



*Warsaw, Virginia  
Downtown Revitalization Plan*





## *Plan Process*

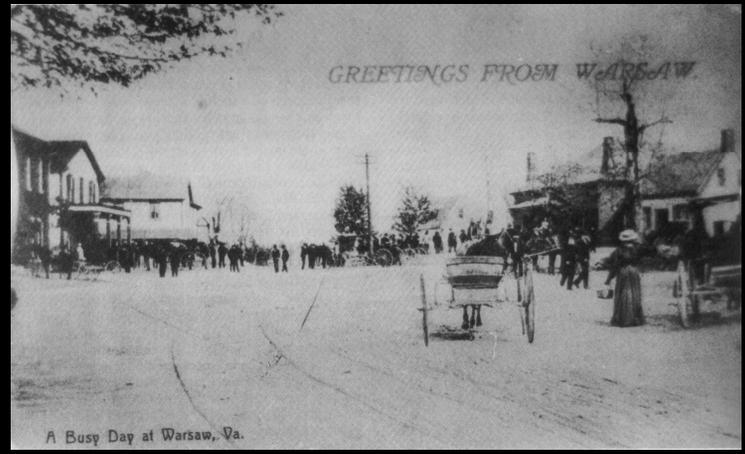
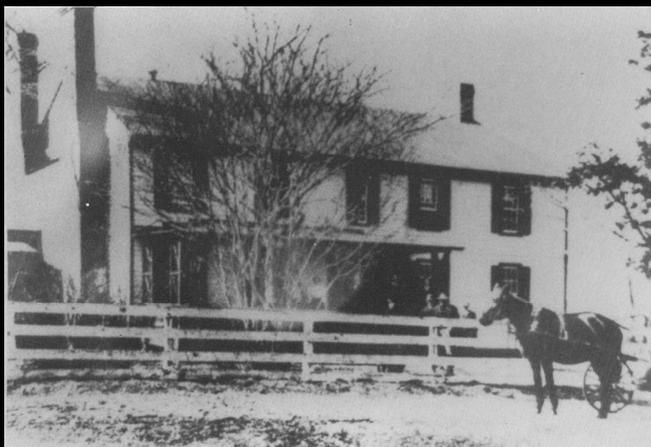


1. Definition of the Area
2. Physical Assessment
3. Input from the Community
4. Research/Analysis
5. Draft Plan
6. Community Input
7. Set a Course for the Future
8. Final Plan





# Historic Research





# Project Subareas



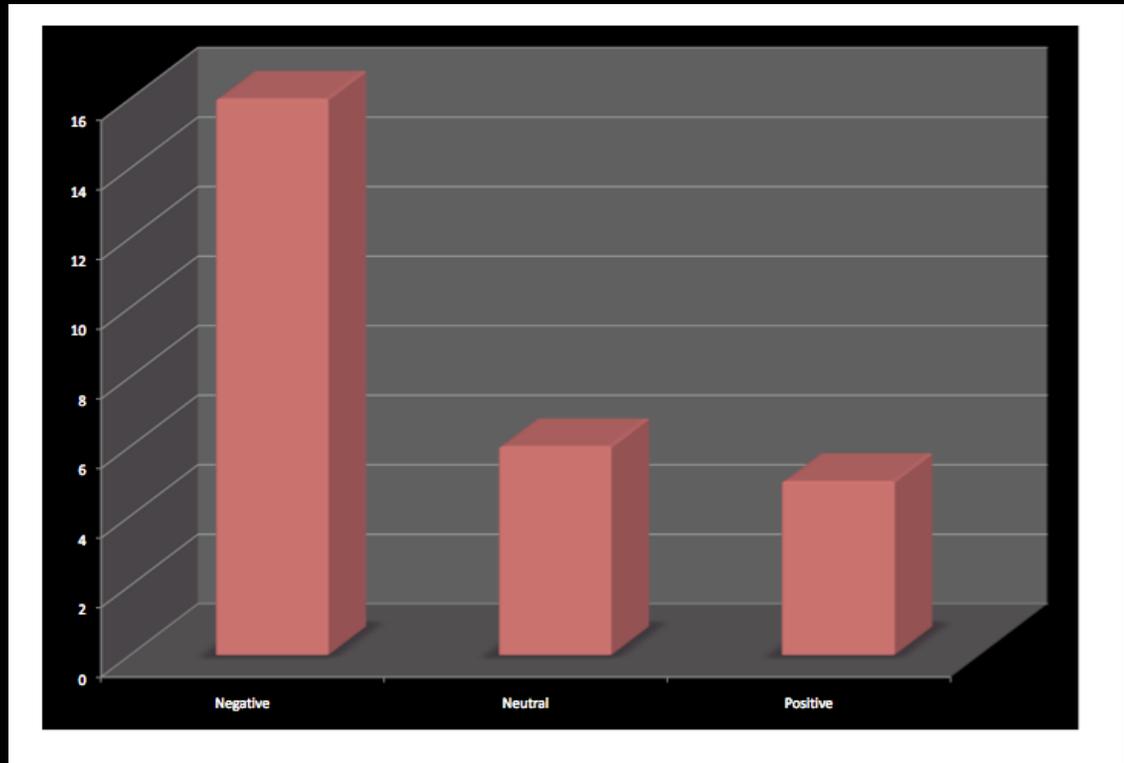


1





1



- Sign clutter
- No community identity
- Overhead utilities detract
- Needs better landscaping
- Typical



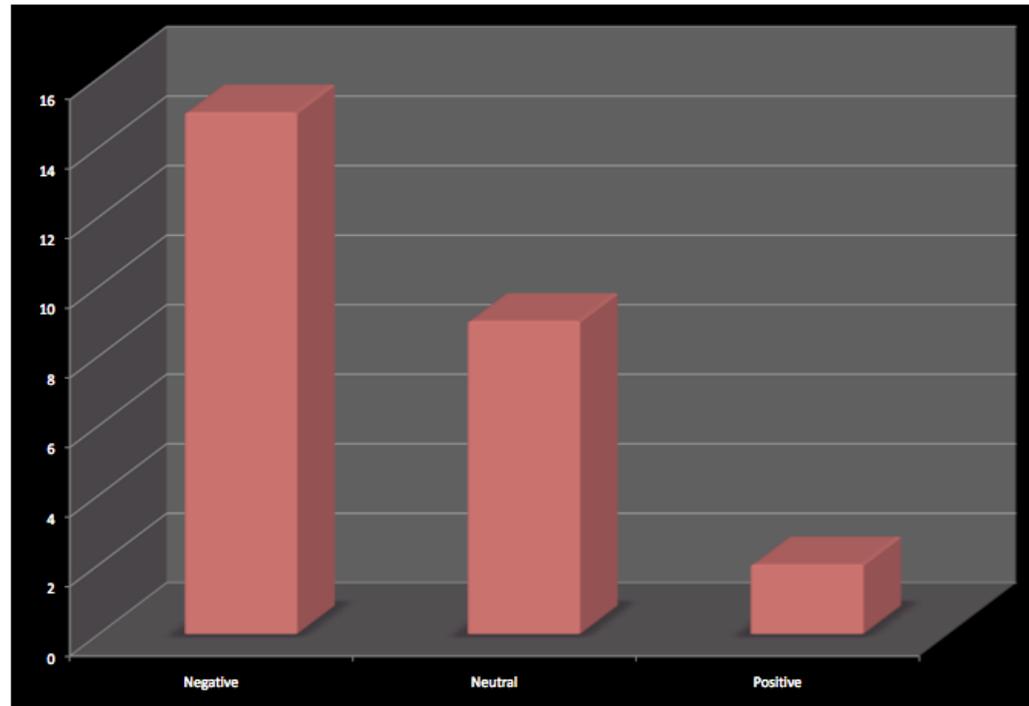


3





3



- Unplanned, ugly
- Doesn't show civic pride



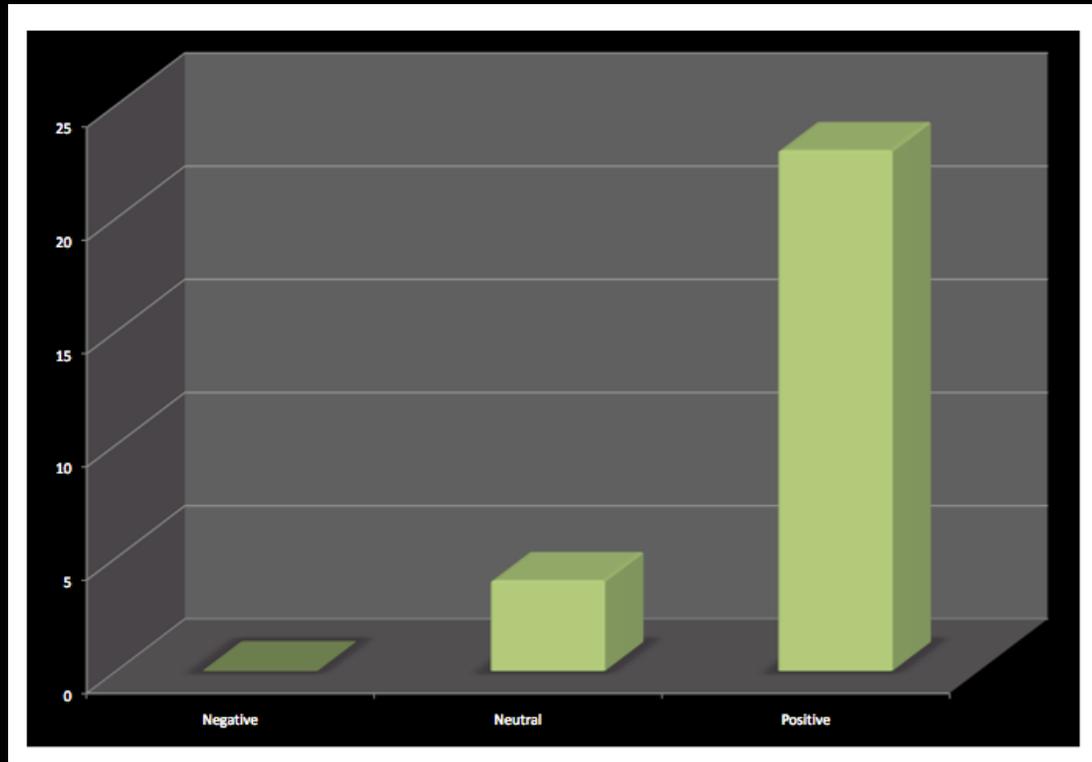


6





6



- Represents town history
- Well-preserved
- Needs plantings



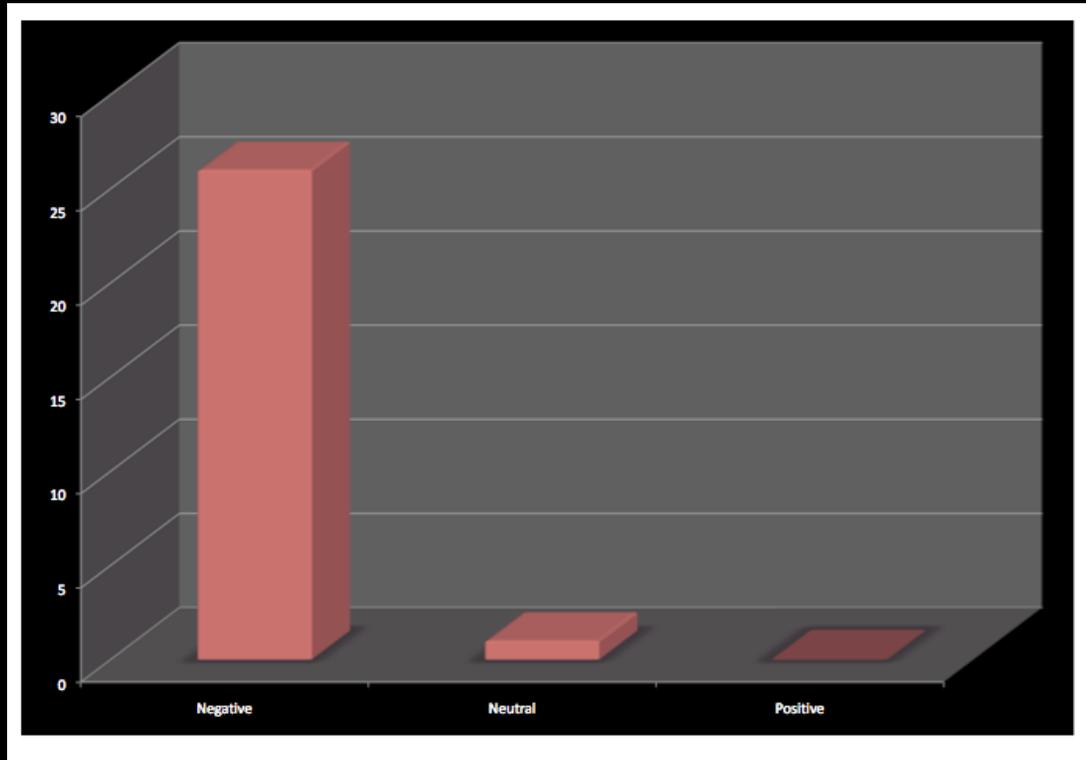


7





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- Congested
- Ugly
- Confusing intersection
- Buildings need facelift



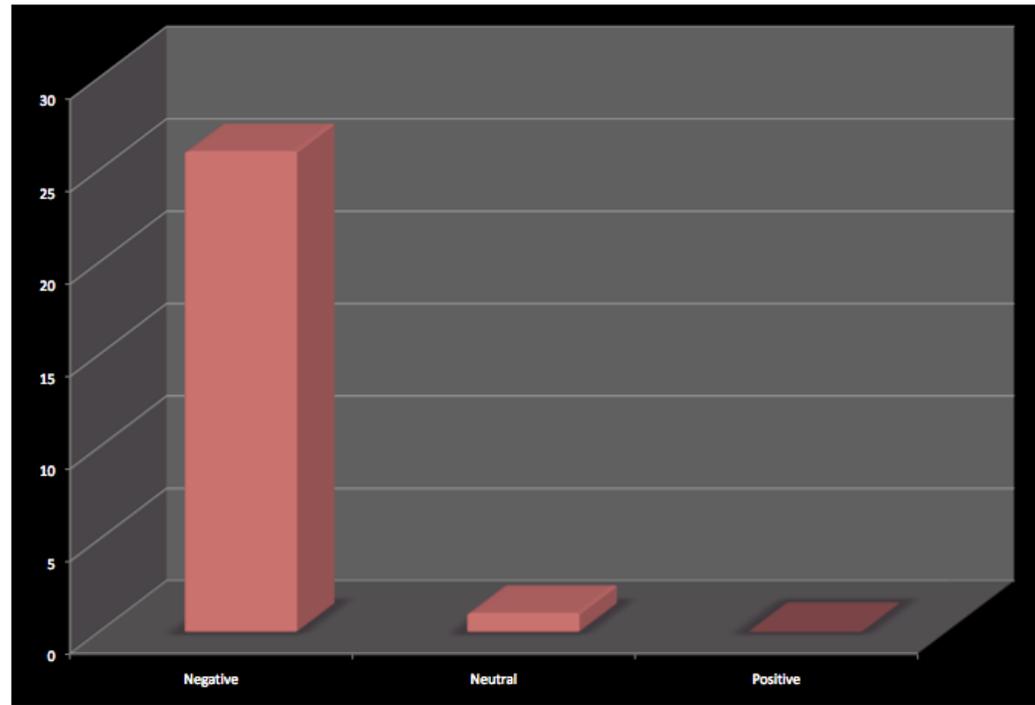


11





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- Lacks character
- Run-down
- Overhead utilities detract
- Needs sidewalks



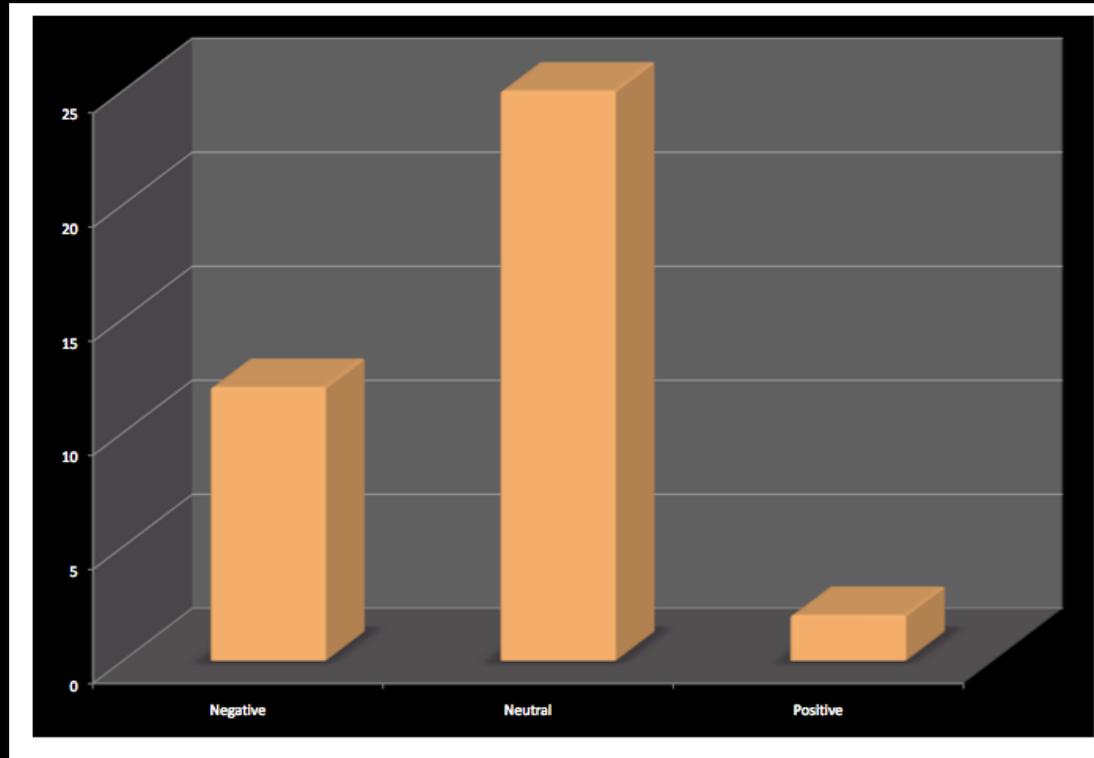


12





12



- Abandoned and vacant
- Poorly designed
- Has potential



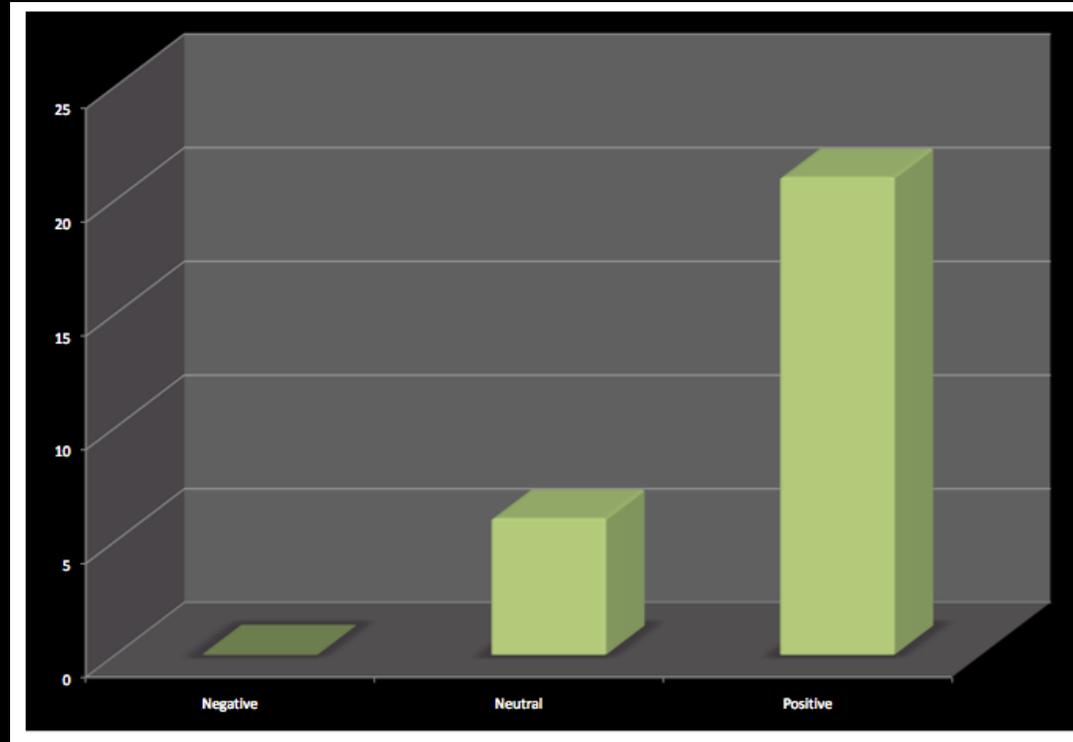


13





13



- Represents proud moment for town
- Inviting
- Important



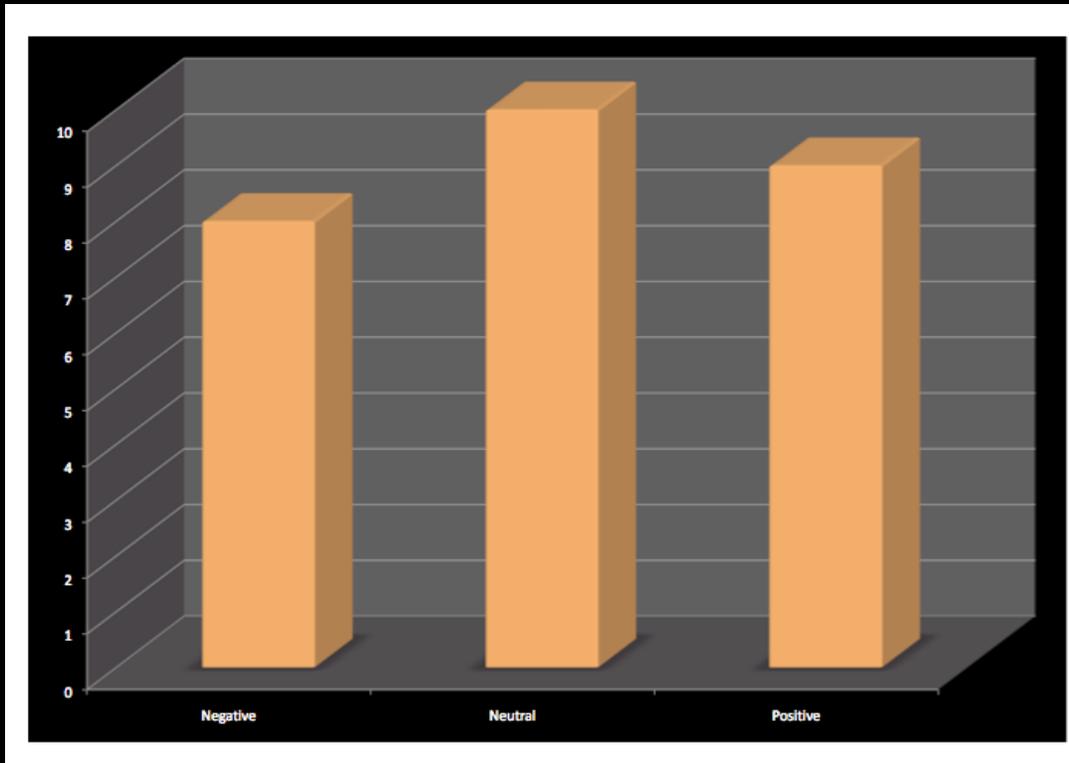


14





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- Need better welcome sign
- Consider location away from jail



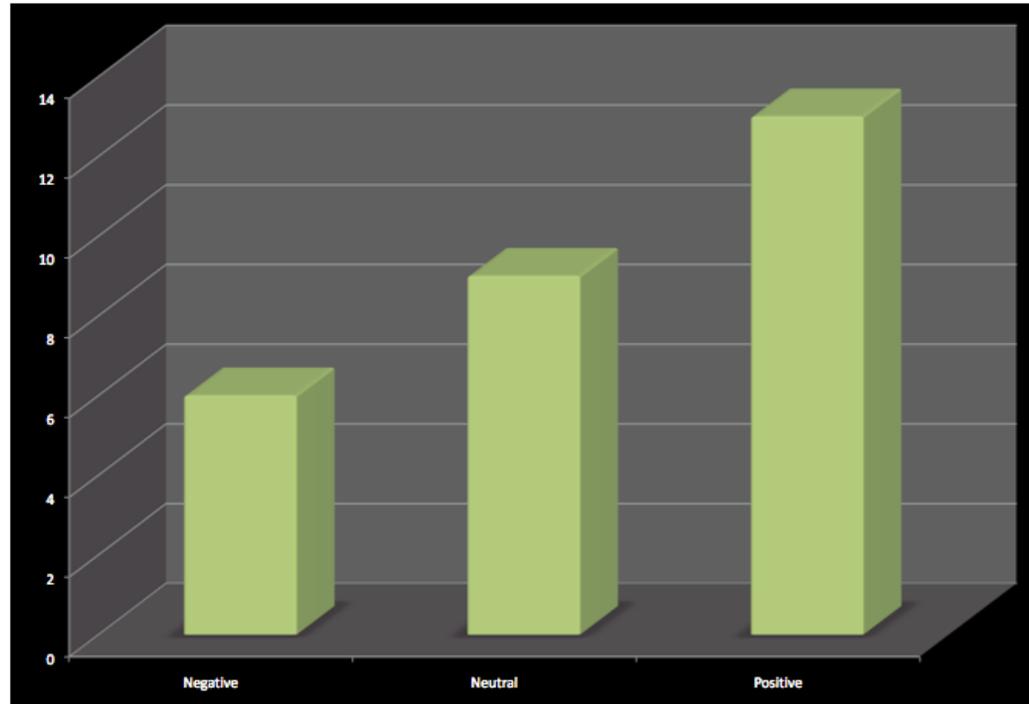


16





16



- Attractive rural character
- Potential for development



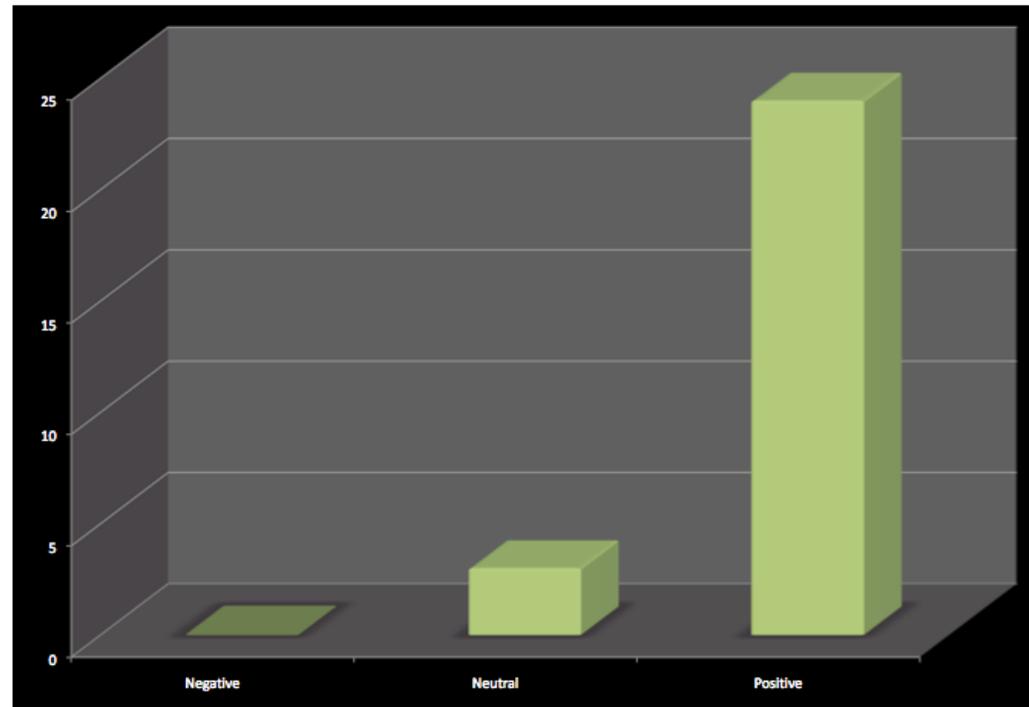


17





17



- Community asset
- Attractive green space
- Needs sidewalk



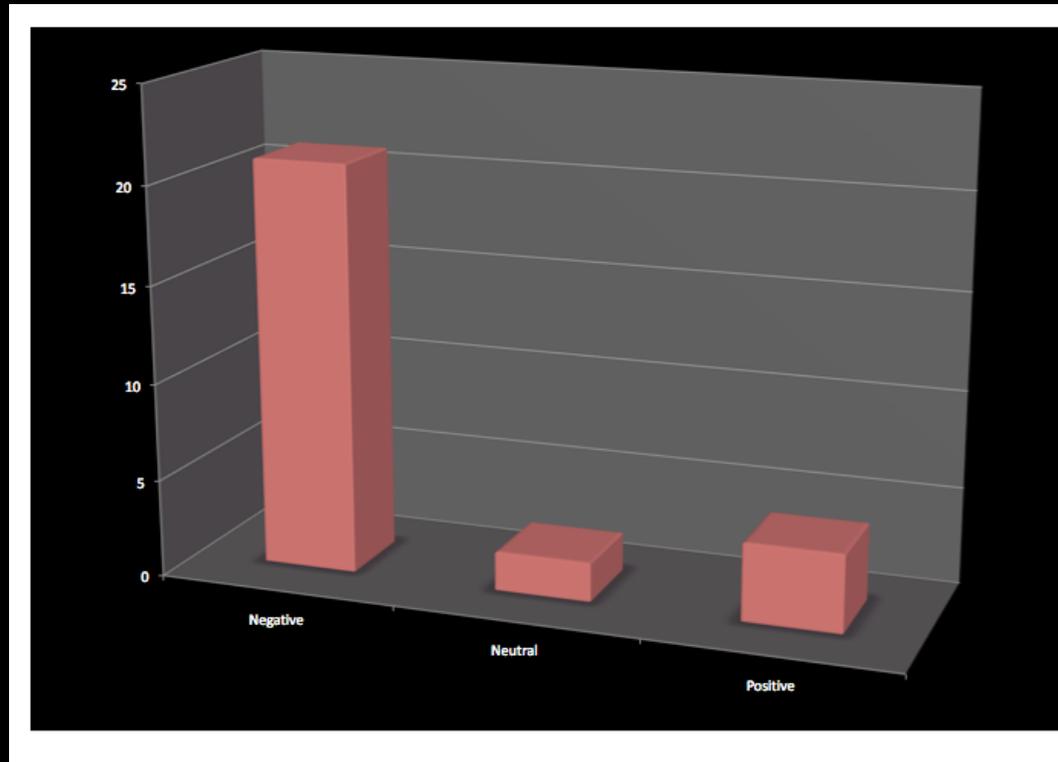


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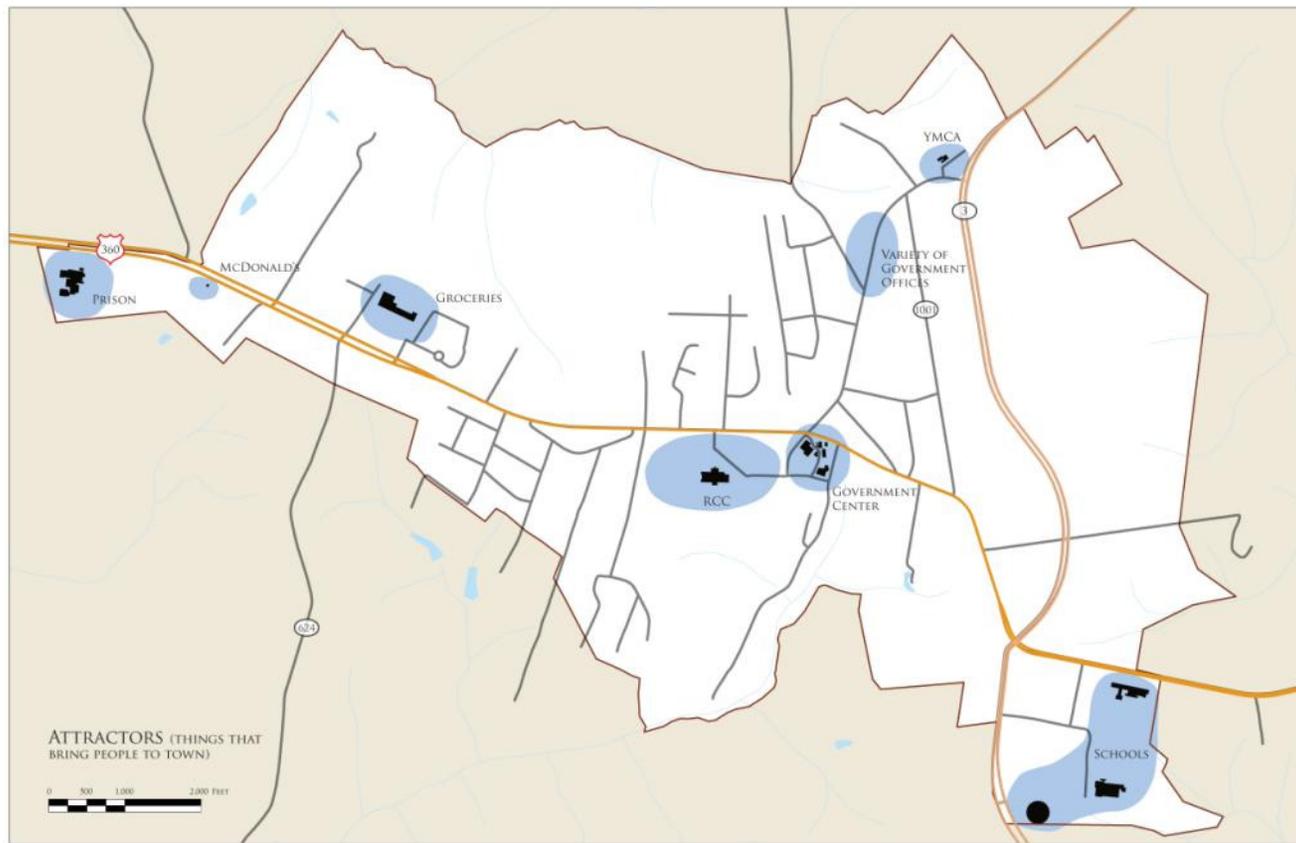


- Vacant and unattractive lot
- Potential for development
- Good location



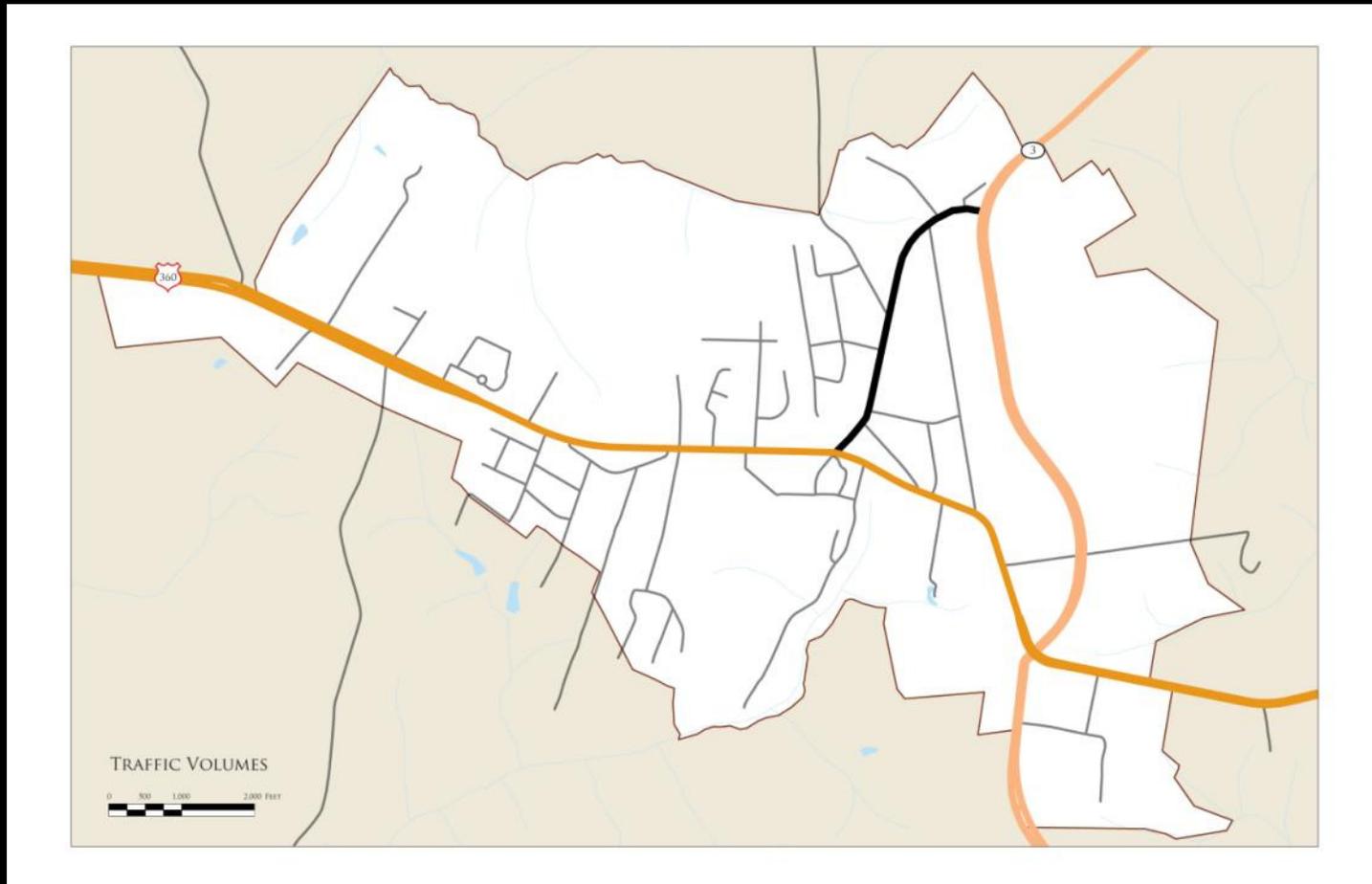


# Physical Analysis - Anchors



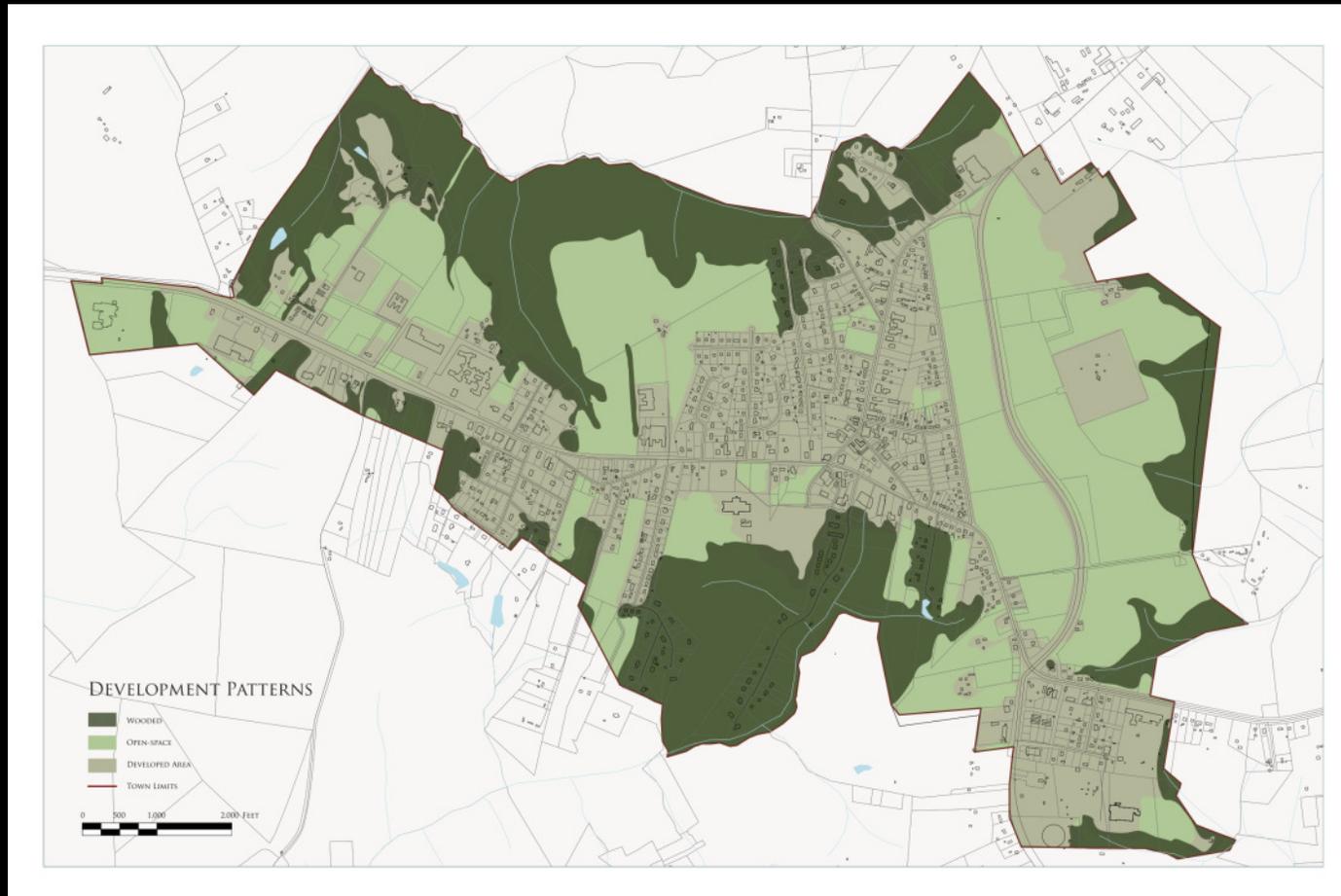


# Traffic



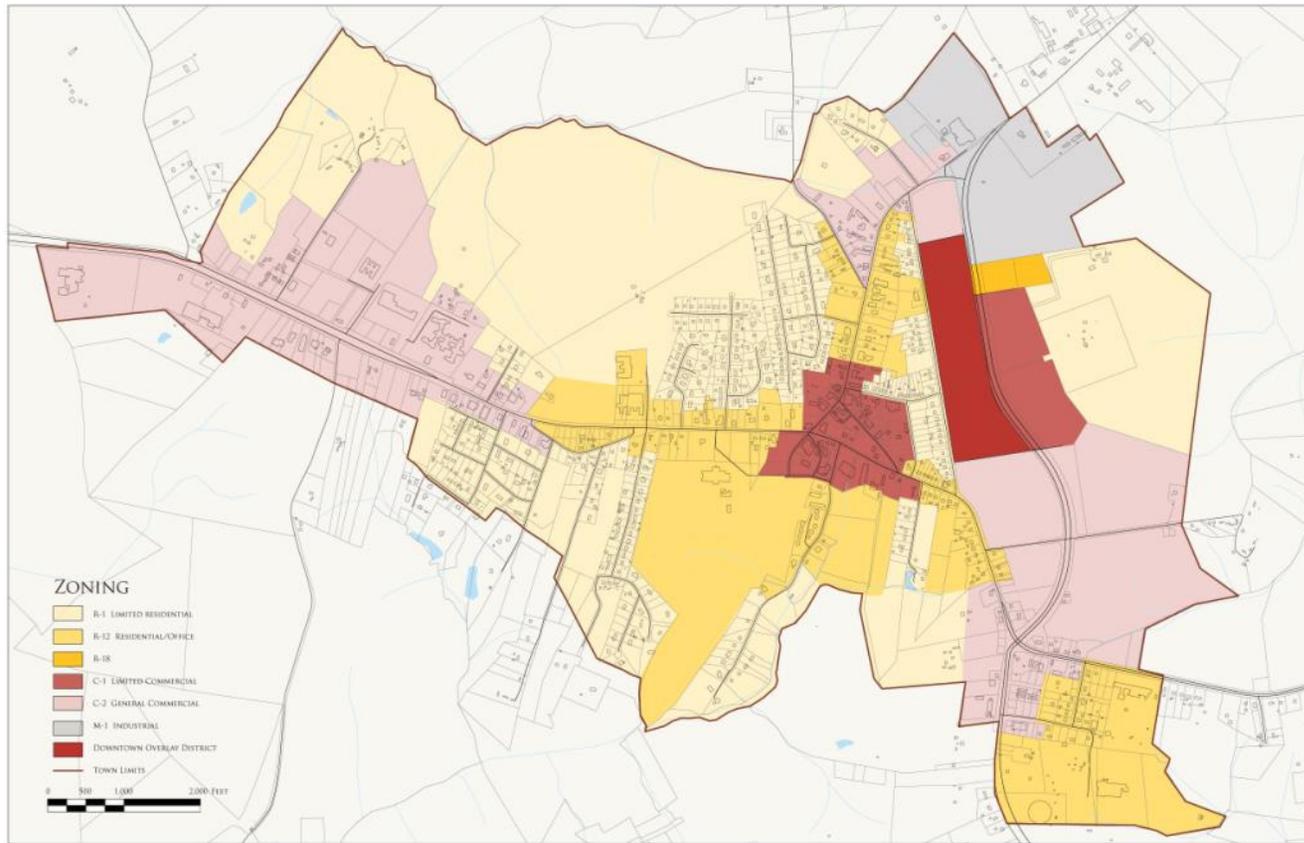


# Development Patterns





# Zoning





## *Key Strategies*

- Make visible improvements at the town core
- Ensure tools in place for compatible new development
- Create organization for revitalization
- Strengthen economic and physical link between RCC and community.
- Take advantage of through and vacation traffic





## *Economic Restructuring Projects*

- Farmers market/flea market for passers by, vacationers, residents
- Recruit coffee shop/lunch/evening dining for all market segments
- Use business assistance center to further promote programs & funding sources
- Set up a facade improvement program for village core & corridor businesses
- Identify all funding sources for physical improvement projects





# *Design Projects*





## 1. *Improve Intersection at U.S. 360/Main St.*

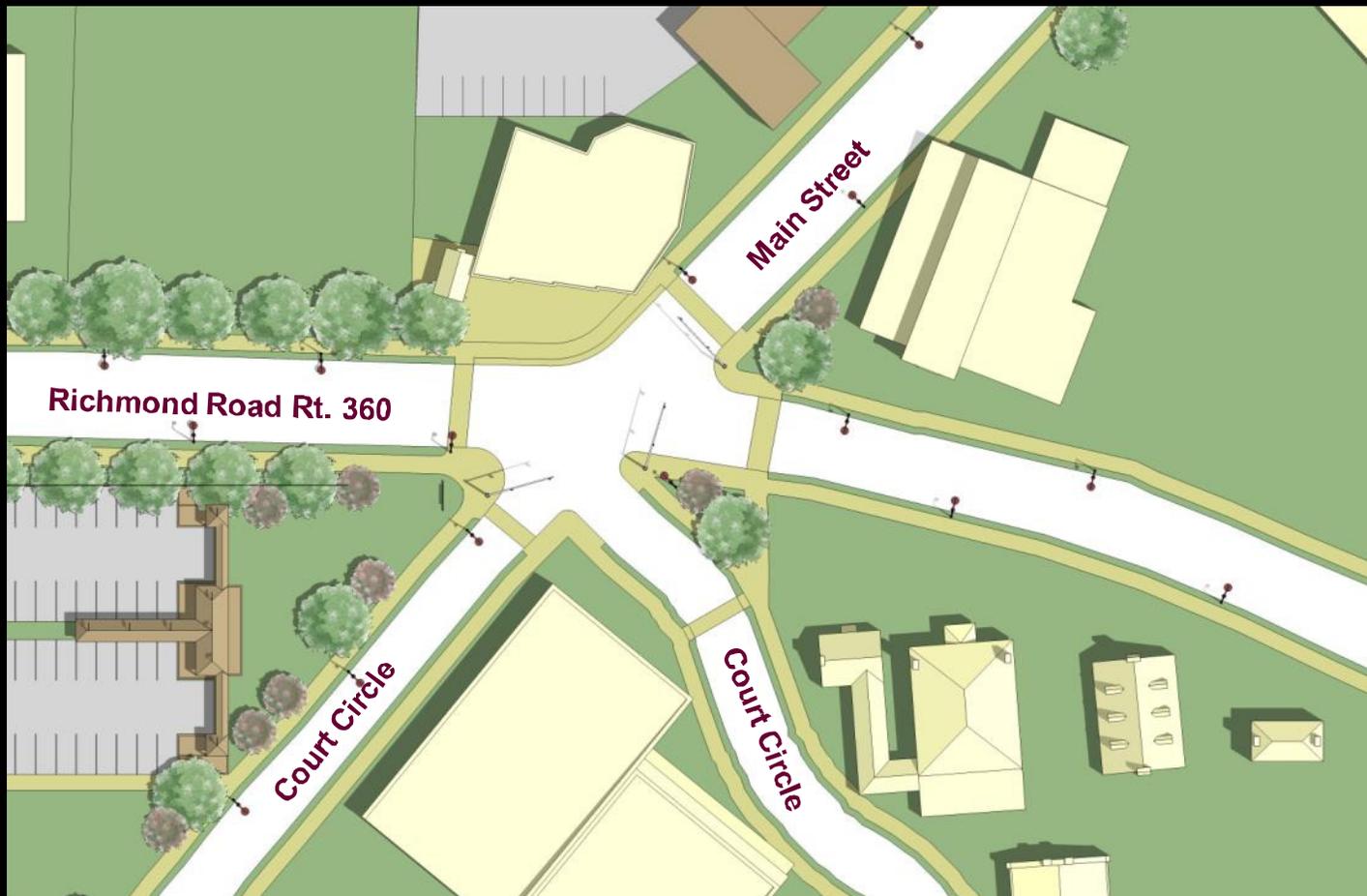


- Conduct utilities study to move or underground utilities
- Improve physical connections across Richmond Road
- Add sidewalks and crosswalks
- Install attractive street lighting and landscaping





# 1. *Improve Intersection at U.S. 360/Main St.*





# *1. Improve Intersection at U.S. 360/Main St.*





## *2. Improve Main Street Phase I: US 360 to Warsaw Baptist Church*

- Conduct utilities study to move or underground utilities
- Add sidewalks/crosswalks
- Install attractive street lighting
- Add landscaping in front of buildings
- Create pockets of on-street parking
- Convert town land into public parking lot
- Create facade improvement program
- Improve drainage issue
- Enforce no truck traffic on Main Street





## *2. Improve Main Street Phase I: US 360 to Warsaw Baptist Church*





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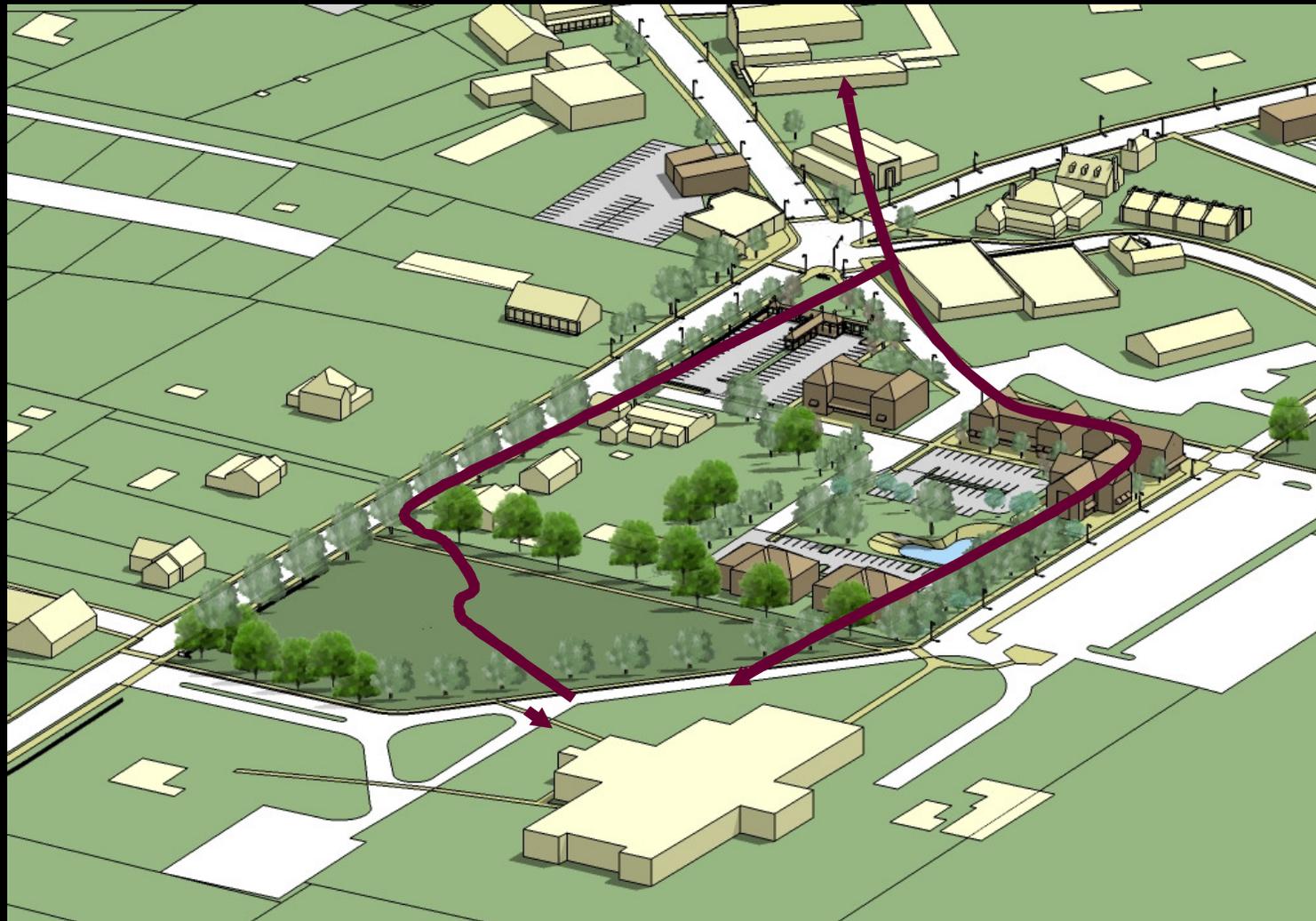


## *2. Improve Main Street Phase I: US 360 to Warsaw Baptist Church*



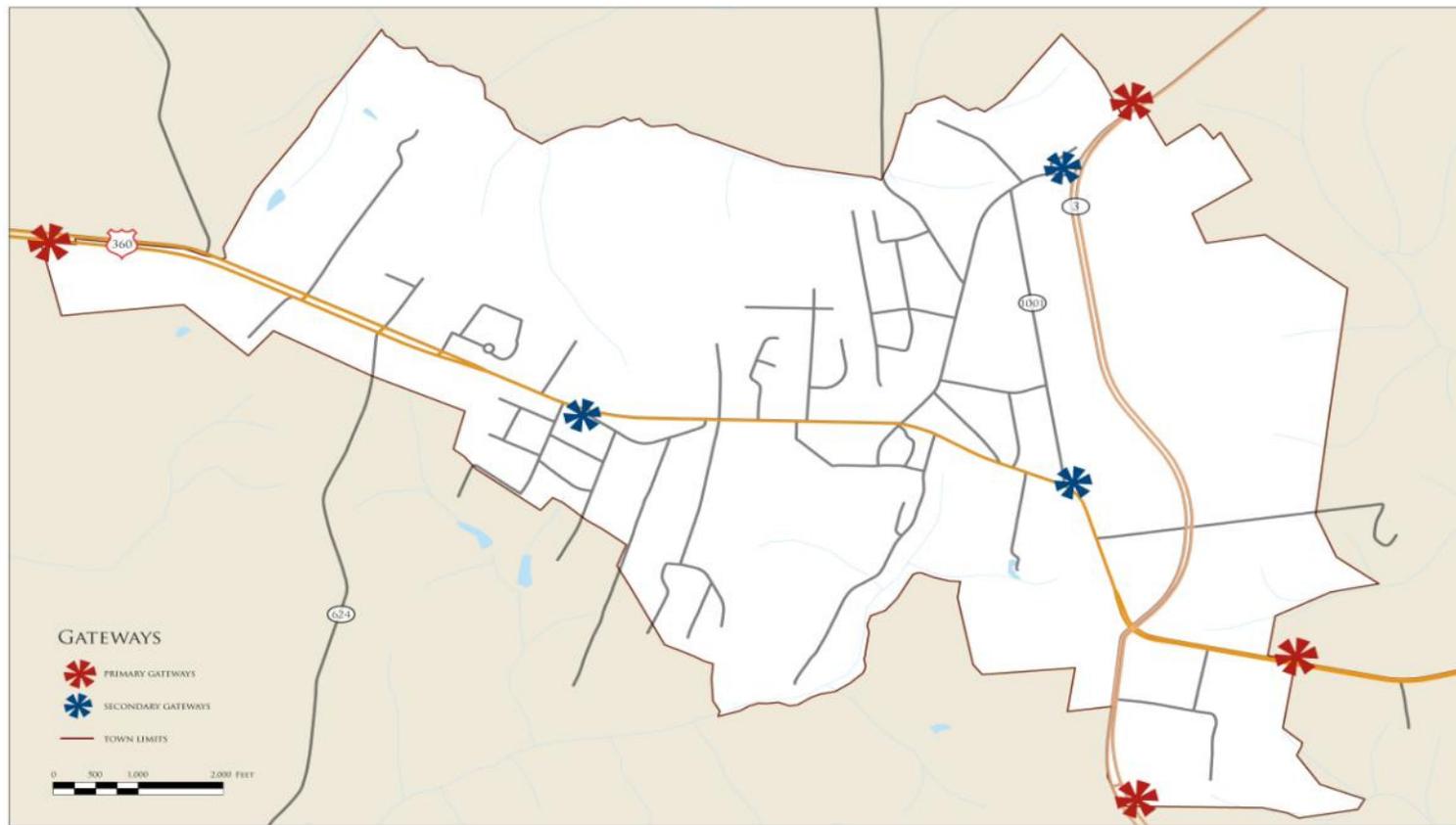


## 4. Improve Physical Connections to & from RCC





## 5. Create More Inviting Gateways and Sub-gateways





## *5. Create More Inviting Gateways and Sub-gateways*

- White fence element
- New brand/logo and gateway signs
- Median plantings
- Edge plantings
- County-wide wayfinding to significant sites





## *5. Create More Inviting Gateways and Sub-gateways*





## 5. Create More Inviting Gateways and Sub-gateways



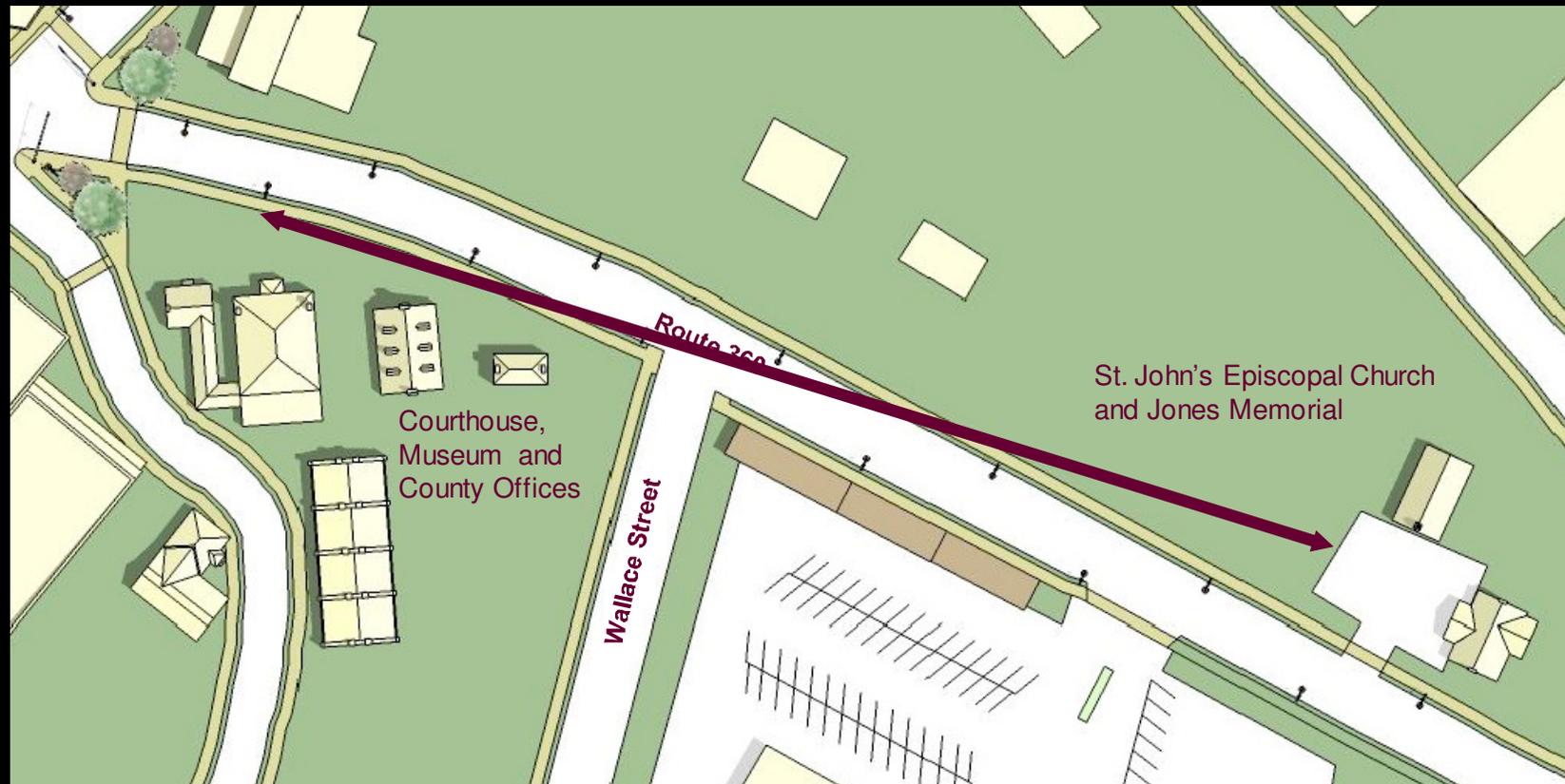


## *5. Create More Inviting Gateways and Sub-gateways*





## 6. Enhance Streetscape Around County Complex





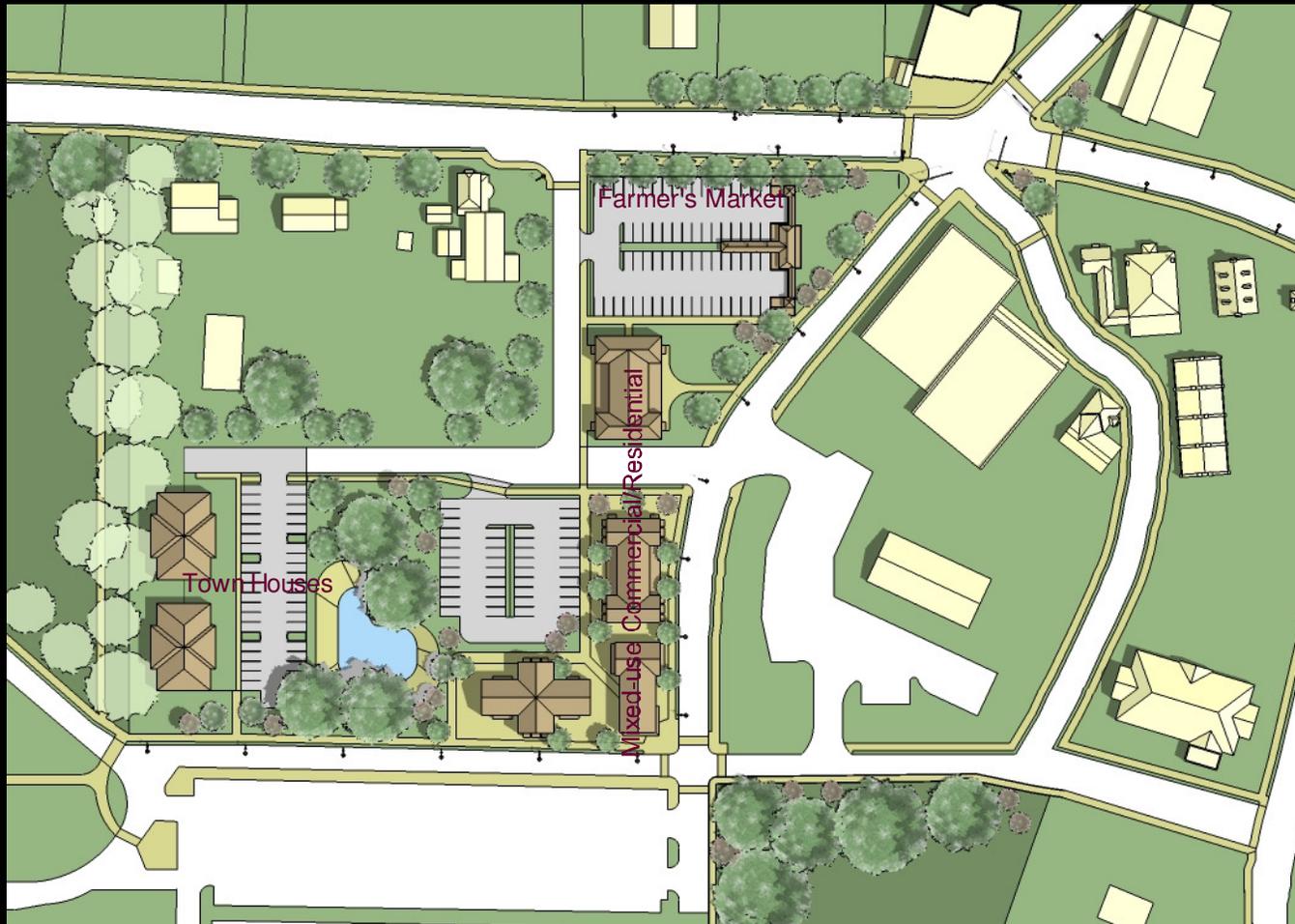
## *7. Plan Private Site for Development Opportunity*

- Create farmers market/multi-use facility
- Add sidewalk, street trees, lighting and fence along US 360
- Add wall mural to existing building
- Develop new town homes along Campus Drive
- Develop new mixed use/office/retail along Court Circle
- Provide internal parking





## 7. Plan Private Site for Development Opportunity





## *7. Plan Private Site for Development Opportunity*





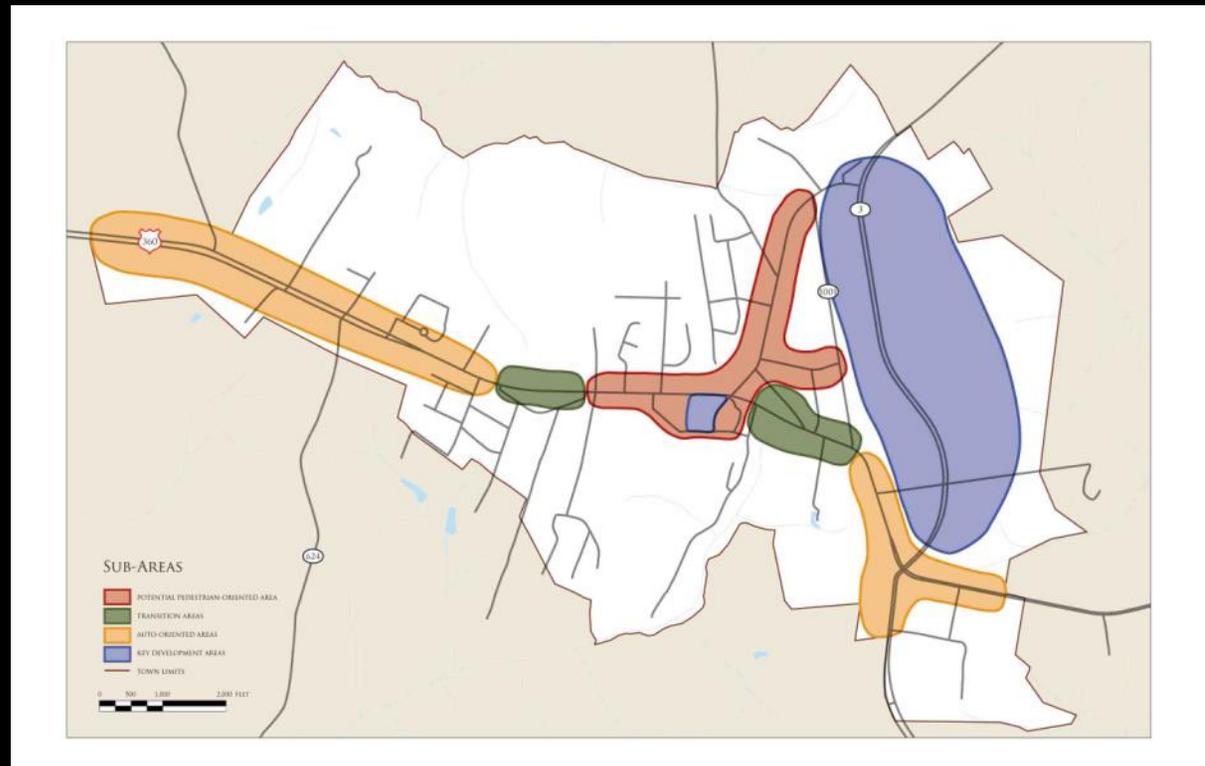
## 7. Mural Opportunity





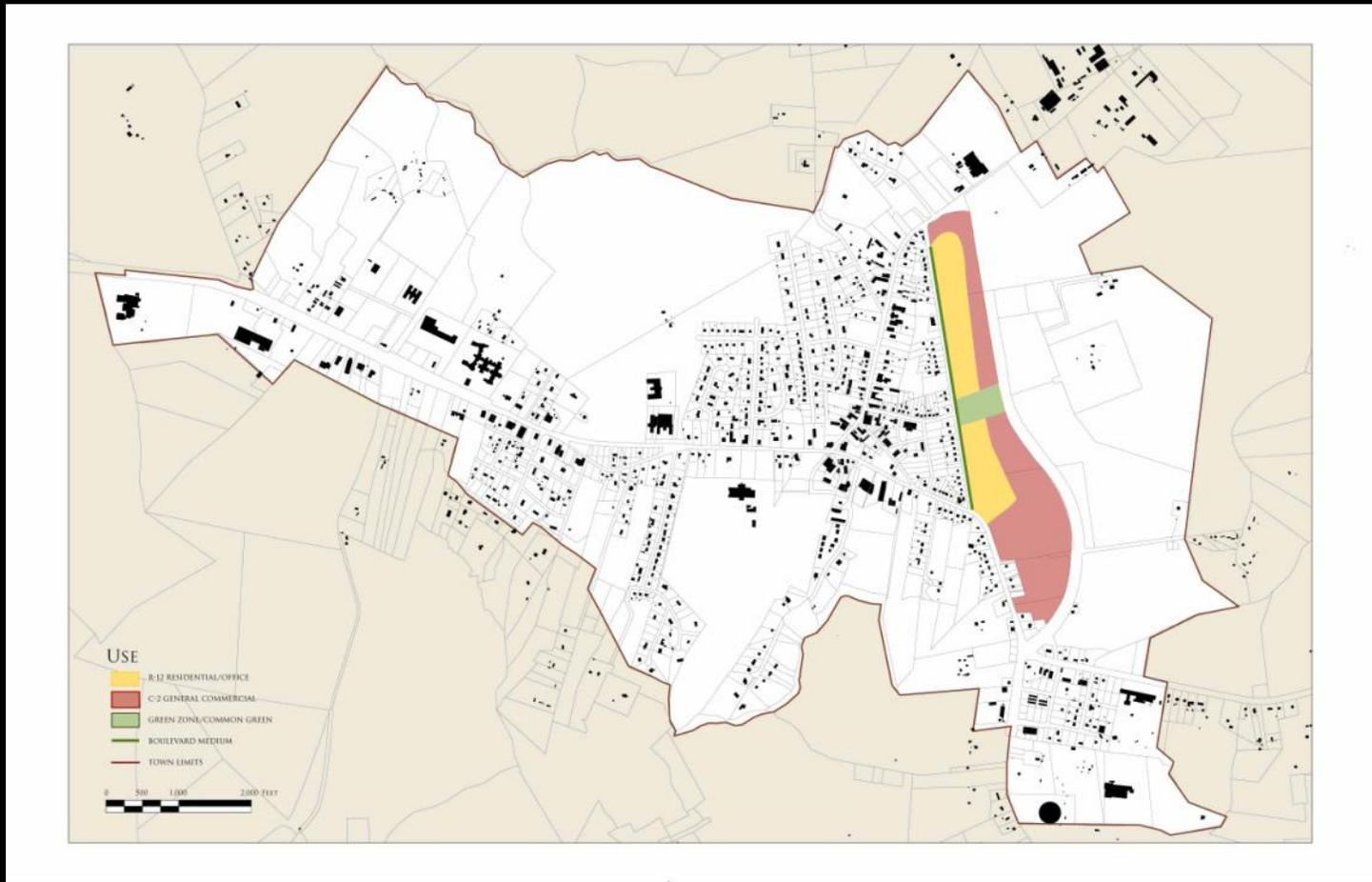
## 9. Improve Connection from Main Street to New Development Area

- Extend pedestrian improvements along Belleview Lane
- Move or put utilities underground
- Install attractive street lighting
- Add street trees & landscaping





# 10. *Plan for New Development Area*





# *Warsaw, Virginia Downtown Revitalization Plan*

## Questions

