

ReThink9

Transforming the Historic Town of Hillsboro

Creating Walkable Piedmont Communities
March 31, 2023

Mayor Roger Vance



ReThink9 Project Corridor



Four Problems to Solve



**Traffic &
Pedestrians**



**Drinking
Water**



**Wastewater
System**



**Stormwater
Management**

ReThink9 Project Scope



Two single-lane roundabouts at the eastern and western entrances to Hillsboro to slow incoming traffic and mitigate traffic congestion



Traffic-calming raised and at-grade crosswalks and a connected sidewalk system to provide pedestrian safety with 50+ parking spaces



Multi-modal paths and trails to facilitate safe bike/pedestrian access throughout Hillsboro connecting to key civic institutions, businesses and historic assets

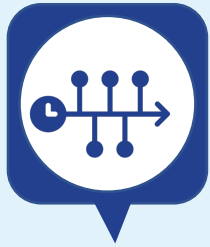


Extensive context-sensitive streetscaping with native plant species and restoration of the historic—and *traffic-calming*—tree canopy



Underground utilities and install drinking water, stormwater and wastewater infrastructure, install Town-owned fiber-to-the-home conduit system

ReThink9 Driving Principles



**MINIMIZE
CONSTRUCTION
DURATION**



**ENSURE FINISHED
PRODUCT QUALITY
& DURABILITY**



**DEMAND
SAFETY**

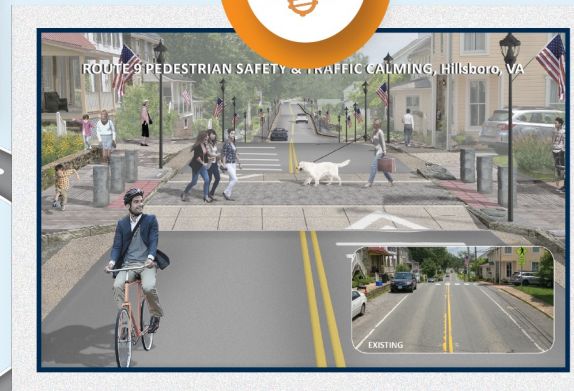


**DRIVE COST
EFFECTIVENESS**

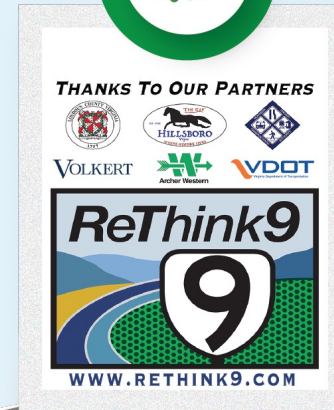
Building Blocks of Successful Projects



PROBLEMS



PLANNING

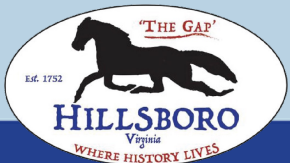
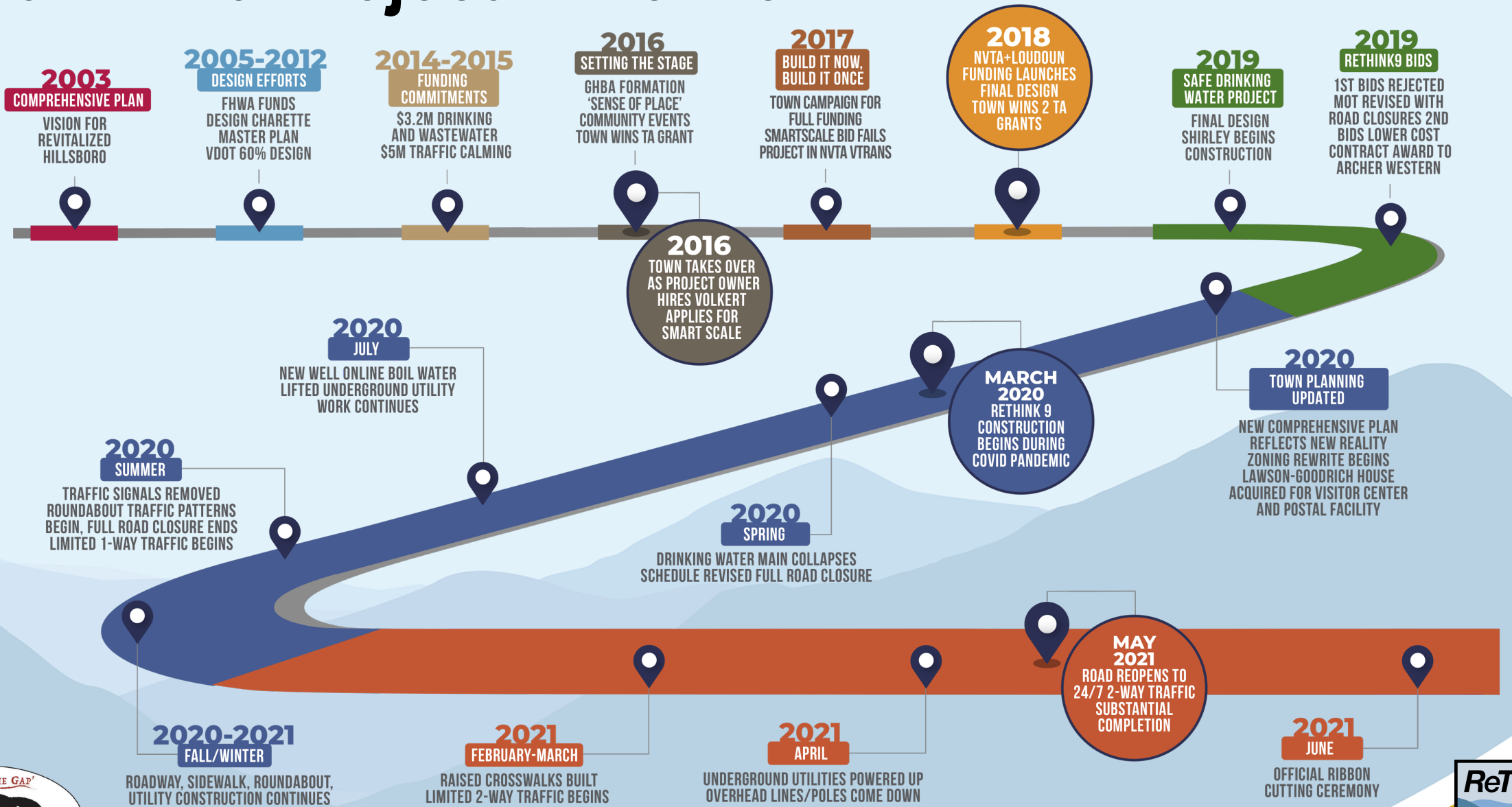


PARTNERS



PEOPLE

ReThink9 Project Timeline



ReThink9 Project Timeline

Late 2021

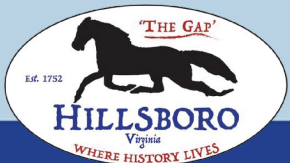
- Town-owned Fiber Optic Cable installed in Town-owned conduit to each home
- Agreement with Internet Service Provider
- High-speed broadband access available for each Hillsboro residence

2022

- Begin construction of three TA multi-use trails
- Begin construction of Wastewater Treatment Package Plant
- Supplementary Streetscaping Project

2023

- Complete construction of three multi-use trails
- Complete construction of Wastewater Treatment Package Plant
- Complete sanitary connections to all residences and businesses
- Begin fourth multi-modal trail & historic bridge reconstruction project
- Apply for fifth multi-modal trail grant



Lessons Learned

1

HAVE A
VISION

2

DON'T
TAKE NO
FOR AN
ANSWER

3

ALWAYS
LEAN
FORWARD

4

BUILD A
TEAM WITH
ONE GOAL

5

KNOW
IT
ALL

6

INVEST
FOR THE
FUTURE

7

EXPECT
THE
UNEXPECTED

8

RESPECT
YOUR
WORKERS

9

NEVER
LET
UP

1

HAVE A
VISION

Have a vision – own it, share it, shamelessly promote it from it from start to finish

- Tell the story with detailed data and poetic prose
- Show the dream—in vibrant colors
- Cultivate and nourish allies
- Counterpunch and neutralize detractors
- Disregard the naysayers
- Communicate, communicate, communicate

2

DON'T
TAKE NO
FOR AN
ANSWER

Don't take “no” for an answer—*unless you really have to*

- Challenge conventional wisdom, always ask why, have no fear
- “We always do it that way” is not an answer
- Demand inventive thinking
- Remember “rules” *can* be broken—or *bent*
- There is always a first time for everything
- Keep a few chits in your pocket for when you need to give in

3

ALWAYS
LEAN
FORWARD

Always lean forward—*Proceed as if success is inevitable*

- If *you believe* it will happen, others will too
- Exude confidence in the face of each setback, *only expect success*
- Use each defeat as a building block for victory
- Anticipate setbacks
- Always know and constantly reevaluate the risks and “what ifs”

4

BUILD A
TEAM WITH
ONE GOAL

Build and lead a team with only one goal—*yours*

- Be crystal clear from day one that *your goal* must be everybody's goal, period!
- Be a partner with your contractor, never an adversary
- Maintain transparency and respect to build trust

5

KNOW
IT
ALL

Know it all—*every detail matters, own them*

- No one will ever care as much as you do
- Your team will know you mean business
- Your constituents expect you to know everything
- Mistakes will happen
- It is yours, so own it



INVEST
FOR THE
FUTURE

Invest for tomorrow with quality and durability—*don't be cheap or cut corners*

- Better to be criticized today for high quality than to be criticized forever for building a subpar project
- “Penny-wise, pound-foolish,” know and document the difference
- Historic assets have tangible financial value, don't degrade them
- Aesthetics don't matter—*until they do, and they always will!*

7

EXPECT
THE
UNEXPECTED

Expect the unexpected—*support and attacks can come from any direction when you least expect it*

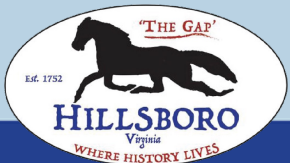
- Anything is possible
- Use your imagination, game it out from all perspectives
- Know the hot buttons for friends and foes alike
- Have a game plan
- Ensure you can respond rapidly
- Be trusted by always being transparent and honest

8

RESPECT
YOUR
WORKERS

Respect and celebrate your workers—*gratitude and graciousness make everyone feel valued*

- Let everyone on your team know they are critical to your success
- Workers with pride and sense of ownership are your most valuable asset
- Share in success, celebrate together, and often

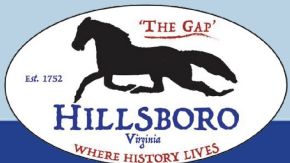




NEVER
LET
UP

Never let up—*it's easier to start than finish*

- Plan for the end from the beginning
- Build and maintain records of conversation
- No one's memory is infallible
- Deploy a tiger team to complete the punch list
- You're never done until you're done
- Build upon success

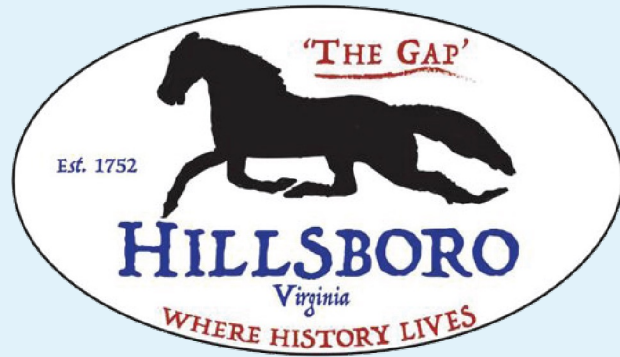




AND HAVE SOME FUN!



Before & After



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Transforming the Historic Town of Hillsboro

**WHAT A WALKABLE COMMUNITY
LOOKS LIKE**



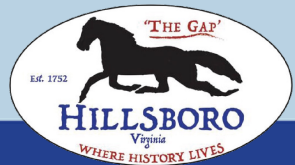
Before & After



Before & After



Before & After



Before & After



Before & After



Before & After



Before & After



Before & After



Before & After



Before & After



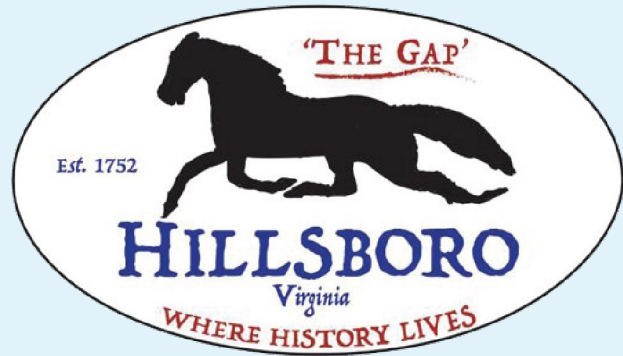
Before & After



Before & After



Build Upon Success



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***MULTI-USE TRAILS COMPLETE
THE CONNECTIVITY***



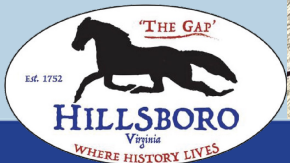
Build Upon Success—GapWay Trail



Build Upon Success—GapWay Trail



Build Upon Success—GapWay Trail



Build Upon Success—GapWay Trail



Build Upon Success—GapWay Trail



Build Upon Success—Gaver Mill Trail



Build Upon Success—Gaver Mill Trail



Build Upon Success—Gaver Mill Trail



Build Upon Success—Gaver Mill Trail



Build Upon Success—Gaver Mill Trail



Build Upon Success—Gaver Mill Trail



Build Upon Success—Janney Mill Trail



Build Upon Success—Janney Mill Trail



Build Upon Success—Janney Mill Trail



Build Upon Success—Janney Mill Trail



Build Upon Success—Janney Mill Trail



Build Upon Success—Janney Mill Trail



Build Upon Success—Janney Mill Trail Bridge



Build Upon Success—Janney Mill Trail Bridge



Build Upon Success—Janney Mill Trail Bridge



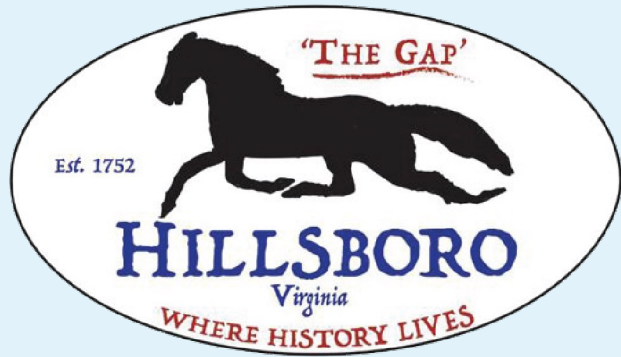
Build Upon Success—Janney Mill Trail Bridge



Return on Investment

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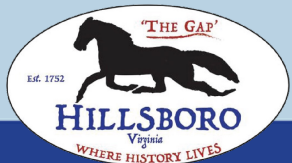


***BUILDING A WALKABLE
COMMUNITY PAYS OFF***



Return on Investment From Creating a Walkable Hillsboro

Instilled renewed sense of community and pride
Improved quality of life, promotes physical fitness
Directly contributes to increased property values
Stimulated private investments and homes and property upgrades
Stimulated expansion of existing businesses
Brought new investors to develop new businesses
New businesses adding to Town revenue base
Bringing new visitors to explore the Town
Attracting young families with children



Return on Investment From Creating a Walkable Hillsboro

A place people want to be, see and enjoy, expanding its attractiveness for events



APPALACHIAN TRAIL FESTIVAL
ROUND HILL **IN THE GAP** HILLSBORO

JUNE 10, 2023 • 11 A.M.-5 P.M.
HILLSBORO'S OLD STONE SCHOOL

FREE ADMISSION • TRAIL TALKS • KIDS' ACTIVITIES
ARTISANS • LOCAL FOOD, BEER AND WINE

LIVE MUSIC!
MINK'S MIRACLE MEDICINE
JUSTIN TRAWICK & THE COMMON GOOD
SHORT HILL MOUNTAIN BOYS
SHANNON BIELSKI & MOONLIGHT DRIVE

37098 CHARLES TOWN PIKE • HILLSBORO, VA 20132
FOR MORE INFORMATION VISIT ROUNDHILLAT.ORG



HILLSBORO FARMERS MARKET
SUNDAY'S
FROM 1-3PM
APRIL 16 - NOVEMBER 12
WEATHER PERMITTING

37098 CHARLES TOWN PIKE, HILLSBORO VA
HILLSBOROVA.GOV



GARDEN CLUB
OF VIRGINIA

Historic
Garden Week
April 21 & 22, 2024

THE GAP STAGE • 37098 CHARLES TOWN PIKE • HILLSBORO, VA

BLUEGRASS
IN THE GAP



★ SATURDAY, AUGUST 19, 2023 ★



Independence
Day
the
Hillsboro
Way!
Fireworks
Spectacular
SUNDAY, JUNE 25

MUSIC IN THE GAP
A SUMMER CONCERT SERIES UNDER THE STARS
2023
Free Friday Night Concerts

