

Vision & Big-Picture Goals

1. When you think about the Railyard and Harbor Site 10–20 years from now, what do you hope it becomes for Cape Charles?
2. What would a “successful” Railyard and Harbor Master Plan look like to you?
3. Do you see the Railyard and Harbor Site primarily as an economic engine, a public space, a neighborhood extension, or something else?
4. What should the Town absolutely preserve or enhance as redevelopment occurs?

Opportunities, Challenges & Constraints

5. What do you see as the biggest opportunities for the Railyard and Harbor Site?
6. What are the biggest risks or challenges of the Railyard and Harbor Site?
7. Are there political or financial constraints Council believes we should consider early in the planning process?

Community Values & Public Expectations

8. What do you think the public cares most about in the Railyard and Harbor Site? What do you anticipate will be the biggest community concerns (scale, access, environmental impacts, change in character, growth, compatibility/continuity with both the Historic District and Bay Creek)?

Railyard Site Priorities

9. What opportunities do you believe the Railyard and Harbor Site offers that are unique compared to other parts of Town?
10. Are there specific types of land uses, amenities, or development forms you think are most appropriate for the site?
11. Are there any uses or development patterns that you believe would be inappropriate or undesirable?
12. What public amenities or community benefits do you believe would be most meaningful for the Town?

Economic Development & Community Impact

13. What economic outcomes do you hope redevelopment will support (jobs, tourism, tax base, local businesses, marine economy)?
14. What economic sectors would the Town like to recruit for this area of Town, if commercial activity is envisioned for some or all of this land?

Closing Questions

15. What information do you need from our team to feel confident making decisions later in the process?
16. Is there anything we haven’t asked that you believe is critical for us to understand at this early stage?