

Category	Region									
	Warrenton	Middleburg	Manassas	Occoquan	Herndon	Shenandoah County	Dale City	Strasburg	Purcellville	Culpeper County
Community Interaction Model	Hyper-local neighborhood-focused (strong use of public spaces, parks, and walkable streets)	Visitor & resident hybrid (tourism driven interactions tied to historic core and rural surroundings)	Regionally connected city (interaction across neighborhoods, jobs, transit, and downtown)	Compact historic riverfront (visitor-driven with strong local civic identity)	Transit-oriented suburban town (blending local life with regional commuting)	Dispersed rural communities (interaction tied to land and small town)	Auto-oriented suburban community (strong residential identity with commuter base)	Small historic town (blend of local life & tourism)	Small-town with strong local identity; mix of residents and regional visitors	Rural county with small-town nodes (interaction tied to agriculture and countryside)
How People Engage with Place	Daily life centered on walking, gathering, and local amenities (strong youth and family orientation)	Engagement through tourism events, events, and small-town commerce (strong connection to surrounding rural lands)	Engagement through work, commuting, cultural events, and mixed-use areas (diverse population areas)	Engagement through shops, dining, waterfront, and events (strong public realm)	Engagement through transit, jobs, mixed-use areas and downtown	Engagement through agriculture, outdoor recreation, and local communities	Daily life centered on housing, schools, and commuting (limited walkable centers)	Engagement through Main street local businesses and regional visitors	Main Street activity, community events, local businesses, and regional tourism	Engagement through rural living, farming, and small-town services
Role in Region	Small-town hub within Fauquier County (semi-independent but regionally influenced)	Destination village within Loudoun County (dependent on regional tourism and rural landscape)	Economic and population center (integrated into DC metro economy)	Boutique tourism destination within PWC region)	Inner-ring suburb with Metro access (employment and residential hub)	Rural backbone of Shenandoah Valley (environmental and agricultural resource)	Community within PWC (tied to DC job market)	Gateway town between I-81 corridor and Shenandoah Valley tourism	Transition town in Loudoun County (edge between rural and suburban growth)	Rural county within commuting distance of NOVA (agriculture and residential role)
Growth Pattern	Managed growth with emphasis on maintaining character	Minimal growth (largely built-out with limited development capacity)	Continued growth through infill, redevelopment, and intensification	Highly constrained (minimal physical expansion)	High growth via TOD and redevelopment	Low-density gradual growth	Mostly built-out (redevelopment and infill opportunities)	Moderate, controlled growth (some expansion potential)	Moderate growth with emphasis on maintaining small-town scale	Moderate growth (pressure from suburban expansion outward from NOVA)
Key Demographic Trends	Need for broader housing diversity (focus on retaining families and younger populations)	Modest population growth (gaps in housing for young workers and seniors)	Rapid growth, increasing diversity, aging population, rising housing demand	Small, stable population (high visitor-to-resident ratio)	Increasing population diversity (workforce growth urbanizing demographics)	Aging population (slow growth & retention challenges)	Diverse, growing population (family-oriented & commuter workforce)	Slower growth (mix of long term residents and newcomers)	Growing families (pressure from Loudoun County growth)	Moderate growth (increasing commuter population & aging rural residents)
Economic Drivers	Local businesses, government, healthcare, and small-scale entrepreneurship	Tourism (~75% of revenue), agri-tourism, equestrian economy	Diverse economy (major employers, industrial investment, small businesses, tourism)	Tourism, dining, small businesses	Regional employment access, local business, redevelopment economy	Agriculture, tourism, small-scale industry	Primarily residential (retail and service economy supporting residents)	Tourism, small businesses, regional pass-through economy	Small businesses, local services, tourism, and some commuter economy	Agriculture, logistics, light industry, and commuter-based economy
Major Trends / Pressures	Post-pandemic lifestyle shifts (remote work, outdoor activity) & Demand for walkability and public space (infrastructure flexibility needs)	Tourism growth & regional development pressure from Loudoun County despite limited land supply	Housing affordability crisis due to population growth and diversification (Infrastructure strain connected to emerging industries e.g. data centers)	Tourism pressure on infrastructure (Flooding & environmental constraints) with limited growth capacity	Metro-driven density (housing demand & shift to mixed-use and residential development)	Rural land preservation (economic diversification) & development along corridors	Housing demand and affordability & need for local economic base & traffic congestion	Balancing growth with historic character & leveraging tourism to compete with nearby larger towns	Growth pressure from Loudoun County (focus on maintaining character)	Suburban encroachment & housing demand spill over (infrastructure limitations)
Land Use Dynamics	Expansion of walkable mixed-use character districts (preservation of neighborhoods)	Strong preservation (limited new development with focus on redevelopment) ex. Federal Street	Shift to compact, mixed-use infill and redevelopment (limited greenfield land)	Strict historic preservation (limited redevelopment)	Dense mixed-use near transit (corridor redevelopment)	Strong rural zoning (designated growth areas)	Suburban regional dominance (need for mixed-use redevelopment nodes)	Historic core preservation & targeted growth areas	Preservation of historic core (managed expansion at edges)	Rural preservation with designated development areas
Transportation Trends	Increasing demand for multimodal options (walking & biking)	Focus on pedestrian improvement and maintaining village scale streets	Multimodal expansion (reduce reliance on driving) & adapting to telework and new mobility tech	Walkable core (regional auto access & visitor traffic)	Transit-oriented (metro) with multimodal expansion	Auto-dependent (regional highway reliance)	Heavy reliance on commuting (car & bus) with limited internal connectivity	Regional highway access (I-81) & small-town walkability improvements	Increasing walkability (still auto-oriented regionally)	Auto-dependent (corridor-based travel patterns)
Infrastructure Pressures	Adapting water, sewer, and telecom systems to changing usage patterns	Maintaining ageing infrastructure planning for limited growth capacity	Significant upgrades needed (utilities, schools, transportation systems)	Capacity constraints due to size and tourism	Infrastructure expansion for density (utilities, transit, schools)	Maintaining infrastructure across large rural geography	Aging suburban infrastructure (school capacity & infrastructure congestion)	Infrastructure expansion tied to moderate growth	Expanding infrastructure to support moderate growth	Need for infrastructure expansion in growth areas
Housing Challenges	Need for attainable and diverse housing to support inclusivity	Limited supply (need for workforce and senior housing)	Rising costs (high cost burden) need for expanded housing supply	Extremely limited supply (constrained by preservation)	Affordability pressures (need for higher density housing)	Limited diversity (affordability challenges for workforce)	Affordability pressures (limited diversity in housing types)	Need for housing that supports workforce and modest growth	Rising costs and subsequent need for diverse housing while preserving character	Need for workforce housing (balancing rural character with growth)
Environmental / Open Space Priorities	Expand open space network for health and community identity	Strong emphasis on rural land conservation and groundwater protection	Sustainability, resilience, and environmental health integrated into growth strategy	Waterfront protection (flood resilience)	Green infrastructure integration (urban sustainability)	Strong Conservation of farmland and natural resources	Maintaining suburban open space and parks	Protecting scenic and environmental assets	Protection of open space and rural edges	Protection of farmland, scenic resources, and rural landscapes
Primary Planning Philosophy	Resilience & Community Health	Preservation & controlled change	Growth management & urban evolution	Preservation & Tourism Management	Transit-oriented growth & urban evolution	Rural preservation & sustainability	Suburban reinvestment & diversification	Historic preservation & incremental growth	Managed growth & small-town Preservation	Rural preservation & strategic growth

Response to Regional Change	Adapt systems (health, infrastructure, mobility) while preserving identity	Strategic small-scale adaptation (protects historic and rural character)	Actively Planning for growth, density, and economic expansion	Protect Identify while accommodating tourism demand	Embrace growth and urbanization driven by transit	Resist rapid growth (guide slow sustainable change)	Transition from bedroom community to more self-sustaining mixed-use area	Adapt tourism and regional growth while maintaining identity	Balance suburban pressure with small-town identity	Manage spillover growth from NOVA while preserving rural character
Approach to Economic Change	Support local economy and entrepreneurship (build fiscal resilience)	Strengthen tourism and small business base (explore new trends like coworking)	Expand business base, attract major employers, support workforce development.	Strengthen tourism and small business base	Diversify economy (leverage transit access)	Support agriculture & diversify rural economy	Diversification: develop local job centers and reduce reliance on commuting	Small-scale growth: support local business and leverage regional partnerships	Support local business while adapting to regional growth	Diversify beyond agriculture (attract compatible industries)
Mobility Strategy	Walkability, Complete Streets, local connectivity	Fill sidewalk gaps (maintain village-scale mobility)	Regional connectivity & multimodal systems (transit, bike, pedestrian)	Pedestrian focused core (manage visitors traffic)	Diversity economy (leverage transit access)	Maintain road network (limited transit)	Multimodal retrofit: improve transit access, walkability, and connectivity; reduce auto-dependence	Primarily auto-oriented; maintain regional access (I-81) with incremental downtown walkability improvements	Improve walkability (maintain regional road access)	Maintain highway access (limited multimodal investment)
Equity/Inclusion Focus	Inclusive housing and access to community resources	Maintain diversity within constraints of small-town scale	Explicit focus on equity across income, age, and demographics	Limited by scale and housing availability	Strong focus on inclusive growth and housing access	Focus on access to services in rural areas	Access-based: improve access to jobs, services, and transit for a diverse population	Community-based: focus on livability, service access, and maintaining a stable small-town population	Moderate focus on maintaining community accessibility	Focus on access challenges due to rural geography
Key Risks	Losing character if growth not balanced (infrastructure lag)	Over-reliance on tourism (external growth pressures with limited adaptability)	Housing affordability crisis (infrastructure capacity & land constraints)	Over-tourism flooding, infrastructure strain	Overdevelopment affordability crisis (infrastructure lag)	Economic stagnation, population decline, limited services	Economic stagnation if no diversification (congestion, aging infrastructure)	Losing character or missing growth opportunities	Loss of small-town character (rising housing costs)	Sprawl, loss of farmland, infrastructure strain
Overall Adaptation Strategy	Evolve without losing identity	Protect identity and limit growth	Embrace change and manage it strategically	Protect identity while sustaining tourism	Leverage growth and transit to evolve	Preserve rural identity with gradual adaptation	Retrofit suburb into more complete community	Balance growth with preservation and tourism	Balance growth with preservation	Absorb growth while protecting rural landscape