



Training Center
Redevelopment Plan

**STAKEHOLDER SURVEY &
QUESTIONNAIRE SUMMARY**



STAKEHOLDER *VISUALIZATION* SURVEY

The following tabulation describes the survey results conducted during the Specific Interview process undertaken by a digital survey. Twenty six individual stakeholders ranked each of the elements to the right on a scale of 1 (least important) to 5 (most important) based on their importance to the creation of the Training Center Redevelopment Plan.

The results of the survey will provide direction in the creation of the Master Plan. The rankings were totaled for each element and the average score calculated to determine the most preferred and desirable features for the study area and adjacent properties.

	Avg Score	Master Planning Elements
<i>Most Important</i>	4.6	Views of Downtown Lynchburg, James River, Wooded Hills
	4.5	Parks, Greenways, and Trails
	4.4	Improved Mobility Network
	4.4	Direct Connection to the James River
	4.3	Attractive Streetscape Design
	4.2	Enhance Access to / from Hwy 210
	4.0	Corporate / Professional Office Uses
	4.0	Redevelopment of Adjacent Properties / Uses
	3.8	Town Center / Mixed-use Center
	3.7	Advanced Manufacturing / Technology
	3.4	Walkable Urban Neighborhood
	3.3	Preservation of Wooded Areas
	3.3	New Residential
	3.3	Central / Community Gathering Space
	3.3	Retail / Storefronts
	2.8	Entertainment Uses ("Things to do")
	2.8	Resort / Lifestyle Destination
	2.6	Civic Buildings
	2.5	Preserved Campus Landscaping
	2.4	Suburban Development Pattern
<i>Least Important</i>	2.2	Preservation of Existing Buildings

STAKEHOLDER QUESTIONNAIRE

The following questions were posed to the individual Stakeholders during the Interview process via a digital survey. The objective was to provide insight into the issues and opportunities relating to the Training Center Redevelopment Plan. For each question, common responses were grouped in order to identify emphasis and priorities. The total number of individuals (**in bold**) who mentioned each response, are also included.

What is your long-range vision for the physical development of the Training Center site?

- Advanced Manufacturing / Research / High Tech / Industrial component **(11)**
- Mixed Use **(9)**
- Professional offices / Amenities **(9)**
- Corporate HQ Campus / Employment Center / Business Heavy **(8)**
- Nature / Views / Outdoor Recreation / Park / Greenway / Trails **(8)**
- Retail **(8)**
- Connection / Use / Views to James River **(6)**
- Connection to Downtown / Greenway / Amenities **(5)**
- Residential (varied density) **(4)**
- Walkable Community **(4)**
- Economic impact for the region / Revenue for the County / Job Creation **(3)**
- Amphitheater / Entertainment / Social Gatherings **(3)**
- Live/Work/Play **(2)**
- Retirement Community / Central Virginia Retirement **(2)**
- Preserve Historic Buildings / Demo Others **(2)**
- Nuclear Manufacturing **(2)**
- A version of Wyndhurst, but with more outdoor activities and businesses **(2)**
- Water Park / Amusement Park (use topography) **(2)**
- Research Park - Ex: VT's Corporate Research Park / UVA's Fontaine Research Park **(1)**
- Inclusive Housing / Affordable Housing **(1)**
- Educational Uses **(1)**
- Destination to attract visitors **(1)**
- Training Center **(1)**
- Restaurants / Outdoor Seating **(1)**
- Environmental Awareness **(1)**
- Medical Center **(1)**
- Charming Modern Destination **(1)**
- Open up to the community / Tell History - Ex: Endstation **(1)**

What do you believe are the most important issues that the development of the Training Center site will face during the next five years?

- Funding / Bond Issues / Infrastructure Costs **(9)**
- Removing buildings / Re-Purposing Buildings / History of Buildings **(7)**
- Environmental Issues / Site Clean-up / Brownfield Issues **(7)**
- Regional Cooperation / Acceptance / Community Enthusiasm & Engagement **(7)**
- Attracting top rate developers / finding the right developer **(6)**
- State Funding Participation / Assistance / Responsibility / Debt **(5)**
- Economic Recession / Market Forces **(4)**
- Adjacent Property Owner Cooperation **(3)**
- Marketing the New Development **(2)**
- VDOT Cooperation on Access **(1)**
- Topography **(1)**
- Complacency **(1)**
- Uncertainty of Ownership **(1)**
- Financial competitiveness with other local/regional needs **(1)**
- Honoring the residents that called CVTC home **(1)**
- Government Red Tape **(1)**
- Economic Development Partnerships **(1)**
- Further Neglect and Decay of Historic Fabric **(1)**

What is your favorite thing about the Training Center site?

- Location - **(17)**
 - Proximity to River **(12)**
 - Proximity to Downtown Lynchburg **(10)**
 - Easy Access to Highways / Transportation Access **(6)**
 - Near Natural Areas **(3)**
 - Views **(3)**
 - Central Location in Lynchburg Region **(2)**
- Large Plot of Land / Grand Opportunity / Potential **(7)**
- Existing Infrastructure (Roads / Sewer / Water) **(2)**
- Transformation of a Site with a Negative Past **(1)**

What is your least favorite thing about the Training Center site?

- Existing Buildings **(7)**
- History / Negative Perceptions of Facility **(5)**
- Environmental Issues / Cost of Addressing / Brownfields **(4)**
- State Bureaucracy / Lack of maintenance from State **(3)**
- Adjacent Properties **(3)**
- Access to Site **(3)**
- Lack of Attractive Gateways from Rte.210 & Neighborhood **(2)**
- Uncertainties about Redevelopment Potential / Unwillingness of Local Developers **(2)**
- Topography **(2)**
- Infrastructure Challenges **(1)**
- Bond Issue **(1)**
- Difficult Topography **(1)**
- Perception of Madison Heights **(1)**
- Displacement of Residents **(1)**

What do you believe are the greatest assets or strengths with regard to the physical Training Center site itself?

- Location - **(25)**
 - James River Access / Views **(14)**
 - Proximity to Downtown Lynchburg **(9)**
 - Nearby Highways **(6)**
 - Centrally Located in the Lynchburg Region **(2)**
 - Proximity to River Trail System **(1)**
- Size of Property / Open Space / County Open for Development **(7)**
- Natural Setting / Rural Feel / Urban Benefits **(6)**
- Natural Beauty **(4)**
- Architecture **(3)**
- Infrastructure **(2)**
- Outdoor Tourism Potential **(1)**
- Unique Site **(1)**
- Access to Personnel in Entire Region 2000 Area **(1)**

What do you believe are the greatest liabilities or weaknesses with regard to the physical Training Center site itself?

- Existing Buildings / Structures / Demolition Costs **(16)**
- Antiquated Infrastructure / Costs **(8)**
- Access / Connectivity to Surrounding Areas / Limited Ingress & Egress **(6)**
- Topography **(4)**
- History / Perceptions **(4)**
- Mobile Home Park / Adjacent Properties **(4)**
- Environmental Issues / Remediation Costs **(3)**
- Existing site conditions / Cleanup Cost **(2)**
- Bonds **(1)**
- State Ownership vs. Local Control Uncertainties **(1)**
- Cost of Redevelopment / Debt Burden **(1)**
- Narrow Roads **(1)**
- Cemeteries **(1)**
- Entrance is not Attractive **(1)**

What do you believe should be the most important physical development goals for the Training Center site during the next ten years?

- Selective Removal of Buildings / Gut Buildings / Good Quality New Buildings **(11)**
- New Infrastructure / Improve **(7)**
- Determine Best Access Route / Improve Site Access **(7)**
- Finish DEQ Remediation / Environmental Concerns Addressed **(5)**
- Maximize Local Tax Revenue / Regional Job Opportunities / Economic Impact **(3)**
- Gateway Entrance / Improve Entrances **(3)**
- Outdoor Recreation / Entertainment / Amphitheater **(3)**
- Mixed Use / Similar to Wyndhurst **(3)**
- Additional Development Sites / New Roads **(3)**
- Scrape the Property Clean & Start Over / Clean Slate **(2)**
- Trails / Parks **(2)**
- Highlight the Views / Visual Clean-Up **(2)**
- Find Developer **(1)**
- Property Sold and Maintained / County Can't Maintain **(1)**
- Broadband Upgrades **(1)**
- Site Planning **(1)**
- Public Parking **(1)**
- Upscale Winery Tasting Room / Restaurant **(1)**
- Advanced Tech Manufacturing Center **(1)**
- Maintained Vegetation **(1)**
- Open Up to Community **(1)**

What **three** specific actions or projects would you like to see accomplished on the Training Center site?

- Increase River Access / Utilize Waterfront / Highlight Views **(7)**
- Assess Buildings / Demolish Selective Buildings **(7)**
- Corporate / Industry Campus / Business Use / Anchor Businesses **(6)**
- Amphitheater / Entertainment Venues **(5)**
- Increased Lynchburg Access / New Connector Road / Connectivity **(4)**
- Restaurants **(4)**
- Improve Infrastructure **(3)**
- Redevelopment Plan Adopted & Built / Quality Developer **(3)**
- Walkable / Mixed-Use Development **(3)**
- Advanced Manufacturing Center Campus / R&D/ Tech Center / Nuclear, Graphene, Blockchain **(3)**
- Mix of Residential Densities & Typologies **(3)**
- Focus on Developing New Buildings **(2)**
- Attractive Tourism Point / Inviting Places **(2)**
- Conceptual Plan / Renderings **(2)**
- Cost Estimates for Redevelopment (Infrastructure & Demolition) **(2)**
- Expand the Black Water Creek Trail / Connect to River Trail System **(2)**
- Gateway Entrance **(2)**
- Retail **(2)**
- Retirement Community / Multiple Care Levels (ex: Westminster Canterbury, Cedarfield) **(2)**
- Documentation of Historic Campus / Structures **(2)**
- Maintain Lower Rapidan Buildings **(1)**
- Find Uses other than Hospitality and Retail **(1)**
- Amenities for Housing **(1)**
- Amusement / Water Park **(1)**
- Avoid Presence of Non-profits **(1)**
- Open Space / Park **(1)**
- Relief of the Debt Burden **(1)**
- Community Gathering Place / Central Square **(1)**
- Create Economic Activity & Tax Revenue **(1)**
- Preserve Slopes **(1)**
- Pedestrian Bridge / Trails **(1)**
- Recreational Use **(1)**
- Remediation Work **(1)**

What else should we be considering about the site and its development?

- Improved Access to the Major Roads / Access to Site / Connect to Greater Lynchburg Transit Routing **(4)**
- Focus on Finances / Lessen Debt / Economic Impact **(4)**
- Respectfully Honor the History / Memorialize History **(3)**
- Push-back from Amherst Citizens / Gain Public Support / Regional Cooperation **(3)**
- Connect with Madison Heights Master Plan / Current Lynchburg Plans **(3)**
- Working with the Adjacent Property Owners to Continue the Development **(3)**
- Development of Rte. 210 Corridor **(3)**
- Outdoor Market / Festivals / Events / Recreation **(2)**
- Development of US 29 Bypass **(2)**
- Development at 210 intersection with the US 29 Bypass **(2)**
- Time Frame for Development / Basic need first **(2)**
- Open-minded When Interest is Shown / Reach Out to New Partners (beyond Region 2000) **(2)**
- Riveredge Park & Trail **(1)**
- Vision Planning for Riverfront Recreation **(1)**
- Pedestrian Bridges **(1)**
- Improve Madison Heights Appearance **(1)**
- How Community Can Share Risk with Developer? **(1)**
- Define Success (tax revenues, regional employment opportunities, etc.) **(1)**
- Define Important Principles (environmentally sustainable, respectful of the history, minimizing local risk, walkable, etc.) **(1)**
- QR Codes to Public Development Site - Ex: Redevelopment of Lorton Prison in Fairfax County Website **(1)**
- Education About Events **(1)**
- Provide Site Data **(1)**
- Contact Regional and National Developers / Gauge Interest **(1)**
- Outdoor Mall-like experience - Ex: Charlottesville **(1)**
- Removal of Existing Structures **(1)**
- Improved Infrastructure **(1)**
- Ability to Change Zoning **(1)**