



Village of Marshall Planning Workshop

July 13, 2005

Planner's Tool Box:

1. Comprehensive Plan Strategies
2. VDOT Traffic Calming Program
3. Relocating Utilities & Other Visual Enhancement Strategies
4. Highway Corridor Overlay Zoning



Marshall Service District Plan

Board of Supervisors
Adopted: November 17, 2003

Fauquier County Population Growth

Year	Population	%Growth
1950	21,248	
1960	24,066	13.3%
1970	26,735	9.6%
1980	35,889	36.1%
1990	48,741	35.8%
2000	55,139	13.1%
2004	61,500	11.5%

Comparative Population Growth Analysis

County	1990-2000 (Persons/Month)	2000-2004 (Persons/Month)
Clarke	5	22
Culpeper	54	100
Fauquier	53	132
Loudoun	695	1,504
Prince William	542	1,316
Rappahannock	3	-4

Service Districts Categories

Service Districts

1. Bealeton
2. Marshall
3. New Baltimore
4. Opal
5. Remington
6. Warrenton

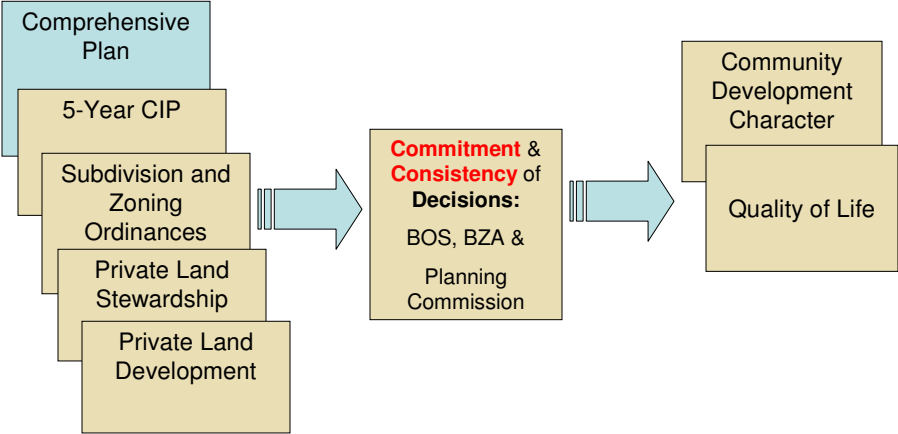
Village Service Districts

1. Calverton
2. Catlett
3. Midland

SERVICE DISTRICT	TOWNS	2000 DWELLING TOTALS	DWELLING UNIT/BUILD OUT TOTALS
Bealeton		1,027	3,200
Calverton		140	145
Catlett		156	312
Marshall		693	3,000
Midland		121	400
New Baltimore		2,435	5,000
Opal		128	200
Remington*		392	2,700
Warrenton*		1,526	2,300
	Remington**	255	300
	The Plains**	118	150
	Warrenton**	2,856	***4,215
TOTAL DWELLING UNITS		9,847	21,922

SERVICE DISTRICTS

Growth Management Building Blocks



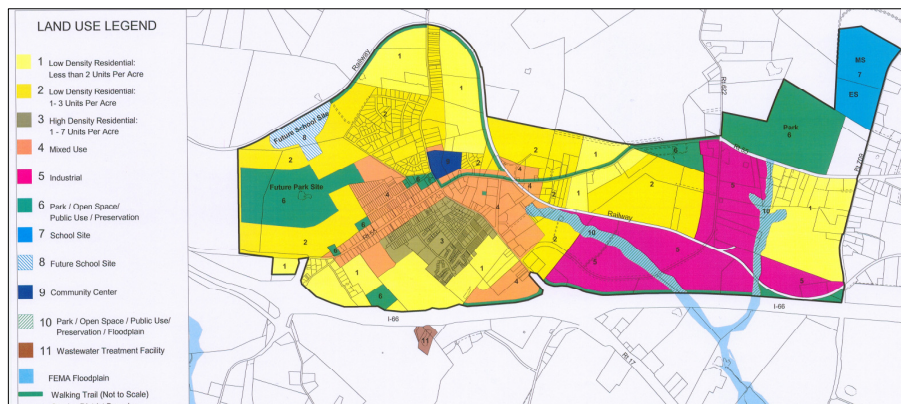
Marshall Service District Plan Goals (Examples)

- Service Center for the surrounding agriculture community;
- Grow no larger than 6,000 people;
- Preserve the rural landscape and view sheds to the west and east, reinforcing the distinct edges of the village;
- Revitalize Main Street as the core element of Marshall, with shops, apartments, businesses and other commercial enterprises thriving in the historic downtown;

Marshall Service District Plan Goals (Examples)

- Achieve a good **balance** of jobs, housing and shopping;
- **Maintain and enhance the existing traditional grid pattern of streets;**
- **Provide tree-lined streets and a network of sidewalks, trails and bikepaths that link residential neighborhoods with Main Street, commercial centers and public facilities; and**
- Reflect a balance between being a “real working Town” and a tourist destination.

Marshall Service District Land Use Plan



Marshall Residential Proposal's

Residential Dwelling Unit Proposal Summary

SUBDIVISION:

Cannon Ridge: 31 DU

Carter's Crossing: 93 DU

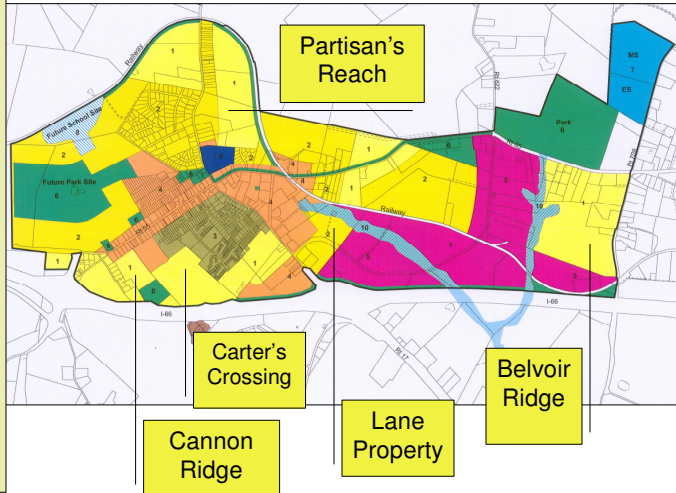
Lane Property: 78 DU

Partisan's Reach: 51 DU

REZONING:

Belvoir Ridge: 105 DU

Proposed Dwelling
Totals: 358



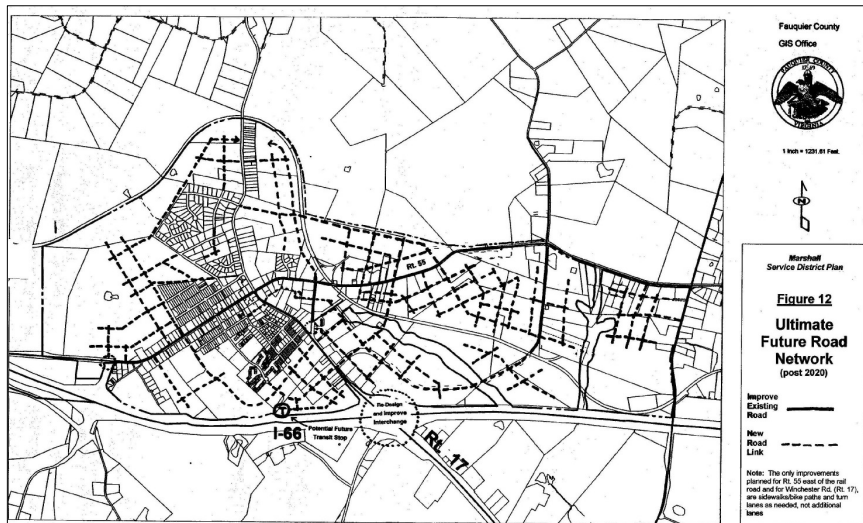
Main Street Objectives



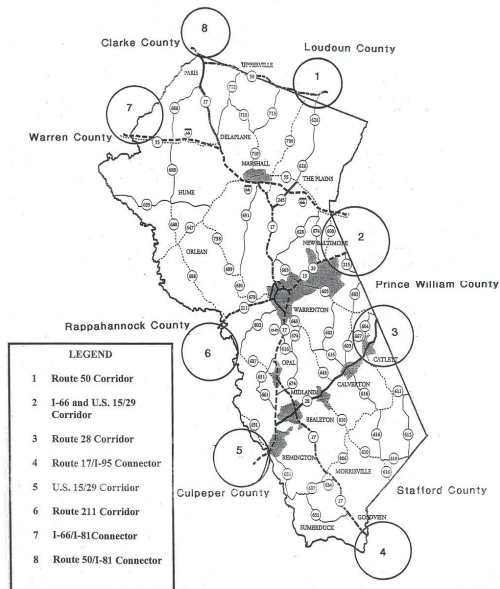
Town of Warrenton



Transportation Plan

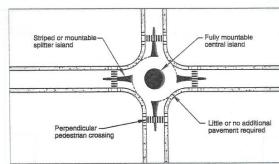


Regional Transportation Access Corridors

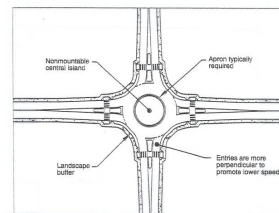


Traffic Calming

Mini-Roundabout



Urban Compact Roundabout



Traffic Impact Modeling

Test Cases:

- Bealeton, Opal & Remington
- Marshall

- ✓Traffic Impact Analysis Modeling & Land Use Planning Linkage
- ✓Cost Impact Analysis