
AVTEX CONSERVANCY STRATEGIC PLAN

Front Royal-Warren County Economic Development Authority

Presenters: Jorie Martin & Scott Jenkins





AGENDA

In this presentation the EDA provides the background and projected steps for implementation of an Avtex Conservancy Strategic Plan.

1. History
2. Covenant restrictions
3. Previous Plans
4. 2000 Master Plan
5. Avtex Trail Design
6. Green Space & Trail Examples
7. Next Steps/Timeline
8. Questions/Comments

AVTEX MANUFACTURED
RAYON AND OTHER
SYNTHETICS FROM 1940 TO
1989. THE SITE WAS ADDED
TO THE EPA SUPERFUND
PROGRAM'S NATIONAL
PRIORITIES LIST IN 1986.

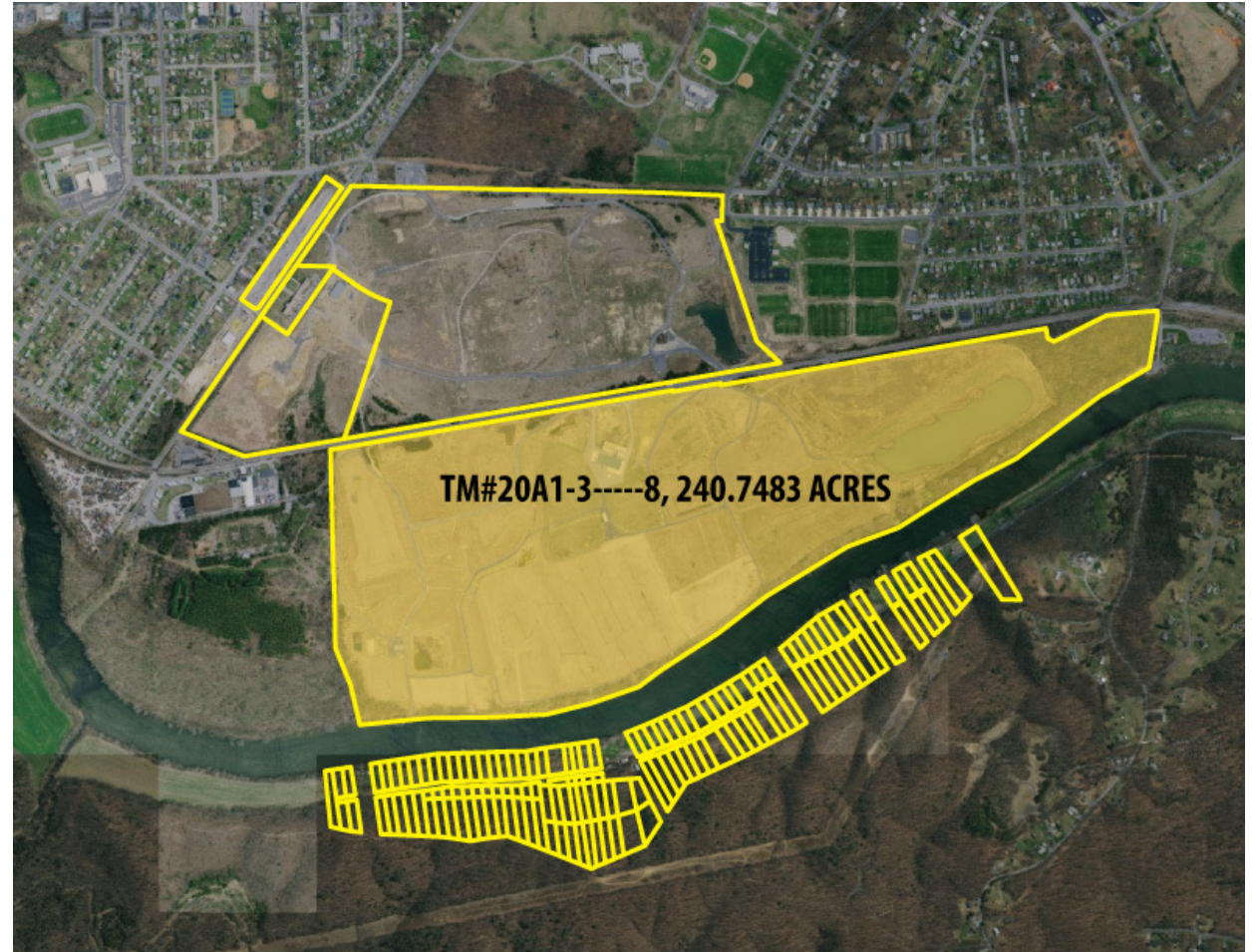
AVTEX PROPERTIES

- TM#20A1-3-----7C, 4.5486 Acres
- TM#20A1-3-----6A, 3.2349 Acres
- TM#20A1-3-----7D, 30.0913 Acres
- TM#20A1-3-----7, 117.2945 Acres
- TM#20A1-3-----8, 240.7483 Acres
- 88 PARCELS, 71.53 Acres

COVENANTS & RESTRICTIONS

The Conservancy and Open Space Area of the Property is restricted to conservancy and open space, but may include hiking, nonmotorized biking, or nature trails.

No permanent or temporary building or structure shall be built or maintained on the Property except for such buildings as are customary and appropriate for park and recreational usage, such as park ranger's stations, boat landings, storage or maintenance buildings, bathrooms and fences.



SNP

NATIONAL/REGIONAL FACILITIES

SNP Shenandoah National Park
4-H Northern Virginia 4-H Educational Center

1

LARGE COMMUNITY PARKS

- 1. Municipal Park
- 2. Leach Run Park

3

SMALL COMMUNITY PARKS

- 3. Chimney Field Park
- 4. Ed Stump Park

5

NEIGHBORHOOD/MINI PARKS

- 5. Bowman Park
- 6. Florence Smith Playground Park
- 7. Village Commons
- 8. Lions Park/Happy Creek Fantasyland Park

C

PUBLIC BOAT LANDING

A

FUTURE PARKS AND TRAILS

LARGE COMMUNITY PARKS

- A. Cooke Park

B

SMALL COMMUNITY PARKS

- B. Ed Stump Park (expansion)
- C. Shenandoah River Park
- D. Northeast Park
- E. Happy Creek Park (July 1993)

F

NEIGHBORHOOD/MINI PARKS

- F. Sloane Creek Pond

GREENWAYS

GREENWAYS

- 1. Shenandoah River Greenway
- 2. Leach Run Greenway
- 3. Green Hill Run Greenway
- 4. Happy Creek Greenway

TRAILS

TRAILS

- 1. Happy Creek Trail/Bikepath
- 2. Fairview Trail
- 3. Viscose/Royal Village Trail
- 4. Shenandoah National Park Connector Trail
- 5. Green Hill Trail
- 6. Stonewall/Leach Run Connector Trail
- 7. Leach Run Trail
- 8. Cooke Trail
- 9. Ressie Jeffries Connector Trail

BIKEPATHS

BIKEPATHS

- 1. John Marshall Highway Bikepath
- 2. Happy Creek Road Bikepath
- 3. Leach Run Parkway Bikepath
- 4. Strasburg Road Bikepath
- 5. Rt. 522 South/Route 604 Bikepath
- 6. Criser Road Bikepath

PROPOSED ROADWAYS

PROPOSED ROADWAYS

- 1. Proposed Roadway
- 2. Proposed Roadway

PREVIOUS PLAN: 1993 PLAN FOR PARKS, TRAILS, BIKEPATHS & GREENWAYS



2000 CONSERVANCY MASTER PLAN

AVTEX FIBERS SUPERFUND SITE
 FRONT ROYAL, VIRGINIA
Master Plan

PREPARED BY EDAW, Inc., JANUARY 2000
 & WSSJ, Inc.



MASTER PLAN STAKEHOLDERS

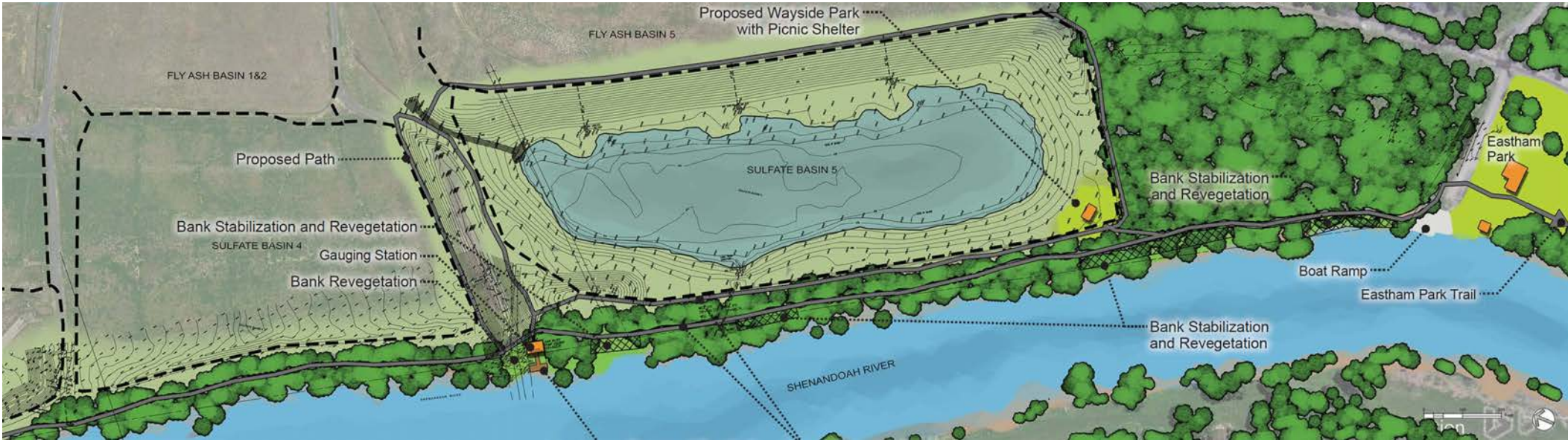
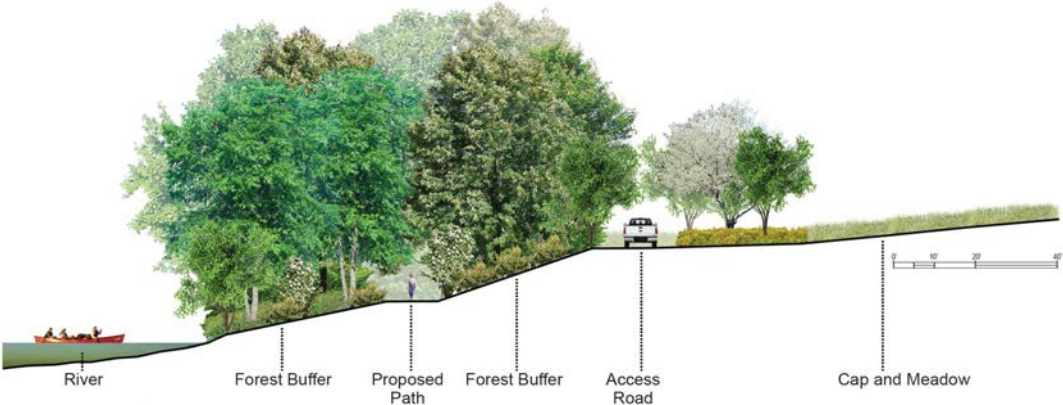
- Coalition for the SAFE Re-development of Avtex
- Community Member
- Community Member/River Outfitter
- County Board of Supervisors
- Decision Quest/EIM
- Director of Planning, Town of Front Royal
- Economic Development Authority
- EDAW
- Environmental Protection Agency
- FMC Corporation
- Friends of the Shenandoah River
- Front Royal Little League Baseball
- Front Royal Planning Commission
- Front Royal-Warren County Chamber of Commerce
- FRWC Youth Soccer
- Gannett Fleming
- Lord Fairfax Soil and Water Conservation District
- Old Virginia Industrial Park
- The Town of Front Royal
- Town of Front Royal Council Member
- Town of Front Royal, Parks and Recreation
- U.S. Army Corp of Engineers
- Valley Conservation Council
- Virginia Department of Environmental Quality
- Virginia Economic Development Partnership
- Virginia Game and Inland Fisheries
- Vita Nouva
- Warren County Planning Director
- Wetland Studies and Solutions
- Women's Alliance for Environmental Justice and Renewal



ESTIMATED COSTS TO IMPLEMENT A PORTION OF THE 2000 MASTER PLAN

TRAIL CONSTRUCTION COSTS ESTIMATED IN 2017

A CURRENT SOURCE OF FUNDS ARPA FUNDS: \$92,000 (12/31/23 DEADLINE)



BENEFITS OF BUSINESSES LOCATING NEXT TO COMMUNITY GREEN SPACE

Community open, green space is socially valuable. Walkable neighborhoods, parks, and open green spaces draw people outside and foster social interactions...Open, green spaces in communities are attractive to prospective buyers and generate multiple economic benefits for local governments, home owners, and businesses. The economic benefits of open, walkable, green spaces play an important role in policy-making decisions about zoning, restrictions on land-use, government purchase of lands for parks and similar initiatives.

<https://www.epa.gov/G3/green-streets-and-community-open-space>



EXAMPLE: LONG BRIDGE PARK ARLINGTON, VA

More than 36 acres of recreation and open space, Long Bridge Park is a distinctive showplace of environmentally sound redevelopment with a central expanse of attractive public green spaces and high-quality sports and recreation facilities, including the new Long Bridge Aquatics & Fitness Center, that are accessible to all park users.



PROPOSED TIMELINE

Present Concept to BOS	Engage Stakeholders	Land Conveyance	Ad Hoc Committee	Implementation
January 2023 What is the County BOS response to the conveyance of land from the FRWCEDA to the County for parks, trails and conservation?	January 2023 <ul style="list-style-type: none">• FRWCEDA• FMC• EPA• County• Town• Parsons• DEQ	2Q2023 Identify the process and impact to convey the property for recreational and conservation use. Convey property to the County.	2Q2023 Ad Hoc Committee to review and identify priorities listed in 2000 Master Plan for future implementation.	4Q2023 The County will strive to achieve all goals identified in the 2000 Master Plan to benefit the entire Warren County community.



QUESTIONS COMMENTS

Front Royal-Warren County
Economic Development
Authority

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