

Report on the Waterford 2033 Open House – March 26, 2022

Visitor Log = 63

Juli Briskman, BOS	Debbie Zungoli	Corrine Jacques
Sylvia Glass, BOS	George Rambo	Christy Hertel
Michelle McIntyre, Chief of Staff	Sharyn Franck	Tom Hertel
Maura Walsh Copeland, Zoning Ordinance Committee	Cate Magennis Wyatt	Skip Couser
Madeline Skinner, RVA	Ron Benschoter	Mary Dudley
Lee Spangler	Stephanie Thompson	Nick Ratliffe
Jonathan Daniel	Stephanie Kenyon	Kathie Ratliffe
Sue Manch	Matt Donnelly	Phil Paschall
Bill Manch	Dave Hunt	Bill Mayer
Sue Eberhart	Jeff Bean	Matt Rasnake
Jack Eberhart	Peter Thomas	Kay Chewning
Mike Stup	Judy Jackson	Bob Jackson
Jeff Browning	Mark Sutton	Lynne Anderson
Debbie Robison	Isaac Johnson	Jeff Darrah
Charles Schneider	Nancy Doane	Connie Moore
Ruchi Parech	Mark Denicore	John Malone
Olivia Taylor	Annie Good	Annie Good's Parents (2)
Britton Baine	David Douthett	Molly Douthett
Melissa Sutton	Kris Tiscione	Lindsay Frandsen
Grey Frandsen	Laura Shaw	Paige Cox
Roger Smith		Charles (missing last name)

Highlighted names = Village Residents/Committee Members

See Addendum 1 for Recorded Comments and Reactions to Storyboards

Panel Discussion Notes

Panel 1:Origins of Waterford 2033

Christy Hertel, President, Waterford Citizens Association (WCA)
 Stephanie Thompson, Executive Director, Waterford Foundation
 Cate Magennis Wyatt, Chair, Waterford 2033 Ad Hoc Committee

Stephanie Thompson, Executive Director Waterford Foundation

By way of background, the Waterford Foundation was created in 1943, by Citizens of Waterford, and was one of the first conservation and preservation organizations in the country. It is largely due to the decades of dedicated work by the members of the Foundation that the village and the surrounding 1,420 acres

were designated in 1970, by the Secretary of the Interior, as the first National Historic Landmark in the country that included an entire Village and surrounding landscape.

Mind you, the designation was, and remains, honorific, which means there is no regulatory authority conveyed with it to protect any of what the “Secretary of Interior” has designated as “Critically Important to sharing our American Story”

~ which is to say, while all of this was deemed “Critically important to telling our shared American Story”, it fell upon the Waterford Foundation, namely the Citizens of Waterford, to find the funds to purchase all of the public buildings ~

Including all abandoned places of worship which have meant so much to our Community’s Culture:

The abandoned Methodist Church, which we (the WFI) purchased after it was de-consecrated.

We then sold to, Jackson Walters, a gentleman who had just stepped down as President of the National Trust for Historic Preservation, who restored the church for Adaptive Reuse as his private office.

The abandoned John Wesley Church

The African American 1-Room School House,

The Mill Across the Street, Bond Street Meadow and Bond surrounding us.

Phillips Farm and Water Street Meadow, the Forge, the Corner Store, the Old School.

The Red Barn behind the Tin Shop and the Schooley Mill Barn.

The Foundation has not only purchased and protected these and other properties but maintains them year in and year out. Yet, many are used only once a year during the Waterford Fair.

Over the last 70 years the income from the Annual Waterford Fair has been the principal source of funding for the Foundation and, as we have witnessed, due to weather or the pandemic, we must diversify our income stream.

Hence, we look forward to exploring how we can secure year-round income from these structures and open spaces in a means that meets the mission of the Foundation through furthering preservation and education, while meeting the needs of the citizens of Waterford, is very exciting.

Christy Hertel, President WCA

Waterford was one of the first settlements in Loudoun County when it was founded in 1743. It was incorporated as a town until the depression, but because the railroad passed it by and several of the Mills became shuttered it could no longer pay to keep up the streets. So Waterford became unincorporated.

At that time, the Waterford Foundation was created and since then has done a magnificent job ~ Chris has been modest ~ in innovating means to raise the funds to protect and preserve Waterford.

The Waterford Citizens Association’s principal mission was to beautify our village and to organize community gatherings, like:

The 4th of July fireworks, potluck and Fireworks

Halloween in the Village

Santa’s visits to the Village

However, over the last 20 years, the WCA has slowly assumed more of the responsibilities of a municipality as the citizens of Waterford absorb more and more of the impacts from regional growth and the negative impacts of changes to the infrastructure that we have not been consulted on before roads are raised or telecommunication systems installed, or 100-year old trees sheared by utility companies.

What we saw was that outside entities did not feel responsible to ask permission to make substantial changes within this National Historic Landmark, because there was not one central authorized entity to ask permission from.

As a result, in August 2020, the WCA Board initiated a study of the WCA’s current Bylaws and current responsibilities.

Waterford Village ‘Public Good’ Services – Currently Provided or Possibly Needed

With Service Mandates, Current WCA Governance Structure, Relevant Partnerships, and Possible Policy Tools

Village Service*	Organizations with Service Mandates	Current WCA Structure Partnerships	Policy Tools
<p>Transport infrastructure:</p> <ul style="list-style-type: none"> • Street maintenance • Traffic management • <i>Drainage</i> • <i>Parking</i> • <i>Sidewalks</i> • <i>Safety</i> 	<ul style="list-style-type: none"> • VDOT • Loudoun County DTCI 	<p><i>WCA Traffic Committee</i></p> <ul style="list-style-type: none"> • Waterford Foundation • Local private residents • Nearby private residents • Commuters • Local farmers, businesses other road users 	<ul style="list-style-type: none"> • 1987 Waterford Area Management Plan • 2004 Bury the Wires study • 2016 JMT Cut-Through Traffic Study • BOS-approved Waterford Traffic Management Plan (2019) • Section 106 consultation (WF jointly with WCA?) • VDOT Historic Roads policy • Loudoun Historic Roads overlay (2019) • NHL Revision (2020)
<p>Water and sewerage infrastructure:</p>	<ul style="list-style-type: none"> • Loudoun Water 	<p><i>WCA Water Ad Hoc Committee</i></p>	

<ul style="list-style-type: none"> • Sewerage network and treatment • Piped water network and treatment 		<ul style="list-style-type: none"> • Waterford Foundation • Local private residents 	<ul style="list-style-type: none"> • 1987 Waterford Area Management Plan • 2004 Bury the Wires study • County water feasibility study (to begin 2020?) • Relationship with Loudoun Water on sewerage service • NHL revision (2020)
<p>Electricity and telecommunications infrastructure:</p> <ul style="list-style-type: none"> • Electricity service • <i>Public lighting</i> • Burying electric wires • <i>Phone and cable</i> • <i>Burying telecoms cables</i> 	<ul style="list-style-type: none"> • Dominion (electricity, street lighting) • VDOT (street lighting) • Verizon (phone/cable) • Others? 	<p><i>WCA Electricity Ad Hoc 'Effort'</i></p> <ul style="list-style-type: none"> • Waterford Foundation • Local private residents 	<ul style="list-style-type: none"> • 1987 Waterford Area Management Plan • 2004 Bury the Wires study • Renewed bury the wires (electric and telecom) ad hoc 'effort' (2020) • Wire burying easement policy (?) • Dominion historic village policy (?) • Relationship with Verizon as village 'resident' • NHL revision (2020) •
<p>Other services:</p> <ul style="list-style-type: none"> • Cemetery maintenance • Beautification • Preservation • <i>Trash collection</i> • <i>Recycling collection</i> • <i>'Parks and grounds'</i> 	<ul style="list-style-type: none"> • Private organizations 	<p><i>Cemetery Committee</i> <i>Beautification Committee</i> <i>Preservation Committee</i></p> <ul style="list-style-type: none"> • Waterford Foundation • Local private residents 	<ul style="list-style-type: none"> • 1987 Waterford Area Management Plan • WF invitation to WCA to assist maintaining Phillips Farm • NHL revision (2020)

*Service being provided with WCA involvement if no italics; *italics signifies service provided without WCA involvement or service currently not provided.*

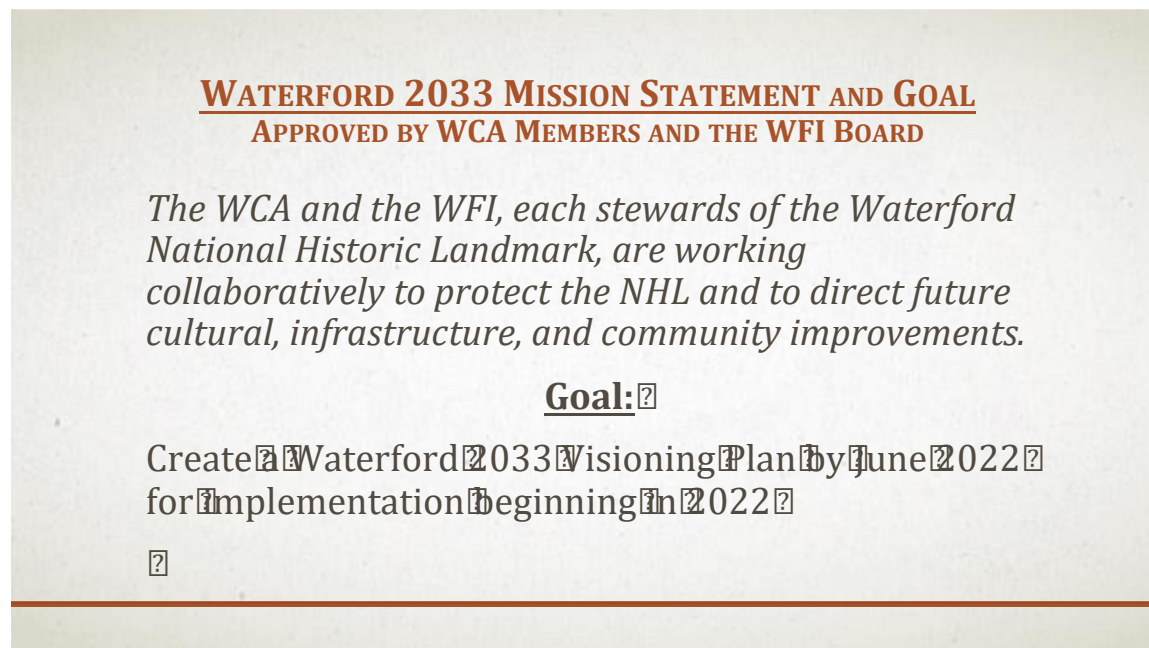
On **September 24, 2020**, the full membership of the WCA voted to constitute an Ad Hoc Governance Committee to increase Board hygiene and map out a means to work collaboratively with the Waterford Foundation to build a “quasi-municipal” organizational structure moving forward.

On October 1, 2020 the Scope of the Committee’s assignment was:

Governance Committee Scope of Task

1. Review the current Waterford Citizens’ Association (WCA) Governance Hygiene to assess options for enhanced effectiveness and transparency of the WCA organizational structure. Report findings and recommendations to the WCA Executive Committee.
2. Review the issues, frustrations, needs, and opportunities the WCA has and will face as a community non-profit, operating in the vacuum of a “municipal” governing body. Report findings and recommendations to the WCA Executive Committee.
3. Analysis of potential governing structures, i.e.; HOA, Municipal, Alignment with other Western Villages/ Loudoun Historic Village Associations to provide a framework for determining the best governance structure for the WCA. Report findings and recommendations to the WCA Executive Committee.
4. **Once the WCA governing structure is selected, recommend to the Executive Committee the tools to “formalize” relationships and communications with the WFI, County, State, Federal partners; public, private utilities and other service providers; other local and regional non-profit organizations.**

The committee then worked with both the WCA and the Waterford Foundation to draft a joint Mission Statement, which was passed by both Boards:

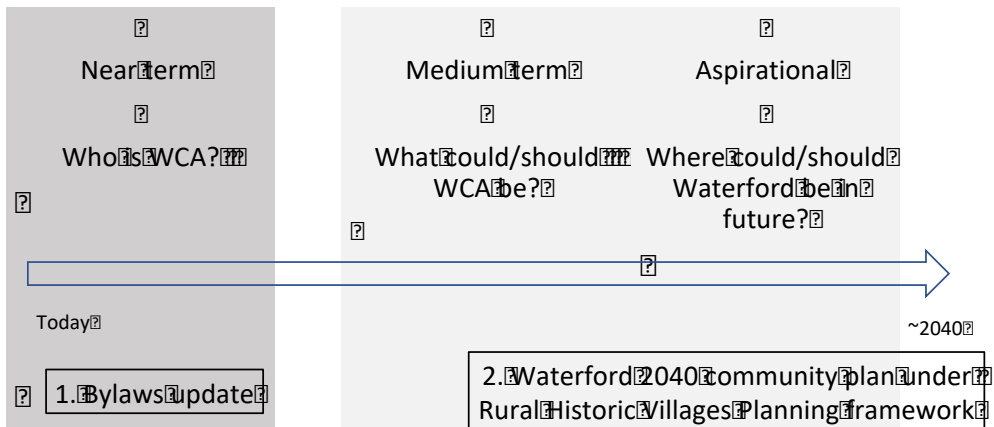


COMMITTEES

- WCA Traffic Committee
- Water Committee
- Communications Committee
- Sustainability and Adaptive Reuse Committee
- Outreach
- Funding

February 25 2021 Ad Hoc Committee Presentation to the WCA

Ad Hoc Governance Committee Review: questions & main recommendations



Who is WCA? Bylaws hygiene review

- Geographic boundaries
 - “Waterford area” vs “project area”
- Membership types, voting, dues
 - Clarify Regular and Associate
- Elections, Officers and Board
 - Set terms, clarify Nom Com
 - Better define Board
- Committees
 - Resolve inconsistencies (table)
 - Chair appointments
 - Policies: decisions, succession planning, counterparts, missions
- [Context: Who is WF?]

Bylaws	Website	Missions (website)	Chair
1.Audit	NA	NA	NA
2.Beautification	1.Beautification/ Environmental	Organizes village cleanups, tree and bulb planting, etc.	Nick Ratcliffe
3.Cemetery	2.Cemetery	Helps maintain the Waterford cemeteries	Paul Rose
4.Cooperative	NA	NA	NA
5.Environmental	NA	Looks at issues involving our water and sewage	NA
6.Fund Raising	NA	Raises funds to support all of our other efforts	NA
7.Membership	3.Membership	Recruits new members and membership activities	Ed Lehmann
8.Preservation	4.Preservation	Ensures the preservation of our historic community	Mary Sheehan
NA	5.Social	NA	Jill Kadish
9.Special Events	6.Special Events	NA	Ann Belland
10.Streets	7.Traffic	Organizes traffic management strategy and plans	Meredith Imwalle
NA	8.Ad Hoc Water	Helps ensure dissemination to WCA member on water topics	Mark Sullivan
NA	9.Ad Hoc Governance	NA	NA

Recommendation 1: Bylaws update How to get there?

- Hygiene review has raised issues
- Multiple options for “fixing”
- Dialogue, consultation
 - Identify additional solutions
 - Build buy-in
- Bylaws (Art. 6.2) require presentation of amendments in Q before vote

Recommend --> Update WCA Bylaws:

- Governance hygiene report on website
- Delegate redlining of Bylaws
- Redlined Bylaws on website
- Open review period (online and other ways)
- Propose revised Bylaws draft Q2
- Vote revised Bylaws Q3

What could/should WCA be? Options review

1. Town incorporation
 - Greater autonomy, but obstacles to achieving
2. Public and private partnerships or sponsorships
 - Funding, preservation support but little impact on autonomy
3. HOAs
 - Not likely to offer major benefits
4. Devolved planning through Rural Historic Villages framework
 - Enhanced autonomy with little downside, available to us now
 - Provides vehicle to answer question 3 on aspirational future goal

Loudoun 2019 Comprehensive Plan Rural Historic Villages framework

Goal: “development and land use in [County’s 12] Rural Historic Villages must be compatible with the historic development pattern, community character, visual identity, intensity, and scale of the individual villages...”

Means: “work with Rural Historic Villages to develop **community plans** that support appropriate land use, zoning, community facilities, water and transport.”

Aldie (2019 Small Area Plan, village) and Hillsboro (Comp Plan, incorporated town) provide examples

Recommendation 2: Community plan How to get there?

- Community plan most promising, though study of other options may be useful
- Waterford has wealth of pre-existing planning studies
- Update to Waterford Area Management Plan 1987
- Rural Historic Village community plan framework not yet formed
 - Waterford may be test case
 - Must be participatory, link to other LHVA villages

Recommend --> Embark on Waterford community plan:

- Post governance options report on website
- Plan for interactive, participatory process
- Continue outreach to County and LHVA
- Outline steps for vision and community plan development
- Formalize joint effort WCA-WF on Waterford 2040 vision sessions
- Identify consultant, funding
- Waterford 2040 Vision sessions Q2
- Aim for draft outline of plan by Q4

In this process, and in collaboration with the Waterford Foundation Board, we authorized the Waterford 2033 Visioning Planning to begin, led by Cate Magennis Wyatt, Mike Stup and Mary Sheehan.

Cate Magennis Wyatt, Chair Waterford 2033 Committee

50 years of studies, culminating in the 2003 “Bury the Wires and Tame the Traffic” Report, funded by the WFI and Loudoun County highlighted recommendations you can view downstairs that include:

- Traffic taming mechanisms at the village entrances
- Burying the wires
- Stormwater management
- Lowering the streets
- Adding lighting

- Increasing walkability

The recommendations in that study were agreed upon by citizens of the Village, the WFI, the WCA, and Loudoun County

In 2021 with the help of Supervisor Kershner and Chair Randall we received funding from the County to Update the study to reflect:

Updated Traffic Plans

New Stormwater Management Planning

New Potable Water Studies

Adaptive Reuse and Sustainability Planning

We conducted Community outreach to engage villagers:

Conducted a thematic survey in summer 2021 and reported on results in a community meeting.

Hold monthly briefings of Waterford 2033 progress with the WFI and WCA leadership teams.

Include updates on Waterford 2033 at every WCA community meeting.

Include updates in the Waterford Foundation Newsletters.

We conducted outreach to local, state, and federal agencies:

Loudoun County Board of Supervisors

Virginia State authorities

Virginia Congresswoman Wexler

National Park Service

Department of Historic Resources

Department of the Interior

Rural Villages Alliance

Loudoun County Water Authority

Virginia Department of Transportation

Dominion Electric

After the Panel presentations, the floor was opened for questions and answers and discussion.



Q: What is the origin of the name Waterford 2033? (Nancy Doane)

Wyatt succinctly recapped the founding of Waterford in 1733 by Quakers from Bucks County, PA, and the upcoming celebration of its rich 300-year history. She further reflected on Waterford's early innovative contributions to the economy of Loudoun County, its significance during the Civil War, the retribution by a post-Civil War Virginia and Loudoun County government sympathetic to the Confederate cause, for the pro-Union and anti-secession sentiments of the Waterford community, and the subsequent demise of its thriving local economy, which ultimately led to the town's de-incorporation in the 1930's.

Thompson further described the groundbreaking preservation efforts dating back to the 1930's of the Chamberlain family to restore a number of the homes and many of the historic structures in Waterford. This led to the formation in 1943 of the Waterford Foundation, formalizing efforts to preserve and protect the historic structures and open spaces of the village, 20 years prior to passage of the National Preservation Act of 1966. In 1970, the Department of Interior designated Waterford and its surrounding 1,420 acres as a National Historic Landmark, the first such designation for a living community area.

In recent years, the Foundation has been working with the Department of the Interior to update its National Register documentation. The draft report is currently available for public comment. The professional staff from the Department have concluded in their review that Waterford is **THE BEST** example of historic preservation in the entire country, a phenomenal accomplishment.

Q: Is a summary of the various studies of the needs of Waterford (to ensure its continued viability as a village and its integrity as a National Historic Landmark), which were reviewed by the Waterford 2033 Leadership Team, available on-line to the general public? (Jeff Bean)

Wyatt and Hertel ensured the audience that the summary of the many reports would be posted on both the Foundation and the WCA websites.

Supervisor Sylvia Glass (Broad Run) of the Loudoun County Board of Supervisors briefly addressed the audience. She expressed her regret that other commitments required her to leave but thanked everyone for the informative presentations and discussions and applauded the efforts of the community to bring these issues and the significance of Waterford to the forefront. She further offered her support for our Waterford 2033 plans as they move forward.

A lengthy discussion of regulations and zoning restrictions that constrain efforts to improve adaptive re-use of village buildings and sustain a vibrant community followed. Maura Walsh-Copeland, consultant and member of the Loudoun County Zoning Ordinance Working Group, and Madeline Skinner, Chair of the Loudoun Historic Village Alliance, briefed those present on the status and related issues of the current County review and revision of its Zoning Ordinance. Of particular note was the exclusion of any effort to specifically address the needs of unincorporated villages at this time. Draft revisions to the Ordinance will be released to the public in April, and there will be a 90-day comment period. Chapters 3,4 &5 are of particular interest for the village overlay districts. If issues pertaining to villages are not addressed during the current review, small area plans will otherwise be addressed at a later date.

Q: How are comments received on the drafts? (Bean)



Comments may be made relatively easily on-line. E-mails and in-person comments from new faces are very important to alert the working group, Planning Commission and County staff of village issues and concerns.

Q: Is there an issue paper or outline identifying key issues for villages and the position(s) of the Loudoun County Preservation and Conservation Coalition/Rural Village Alliance to inform the public and focus efforts of those who wish to comment? (Wyatt)

Skinner announced that there will be a work session on the Small Area Plans, but in the meantime, Walsh directed attention to the Coalition’s website (LoudounCoalition.org, “Our Work”/Zoning FAQ’s) which contains all the comments that the Coalition has made on the Zoning Ordinance drafts.

Q: Who is the current Planning Commissioner for the Catoctin District? (Doane)

Mark Miller has been appointed by Supervisor Kershner to represent the Catoctin District. In addition, the At-Large member of the Planning Commission is Forest Hayes, who resides outside of the Village and is a member of the Waterford Foundation Board of Directors and is currently serving as Chair. The proposed revisions to the Zoning Ordinance are currently on track to be before the Planning Commission sometime during July and then before the Board of Supervisors by the end of the year. There will be public comment periods and hearings before both bodies.

Panel 2: Water and Traffic – Effective Long-Term Solutions

Sharyn Franck, Chair – Traffic,
Mike Stup, WCA Vice President



Traffic Overview

Three traffic flashing lights at entrances to the village measure speed. We get the data. Found out that 67% of license plates are MD and WVA going through Waterford to avoid driving on 15. We don't have data about people leaving the village; would need more traffic monitoring systems to capture that data.

If the traffic speed lights aren't flashing, that means they are broken and need repairs. Report them to Sharon. Need to make our voices known. There's only so much traffic the village can handle.

Before Covid, almost 9,000 cars came thru the village on weekday. The last robust traffic study was in 2019. As a result, we now have the signs collecting speed data. Approx. 3-4,000 cars on weekends. The average weekly volume is now about 5,000 vehicles per day. Can be as much as 1,000 cars per hour. The situation is going to get worse before it gets better. Especially when we fix it. That will tie up the roads in the village. The Sherriff's cars are sometimes parked and monitoring traffic on High Street. Pointing down on Patrick Street. They pull people over and ticket them.

The 2033 committee is looking for more volunteers to be on the traffic committee. Connie Moore pointed out extremely loud traffic on High Street by the Presbyterian Church on Sunday mornings. Disruptive. May be motorcycles or race cars. Could we put a decibel limit on vehicles going through the village? The minister, Rev. David Douthett, concurred.

The WCA has the money to put traffic cameras on private buildings. Mike knows about installing them. Could put them up if people volunteer to use their property. (Note: the Presbyterian Church is very interested in doing that.) There was a survey of village residents last fall. Traffic was raised by 100% of the participants as an issue.

Waterford 2033

All the info about the 2033 project is on the WCA website. All the reports are there. Everything from the downstairs panel on March 26th meetings are also on the website. Anyone is welcome to attend the Tues meetings at noon. Look on the WCA site for all the Waterford 2033 documentation and updates. Mike is happy to sit with anyone to brief them on any aspects of the Waterford 2033 initiative.

WCA 2033 site:

<https://www.waterfordcitizens.org/activities/waterford-2033-visioning-and-community-planning/>

Water:

<https://www.waterfordcitizens.org/activities/water-needs/water-study-timeline/>

Plan from 2003(bury the wires, tame the traffic, with storm water and walkability)

<https://www.waterfordcitizens.org/activities/waterford-traffic/traffic-calming-and-bury-the-wires-studies-in-2003/>

Water Overview

Mike will do briefings on water to anyone who wishes him to address a meeting or talk one-on-one. Mike has been documenting the water issue for a long time. This starts with what was done in 2003 study, the 2006 WES Water Study, the 1966 Study etc. The 2003 study addressed: paving, traffic, and storm water. Mike and Sharon want to hear from us—the entire community. The 2033 committee wants to get everyone up to date and then generate new ideas for going forward.

Waterford is moving from a once a year big Fair to support the Foundation to diversified plan to utilize the buildings and spaces for the WFI mission and community needs. This is a new way of thinking that the Waterford Foundation has and it requires water for the buildings that lack it.

The 2003 Study

The panels downstairs on the March 26th event are taken from the 2003 proposal. In 2003, the village lost sight of the report. Didn't have money to move forward. More importantly, the Phillips Farm crisis took all the energy away from the traffic report. At the time it would have cost \$13M to bury the wires and tame the traffic. Now the 2003 study is being updated. The updated study will be available by the end of April. That will then be the most current proposal. The full 2003 report for calming and burying the wires is 117 pages. Mike can walk us thru any component of the study – the summaries are on the big boards. Mike Sullivan is the WCA committee chair for water.

Question from the audience:

Wastewater management: are most solutions looking at diverting water into the creek?

Answer:

Two definitions: stormwater 1) what is it? and 2) how to leverage it?

Want to leverage water for sustainability/reuse/filtering/stages, including using native plants and best practices to manage stormwater. In 2003, there weren't a lot of best practices for gray water, or for using native plants in stages before run-off occurs. Since then, the EPA (and many others) have done a lot of work on it managing stormwater using new techniques. By June 2022, we will have these new approaches incorporated into the plan. Opportunities for improvement are almost everywhere you look. The problem statement for stormwater management is now much bigger than it was 20 years ago. Engineering and design phase—look at historic elements, putting clean water into the creek, water collection.

Is it possible to collect water and maybe connect to Mill Race to turn the wheel?

We need to get water out of people's basements from heavy rain events and into the right place and with the right quality.

Some real problem areas in the town include: the intersection at the corner store. We are getting significantly more flash storms now than in 2003 and climate experts say that will continue and possibly worsen. We keep seeing things happening to the village that are water run-off problems. There is diverse ownership: The county owns the ditches near the jail. VDOT has responsibility for its right of way but they don't do drainage design. The entity that does manage drainage and water is not connected to VDOT—they didn't know each other even though working in the same building. We introduced them to each other. There have been many good intentions over the years. The pavement is as high as 10-18 inches higher than the old road by in some areas. This problem with stormwater run-off and the solutions involves all of us—WCA, WF.

The WCA members take votes and make decisions. The Waterford Foundation decisions are governed by board of directors. We need to recreate and anticipate the next set of problems. We are currently doing an engineering study concept plan (update to the 2003 plan). We must figure out how to transition from what we currently have, to where we are going. The current plan being created is an idea study. After that, the next study is a feasibility study. Don't want people to miss the planning period. We have already been awarded money to do engineering studies. We have visited other areas and have incorporated some design elements from Aldie, Middleburg, and Upperville, Millwood. Mike encourages people to visit those towns and see what they have done to calm traffic and improve storm water management.

Mike sees Second Street currently as a runway for speeding traffic. Look at the 2003 boards that shows elements to slow traffic by visually squeezing the road and add rumble and/or humps and/or speed tables (with cross walks). Other villages are putting in strips or speed tables for cross walks. Let's look at those other towns and see what they've done. In Aldie, the strips are spaced closer and closer as you get closer to town, and it helps people think about slowing down. Mentally calms drivers down when they come into the town.

What are we doing to do about the trees when we put in sidewalks? The WCA currently spends \$2-3K per year updating trees. Preserving the trees is critical. Creating elevated patches over

tree roots is one idea. Want as much as possible to avoid hurting the integrity of the trees. However, when we install all the structures we need into the ground, will have disrupted some tree roots. Items to go in the ground would be storm water pipes, utilities (power, internet) & potable water pipe (very small ~4"). Also, need to install internet/cable fiber to future proof the village. It may be possible to swing around the trees to avoid damaging them.

Stephanie Kenyon's created a historical report on Waterford's water usage/issues since the 1950s. It is on the WCA site. We will never stop collecting ideas. We will always have a need to incorporate new changes. Stephanie's project is focused on doing many things at once. It is on the WCA site under the 2033 Community Vision section.

Currently, we get traffic data monthly. On the Clarke's Gap entryway, the average speed is 31 mph. 85% of the traffic is 41 mph, and the outliers are 50-60 mph. Speeding at the point, the video is shocking.

Want and need to put up more cameras. WCA has funding. Foundation is also looking into funding them. Nancy Doane: Would love to see a camera by Factory Street and High Street.

1966 studies on water - Hand dug wells and surface level water were not good for quality of life. Problems with leaching of heavy metals from roofs, insects, pollutants. Shifted the villager's focus on installing drilled wells instead. Waterford started shifting, and also installed the sewer system.

Water in the village.

The trend for water discussions and analysis, need, changes have been ongoing in Waterford. We have seen discussions of water needs early in the history. Of note an example is a 3 acre zoned lot would normally have 1 well for one family. In Waterford there are as many as 55 wells in a 3 acre zone in a village. There are over 110 active wells in the village currently. The very high ratio of wells per acre in Waterford puts incredible pressure on well interference and recharge rates. This example highlights one of the factors in play in our village.

The incredible amount of land that is in easement now adjacent to the Village and/or the NHL has increased over time. The threat of dense developments, once a heightened fear in the 70s, 80s through the 90's into early the 21st Century, has dropped precipitously with the down zoning of WFI managed properties, use of Easements, use of Tax structure with Easements (ie, Browns farm 800 acres in 2021) over the last 50 years. The threat of a super-sized development or dense development has waned and currently is not the threat to the Village, as it once was. We need to stay diligent on development and helping preserve the surrounding land, no question. Moving towards a water solution for part or the entire village can be done without increasing development concerns and to help save and preserve the Village and the NHL. Using tools like legal Easement terms on a water solution would keep the water for the intended use of fixing water scarcity for village parcels only.

The shift from hand dug wells, which were prevalent in Waterford, in the 60's and beyond to machined drilled wells into the granite bedrock continues mainly as a response to health concerns for water quality. The VDH and LCDH (health departments) shifted regulations to

reduce impact from contaminated waters from sewer, bacteria, agricultural runoff, heavy metals from roof to name a few. The focus was to get much cleaner water and tap into water below the bedrock layer. It has been a requirement to drill into the bedrock before a new well can be certified. The increase in the drilled wells into bedrocks has increased the interference for recharging wells in an area like Waterford that has a dense well to acre ratio. This is evident in the graph that was shown from the 2006 Water Study for the Elementary School on the chart for how water can recharge in our village. The highlighted areas in yellow, orange and red zones where water yields are much lower than the surrounding areas shown in green and blue.

The Waterford Foundation is shifting focus for structures from one-time events to instead focus to more of an adaptive reuse strategy for preservation. This shift has been going on for decades and part of the longer term vision for use of WFI properties. The history of preservation is the journey to adaptive reuse that support the NHL & Village Preservation goals. Foundation's properties; without water the foundation can't rent or use the properties on a regular basis. The properties also have zoning issues, parking issues, and water availability is a big issue. Some of the historic properties owned by the foundation lack water.

The Waterford Water Feasibility Study will be out in April 2022. The intention of the study is to define the water problems and provide solution options.

The intention of any water solution for the village would include the following: Parcel owners who want to keep their wells can. The Village through the 2033 Committee, WCA & WFI would find funding for the capital improvements (sources identified in 2033 meeting minutes). The home owner or parcel owner would be able to keep well and new source if they elected to as long as they were separated systems. The service area would need 50% of the parcel owners to connect in the first year and the rest could connect or not over time. A solution for clean, affordable, and plentiful potable water that helps preserve the Village and NHL that has a clear service area(think legal easement) are part of the success criteria

Water for emergency and fire suppression is a topic to review and coordinate with any solution that is being discussed.

Phyllis Randall (Chair of Board of Supervisors) put water as a county initiative in her first term. Sorting out water issues for rural and small communities without running water, such as St. Louis, was a desire for the leaders in Loudoun. St. Louis is doing a design now. There is money for community water systems. Paeonian Springs did a study 4 years ago and they are now commencing with a sewer system and a water solution design is next. Paeonian Springs was able to have \$13m in the capital budget allocated to pay for their sewer system through Loudoun County. Hillsboro was able to solve their water issues with funds through USDA and Loudoun County.

Our study will be finished and released any time soon. Maybe in another week. According to the county, it will be exceptional and lengthy, including geological research. There will be a video explaining the Water Feasibility Study released by LCGS & LW through the WCA. The timing of the video is targeted to be a few weeks after the study is released.

Final question from the audience:

How fast can a well recharge?

The Waterford 2033 committee has a map with a visual representation of well recharge rates. Red, Orange and Yellow location are indicators of lower well recharge yields. When you couple the Red, Orange and Yellow locations with a high density of wells & houses per acre the recharge rates become more of a problem. Pockets of blue zones on Loyalty Road around and beyond the school indicate a rate of 20+ gallons per minute recharge. In the red zones, wells only get ounces/minute to recharge.

Please see Sharyn Frank, Mike Stup or Mark Sullivan for any questions on Water. Their contact information is on the WCA site under Water.

Panel 3:Sustainability and Adaptive Reuse

Ron Benschoter

Dave Hunt, Chair – WF Finance Committee

Annie Good, Chair – WF Preservation Committee

Mike Stup, WCA Vice President



Presentation:

- Overview of the Committee's approach to and definition of sustainability
- Discussion of the matrix
- Discussion of the intersection with the Kimley Horn Report and Recommendations based on changes in the past 19 years
- Overview of the Phillips Farm Plan
- Review of the 13 properties owned by the WF
- Discussion of zoning and water issues
- Discussion of restrictions of easements, historic designations, and NHL and Land Trust rules

Audience Comments/Questions:

- It looks as though water is the most critical priority if we are going to gain any value from the buildings and land.
- The quasi-municipal structure is going to increase transparency going forward as decisions are made about the use of or sale of properties.
- There are so many more opportunities for education in the village. It seems as though we are focused on raising funds than educating people about the history of the village. We need to do a lot more to interpret the village for visitors.
- Have to find a balance between the competing interests of keeping things as they are and funding the care of the buildings/properties. Would villagers prefer to pay the WF for the care and upkeep of the properties rather than have the WF try to make money from them?
- We need to balance the desire for privacy and a quiet village vs. lots of visitors coming because of events or commerce.
- We should be more forceful about asking volunteers to do building upkeep like painting.
- If the buildings are used more often, we can add educational information on each property to increase the educational value.
- There is funding available, but we need to define our priorities, have a project outline, and define a budget in order to go after grants.
- We don't want to become Williamsburg. My biggest worry is that, in the future, no one will live in the village. We need to look at bringing in businesses that are appropriate and educational like a potter, not businesses that will bring in droves of people. We have to consider how the community will look in 100 years.

Addendum 1 Recorded Comments and Reactions to Storyboards

Villagers and 2033 Committee members were given an opportunity to comment with sticky notes and/or to post stickers that reflect their reactions to ideas. Green means they like the idea, Yellow means they have questions about the idea, and Red means they do not like the idea.

Recorded Comments and Reactions to Storyboards					
Subject	Color Reaction			Comments	Response
Lowering Roads	Green 25	Yellow 1	Red 0	<p>Add speed tables to Second St (2)</p> <p>Add speed tables to Main Street (2)</p> <p>Narrow the streets if possible</p> <p>What is the purpose of reducing the corner radius?</p>	
Burying Wires	Green 33	Yellow 1	Red 2	<p>Add stamped concrete to all intersections (2)</p> <p>There is a historic quarry near the intersection of Clover Hill Road and First Street near where some trees are proposed</p> <p>Center Island takes away from the original village landscape. There is already a stop sign there.</p> <p>I don't understand the divider.</p>	
Adding Sidewalks	Green 16	Yellow 1	Red 2	<p>Why not sidewalks on Patrick Street?</p> <p>A sidewalk on Water Street is likely to increase the speed on the road as pedestrians are deconflicted.</p> <p>A sidewalk/path to the elementary school from the village would eliminate the silly busing requirement for village students. (2)</p>	
Lighting the Village	Green 2	Yellow 0	Red 1	No lighting near Quaker Meeting House	

				<p>Disagree with all the lighting. The rural darkness is beautiful, especially outside the village center.</p> <p>I would be against lighting. I know it can be dark, but it's valued.</p> <p>Don't increase light pollution. Maybe a few lights near the center of town.</p>	
Adapt Entrances to Tame Traffic	Green 32	Yellow 1	Red 0	<p>Does the reduction of the corner radius at Old Waterford Road and Loyalty impact the Meeting House stone on the corner?</p> <p>Install a dead end somewhere on Second Street. That will return traffic to a level appropriate for a small residential neighborhood instead of continuing to be the quickest path for people from WV or MD to get to Leesburg/East.</p> <p>Check out Woonerf – it's a Danish "living street" concept for city planning that focuses on bikes and pedestrians, with cars being the lowest priority.</p> <p>Contact Google Maps/Waze exec's to see how they can help with traffic flow.</p>	
Humpback Bridge	Green 16	Yellow 0	Red 1	<p>Early deeds note that there was a "little bridge" over Tanyard Run. Constructing a humpback bridge would alter the cultural landscape and it is not historically appropriate per the Secretary of the Interior Standards for Rehabilitation of Cultural Landscapes because the humpback bridge is a historical style that would be introduced into the Waterford</p>	

				<p>cultural landscape, which would create a false sense of history. Waterford has already gone through one period of historical fakery (the Colonial Revival Period when Williamsburg-y elements were introduced). In 1792, the bridge was described in a deed as "a Little bridge." People already have a false sense of what Waterford looked like; let's not add to the issue. Additionally, I don't think a humpback bridge is going to do anything to discourage traffic through the village. What it will do is cause more noise when people hit the gas after crossing the bridge.</p> <p>Narrow the street.</p>	
Stormwater Management	Green 18	Yellow 0	Red 0	Ensure stormwater installation doesn't disturb any boundary stones	
Solar Panels	Green 7	Yellow 0	Red 0	Where would they be allowed on roofs in Waterford? Go for it!	
Mill and Millrace Restoration	Green 2	Yellow 0	Red 1	<p>The period of significance that the Waterford Foundation selected for restoring the mill is the period when the hurst frame was used, not the roller mill period. The addition and Mill Pond by the Mill are from the roller mill period; therefore, they are incompatible with the period of significance. The mill dam would pond water at the mill. If there is a breach in the dam, the historic mill would be at risk. Someone would need to open a spillway gate every time there is a heavy rain. I am not aware of any way to restore a millrace that retains the historic integrity of the mill race. Digging out a millrace to make it deeper would not be an</p>	

				appropriate treatment. We want to make sure we don't end up with a stormwater swale where the millrace used to be.	
Phillips Farm Plan	Green 6	Yellow 1	Red 0	<p>When stabilizing the streambank, don't destroy the part of the stream where the original run from Hamilton Station Road entered Catoclin Creek</p> <p>When clearing the millrace, recommend following cultural landscape treatment plans that typically suggest cutting down trees along the race at ground level</p>	
Adaptive Reuse	Green 7	Yellow 0	Red 0	<p>Think big; keep flexible for future use</p> <p>Definitely restore flows and eradicate invasive species in Open space</p> <p>Activate Foundation Buildings for Co-working space for monthly income Yoga classes Fitness Classes</p> <p>May we please add another trail on the other side of the Phillips Farm?</p> <p>Too much commercial activity may make people not want to live here in their homes</p> <p>A trail on the far side of the Farm with interpretive places</p> <p>More trails (2)</p> <p>A little concerned about updating all the buildings with restrooms, HVAC, sprinklers, etc. Have to retain the character</p>	

				Update building leases to market rates to help defray the cost of upkeep Install a kiln (where safe) and rent space for local potters	
Individual Reuse Idea Reactions	Green	Yellow	Red	Comments	Response
Movies in Meadow	4	0	1		
Flower Shop	3	0	0		
Museum	2	0	0		
Community Garden	3	0	0	Not sure how many people would use a community garden; needs to be a discussion of habitat, carbon sinks, and ecological communities	
Space for Artists	2	0	0		
Farmers Market	7	0	0		
Space for Crafters	1	0	0		
Art Gallery	1	0	0		
Climate Controlled Archive	1	0	0		
Add Hiking Trails	1	0	0		
Sheep Trials/ Equestrian Events	1	0	0		