

VISIONING THE CENTER OF TOWN AND W&OD TRAIL

Partnering Departments:

*Economic Development, Parks and Recreation, Planning and Zoning,
Public Works*



BACKGROUND



2007 TOWN GREEN OPENING



INTEGRATING THE CENTER OF TOWN WITH THE W&OD/NOVA PARKS



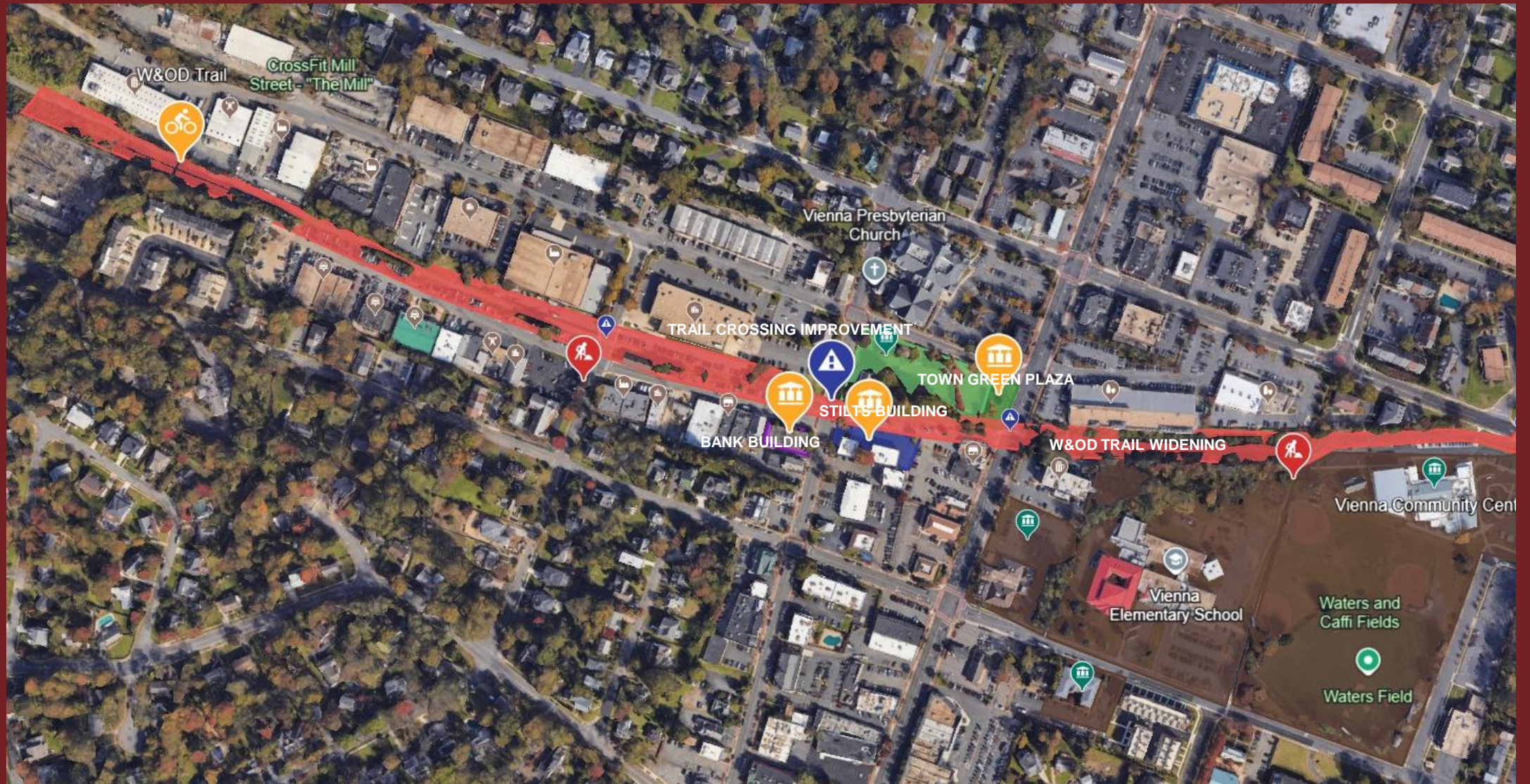


W&OD TRAIL'S ECONOMIC IMPACT

2 MILLION ANNUAL TRAIL
USERS

\$21,000,000 IN ANNUAL
TRAIL SPENDING

VISION OVERVIEW



TRAIL INVESTMENTS & FUNDING

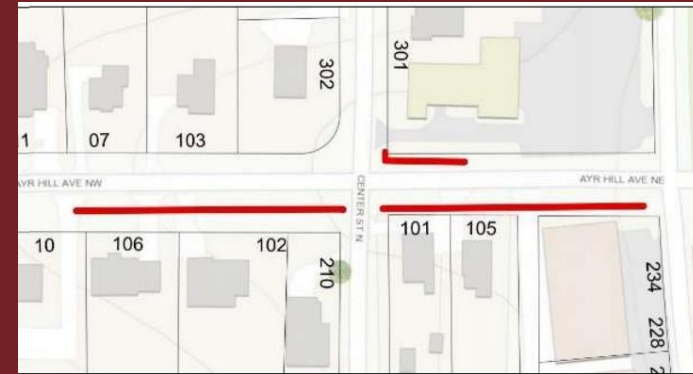
Bold is appropriated funding

Capital Investment Element	Years	Funding	Source	Funding 2	Source	Funding 3	Source
Ayr Hill Sidewalk Improvements	FY26-29'	\$2,005,000	VDOT/NVTA Grant				
Locust St Trail Improvements	FY26-29'	\$1,275,000	VDOT/NVTA Grant				
Property Acquisition	FY27'	\$1,000,000	Federal HUD	Proposed: \$4,000,000	Virginia Legislature or IRF	Proposed if Unfunded: \$4,000,000	Town CIP
Bank Building Renovations	FY28-31'	\$3,885,000	Proposed: Virginia Legislature or IRF	Proposed if Unfunded: \$3,885,000	Town CIP		
W&OD Visitor Center Building	FY28-31'	\$4,500,000	NOVA Parks				
Streetscape & Placemaking	FY28'	\$400,000	Town CIP				
W&OD Trail Crossings	FY30'	\$300,000	VDOT/NVTA				
Town Green Plaza	FY36'	\$1,000,000	Town CIP				
W&OD Trail Widening	?	\$##,###,###	NVTA	\$#,###,###	NOVA Parks		

**LOCUST ST TRAIL IMPROVEMENT
(W&OD TRAIL CONNECTING TRAIL)
FY26-29'**



**AYR HILL SIDEWALK IMPROVEMENT
(PEDESTRIAN ACCESS TO W&OD TRAIL)
FY26-29'**



**STREETSCAPE AND
PLACEMAKING
FY28'**



**W&OD TRAIL CROSSINGS
FY30'**



**TOWN GREEN PLAZA
FY36'**





200 DOMINION (BANK) & 125 CHURCH (STILTS)

- Key buildings in the viewshed of the W&OD trail to the Church Street commercial corridor.
- Obsolete as defined by Virginia Department of Housing and Community Development: Stilts - 6 years, bank building - 19 years.
- Both buildings assessed at \$4,035,350. Option to purchase for \$4,000,000.
- Both buildings must be sold together.
- Parking arrangement for Bank building will rely on Stilts building.
- Stilts would be built and operated as a Visitor's Center by NOVA Parks, Bank building renovated by Town



BANK AND STILTS BUILDING TIMELINE

- COMPLETE:

1) Secured \$1M in federal funding for acquisition; 2) Exclusive option agreement to purchase both properties for \$4M by April 2027 pending due diligence; 3) Bank building facility assessment; 4) NOVA Parks Board appropriating up to \$4.5M in funding for Visitors Center building.

- CURRENT – COUNCIL FEEDBACK NEEDED:

Defining community survey for vision and project feedback.

- FUTURE TIMELINE (TENTATIVE):

February: Virginia appropriation decision; March: Send community survey; April: Apply for IRF Grant; May: Provide 3-4 visual options based on community survey; June: IRF Grant decision; August: 2nd public engagement with visual options; December: Council decision to execute option agreement and draw CIP funding if necessary; April 2027: Close if voted for.

FACILITY ASSESSMENT OF BANK BUILDING



- The building needs work but can be successfully renovated for public use.
- Total cost of renovation is in line with our previous estimates.
- Improvements needed include: elevator installation, HVAC replacement, new electric system, roof replacement, plumbing replacement, fire sprinkler system, and new toilet rooms.

COUNCIL FEEDBACK ON COMMUNITY ENGAGEMENT SURVEY

- 1) AREA VISION, ACQUISITION, BANK BUILDING USE
- 2) WHAT DO YOU NEED FOR DECISION MAKING