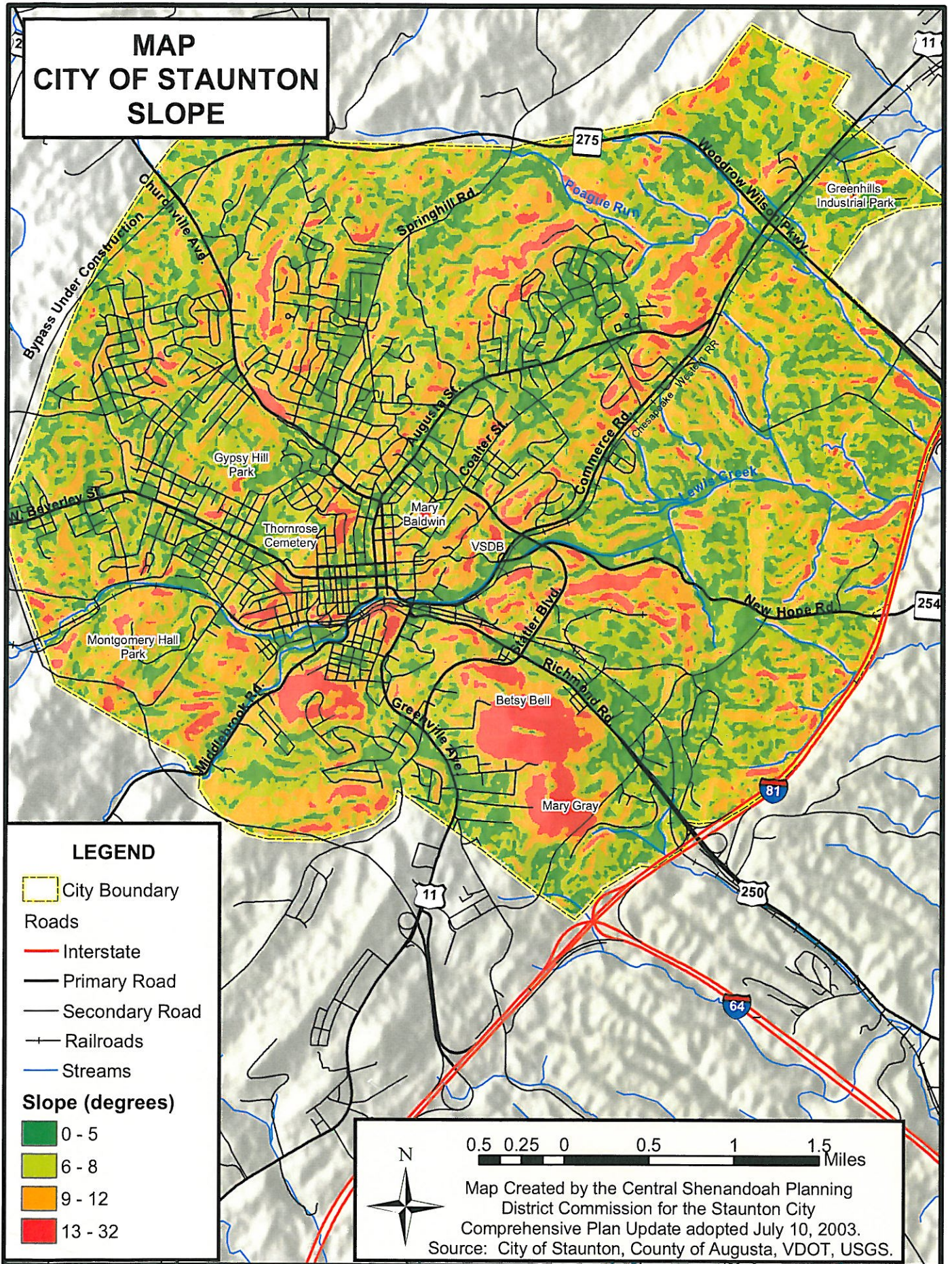
Geology and Development Limitations	
Geologic Concerns for Development	Numerous sinkholes and caverns due to large karst region (underlying limestone and dolomite cause caves, sinkholes, creeks, and large springs). Karst areas have not been mapped, however, most are encompassed by the Lewis Street - Central Avenue - Augusta Street Corridor. The Staunton-Pulaski Fault, one of the most significant faults in Virginia, passes through Montgomery Hall Park, Gypsy Hill Park, and the Pinehurst Area.
Karst Issues	Weight of structures may cause new fractures to form or old ones to move. Result may be a rapid collapse of the ground surface or a gradual subsidence over time. Weight of structures may cause compaction or subsidence of the rock; clay and soil mixture found in the bottom of sinkholes. Could cause foundations to crack. Taking water from the underground (e.g., by pumping wells) or changing groundwater recharge (e.g., by changing surface drainage) may remove a portion of the support from sinkholes. Result may be subsidence. Heavy rains and sudden increases in the amount of water drainage into a sinkhole could cause instability. Result could be subsidence or collapse. Development of karst regions increases in the amount of water drainage into a sinkhole could cause instability. Result could be subsidence or collapse.
Fault Issues	Impervious ground associated with development might prevent a significant amount of water from entering the fault plane, and thereby, retard the recharge to the groundwater supply. Development on a natural recharge area, such as a fault, could channel pollution into the groundwater supply. Slumping or tilting of buildings, foundation failures, or collapse could occur to development on or close to faults as a result of ground instability.

Soil Associations	
Frederick-Christian-Rock Outcrop	Deep, well-drained soils that have a subsoil of clay loam to clay; areas of rock outcrop; all on limestone uplands.
Frederick-Bolton-Christian	Deep to moderately deep, well-drained soils that have a subsoil of clay loam to clay or gravelly loam to gravelly clay loam; on limestone uplands.
Chilhowie-Edom	Moderately deep to deep, well-drained soils that have a dominantly clayey subsoil; on limestone uplands.
Berks-Weikert-Sequoia	Shallow to deep, well-drained soils that have a subsoil of shaly silt loam, shaly loam, or clay; on shale uplands.
Note: The general soils map is not suitable for site planning or small scale planning. The soils in any one association will vary in slope, stoniness, drainage, and other characteristics which affect development, management, and use.	

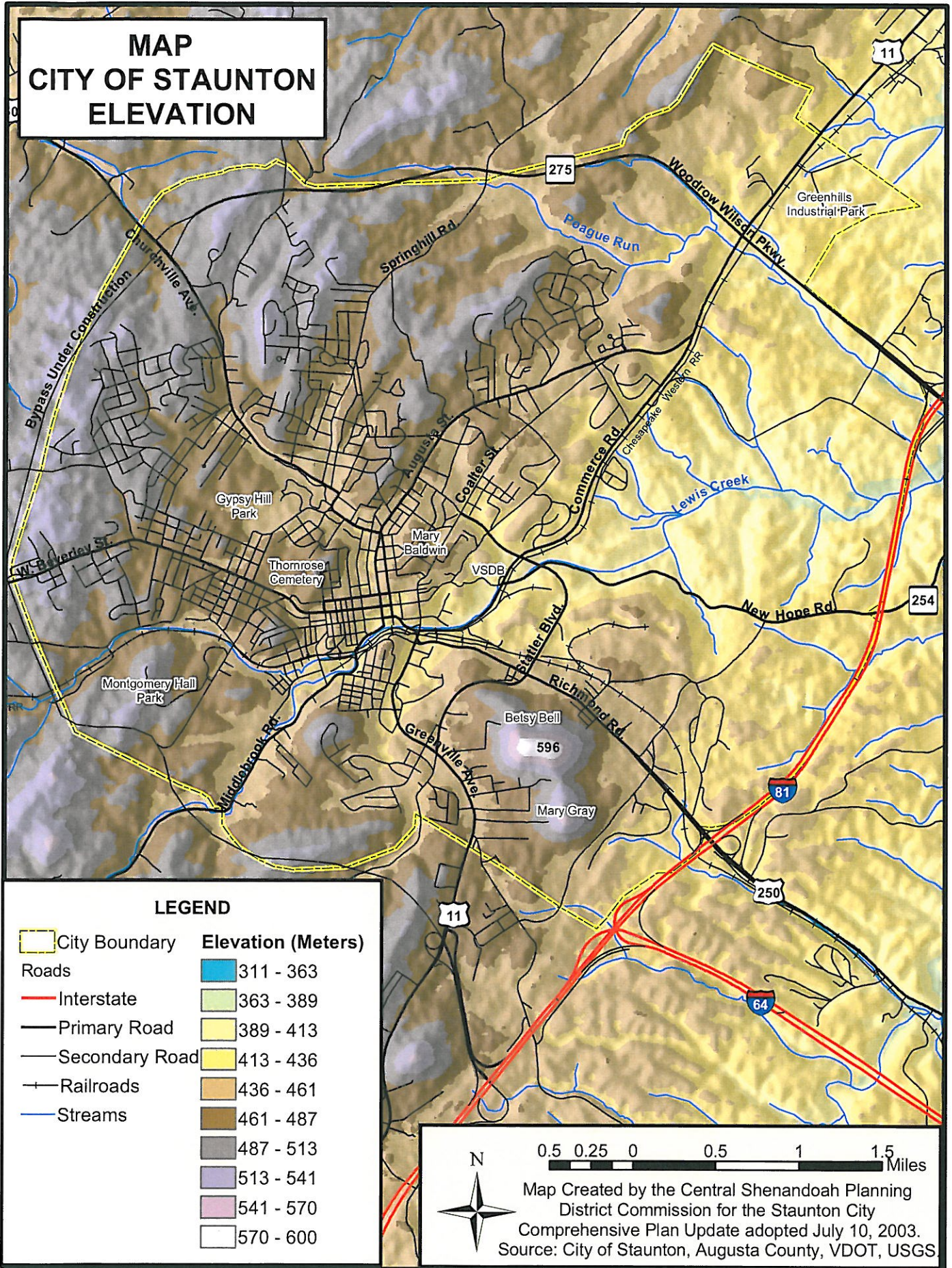
Hydrology	
Watersheds	Majority of the City is in the Lewis Creek Watershed, which lies in the Middle River Basin, which lies in the upper portion of the Shenandoah River Valley, which is a portion of the Potomac River Basin. Remainder of the City has 6 tributaries which empty into Bell Creek or Christian's Creek. (3 tributaries are in the northern portion of the City, while 3 tributaries are in the eastern portion of the City.)
Lewis Creek Drainage Area	Approximately 28 square miles, including 17 miles of floodway.
Flood Concerns	Greatest susceptibility to floods is along a 3-mile span of Lewis Creek encompassing the Central Business District. Large areas of parking lots, streets, and other impervious surfaces causes a high percentage of rainfall to be funneled rapidly into inadequate drainage structures. Primary issue: capacity.

Flood Protection / Mitigation Measures Taken by the City	
Hydraulic Structures	Lake Tams - A retention pond at Gypsy Hill Park to deal with flooding on West Beverley.
Streambank Restoration	Along the intermittent stream through Gypsy Hill Park.
Floodplain Management	Staunton has a FEMA-designated "Floodplain District" in its zoning code.
National Flood Insurance Program (NFIP)	Staunton participates in and is a member in good standing with the NFIP, allowing property owners to purchase flood insurance through the NFIP.
Integrated Flood Observing and Warning System (IFLOWS)	Staunton participates in IFLOWS, which was developed by the National Weather Service.
Stormwater Management	Staunton has a stormwater management ordinance as part of the City Code.
Mitigation Planning	Staunton City Council adopted a series of 26 recommendations on June 13, 2002 as part of the Central Shenandoah Valley Regional Flood Mitigation Plan. Measures include flood prevention, property protection, natural resource protection, emergency services, structural projects, and public education.

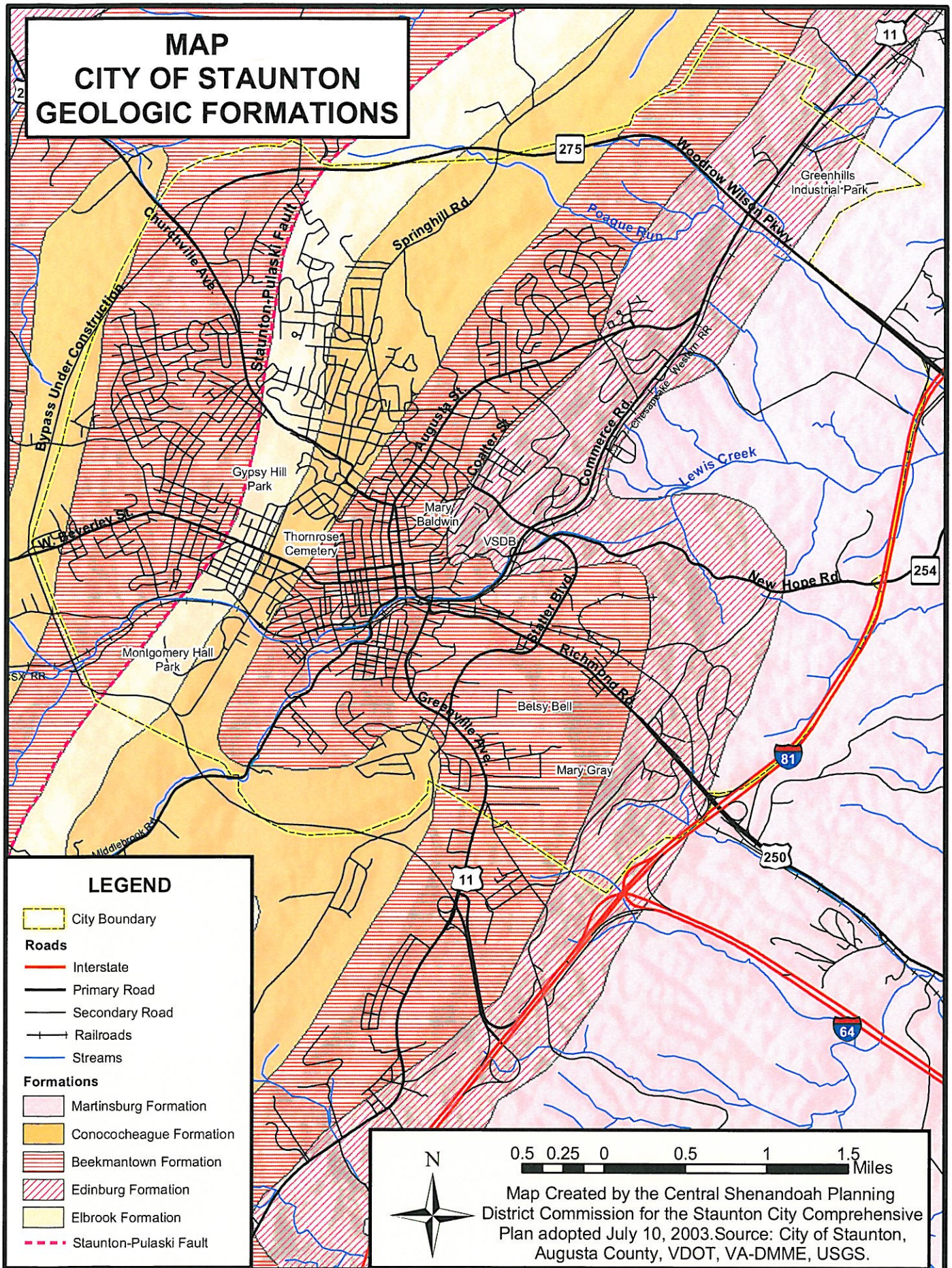
MAP CITY OF STAUNTON SLOPE



MAP CITY OF STAUNTON ELEVATION



MAP CITY OF STAUNTON GEOLOGIC FORMATIONS



LEGEND

City Boundary

Roads

- Interstate
- Primary Road
- Secondary Road
- Railroads
- Streams

Formations

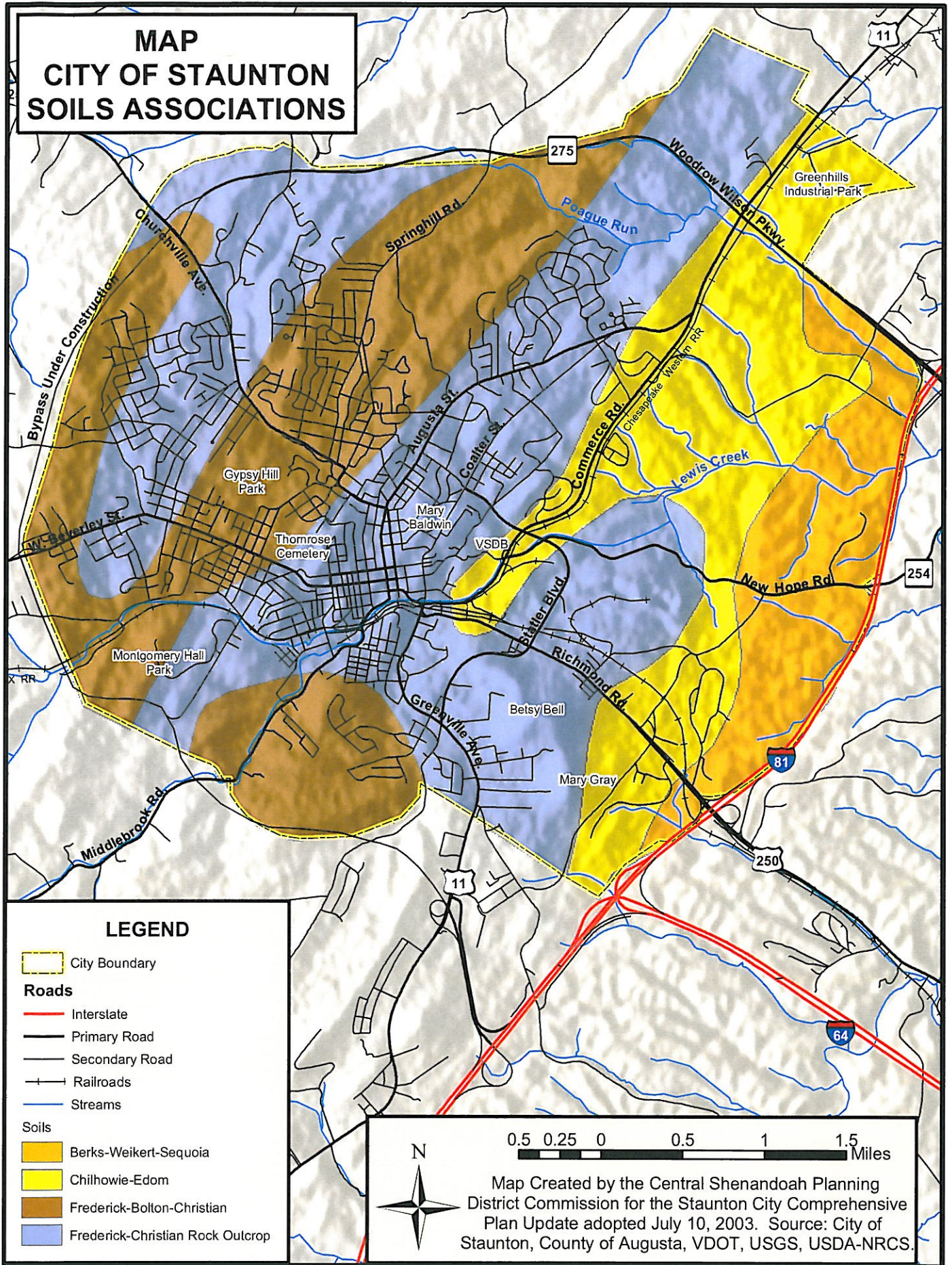
- Martinsburg Formation
- Conococheague Formation
- Beekmantown Formation
- Edinburg Formation
- Elbrook Formation
- Staunton-Pulaski Fault



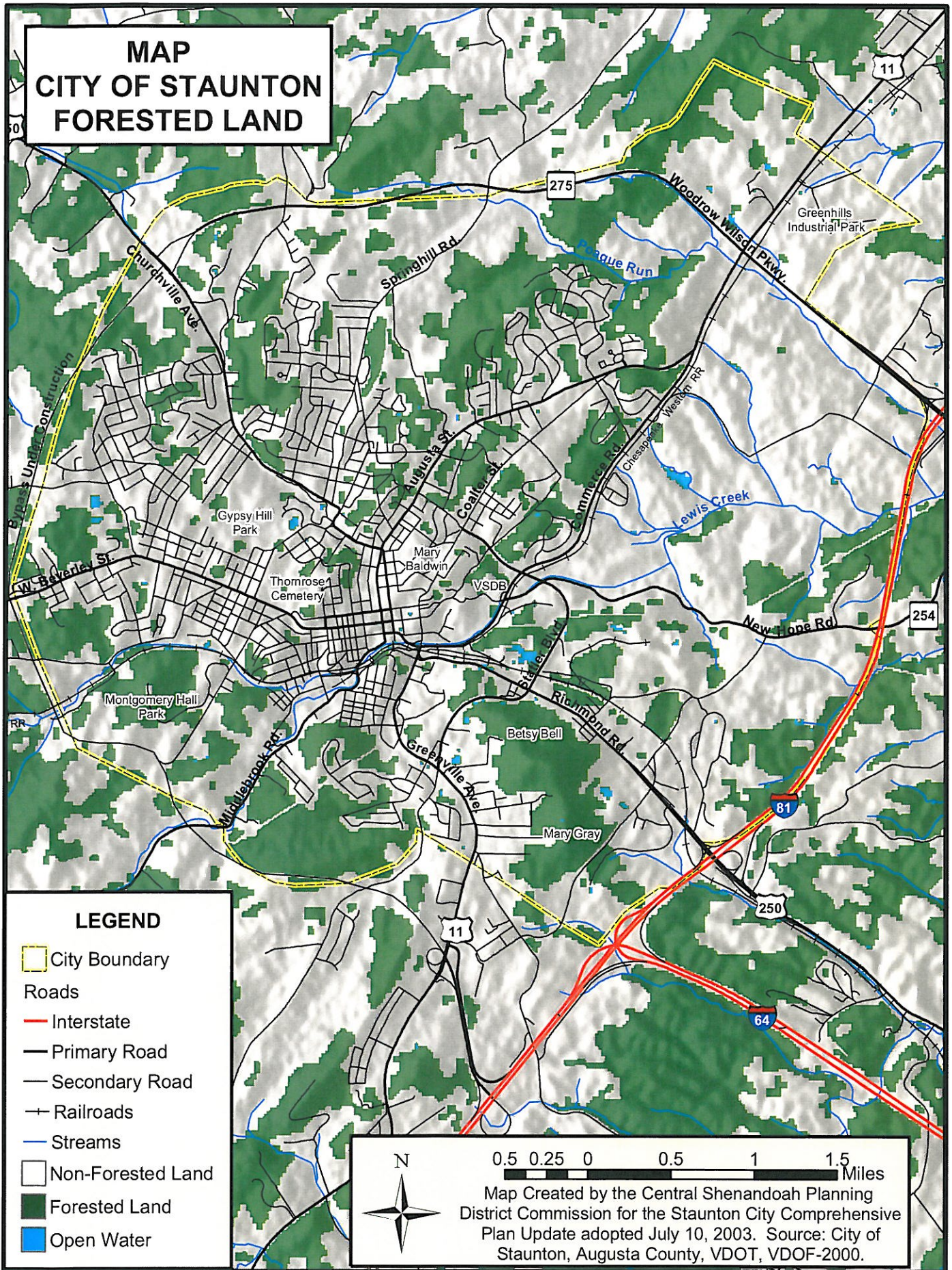
0.5 0.25 0 0.5 1 1.5 Miles

Map Created by the Central Shenandoah Planning District Commission for the Staunton City Comprehensive Plan adopted July 10, 2003. Source: City of Staunton, Augusta County, VDOT, VA-DMME, USGS.

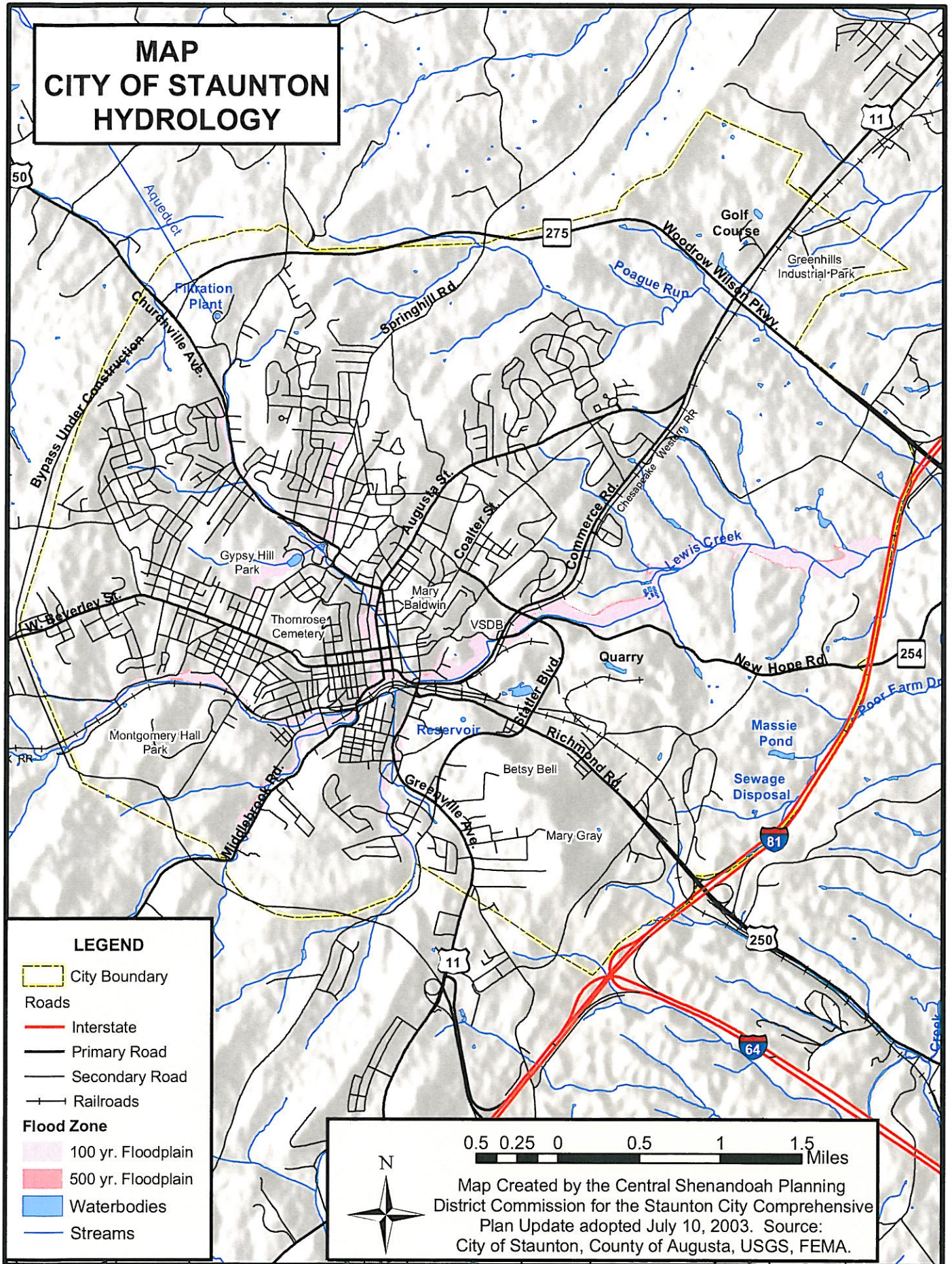
MAP CITY OF STAUNTON SOILS ASSOCIATIONS



MAP CITY OF STAUNTON FORESTED LAND



MAP CITY OF STAUNTON HYDROLOGY



Household Income	
Median Household Income - Staunton - 2008	\$42,794
% Change 1989 - 2008	Down 2.8% (when adjusted for inflation)
% Change 1999 - 2008	Up .5% (when adjusted for inflation)
Sub-regional and State Comparison - 2008	
Augusta County	\$52,341
Waynesboro	\$41,025
Virginia	\$61,210

Source: U.S. Census Bureau

Median Adjusted Gross Income	
Median Adjusted Gross Income - Staunton - 2006	\$53,530
%Increase 1999 to 2006	8.7% (when adjusted for inflation)
Sub-regional and State Comparison - 2008	
Augusta County	\$59,950
Waynesboro	\$50,860
Virginia	\$70,335
2006 Median adjusted Gross Income For Married Couples For Staunton-Augusta-Waynesboro MPSA*:	\$55,575

Source: Weldon Cooper Center For Public Services (UVA)

Income - Staunton/Waynesboro/Augusta MPSA*	
2007 Per Capita Income:	\$31,161

Source: Weldon Cooper Center For Public Services (UVA)

*MPSA - Micropolitan Statistical Area

Civilian Labor Force - Staunton/Waynesboro/Augusta MPSA*				
Civilian Labor Force	2000	2008	Number Change	Percent Change
Civilian Labor Force	55,057	61,184	6,127	11.1%
Number Employed	53,912	58,766	4,854	9.0%
Number Unemployed	1,145	2,418	1,273	111.2%
Unemployment Rate	2.1%	4.0%	1.9%	90.5%

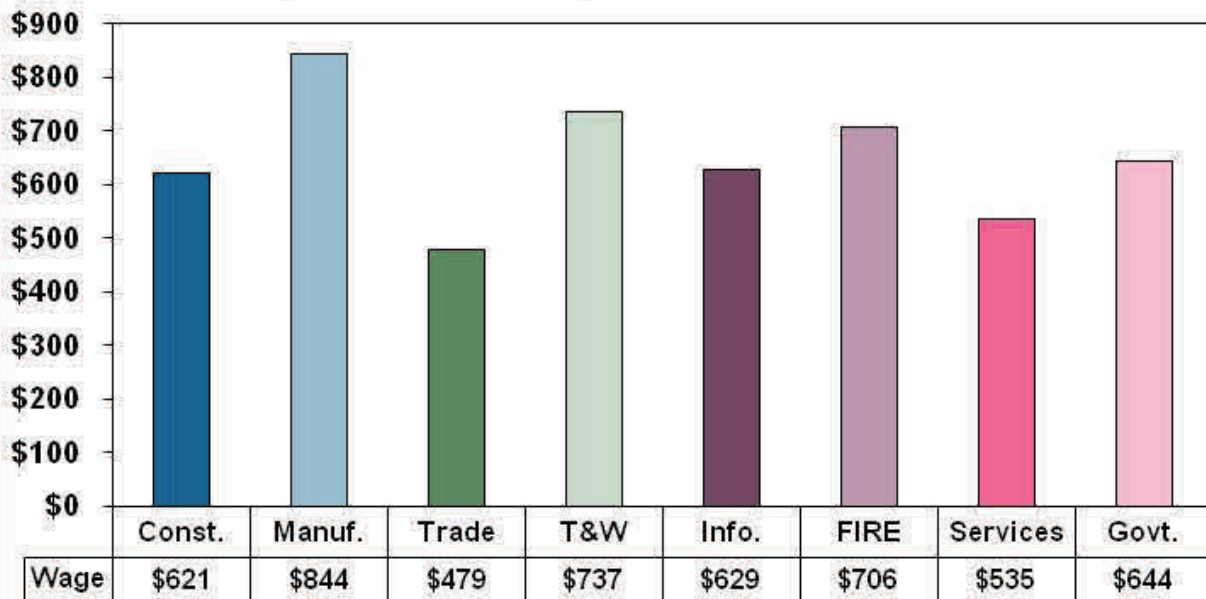
Source: Virginia Employment Commission

Agriculture - Staunton/Waynesboro/Augusta MPSA*		
Agriculture	2002	2007
Number of Farms	1,691	1,729
Land in Farms (acres)	306,048	286,195
Average Size of Farms (acres)	181	166
Market Value of Products Sold (\$000)	\$143,914	\$194,814
Number of Farm Operators	2,585	2,650
Number of Hired Farm Workers	1,472	1,431
Payroll of Hired Farm Workers (\$000)	\$7,959	\$11,238

Source: U.S. Census of Agriculture, 2002 and 2007

*MPSA - Micropolitan Statistical Area

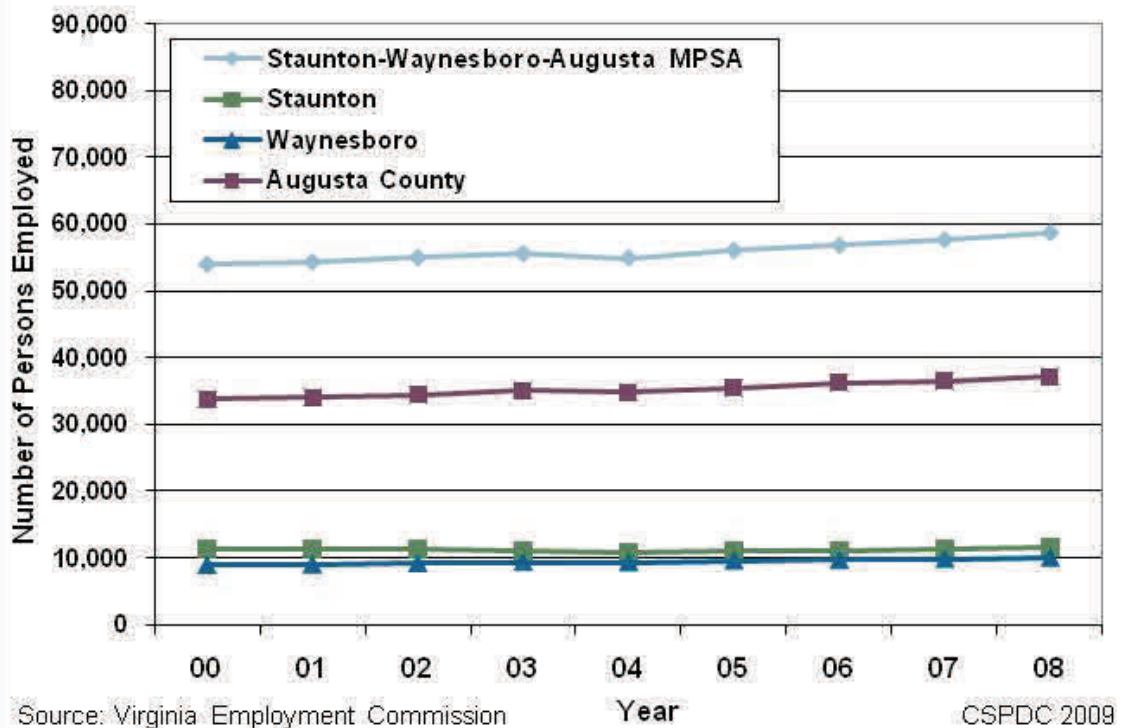
Average Weekly Wage - 2008 - S-W-A MPSA*



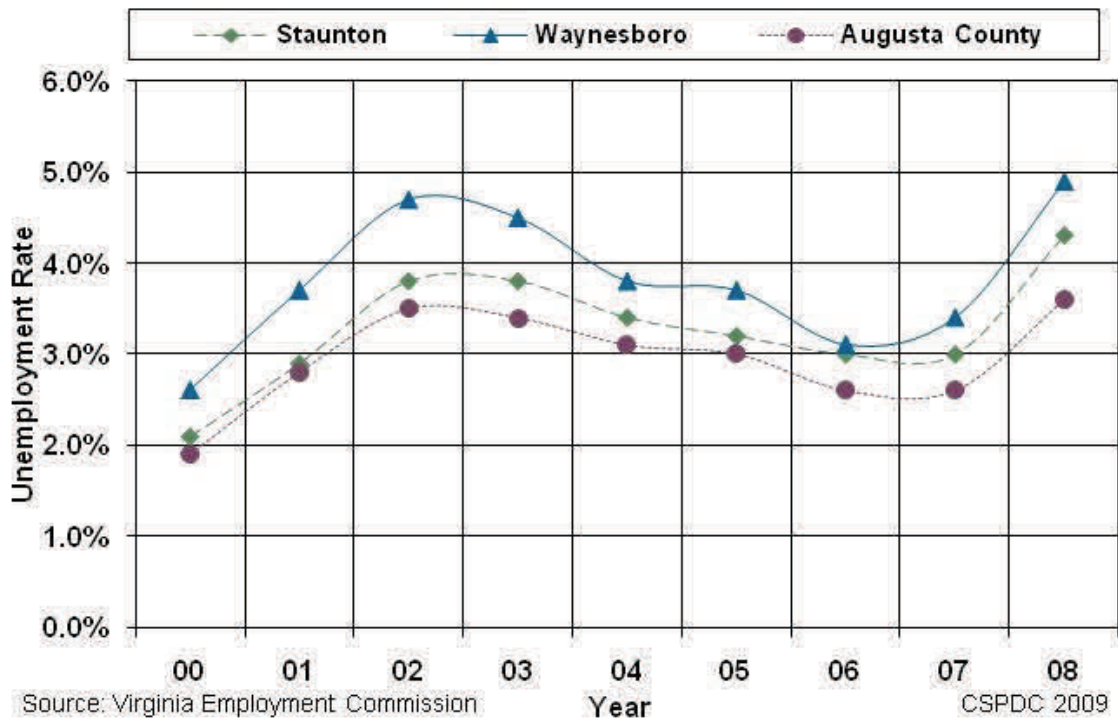
T&W=Transportation & Warehousing; Info.=Information; FIRE=Finance, Insurance, & Real Estate
 Source: Virginia Employment Commission, 2nd Quarter, 2008
 CSPDC 2009

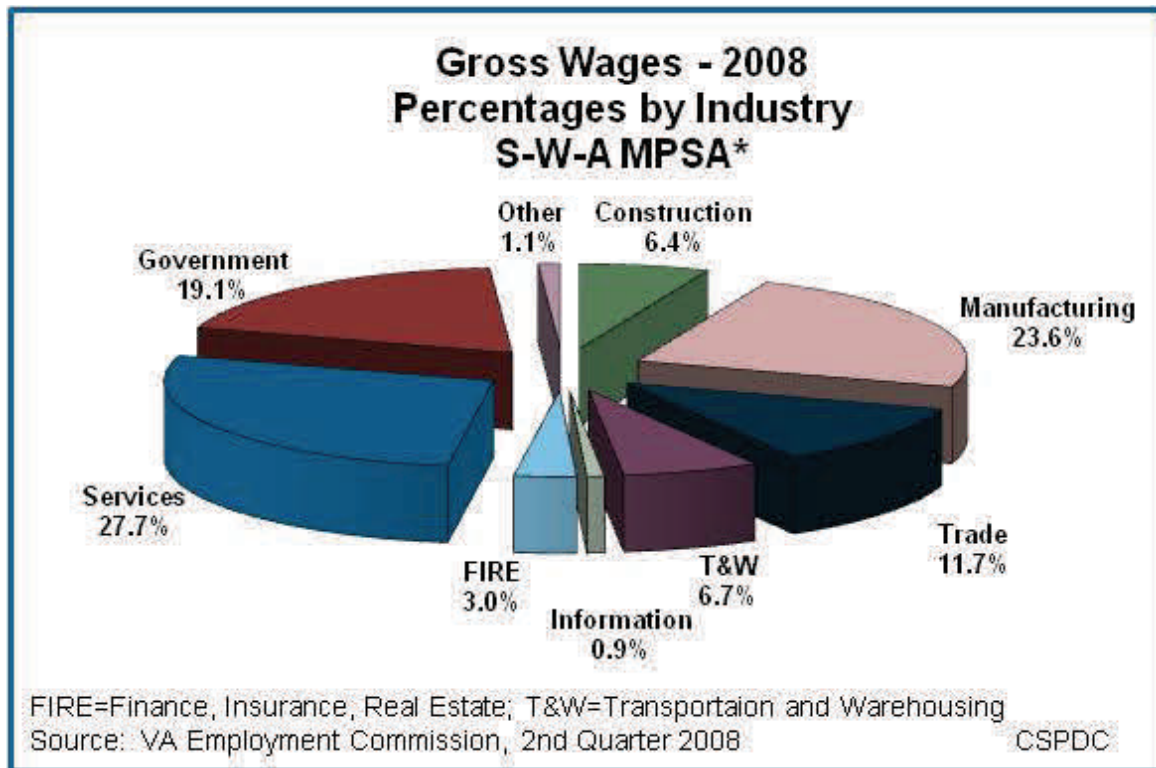
*MPSA - Micropolitan Statistical Area

Employment 2000 - 2008



Unemployment Rate 2000 - 2008





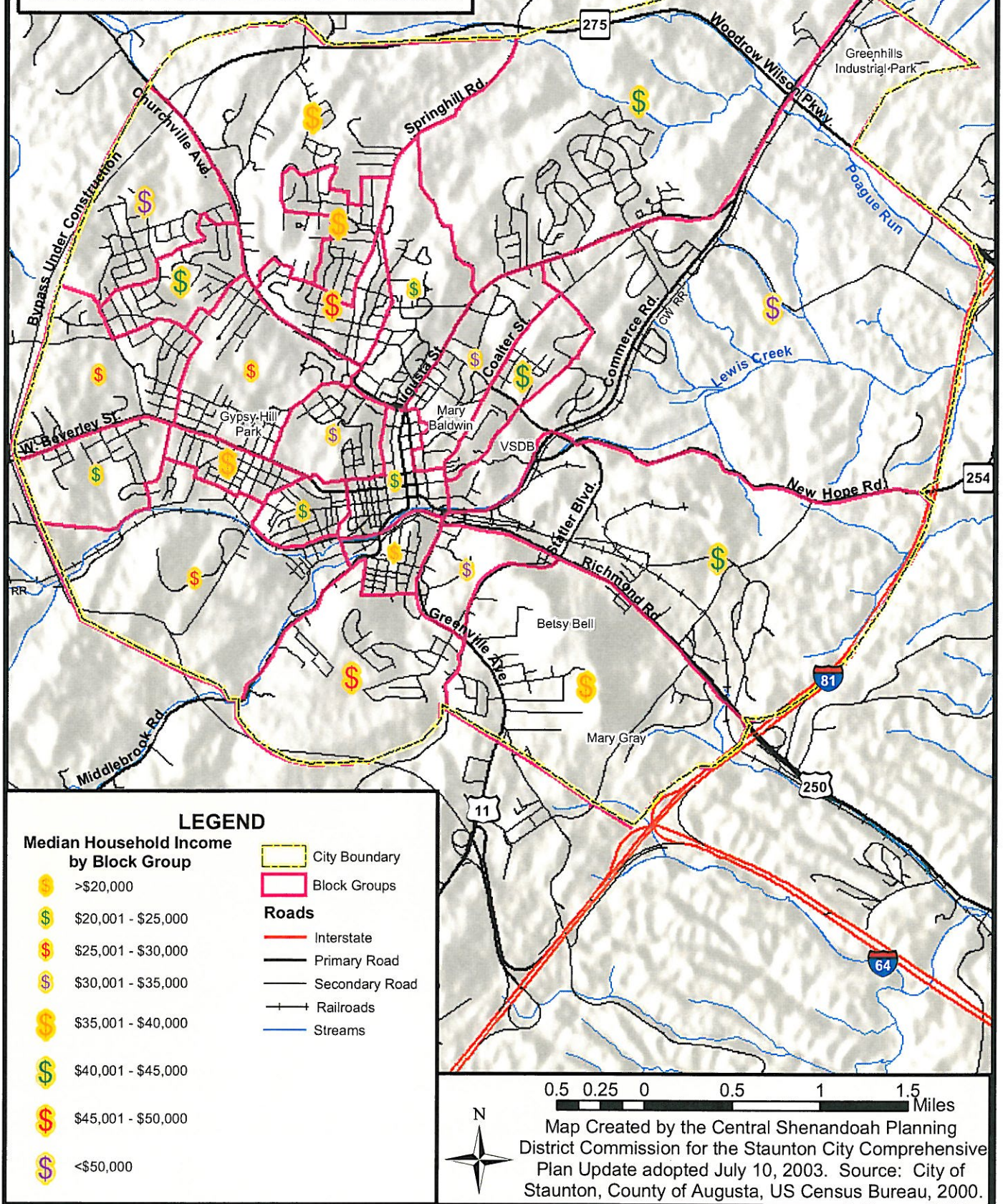
*MPSA - Micropolitan Statistical Area

Employment By Industry Classification - 2008						
	Staunton	Waynesboro	Augusta	S-W-A MPSA*	% of S-W-A MPSA	% of VA
Agricultural, Forestry	◇	◇	220	220	.5%	.3%
Mining & Quarrying	◇	◇	50	◇	◇	.2%
Utilities	◇	◇	139	◇	◇	.3%
Construction	347	864	1,936	3,147	6.4%	6.1%
Manufacturing	421	2,105	6,026	8,552	17.5%	7.2%
Trade, Wholesale & Retail	2,272	2,232	2,969	7,473	15.3%	14.6%
Transportation and Warehousing	319	163	2,302	2,784	5.7%	2.8%
Information	233	102	86	421	.9%	2.4%
Finance, Insurance & Real Estate	482	379	458	1,319	2.7%	5.0%
Services	4,861	3,657	7,122	15,640	32.0%	42.4%
Government	3,060	1,178	4,833	9,071	18.6%	18.5%
TOTAL	12,042	10,681	26,141	48,864	100.0%	100.0%

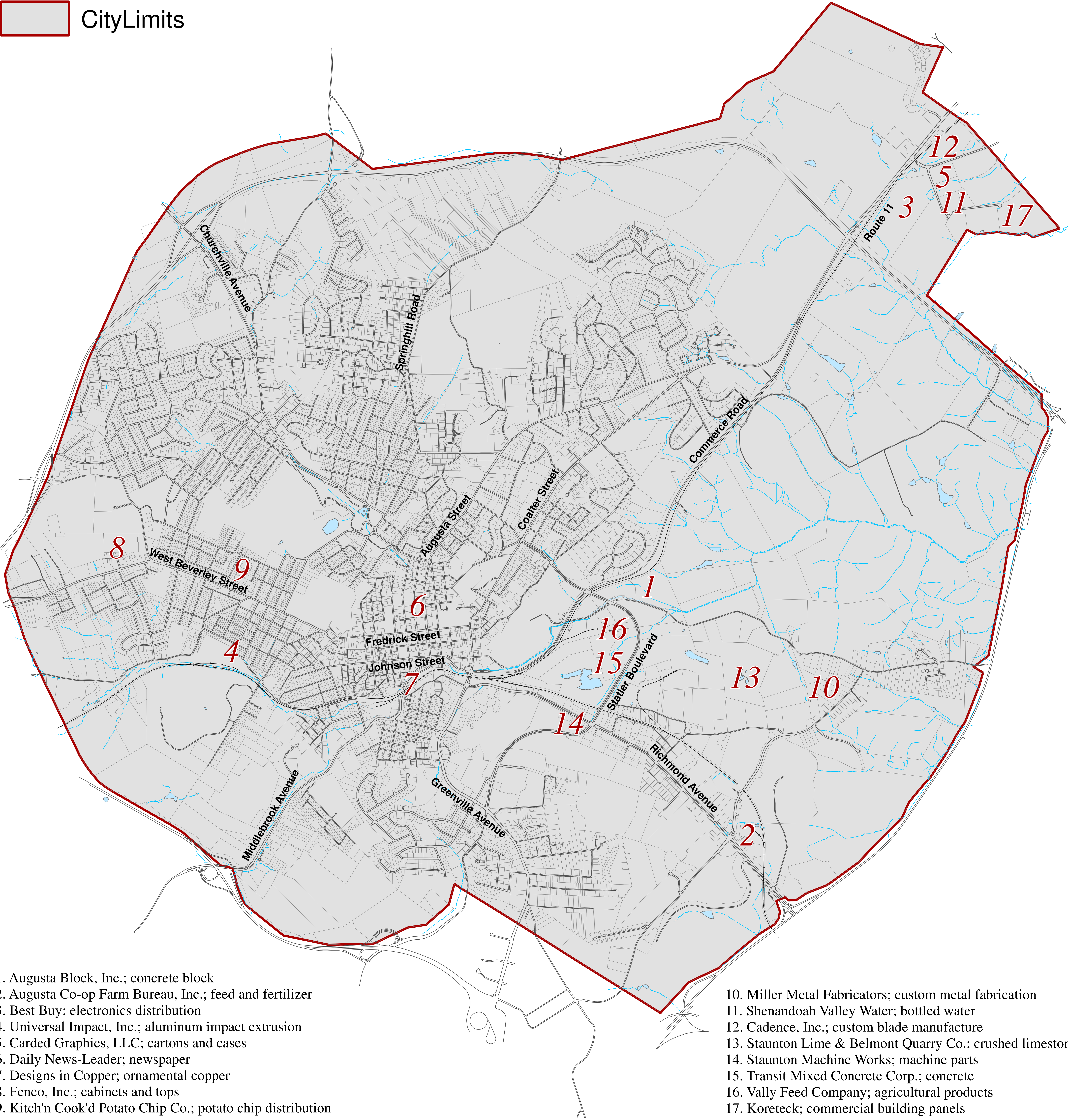
Source: Virginia Employment Commission

◇ Data is withheld, but included in total. Columns may not total due to rounding & withheld.

MAP **CITY OF STAUNTON** **MEDIAN HOUSEHOLD INCOME**



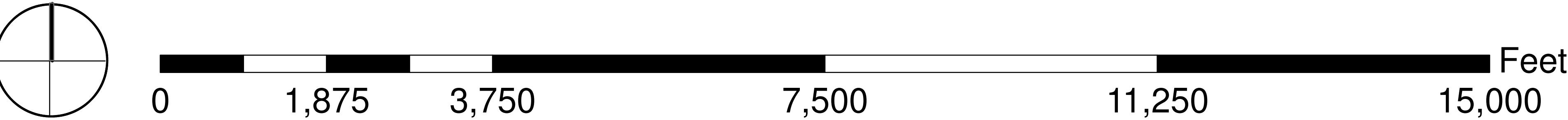
 CityLimits



- 1. Augusta Block, Inc.; concrete block
- 2. Augusta Co-op Farm Bureau, Inc.; feed and fertilizer
- 3. Best Buy; electronics distribution
- 4. Universal Impact, Inc.; aluminum impact extrusion
- 5. Carded Graphics, LLC; cartons and cases
- 6. Daily News-Leader; newspaper
- 7. Designs in Copper; ornamental copper
- 8. Fenco, Inc.; cabinets and tops
- 9. Kitch'n Cook'd Potato Chip Co.; potato chip distribution

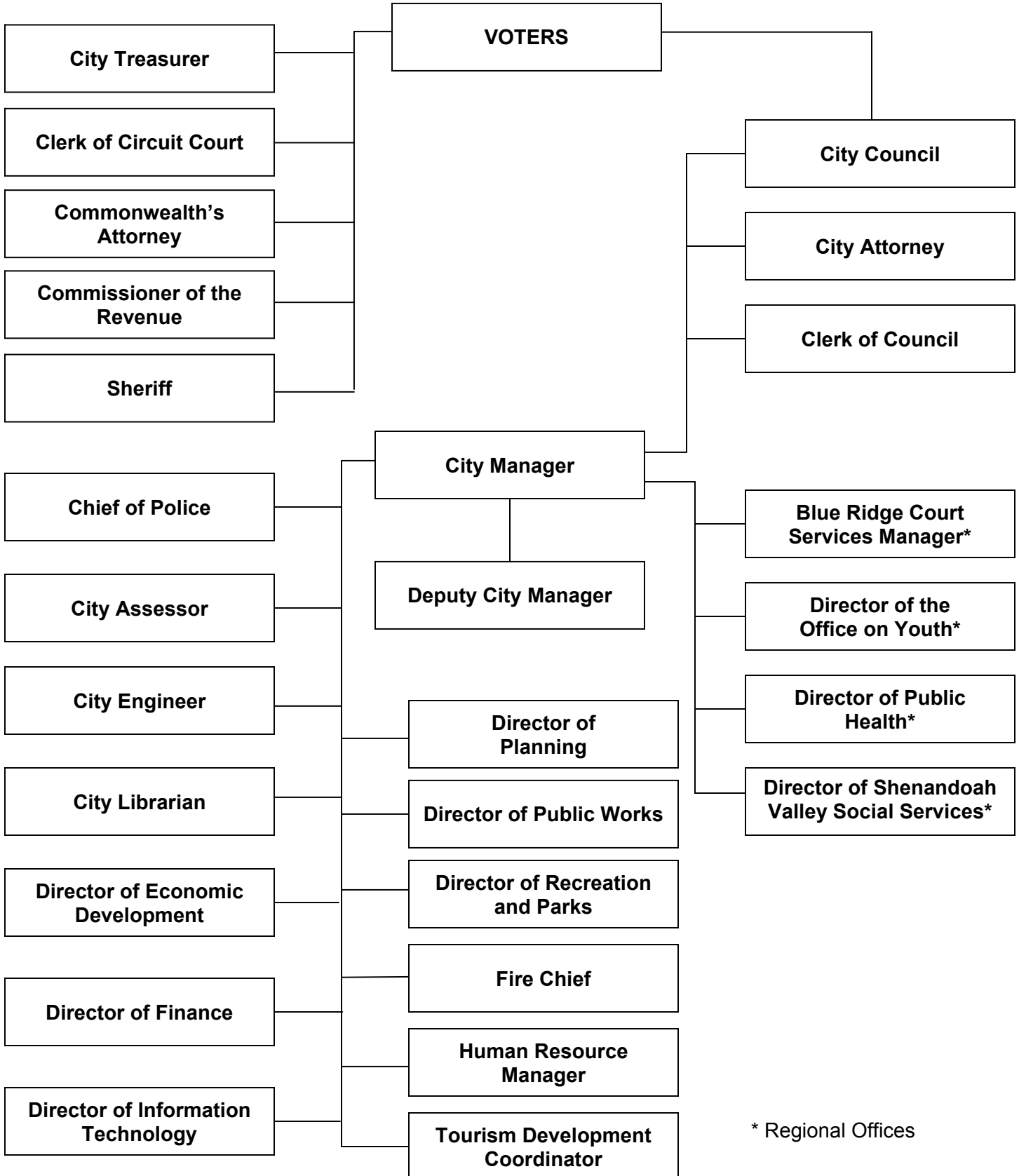
- 10. Miller Metal Fabricators; custom metal fabrication
- 11. Shenandoah Valley Water; bottled water
- 12. Cadence, Inc.; custom blade manufacture
- 13. Staunton Lime & Belmont Quarry Co.; crushed limestone
- 14. Staunton Machine Works; machine parts
- 15. Transit Mixed Concrete Corp.; concrete
- 16. Vally Feed Company; agricultural products
- 17. Koreteck; commercial building panels

Major Commercial and Manufacturing Companies



Note: map elements depicted are representations and are not ot be construed or used as legal description; this map is for display purposes only

CITY OF STAUNTON ORGANIZATIONAL CHART



* Regional Offices

Source: City of Staunton, 2010

Government Structure and Finance - City of Staunton - Highlights	
Legislative Leadership Terms Council Responsibilities	7-member elected Council Staggered terms of 4 years Elections held every even numbered year Provide public services. Adopt an annual budget, based upon anticipated revenues. Set policies by which the City is run. Appoint a City Manager, a City Attorney, and a Clerk of the Council.
Administrative Management Term City Manager Responsibilities	City Manager Serves at the pleasure of the Council. Implement the policies of the Council. Manage the affairs of the City. Hire staff.
Types of City Departments General Administrative / Advisory Services	Planning and Development Finance Public Health - Regional Office Social Services - Regional Office Parks and Recreation Public Works Police Fire and Rescue Public Library
Elected Constitutional Officers	Commissioner of Revenue City Treasurer Commonwealth's Attorney City Sheriff Clerk of Court

Government Structure and Finance - City of Staunton - Highlights continued

City Expenditures - Governmental Fund Accounts General Fund Special Revenue Funds Capital Projects Funds	All revenues and expenditures applicable to the general operation of the City. Proceeds of special revenue sources, such as Education and Textbooks. Financial resources to be used for acquisition or construction of major capital facilities.
City Revenues Sources Primary Types of Revenue Primary Local Revenue Sources	Local, State, and Federal Taxes, fees, fines, service charges, grants, and miscellaneous. Property taxes Public Service Corporation taxes
Intergovernmental Relations - State Dillon Rule State State Mandated Programs Professional Qualifications / Requirements Issue	The Dillon Rule states that local government powers are derived from the General Assembly and the local government may do nothing beyond the powers granted within its charter. Building Inspections Education Standards Sanitation and Health Public Safety Welfare Social Services Head of Social Services Department Head of Welfare Department Teachers Health Officials Auditing and Public Accounts State mandates are often underfunded or unfunded and the local government is required to shoulder these costs.

Government Structure and Finance - City of Staunton - Highlights continued

Intergovernmental - Federal	
Federal Assistance Provided	Financial Grants / Loans and Technical Assistance some through the State some through regional organizations some direct to local
Federal Policy Emphasis	Environment Economic Development Equal Opportunity
Intergovernmental - Local	
Structure	Cities and Counties in Virginia are independent jurisdictions; Virginia is the only state in the union with independent city-county form of government.
Means of Cooperation	Authority from General Assembly in broad areas. Formal & informal mutual assistance agreements. Parallel enactment ordinances. Designation of a single agency to provide service. Establishment of a joint authority or board. Joint contract for provision of service. Contributions of money, equipment, or personnel.
Examples of Local Cooperation	Health Department Shenandoah Valley Social Services Regional Jail Landfill Some water and sewer agreements Some shared infrastructure Valley Vocational Technical School Closest to Call firefighting coverage agreement
Less Formal Cooperative Agreements	Stormwater drainage projects Tourism promotion and development
Other Cooperative Actions and Participation	Shenandoah Valley Partnership Central Shenandoah Planning District Commission

City Departments - Highlights		
Title	Location	Responsibilities
Assessor	First floor of City Hall	To ensure the tax burden is distributed fairly.
Attorney	Second floor of City Hall	The legal advisor for the City.
Blue Ridge Court Services	2 N. Central Ave. Suite 4	Provide court services to the Cities of Staunton and Waynesboro and the Counties of Augusta and Highland.
Clerk of Council	First floor of City Hall	Keeps accurate records of City Council proceedings as well as other boards and commissions.
City Manager	Third floor of City Hall	To supervise all aspects of the City Government, make recommendations to Council, and prepare the annual budget.
Commissioner of the Revenue	First floor City Hall	The administration and receipt of local Taxes and the State Income Tax, Assistance in filing the Virginia Individual Income Tax, and monitoring legislation in the General Assembly that may affect the community.
Commonwealth's Attorney	Main Floor of the Randall Building, 21 N. New St.	All criminal prosecutions in the City, legal advisor to the Police Department.
Clerk of the Circuit Court	Third floor of the City Court House	Records deeds and maps, probate Wills and qualifications of fiduciaries, notary public qualifications, marriage licenses, and fictitious business name certificates, and administration of criminal and civil cases.
Engineer's Office	Third floor of City Hall	Maintain City maps, site plan review, coordinate with private development, sediment control, design, conduct administration and inspection of public improvements.
Economic Development	Third floor of City Hall	Encourage the growth of business and industry in the area. Develop ways to draw new business to the area.
Finance	Third floor of City Hall	Develop City budget, end of year audit statement, financial reporting and reconciliation, grant administration, purchasing, utility billing and collections, accounts payable, accounts receivable inventory, payroll, investments management, debt insurance management.

City Department - Highlights		
Title	Location	Responsibilities
Human Resources	Third floor City Hall	Administer employee benefits, develop and administer employee policies, recruitment of qualified personnel, provide training and support to the City workforce.
Information Technology	First floor of City Hall	Monitor IBM As/400 computer, Local Area Network (LAN), Wide Area Network (WAN), telephone system and connection standards.
Planning and Inspection	Third floor of City Hall	Maintain information on future plans for the City, issue permits, and inspect properties for Code violations.
Purchasing	Third floor of City Hall	Obtain price quotes on items to be purchased, establish specifications on supplies and equipment, control material to ensure its use in the best economical way.
Staunton Downtown Development Association	110 West Johnson Street Suite 225	Established to enhance downtown Staunton's economic environment as a center of commerce while maintaining the character and integrity of the City's Downtown Service District.
Tourism	Third floor of City Hall	Develop brochures on area attractions, work with group tour operations and area tour planners, act as a liaison between the City and the Film Industry, work closely with travel writers, operate two area Visitor Centers.
Treasurer	First floor of City Hall	Receipt, collection, safe keeping, and accurate accounting of revenue, also collects state funds under the Code of Virginia.

Source: City of Staunton Website and Local Departments

State, Regional, and Constitutional Offices - Highlights		
Title	Location	Responsibilities
Central Shenandoah Health District, Virginia Department of Health	1414 North Augusta Street	Assist in the prevention and control of chronic disease; reduce disparities in health care and health status; improve Virginia's public health infrastructure, and improve the health and well-being of all Virginians.
Registrar	First floor of City Hall	Voter registrations and absentee ballots.
Restorative Justice	2 N. Central Ave. Suite 4	Work with offenders to restore victims of crime, make amends to the community, to accept responsibility for the crime and understand the consequences of their actions, and to learn ways to avoid re-offending.
Shenandoah Valley Office on Youth	900 Nelson Street	Employment training, teen pregnancy prevention, programs for juvenile offenders, supervision of suspended youth, parent education and support, substance abuse prevention, positive teen activities.
Shenandoah Valley Social Services	68 Dick Huff Lane, Verona	Provide medical, financial, fuel, and food stamp assistance and services including Adult and Child Protective, Daycare, Employment, Foster Care and Adoption, Intake and Volunteer Payee Services.

Source: City of Staunton Website and Local Departments

**City of Staunton FY2010 Operating Budget
Fiscal Year July 1, 2009 - June 30, 2010**

City Funds	FY 2009	FY 2010	%Change
General Fund	\$45,899,941	45,644,000	-0.6%
City Capital Improvements Fund	475,000	575,000	21.1%
Water Fund	4,765,900	4,849,400	1.8%
Sewer Fund	4,608,880	4,720,000	2.4%
Parking Fund	504,000	467,000	7.3%
Environmental Fund	4,280,500	3,134,000	-26.8%
Community Services Grant Fund	567,536	648,000	14.2%
Storm Water Fund	328,300	316,500	-3.6%
Golf Fund	328,000	302,300	-7.8%
Trolley Fund	100,000	116,300	16.3%
Total City Funds	\$61,858,057	\$60,772,500	-1.8%
School Funds			
Education Fund	30,245,044	28,027,755	-7.3%
School Capital Improvements	337,402	804,000	138.3%
Cafeteria Fund	1,177,733	1,174,788	-0.3%
Genesis School Fund	1,060,884	1,029,047	-3.0%
School Textbook Fund	386,426	306,259	-20.7%
State Operated Programs	2,045,473	2,075,474	1.5%
Total Education Funds	\$35,252,962	33,417,323	-5.2%
GRAND TOTAL ALL FUNDS	\$97,111,019	\$94,189,823	-3.0%

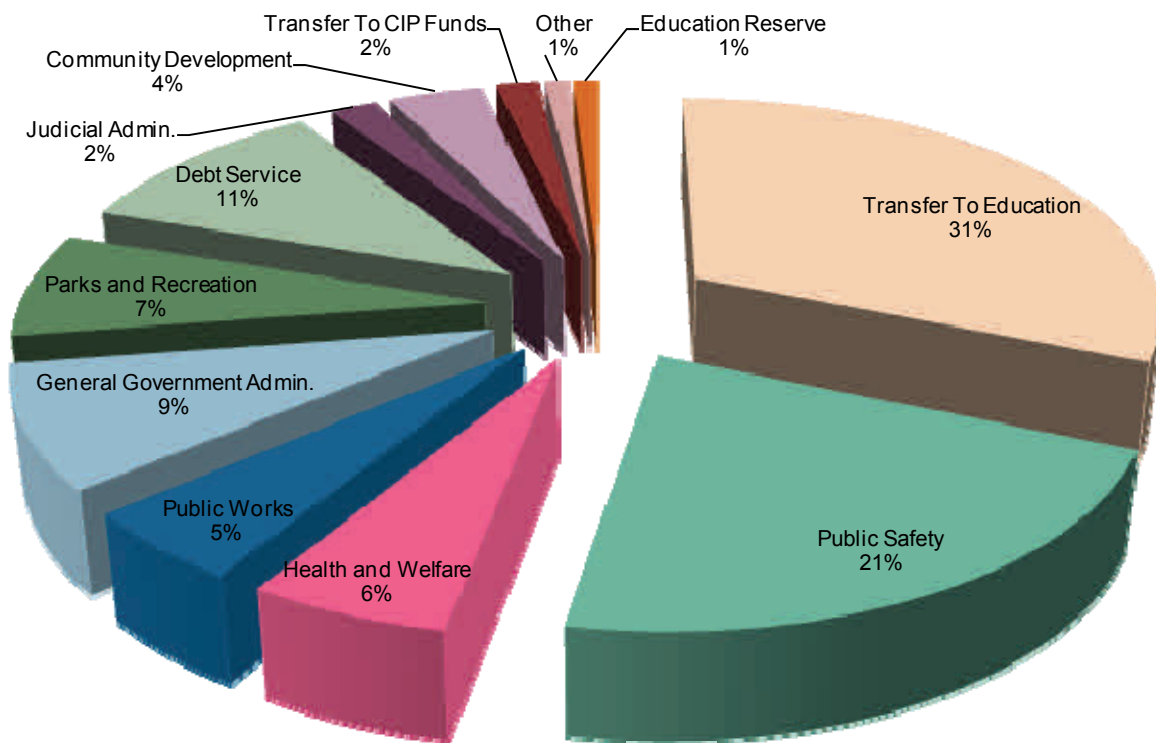
General Fund Revenues FY 2010	
General Property Taxes	\$19,790,500
Other Local Taxes	11,320,800
Commonwealth of Virginia	10,423,875
Current Service Charges	1,451,747
Federal Revenue	1,151,078
Transfer from School CIP Fund	804,000
Recovered Costs	280,600
Licenses and Permits	218,200
Use of Money and Property	112,700
Fines and Forfeitures	61,000
Miscellaneous	29,500
TOTAL REVENUES	\$45,644,000

FY 2010 General Revenue Support

FY 2010 Budget	General Revenue	Charges For Services	State/Federal	Total Revenue
Transfer To Education	\$10,722,257			\$10,722,257
Public Safety	7,415,904	206,600	1,113,960	8,736,464
Health and Welfare	1,989,299		3,830,088	5,819,387
Public Works	1,727,115		3,225,325	4,952,440
General Government Admin.	3,031,079	1,081,530	268,941	4,381,550
Parks, Recreation	2,584,352	313,000	168,425	3,065,777
Debt Service	3,654,308			3,654,308
Judicial Administration	626,503	120,817	1,019,540	1,766,860
Community Development	1,298,814	21,000		1,319,814
Transfer To CIP Fund	575,000			575,000
Other	312,400			312,400
Education Reserve	337,743			337,743
Totals	\$34,274,774	\$1,742,947	\$9,626,279	\$45,644,000

Other	
Transfer To The Parking Fund	\$224,400
Transfer To The Trolley Fund	65,000
Education Agency Contributions	3,000
Non-Department - M/R Equipment	20,000
	\$312,400

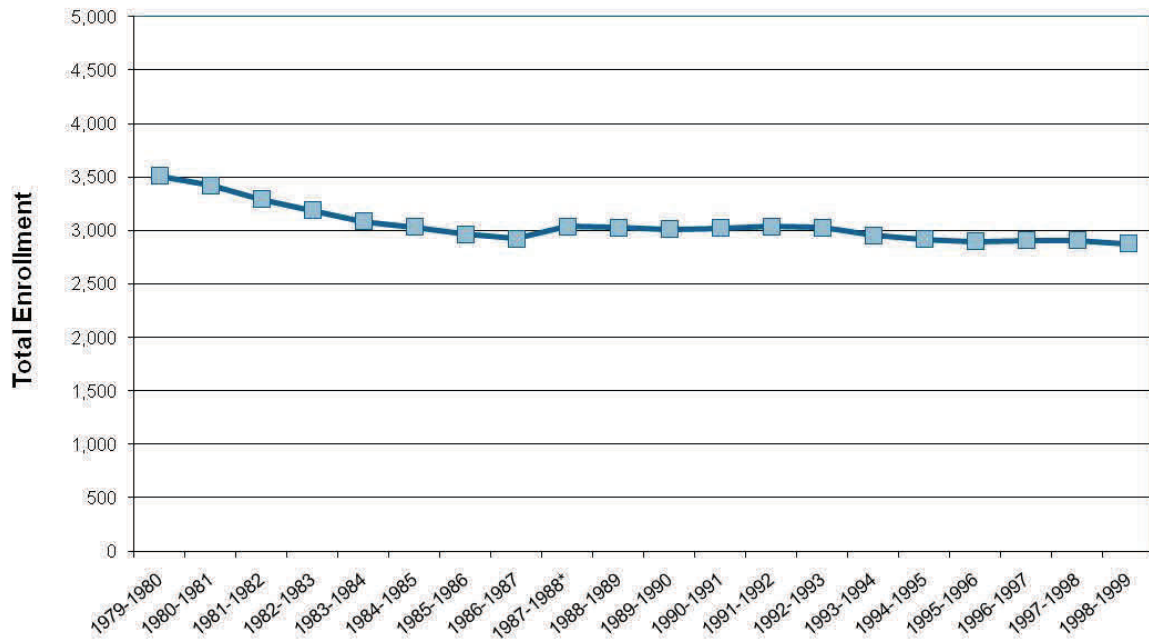
FY 2010 General Revenue Support



Public School System - Highlights	
Management	Staunton City School Board Full-time Superintendent
Number of Schools	3 Elementary 1 Middle 1 High School
Professional Staff	289 Teachers and 29 Administrators
Average Daily Student Membership	2,620 (2009)
Student/Teacher Ratio	10 Elementary 11 Secondary
Special Education	430 in 2009
Average Salary/Classroom Teacher	\$43,972 (2009)
Per Pupil Expenditures	Total: \$11,085 (2009) Local Share: \$ 4, 487 State Share: \$ 4, 441 Federal Share: \$ 882 Sales Tax: \$ 1, 274
Graduation Rate	84.7% (2009)
Graduates Continuing Education	64.9% (2009)
Regional Participation	Central Shenandoah Valley Regional Governor's School Special Education programs with Augusta County Valley Vocational Technical School
Recognition	In March 2001, <i>Expansion Management</i> magazine ranked Staunton's public school system as a Blue Ribbon School District and placed Staunton schools in the top 1/3 of the 2,234 districts ranked nationwide.

Source: School Superintendent, City of Staunton Website, and Superintendent's Annual Report for Virginia, Virginia Department of Education

**Staunton City Schools
AVERAGE DAILY STUDENT MEMBERSHIP
1979-80 to 1998-99**



City of Staunton Public Schools - 2010

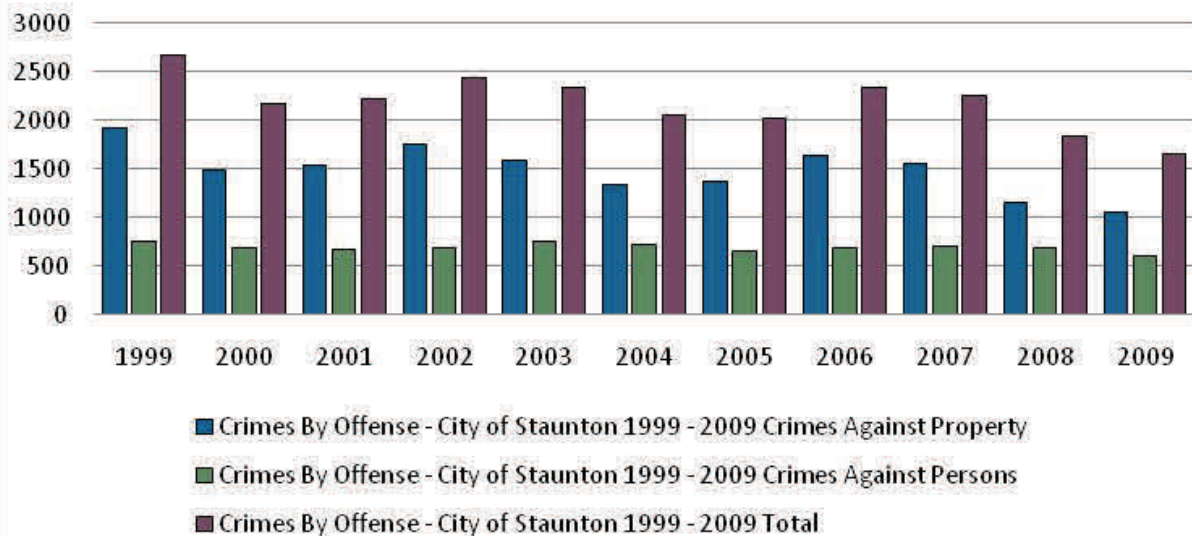
SCHOOL	YEAR BUILT/RENOVATED	CAPACITY
Bessie Weller Elementary School	1952/2001	400
Arthur R. Ware Elementary School	1956/1968 & 2006	400
Thomas C. McSwain Elementary School	1958/1968 & 2006	400
Thomas W. Dixon Elementary School	1975	400
Shelburne Middle School	1962/1999	650
Robert E. Lee High School	1967/1983-84	850

Source: School Superintendent, City of Staunton, 2010.

Police Department - Highlights	
Location	Downtown - Basement of City Hall
Management	Full-time Chief Two Captains
Divisions	Law Enforcement Services Administrative Services
Professional Personnel	48 Full-Time Officers 16 Civilians 9 School Guards 26 Reserve Officers 5 Part-time Civilians
Coverage Period	3 shifts 24 hours per day/ 365 days per year
Law Enforcement Services	Police Patrol (car, motorcycle, foot, bike) Investigations Animal Control
Crime Prevention Services	Business and Home Security Inspection Crime Prevention lectures Business Watch Program Neighborhood Watch Program PULSAR and DARE (schools)
Administrative Services	911 Communications Center Police Records Property and Evidence Computer Operations Equipment Management
Reserve Officer Support Activities	Crowd Control Traffic Control Assisting Regular Officers
Jail	Regional Jail
Accreditation	Accredited by Commission on Law Enforcement Accreditation, Inc. in 1985 (only 8th in the nation); reaccredit in 1990, 1995, 1998, 2001

Source: City of Staunton Website and Police Department

Crimes By Offense - City of Staunton 1999 - 2009



Crimes By Offense - City of Staunton 1999 - 2009			
Year	Crimes Against Property	Crimes Against Persons	Total
1999	1918	761	2679
2000	1482	692	2174
2001	1542	672	2214
2002	1750	695	2445
2003	1582	754	2336
2004	1334	726	2060
2005	1368	655	2023
2006	1638	692	2330
2007	1551	697	2248
2008	1149	695	1844
2009	1049	597	1646

Fire and Rescue Department - Highlights	
Location	500 North Augusta Street
Management	Full-time Chief
Professional Personnel	31 Full-Time Officers 10 Reserves
Coverage Period	24 hours per day/ 365 days per year
Training Levels	Entry Level Firefighter II to Certified Fire Officer Emergency Medical Technician (EMT) to Paramedic
Services	Fire Suppression Emergency Medical and Advanced Life Support (in partnership with Staunton-Augusta Rescue Squad) Hazardous Materials Confined Space Rescue Vertical Rescue Vehicle Extrication
Fire Suppression Call Responses (2009)	1,152
EMS Call Responses (2009)	1,218
Fire Prevention Services	Public Education for Children and Adults Free Smoke Detector Program School, Business, and Multi-family Dwelling Inspections Development Plan Review Home Inspections (upon request)
ISO Rating (Staunton)	5
VISO Rating (Staunton)	3
Water Supply	City Water Mains and Branch lines Bulk Water Storage Tank
Motorized Apparatus	
Model Year	
2000	Sutphen Pumper
1996	Sutphen Pumper
2002	Pierce 100' Platform Truck
2007	4-wheel drive brush truck
2008	Sutphen Pumper
1995	Ford/Hackney Special Response Unit
	6 x 6 Gator for all terrain use
	The Department also has three staff vehicles

Source: City of Staunton Website and the Fire and Rescue Department

Human Services - Highlights	
Central Shenandoah District - Virginia Health Department	Location 1414 N. Augusta Street, Staunton Services Children's Specialty Services Communicable Disease Control Dental Services (for children only) Environmental Health Services Health Education Medical and Nursing Services Nutrition Services Vital Records
Shenandoah Valley Social Services	Location 68 Dick Huff Lane, Verona Services Benefits Program - includes medical, financial, fuel, and food stamp assistance. Service Program - includes adult services, adult protective services, child protective services, day care services, foster care and adoption, intake, and volunteer payee services.
Woodrow Wilson Rehabilitation Center	Location Rt. 250, Fishersville Services Medical Rehabilitation such as occupational therapy, assistive technology, neuropsychology, spinal cord injury, and audiology/speech-language. Vocational Rehabilitation such as peer mediation, independent living skills, vocational evaluation, and educational support services.
Commonwealth Center For Children and Adolescents	Location Rt. 250, Staunton Services Serves children and adolescents who have threatened or attempted suicide, have aggressive or assaultive behavior, or need evaluation and medication management.
Western State Hospital	Location Rt. 250, Staunton Services Serves citizens of the Commonwealth with serious mental or substance abuse disorders.

Human Services - Highlights - continued	
Virginia School For The Deaf And Blind	
Location	E. Beverley Street, Staunton
Services	Provides comprehensive educational services to deaf, hard of hearing, blind, or visually impaired children who require specialized instruction not available in local public schools.
Augusta Regional Free Clinic	
Location	Mule Academy Road, Fishersville
Services	Medical care, Pharmacy services, Laboratory and Radiology, Referrals, and Patient Education
Augusta Health	
Location	Medical Center Drive, Fishersville
Services	Behavioral Health, Birthing Center, Community Services, Diagnostics, Emergency Department, Pain Management Clinic, Radiology, Rehabilitation Services, Surgical Services

Source: City of Staunton Website and Local Departments

Parks and Recreation - Highlights		
Facility	Opportunities	Size/ Accommodation
National Guard Armory	Gym, large kitchen, restrooms	Tables and chairs for 225; total limited to 400
Stonewall Brigade Bandstand	Raised, roofed stage enclosed at rear; restrooms	Permanent bench seating will accommodate moderate-sized audience; additional seating on lawn.
Booker T. Washington Community Center	Former classrooms and gym	500
Gypsy Hill Golf Course	18-hole, par 71, public course	
Garden Center (Gypsy Hill Park)	Large meeting hall, adjoining kitchen, restrooms	55
Gypsy Hill Park Activity Center/ Gymnasium	50 x 84 gym, locker room, shower facilities	Retractable seating for 200
Nelson Street Center	Open area (former sanctuary) with no seating; small enclosed area (former balcony); kitchen	120 ²
Betsy Bell Park	Minimal picnic facilities; observation platform	70 acres
Gypsy Hill Park	Baseball diamonds, football field, track facilities, basketball goals, tennis courts, picnic areas, duck pond, tot lot, children's train, swimming pool, skateboard park	215 acres
Montgomery Hall Park	Picnic areas, soccer fields, baseball diamonds, tennis courts, basketball court, swimming pool, tot lot, fitness trail, Activity Room	148 acres
Bessie Weller Elementary School	Small play area	3/4 acre
Thomas W. Dixon Elementary School	Small play area	1 acre
Thomas C. McSwain Elementary	Ball field and play area	5 acres
Arthur R. Ware Elementary School	Play area	1 acre
Shelburne Middle School	Tennis courts, ball field, track, and gym	10 acres
Robert E. Lee High School	Tennis courts, track, and ball field	15 acres

Note: Programs offered by the Department of Parks and Recreation include arts and crafts, athletics, computer classes, clubs, dance, fitness and health, outdoor adventures, trips, opportunities for seniors, special populations, and youth.

Source: City of Staunton Website and Local Departments

Public Works - Highlights	
Sanitary Sewer System	
Miles of Line	145
Number of Connections	9,252
Sewer Line Size	Varies from 6 to 36 inches (8 in. is the most common)
Line Age	Varies from less than 1 year to 75 years
Regional Wastewater Treatment Plant	The Augusta County Service Authority and the City of Staunton regionalized water production and wastewater treatment for the Staunton-Verona area in 1992. the City and Authority share ownership in the regional plant.
Public Water Supply	
Miles of Line	173 including raw water lines
Water Sources	Gardner Springs near Frank's Mill and Middle River (6 million gallons/day) Staunton Dam and Elkhorn Lake Dam on the North River (1.7 million gallons/day)
Water Treatment Plant	Built in 1951 and upgraded and enlarged in 1977 to provide for 8 million gallons/day. Also upgraded again in 2003 and 2006. Average water usage is approximately 4.7 million gallons/day (peak water requirements occasionally reach 6 million gallons/day during droughts).
Treatments	Chlorine, alum, and lime are added to remove contaminants; fluoride is added for dental purposes.

Public Water Supplies		
	Staunton	Augusta County Service Authority
Source	1 Spring Middle River 2 Impoundments on North River	12 Wells 3 Springs 1 Reservoir
Supply Capacity	8.2 MGD	10.8 MGD*
Treatment Capacity	8.0 MGD	7.8 MGD
Shortage Capacity	7.2 MG	9.5 MG
Current Volume of Use	4.1 MGD**	3.9 MGD
Average Available Capacity**	4.1 MGD	6.9 MGD

MGD = Million Gallons Per Day. MG = Million Gallons.

*Includes 3.0 MGD that Augusta Service Authority (ACSA) can purchase from Staunton.

** Supply capacity minus current volume of use. Actual capacity will depend on peak flows.

Source: City of Staunton and Augusta County Service Authority

Sewage Systems		
	Staunton	Augusta County Service Authority
Number of Facilities	1 (joint with Augusta)	10
Treatment Capacity	Secondary BNR	Secondary
Design Capability	6.8 MGD*	6.3 MGD**
Current Usage	3.1 MGD	2.5 MGD
Connections Served	9,252	6,386
Average	3.1 MGD	3.8 MGD
Available Capacity	3.7 MGD	

MGD = Million Gallons Per Day.

*Staunton capacity: 4.9 MGD, ACSA capacity: 1.9 MGD

** Augusta County Service Authority design capacity totals include 1.0 MGD capacity owned at Middle River Regional WWTP.

Source: City of Staunton and Augusta County Service Authority

Public Works - Highlights - continued

Refuse and Recycling	
Curbside Refuse Collection	Container size cannot be greater than 32 gals/60 lbs. and no hazardous waste will be accepted (such as car batteries, herbicides, motor oil)
Schedule	Residential areas: once/week Downtown Central Business District: 4 times/week (for restaurants and heavy commercial customers there is also a Saturday pick up)
Curbside Recycling Materials	Aluminum and steel cans, glass, newspapers, and plastic
Schedule	Recyclables collected on regular trash day and on Thursdays in downtown area
Special Items	
Leaves	Twice each fall - leaves are vacuumed from curbside
Christmas Trees	Picked up after New Year's
Heavy Trash	Picked up during spring of each year - includes white goods (washers, stoves, etc.), brush, and bulky items
Dead Animals	Call Public Works Department
Brush	Picked up if less than one inch thick
Hazardous Waste	May be brought to the Augusta County Government Center twice a year on special collection days
Regional Landfill	Augusta Regional Landfill - located 5 miles south of the City. Operated by Augusta County Service Authority and owned by Augusta County, Staunton, and Waynesboro

Source: City of Staunton Website and Public Works Department

Transportation System - Highlights

Street / Road Categories Major Arterial Collector Streets Local Streets Service Roads	Provide for through traffic movement between major land use areas and across the City. Provide direct access to abutting property; subject to necessary controls of entrances, exits, and curb use. Provide for traffic movement between major arterial and local streets. Provide direct access to abutting property. Provide for direct access to abutting land and for neighborhood traffic movement. Provide a connection between properties that generate high traffic volumes and major thoroughfares that move traffic through an area.
Major Highways	Interstate 81 Interstate 64
Air Travel Shenandoah Valley Regional Airport	Passenger service Cargo services Car rentals Travel agency
Railroads Freight Service Passenger Service	CSX Norfolk Southern Shenandoah Valley Railroad AMTRAK
Public Transportation Trolley Service Coordinated Area Transportation Services (CATS)	Green Route runs Monday - Saturday, 10:00 a.m. - 10:00 p.m. and includes the downtown area, the Wharf area, and Gypsy Hill Park. Silver Route runs Monday - Friday, 8:00 a.m. - 6:00 p.m. each weekday and serves many areas of the City connecting Senior Citizen communities, apartment complexes, the YMCA, and stores. Red Route runs Friday and Saturday, 6:00 p.m. until 10:00 p.m. and connects the downtown area, Gypsy Hill Park, the main post office, and the YMCA. Demand bus service which picks up an individual at his or her home and takes them to a location in the City or to an established stop that connects to the 250 Connector fixed bus route that serves Staunton, Waynesboro, and Augusta County.

Source: City of Staunton Website and Local Departments

Boards and Commissions - Highlights

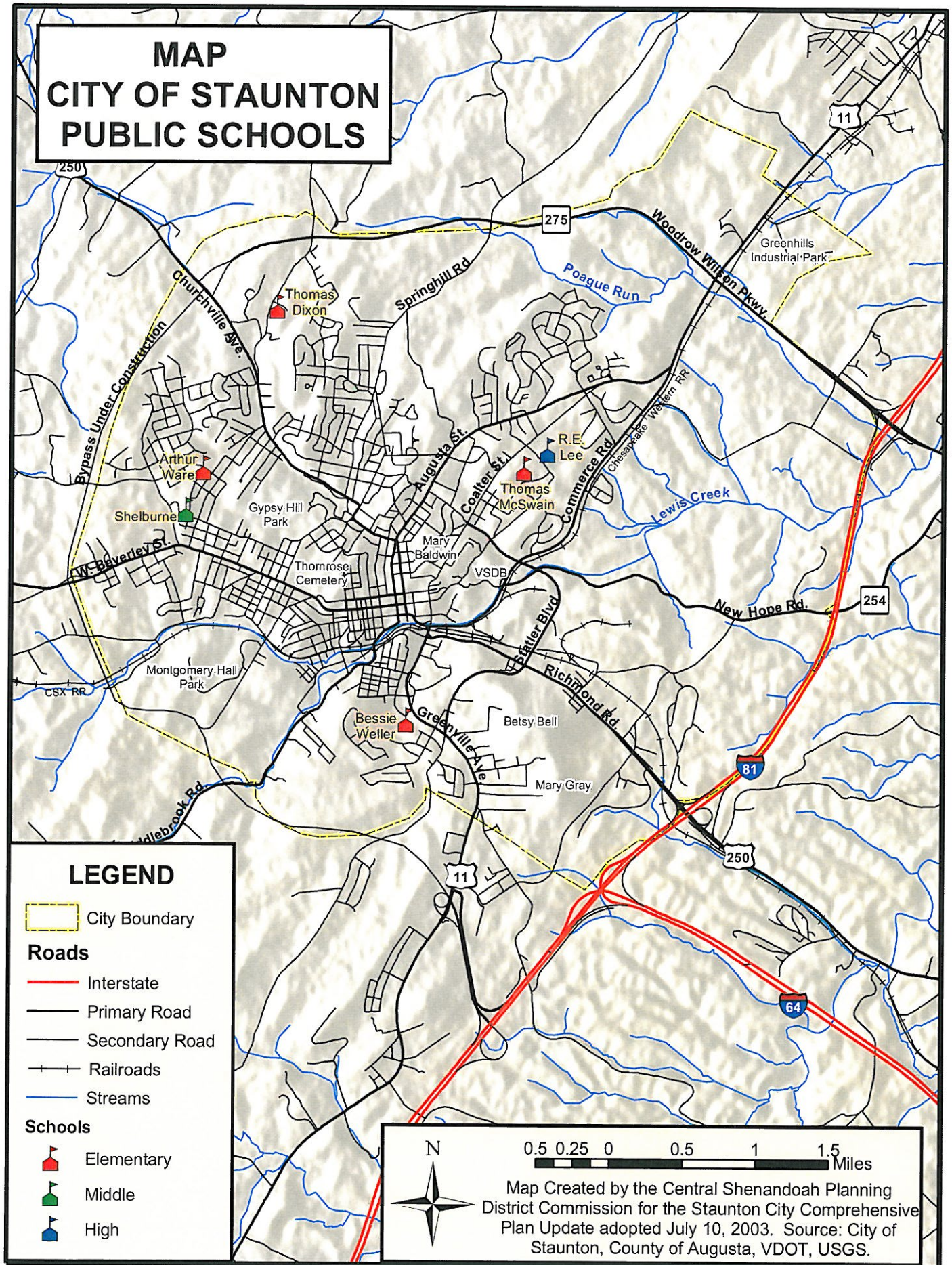
Title	Function
City Council	Enact ordinances, manage the fiscal and municipal affairs of the City, acquire or sell property, issue bonds, establish and regulate markets, build and maintain public facilities, establish traffic regulation, preserve public safety, ensure safe construction of houses, levy taxes.
Board of Building Code Appeals	Hears appeals of decisions made by the Building Official.
Youth Commission	Works with the Office on Youth to ensure the wholesome development of area youth, supervise delinquency prevention, and youth development programs.
Industrial Development Authority (IDA)	To promote industry and develop trade by enticing manufacturing, industrial, government, and commercial enterprises to locate or stay in the area.
Electoral Board	Prepares and conducts general and special elections, provides registrar and election information to the State Board of Elections.
Landscaping Board	The Board has several roles, all of which are designed to supervise and encourage the beautification of the City.
Library Board	Chooses books to be purchased by the Library and encourages the community to utilize library programs.
Recreation Advisory Commission	To evaluate public and private recreational programs, the Board reports its findings to the City Council at least annually in the month of December.
Board of Zoning Appeals	Hears appeals of decisions made concerning zoning.
Redevelopment and Housing Authority	The Board constitutes a political subdivision of the Commonwealth with powers public and private.
Social Services Advisory Board	

Boards and Commissions - Highlights - continued

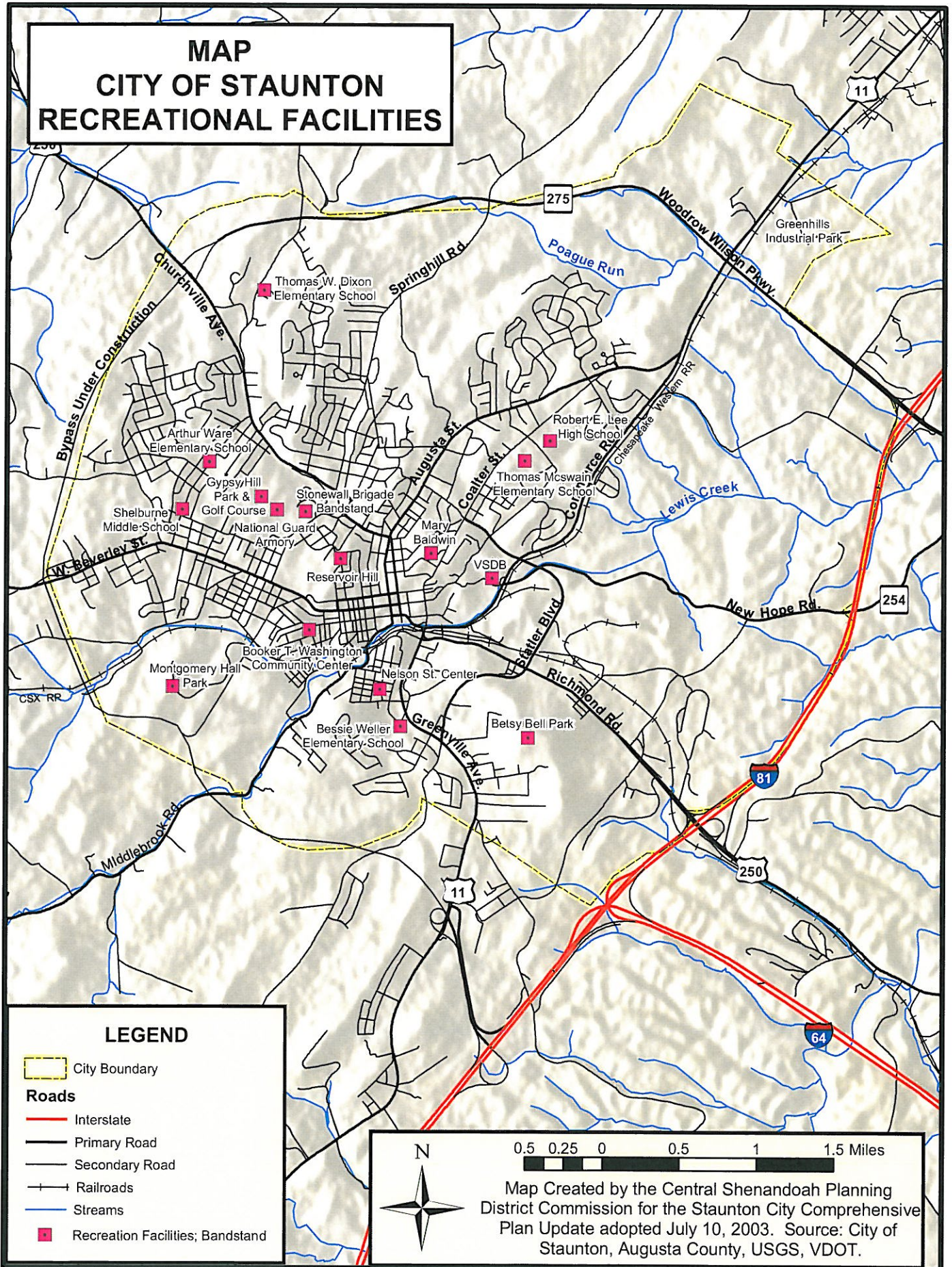
Title	Function
Social Services Advisory Board	Advises the City Manager on Social Service programs and issues.
Tourism Advisory Board	Members of the Board are both City and County residents who are active in promoting tourism. The Board also provides advice to City Council and the City Manager regarding Tourism.
Cable Television Commission	Serves as an advisory board to City Council, hears complaints from citizens, and regularly reviews the cable company.
Board of Equalization	Hears appeals of real estate assessments, members are appointed by the Circuit Court Judge.
Trolley Advisory Board	Established in September 2000 to supervise the trolley service.
Historic Preservation Commission	Recommend designation of areas as historic districts, develop guidelines for appropriate development and rehabilitation of historic properties, review applications for Certificates of Appropriateness.
Planning Commission	Review applications for uses permitted under review in accordance with the City's zoning code, study and report on all amendments to the zoning code, annual review of the zoning code, suggest amendments to the zoning code.

Source: City of Staunton Website

MAP CITY OF STAUNTON PUBLIC SCHOOLS

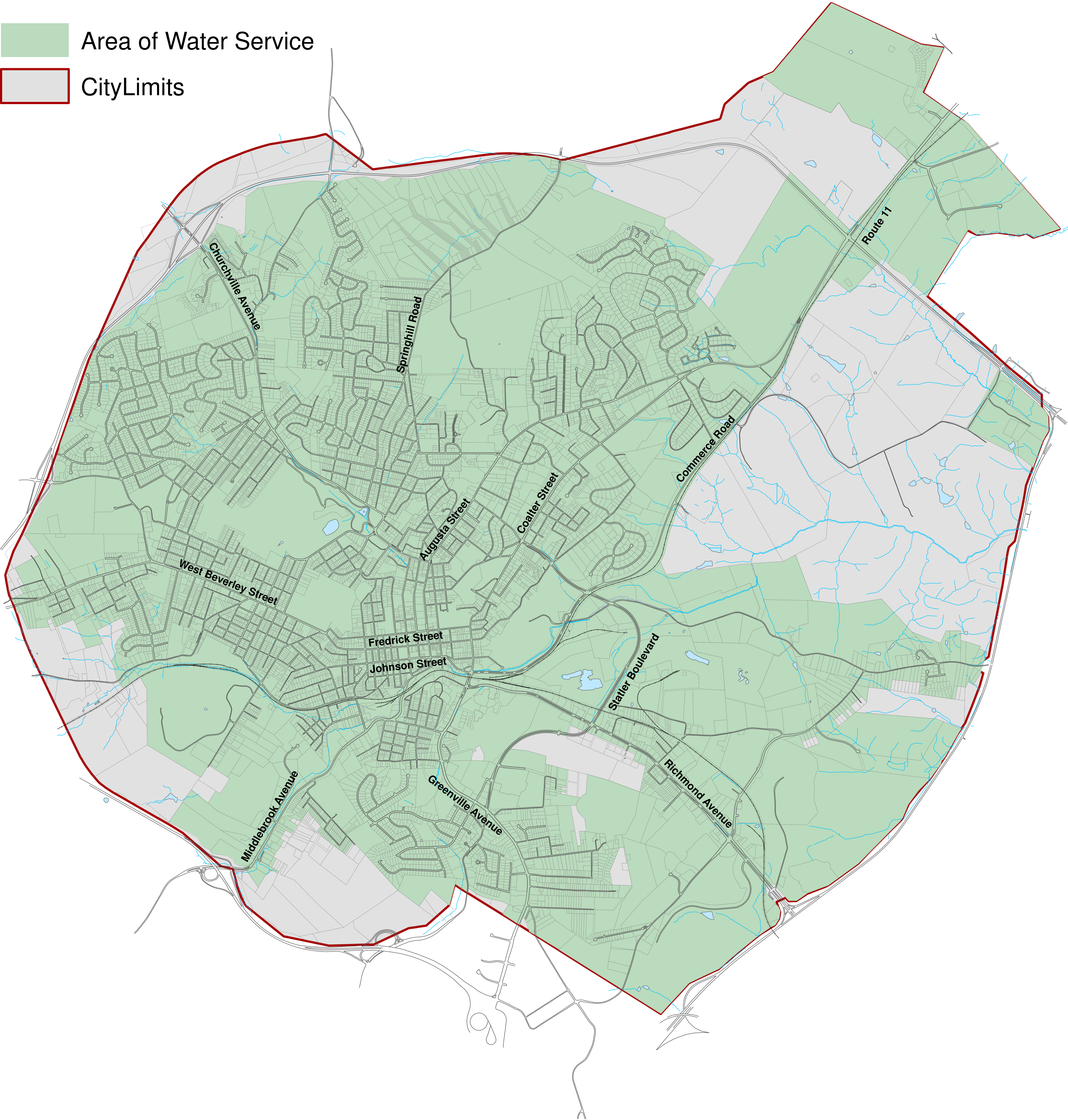


MAP **CITY OF STAUNTON** **RECREATIONAL FACILITIES**

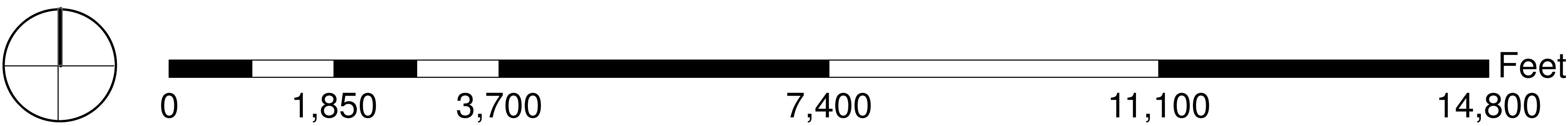


Area of Water Service

CityLimits



Areas with Water Service



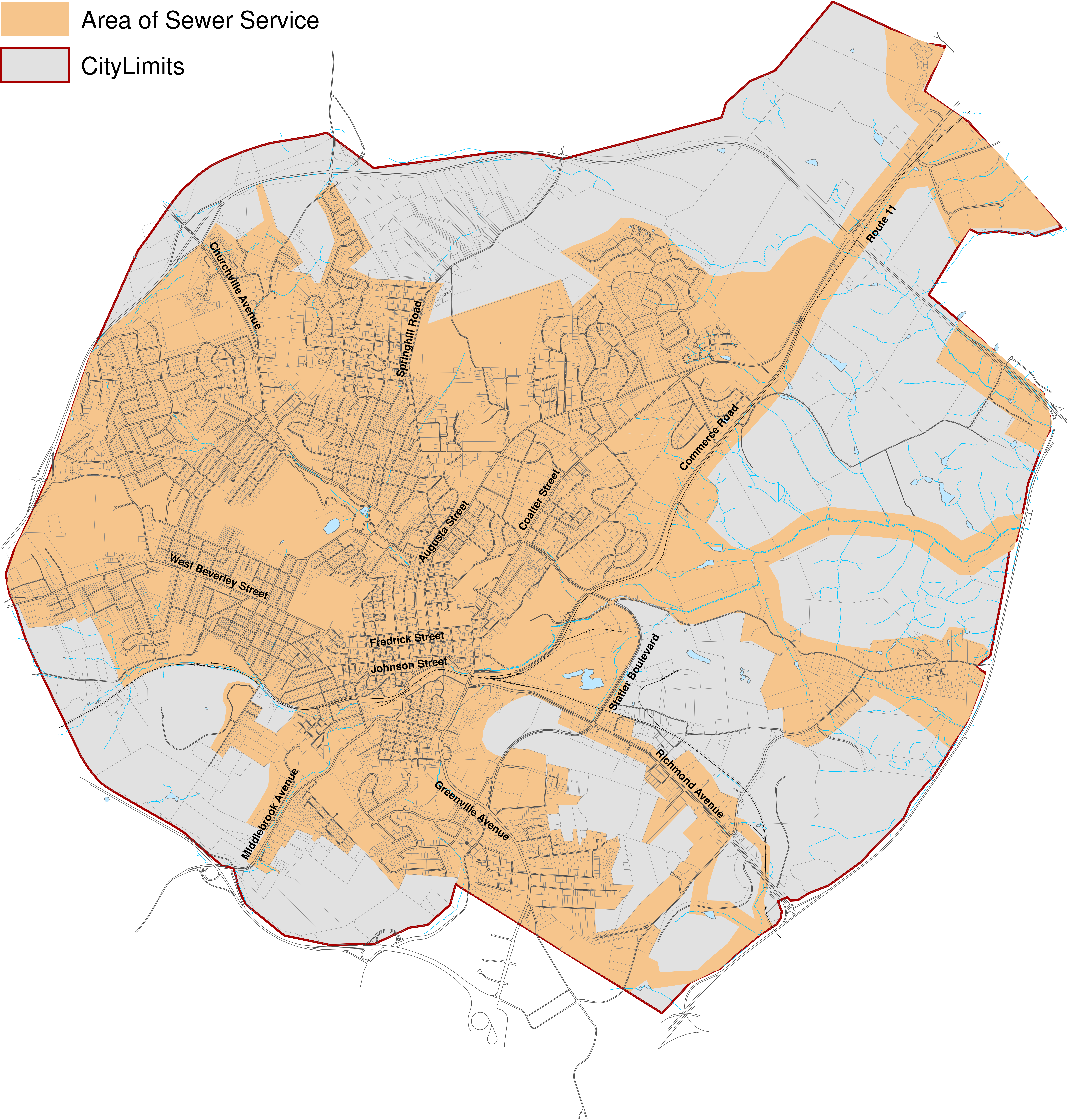
Note: map elements depicted are representations and are not ot be construed or used as legal description; this map is for display purposes only



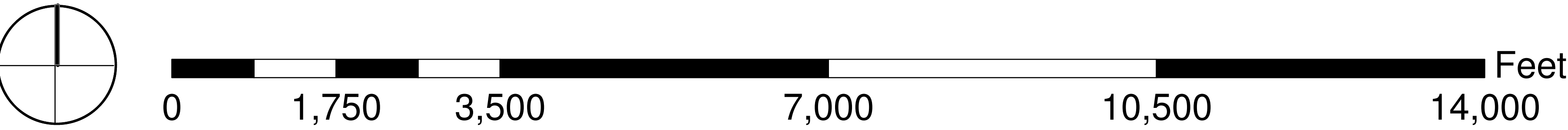
Area of Sewer Service



CityLimits



Areas with Sewer Service



Note: map elements depicted are representations and are not ot be construed or used as legal description; this map is for display purposes only

Staunton Free Trolley

Linking Historic Downtown To Beautiful Gypsy Hill Park

GREEN ROUTE

Monday thru Saturday
On the Half Hour

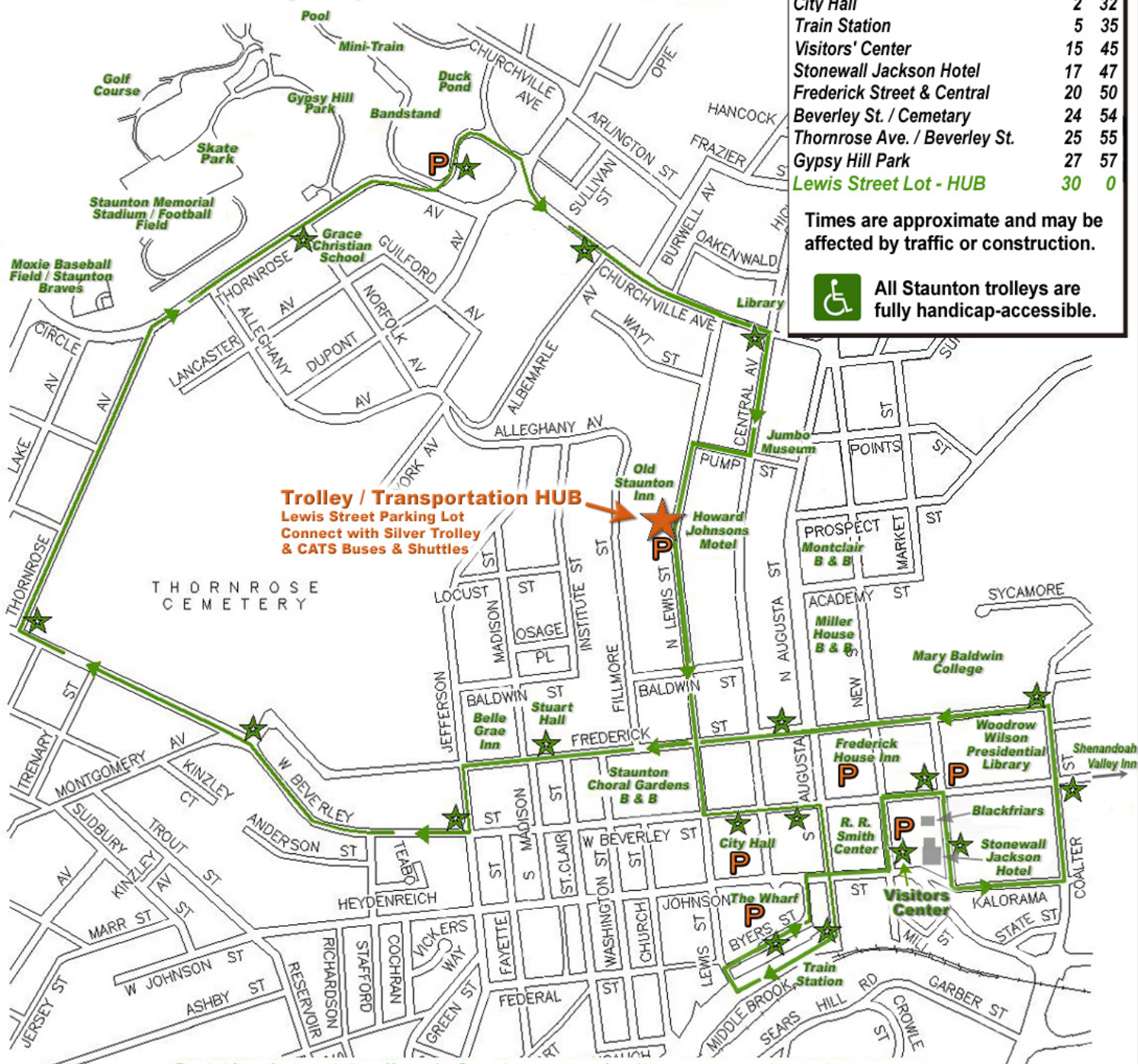
10 a.m. - 10 p.m. - Daily Except Sunday

(From January 1 to April 30, hours are 10 a.m. - 6 p.m.)

Connect to the Silver Trolley route and other transportation services at the **Trolley HUB in the Lewis Street Parking Lot.**

 - Trolley Stops

P - Parking



Schedule

TROLLEY STOP	MINUTES AFTER HOUR
Lewis Street Lot - HUB	0 30
City Hall	2 32
Train Station	5 35
Visitors' Center	15 45
Stonewall Jackson Hotel	17 47
Frederick Street & Central	20 50
Beverley St. / Cemetary	24 54
Thornrose Ave. / Beverley St.	25 55
Gypsy Hill Park	27 57
Lewis Street Lot - HUB	30 0

Times are approximate and may be affected by traffic or construction.



All Staunton trolleys are fully handicap-accessible.

Get the latest trolley info at our website: www.staunton.va.us

Staunton's Silver Trolley

8 a.m. - 6 p.m.
Weekdays
FREE !

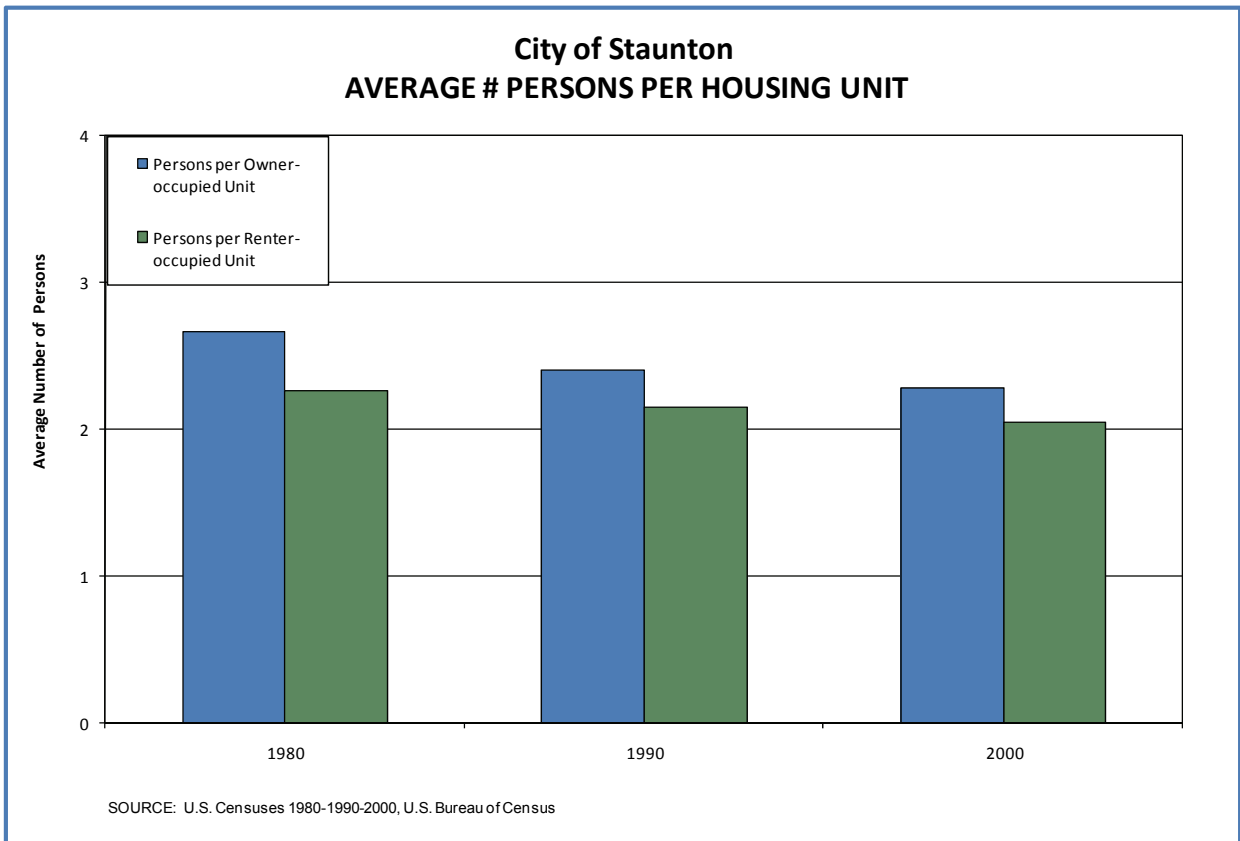
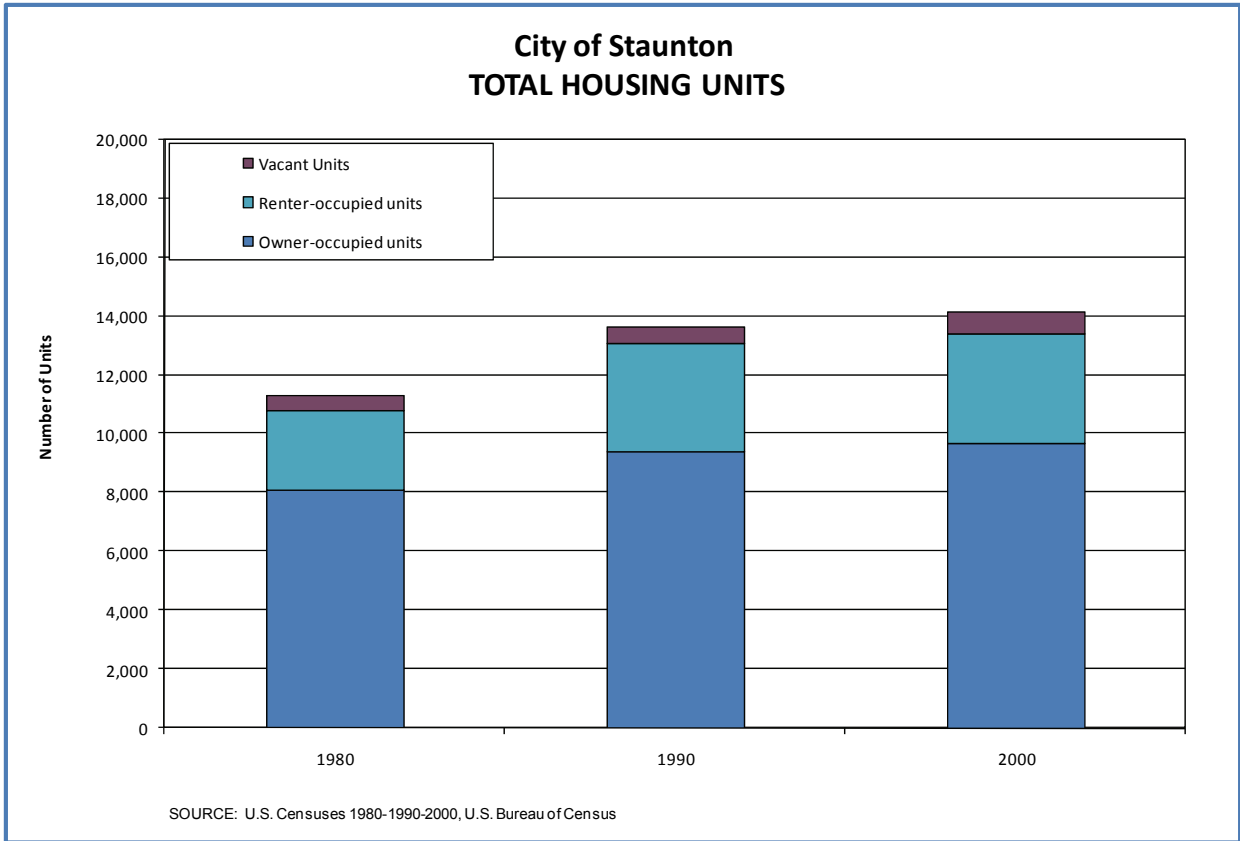
The Silver Trolley
Your ticket to everywhere!

Catch the Silver Trolley to the **Lewis Street Parking Lot** and connect with the free downtown **Green Trolley** or low-cost buses to AMC, Walmart, Waynesboro, BRCC or Harrisonburg.

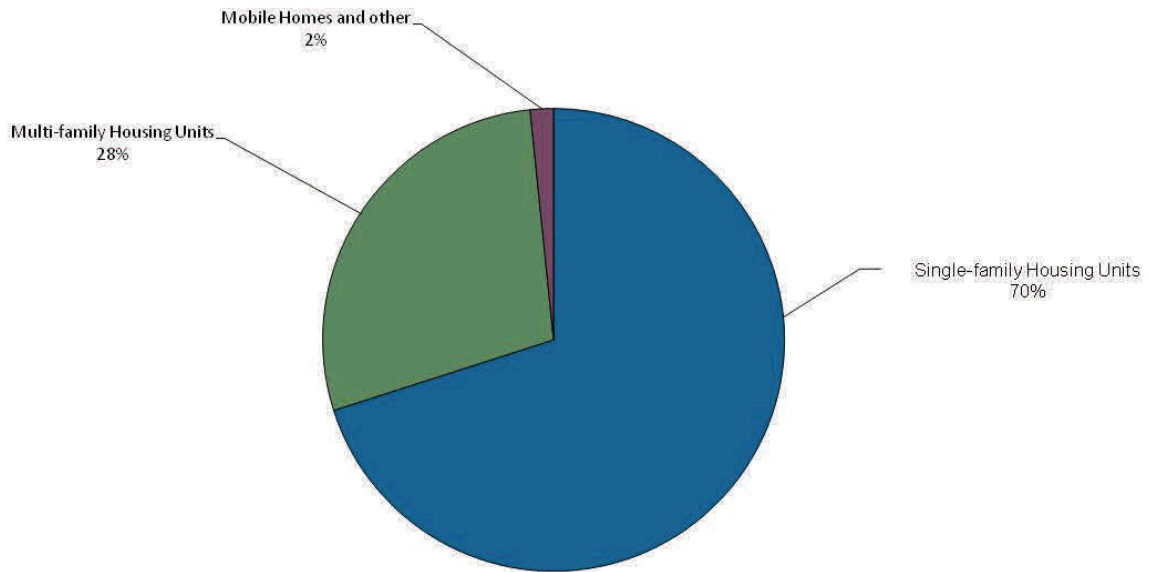


Housing Units and Occupancy - City of Staunton	
Total Housing Units - 2000	10,427 Up 424 since 1990 Up 1,797 since 1980
Occupied Units	9,676 Up 244 since 1990 Up 1,579 since 1980
% Owner Occupied	61.4% Up from 61.2% in 1990 Down from 66.2% in 1980
%Renter Occupied	38.6% Down from 38.8% in 1990 Up from 33.8% in 1980
Vacancy Rate	7.2% Up from 5.7% in 1990 Up from 6.0% in 1980
Persons per Owner-Occupied Unit - 2000	2.28 persons Down from 2.40 in 1990 Down from 2.66 in 1980
Persons per Renter-Occupied Unit	2.05 persons Down from 2.15 in 1990 Down from 2.26 in 1980

Housing Supply - City of Staunton	
Total Housing Units - 2000	10,427 Up 424 since or 4.2% since 1990
Single-Family Units	7,676 or 73.6% of Total Units Up 667 units since 1990 Up from 70.1% of Total Units in 1990
Multi-family Units	2,741 or 26.3% of Total Units Down 90 units since 1990 Down from 28.3% of Total Units in 1990
Mobile Homes and Other	41 or 0.4% of Total Units Down 122 units since 1990 Down from 1.6% of Total Units in 1990

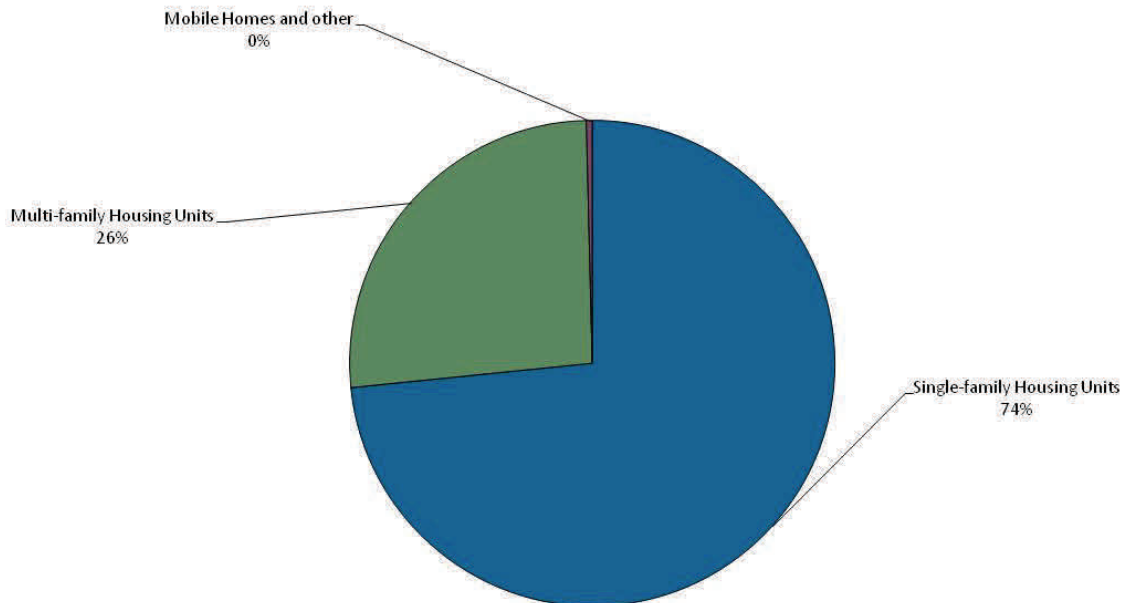


**City of Staunton
HOUSING SUPPLY - 1990**



SOURCE: U.S. Census 1990, U.S. Bureau of Census

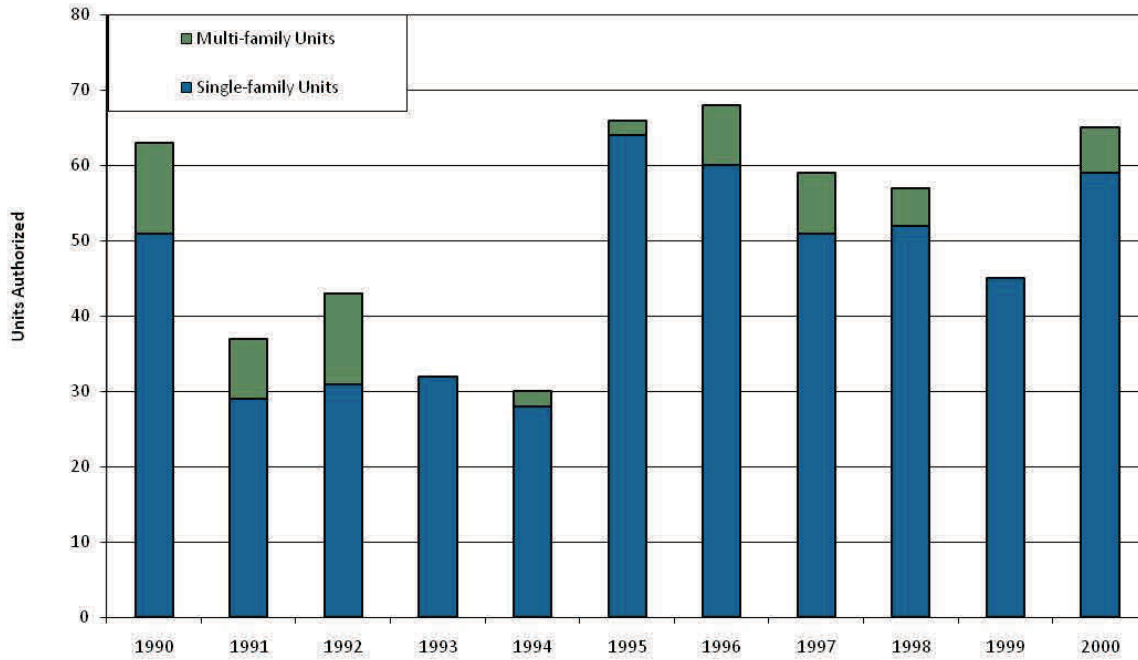
**City of Staunton
HOUSING SUPPLY - 2000**



SOURCE: U.S. Census 2000, U.S. Bureau of Census

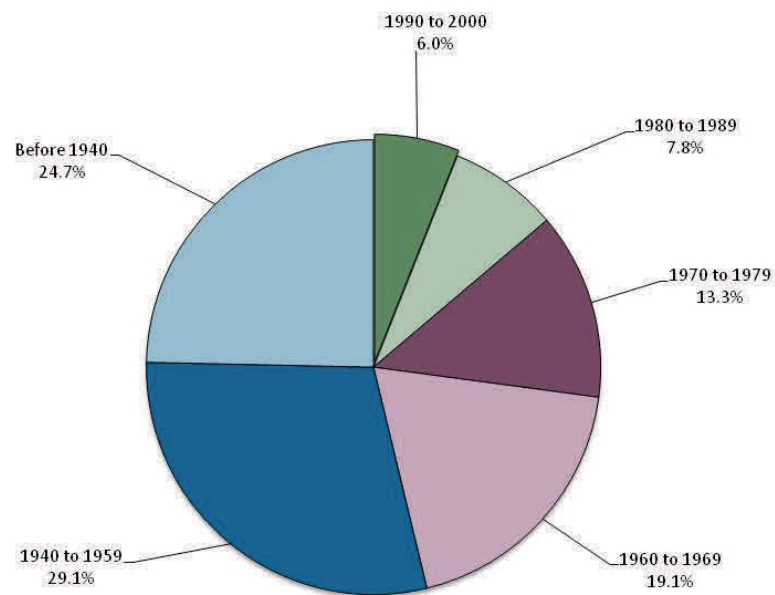
Housing Supply - City of Staunton - continued	
Total New Housing Units Authorized 1990 to 2000	565
Single-Family	502 or 88.12% of New Housing Units
Multi-Family	63 or 11.2% of New Housing Units
Demolitions	24
Net New Housing Units	541
Age of Housing Stock	
% Built 1990 to 2000	13.8
% Built before 1980	86.2
% Built 1960 to 1980	32.4
% Built 1940 to 1960	29.1
% Built before 1940	24.7
Sub-Regional Comparisons	
% Built 1990 to 2000	Waynesboro = 22.5 Augusta County = 44.1
% Built before 1980	Waynesboro = 77.5 Augusta County = 55.9
% Built 1960 to 1980	Waynesboro = 32.3 Augusta County = 29.1
% Built 1940 to 1960	Waynesboro = 32.3 Augusta County = 13.6
% Built before 1940	Waynesboro = 13.0 Augusta County = 13.2

City of Staunton NEW HOUSING UNITS AUTHORIZED



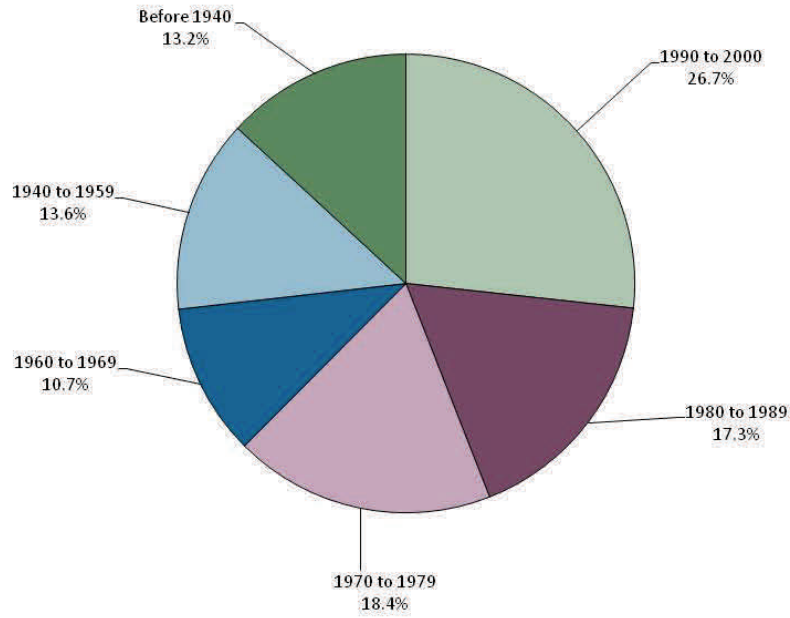
Source: Virginia Residential Permits Issued (1990-2000), Weldon Cooper Center for Public Service.

City of Staunton AGE OF HOUSING STOCK - Years Structures Built



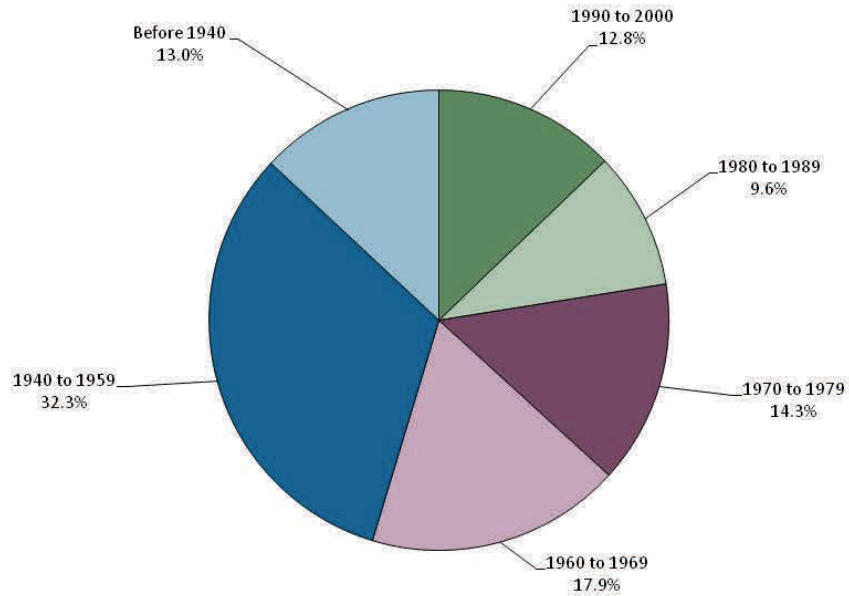
Source: U.S. Census 2000, U.S. Bureau of Census

AUGUSTA COUNTY AGE OF HOUSING STOCK - Years Structures Built



Source: U.S. Census 2000, U.S. Bureau of Census

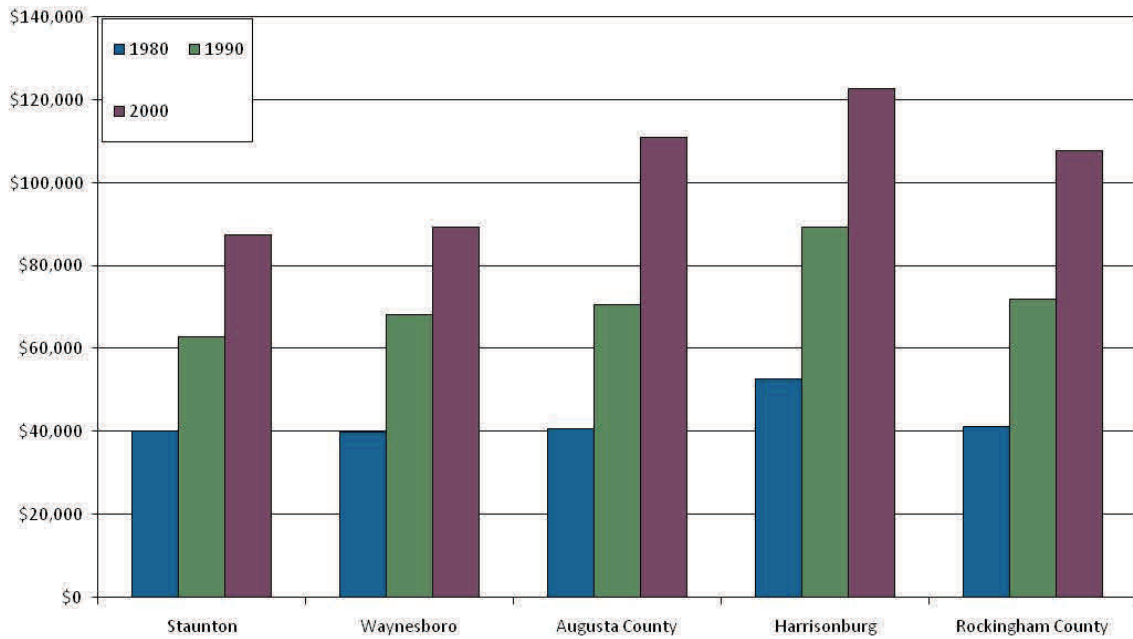
City of Waynesboro AGE OF HOUSING STOCK - Years Structures Built



Source: U.S. Census 2000, U.S. Bureau of Census

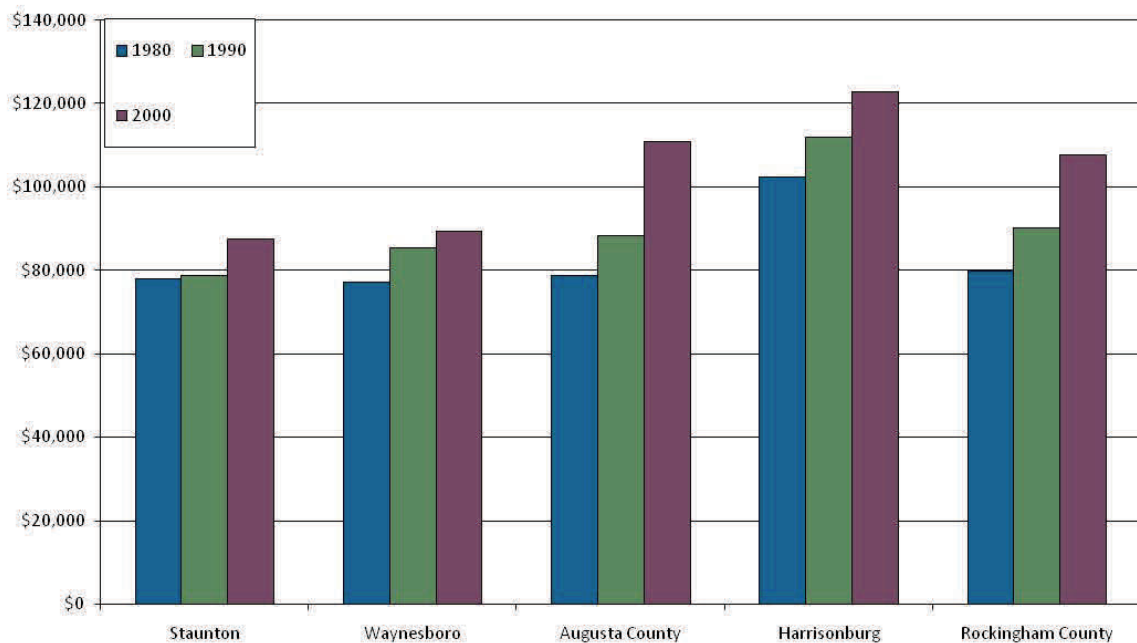
Housing Value	
Median Value of Owner-Occupied Housing - 2000	\$87,500
Nominal Increase	Up 39.6% from \$62,700 in 1990 Up 118.2% from \$40,100 in 1980
Real Increase After Inflation (Adjusted to 2000 Dollars)	Up 11.3% from 1990 Up 12.2% from 1980
Sub-Regional Comparisons - 2000	
Waynesboro	\$89,300
Augusta County	\$110,900
Harrisonburg	\$122,700
Rockingham County	\$107,700
Largest Increase in Median Value	
1990 to 2000	Augusta County Nominal Increase = Up \$40,400 or 57.4% Real Increase = Up 25.4% when inflation adjusted (Adjusted to 2000 Dollars)
1980 to 2000	Augusta County Nominal Increase = Up \$70,400 or 63.5% Real Increase = Up 40.8% when inflation adjusted (Adjusted to 2000 Dollars)
Smallest Increase in Median Value	
1990 to 2000	Waynesboro Nominal Increase = Up \$21,200 or 31.1% Real Increase = Up 4.6% when inflation adjusted (Adjusted to 2000 Dollars)
1980 to 2000	Staunton Nominal Increase = Up \$47,400 or 118.2% Real Increase = Up 12.2% when inflation adjusted (Adjusted to 2000 Dollars)

MEDIAN DOLLAR VALUE OF OWNER-OCCUPIED HOUSING (Nominal - Not Adjusted for Inflation)



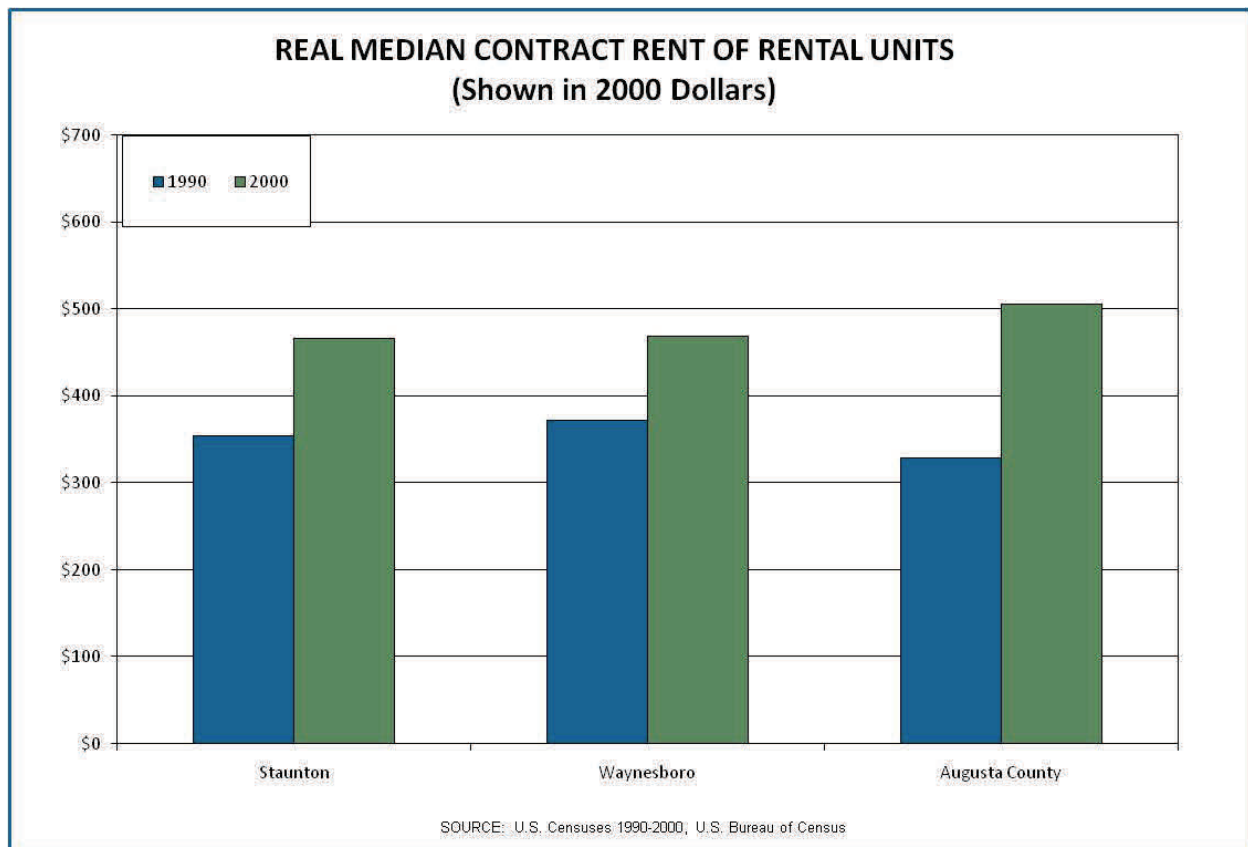
SOURCE: U.S. Censuses 1980-1990-2000, U.S. Bureau of Census

REAL MEDIAN DOLLAR VALUE OF OWNER-OCCUPIED HOUSING (in 2000 Dollars)

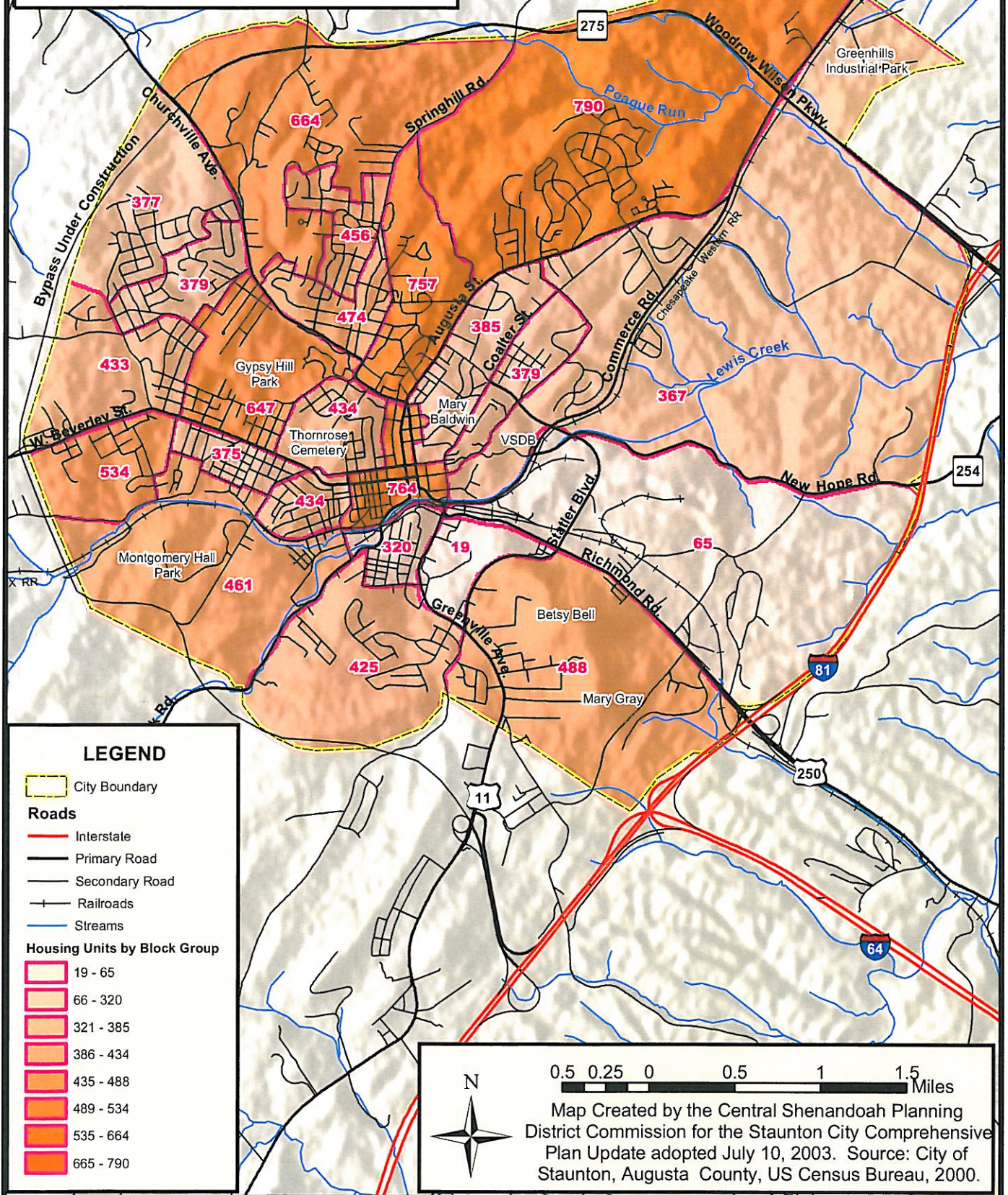


SOURCE: U.S. Censuses 1980-1990-2000, U.S. Bureau of Census

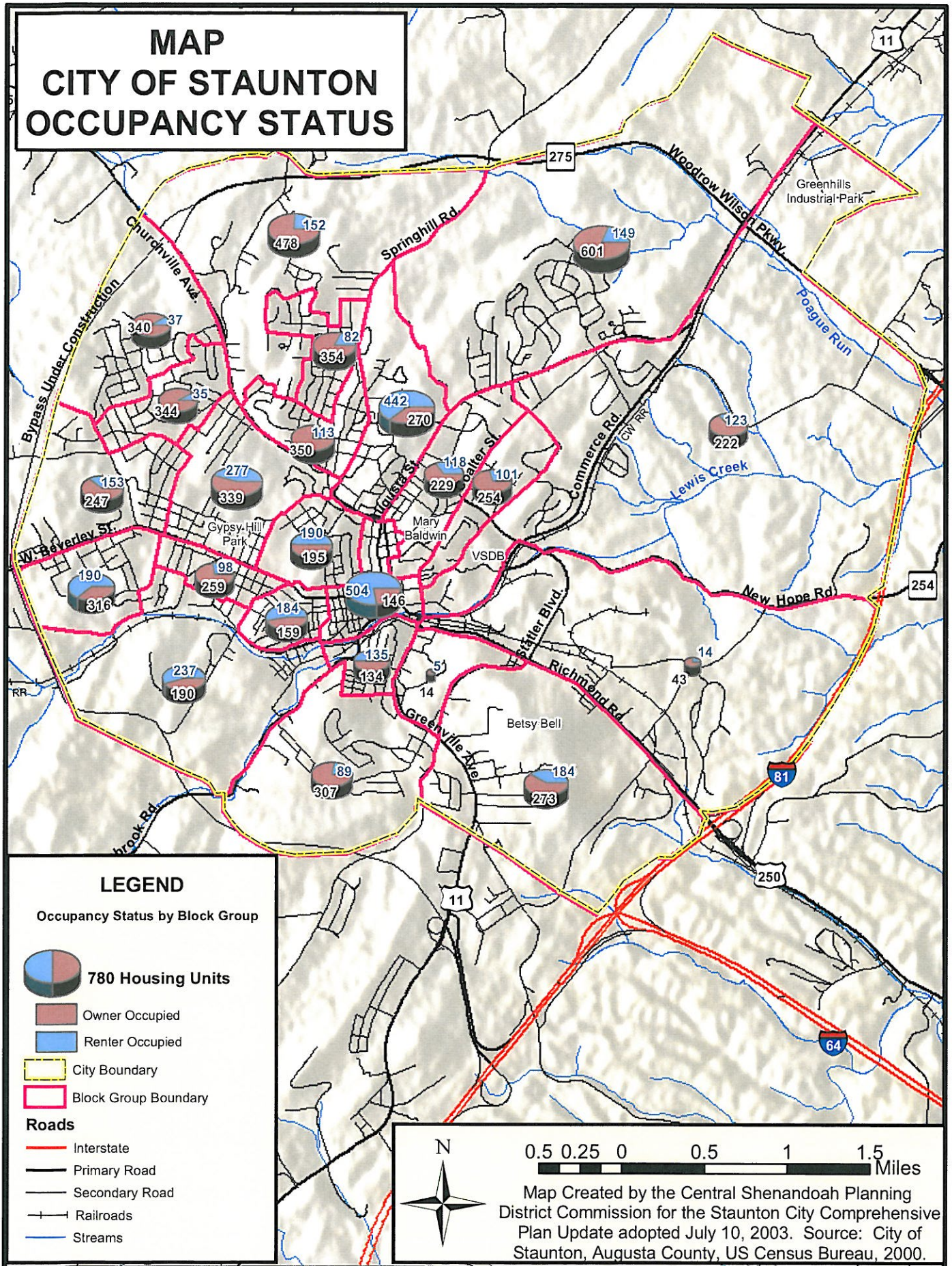
Contract Rents	
Median Contract Rent for Rental Units	\$466
Nominal Increase Real Increase After Inflation (Adjusted to 2000 Dollars)	Up 65.2% from \$282 in 1990 Up 31.8% from 1990
Sub-Regional Comparisons	
Waynesboro Augusta County	\$496 \$506
Largest Increase in Median Rent- 1990 to 2000	Augusta County Nominal Increase = Up \$244 or 93.1% Real Increase = Up 54.0% when inflation adjusted (Adjusted to 2000 Dollars)
Smallest Increase in Median Rent- 1990 to 2000	Waynesboro Nominal Increase = Up \$172 or 57.9% Real Increase = Up 25.9% when inflation adjusted (Adjusted to 2000 Dollars)



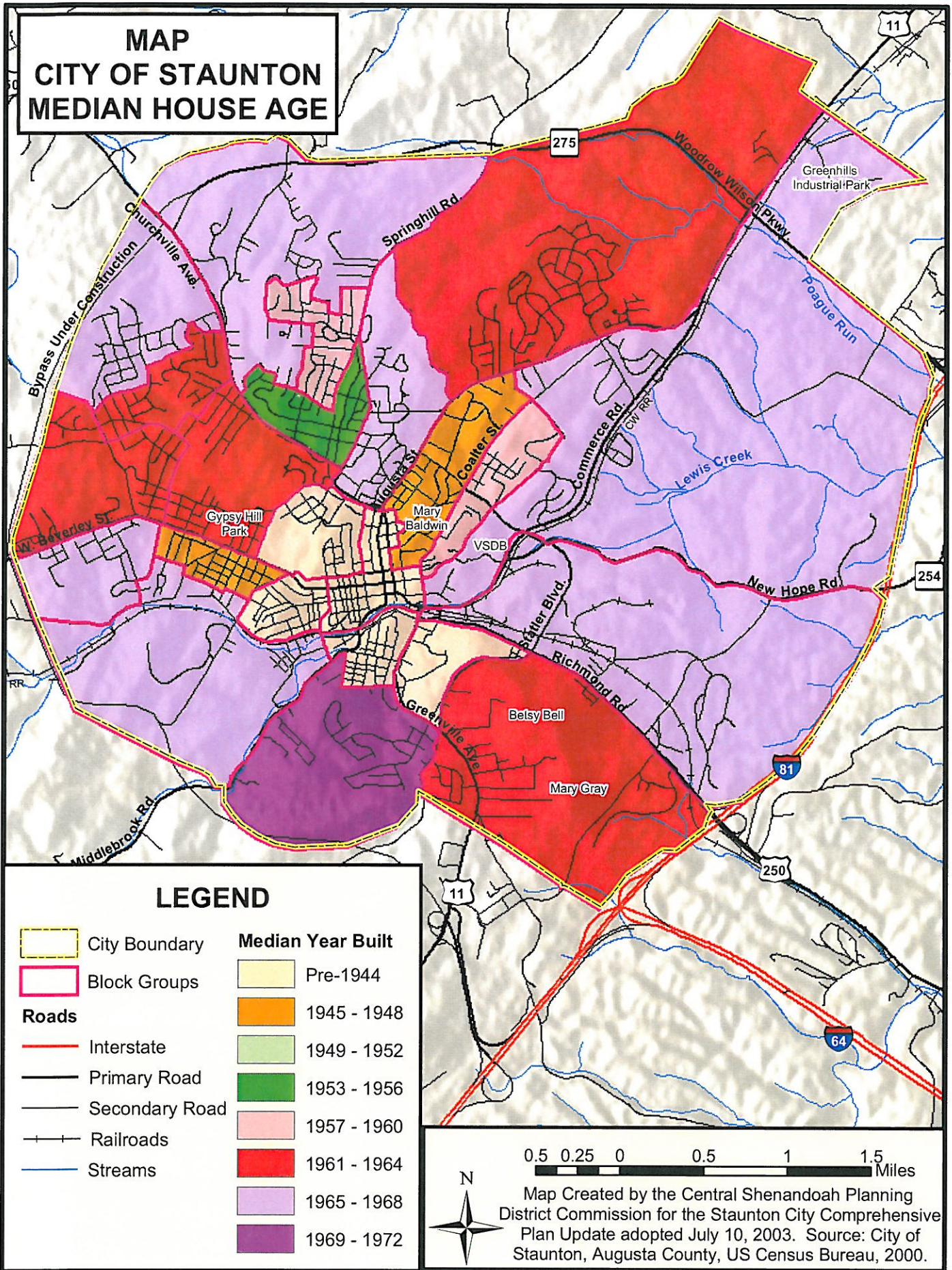
MAP CITY OF STAUNTON TOTAL HOUSING UNITS



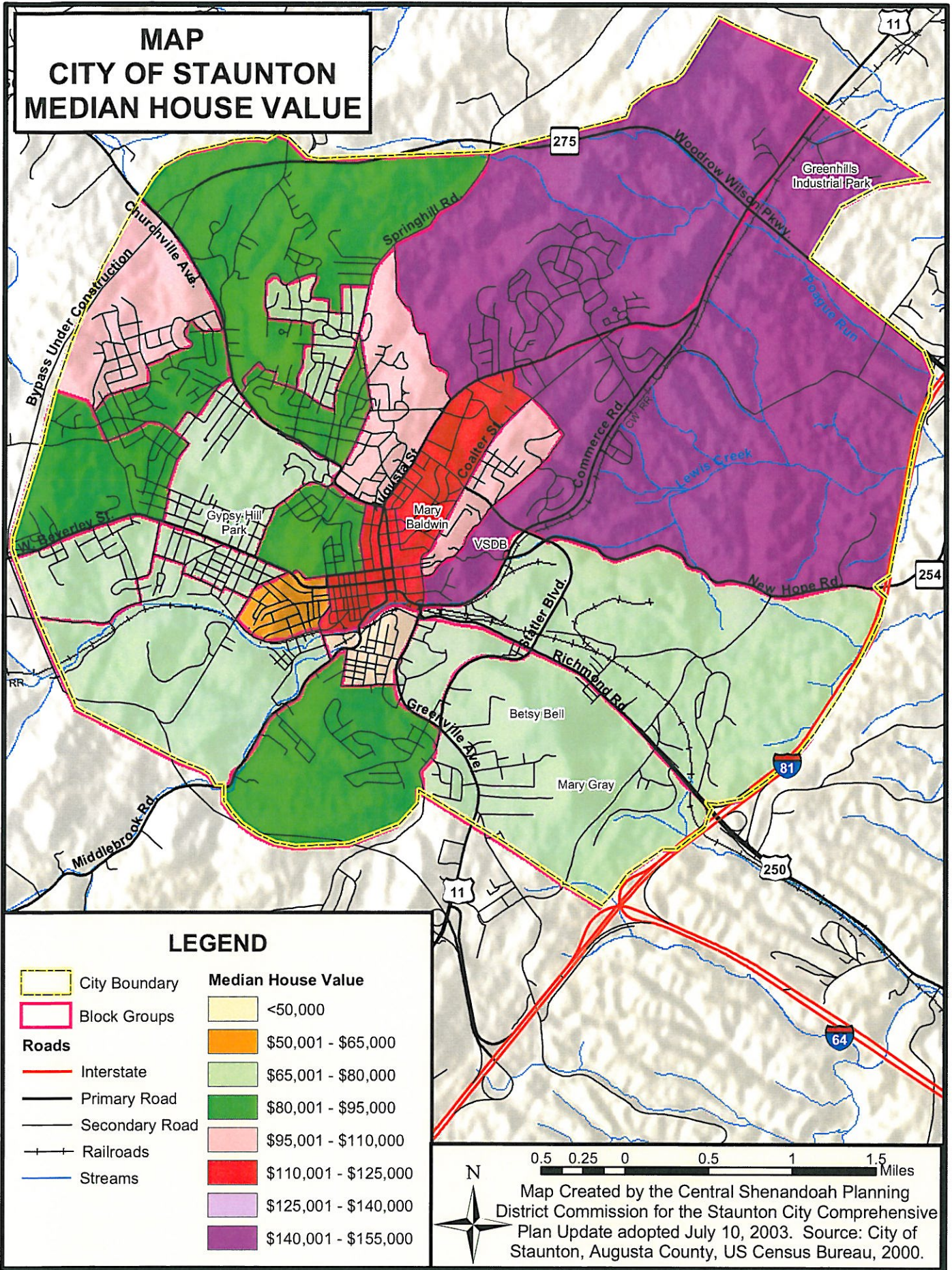
MAP CITY OF STAUNTON OCCUPANCY STATUS



MAP CITY OF STAUNTON MEDIAN HOUSE AGE

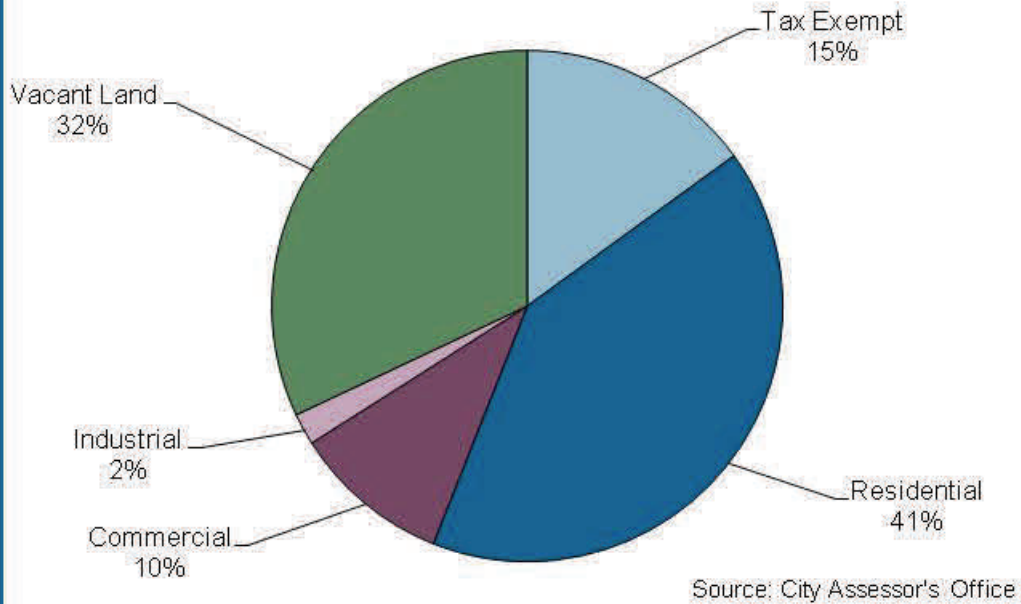


MAP CITY OF STAUNTON MEDIAN HOUSE VALUE

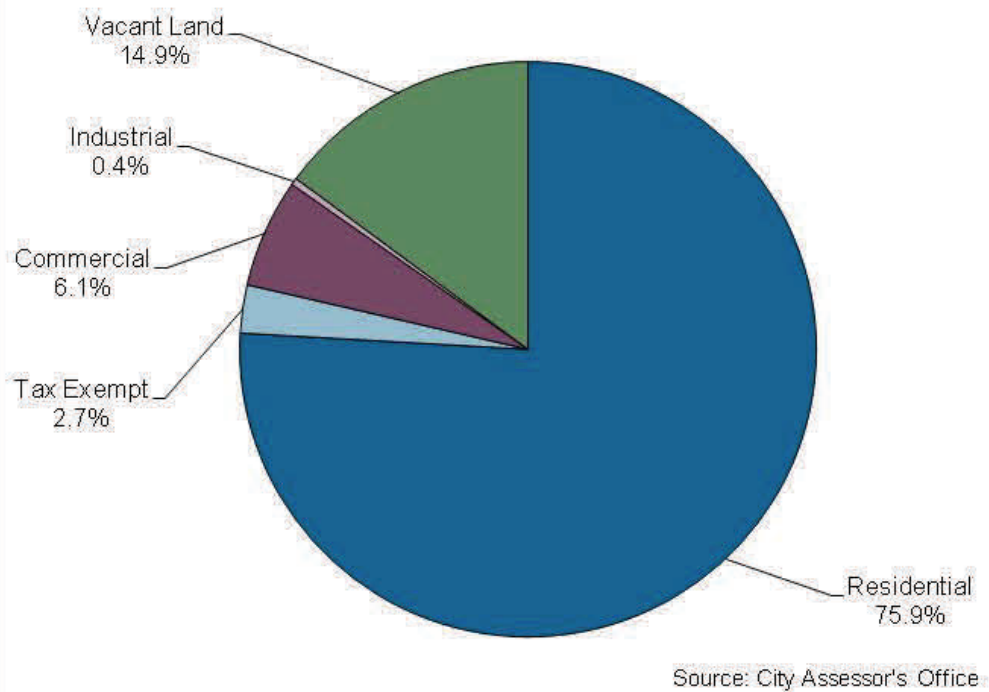


Land Area and Land Classifications - City of Staunton - 2008	
Land Area	Total Acres 11,403.52 Total Parcels 11,313
Land Use Classification	Residential 41.3% Commercial 10.0% Industrial 2.3% Vacant Land 31.5% Tax Exempt 14.9%
Land Classification by % of Total Parcels	Residential 75.9% Commercial 6.1% Industrial 0.4% Vacant Land 14.9% Tax Exempt 2.7%
Land Classification by % of Total Assessment Values	Single-Family 62.3% Multi-Family 6.2% Commercial 13.3% Industrial 2.2% Vacant Land 3.2% Tax Exempt 12.8%
Land Classification as a % of Total Taxable Assessments	Single-Family 71.5% Multi-Family 7.1% Commercial 15.2% Industrial 2.5% Vacant Land 3.7% Tax Exempt N/A

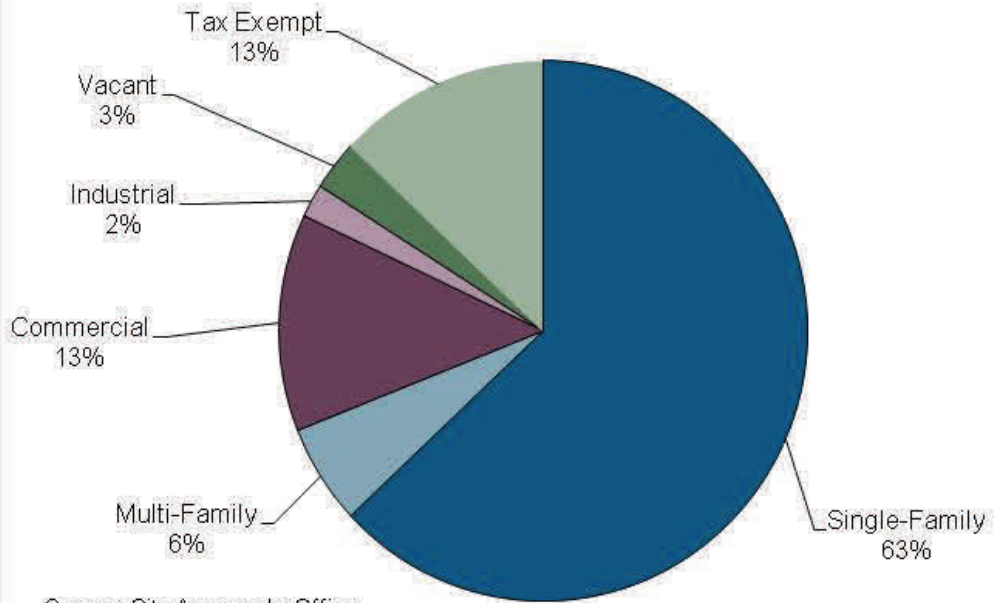
City of Staunton
Percent of Acreage By Land Class - 2008



City of Staunton
Percent of Parcels By Land Class - 2008

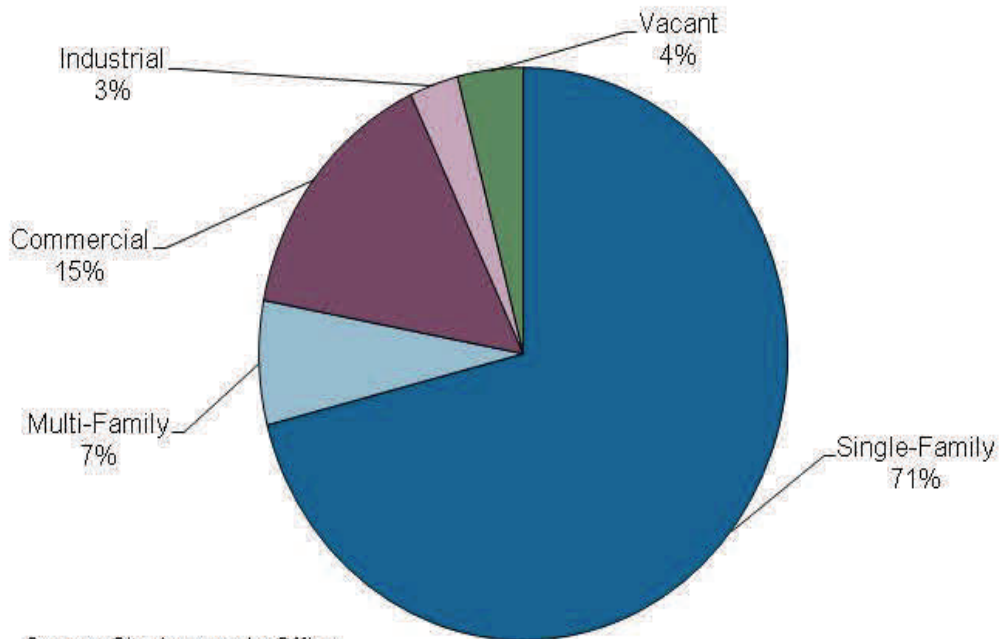


**City of Staunton
Percent of Total Assessed Values
by Land Class - 2008**



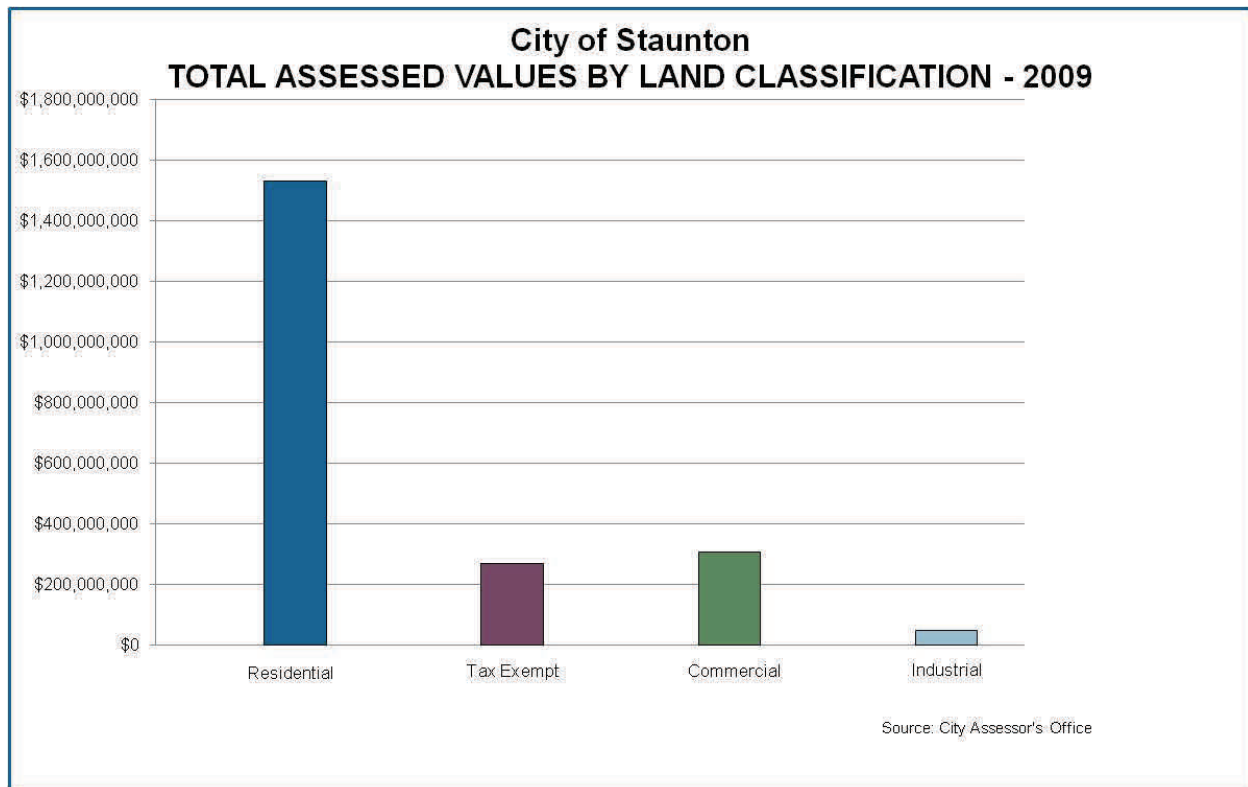
Source: City Assessor's Office

**City of Staunton
Percent of Taxable Assessment
by Land Class - 2008**



Source: City Assessor's Office

Assessment Values - City of Staunton - 2008	
Total Assessment Values (including vacant land)	\$2,095,777,992
Residential	\$1,475,295,770
Commercial	\$296,935,661
Industrial	\$51,382,419
Tax Exempt	\$272,164,142
Average Assessed Value - Residential	
Per Acre	\$60,458
Per Lot	\$34,963
Per Building	\$122,505
Per Land & Building	\$157,468
Average Assessed Value - Commercial	
Per Acre	\$58,950
Per Lot	\$97,971
Per Building	\$311,485
Per Land & Building	\$409,457
Average Assessed Value - Industrial	
Per Acre	\$26,962
Per Lot	\$144,435
Per Building	\$824,488
Per Land & Building	\$968,924
Average Assessed Value - Tax Exempt	
Per Acre	\$22,613
Per Lot	\$122,889
Per Building	\$738,884
Per Land & Building	\$861,773



Vacant and Undeveloped Land - City of Staunton - 2008

Vacant / Undeveloped Land by Zoning Classification

Residentially Zoned (R-1 to R-4)	2251.8 Acres 62.8% of Total Vacant / Undeveloped Land
Business and Professionally Zoned (B-1 to P-1)	627.4 Acres 17.5% of Total Vacant / Undeveloped Land
Industrially Zoned	709.2 Acres 19.7% of Total Vacant / Undeveloped land

