A SENSE OF PLACE IN COASTAL VIRGINIA

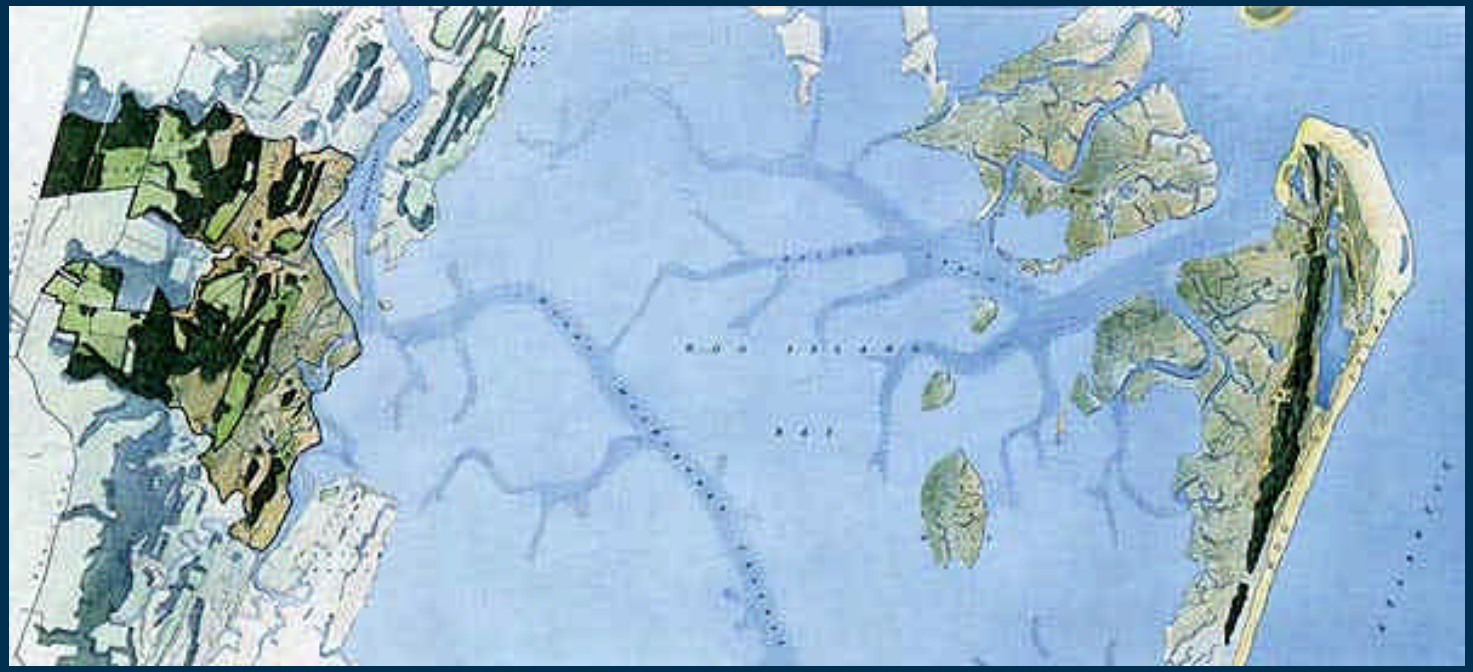
OCTOBER 5, 2005

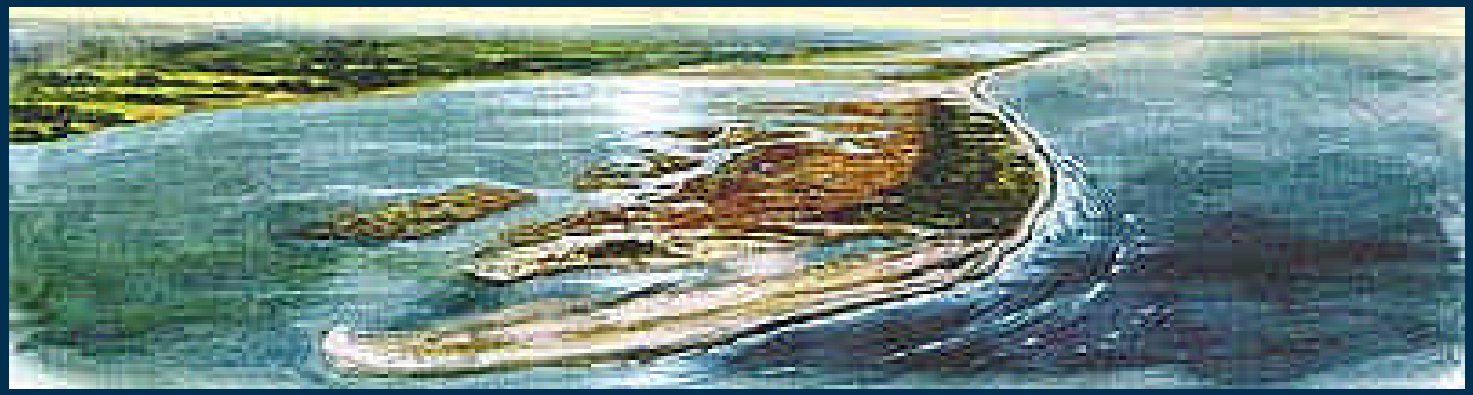
Place:

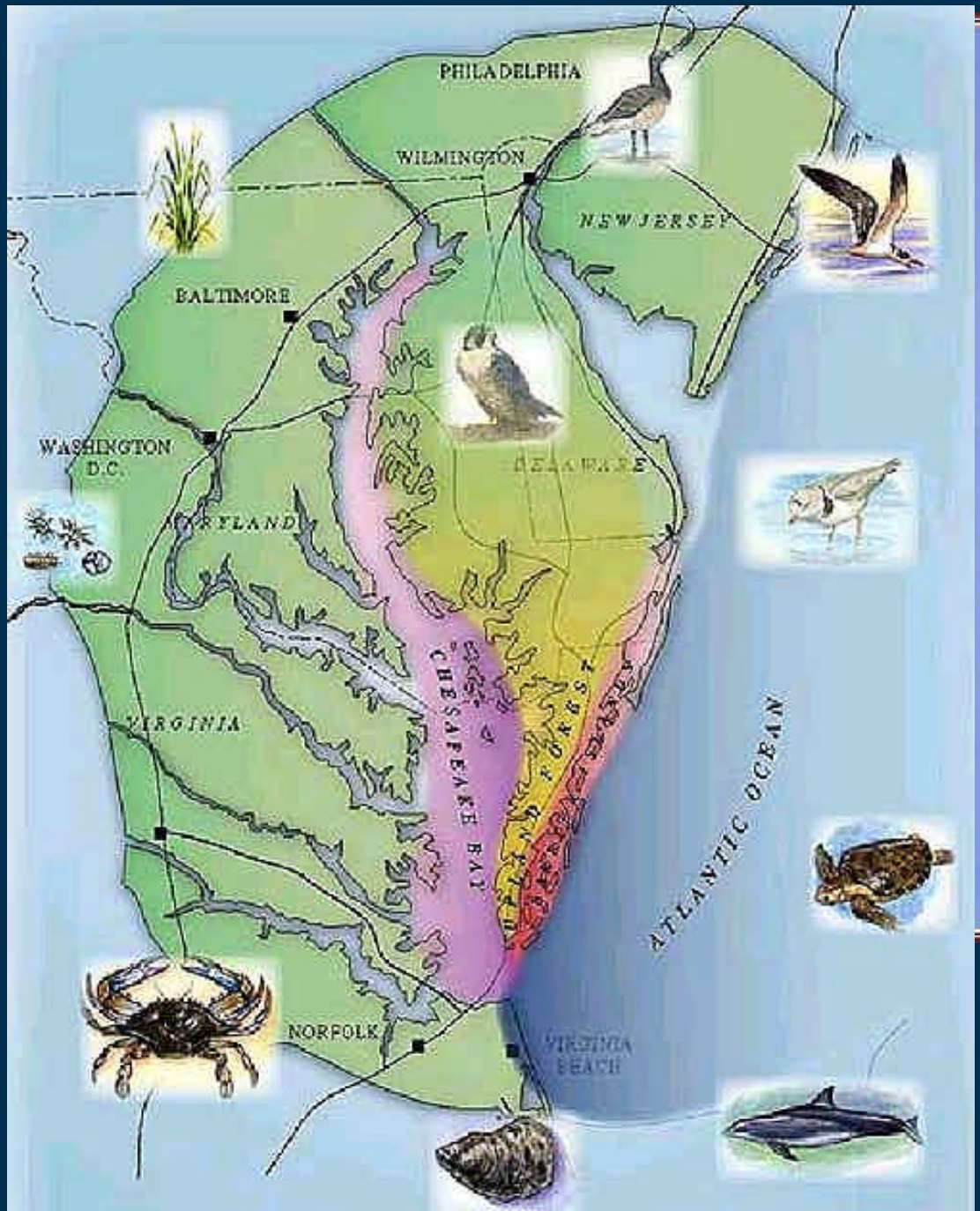
World

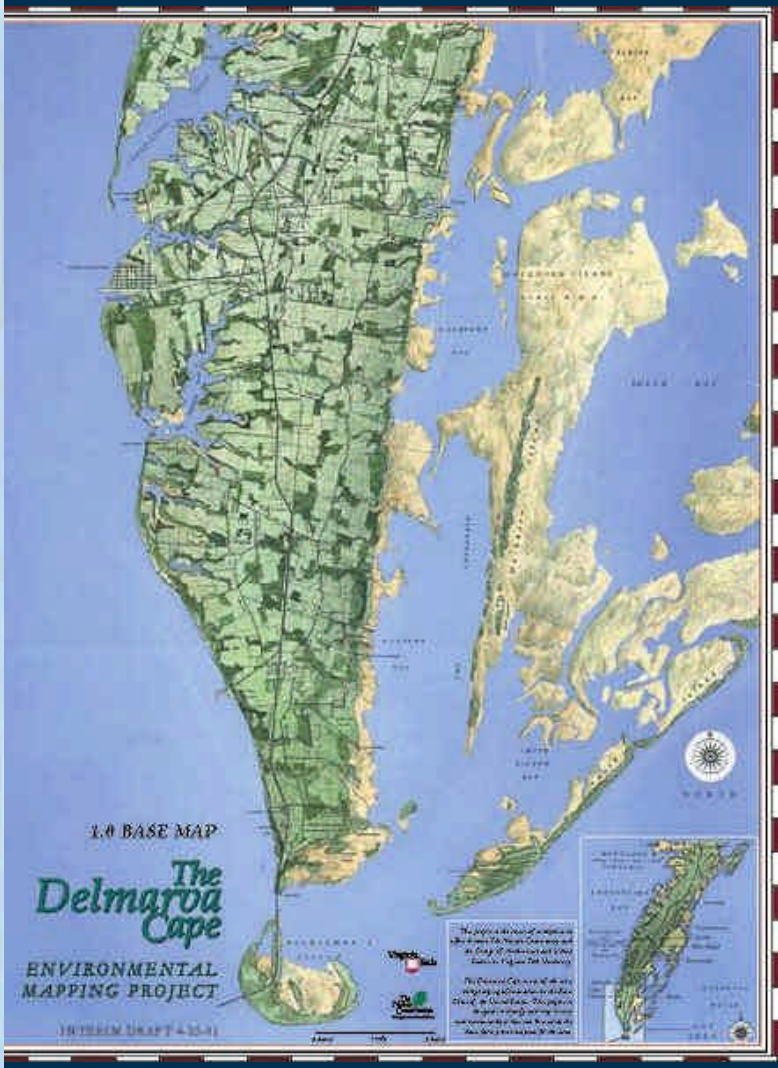
Region

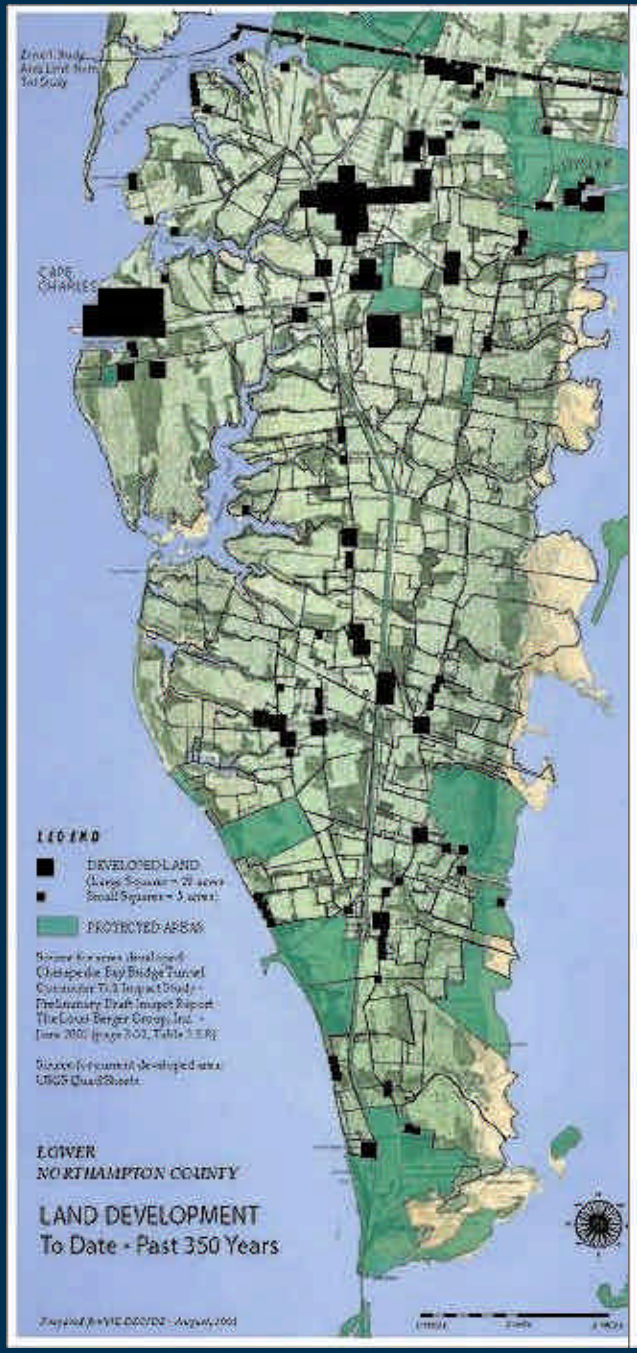
Community

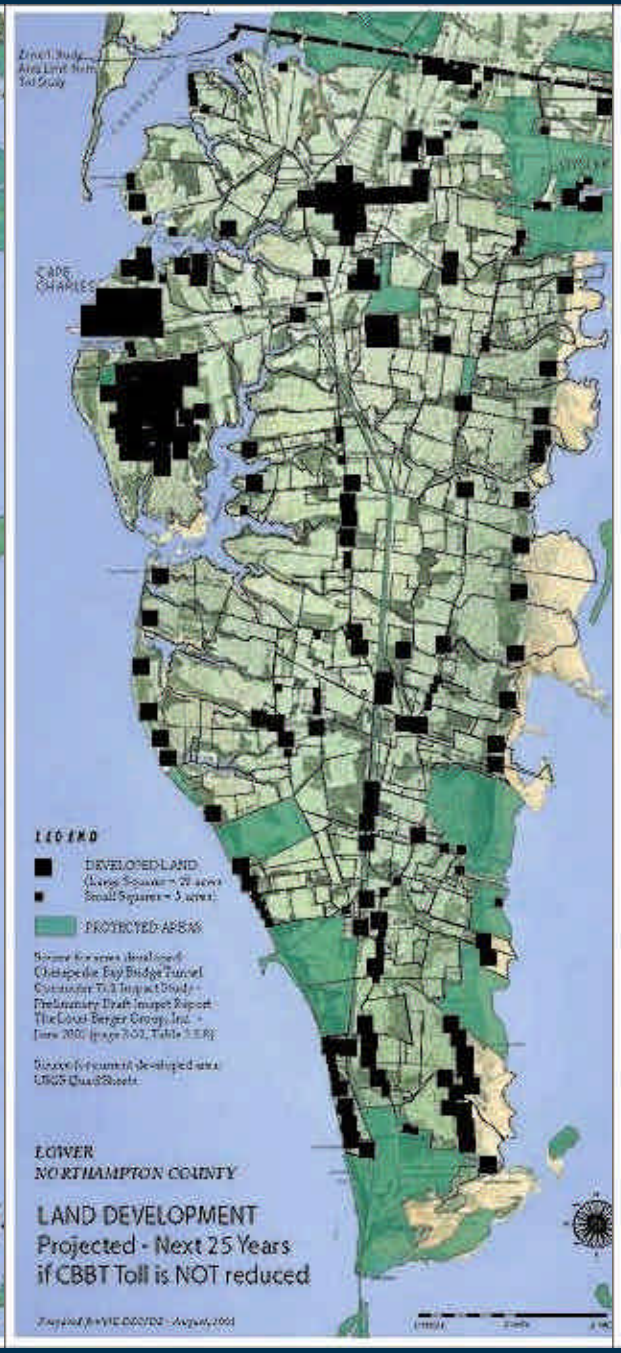


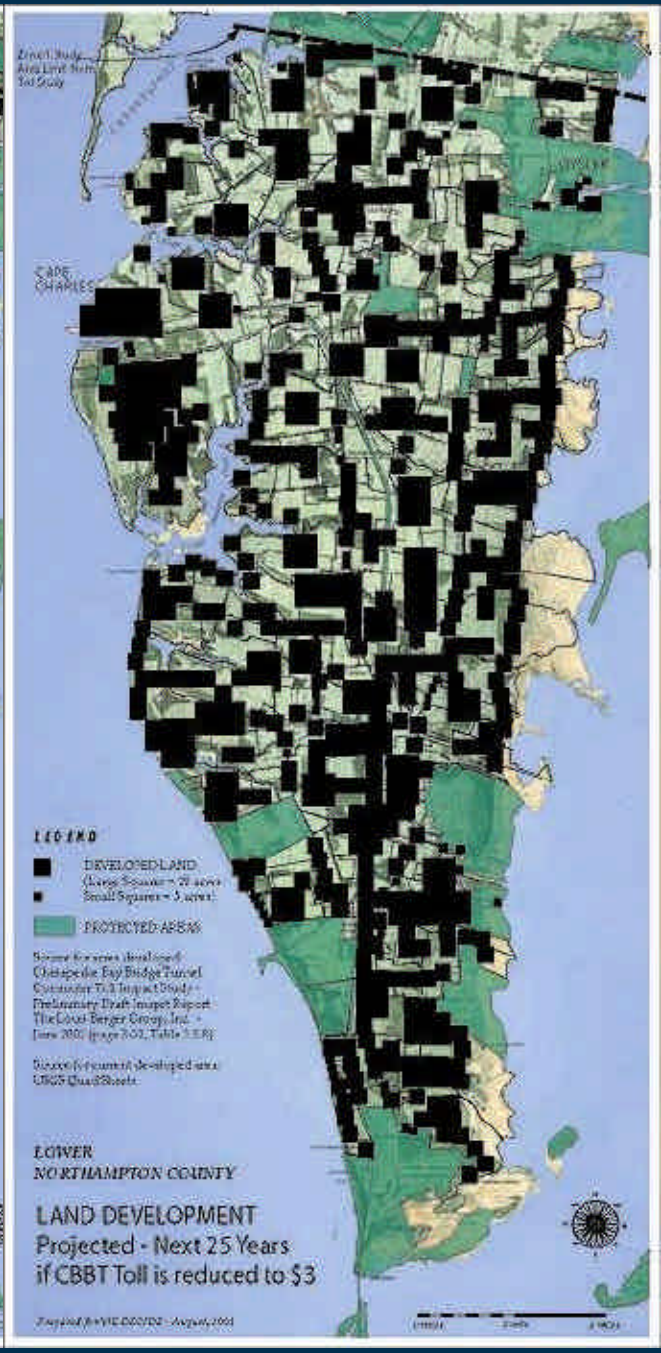


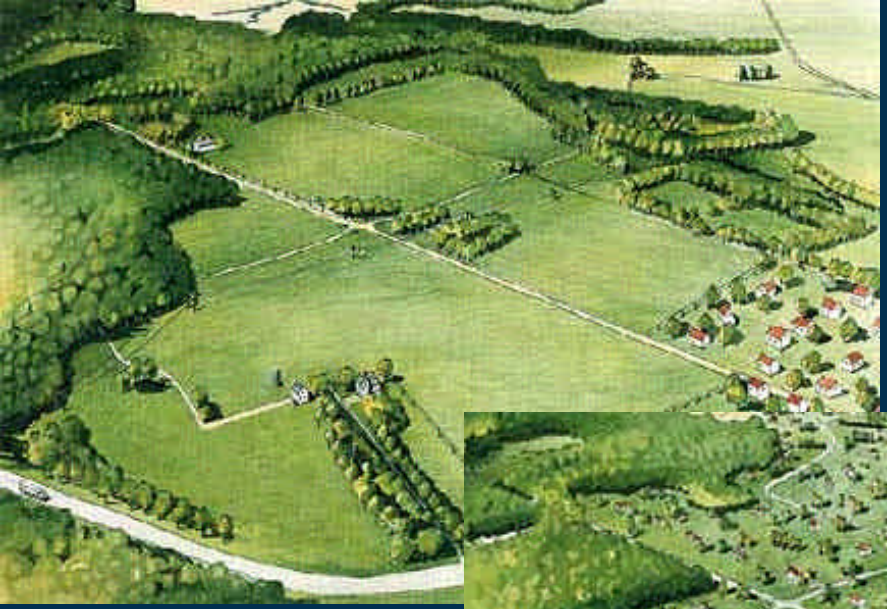

PHILADELPHIA
WILMINGTON
NEW JERSEY
BALTIMORE
WASHINGTON D.C.
DELAWARE
MARYLAND
VIRGINIA
CHESAPEAKE BAY
ATLANTIC OCEAN
NORFOLK
VIRGINIA BEACH


1.0 BASE MAP
The Delmarva Cape
ENVIRONMENTAL MAPPING PROJECT


CAPE CHARLES
LEGEND
DEVELOPED LAND
PROTECTED AREAS
LOWER
NORTHAMPTON COUNTY
LAND DEVELOPMENT
To Date - Past 350 Years

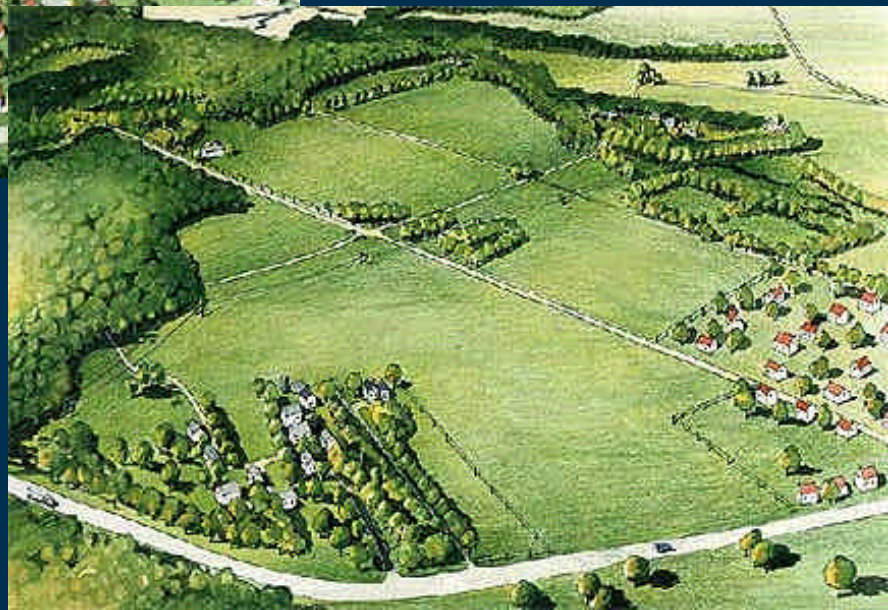

CAPE CHARLES
LEGEND
DEVELOPED LAND
PROTECTED AREAS
LOWER
NORTHAMPTON COUNTY
LAND DEVELOPMENT
Projected - Next 25 Years
if CBBT Toll is NOT reduced


CAPE CHARLES
LEGEND
DEVELOPED LAND
PROTECTED AREAS
LOWER
NORTHAMPTON COUNTY
LAND DEVELOPMENT
Projected - Next 25 Years
if CBBT Toll is reduced to $3



Existing

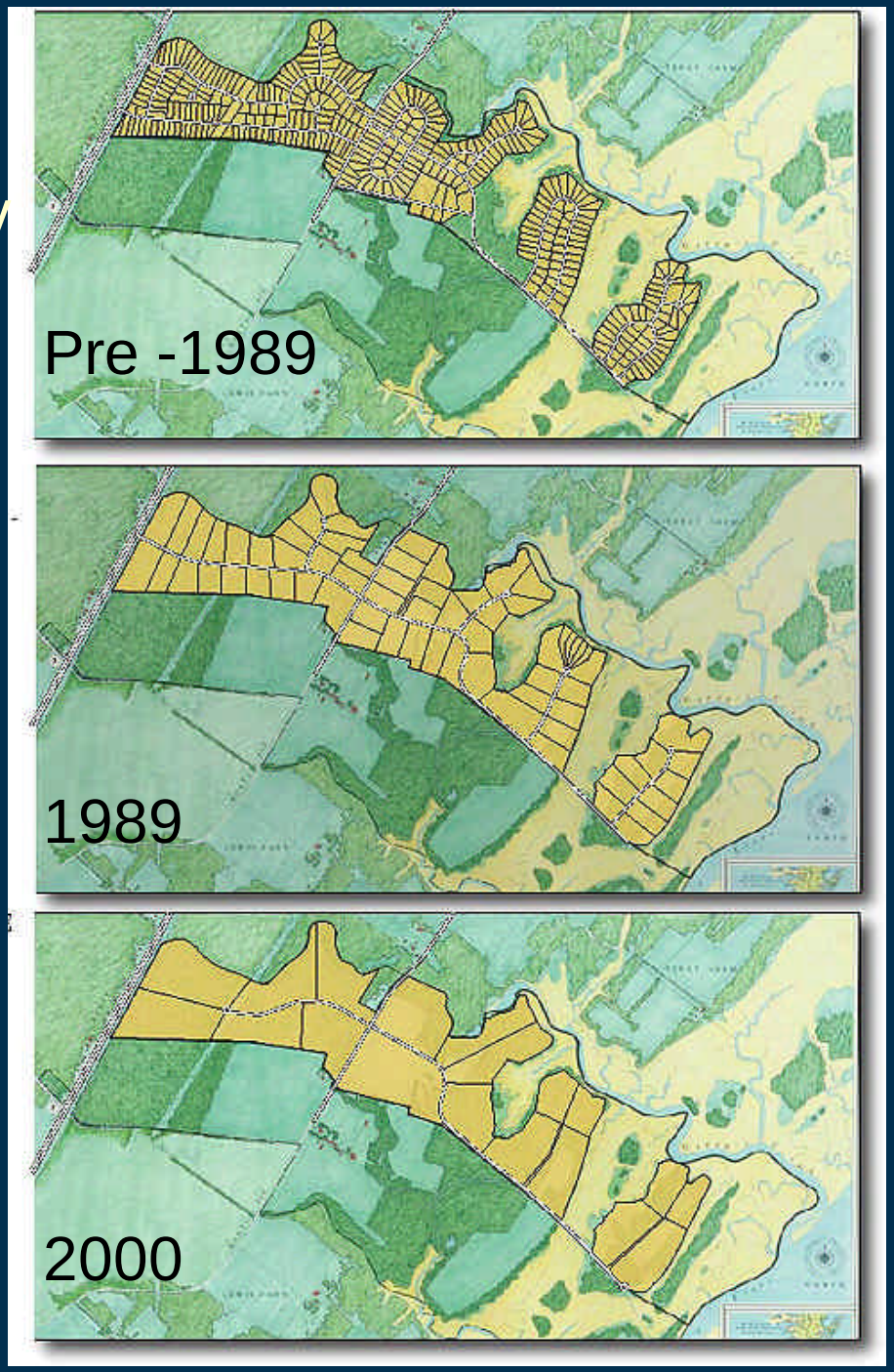
Buildout



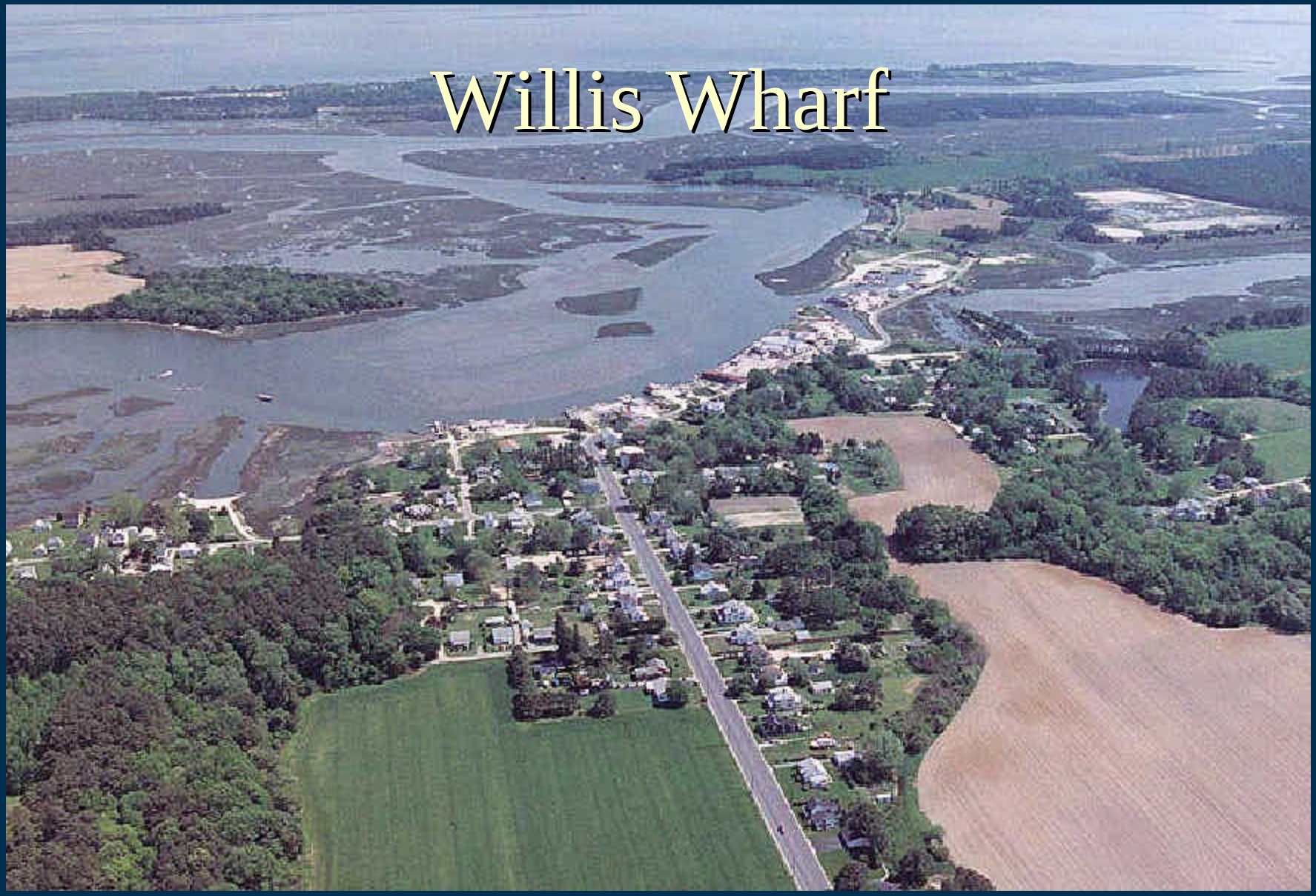
Limited Development

Comprehensive Plan

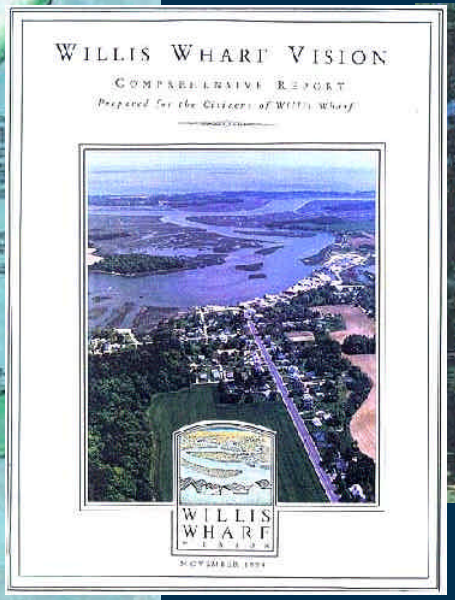
Zoning Ordinance Revisions



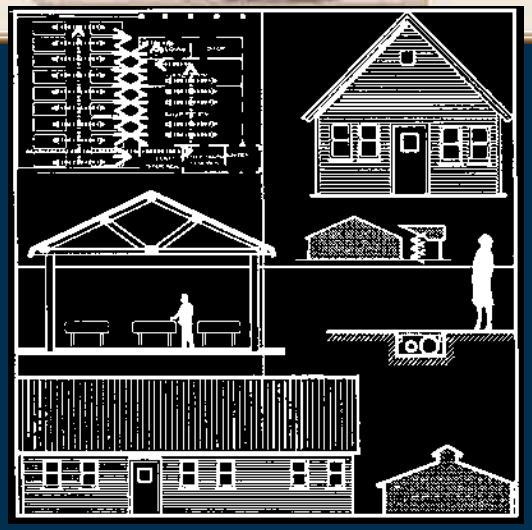
Northampton County, VA


Willis Wharf

WILLIS WHARF VISION



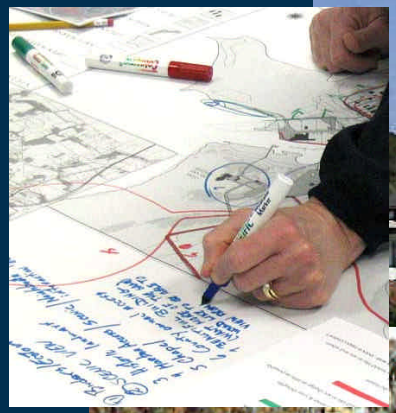
WILLIS WHARF VISION

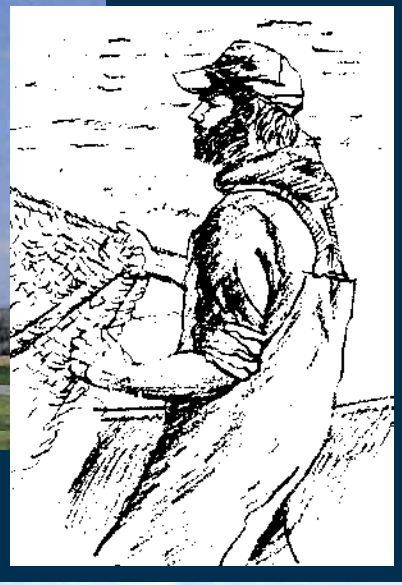


WILLIS WHARF VISION

ACCOMPLISHMENTS 1995-2005:

- Created & Maintained Village Steering Committee
- Formed Local 501-C3 Land Trust
- Attracted Cherrystone Aquafarms in 1998
- Reaffirmed Vision in 2004
- New Waterfront Zoning District in 2005





“A Vision for the future of Oyster, Virginia”

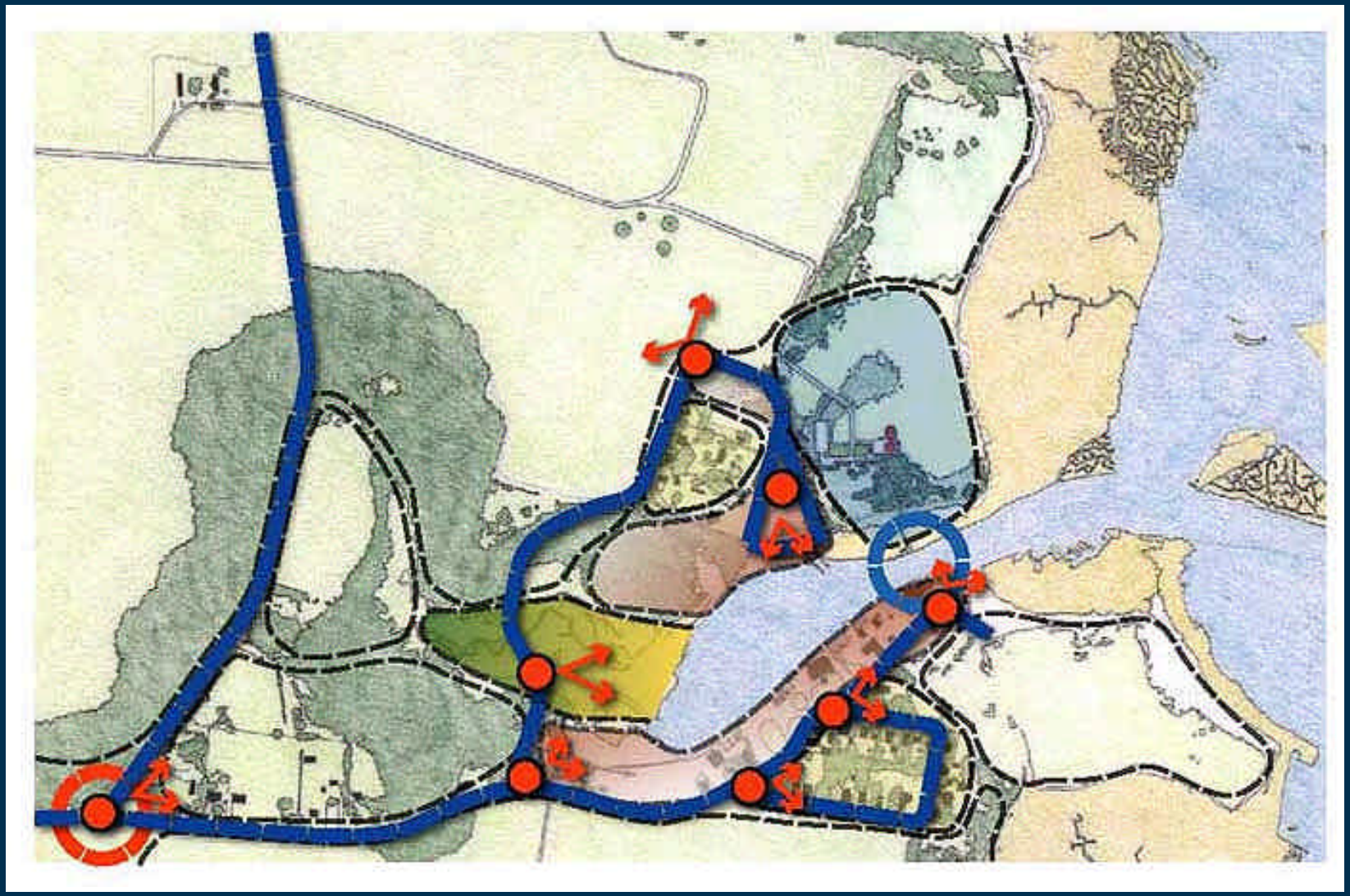
THE VISION PROCESS

WALKING TOUR: Getting Organized

THE VISION PROCESS

FIRST PUBLIC FORUM: Brainstorming Futures

VILLAGE DESIGN CHARACTER



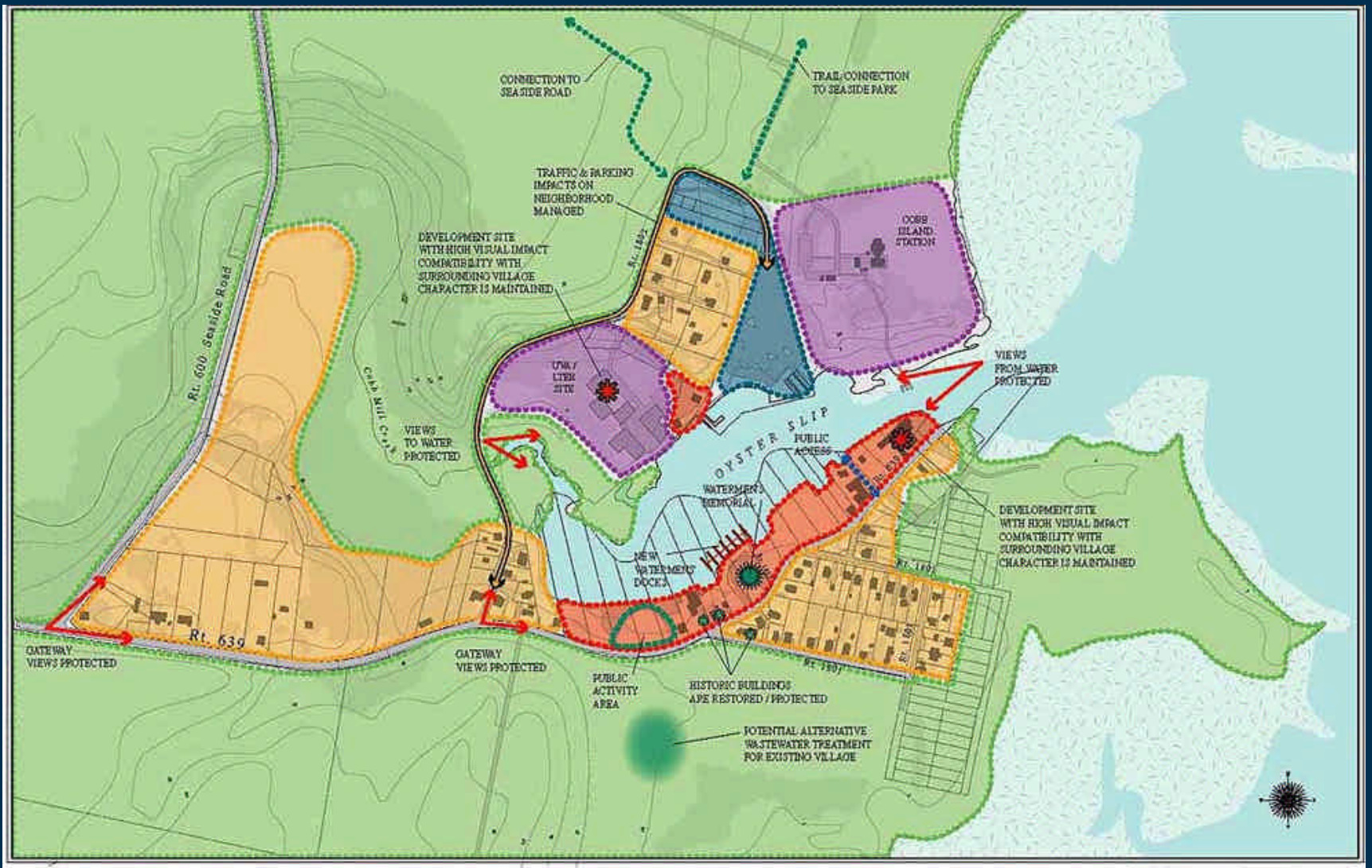
THE VISION PROCESS

SECOND PUBLIC FORUM: Affirming The Vision

OYSTER'S VISION

Oyster will be a small historic seaside village that retains its safe, quiet and inviting village character and works cooperatively as a community to:

- ***Preserve the Village's traditional continuity with its historic maritime culture and lifestyle.***
- ***Maintain and enhance the quality of the natural resources around the Village as fundamental to the daily quality of life of its residents and as the basis for a compatible local economy.***
- ***Support the needs of the commercial and recreational users of its waterfront without compromising the primarily residential character and rural village way of life of the Village.***
- ***Allow for gradual and controlled change and improvement over time while preserving its traditional village character and surrounding open space.***



Oyster Community Vision

PREPARED BY PARADIGM DESIGN APRIL 2004

VISION DISTRICTS - SEE VISION STATEMENT FOR SPECIFIC POLICIES

RESIDENTIAL NEIGHBORHOODS
Neighborhood character is preserved - Some new infill single family home development that is compatible with surrounding homes.

RURAL CONTEXT
Open views and rural character are maintained - Sensitive natural areas are protected

INSTITUTIONAL ANCHORS
Research/Academic focus is maintained - Low impact and compatible with Village character

BOATING ACTIVITY AREA
Recreational and commercial usage is balanced - Community is protected from detrimental impacts

WORKING WATERFRONT
Area is revitalized with traditional water-dependent uses - Compatible economic development is encouraged-New development is compatible with historic character of Oyster - Public access & views of water are maintained

OPEN WATER/MUDFLATS | SALT MARSH | UPLANDS | ROADS & PARKING | TREE COVER | BUILDINGS

VISION PLAN

April 22, 2004

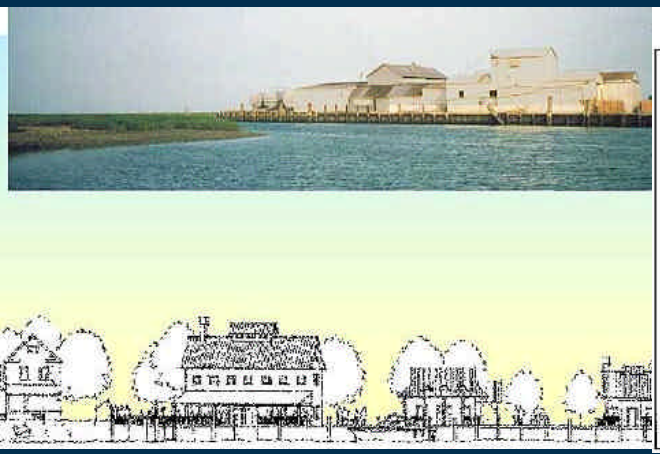
NOTE: This Plan was developed by the Oyster Community as a part of its Community Vision process in April 2004. It is intended to be accompanied by the policies in the Vision Statement and is only a generalized summary of those policies

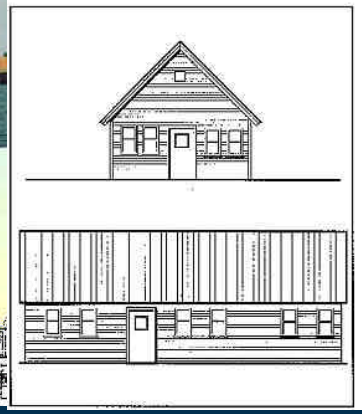
THE VISION PROCESS

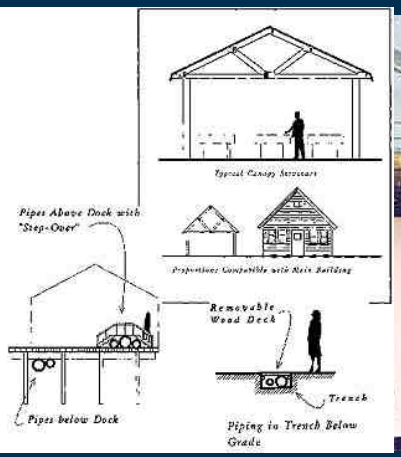
IMPLEMENTATION WORK SESSION: Who, What, When

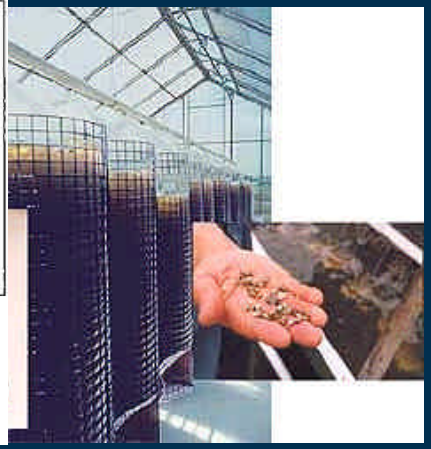
IMPLEMENTATION PRIORITIES

- Buildout Analysis
- Comp. Plan & Zoning Changes
- Flood control / Storm Drainage Plan
- Harbor Plan / Working Waterfront Zone
- Community Organization

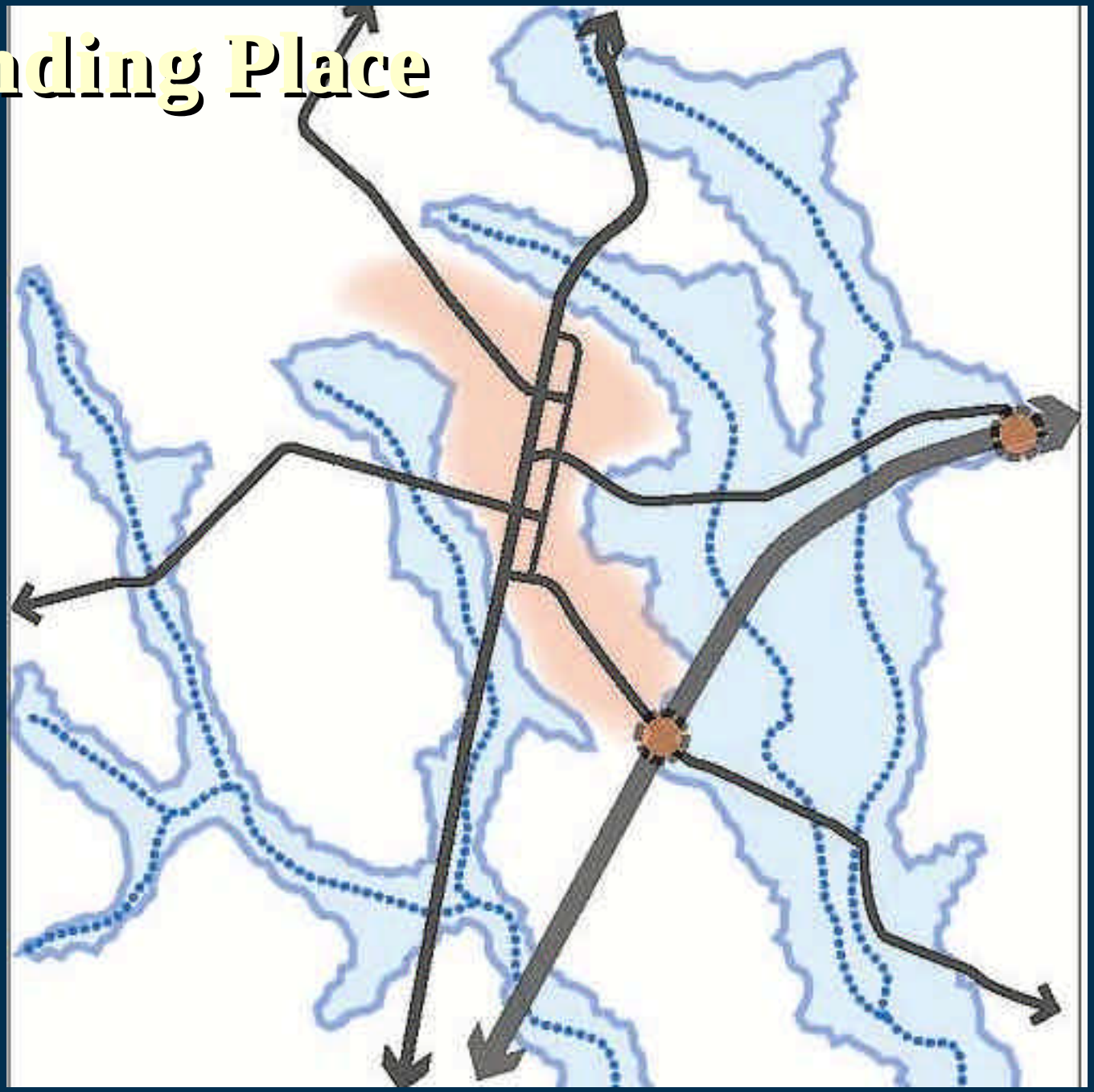








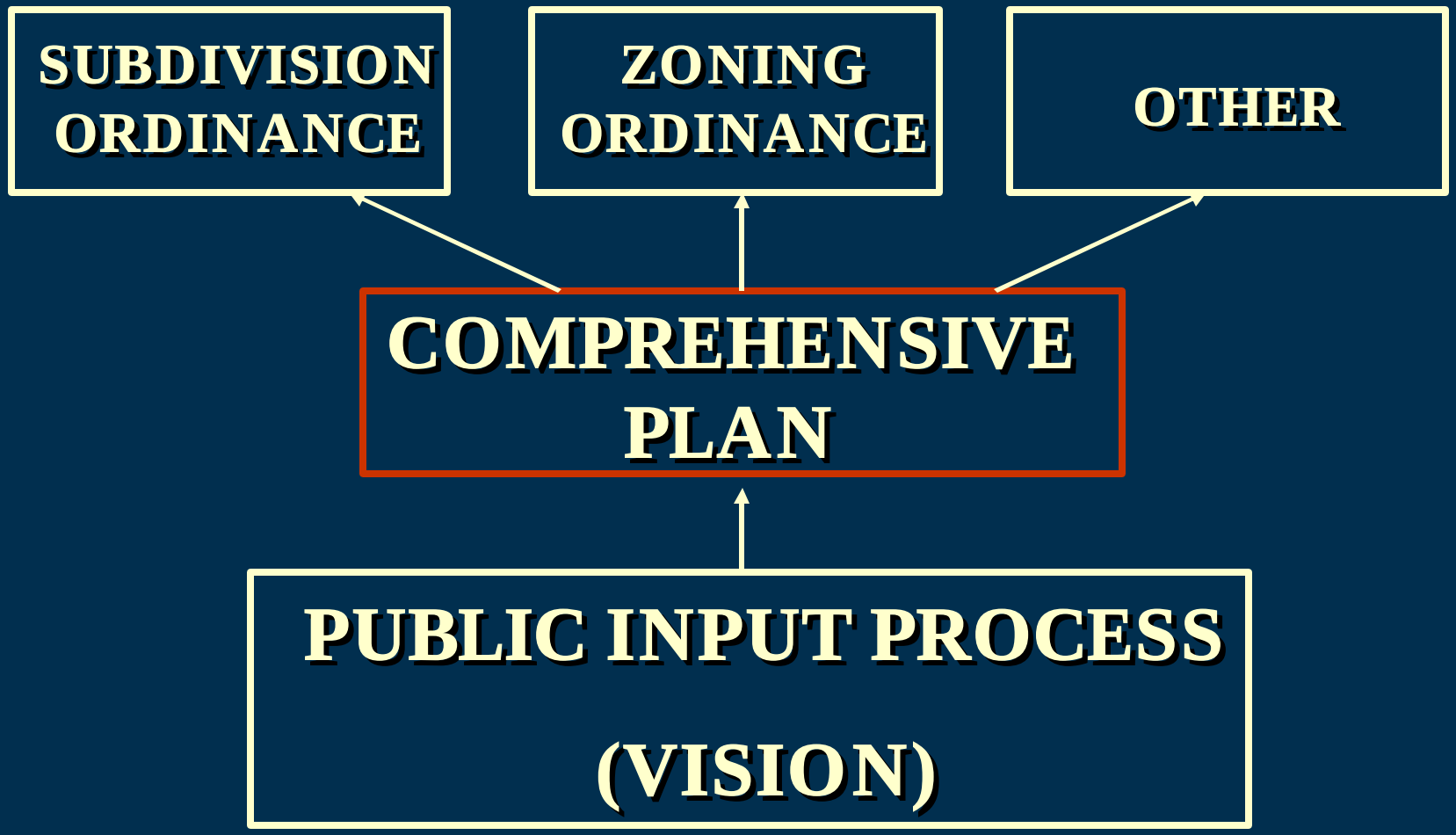
Understanding Place



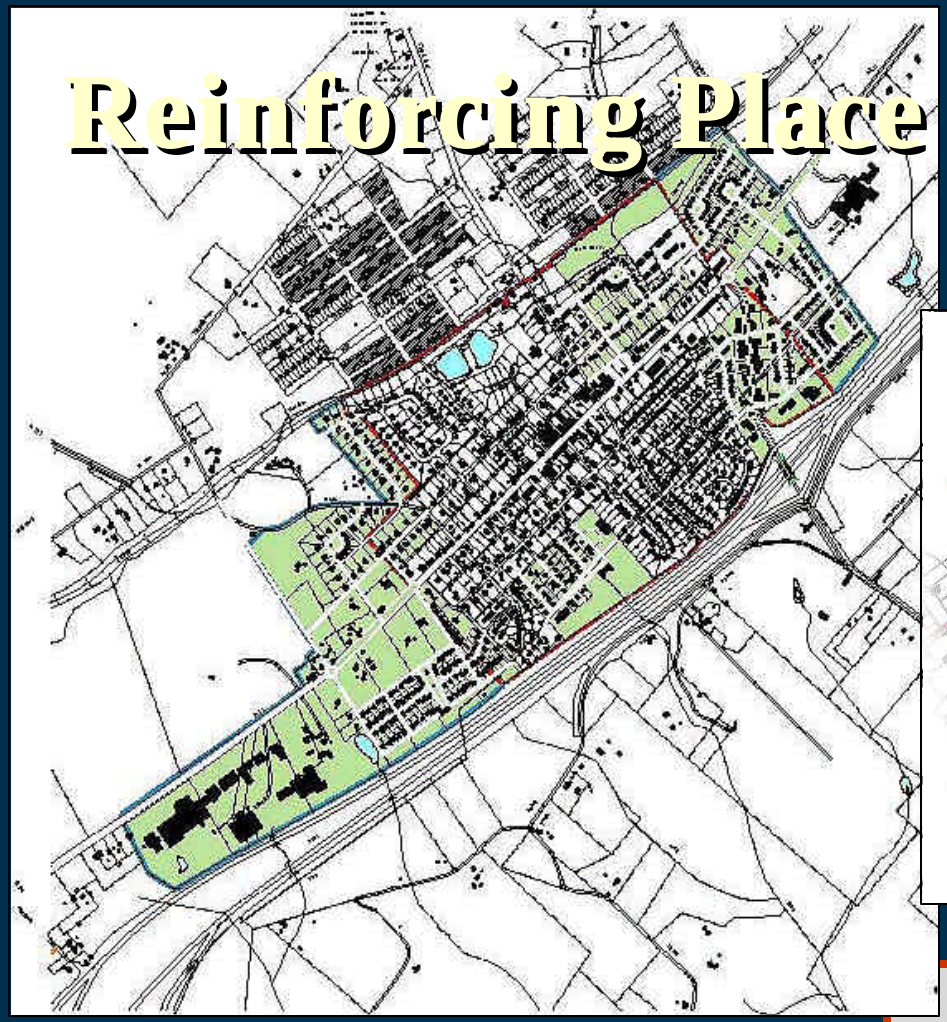
Envisioning Place

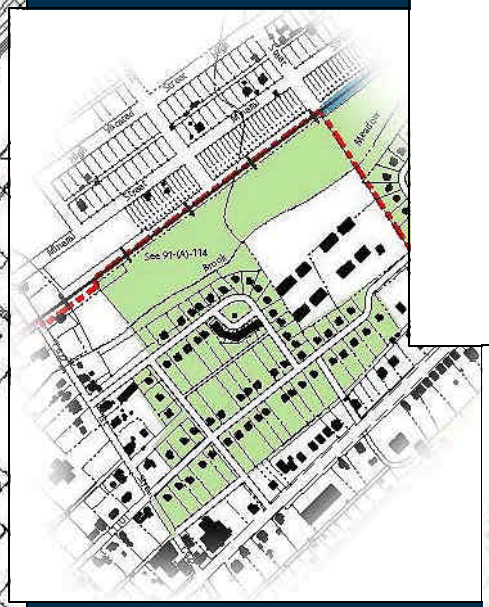
Vision Plan

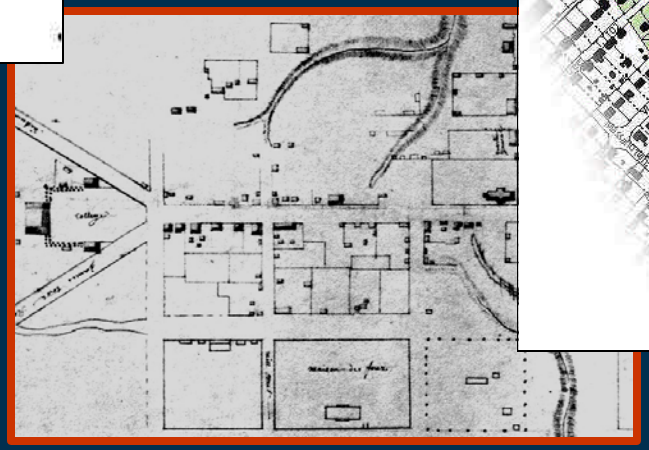
Reinforcing Place



Reinforcing Place





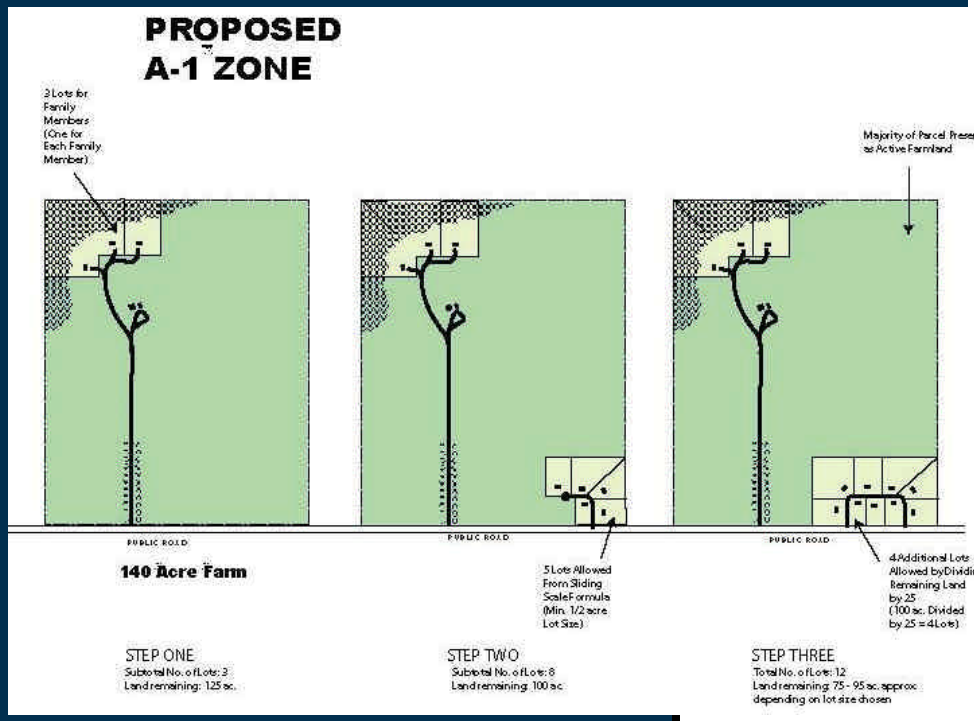


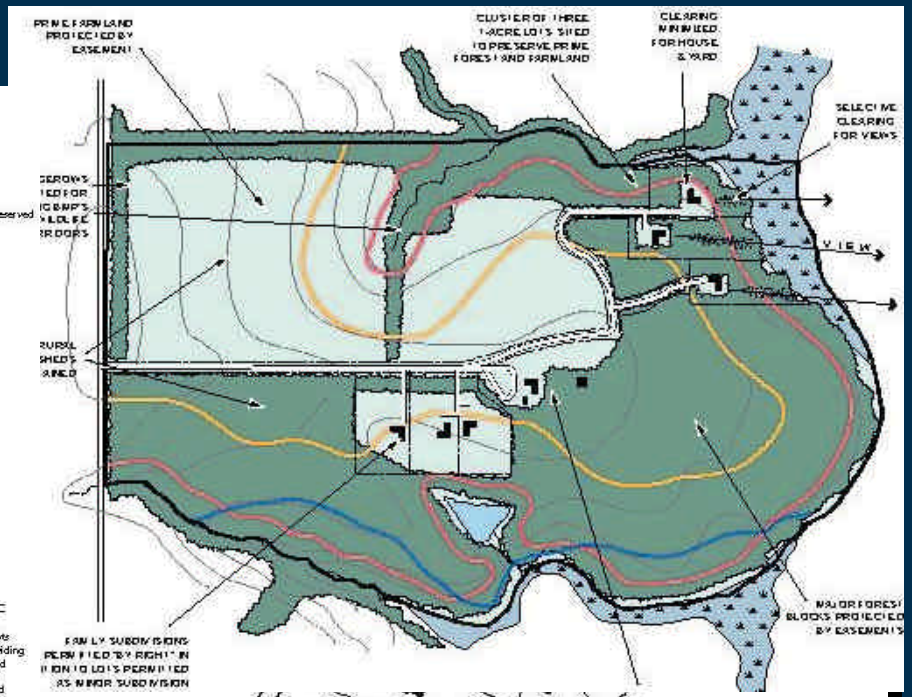
MASTER PLAN

ILLUSTRATIVE PLAN

DESIGN DETAILS

“Legalizing” Place





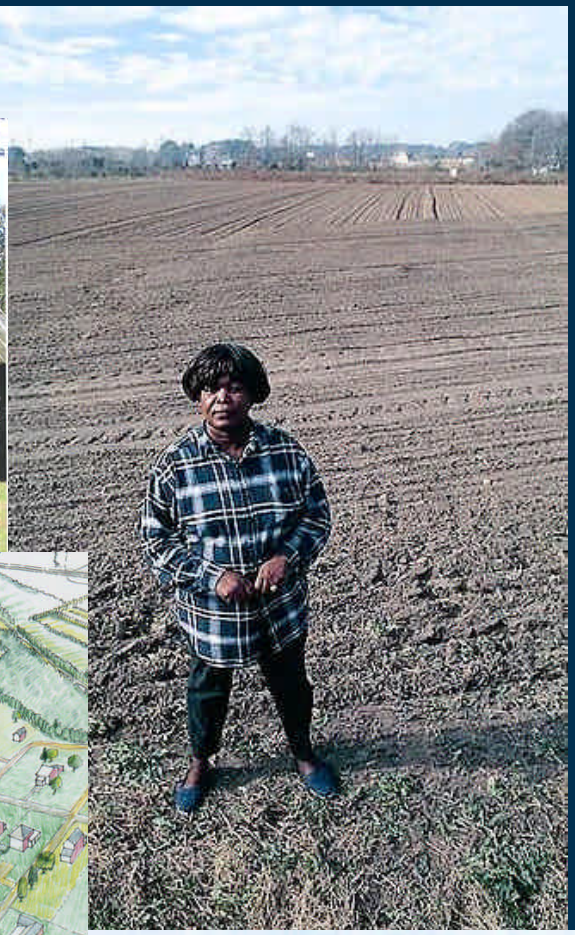
DENSITY ZONING

CONSERVATION SUBDIVISIONS

BUILDOUT

Affordable Housing

Charles Johnson, with his baby Jushawn, rents his home for $75 a month. Just six of the neighborhood's 52 homes have indoor



BAYVIEW'S STRUGGLE

A federally funded report found that 34 percent of Bayview homes have no water source. Residents share this well.

Eastern Shore residents are working for indoor plumbing, safer drinking water.

BY KAREN JOLLY DAVIS
staff writer

BAYVIEW — Forget the fancy shopping lists. What the people in Bayview want are some outhouses that aren't already full or overflowing. And drinking water wells that aren't dangerously close to the pit privies.

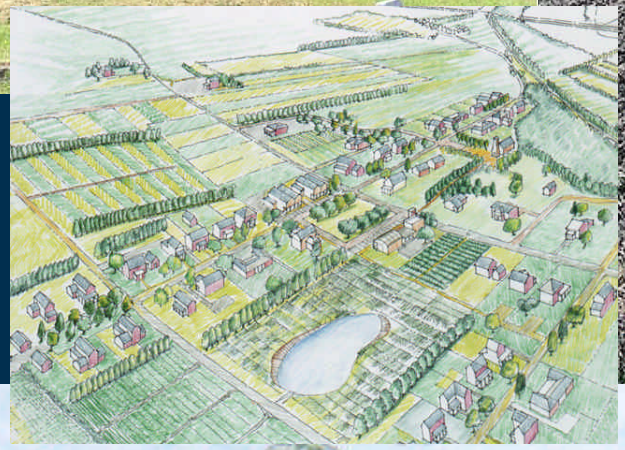
After that, these Eastern Shore residents will work on home ownership and indoor plumbing.

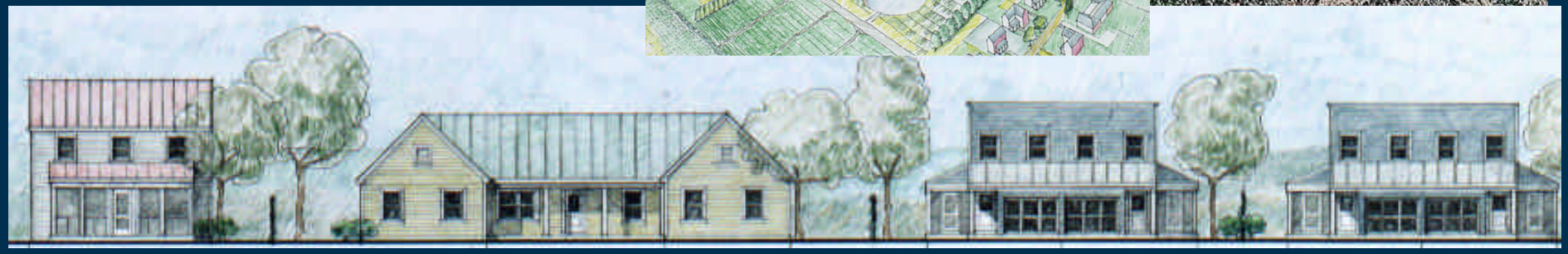
"We need something they can use until something better comes along," said Connie Lockwood.

Lockwood is president of Citizens for Social Justice, a neighborhood group that formed several years ago to fight the location of a maximum security prison in their community.

On Saturday, Citizens for Social Justice and volunteers from across Northampton County gathered to kick-start a restoration of Bayview.

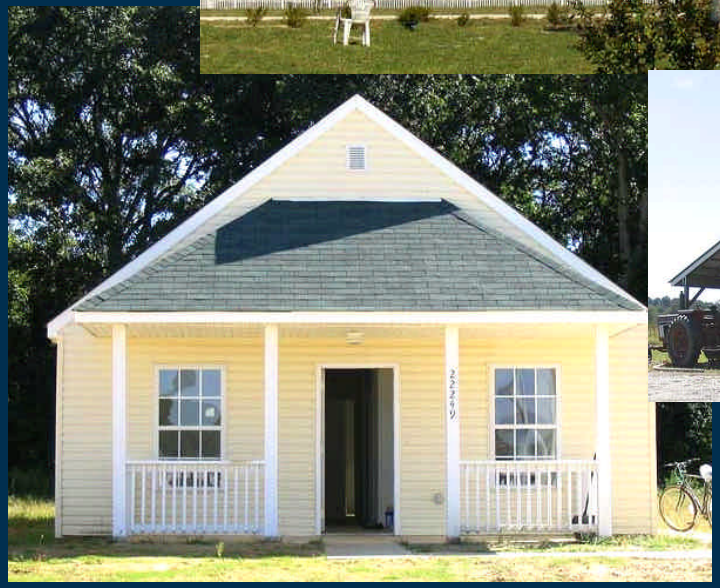
Please see **Bayview,** *Page* **B4**





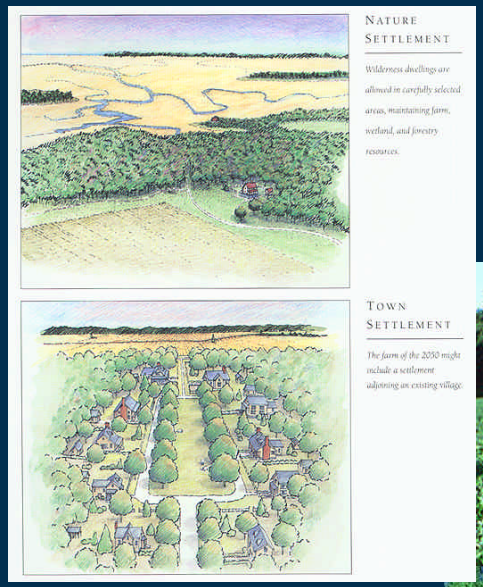
Bayview - Northampton County, VA

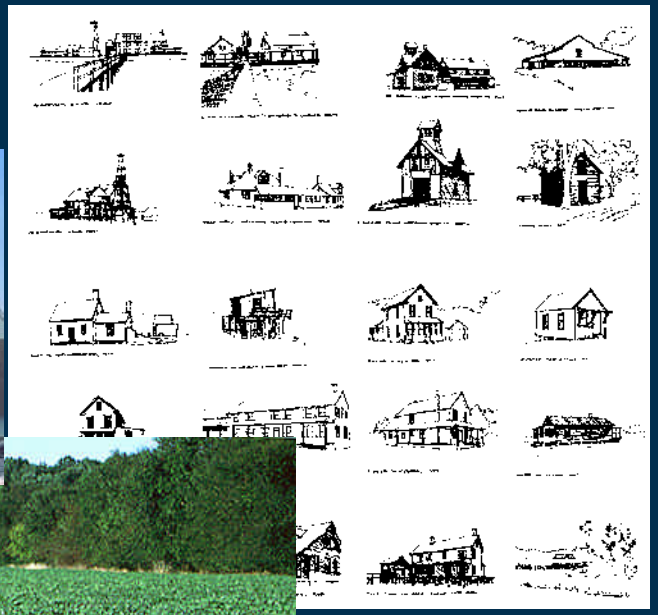
Affordable Housing



Bayview - Northampton County, VA

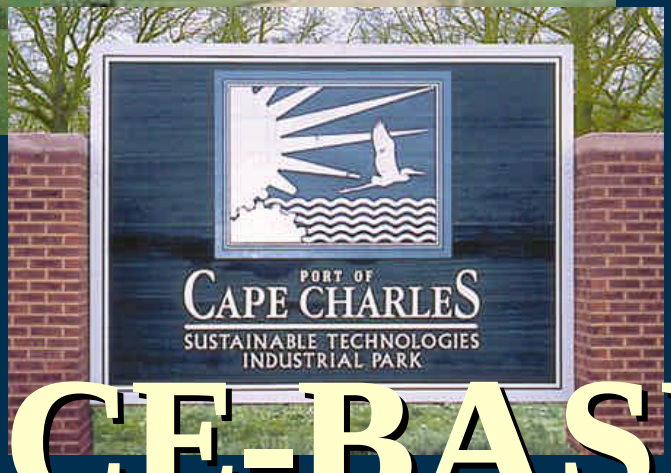
Conservation Groups

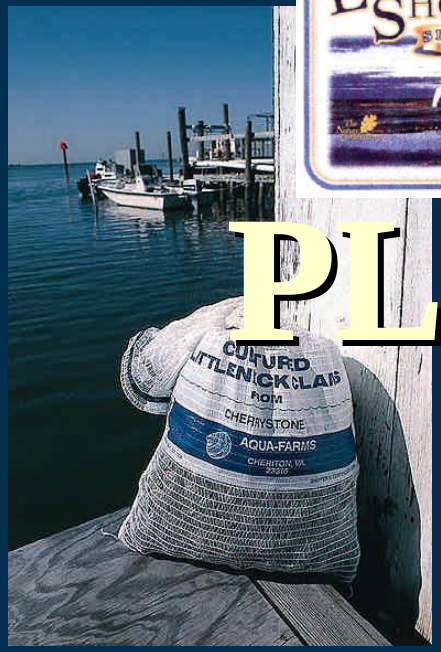




The Nature Conservancy

A New Vision of Rural Progress





PLACE-BASED

Closing Thoughts:

All Planning is Local

Fifty - 2% Solutions

The Power of Place