

























FREDERICK COUNTY COMMUNITY PROFILE

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Technical Team | Berkley Group

Unless otherwise noted, all images are credit of Frederick County.



















This Community Profile is being compiled as part of Frederick County's Comprehensive Plan update. The Comprehensive Plan is a long-range, high-level planning document that addresses a variety of topics including land use, natural resources, transportation, community facilities, housing, and economic development throughout Frederick County. The Plan outlines the community's long-term vision and includes strategies to achieve that vision. The policies defined in the Comprehensive Plan guide the County's future direction and priorities for growth, land use regulation, and provision of services.

The information included in this Community Profile will closely align with the strategies and planning elements addressed in the Comprehensive Plan. The first step in creating a roadmap forward is understanding where the County is today. The following analysis therefore provides an in-depth overview of existing conditions in Frederick County to serve as a foundation for community-oriented and data-driven decision making.

Community History

The geographic area now known as Frederick
County was initially settled by the Shawnee tribe.
By the early 18th century, European settlers
had gradually replaced Native Americans, with
Pennsylvania Quakers beginning to settle in
the area in 1732. German, Scotch-Irish, and
Pennsylvania Dutch settlers also began settling
around the same time, with German settlers
establishing the Opequon Settlement in the 1730s
near present-day Winchester.

On November 12, 1738, Frederick County was created from the western lands of Orange County and was named for Frederick Louis, Prince of Wales. Frederick County initially extended west and northwest from the Blue Ridge Mountains, bounded on the north by the Potomac River and on the south by Augusta County. Frederick County's government was established in 1743 and occurred alongside the development of Frederick Town, which was

renamed Winchester in 1752. Winchester, though an independent City, remains the County seat to this day. In 1753, Hampshire County, West Virginia was formed from Frederick County. In 1772, additional legislation again divided Frederick County into three distinct counties: Frederick County, Shenandoah County, and Berkeley County, West Virginia. Present-day Clarke and Warren Counties were formed from Frederick County in 1836.

Frederick County was significant in early American history. George Washington's headquarters were in Winchester both before and during the French and Indian War; Washington also represented Frederick County in the House of Burgesses in the late 1700s. During the American Civil War, Winchester changed hands between the Confederate and Union armies over 70 times. Frederick County was the site of many pivotal battles, including the First Battle of Kernstown and Battle of Cedar Creek.

Frederick County's economy has historically been agrarian, with agriculture remaining an economic cornerstone. The County is the largest apple producer in Virginia and is one of the largest apple exporters in the United States. This apple heritage is celebrated annually in May during the Shenandoah Apple Blossom Festival, which draws over 250,000 attendees to Winchester and Frederick County. Other staple crops have historically included corn and soybeans; cattle and poultry are also prevalent. The "Great Wagon Road" now U.S. Route 11 – was a historic migration route and game trail used by Native Americans but evolved into an important trade route between Pennsylvania and southern states. This road essentially bisected Frederick County, with

Winchester as the historic junction of the road's differing routes from Pennsylvania.

The completion of Interstate 81 through Winchester and Frederick County in 1965 led to the expansion of industry and manufacturing in the area. Industrial parks became a new type of land use in response to this economic evolution. Today, Frederick County is one of the fastest-growing localities in Virginia, as population growth in the Washington, D.C. metropolitan area continues to extend west into the northern Shenandoah Valley. Frederick County's agricultural economy has diversified to include more small-scale specialty farms. Industry has also evolved to center around biosciences, warehousing and distribution, food and beverage manufacturing, and other forms of advanced manufacturing.

Community History Sources

Library of Congress; Frederick County; City of Winchester; Berkeley County, West Virginia; Winchester-Frederick County Historical Society











Image Credit: Google Earth/Commonwealth of Virginia

Frederick County | Community Profile **Community History**



Pre-1600 C.E.

Native Americans reside, work, and travel in & through the Shenandoah Valley

↑ 1738

Frederick County created from western Orange County

County becomes one of Virginia's largest wheat producers

1810

Ŷ **1862**

First Battle of Kernstown

Ŷ 1864

Shenandoah Valley burned by Union forces

የ 1880

FREDERICK COUNTY PAST

Post-war building boom begins

1890

Economic activity returns to pre-war levels

1965

Interstate 81 completed through Frederick County

우 **1978**

Technicon (now 45,723 Thermo-Fisher) opens facility

91990

U.S. Census Population:

2010

78,305

2000

U.S. Census

Population:

2024

100-year anniversary of Shenandoah Apple Blossom Festival

EARLY HISTORY

1632

Jesuit Missionaries arrive in the Valley

1743

Winchester platted as the County seat

1700s

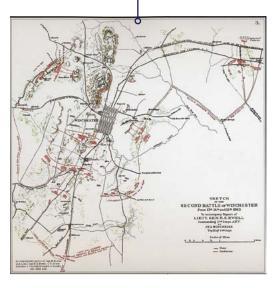
"Great Wagon Road" and other major roadways emerge



1836

Clarke and Warren Counties formed from Frederick County

1863 Second Battle of Winchester



1890s

Free Black communities established in the **♦** County

1930

Ŷ **1937**

Winchester

established

Regional

Airport

Winchester-Frederick County Historical Society formed



1970s

Rise of manufacturing & industrial parks

1987 Urban

Development Areas (UDAs) established

2020

U.S. Census Population: 59,209

FREDERICK COUNTY TODAY

of the fastest growing localities in Virginia

Population: 91,419;

County named one

U.S. Census



Image Credit (clockwise from top left): Library of Congress, YouTube/YorkVid, Shenandoah Apple Blossom Festival, Frederick County, Winchester-Frederick Historical Society, Library of Congress, HMDB

Location and Geography

Planning Jurisdiction

Frederick County is the northernmost County in Virginia and covers approximately 416 square miles, inclusive of land and water area. Within its boundaries, there are several independent localities: the City of Winchester, the Town of Stephens City, and the Town of Middletown. Frederick County's official planning jurisdiction ends at County boundaries and does not include the City of Winchester or the two incorporated Towns. Each of these localities is separately governed and has its own Comprehensive Plan; however, their growth, planning decisions, and collaboration with the County contribute to the overall economic vitality and long-term growth of the region. Additionally, the County does not have planning jurisdiction over state-owned lands or the George Washington National Forest, the latter of which comprises approximately 5,054 acres of protected land within the County.

Regional Context

Frederick County is part of the larger Shenandoah Valley, a region spanning parts of Virginia and West Virginia that has historically played a significant role in agriculture and as a transportation corridor.

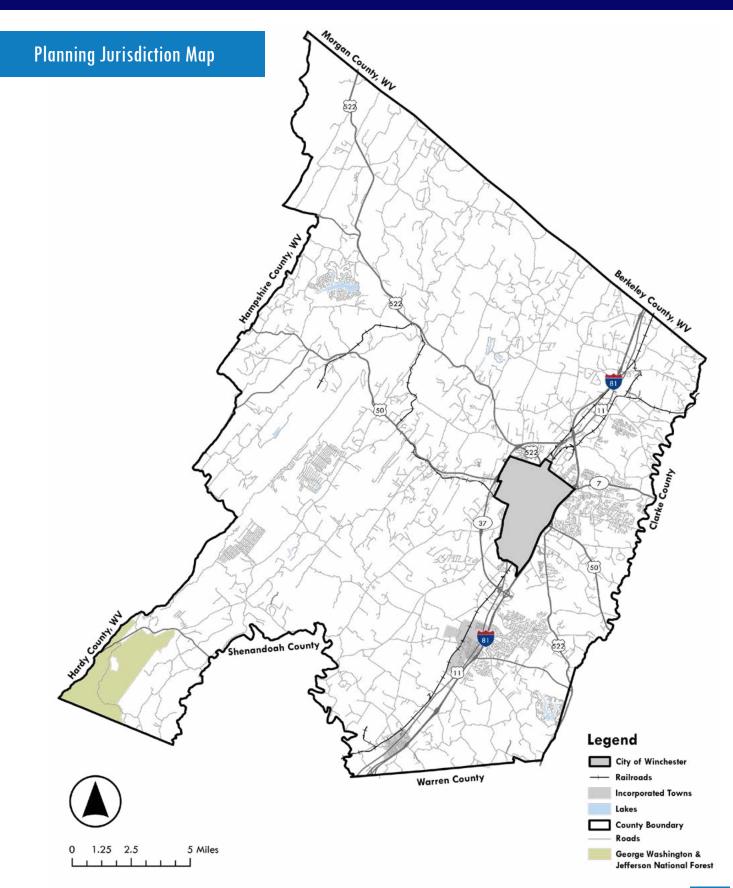
The County is included in the Winchester, VA-WV

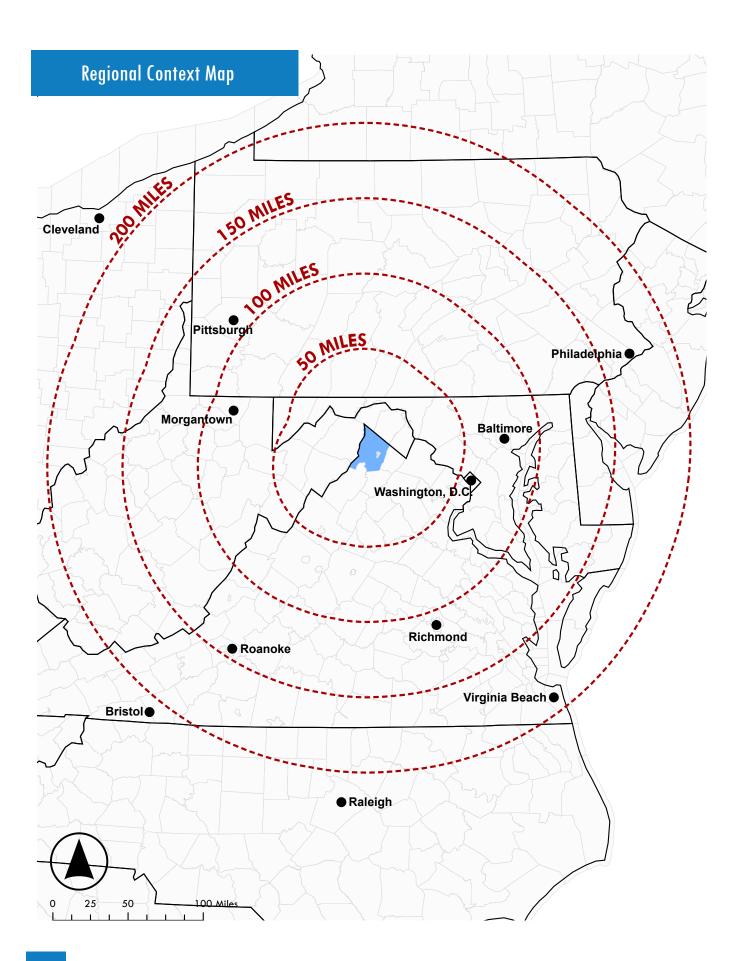
Metropolitan Statistical Area (MSA) and the larger Washington-Baltimore Combined Statistical Area (CSA). As part of these statistical areas, the County has experienced the influence of suburbanization trends from the Washington, D.C. metropolitan area, though it still retains much of its rural character.

The County's location near Baltimore, Washington, D.C., and Northern Virginia provides residents with both a rural retreat and easy access to the economic and cultural benefits of these cities. Further, Frederick County is located along the Interstate 81 corridor and in close proximity to the Virginia Inland Port in Warren County. These two transportation assets play critical roles in the movement of goods through the eastern United States, further positioning the County as an important area for regional commerce and industry.

Physical Geography

Frederick County is bordered by the Allegheny
Mountains to the west and Opequon Creek to
the east. This location offers scenic landscapes,
outdoor recreational opportunities, and a gateway
to Shenandoah National Park and the George
Washington National Forest.





























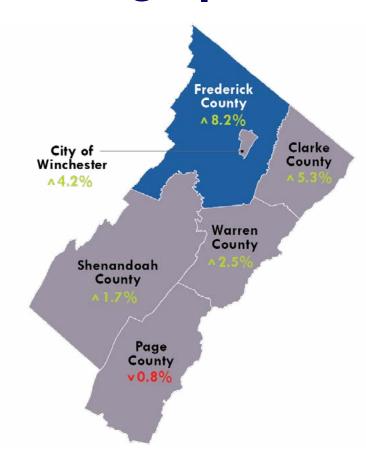


Frederick County | Community Profile **Population and Demographics**

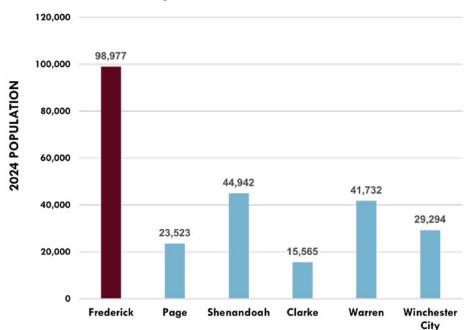
Population and Demographics

Frederick County has a current population of 98,977. Frederick County, Hampshire County, West Virginia, and the City of Winchester togerther comprise the Winchester, VA-WV Metropolitan Statistical Area (MSA). The total population of the MSA in 2024 was 152,112.

Between 2020 and 2024, Frederick County grew by 8.2%. The County remains the fastest growing jurisdiction in the Shenandoah Valley, and, as of 2024, the sixth-fastest growing jurisdiction in the Commonwealth.



2024 Population - NSVRC Localities



Weldon Cooper Center for Public Service, 2025

Virginia's Fastest Growing Jurisdictions, 2024

- 1. New Kent County, 16.8%
- 2. Goochland County, 11.2%
- 3. Louisa County, 10.2%
- 4. Caroline County, 9.3%
- 5. City of Suffolk, 8.7%

Weldon Cooper Center for Public Service, 2025

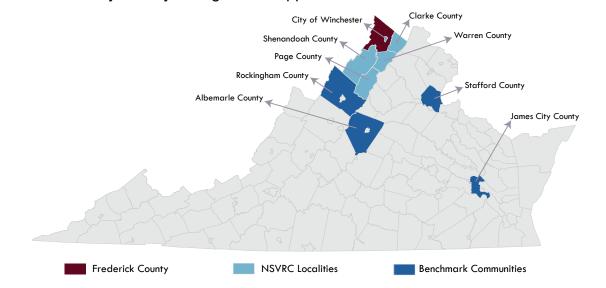
- 6 (T). Chesterfield County, 8.3%
- 6 (T). Frederick County, 8.3%
- 6 (T). City of Falls Church, 8.3%
- 9. Spotsylvania County, 7.1%
- 10. Orange County, 7.0%

Benchmark Communities

Benchmark communities are other counties in Virginia used as points of comparison when evaluating Frederick County's demographic trends. In this community profile, Albemarle, James City, Rockingham, and Stafford Counties are used as benchmarks for Frederick County. These counties were selected based on similar characteristics, including:

- Historically rural, but quickly growing and becoming increasingly suburban/urban
- Surrounding or immediately adjacent to a county-equivalent City
- Similar economic conditions
- Similar population size

Utilizing benchmark communities in demographic analysis is a useful exercise in helping Frederick County identify strengths and opportunities.



Between 2012-2022, total net migration was 11,963. While the rate of in-migration has slowed in recent years, in-migration has still exceeded out-migration for every year within the decade. Therefore, it can be reasonably concluded that in-migration has been a sizable contributor to the County's population growth. Most inflow originates from the City of Winchester and Northern Virginia localities; Berkeley County, West Virginia and Warren County also are highly represented origins. On the other hand, Berkeley County is the second most popular destination for out-migration, followed by Shenandoah, Loudoun, and Warren Counties. The majority of both outflow and inflow is either to or from the City of Winchester. This is not unusual and is mirrored in other Virginia counties surrounding an independent city.

Frederick County Net Migration, 2012-2022*							
Tax Year	Total Outflow	Total Inflow	Net Migration	Year-Over-Year			
2011-2012	4,709	5,145	436	-			
2012-2013	4,970	5,734	764	75.2%			
2013-2014	4,937	5,453	516	-32.5%			
2014-2015	3,210	3,796	586	13.6%			
2015-2016	4,751	5,705	954	62.8%			
2016-2017	6,141	8,008	1,867	95.7%			
2017-2018	4,859	6,199	1,340	-28.2%			
2018-2019	4,825	5,869	1,044	-22.0%			
2019-2020	5,435	7,167	1,732	65.9%			
2020-2021	5,136	6,689	1,553	-10.3%			
2021-2022	5,168	6,339	1,171	-24.6%			
TOTAL	54,141	66,104	11,963	N/A			

Internal Revenue Service (IRS), 2011-2022

^{*} Based on number of individuals.

Migration Patterns (2021-2022)*						
Where are People Comi	ng From?	Where are People Go	oing?			
Origin**	Estimate	Destination**	Estimate			
Winchester city	1,070	Winchester city	829			
Loudoun County	865	Berkeley County, WV	663			
Fairfax County	420	Shenandoah County	258			
Berkeley County, WV	308	Loudoun County	234			
Warren County	338	Warren County	217			
Prince William County	340	Fairfax County	149			
Shenandoah County	278	Clarke County	170			
Clarke County	198	Hampshire County, WV	143			
Jefferson County, WV	87	Jefferson County, WV	101			
Fauquier County	69	Prince William County	108			

Internal Revenue Service (IRS), 2011-2022

^{*} Based on number of individuals.

^{**} Only the top ten origins and destinations are included in this table. This is not an exhaustive list of in-migration and out-migration patterns.

The County's population is clustered near the City of Winchester and the Town of Stephens City. The Population Characteristics Map shows population density, total population, and median age of Census tracts. The population distribution can be attributed to Frederick County's continued policy of directing growth into its Urban Development Area (UDA) and water/sewer service area. This area of the County is also geographically the closest to employment centers in Northern Virginia and Washington, D.C.

Population density in the County has increased steadily over time, with an overall density of 239.6 persons per square mile in 2024, up from 189.4 persons per square mile in 2010.

Legend

City of Winchester

County Boundary

< 0.12 0.12 - 0.37

0.37 - 0.70

0.70 - 3.11

0 1.25 2.5

5 Miles

U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2023

Population Density (persons/sq. mi.)

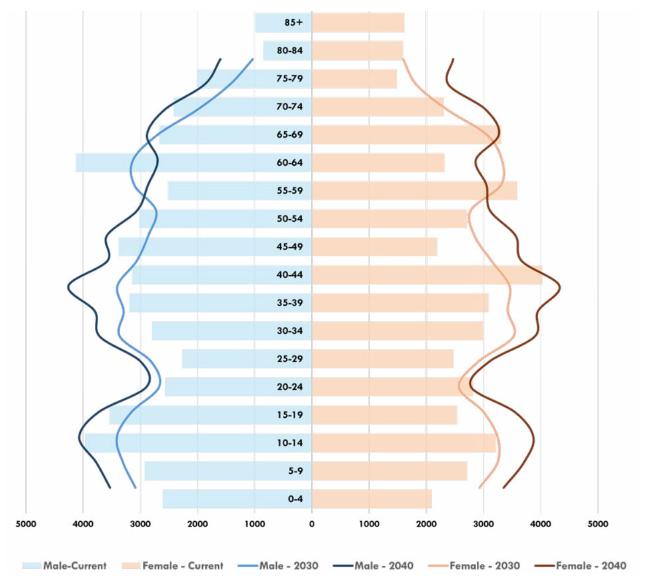
Population Characteristics Map Census Tract 503 Total Pop.: 6,257 Median Age: 47.7 Census Tract 502 Total Pop.: 3,771 Census Tract 501 Census Tract 504.2 Median Age: 53.4 Total Pop.: 7,377 Total Pop.: 2,743 Median Age: 36.5 Median Age: 45.2 Census Tract 511.02 Total Pop.: 6,176 Median Age: 35.7 Census Tract 511.04 **Census Tract 505** Total Pop.: 3,748 Total Pop.: 6,364 Median Age: 35 Median Age: 46.5 Census Tract 510.02 Total Pop.: 6,176 Median Age: 35.7 Census Tract 511.03 Total Pop.: 4,653 Census Tract 510.01 Median Age: 40.5 Total Pop.: 4,498 Median Age: 39.3 Census Tract 509 Census Tract 504.1 Census Tract 508.07 Total Pop.: 4,922 Total Pop.: 4,623 Total Pop.: 3,565 Median Age: 43 Median Age: 34.2 Median Age: 38.1 Census Tract 506 Census Tract 508.06 Total Pop.: 4,950 Total Pop.: 3,685 Shenandoah County Median Age: 40.2 Median Age: 39.4 Census Tract 508.05 Total Pop.: 2,882 Census Tract 508.1 Median Age: 42.2 Total Pop.: 6,465 Median Age: 50 **Census Tract 507** Total Pop.: 3,131 Census Tract 508.04 Median Age: 43.2 Total Pop.: 5,152 Median Age: 36.7 **Warren County**

Age and Sex

Frederick County's population is 51% male and 49% female. Virginia's statewide population conversely, is 49.3% male and 50.7% female. The median age in the County is 41.8 years, slightly older than Virginia's median age of 39.3 years.

The largest population gains from 2000 to 2010 were in the 20 to 24 and 55 to 64 cohorts. Over the next twenty years, the 30 to 45 age cohorts are expected to experience the most growth; there is also substantial growth projected for children under 18.

Current and Projected Age and Sex



U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates; Weldon Cooper Center for Public Service, 2023-2025

Families and Households

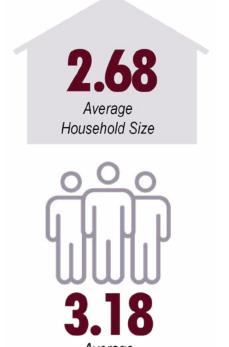
The U.S. Census Bureau defines a family as a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together. All such people, including related subfamily members, are considered as members of one family. Frederick County's average family size is 3.18, which is higher than the statewide average of 3.07.

On the other hand, a "household" is defined by the U.S. Census Bureau as all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. Frederick County's average household size is 2.68, which is also higher than the statewide average of 2.49.

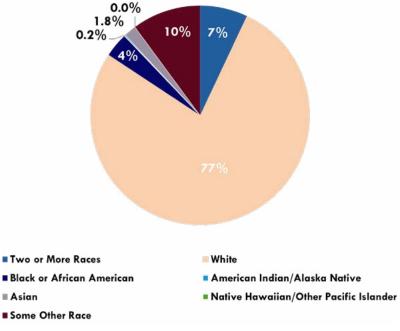
Race, Ethnicity, and Language

About 77% of Frederick County residents identify as white; around 13% of residents identify as biracial or non-white. Racial diversity in the County has increased over time, and approximately 7.8% of current residents are foreign-born.

While most families speak English as their primary language, 11.7% speak a language other than English, with 45% of those families speaking English less than "very well". The second most common primary language is Spanish (9.3%); other Indo-European languages (e.g., French; German) are the primary language of 1.3% of residents. Most residents who speak English less than "very well" reside in the areas immediately west and south of the City of Winchester (see map on page 20).



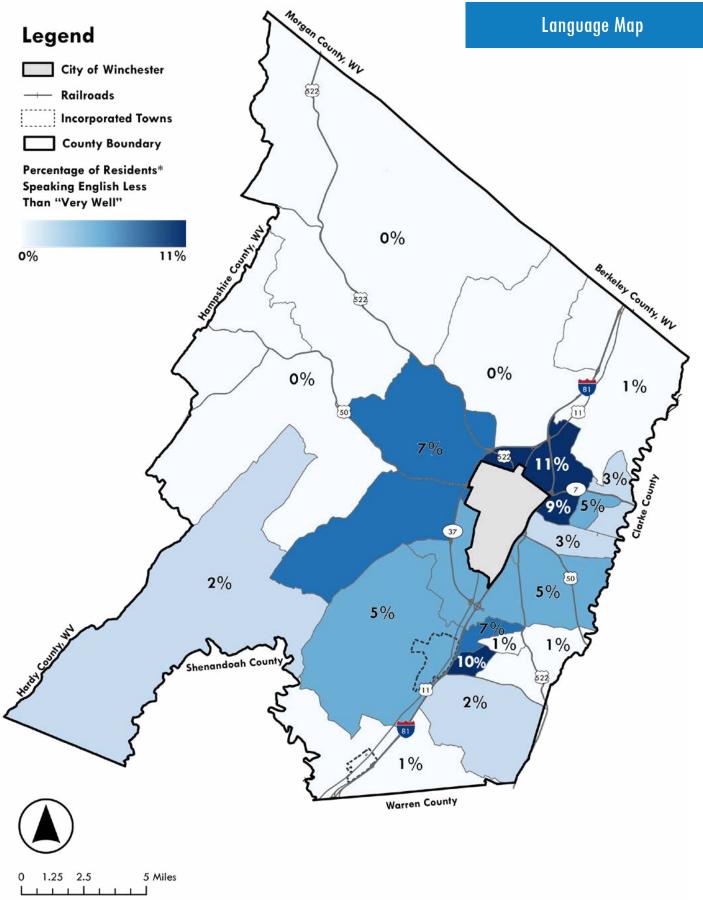
Family Size



Race

U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2023

Frederick County | Community Profile **Community History**



U.S. Census Bureau - American Community Survey (ACS) 5-Year Estimates, 2022 *Represents residents ages 5 and up.

Historic and Future Population Growth

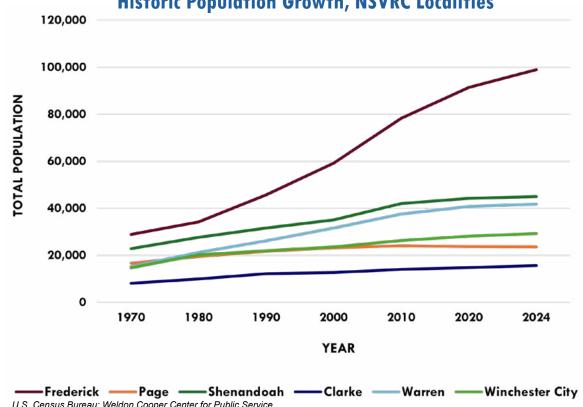
Historic Population Growth

Frederick County's population growth over the past six decades (1970-2024) has been rapid, particularly when compared to other Northern Shenandoah Valley Regional Commission (NSVRC) localities. All localities in the NSVRC, with the exception of Page County where population growth has stagnated and begun to decline, have experienced population growth during the same period. Shenandoah and Warren Counties had the highest growth rates behind Frederick County; Clarke County and the City of Winchester had slower but steady growth rates.

Historic Population Growth, NSVRC Localities								
Year	Frederick	Page	Shenandoah	Clarke	Warren	Winchester		
1970	28,893	16,581	22,852	8,102	15,301	14,643		
1980	34,150	19,401	27,559	9,965	21,200	20,217		
1990	45,723	21,690	31,636	12,101	26,142	21,947		
2000	59,209	23,177	35,075	12,652	31,584	23,585		
2010	78,305	24,042	41,993	14,034	37,575	26,203		
2020	91,419	23,709	44,186	14,783	40,727	28,120		
2024	98,977	23,523	44,942	15,565	41,732	29,294		

U.S. Census Bureau; Weldon Cooper Center for Public Service

Historic Population Growth, NSVRC Localities



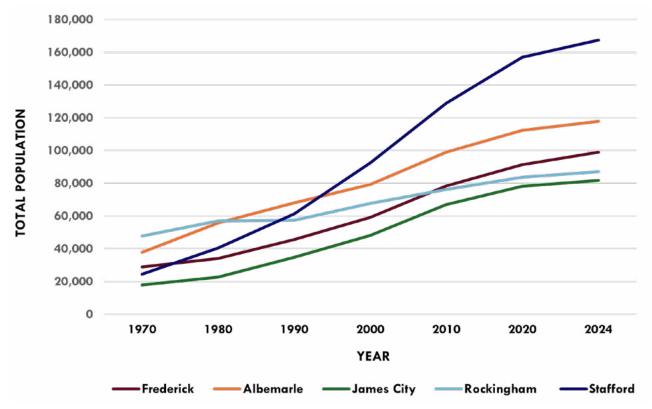
Frederick County | Community Profile **Population and Demographics**

Frederick County's population growth rate between 1970-2024 is most similar to the growth rates seen in Albemarle and James City Counties during the same period. Stafford County's growth rate was exponential and significantly higher than all other benchmark communities; Rockingham County's growth has continued but at a slower and more steady rate.

Historic Population Growth, Benchmark Communities								
Year	Frederick	Albemarle	James City	Rockingham	Stafford			
1970	28,893	37,780	17,853	47,890	24,587			
1980	34,150	55,783	22,763	57,038	40,470			
1990	45,723	68,040	34,859	57,482	61,236			
2000	59,209	79,236	48,102	67,725	92,446			
2010	78,305	98,970	67,009	76,314	128,961			
2020	91,419	112,395	78,254	83,757	156,957			
2024	98,977	117,790	81,826	87,051	167,455			

U.S. Census Bureau; Weldon Cooper Center for Public Service

Historic Population Growth, Benchmark Communities



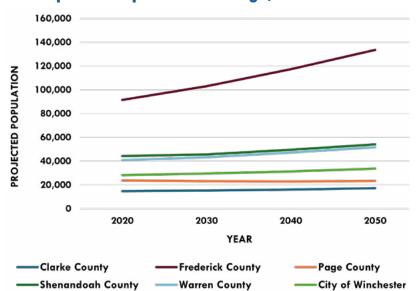
U.S. Census Bureau; Weldon Cooper Center for Public Service

Projected Population Growth

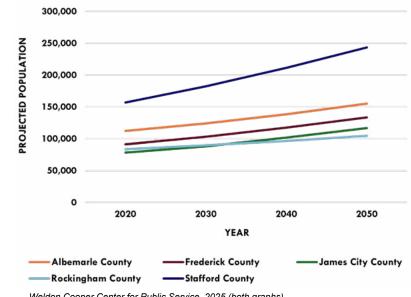
Frederick County's population is projected to continue growing. According to the Weldon Cooper Center for Public Service, the growth rate is projected to slow slightly in the short-term due to a statewide decline in birth rates, but then continue to increase in future years due to potentially high rates of in-migration. Frederick County is projected to have the most population growth out of the NSVRC

localities, with growth in the City of Winchester and Clarke and Page Counties projected to taper off. Frederick County's projected population growth continues to closely mirror projected growth in Albemarle and James City Counties. Stafford County's population growth is expected to continue at an exponential pace, while Rockingham County's population growth is expected to continue at slower and steadier rates.

Projected Population Change, NSVRC Localities



Projected Population Change, Benchmark Communities



Weldon Cooper Center for Public Service, 2025 (both graphs)

Because these are simply projections and not definitive, the County should continue to monitor population growth to ensure policies match current demand. The projections below are additional and based on three different growth scenarios for Frederick County's future. Projections from Weldon Cooper are most similar to the "low growth" scenario included below.

Low Growth: This scenario assumes that population growth in Frederick County will continue, but at
lower rates than observed between 2014-2024. Factors that may contribute to this scenario include
increasing return-to-office mandates in the workforce, continued declines in birth rate, slowed inmigration, and increasingly competitive local economies in the Shenandoah Valley. Assumes continuation
of the NSVRC overall growth rate (10.38% total or 1% annually).

NSVRC 2014 Population Estimate: **230,143** NSVRC 2024 Population Estimate: **254,033**

2014 to 2024 Growth Rate: 10.38% total; 1.038 (1%) average annual

Frederick County 2045 Population Estimate: 121,980

• **Moderate Growth:** This scenario assumes that population growth in Frederick County will slow slightly to an average of 1.8% annually.

Frederick County 2014 Population Estimate: **82,735**Frederick County 2024 Population Estimate: **98,977**

Frederick County Moderate Growth Rate: **1.8% annually**Frederick County 2045 Population Estimate: **143,960**

• **High Growth:** This scenario assumes that population growth in Frederick County will continue at the same average annual growth rate as observed between 2014-2024 (19.63% total or 2% annually).

Frederick County 2014 Population Estimate: **82,735**

Frederick County 2024 Population Estimate: 98,977

Frederick County 2014 to 2024 Growth Rate: 19.63% total; 1.963% (2%) annually

Frederick County 2045 Population Estimate: 149,400

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Land Use

Current Land Use

Frederick County has a total area of 416 square miles, or 266,240 acres. Of the total area, 99.5% is land area (414 square miles or 264,960 acres) and 0.5% is water area (2 square miles or 1,280 acres). Around 5% (23 square miles or 14,700 acres) of Frederick County's total land area is protected through conservation easements or included in the George Washington & Jefferson National Forest.

As of 2024, the population density is 239 people per square mile; when protected lands are removed from consideration, the population density is approximately 252 people per square mile.

The general locations of development in Frederick County have largely remained unchanged over time.

Most of the County's land area is historically agrarian and remains predominately rural, while new growth has been suburban in nature and concentrated around the City of Winchester and the towns of Stephens City and Middletown. The vast majority of Frederick County's land area remains undeveloped as forested land, pastures, grass, and cropland (93%). Impervious, or developed areas, comprise less than 5% of the total land area.

Frederick County Land Cover							
Land Cover Type	Acres	Percent					
Forest	143,563	54.0%					
Pasture	46,681	17.6%					
TurfGrass	22,392	8.4%					
Tree	20,432	7.7%					
Cropland	14,433	5.4%					
Impervious Extracted	7,049	2.7%					
Impervious Local Datasets	5,726	2.2%					
Shrub/Scrub	1,716	0.6%					
Barren	1,362	0.5%					
Harvested/Disturbed	1,202	0.5%					
Open Water	1,087	0.4%					
Other	281	0.1%					

Virginia Geographic Information Network (VGIN), 2016; updated February 18, 2025

Development Activity

The number of approved land use applications - including rezonings, Conditional Use Permits (CUPs), and variances – remained steady between 2020 to 2024. The most notable increase was in the number of approved variances, which jumped from an average of seven per year from 2020 and 2023 to 21 in 2024 alone.

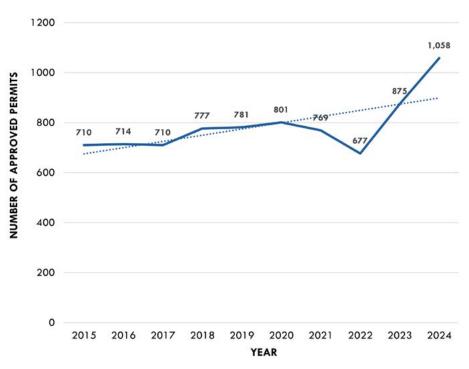
Approved Applications (2020-2024)							
Application Type	2020	2021	2022	2023	2024		
Comprehensive Policy Plan Amendment (CPPA)	1	0	0	3	3		
Rezoning	4	5	10	3	6		
Conditional Use Permit (CUP)	9	9	8	6	9		
Master Development Plan (MDP)	5	5	7	2	2		
Subdivision Design Plan (SUB)*	165*	646*	169*	798*	6		
Site Plan (SP)	46	24	51	55	48		
Variance (VAR)	8	8	7	6	21		

Frederick County Department of Planning & Development, 2025

The number of approved residential building permits increased 49% between 2015 and 2024. Single-family detached (SFD) development represents most of the County's approved permits, followed by single-family attached (SFA) development. There have been notable increases in the number of approved permits for SFA and multi-family (MF) development between 2020 and 2024.

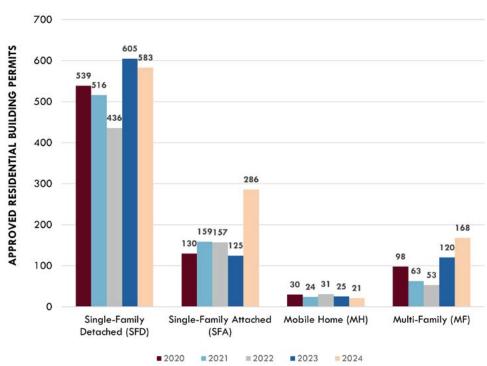
^{*} Based on number of new lots created.

Approved Residential Building Permits



Frederick County Department of Planning & Development, 2025

Approved Residential Building Permits by Type



Frederick County Department of Planning & Development, 2025

Frederick County regularly updates an Urban Development Area (UDA) report that monitors development activity and estimates the potential for future residential growth within the UDA. This estimate is determined by:

- Applying allowable densities to undeveloped land;
- Adding the maximum number of units allowed on zoned parcels with approved General Development Plans (GDPs) based on proffered densities—including units from Master Development Plans (MDPs); and
- Accounting for recorded but undeveloped lots in active subdivisions.

According to the most recent report, the UDA has the capacity to support up to 12,826 additional residential units. However, County staff has indicated that a more realistic number of units is 6,849, as determined based on land with an approved Generalized Development Plan (GDP), Master Development Plan (MDP), or subdivided as of May 2025. Additionally, given the lack of new entitlements and the pace of approved permits, the realistic capacity of the UDA may be extinguished in the next 5 to 10 years.

Zoning and Subdivision Ordinances

Zoning refers to regulations established by
Frederick County that govern how land can be
used, as well as the size, height, and placement of
structures on a property. The purpose of zoning is

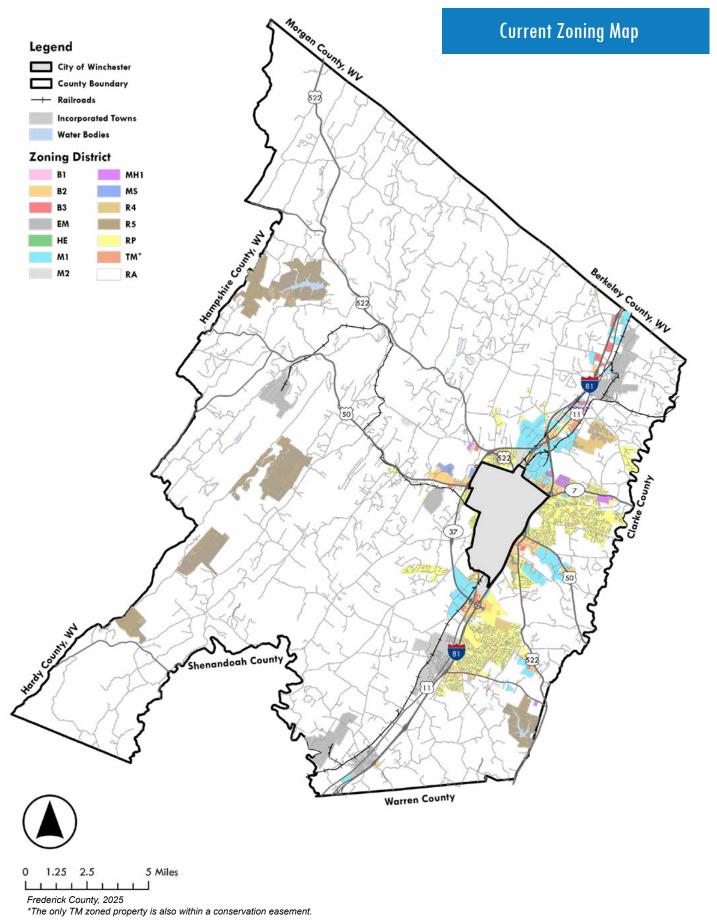
to facilitate orderly land development and protect the general health, safety, and welfare of the community. Zoning regulations in Frederick County apply countywide.

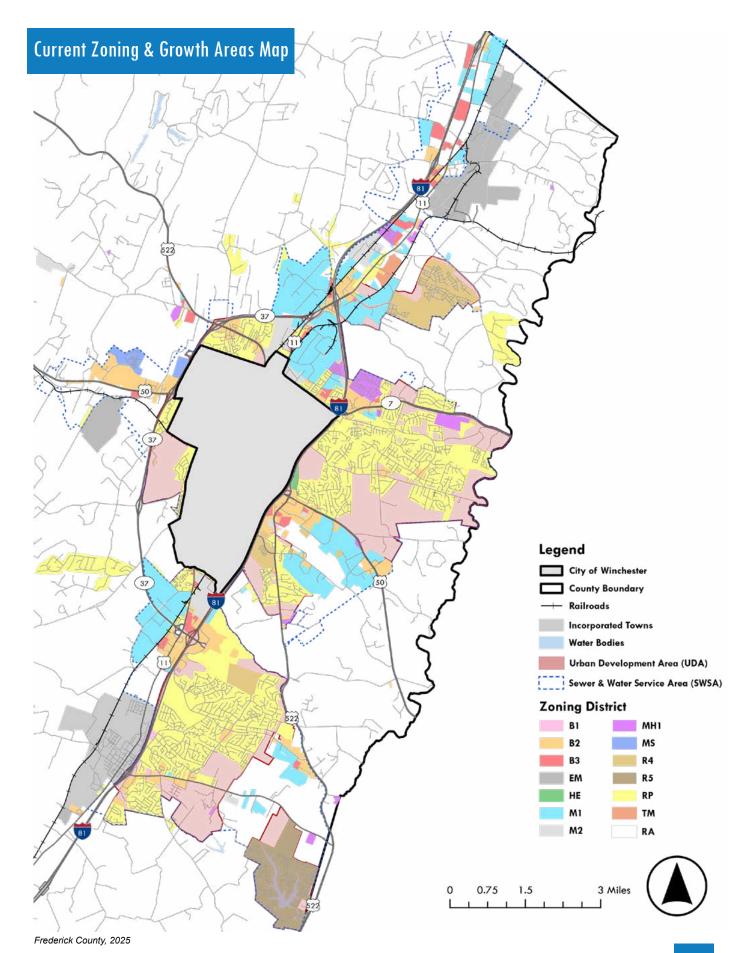
The majority (80%) of Frederick County's zoned area is designated as either Residential Recreational Community District (R5) or Residential Performance (RP). R4 repreents the next most common residential district at 2.4%. While these districts permit a variety of residential uses and limited supporting commercial and industrial uses, detached single-family residential is the predominant use in the developed and zoned areas.

Current Zoning in Frederick County*						
Zoning District	Acres	Percent				
B1	78.31	0.1%				
B2	2,191.05	3.3%				
В3	468.14	0.7%				
EM	3,639.22	5.4%				
HE	29.51	0.0%				
M1	3,922.36	5.9%				
M2	858.76	1.3%				
MH1	467.58	0.7%				
MS	181.23	0.3%				
R4	1838.51	2.7%				
R5	27,688.18	41.4%				
RP	25,486.49	38.1%				
TM	94.71	0.1%				
TOTAL	66,944.05	100%				

Frederick County Geographic Information Systems (GIS), 2025

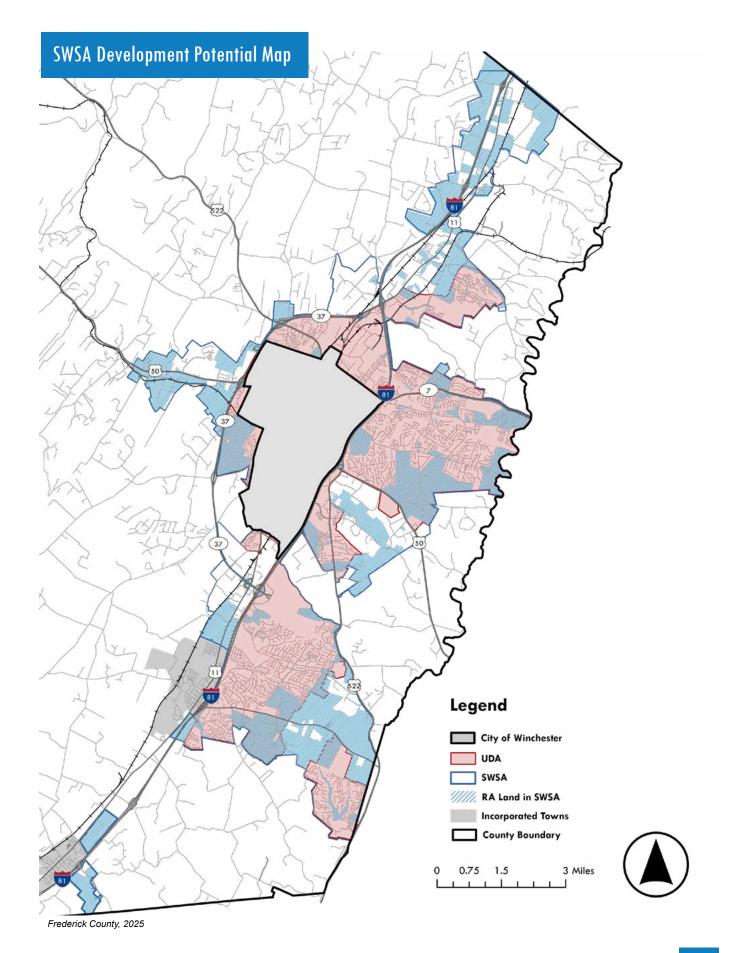
^{*}This table does NOT reflect the inclusion of the Rural Areas (RA) zoning district. Nearly 200,000 acres of the County remain zoned RA.





On the other hand, subdivision regulations manage the physical subdivision of land and the development of individual properties. Unlike zoning, subdivision regulations do not manage the specific uses of land that occur or where they can occur. The County's Subdivision Ordinance regulates the process of subdivision in Frederick County. The Ordinance limits divisions of land in the Rural Areas (RA) zoning district to protect against development and loss of rural character. This helps direct development to designated growth areas. All rural subdivisions must provide adequate road access in accordance with Virginia Department of Transportation (VDOT) standards, along with well and septic systems approved by the Virginia Department of Health (VDH), if applicable. Subdivisions are also required to connect to public water and sewer systems if located within the Sewer and Water Service Area (SWSA); the County currently prohibits connection to public utilities if outside the SWSA.

The SWSA, which dictates the availability of water and sewer infrastructure in Frederick County, serves as the primary driver of the County's future development. A significant amount of land – 32,000 acres – within the current SWSA carries an RA zoning classification, allowing opportunity for potential rezoning and future development. Much of this land also falls within the boundaries of the existing Urban Development Area (UDA). Currently, the County envisions commercial and industrial rezonings in areas with the SWSA alone; commercial, industrial, and residential rezonings are envisioned in areas where both the SWSA and UDA are present.



Development Suitability

The Development Suitability Map for Frederick County is a composite tool designed to guide land use decisions through a data-driven approach. It evaluates development opportunities and constraints by analyzing a range of environmental, economic, and infrastructure-related factors that help identify areas appropriate for either growth or preservation. Using Geographic Information Systems (GIS), each factor is represented as a data layer, standardized, and assigned a weight based on its relevance to the County's development goals. The weighted layers are then combined to create the composite suitability map, where higher scores reflect greater potential for development and lower scores indicate more limited suitability.

Development Constraints

Natural and man-made factors
that preclude future
development

Conservation Easements

Dam Break Inundation Zones

Flood Hazard Zones

Parks

Public Lands

Steep slopes (slopes exceeding 35%)

Development

Considerations

Factors that don't preclude development, but don't necessarily enhance suitability

Slopes between 10% and 35% Agricultural & Forestal Districts

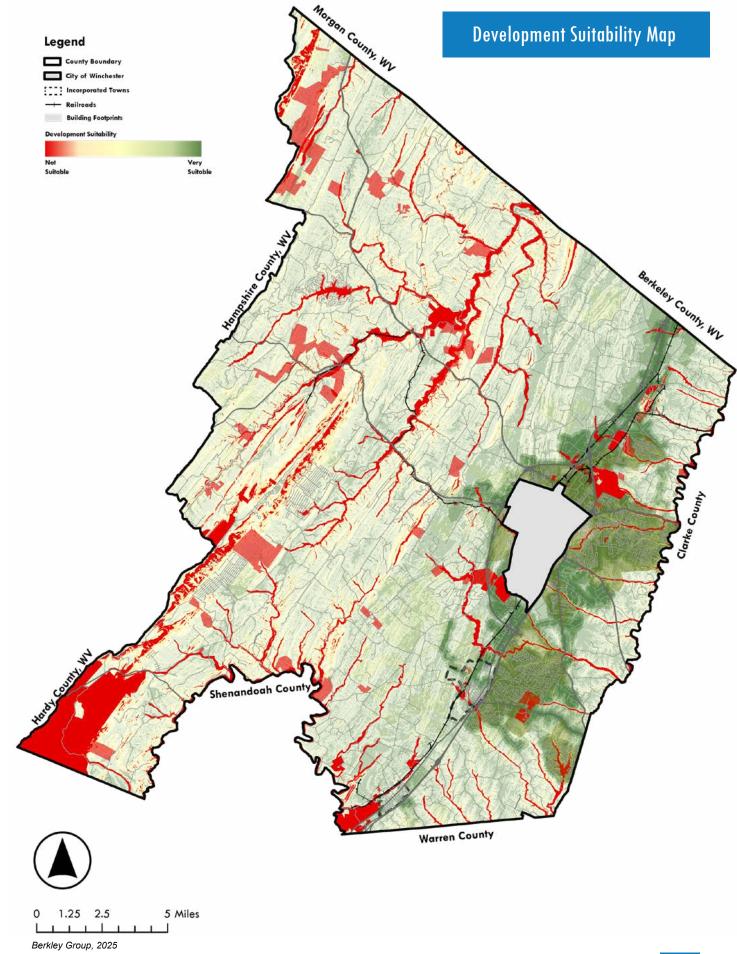
Development

Opportunities

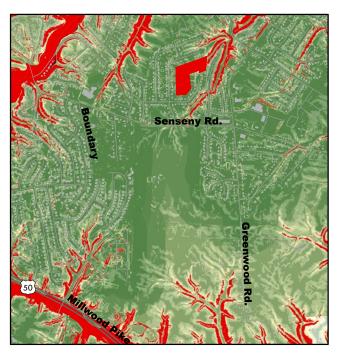
Factors that either directly incentivize development or are otherwise highly attractive

Urban Development Area (UDA)
Water & Sewer (500 ft. and 1,000
ft. buffer zone around existing
lines)
Interstate 81 Interchanges (1-mile

buffer zone)
Slopes less than 10%



Land Use



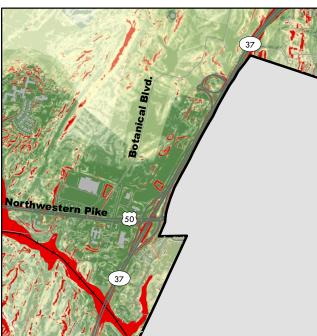
There are about 221 acres of "high suitability" land in the vicinity of Senseny and Greenwood Roads, east of Winchester City Limits.



Development potential remains in the Sunnyside area and the area bounded by Route 37 and U.S. Route 522.



Publix, a large national grocer, recently announced plans to site in this "high suitability" area along Fairfax Pike, along with a residential development. However, there still remain around 22 acres for development in this area.



The area around Northwestern Pike and Botanical Boulevard has strong development potential, particularly if water/sewer are expanded.

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Berkley Group, 2025

Housing

A key aspect of a Comprehensive Plan is to help a community identify opportunities for growth and modernization, both physically and conceptually. By analyzing the current housing market – including availability and household size – alongside health and quality-of-life factors, Frederick County can better assess which community assets need enhancement and where improvements can be made to overall livability.

Housing Stock

Frederick County's housing stock has increased by 10.8% over the last five years, rising from 34,161 units in 2019 to 37,878 units in 2023. Frederick County's growth in housing units significantly outpaced all Northern Shenandoah Valley Regional Commission (NSVRC) localities, and the County continues to maintain the highest number of housing units in the NSVRC region. Frederick County also outpaced all benchmark communities in housing unit growth.

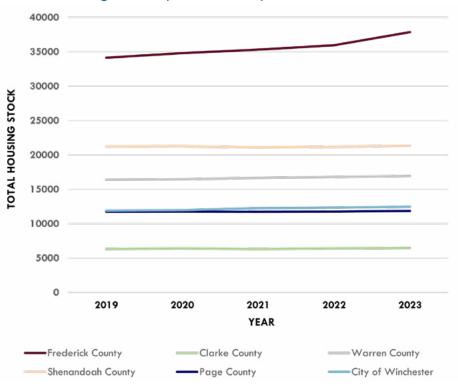
Housing Stock (2019-2023), NSVRC Communities							
Locality	2019	2020	2021	2022	2023	Average % Increase	
Frederick County	34,161	34,817	35,335	35,963	37,878	11%	
Clarke County	6,345	6,394	6,341	6,398	6,478	2%	
Warren County	16,387	16,481	16,656	16,794	16,936	3%	
Shenandoah County	21,221	21,263	21,114	21,195	21,319	0.50%	
Page County	11,747	11,783	11,750	11,784	11,878	1%	
City of Winchester	11,919	11,980	12,268	12,353	12,468	5%	

U.S. Census Bureau, American Community Survey (ACS) 1- and 5-Year Estimates, 2019-2023

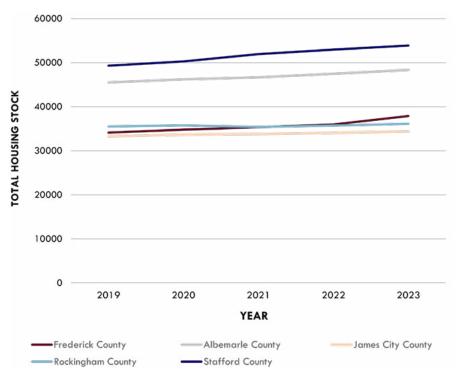
Housing Stock (2019-2023), Benchmark Communities							
Locality	2019	2020	2021	2022	2023	Average % Increase	
Frederick County	34,161	34,817	35,335	35,963	37,878	11%	
Albemarle County	45,520	46,235	46,661	47,496	48,360	6%	
James City County	33,284	33,699	33,771	34,104	34,400	3%	
Rockingham County	35,504	35,783	35,388	35,692	36,095	2%	
Stafford County	49,292	50,272	51,947	52,961	53,864	9%	

U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2019-2023

Housing Stock (2019-2023), NSVRC Localities



Housing Stock (2019-2023), Benchmark Communities

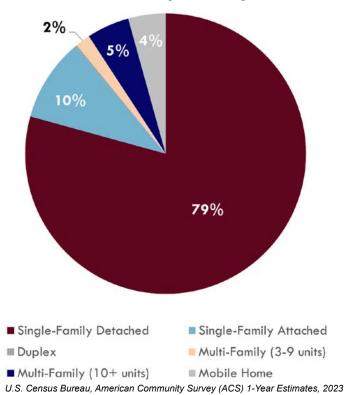


U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2019-2023 (both graphs)

Housing

Most housing units (79.2%) in Frederick County are detached single-family homes, followed by townhomes (9.6%). Detached single-family homes are the most common housing type across NSVRC localities, comprising at least 50% of the housing stock in every locality. The same is true for benchmark communities, with every benchmark community having a similarly comprised housing stock.





Housing Type, NSVRC Communities								
	Frederick	Clarke	Warren	Shenandoah	Page	Winchester		
Single-Family Detached	79.2%	88.7%	84.4%	75.9%	82.2%	58.1%		
Single-Family Attached	9.6%	4.7%	5.1%	7.1%	2.8%	8.3%		
Duplex	0.2%	1.3%	1.4%	1.4%	0.9%	2.2%		
Multi-Family (3-9 units)	1.7%	0.9%	4.8%	5%	2.4%	17.2%		
Multi-Family (10+ units)	5%	3.1%	3.1%	6.5%	2%	14.2%		
Mobile Home	4.3%	1.3%	1.3%	4.1%	9.7%	0%		
Boat, RV, van, etc.	0.1%	0%	0%	0%	0%	0%		

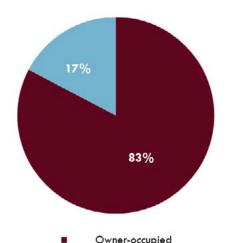
Frederick County Department of Planning & Development, 2025

Housing Type, Benchmark Communities								
	Frederick	Albemarle	James City	Rockingham	Stafford			
Single-Family Detached	79.2%	60.2%	67.5%	71.5%	75%			
Single-Family Attached	9.6%	13%	13.2%	10.8%	14%			
Duplex	0.2%	1.4%	1.2%	2.2%	0.2%			
Multi-Family (3-9 units)	1.7%	8.2%	7.8%	3.7%	2.3%			
Multi-Family (10+ units)	5%	15%	8%	3.3%	6%			
Mobile Home	4.3%	2.2%	2.2%	8.6%	2.5%			
Boat, RV, van, etc.	0.1%	0.1%	0%	0%	0.1%			

Frederick County Department of Planning & Development, 2025

Occupancy

The vast majority (94%) of Frederick County's housing stock is occupied. Among these occupied housing units, 83% are owner-occupied. The percentage of owner-occupied housing increased 7% between 2019 and 2023, with most homeowners in Frederick County being over the age of 45. Homeownership rates by age group remained stable between 2010 to 2022, with the exception of homeownership rates for adults under 25, which plummeted from 45% to 18%.

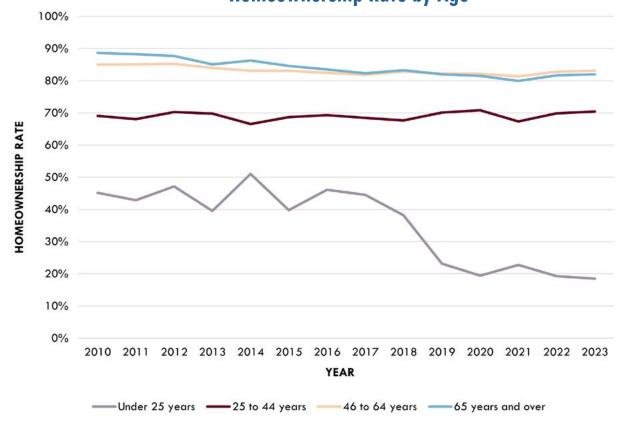


Renter-occupied

Frederi	ick Cour	nty Hous	sing Ter	nure	
Tenure	2019	2020	2021	2022	2023
Owner-Occupied	77.2%	77.7%	75.1%	83.1%	82.7%
Renter-Occupied	22.8%	22.3%	24.9%	16.9%	17.3%

U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2019-2023 (graph and table)

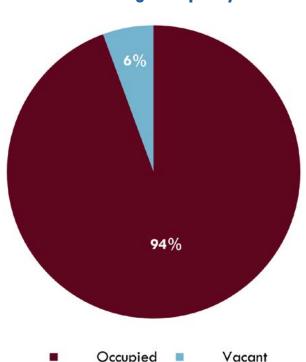
Homeownership Rate by Age



Frederick County's overall vacancy rate is 6%. The vacancy rate has been historically low, especially when split between homeowner and renter vacancy rates. Generally, vacancy rates of 2% for owneroccupied units and 8% for renter-occupied units are widely accepted as indicators of a healthy housing market. However, in 2023, the homeowner vacancy rate was less than 1%, and the rental vacancy rate was 5.5%. Comparing these existing conditions to the industry benchmark therefore indicates that Frederick County's housing supply is not keeping up with demand, particularly for owner-occupied units.

Evaluating overall residential vacancy by type of unit is beneficial in highlighting the factors that may be contributing to vacancy. Approximately a third (29%) of Frederick County's overall vacant housing units are seasonal or recreational units, which include timeshares, vacation properties, and short-term rentals. However, nearly half (47%) of all vacant units are considered "other vacant," which is a broad category inclusive of abandoned units, units under foreclosure, units undergoing renovation, units held for the settlement of an estate, or units held simply because the owner refuses to sell or rent. If these units were made habitable or otherwise released, this would add over 1,000 units back into the market.

Housing Occupancy



U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2023

Occupied

Vacancy S	Status	
Vacancy Status	Number of Units	Percent
Total Vacant:	2279	(X)
Other vacant	1071	47.0%
For seasonal, recreational, or occasional use	668	29.3%
For rent	264	11.6%
For sale only	197	8.6%
Sold, not occupied	79	3.5%
Rented, not occupied	0	0.0%
For migrant workers	0	0.0%

U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates, 2023

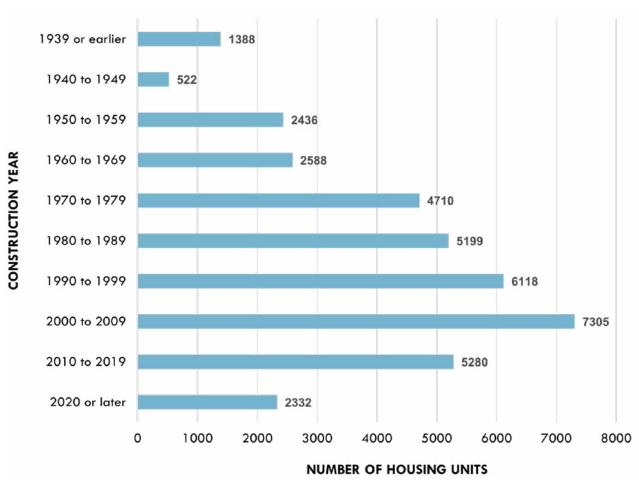
Housing Quality and Maintenance

According to the U.S. Department of Housing and Urban Development (HUD), a house can go 40 to 50 years on average without needing significant annual maintenance. Around 30% of Frederick County's housing stock was built in 1980 or earlier. Based on this, many of the County's housing units are or will be reaching an age within the next 15 to 20 years that will require significant maintenance and investment to keep them safe, comfortable, and usable.

Substandard housing, or housing lacking complete plumbing and/or kitchen facilities, comprises less than 1% of the County's total housing units. In addition to substandard housing, housing constructed prior to 2000 (60%) will begin to require greater maintenance, repair, and renovation in the coming years due to normal aging and use. Many state programs are available to assist homeowners and renters with rehabilitation, weatherization, along with other associated housing costs such as down payment assistance.

Housing

Age of Housing Stock



U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2023

Frederick County | Community Profile Housing

Resi	dential Assistance Pr	ograms*
Available Program	Organization	Link
Essential Home and Accessibility Repair Program	Virginia Department of Housing and Community Development (DHCD)	https://www.dhcd.virginia.gov/ eharp
Indoor Plumbing Rehabilitation Program (IPR Flex)	DHCD	https://www.dhcd.virginia.gov/ ipr
Weatherization Assistance Program	DHCD	https://www.dhcd.virginia.gov/ wx
Weatherization Deferral Repair	DHCD	https://www.dhcd.virginia.gov/ wdr
Virginia Livable Home Tax Credit	DHCD	https://www.dhcd.virginia.gov/ lhtc
Universal Design Standards	The UD Project	https://www.universaldesign. org/
Virginia Housing Plus Second Mortgage	Virginia Housing	https://www.virginiahousing. com/partners/lenders/plus- second-mortgage
Down Payment Assistance Grant	Virginia Housing	https://www.virginiahousing. com/en/homebuyers/down- payment-assistance-grant
Virginia Housing Accessibility Grants	Virginia Housing	https://www.virginiahousing. com/ renters/accessibility-grants
Virginia Rental Housing Tax Credits	Virginia Housing	https://www.virginiahousing. com/ partners/rental-housing/ rental-housing-tax-credits

^{*}These programs are offered via the agencies that administer them directly, not through Frederick County.

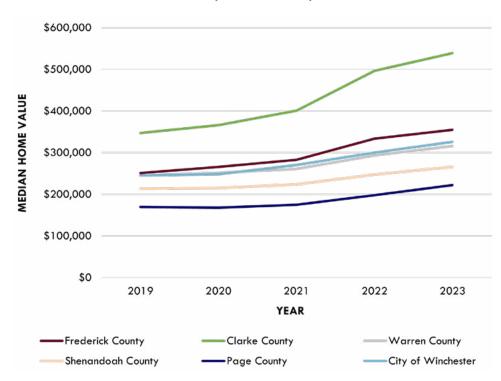
Market Factors

The median home value in Frederick County increased 41% over the past five years, rising from \$251,200 in 2019 to \$355,000 in 2023. It remains higher than the median values in other NSVRC localities, except for Clarke County, which reported a median home value of \$538,900 in 2023.

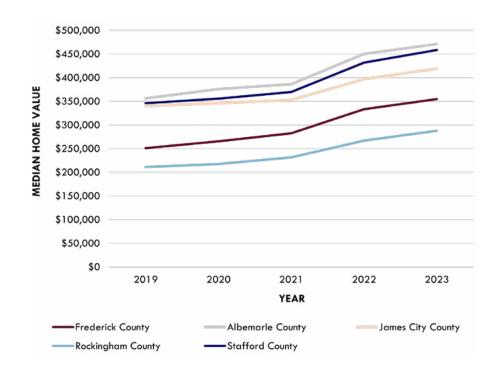
When compared to benchmark communities,
Frederick County's median home value is lower
than all others except Rockingham County.
However, the rate at which the median home value
has increased over the last five years is the highest
in Frederick and Rockingham Counties, at 41% and
36%, respectively.



Median Home Value (2019-2023), NSVRC Localities



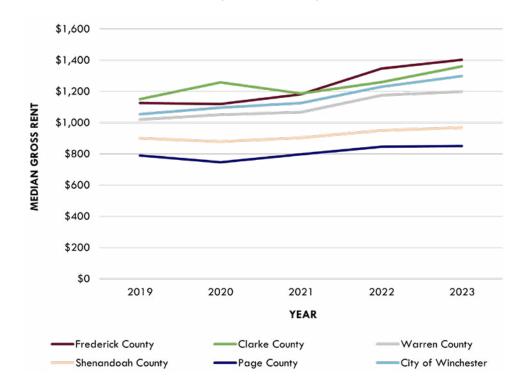
Median Home Value (2019-2023), Benchmark Communities



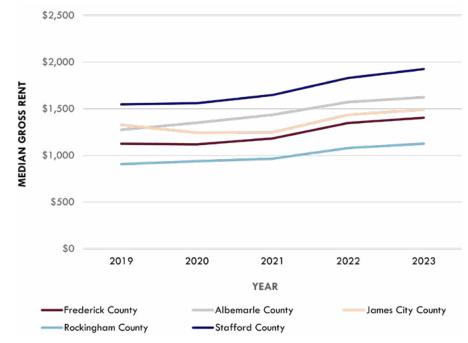
U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2019-2023 (both graphs)

Median gross rent in Frederick County has increased by 25% over the past five years, and is higher than that of all other NSVRC localities. Similarly to median home value, Frederick County's median gross rent is lower than all other benchmark communities except for Rockingham County.

Median Gross Rent (2019-2023), NSVRC Localities



Median Gross Rent (2019-2023), Benchmark Communities



U.S. Census Bureau, American Community Survey (ACS) 1-Year Estimates, 2019-2023 (both graphs)

Housing Cost Burden

Housing options that match County residents' incomes are important to consider when evaluating housing supply. As a guideline, housing is considered affordable when households earning at or below the area median income (AMI) pay no more than 30% of their gross annual income on total housing costs, which includes mortgage or rent payments, real estate taxes, and utility payments. In 2023, a third (33%) of all renter households and 15% of all homeowner households exceeded this threshold. 16% of all renter households and 6% of all homeowner households demonstrated severe cost burden, or paying at least 50% of their gross annual income towards housing costs.

Housing Cost Burden in Frederick County							
Housing Cost Burden Overview	Owner Households	Renter Households	Total				
Cost Burden <=30%	21,040	5,145	26,185				
Cost Burden >30% to <=50%	2,150	1,340	3,490				
Cost Burden >50%	1,450	1,250	2,700				
Cost Burden not available	185	165	350				
TOTAL	24,820	7,900	32,725				

U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Data, 2024

In Frederick County, the AMI in 2023 was estimated to be \$113,100. Therefore, the maximum total housing cost that would be considered affordable for County households earning at or below the AMI is a maximum of \$33,930 annually, or \$2,828 monthly. With an average down payment of 15%; an average interest rate of 6.88%; and considerations for average taxes, utilities, and insurance, this would equate an estimated maximum home price of \$386,000. However, this is an average and will further vary based on HUD income limit categories and the number of individuals in a family.

The maximum monthly home cost and home price based on the affordability threshold exceeds both the median gross rent and median home sales price. Based on this, one might conclude that there is not a reason for cost burden to be so high. However, there are several factors that may be influencing cost burden. Over a third of renters are cost-burdened, suggesting a shortage of genuinely affordable rental units relative to local income levels. Additionally, since the affordability threshold exceeds the median home sales price, some residents may find homeownership to be more viable than renting, especially if mortgage costs are lower than high rental costs.

	FY 2025 Income Limits Summary								
AMI*	FY 2025	5 Persons in Family							
	Income Limit Category	1	2	3	4	5	6	7	8
	Extremely Low	\$23,800	\$27,200	\$30,600	\$33,950	\$37,650	\$43,150	\$48,650	\$54,150
\$113,100	Very Low (50%)	\$39,600	\$45,250	\$50,900	\$56,550	\$61,100	\$65,600	\$70,150	\$74,650
	Low (80%)	\$63,350	\$72,400	\$81,450	\$90,500	\$97,750	\$105,000	\$112,250	\$119,500

U.S. Department of Housing and Urban Development (HUD), 2025

^{*}HUD will also use Median Family Income (MFI); in this context, AMI and MFI are synonymous.

Frederick County | Community Profile Housing

Subsidized Housing in Frederick County			
Subsidy Name (Group)	Number of Units		
HUD Insured	47		
Section 8/Housing Voucher	58		
USDA	86		
LIHTC	432		
TOTAL	623		

National Housing Preservation Database, 2024

There are 623 subsidized housing units in Frederick County, representing less than 2% of all units. Low-Income Housing Tax Credit (LIHTC) units represent the most common type of subsidized housing. The LIHTC program gives state and local agencies annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

Demographics and Housing

- Aging in Place: Aging in place is defined by the U.S. Centers for Disease Control and Prevention
 (CDC) as "the ability to live in one's own home and community safely, independently, and comfortably,
 regardless of age, income, or ability level." This term is primarily used when discussing housing for
 older adults. The percentage of adults aged 60 or older has increased less than 1% from 2019 to 2023,
 now representing 27% of the County's total population.
- Homelessness: An estimated 112 individuals in the City of Winchester and Frederick County are unhoused, representing less than 0.1% of the total population (Western Virginia Continuum of Care Point in Time (PIT) Census, 2024). Out of those 112 individuals, 80% were sheltered and 20% were unsheltere.

Projected Needs

Housing unit projections are helpful in gauging the number of residential units that may be needed to accommodate anticipated population growth over the next 21 years. These estimates are based on the three population growth scenarios introduced in the Population and Demographics section of this profile and factor in average household size and a modest vacancy rate to support housing availability and choice. The resulting projections help illustrate the scale of housing development that may be necessary to meet future demand and maintain a balanced, livable community.

Projected Housing Needs, 2045						
Scenario	Projected Population	Projected Housing Need	Current Housing Units	Housing Gap*		
Low Growth	121,980	48,602	37,878	10,724		
Moderate Growth	143,960	57,465	37,878	19,587		
High Growth	149,400	59,659	37,878	21,781		

^{*}Housing gap is the number of residential units needed to meet projected demand.

Transportation

Existing Conditions

Roads & Highways

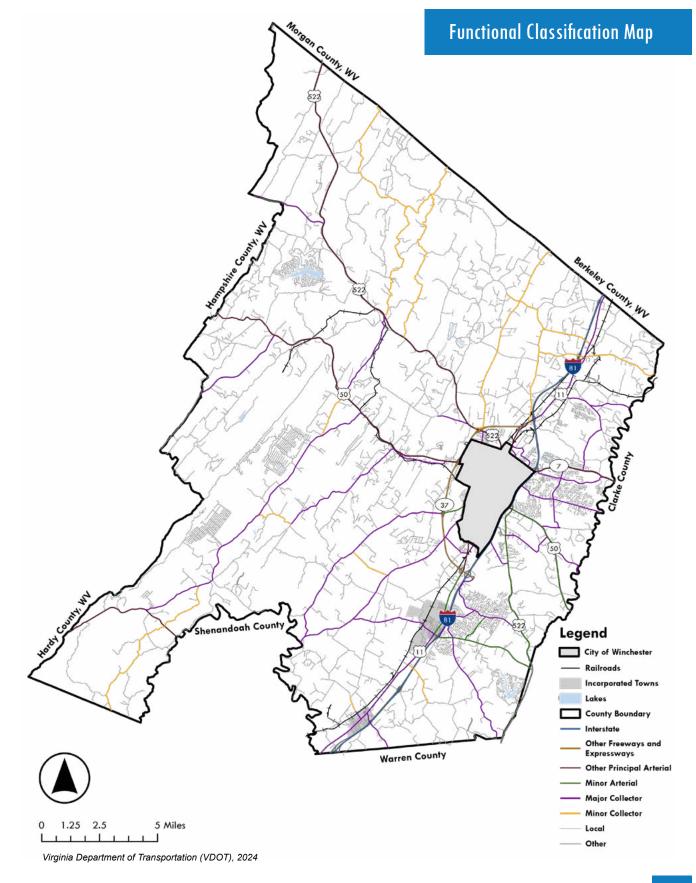
The roads and highways in Frederick County are divided into categories based on the type of service they are intended to provide and their existing condition; this is done through the functional classification system maintained by Virginia Department of Transportation (VDOT). This system began with the passing of the Federal Highway Act

of 1973, which required the alignment of all federal aid roads with a nationwide standard. Functional Classification is the process of grouping highways and streets into classes according to the character of service they are intended for. Maintaining the functional classes for roads in the County is required for eligibility for federal transportation funds, frequency of VDOT maintenance inspections, and other benefits.

Functional Classification Categories

- 1. Interstate: Limited access, divided highways with the highest level of mobility. These roadways are designed with mobility and long-distance travel in mind. This classification is for highways that are part of the Eisenhower Interstate System. As a result, only the Secretary of Transportation can designate a roadway as an interstate.
- 2. Other Freeways and Expressways: Provides connecting links between interstates and arterial roads. This classification is for highways that are generally divided with either partial or full control of access.
- **3. Other Principal Arterial:** Provides a high degree of vehicular mobility for shorter distances of travel through urban centers and rural areas.

- 4. Minor Arterial: Interconnects larger arterials while carrying moderate length travel at higher speeds than collectors. Pedestrian and bicycle activity may be expected and will necessitate intentional design to ensure safety and comfort.
- **5. Major Collector:** Provides service to other major traffic generators not served by the arterial system. They provide links to the higher classified routes and serve as important intra-county travel corridors.
- **6. Minor Collector:** Collects traffic from local roads and bring all developed areas within a reasonable distance of a collector road. They provide service to small communities and link important local traffic generators with rural areas.
- 7. Local Street: Provides direct access to adjacent land uses and does not carry through-movement traffic. High pedestrian and biking volumes are anticipated.



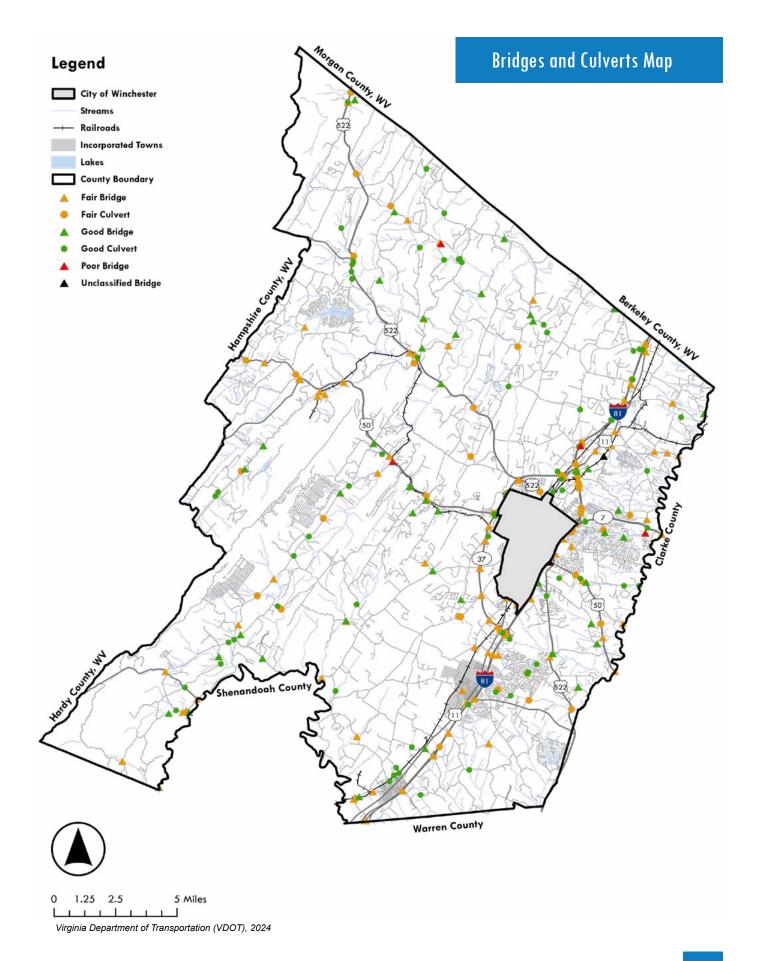
Virginia Department of Transportation (VDOT)

Bridges & Culverts

There are a total of 319 bridges and 191 culverts in Frederick County's jurisdiction. As determined by VDOT, over half of the County's bridges are rated in fair condition (69%), while approximately 28% are rated in good condition. A small share of the County's bridges are either unclassified (1%) or rated in poor condition (3%).

In contrast, about the same percentage of the County's culverts are rated in good condition (64%), with the remaining 36% being rated in fair condition. Overall, the condition of the County's bridges and culverts reflects a mix of well-maintained infrastructure and areas that may require attention to ensure long-term functionality.





Traffic Volume

Most roads in the County have an average daily traffic (ADT) count of 2,500 vehicles or fewer. As expected, Interstate 81 experiences the highest traffic volumes in the County, with ADT counts ranging from approximately 46,000 to 69,000 vehicles. State Route 37 has the next highest ADT counts, ranging from approximately 14,000 to 32,000. This route creates a western bypass around the City of Winchester.

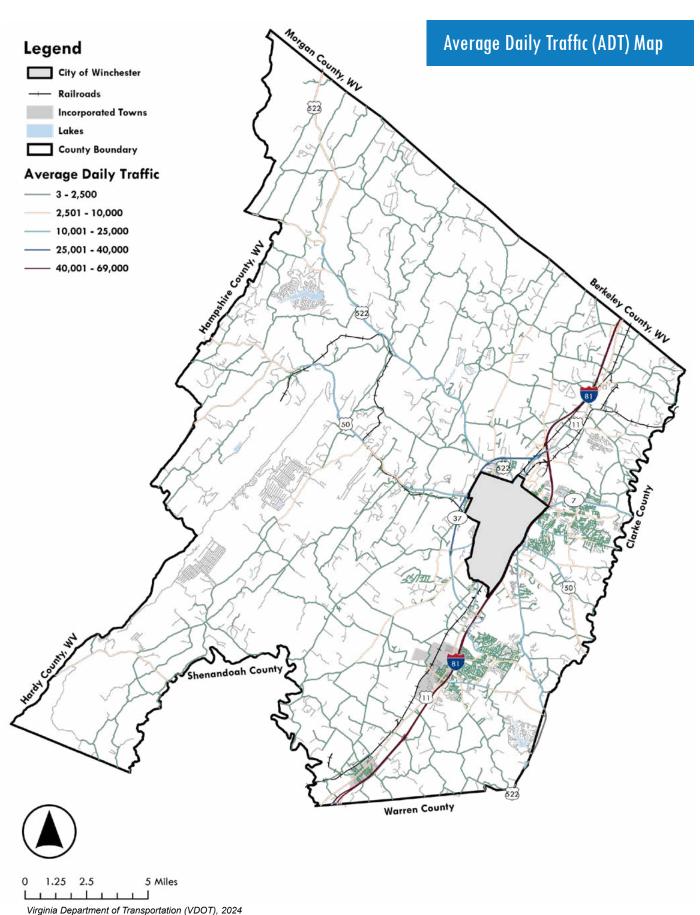
Crash Analysis

A large portion of the crashes within the County have happened at or very close to Winchester city limits at the bypass interchanges. There is also a higher concentration of crashes along other major routes, namely U.S. 50 and U.S. 522.

The Fatal and Severe Crashes map shows the location of crashes that were classified as fatal or severe from January 2016 to January 2025. There were 101 fatal crashes (at least one fatality) and 506 severe crashes (at least one serious injury) reported during this time. Most of these crashes occurred along the Interstate or major roadways.

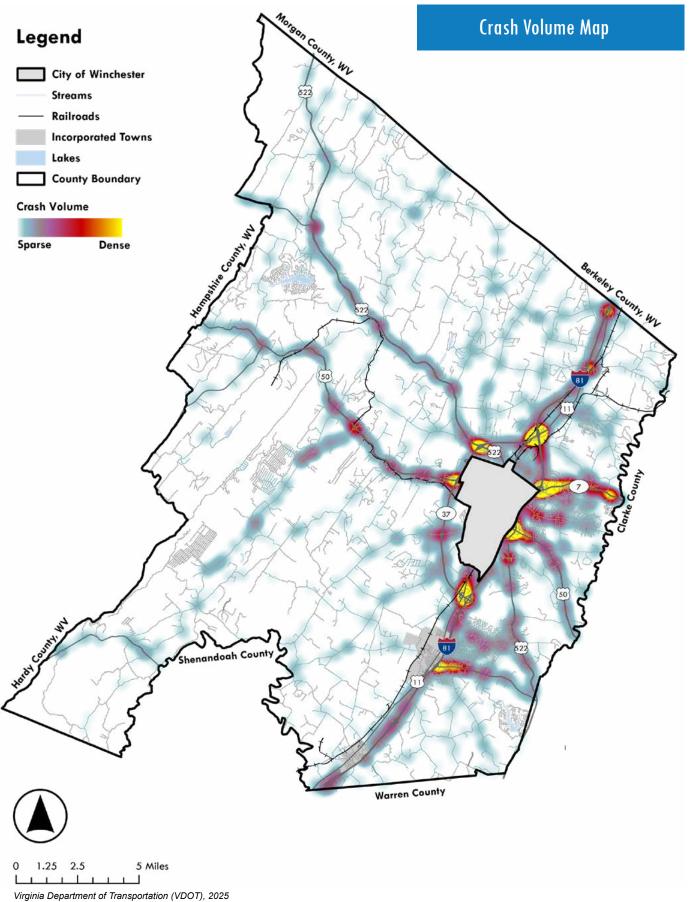
	Crashes in Frederick County by Year							
Year	Total Number of	Number of Severe or	Number of Persons	Number of				
	Crashes	Fatal Crashes	Injured	Fatalities				
2016	1,783	95	689	11				
2017	1,905	85	640	21				
2018	1,867	75	628	14				
2019	1,765	73	578	11				
2020	1,488	70	500	14				
2021	1,777	67	603	9				
2022	1,820	81	544	14				
2023	1,878	65	638	8				
2024	1,971	79	563	17				
2025*	163	2	25	1				

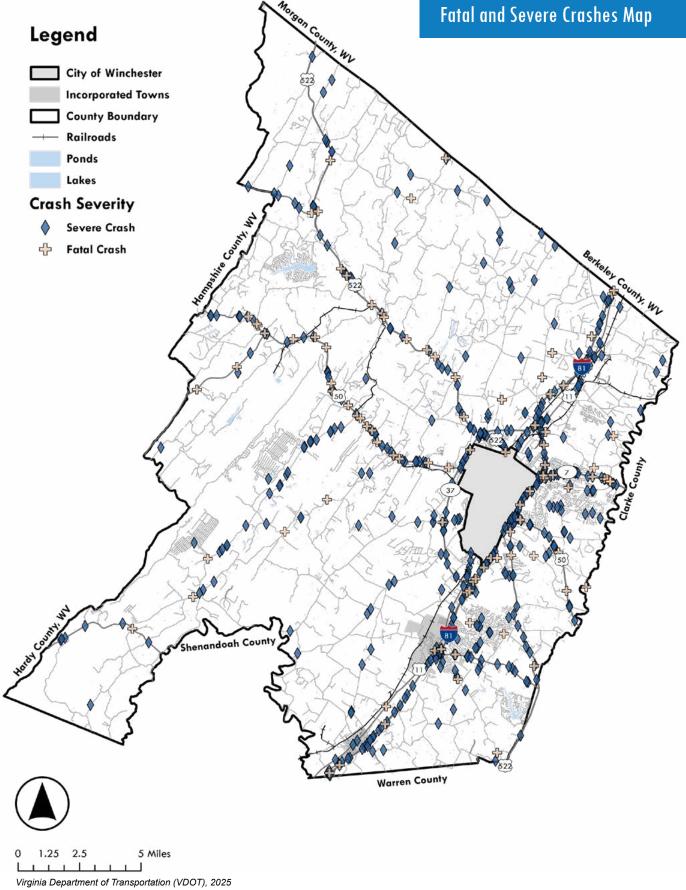
Virginia Roads / Virginia Department of Transportation (VDOT), 2025



virgina Department of Transportation (VDOT), 202

^{*}As of January 31, 2025.





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Transportation Network

Aviation

Frederick County is home to the Winchester Regional Airport, a general aviation airport with two asphalt runways. The airport was initially owned by the City of Winchester after its establishment in 1937, but since 1987, it has been owned and managed by the Winchester Regional Airport Authority (WRAA) with board representation from Frederick County, the City of Winchester, Shenandoah County, Clarke County, and Warren County. The WRAA also operates 61 T-hangers which are currently fully leased.

The closest passenger airport is Washington Dulles International Airport (IAD) in Loudoun County, which is one hour from the County by car. Reagan National Airport (DCA) is the second closest passenger airport and is located an hour and a half away in Arlington County.

Rail

There are two major freight rail lines that run through Frederick County: Winchester and Western Railway (W&W) and CSX. The presence of these rail lines is a key asset for businesses, particularly those involved in manufacturing, agriculture, and distribution. Additionally, the proximity of these rail lines to major highways and interstates, such as Interstate 81, allows for seamless intermodal transport, further enhancing the County's appeal to businesses.

The W&W Railway is a short-line railroad that primarily operates in the Shenandoah Valley, with tracks running through the City of Winchester and Frederick County. The Virginia Division of W&W maintains 53 miles of track and operates two lines: the Winchester Mainline, which runs between Winchester and Hagerstown, Maryland, and the Sandman Branch, which covers 18 miles and runs between Winchester and the sand mine in Gore. This line also serves as a connection to major freight carriers, including Norfolk Southern and CSX Transportation. As a key player in the United States transportation system, CSX's presence in the County provides connectivity to regional and national markets. The rail line that extends through Frederick County runs from Baltimore, Maryland, to St. Louis, Missouri and beyond, forming part of a larger network that stretches across the East Coast and into the Midwest.

Virginia Inland Port

The Virginia Inland Port, operated by the Virginia Port Authority, is located in Warren County, approximately three miles south of the shared boundary with Frederick County boundary at its nearest point. This facility is one of six cargo terminals in the state and offers rail access via Norfolk Southern, with approximately 18,000 feet of track. The port serves as a critical inland extension of Virginia's coastal port system, helping to streamline cargo movement across the state.

Alternative Transportation

Public Transportation

There is currently no public transportation within the County's planning jurisdiction. Winchester Transit provides two fixed-loop routes, an on-demand service called WinReady, and a paratransit service. While most of these services operate only within the Winchester city limits, Winchester Transit does offer a fixed-route connection between Laurel Ridge Community College (LRCC) and Winchester.

Pedestrian & Bicycle Facilities

Frederick County has several established shared-use paths and bicycle lanes, as recognized by VDOT's Bicycle Facility Inventory. Based on the inventory's last update in 2024, there are approximately 4.5 miles of shared-use paths 2.5 miles of designated bike lanes within the County's jurisdiction. About 31% of these facilities are located within or adjacent to Sherando Park.

The Winchester/Frederick County Metropolitan
Planning Organization (MPO) updated their Bicycle
and Pedestrian Master Plan in 2014; however, this
Plan does not cover Frederick County in its entirety.
There is no master plan for Frederick County
specifically.

WinFred MPO

The Winchester/Frederick County Metropolitan Planning Organization, or WinFred MPO, was established in 2002 after the U.S. Census Bureau designated the Winchester-Frederick County Urbanized Area. Its purpose is to develop and maintain federally required, long-range transportation plans for Frederick County, the City of Winchester, and the Town of Stephens City. The WinFred MPO works closely with local governments as well as key state and federal transportation agencies to carry out this work. See Page 71 for a map of the WinFred MPO.

Park & Ride Lots

VDOT operates Park and Ride lots throughout
Virginia for free use by commuters. There are
currently no VDOT-operated Park and Ride lots in
Frederick County's jurisdiction. However, there are

three lots located just over the County border — one in Shenandoah County near Strasburg, one in Warren County near Front Royal, and two in Clarke County.

	Nearby	VDOT Park and	Ride Lots	
	Waterloo Park & Ride	White Post Complex Park & Ride	Oranda Park & Ride	Crooked Run Park & Ride
Planning Jurisdiction	Clarke County	Clarke County	Shenandoah County	Warren County
Approximate Location	Intersection of U.S. 340 and Route 50	½ mile from the Intersection of U.S. 522 U.S. 340	Intersection of U.S. 11 and Interstate 81	Intersection of Interstate 66 and U.S. 340/522
Total Number of Parking Spaces	165	23	43	257
Bicycle Parking Spaces	0	0	0	0
Surface Type	Pavement	Gravel	Pavement	Pavement
Overnight Parking Allowed?	Yes	Yes	Yes	Unknown
Cost	\$0	\$0	\$0	\$0
Parking Lot Lighting?	Yes	Yes	Yes	Yes
Owner Type/ Operator	State Agency – VDOT	State Agency – VDOT	State Agency – VDOT	Mixed Owner Type – Operated by VDOT

Virginia Department of Transportation (VDOT), 2025

Alternative Fueling Infrastructure

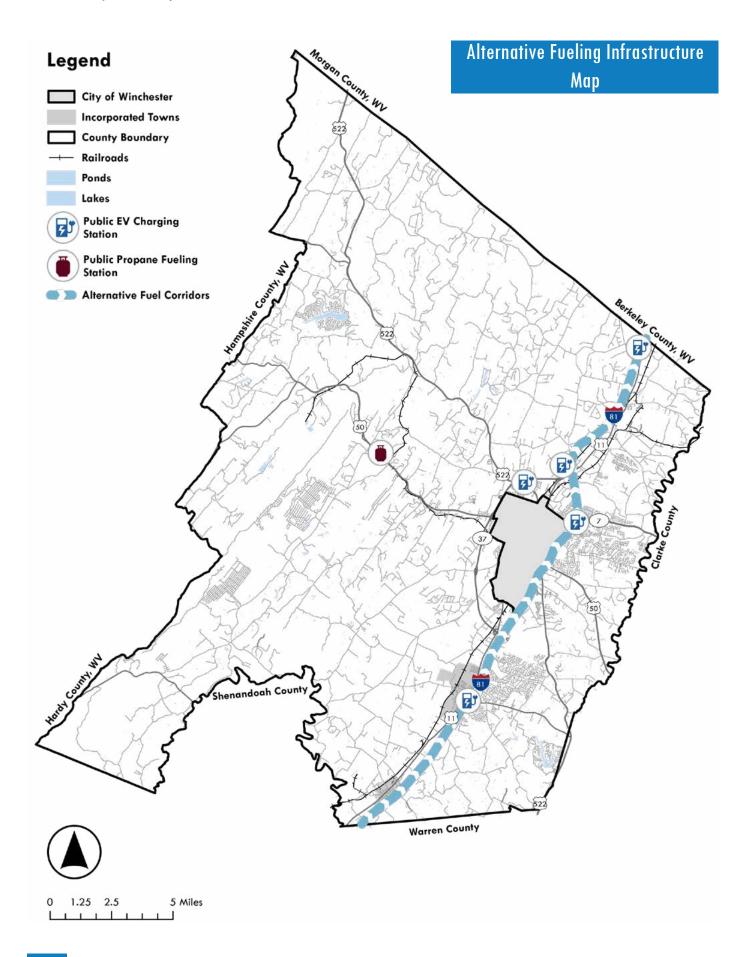
In accordance with federal law, the U.S. Federal Highway Administration (FHWA) designates Alternative Fuel Corridors (AFCs) to support and promote the development of alternative fueling infrastructure – including electric vehicle (EV) charging – at strategic and beneficial locations along major highways across the United States.

This designation process is ongoing, with the FHWA reviewing and updating corridors annually as needed.

There are currently three alternative fueling stations in Frederick County: two EV charging stations with DC fast charging and one propane fueling station.

The EV stations, located about 17 miles apart along I-81, are open 24 hours a day.

	Alternative Fueling Corridors an	d Stations
	Electric Vehicle (EV) Charging	Propane (LPG) Fueling
Interstate 81 Corridor Status	EV Ready	Propane Pending
Maximum Distance Allowed Between Stations	50 miles	150 miles
Stations in Frederick County	1 station just over the Frederick/Berkeley, WV boundary (Pilot Travel Center) – 4 DC Fast Charging Ports	1 station off U.S. 50, between Winchester and Gore
	1 station just inside Town of Stephens City at the intersection of Interstate 81 and Route 277 (Sheetz) – 4 DC Fast Charging Ports	
	1 Station at the intersection of U.S. Route 522 N and Route 37, just north of City of Winchester (Martin's Grocery-Rivendale)	
	1 station near the intersection of Interstate 81 and Route 7 (Winchester Gateway)	
	1 station near the intersection of Welltown Road and Martinsburg Pike/Route 11 (Tru Hotel)	
Compatible Vehicle Types	Battery Electric Vehicles (BEV), Plug-in Hybrid Electric Vehicles (PHEV), and Extended Range Electric Vehicles (EREV)	Primarily Light-Duty Vehicles
Notes	Power output ranges from 50—350 kW	Many propane vehicles are used in fleet applications such as school buses, police vehicles, and shuttles



Transportation Planning

Urban Development Areas

As defined in Code of Virginia § 15.2-2223.1, an Urban Development Area (UDA) is an area designated by the County that is appropriate for a higher density of development due to its proximity to transportation facilities, the availability of public utilities, or a developed area. Additionally, the Code of Virginia includes that UDAs can be used to facilitate redevelopment and infill development, where feasible. Frederick County has two areas designated as an Urban Development Area (UDA); see page 66. One UDA is located around the boundary of the City of Winchester, along the Interstate 81 and Route 11 corridors; the other UDA is located in the Lake Frederick area.

Six-Year Improvement Program

The Six-Year Improvement Program (SYIP) distributes public funds, approved by the Commonwealth Transportation Board (CTB), over a period of six fiscal years. There are currently 43 projects identified in the FY25 SYIP for Frederick

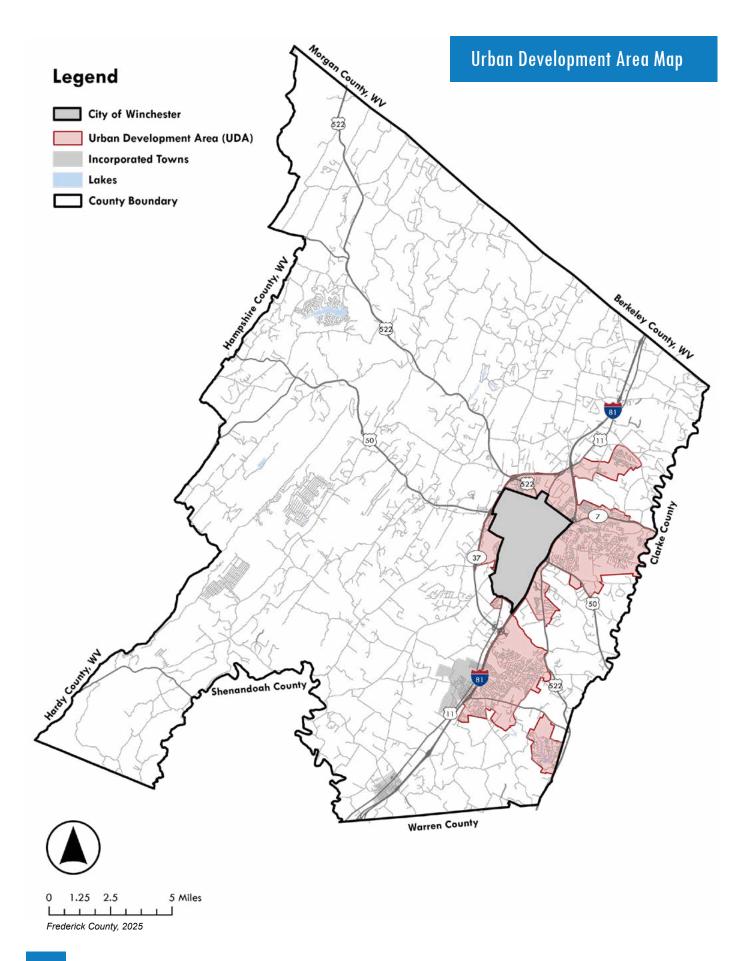
County, including exit improvements for Interstate 81 and pedestrian improvements; however, the SYIP is updated annually by VDOT and will include different projects over time. Most of the identified projects in the County are on the eastern side along the Interstate 81 corridor, which aligns with the UDA designations in the County.

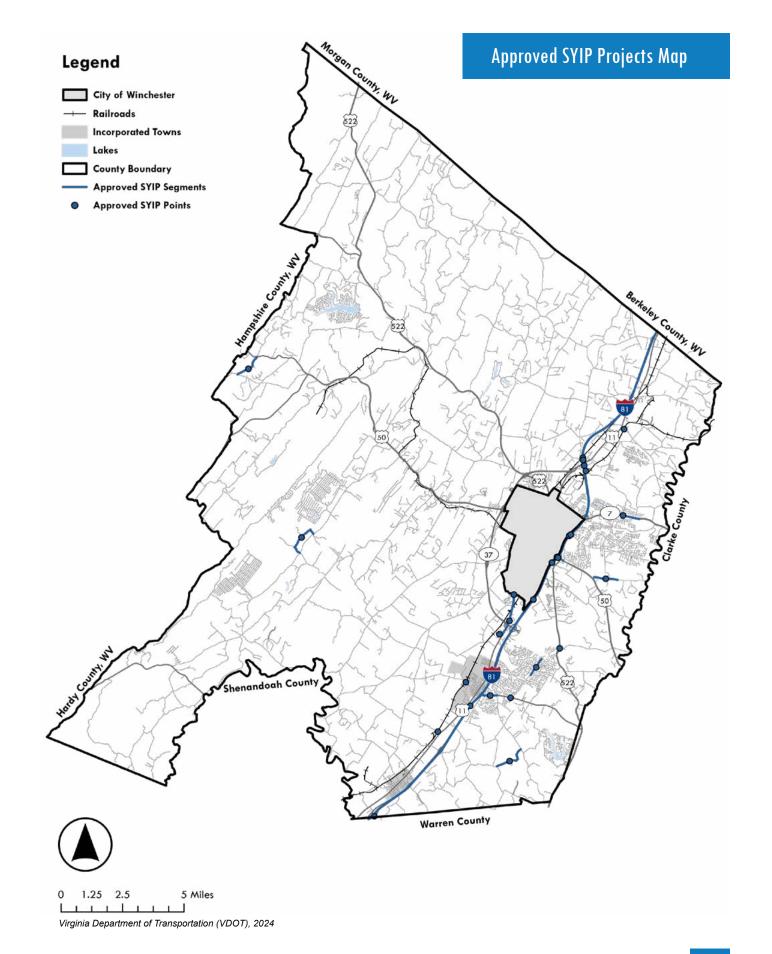
VTrans

VTrans is the multi-modal surface transportation plan for Virginia, which is developed by the CTB in partnership with the Virginia Office of Intermodal Planning and Investment (OIPI). This plan identifies mid-term needs, long-term risks and opportunities, and strategic actions to advance multi-modal transportation in Virginia.

The mid-term needs established in the VTrans plan cover a 10-year time period and can be addressed through various projects, policies, or programs.

These mid-term needs were established in 2023 and can be viewed on the VTrans Website at https://vtrans.virginia.gov/mid-term-planning/mid-term-needs-and-priorities.





	Frederick County FY25 S	ix-Year Im	provemen	t Progran	n Projects	*
UPC	Description	Estimate	Previous	FY25	FY26-30	Balance
113895	Abrams Creek Trail - Frederick County	\$2,238	\$1,605	\$633	\$0	\$0
125523	Warrior Drive Path	\$1,798	\$719	\$540	\$539	\$0
125524	Inverlee Way Pedestrian Upgrades	\$572	\$229	\$172	\$172	\$0
125525	Valley Mill Road Pedestrian Improvements	\$740	\$296	\$222	\$222	\$0
116040	Route 11 And I-81 Ramp Improvements Exit 307 and 317	\$412	\$624	\$0	\$0	(\$212)
113535	#SGR19VB – Rt. 17/50/522 Millwood Pike Bridge Over I-81	\$53,692	\$11,849	\$1,447	\$40,396	\$0
112900	I-81 - Install High Tension Cable Barrier	\$2,520	\$1,420	\$1,100	\$0	\$0
115181	#Smart20 I-81 Exit 317 Accel/Decel Lane Extensions	\$3,114	\$1,537	\$872	\$457	\$248
115717	#Smart20 I-81 Exit 313 Bridge Capacity Improvement	\$9,661	\$8,861	\$0	\$800	\$0
116281	#I81CIP NB & SB mm 313 to 317, 3-Lane Widening (ID #63)	\$479,903	\$17,278	\$0	\$20,914	\$441,711
120642	Exit 317 NB Ramp Realignment to Redbud Road Location	\$6,944	\$6,944	\$0	\$0	\$0
124012	#Smart24 I-81 Exit 317 Interchange Improvements	\$37,590	\$7,498	\$2,248	\$27,844	\$0
119644	#Smart22 - Route 7 Stars Access Management Projects	\$1,238	\$1,000	\$239	\$0	\$0
117944	#I81CIP Detour Improvements - Exit 317	\$494	\$494	\$0	\$0	\$0
119920	#Pipeline22 - Rte. 11	\$160	\$160	\$0	\$0	\$0
120643	Route 11/Old Charles Town Roundabout	\$6,357	\$6,357	\$0	\$0	\$0

Virginia Department of Transportation (VDOT), 2024

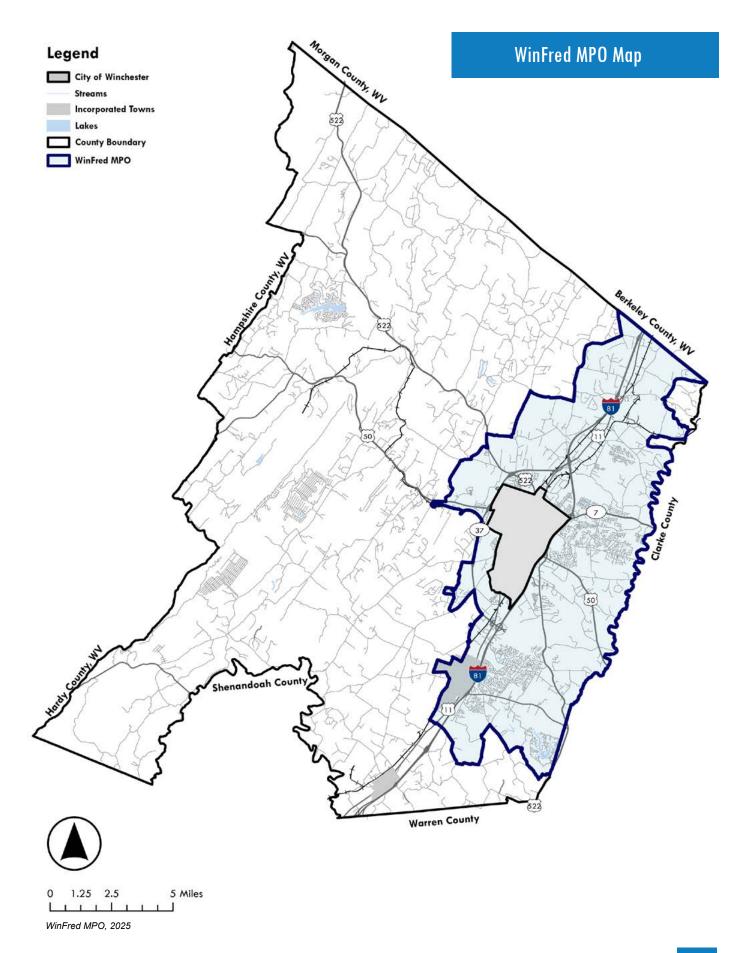
*Costs are shown in thousands of dollars.

	Frederick County FY25 S	ix-Year Im	provemen	t Progran	n Projects	*
UPC	Description	Estimate	Previous	FY25	FY26-30	Balance
120820	#ITTF22 High Speed Communications for Signals Rte. 11	\$750	\$750	\$0	\$0	\$0
125435	Route 11 at Shawnee Drive Intersection Improvements	\$4,718	\$0	\$0	\$3,159	\$1,559
123288	#Pipeline23 Rte. 50 (09)	\$200	\$200	\$0	\$0	\$0
123289	#Pipeline23 Rte. 50 (10)	\$300	\$300	\$0	\$0	\$0
18003	#HB2.FY17 Rte. 277 - Widen to 5 Lanes	\$46,472	\$45,264	\$0	\$0	\$1,208
110396	#HB2.FY17 Rte. 277 - Widen to 5 Lanes Garvee Debt Service	\$35,388	\$9,901	\$2,093	\$11,889	\$11,505
111227	#Smart18 - (St) Intersection of Rte. 277 and Warrior Dr	\$570	\$477	\$0	\$0	\$94
119916	#Pipeline22 - Rte. 522	\$50	\$50	\$0	\$0	\$0
119917	#Pipeline22 - Rte. 522	\$215	\$215	\$0	\$0	\$0
124002	#Smart24 Rte. 522/ Costello Dr. Turn Lane/ Inter Operations	\$6,673	\$1,930	\$365	\$4,378	\$0
113063	Rt. 631-Install Flashing Lights and Gates	\$402	\$310	\$92	\$0	\$0
113062	Rt. 638 - Upgrade Existing Flashing Lights and Gates	\$367	\$367	\$0	\$0	\$0
110986	Rt. 661- Install New Control House &Track Redundant Detector	\$345	\$345	\$0	\$0	\$0
114900	Rt. 664 - Upgrade to Flashing Lights and Gates	\$425	\$425	\$0	\$0	\$0
110985	Rt. 672 - Upgrade Cabinet, Circuitry, and Raise Cantilever	\$357	\$357	\$0	\$0	\$0
121193	FY27 & FY28 Frederick County Rural Rustic Roads Projects	\$920	\$0	\$0	\$920	\$0
115231	Fishel Road - Rural Rustic - Frederick County	\$630	\$0	\$475	\$155	\$0

*Costs are shown in thousands of dollars.

Frederick County FY25 Six-Year Improvement Program Projects*						
UPC	Description	Estimate	Previous	FY25	FY26-30	Balance
115232	Canterburg Road - Rural Rustic - Frederick County	\$590	\$0	\$44	\$546	\$0
124889	Rte. 638 Clark Road - Rural Rustic	\$331	\$0	\$0	\$331	\$0
59259	Rte. 655 - Reconstruction	\$5,674	\$6,344	\$0	\$0	(\$669)
101435	Relocate Rt. 661 Red Bud Road	\$5,988	\$5,420	\$0	\$153	\$415
113978	Fletcher Road - Rural Rustic	\$488	\$395	\$93	\$0	\$0
113943	Renaissance Drive Phase	\$5,888	\$5,888	\$0	\$0	\$0
122228	Countywide - Transportation Services	\$1,441	\$710	\$193	\$563	(\$25)
124890	FY29 & FY30 Frederick County Rural Rustic Roads Projects	\$1,378	\$0	\$0	\$1,378	\$0
125436	Warrior Drive Extension with Brandy Lane Improvements	\$6,516	\$0	\$0	\$2,778	\$3,737
123287	#Pipeline23 Rte. 277 (08)	\$375	\$375	\$0	\$0	\$0

*Costs are shown in thousands of dollars.



Economy and Workforce

Economic activity is the lifeblood of any community, as it is responsible for increasing the local tax base, supplying needed goods and services to residents, and generating household wealth. Jobs provide residents with income used to purchase daily necessities such as housing, food, and health, which then circulates within the local economy, in turn supporting local businesses and generating tax revenue.

Workforce Snapshot

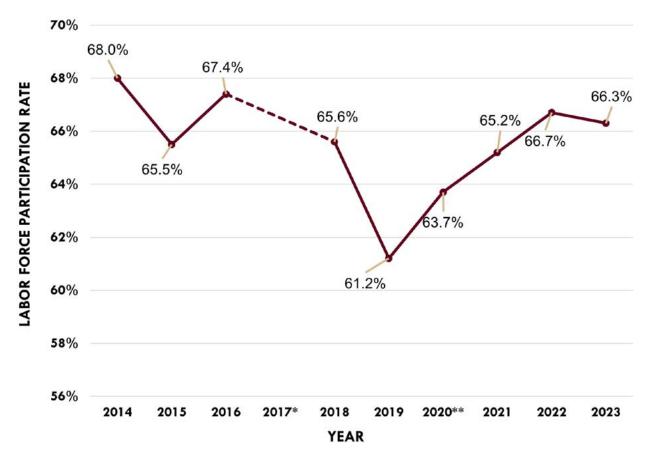
Labor Force Participation Rate

From 2014 to 2023, Frederick County's civilian labor force grew by 14%, reaching over 50,000 participants. Overall employment increased approximately 15%, while unemployment also improved slightly, dropping by 0.4%. This overall trend suggests a strengthening labor market with steady employment gains.

	Annual Labor Force Trends in Frederick County (2014-2023)						
Year	Civilian Labor Force* (Employed + Unemployed)		Employed		Unem	Unemployed**	
	Number	Labor Force Participation Rate	Number	% of Labor Force	Number	% of Labor Force	
2014	44,145	67.9%	42,308	65.1%	1,837	2.8%	
2015	43,437	65.4%	41,728	62.8%	1,709	2.6%	
2016	45,624	67.4%	43,192	63.8%	2,432	3.6%	
2017	Data not available				•		
2018	45,667	65.3%	44,698	63.9%	969	1.4%	
2019	43,495	61.1%	42,214	59.3%	1,281	1.8%	
2020***	44,672	63.4%	43,192	61.3%	1,480	2.1%	
2021	48,855	65.0%	45,643	60.7%	3,212	4.3%	
2022	50,522	66.3%	48,746	64.0%	1,776	2.3%	
2023	50,296	65.8%	48,451	63.4%	1,845	2.4%	
Average Change	1	3.9%	1	4.5%	-(0.4%	

U.S. Census Bureau Data Table DP03 – ACS 1-Year Estimates for 2014-2023

Frederick County Labor Force Participation Rate (2014-2023)



U.S. Census Bureau - ACS 1-Year Estimates for 2014-2023

^{*} Includes only the County's civilian and non-institutionalized civilians ages 16 and over.

^{**} Represents the number of people in the County's labor force that is not currently employed, but are available and actively seeking work.

^{***} Due to the COVID-19 pandemic and its impacts on data collection, the U.S. Census Bureau did not release standard ACS 1-year estimates in 2020; ACS 5-Year Estimates are being used as a substitute.

^{*}The U.S. Census Bureau noted that 2017 data for the County could not be displayed due to an insufficient number of sample cases. To avoid presenting misleading information, the gap between the official 2016 and 2018 data is represented as a dashed line in the graph above.

^{**}Due to the COVID-19 pandemic and its impacts on data collection, the U.S. Census Bureau did not release standard ACS 1-year estimates in 2020. In the absence of 1-year estimates, ACS 5-Year Estimates are being used as a substitute.

Labor force participation peaks between ages 25–29 at 93%, reflecting strong workforce entry, and remains high through the 30s to mid-50s. Employment rates closely correlate with labor force participation, with the highest employment ratio (87%) seen among those 45–54. A noticeable

decline begins around age 60, with sharp drops in both metrics for those 65 and older, indicating typical retirement patterns. Overall, the data highlights strong labor engagement in early and mid-career years, tapering significantly with age.

Labo	Labor Force Participation by Age Group				
Age Group	Total	Labor Force Participation Rate	Employment/Population Ratio		
Total, County Population Ages 16+	76,392	66.3%	63.4%		
16 to 19	3,972	69.7%	66.1%		
20 to 24	5,382	76.1%	69.3%		
25 to 29	4,739	92.8%	84.2%		
30 to 34	5,790	87.4%	86.3%		
35 to 44	13,448	79.7%	77.0%		
45 to 54	11,292	88.0%	86.5%		
55 to 59	6,101	90.1%	79.8%		
60 to 64	6,440	63.7%	63.7%		
65 to 74	10,692	34.8%	34.2%		
75+	8,536	4.1%	4.1%		

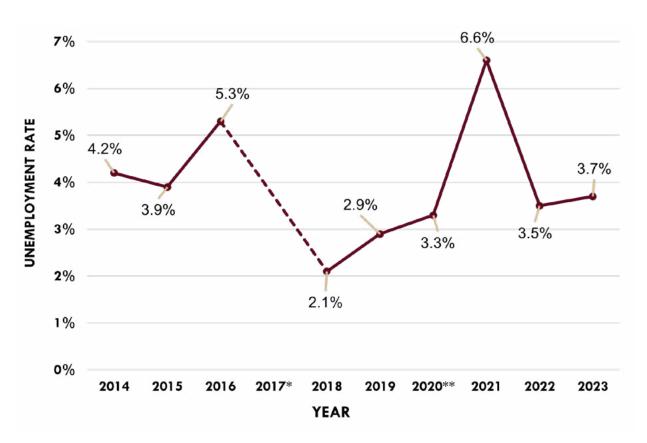
U.S. Census Bureau Data Table S2301 – 2023 ACS 1-Year Estimates

Unemployment Rates

Frederick County's unemployment trend from 2014 to 2023 reflects a pattern of economic stability, disruption, and recovery. From 2014 to 2016, unemployment remained relatively steady, ranging between 4% and 5%. In the years following, the region saw a gradual rebound, with unemployment rising to approximately 2% in 2018 and 3% in 2019.

The onset of the COVID-19 pandemic significantly impacted the local labor market, with unemployment increasing from an estimated 3% in 2020 to a peak of 7% in 2021. By 2022, the region began to recover, with the rate falling to 3.5%, followed by a slight increase to 3.7% in 2023. Overall, the data reflects the region's economic resilience in the face of significant external disruptions.

Frederick County Unemployment Rate (2014-2023)



U.S. Census Bureau – ACS 1-Year Estimates for 2014-2023

*The U.S. Census Bureau noted that 2017 data for the County could not be displayed due to an insufficient number of sample cases. To avoid presenting misleading information, the gap between the official 2016 and 2018 data is represented as a dashed line in the graph above.

^{**}Due to the COVID-19 pandemic and its impacts on data collection, the U.S. Census Bureau did not release standard ACS 1-year estimates in 2020. In the absence of 1-year estimates, ACS 5-Year Estimates are being used as a substitute.

Commuting Patterns

There were 12,410 in-commuters and 33,035 out-commuters in 2022, with 10,407 both living and working in Frederick County. This means that approximately 76% of Frederick County's workforce resides in the County but commutes to another locality for work.

The majority of Frederick County's workforce drives alone to work (77%), slightly higher than Virginia's rate of 68%. A notable share also works from home (14%), just below the statewide average of about 17%. These patterns highlight a strong reliance on both personal commuting and a growing presence of remote work, despite a statewide decline in remote work since 2021.

Means of Transportation to Work				
Primary Commuting	Fr	ederick County		Virginia
Method	Number	% of Workforce	Number	% of Workforce
Drove Alone	36,889	76.5%	2,996,225	68.4%
Drove in a Carpool	3,714	7.7%	376,479	8.6%
Public Transportation	0	0%	109,493	2.5%
Walked	452	0.9%	85,514	2.0%
Other Means	430	0.9%	78,485	1.8%
Worked from Home	6,741	14.0%	731,538	16.7%
Mean Travel Time to Work (minutes)	32		27.5	

U.S. Census Bureau Data Table DP03 – 2023 ACS 1-Year Estimates



Educational Attainment

Between 2019 and 2023, the number of adults ages 25 and older in Frederick County holding at least a bachelor's degree grew, increasing their share of the population from approximately 28% to 33%. Meanwhile, the number of adults without a high school diploma declined by about 8%, and

those with only a high school education decreased slightly. These shifts suggest the County's adult population is becoming increasingly educated, which can likely be attributed to both educational gains among residents and an overall population increase driven by in-migration.

Educational Attainment for Frederick County Residents Ages 25+					
Educational Attainment	20)18	2	Overall	
	Number	Percent	Number	Percent	Change
Less than High School Graduate	6,798	10.8%	6,227	9.3%	-8.4%
High School Graduate (or equivalent)	20,226	32.3%	19,870	29.6%	-1.8%
Associate's Degree or Some College	18,187	29.0%	18,562	27.7%	2.1%
Bachelor's Degree or Higher	17,466	27.9%	22,379	33.4%	28.1%

U.S. Census Bureau Data Table S1501 – ACS 1-Year Estimates for 2019 and 2023

Industry and Employment Trends

Top Employers

The most recent data from the Quarterly Census of Employment and Wages (QCEW), published by the Virginia Department of Workforce Development and Advancement, identifies the top ten employers in Frederick County. These employers represent a diverse range of industries, including manufacturing, education, logistics, finance, and government.

- 1. Amazon Fulfillment Services, Inc.
- 2. Frederick County Public Schools
- 3. Navy Federal Credit Union
- 4. Trex Company Inc. and Subsidiaries
- 5. U.S. Department of Homeland Security
- 6. Walmart
- 7. The Home Depot
- 8. H.P. Hood, Inc.
- 9. Frederick County
- 10. Kraft Heinz Company

Current Employment by Industry

Between 2019 and 2023, the County's employment landscape shifted notably toward knowledgebased, resource-based, and hospitality-related sectors. The largest gains occurred in Agriculture, Forestry, Fishing and Hunting, and Mining (+229%); Professional, Scientific, and Management, and Administrative and Waste Management Services (+105%); and Arts, Entertainment, Recreation, and Accommodation and Food Services (+85%). Meanwhile, employment declined sharply for industries such as Information (-34%), Other Services (-35%), and Retail Trade (-29%), with manufacturing seeing a more modest decrease (-7%). These trends suggest that the County's economy is diversifying as professional services, hospitality, and public sector jobs have emerged as strong drivers of employment growth.



Employment Trends by Indus	try in Fre	derick Co	unty
Industry	2013	2023	Overall Change
Agriculture, Forestry, Fishing and Hunting, and Mining	279	918	229%
Construction	3,076	4,203	37%
Manufacturing	4,345	4,056	-7%
Wholesale Trade	666	793	19%
Retail Trade	6,842	4,881	-29%
Transportation and Warehousing, and Utilities	2,660	2,920	10%
Information	1,045	687	-34%
Finance and Insurance, Real Estate and Rental and Leasing	1,909	2,604	36%
Professional, Scientific, and Management, and Administrative and Waste Management Services	3,395	6,961	105%
Educational Services, Health Care, and Social Assistance	9,371	11,054	18%
Arts, Entertainment, Recreation, and Accommodation and Food Services	2,065	3,826	85%
Other Services, except Public Administration	3,453	2,242	-35%
Public Administration	2,445	3,306	35%

U.S. Census Bureau - 2013 and 2023 ACS 1-Year Estimates

Projected Employment by Industry

The industry employment projections for the Shenandoah Valley Local Workforce Development Area (SVLWDA) provide a long-term outlook on how various sectors are expected to grow or decline over the next decade. Each industry listed represents either a specific NAICS-defined sector or, in some cases, a broader grouping of related or miscellaneous industries.

According to the Virginia Employment Commission (VEC), employment across all industries throughout the SVLWDA is projected to increase around 11% between 2020 and 2030. This projected growth suggests a healthy and expanding regional economy, with opportunities for job creation across multiple sectors. Continued growth at this rate will require a skilled workforce and strategic planning to support evolving industry demands.

Employment Projections by Industry, SVLWDA* (2020-2030)					
Industry	Employ	yment	Perce	ent Change	
	Estimated 2020	Projected 2030	Total Change	Total Projected Change (2020/2030)	
Agriculture, Forestry, Fishing and Hunting, and Mining	9,656	10,450	794	8.2%	
Construction	12,157	13,090	933	7.7%	
Manufacturing	24,077	24,577	500	2.1%	
Wholesale Trade	3,178	3,432	254	8.0%	
Retail Trade	23,064	23,056	-8	-0.0%	
Transportation and Warehousing, and Utilities	721	749	28	3.9%	
Information	1,338	1,207	-131	-9.8%	
Finance and Insurance, Real Estate and Rental and Leasing	6,482	6,521	39	0.6%	
Professional, Scientific, and Management, and Administrative and Waste Management Services	29,520	32,866	3,346	11.3%	
Educational Services, Health Care, and Social Assistance	41,521	58,987	17,46 6	42.1%	
Arts, Entertainment, Recreation, and Accommodation and Food Services	18,792	22,779	3,987	21.2%	
Other Services, except Public Administration	5,275	5,856	581	11.0%	
Public Administration	5,129	5,241	112	2.2%	

Virginia Works/Virginia Department of Workforce Development and Advancement, 2025

Agriculture Trends

Once every five years, the United States

Department of Agriculture (USDA) conducts the

Census of Agriculture, which documents land
use, ownership, production practices, operator
characteristics, income, and expenditures. The
most recent data for agriculture in Frederick County
is reflective of both the area's deep-rooted farming
traditions and the evolving challenges faced by
modern producers. As of the 2022 Census, the

County had 674 farms, a decrease from 762 in
2017. The average farm size in 2022 was 140
acres, down from 144 acres in 2017. The total
agricultural land operated in 2022 declined to

94,314 acres in 2022, while the County's overall land area has remained unchanged. This indicates that owners may be repurposing or consolidating farmland.

The County is home to 1,221 agricultural producers, with about 35% identifying farming as their primary occupation. The average age of producers is 59.5, and more than half (52%) are between 55 and 75 years old, highlighting an aging farming population. Most farms generate less than \$5,000 annually, underscoring the prevalence of small-scale or part-time operations.

Number of Farms by Size in Frederick County					
Farm Size	2017 Census	of Agriculture	2022 Census of Agricultur		
	Number	Percent	Number	Percent	
1 to 9 acres	124	16.3%	123	18.2%	
10 to 49 acres	297	39.0%	254	37.7%	
50 to 179 acres	188	24.6%	174	25.8%	
180 to 499 acres	109	14.3%	81	12.0%	
500 to 999 acres	29	3.8%	29	4.3%	
1,000+ acres	15	2.0%	13	1.9%	

USDA Census of Agriculture, 2017 and 2022

^{*}Specific projections at the County level are unavailable. As a result, data used here represents the SVLWDA. In addition to Frederick County, this LWDA includes nine other counties (Augusta, Bath, Clarke, Highland, Page, Rockbridge, Rockingham, Shenandoah, and Warren), as well as six cities (Buena Vista, Harrisonburg, Lexington, Staunton, Waynesboro, and Winchester).

Income and Cost of Living

Household Income and Poverty

In 2023, Frederick County's median household income reached \$92,108, surpassing the state median of \$89,864. The County's income also exceeds that of other counties in the region, except for Clarke County. Meanwhile, Frederick County's poverty rate stood at approximately 7%, placing it at the low end of the regional poverty scale. This rate is less than half of the poverty rate reported in Page County and the City of Winchester, and well below the state rate.

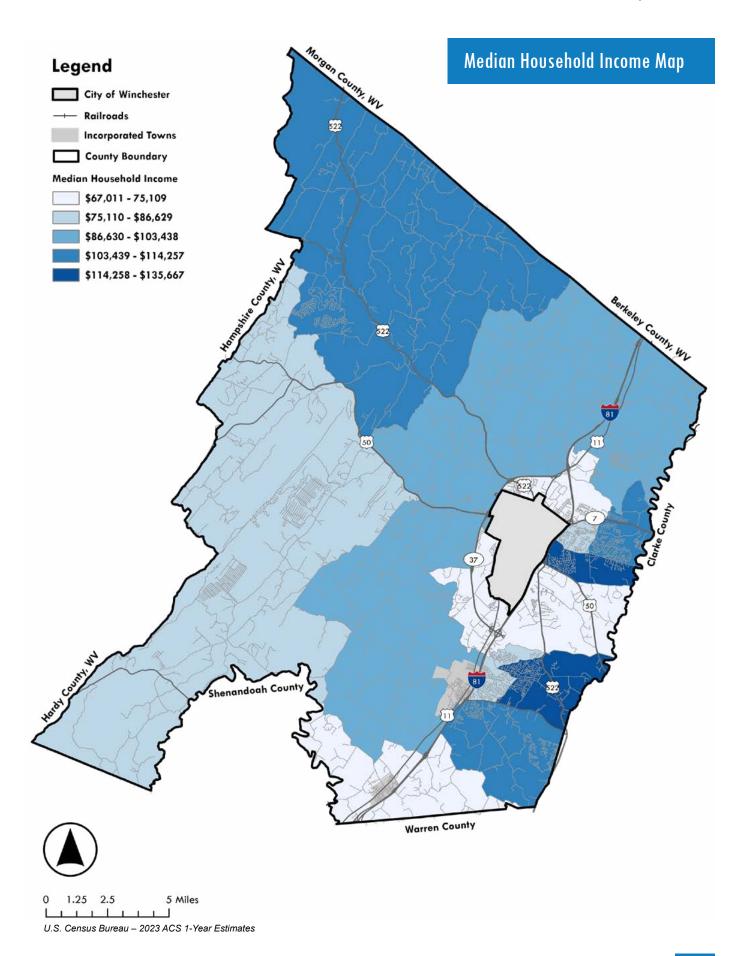
Frederick County's median household income is the second lowest of the benchmark communities. Rockingham County is the lowest (\$79,332), while Stafford County has the highest median household income (\$130,751). The County's poverty rate (7.4%) sits in the middle of the benchmark group, exceeding those of Albemarle County (8.0%) and Rockingham County (10.1%).

State and Regional Comparison of Household Income and Poverty, 2023							
	Frederick	City of	Clarke	Page	Shenandoah	Warren	Virginia
	County	Winchester	County	County	County	County	
Median Household Income	\$92,108	\$63,514	\$101,205	\$57,960	\$75,129	\$89,337	\$89,864
Poverty Rate	7.4%	16.2%	7.3%	14.2%	9.9%	9.3%	10.2%

U.S. Census Bureau – Small Area Income and Poverty Estimates (SAIPE) Interactive Data Dashboard

Benchmark Comparison of Household Income and Poverty, 2023					
	Frederick County	Albemarle County	James City County	Rockingham County	Stafford County
Median Household Income	\$92,108	\$102,750	\$109,735	\$79,332	\$130,751
Poverty Rate	7.4%	8.0%	7.2%	10.1%	5.3%

U.S. Census Bureau – Small Area Income and Poverty Estimates (SAIPE) Interactive Data Dashboard



 $\mathbf{83}$

Cost of Living

The County's cost of living significantly shapes the local economy by influencing how attractive the area is to new residents and businesses. The Massachusetts Institute of Technology (MIT) estimates the hourly rate that an individual working full-time must earn to support themselves and/or their family, which is designated as the "living wage". At all family sizes, Frederick County's living wage is substantially higher than the state's minimum wage.

Cost o	Cost of Living Indicators for Frederick County*			
Family Size;			Hourly Rate)**
Working	Working Adults		Poverty Wage	Virginia Minimum Wage
	0 Children	\$23.81	\$7.52	
1 adult	1 Child	\$40.38	\$10.17	
	2 Children	\$49.16	\$12.81	
	3 Children	\$61.88	\$15.46	
	0 Children	\$32.92	\$10.17	
2 adults	1 Child	\$40.86	\$12.81	\$12.41
(1 working)	2 Children	\$44.73	\$15.46	
	3 Children	\$50.96	\$18.10	
2 Adults (Both Working)	0 Children	\$16.39	\$5.08	
	1 Child	\$22.74	\$6.41	
	2 Children	\$27.05	\$7.73	
	3 Children	\$32.49	\$9.05	

Massachusetts Institute of Technology (MIT) Living Wage Calculator, 2025

Business Development

Business Establishments by Industry

As of the third quarter of 2024, there were 2,113 business establishments in Frederick County. Most of these businesses are classified as service-oriented (81%), including those representing the education, health services, and professional and technical service industries.

Retail and Service Areas

Frederick County features several key retail and service industry areas that serve as regional economic hubs. These areas are strategically located along major transportation routes and host a mix of national retailers, local businesses, and service providers. These areas not only provide services and amenities to residents, but contribute to the local economy by creating jobs and attracting investment. The following is a brief overview of these key corridors and areas:

- Rutherford Crossing This shopping
 center is located near the intersection of
 Interstate 81 and U.S. Route 11 in the
 northern part of the County, and incorporates
 a mix of big-box retailers, specialty stores,
 and dining. Its proximity to major highways
 makes it easily accessible and a convenient
 shopping destination for the surrounding
 communities.
- Tasker Road Retail Area The Tasker Road corridor, particularly near its intersection with U.S. Route 522, has experienced growth in retail and service-oriented businesses. It

- includes shopping centers, restaurants, and service providers that meet the needs of the rapidly growing residential communities in southern Frederick County.
- U.S. 11 (Valley Pike) Corridor Valley Pike features a diverse mix of retail stores, dining, and service providers. The corridor enters Frederick County from the south and runs north through the City of Winchester, serving as a key commercial route for both residents and visitors.
- U.S. 50 (Northwestern Turnpike/Millwood Pike) Corridor – U.S. 50 runs west to east across the County, passing directly through the City of Winchester. This corridor – particularly near its intersections with US 522 and Route 37 on either side of Winchester's City Limits – offers a wide variety of services, dining, and retail, including several big-box retailers.

Business Establishments by Industry			
Industry	Number of Business		
	Establishments		
Total, All	2,113		
Industries			
Service Providing	1,711		
Goods Producing	402		

Virginia Works – Quarterly Census of Employment and Wages, 3rd Quarter 2024

^{*}As of February 2025.

^{**} MIT includes poverty and minimum wage figures alongside the living wage estimates for reference purposes only. The United States Department of Health and Human Services (HHS) established the poverty wage as an annual figure in its 2025 Poverty Guidelines, which MIT has converted to an hourly wage for easier comparison to the living wage estimates.

Incentives

Opportunity Zones are a federal economic and community development initiative established by the Tax Cuts and Jobs Act of 2017. They aim to stimulate long-term private investment in lowincome census tracts by offering tax incentives to investors who reinvest their capital gains into these designated areas. The Virginia Department of Housing and Community Development (DHCD) defines low-income census tracts as those with a poverty rate of 20% or higher, or a median family income no greater than 80% of the area's median income. There is one designated Opportunity Zone in Frederick County, located just north of Winchester city limits. This incentive zone encompasses a predominantly industrial area, which includes vacant or underutilized properties. This economic designation is current through December 31, 2028.

Regional Economic Development Comprehensive Economic Development Strategy (CEDS)

The Comprehensive Economic Development Strategy (CEDS) is a federally recognized planning document that guides a community's economic growth. The Northern Shenandoah Valley Regional Commission's (NSVRC) developed its most recent CEDS in 2019 with the input of over 100 stakeholders. The CEDS serves as a strategic framework to guide economic growth and resilience across the region; therefore, it is updated every five years to accurately reflect the region's current economic development goals.

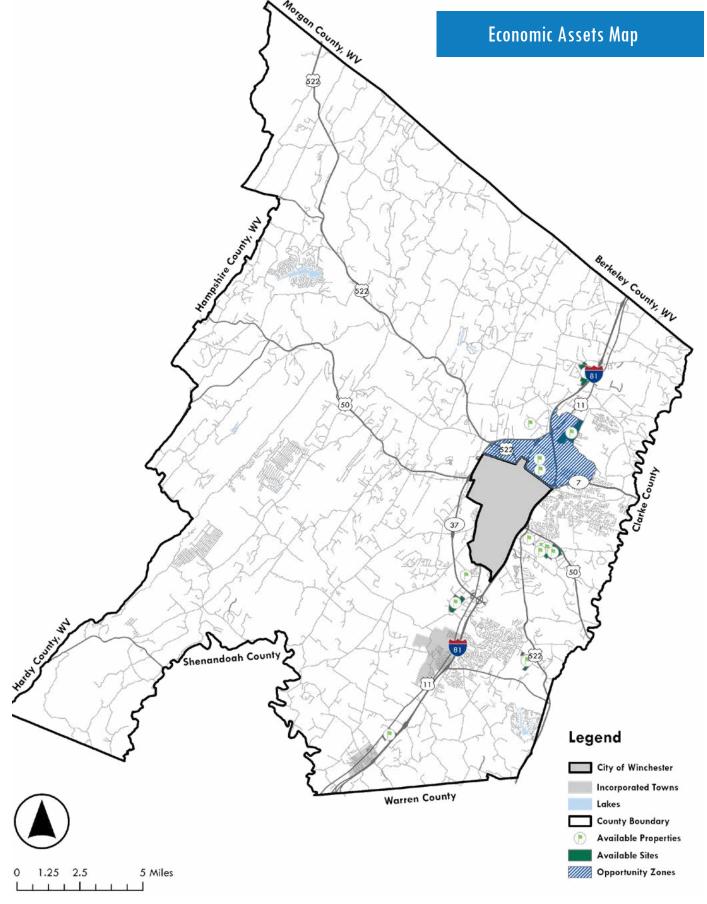
Southeast Crescent Regional Commission

The Southeast Crescent Regional Commission (SCRC) was established by the U.S. Farm Bill in 2008. It is classified as an economic development partnership agency of the federal government and invests in projects that support business development, natural resources, workforce development, and basic infrastructure. The purpose of the SCRC is to strengthen economic growth across the Southeastern United States through grant programs, publishing research, and learning experiences to address economic disparity. Within the SCRC, there are three economic status designations which influence the amount of match required from grant recipients. Of the three status designations, Frederick County is designated as an attainment county, which means it is strong economically and ranked in the top 25% of the nation's counties.

GO Virginia

GO Virginia is an economic development initiative that fosters private-sector growth and job creation by using state incentives to encourage regional collaboration among businesses, educational institutions, and government. Virginia is divided into nine regions for the purposes of this program, with Frederick County included in Region 8.

The NSVRC serves as the region's lead support organization, with secondary support from the Central Shenandoah Planning District Commission (CSPDC) and the Shenandoah Valley Partnership (SVP).



Frederick County, Virginia Economic Development Partnership (VEDP), 2025

Target Industries and Manufacturing

Frederick County boasts a diverse and growing economy, with several target industries driving its development. According to the Frederick County EDA, the County has six target industries: advanced manufacturing, bioscience, corporate services, finance and insurance, food and beverage, and information technology.

Advanced Manufacturing

Frederick County is a hub for manufacturing, which plays a significant role in the local economy. With robust infrastructure and a skilled workforce, the County provides an ideal location for manufacturers looking to grow and innovate. Key employers in this sector, such as Trex Company, a leading manufacturer of alternative wood decking, and Monoflo International, which specializes in reusable plastic packaging, drive both local job creation and innovation in manufacturing technologies.

Advanced Manufacturing				
Company	Focus			
Trex Company	Plastics			
Rubbermaid	Plastics			
HP Hood	Dairy			
Kraft Heinz	Food			
ThermoFisher Scientific	Medical Products			
Annandale Millwork	Wood			
Monoflo	Plastics			
Metromont	Concrete Products			
Continental	Plastics			
Crown Beverage Packaging	Metal			
Darling Ingredients	Food/Bio			
National Fruit	Food			
Quad Graphics	Printing			
Masonite	Wood			
Cives	Metal			
Ashworth Brothers	Metal			
Southeastern Container	Plastics			
8th Avenue & Provisions	Food			
Blue Ridge Industries	Plastics			
Kingspan Insulation	Plastics			
Carmeuse Lime & Stone	Minerals			

Frederick County Economic Development Authority (EDA), 2025

Bioscience

The bioscience sector in Frederick County covers a broad range of industries, including public and private research and development (R&D), medical laboratories, pharmaceutical manufacturing, and the distribution of healthcare products. The region's proximity to federal decision-makers and regulators in Washington, D.C. makes it a prime location for bioscience companies. Major players like Thermo Fisher Scientific contribute significantly to the County's innovation ecosystem, supporting local job growth and technological advancements. Additionally, local institutions such as Shenandoah University provide a steady pipeline of skilled professionals, ensuring that the sector continues to thrive.

Corporate Services

Frederick County's corporate services sector thrives due to the presence of major employers such as American Woodmark, which operates a large facility in the County, and YHB CPAs & Consultants, a leading firm offering tax, assurance, and advisory services. Frederick County's growing infrastructure, with access to top-notch telecommunications and logistics services, supports these businesses with a solid foundation.

Bioscience				
Company	Focus			
Valley Health System	HQ, Medical Center, Clinical Trials			
Shenandoah University	Schools of Pharmacy & Life Sciences, focus on Pharmacogenomics			
ThermoFisher Scientific	Manufacturer of In-Vitro Diagnostic Products			
Valley Biomedical	Manufacturer of Reagents and Research Products			
Medipak	Manufacturer of Covers and Bags for Medications			

Frederick County Economic Development Authority (EDA), 2025

Corporate Services						
Company	Focus					
Navy Federal Credit Union	Operations Center & Banking					
Federal Emergency Management Agency	Operations Center					
Trex	HQ, Manufacturing, Logistics, Trex University					
Valley Health System	Regional Managing Office, Healthcare					
Federal Bureau of Investigation	Records Facility, Back Office					
Army Corps of Engineers	Back Office					
American Woodmark	HQ					
Darling Ingredients	Managing Office					
YHB CPAs & Consultants	Accounting Services					

Frederick County Economic Development Authority (EDA), 2025

Finance and Insurance

The finance and insurance sector includes activities such as depository and non-depository credit intermediation, and insurance services. This industry thrives on the County's strong economic base, well-established financial institutions, and its proximity to Northern Virginia and Washington, D.C.

Food and Beverage

The food and beverage industry in Frederick
County encompasses a wide range of
operations, from animal and dairy production
to fruit, vegetable, grain, and specialty food
manufacturing. The industry benefits from
Frederick County's transportation connectivity,
making Frederick County a prime location
for food and beverage companies to expand
production and distribution capabilities.

Finance and Insurance					
Company	Focus				
Navy Federal Credit Union	Operations Center & Banking				
Bank of Clarke County	Banking				
Truist	Banking				
Integrity Home Mortgage	Mortgage and Nonmortgage Loan Brokers				
Apple Federal Credit Union	Banking				
United Bank	Banking				
Mid-Atlantic Farm Credit	Non-depository Credit Intermediation				

Frederick County Economic Development Authority (EDA), 2025

Food and Beverage					
Company	Focus				
HP Hood	Beverage				
Kraft Heinz	Beverage				
8th Avenue Food & Provisions	Food				
Valley Proteins	Food				
National Fruit	Food				
Foodsource, LLC	Food				
Shawnee Springs Market & Cannery	Food				
Miller Milling	Food				
Garber Ice Cream	Food				

Frederick County Economic Development Authority (EDA), 2025

Information Technology

The information technology sector in Frederick County is dynamic, encompassing activities such as computer systems design, data processing, software development, and IT services. The region has developed a robust cluster of professional, scientific, and technical companies, supported by local institutions like Laurel Ridge Community College and Shenandoah University. These institutions offer specialized programs that equip students with the skills necessary for IT roles in software engineering, cybersecurity, and network administration.

Information Technology					
Company	Focus				
Navy Federal Credit Union	Operations Center				
American Woodmark	Headquarters Operation				
Middletown Data Center	Data Center				
Virasec	IT Support Services				
Blue Bay Technology	Technology Solutions Provider				
TeamLogic IT	Managed IT Services Provider				
Shared Knowledge Technical Solutions	Computer Repair / Computer Training Services				
Clutch, Inc.	Information Technology Consulting Services				

Frederick County Economic Development Authority (EDA), 2025

Competitive Economic Advantages

Tourism

While the number of jobs supported by tourism increased by only 4%, the County experienced gains of at least 20% in local and state tax revenue, visitor spending, and labor income supported by that spending. Notably, Frederick County has not only recovered to pre-pandemic levels but exceeded them, demonstrating a strong and growing environment.

Direct Impacts of Travel in Frederick County							
	2019	2020	2021	2022	2023	Overall Change	
Number of Jobs Directly Supported by Visitor Activity*	1,405	1,157	1,268	1,393	1,463	4.1%	
Direct Visitor Spending	\$143.9 million	\$110.1 million	\$164.2 million	\$179.8 million	\$184.6 million	28.3%	
Labor Income Directly Supported by Visitor Spending	\$38.3 million	\$33.2 million	\$43.4 million	\$47.9 million	\$51.9 million	35.5%	
Local Taxes Generated	\$6.2 million	\$4.9 million	\$6.6 million	\$7.4 million	\$7.6 million	22.6%	
State Taxes Generated	\$4.0 million	\$3.0 million	\$4.5 million	\$5.1 million	\$5.4 million	35.0%	

Virginia Tourism Corporation (VTC) – Economic Impact of Travel 2024

Workforce Development

Economic growth relies on a skilled and adaptable workforce. The County supports this through a comprehensive range of workforce development initiatives aligned with modern market demands, including K-12 programs, adult training, and employer partnerships. For more than 20 years, the Frederick County Economic Development Authority (EDA) has operated the "Career Pathways" program which is a regional partnership of educators, business leaders, and other community partners collaborating to equip the workforce of tomorrow. The primary elements of this workforce development initiative include:

- Student Industry Tours This collaboration between the EDA and local businesses began in 2000 to introduce students to local career opportunities and inform them of the skills and education needed to get there.
- VIP Industry Tours A short-term initiative launched in 2001 to highlight manufacturing operations as important economic contributors with viable, well-paying careers in technologically-advanced environments.
- Educator Tours Beginning in 2004, the
 Frederick County EDA and local businesses
 partner to offer Frederick County Public
 Schools (FCPS) and Winchester Public
 Schools educators tours of local businesses to
 better understand the available opportunities

- students have and how to get them there.
- The Widget Cup In 2015, The Widget Cup launched to provide the County's career and technical education students with the platform to showcase their skills. This competition is managed by the Frederick County EDA in partnership with local businesses and community leaders.
- The Business and Education Summit –
 The County EDA launched this summit in
 2015 as an integral part of The Workforce
 Initiative (see more below), bringing together
 businesses and education leaders to ensure
 cohesive and effective communication.
- Worlds of Work Launched in in 2015,
 World of Work is a hands-on career
 exploration event for 8th graders in Frederick,
 Clarke, Winchester, Page, Rappahannock,
 Shenandoah, and Warren Counties. This
 event gives students a chance to interact
 with over 70 regional businesses across
 10 industry sectors. A regional partnership
 coordinates the program, with members
 including Laurel Ridge Community College
 (LRCC) Career Pathways Consortium,
 NSVRC, and multiple county economic
 development agencies.

^{*}Including part-time and seasonal work.

- The Workforce Initiative This initiative grew out of the Business and Education Summit mentioned above. It brings together business, education, government, and community stakeholders to ensure workforce preparedness. In total, this initiative engages over 50 business and education representatives.
- The Employer Expo This regional hiring expo is an in-person event that features professional development workshops, fasttrack training opportunities, and connections to employers who are actively hiring. The Workforce Initiative coordinates the Expo, which is free and open to the public.

The Workforce Solutions and Continuing Education (WSCE) division at LRCC offers relevant, year-round courses in business, professional development, continuing education, corporate training, and more. WSCE is designed for adults of all ages and offers both online and in-person courses. The WSCE curriculum additionally features a "Fast Track" program for individuals beginning, enhancing, or changing careers. Shenandoah University's Career and Professional Development office is another key resource that offers a wide range of services to help university students and alumni explore careers and grow professionally. These services include career exploration, summer and part-time job opportunities,

résumé building, job search assistance, and more. Its comprehensive approach ensures that students and alumni are well-positioned for success in a competitive job market.

Business Support Organizations

Business support organizations play a vital role in fostering economic growth and entrepreneurship by offering a wide range of programs and services. These range from startup assistance and business planning to workforce development and networking opportunities.

The Frederick County Economic Development
Authority (EDA) guides and manages economic
development by growing local industry, attracting
and retaining major employers, and supporting
small businesses. A key part of this effort is the
Business Call Program, which ensures consistent
contact between the EDA and local businesses.
Through this program, the EDA tracks industry
trends, responds to business needs, and shares
any training resources or expansion assistance that
may be available.

The Shenandoah Valley Workforce Development Board (SVWDB) was established in 2000 to oversee and administer the Workforce Innovation and Opportunity Act (WIOA) in the Shenandoah Valley region. The SVWDB works with many other regional and state partners to offer services including career training and development

opportunities, support programs, employment information, and other business services. The SVWDB has assumed five roles in its efforts to catalyze workforce development programs:

- **Convener** Bringing business, education, economic development, organized labor, and community and faith-based organizations together to work through regional workforce issues.
- Workforce Analyst Researching, understanding, and acting as the repository for current labor market trends and other economic information.
- Broker Bringing systems together to solve problems and/or broker new relationships between businesses and workers in the region.
- **Community Voice** Advocating for the importance of workforce policy, which provides perspective on the needs for skilled workers in the region.
- Capacity Builder Enhancing the region's ability to meet current and future workforce needs of local employers and developing workers while building a stronger community in turn.

Founded in 1917, the Top of Virginia Regional Chamber (TVRC) serves its business members and their employees in Frederick County, as well as Clarke County and the City of Winchester. Located at the Winchester Regional Airport, the Chamber offers various programs and services to support both business and professional needs.

Anchors and Key Focus Areas for the Top of Virginia Regional Chamber

The TVRC 2023-2025 Strategic Plan identifies three strategic anchors and three key focus areas driving its operation:

Strategic Anchors

- 1. Business Focused
- 2. Service-Oriented
- 3. Community Partners

2023–2025 Kev Focus Areas

- 1. Be the "Hub" of Business
- 2. Be the "Voice" for Business
- 3. Increase Financial Stability and Revenue Growth

Small Business Development Center

The Laurel Ridge Small Business Development Center (SBDC) offers a wide range of free services and resources to support small businesses. It provides one-on-one guidance and educational programs for both startups and existing businesses in the region. These educational opportunities include workshops, roundtables, webinars, and online training. Additionally, the Laurel Ridge SBDC helps connect entrepreneurs with other businesses, associations, and research resources.

Non-Profit Incubators

Non-profit incubators are another form of business support in the economic community. One such organization is the Shenandoah Community Capital Fund (SCCF), which partners with the Virginia Innovation Partnership Collaboration to support small businesses and startups throughout the Shenandoah Valley. Incubators like SCCF play an influential role in fostering innovation by reducing barriers to entry and strengthening the local economy by nurturing early ventures.

What is a Startup Incubator?

The U.S. Chamber of Commerce defines a startup incubator as a collaborative program, typically located in a shared workspace, that supports startups and helps them launch successfully. Incubators provide workspace, mentoring, training, and seed funding, all of which can be heavily influential factors in a business's success.

Source: CO – U.S. Chamber of Commerce digital platform

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Community Facilities and Infrastructure

County Governance and Facilities

County Governance

Frederick County is governed by a seven-member Board of Supervisors (BOS), which makes land use decisions, establishes growth and development policies, and adopts the County's budget, thereby setting priorities. One Supervisor is elected from each of the County's six magisterial districts, along with one chairman elected at-large. Supervisors

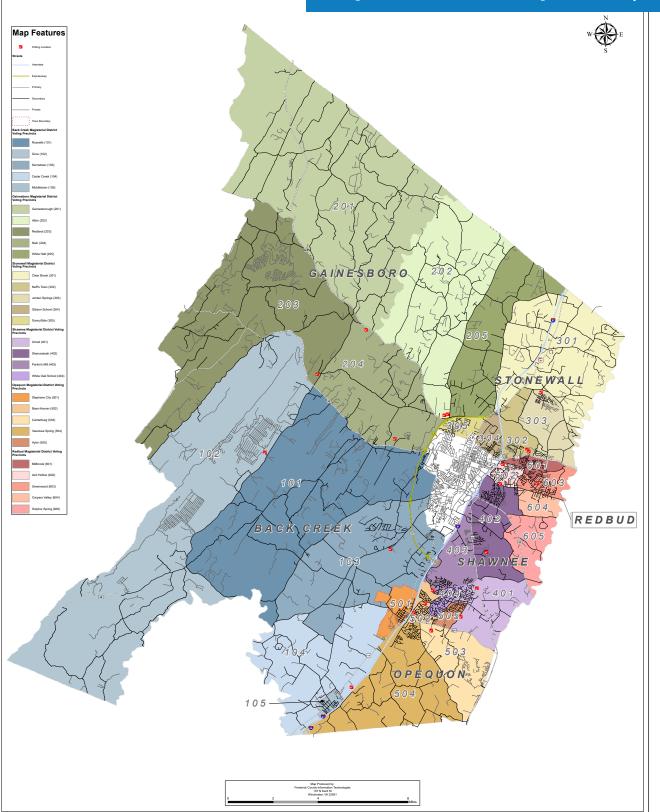
serve four-year terms, which are staggered so that elections occur at two-year intervals. At the direction of the Board, the County Administrator is responsible for managing and supervising the day-to-day operations of all Frederick County departments. Additionally, the Administrator provides administrative support and serves as clerk to the Board of Supervisors.

Capital Improvement Plan and Annual Budget

The *Capital Improvement Plan (CIP)* is Frederick County's tool for planning and managing the location, timing, and financing of major capital projects over a multi-year period. Capital improvements are significant, non-recurring investments in physical infrastructure and equipment. The CIP outlines a prioritized list of projects, a year-by-year funding schedule, and estimated costs with funding sources. Under the Code of Virginia § 15.2-2239, the BOS may direct the local Planning Commission to prepare and annually update a five-year CIP to reflect evolving community needs, priorities, and funding opportunities. The community benefits—and the County's long-range vision is achieved—when CIP priorities align with the Comprehensive Plan.

While the CIP provides a long-term framework for planning capital investments, the County's **annual budget** allocates the actual funding for specific projects in a given fiscal year. Projects listed in the first year of the CIP are typically candidates for inclusion in the upcoming annual budget, subject to available resources and approval by the BOS. The annual budget translates the priorities named in the CIP into actionable investments, ensuring alignment between strategic planning and fiscal decision-making.

Magisterial District and Voting Precinct Map



Frederick County, 2021

Frederick County Administration Building

The Frederick County Administration Building sits on North Kent Street in the City of Winchester.

The original building was built in 1988, and a three-story expansion was completed in 1996. The Administration Building houses a number of County departments.

Millwood Station Banquet Hall

Frederick County owns the Millwood Station
Banquet Hall, located near the intersection of
U.S. Routes 50 and 522. This 17,000 square-foot
facility was built in 2004. The Banquet Hall sits
directly behind the Millwood Station Volunteer Fire
and Rescue, who host events throughout the year
to raise money to support the fire department.
Additionally, people can rent this venue for events
such as weddings and celebrations.

Sunnyside Plaza Shopping Center

The Sunnyside Plaza Shopping Center sits off N. Frederick Pike (U.S. Route 522) and Fox Drive, approximately half a mile north of Winchester City Limits. This facility was built in 1990 and is approximately 70,000 square feet. In the summer of 2019, Frederick County purchased this site with the intention of providing a new building for County offices, as the existing County Administration Building has reached capacity. Several options are being evaluated to determine the best use of space to meet current and projected capacity needs.

Utilities

Sanitary Districts

Under the authority of Code of Virginia § 21-113, Frederick County has designated two Sanitary Districts. These districts aim to fund maintenance and improvements through special assessments, also known as sanitary district fees. These fees primarily support wastewater treatment, water supply, and solid waste disposal.

Frederick County established the Shawneeland Sanitary District (SSD) in 1987, making it the first district of its kind in the County. The County collects district fees semi-annually, and property owners pay them to the Frederick County Treasurer. Furthermore, the County uses these fees exclusively to benefit property owners within the SSD boundaries. The district also has an on-site manager and maintenance staff who maintain roads and common property (e.g., street signs) within the area.

The Frederick County Circuit Court established the Lake Holiday Sanitary District (LHSD) in 2009. Property owners within Lake Holiday filed the petition to create LHSD to collect money for necessary dam spillway improvements. The current annual fees for the LHSD are \$544 for buildable lots and \$212 for unbuildable lots. The County imposes these fees through an additional tax on LHSD property owners.

Water and Wastewater Service

Frederick Water (FW) was established under the Virginia Water and Waste Authorities Act in 1967. It is governed by a five-member board who serve four-year terms after being appointed at large by the Frederick County Board of Supervisors. FW provides public utility services to approximately 50,000 persons through 19,000 residential, commercial, and industrial customer connections in the Sewer and Water Service Area (SWSA). This area is primarily located along the Interstate 81 corridor in the eastern part of the County.

Overall, the sewer and water system is relatively young, with most infrastructure being built in the last 30 years. The system currently delivers about 7 million gallons per day (MGD), peaking at 8.5 MGD during high-demand months. The expansion of services within the SWSA is the fiscal responsibility of private property owners and developers. Fees from new connections fund improvements and expansions to water treatment system capabilities. FW manages and programs these expansions based on the community's projected growth.

FW's primary water source is groundwater—specifically the Carbonate aquifer system—accessed through production wells and multiple naturally recharging quarry reservoirs. These sources collectively provide over 3.5 billion gallons of water storage.

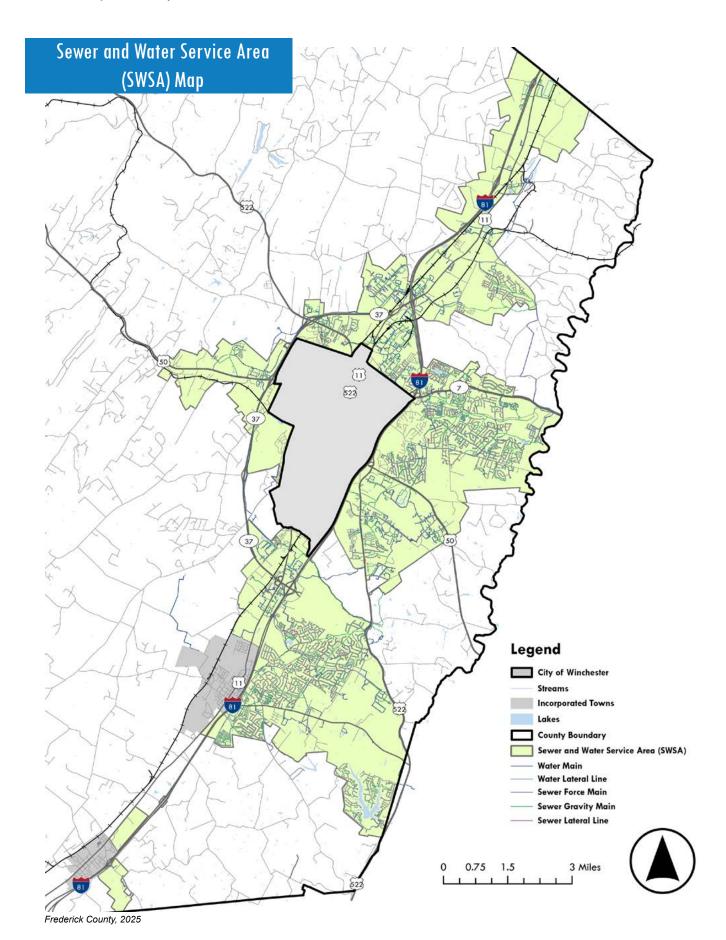
The FW system is currently supported by three water treatment plants:

- James H. Diehl Water Treatment Plant (1994) – treats up to 3.2 MGD; expandable capacity up to 6 MGD.
- James T. Anderson Water Treatment Plant (2002) – treats up to 4 MGD; expandable capacity up to 6 MGD.
- Henry F. Sliwinski Water Treatment Plant (2025) – treats up to 8 MGD and features more advanced technology, as compared to the others. It is expected to replace the Anderson plant.

Wastewater treatment for the County is handled in two facilities: the Parkins Mills Waterwater

Treatment Plant and the Opequon Water

Reclamation Facility. Parkins Mill operates under a contract between FW and the Frederick-Winchester Service Authority. The system's current wastewater treatment capacity is 10.5 MGD, with plans for capacity expansion within the next decade.



Stormwater

The Frederick County Public Works Department employs engineers that review and inspect stormwater management plans. Additionally, they manage County capital improvement projects.

Frederick County has been notified by the Virginia DEQ that it must obtain a Municipal Separate Storm Sewer System (MS4) permit by July 2025. This MS4 permit will require County-owned properties in its designated urbanized areas to comply with state and federal stormwater regulations and will introduce new obligations beyond the County's existing stormwater program. Once submitted to DEQ, the County will have six months to submit an MS4 Program Plan, and full program implementation must occur within two years of permit issuance.

Solid Waste & Recycling

The Frederick County Public Works Department operates and maintains eleven convenience sites for household trash and recyclables.

Residents must take large and bulky items to the convenience site at the landfill. Staff are present at all convenience sites during hours of operation, and Frederick County residents may use them at no charge. The only exception to this is through a shared agreement that allows Clarke County residents to utilize the following convenience sites: Double Tollgate, Greenwood, and Stephenson.

In addition to the convenience sites, the Public Works department operates a state-of-the-art regional landfill, which is regionally owned and shared between Frederick County, Clarke County, and the City of Winchester. This landfill is also the location of an innovative landfill methane reclamation and energy generation program.

According to the County's most recent CIP,
Frederick County is developing approximately 10
acres to expand Landfill Area 2, Cell A. This project
will provide Construction/Demolition Debris (CDD)
disposal capacity for the next 10 to 15 years. It
must also comply with state mandates for approved
refuse disposal landfills. The County began work
on the project in 2024 and expects that it will take
about three years to complete.

Frederick County Convenience Sites					
Site Name	Address				
Albin	174 Indian Hollow Road				
Citizen Center (Landfill Site)	146 Landfill Road				
Double Tollgate	4201 Stonewall Jackson Highway				
Gainesboro/Back Creek	5633 N. Frederick Pike				
Gore	135 Sand Mine Road				
Greenwood	801 Greenwood Road				
Middletown	6671 Valley Pike				
Round Hill	120 McFarland Road				
Shawneeland	100 Shawnee Trail				
Star Tannery	721 Brill Road				
Stephenson	235 Hot Run Drive				

Frederick County, 2025

Community Facilities and Infrastructure Frederick County | Community Profile

COUNTY RECYCLING PROGRAMS

Christmas Wrap Up -Keep It Merry and Green!: and clothing. Electronics such as computer monitors, dry cell batteries, televisions and more **Electronics Recycling** accepted at special collection events. Initiatives to keep the message of 3 Frederick County Green: "green living" a priority in the County. Education opportunities for schools, 4 Outreach: clubs, homeschoolers, and other

5 Plastic Bags:

ReThreads

Textile Recycling:

Program to recycle wrapping paper, electronics, cardboard, shoes, trees,

Provides locations at various retailers

in the County to recycle shopping bags and other accepted items. Collects a variety of clothing items,

bedding, towels, tablecloths, area

re-worn domestically or shipped to

rugs, and more. These items are

Third World Countries.

community groups.

Provides information for several local charitable groups that accept used items in good condition.

Collects shoes, boots, sandals, sneakers, cleats, belts, hats, and more. These items are shipped to countries in West Africa, and South and Central America.



Collects used automobile tires, motor oil, cooking oil, antifreeze, and large appliances such as stoves, refrigeratros, etc.



Frederick and Clarke County residents may recycle their cut Christmas Trees for recycling into mulch used at the landfill. Since 2005, this program has recycled 11,134 evergreens!



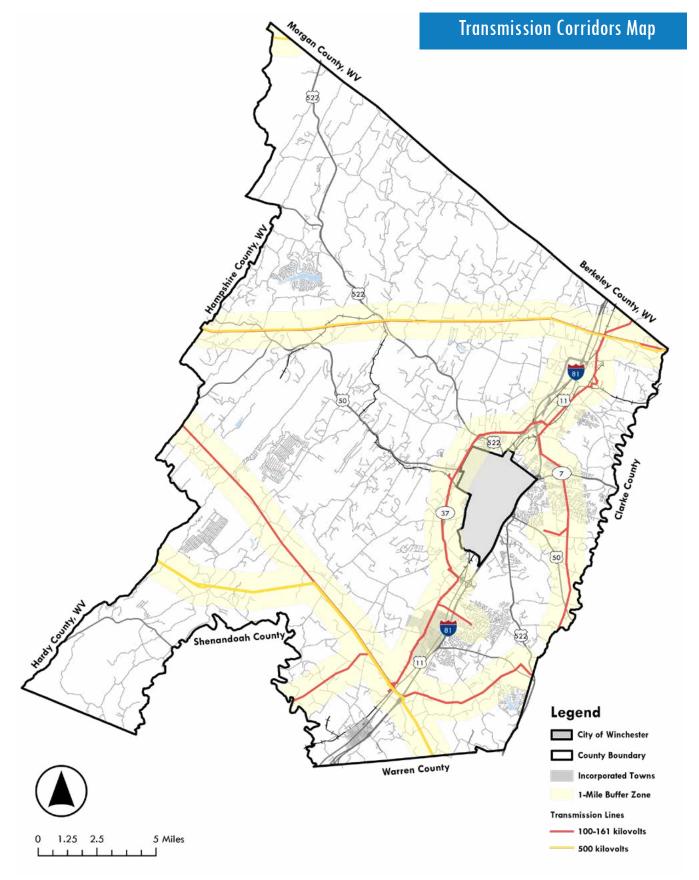
POUNDS OF MATERIALS RECYCLED IN 2022

Frederick County promotes recycling through the implementation of multiple recycling programs. Residents can take advantage of these programs to reduce trash and recycle proper materials whenever possible. To make recycling more accessible, all 11 convenience sites—listed in the table above—accept a wide variety of recyclables. These programs and facilities work together to improve the environment and assist those in need within the County and beyond.

Electricity & Natural Gas

Rappahannock Electric Cooperative (REC) and Shenandoah Valley Electric Cooperative (SVEC) provide electricity in Frederick County. REC's service area covers the eastern half of the County, while SVEC's service area covers the western half. Washington Gas offers natural gas services to the entire County.

Several electric transmission lines cross through Frederick County. These transmission lines operate at high voltages and can send large quantities of electricity over long distances. Transmission corridors in the County are important to consider for the siting of future industrial uses, particularly those associated with Virginia's rapidly growing energy industry.



U.S. Homeland Infrastructure Foundation-Level Data (HIFLD), 2025

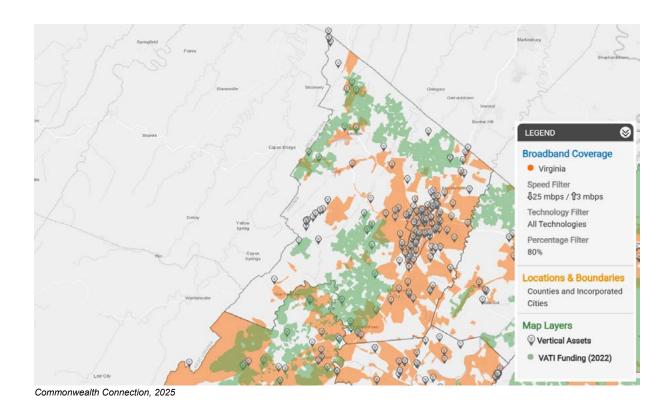
Broadband Access

Broadband access is an increasingly critical part of modern life, influencing everything from education and healthcare to economic growth and civic engagement. Internet connectivity is becoming a necessity, yet many communities continue to face challenges in securing affordable, high-speed broadband services. Expanding access ensures that residents can fully take part in the digital economy, access remote learning and telehealth services, and stay connected with the world around them.

Frederick County's existing broadband coverage is concentrated around the City of Winchester and along major thoroughfares, including Routes 7, 11, 50, and 522. Comcast and Glo Fiber provide most

of the service, although several smaller vendors also operate in the area. The orange areas on the map below show Census blocks where at least 80% of addresses are served by broadband technology, offering speeds of at least 25 megabits per second.

The County has partnered with All Points
Broadband on a regional broadband initiative aimed at bringing fiber to unserved areas. This partnership received approximately \$95 million through the Virginia Telecommunication Initiative (VATI) during the 2022 funding year. The green areas on the map below show the 2022 VATI areas. Construction is currently scheduled to begin in summer 2025, with an estimated completion date of Summer 2026. The County and its partners currently plan to begin customer connections and activations in late 2025.



Education

Frederick County Public Schools

Frederick County Public Schools (FCPS) operates
12 elementary schools, 4 middle schools, 3 high
schools, a career and technical center offering
alternative learning programs, and the Northwestern
Regional Education Program (NREP). A fourth high
school is also funded and will be constructed in the
coming years. The division serves approximately
14,500 students and employs about 2,500 staff

across its schools. Additionally, FCPS owns multiple support facilities for transportation, maintenance, and the School Board Office. Several schools exceed their program capacity, including five elementary schools, one middle school, and all three high schools. Jordan Springs Elementary (131%) and Middletown Elementary (125%) have the greatest capacity overages, as reflected in the percentage of program capacity.

FCPS Facilities and Enrollment							
School Name	Grades	Enrollment as of	Adopted	% of Program			
	Served	January 31, 2025	Program Capacity	Capacity			
Apple Pie Ridge Elementary School	PK-5	388	509	76%			
Armel Elementary School		584	580	101%			
Bass-Hoover Elementary School	K-5	608	580	105%			
Evendale Elementary School		591	607	97%			
Gainesboro Elementary School	K-5	478	595	80%			
Greenwood Mill Elementary School		592	696	85%			
Indian Hollow Elementary School		395	442	89%			
Jordan Springs Elementary School	K-5	654	500	131%			
Middletown Elementary School	10	659	527	125%			
Orchard View Elementary School		486	473	103%			
Redbud Run Elementary School		610	613	99%			
Stonewall Elementary School	PK-5	389	488	80%			
Admiral Richard E. Byrd Middle School		849	900	94%			
Frederick County Middle School	6-8	723	880	82%			
James Wood Middle School		866	840	103%			
Robert E. Aylor Middle School		870	914	95%			
James Wood High School		1,416	1,283	110%			
Millbrook High School	9-12	1,531	1,341	114%			
Sherando High School		1,609	1,323	121%			
Dowell J. Howard Center	6-12	91	N/A	N/A			
Senseny Road/NREP* Frederick County Public Schools (FCPS), 2025	P2-P4; 1-12	162	N/A	N/A			

Frederick County Public Schools (FCPS), 2025

^{*}Numbers in the table are for Frederick County Public Schools students only and do not include students from the City of Winchester or Clarke County

FCPS Projected Enrollment

Enrollment trends vary across the County's elementary schools, with some growing steadily while others decline or remain relatively stable.

Middle school enrollment is generally increasing, with James Wood Middle projected to experience the most growth (29%). FCPS projects steady

increases in enrollment across all three high schools, led by James Wood High School with a projected rise of 20%. In contrast, Greenwood Mill Elementary School is expected to experience the steepest decline, with enrollment dropping by 10% over the next five years and 4% over the next ten.

FCPS Projected Enrollment (2025-2035)					
School Name	Projection Year			Five-Year Change	Ten-Year Change
	2025-26	2029-2030	2034-2035	(2025-2030)	(2025-2035)
Apple Pie Ridge Elementary School	386	404	399	4.7%	3.4%
Armel Elementary School	550	538	580	-2.2%	5.5%
Bass-Hoover Elementary School	618	603	632	-2.4%	2.3%
Evendale Elementary School	616	644	676	4.5%	9.7%
Gainesboro Elementary School	509	521	496	2.4%	-2.6%
Greenwood Mill Elementary School	607	546	584	-10.0%	-3.8%
Indian Hollow Elementary School	393	398	398	1.3%	1.3%
Jordan Springs Elementary School	707	820	797	16.0%	12.7%
Middletown Elementary School	688	768	763	11.6%	10.9%
Orchard View Elementary School	483	508	512	5.2%	6.0%
Redbud Run Elementary School	644	684	725	6.2%	12.5%
Stonewall Elementary School	393	434	395	10.4%	0.5%
Admiral Richard E. Byrd Middle School	861	846	924	-1.7%	7.3%
Frederick County Middle School	720	732	805	1.7%	11.8%
James Wood Middle School	915	1,131	1,176	23.6%	28.5%
Robert E. Aylor Middle School	917	970	1,042	5.8%	13.6%
James Wood High School	1,411	1,510	1,691	7.0%	19.8%
Millbrook High School	1,577	1,653	1,741	4.8%	10.4%
Sherando High School	1,634	1,727	1,817	5.7%	11.2%
Dowell J. Howard Center	63	63	63	-	-
Senseny Road/NREP	131	131	131	-	-

Accreditation

The Virginia Department of Education (VDOE) has established specific standards for the accreditation of public schools in Virginia. These standards aim to ensure that all public schools across the state create and maintain effective education programs. VDOE determines a school's accreditation status

by evaluating school quality indicators, including academic achievement, achievement gaps, and student engagement and outcomes. Nearly all schools maintained full accreditation from 2018 to 2025, with only four instances where a school received accreditation with conditions.

FCPS Accreditation Status**					
School Name	2018-2019	2019-2020	2022-2023	2023-2024	2024-2025
Apple Pie Ridge Elementary School		Accr	edited		Accredited*
Armel Elementary School	Accredited				
Bass-Hoover Elementary School	Accredited*		Accredited		Accredited*
Evendale Elementary School			Accredite	d	
Gainesboro Elementary School		Accredited		Accr	edited*
Greenwood Mill Elementary School	Accredited*		Ac	credited	
Indian Hollow Elementary School	Accredited				
Jordan Springs Elementary School	Accredited W/ Conditions			redited	
Middletown Elementary School	Accredited*		Accredited		Accredited*
Orchard View Elementary School		Accredited		Accredited*	Accredited
Redbud Run Elementary School	Accredited w/ Conditions	Accredited	Ac	credited w/Con	ditions
Stonewall Elementary School			Accredite	d	
Admiral Richard E. Byrd Middle School			Accredite	d	
Frederick County Middle School	Accre	dited	Ac	credited w/Con	ditions
James Wood Middle School	Accredited*	Accre	edited	Accr	edited*
Robert E. Aylor Middle School	Accredited Accredited*				
James Wood High School	Accredited				
Millbrook High School	Accredited				
Sherando High School	School Accredited				

Virginia Department of Education (VDOE), 2025

^{*}Indicates accreditation by a 3-year waiver.

^{**}The VDOE waived accreditation for the 2020-2021 and 2021-2022 school years due to the COVID-19 pandemic.

Alternative Education

The Dowell J. Howard Center offers Alternative Education programs and Career and Technical Education (CTE) programs. The Alternative Education program offers tailored educational experiences for students ranging from grades 7-12 who are navigating unique academic, social, or behavioral challenges. For a high-level overview of alternative education programs offered, see the table below. The County's CTE program allows students from the three high schools to participate in hands-on programs and gain real work experience. The current programs offered by the CTE program include:

- Auto Body Technology
- Automotive Technology
- Carpentry
- Criminal Justice
- Culinary Arts

- Cybersecurity
- Nurse Aide
- Patient Care Technician
- Pharmacy Technician Academy
- Data Science Lab

The Northwestern Regional Education Program (NREP), located at the Senseny Road School, serves the public school systems of Frederick County, Clarke County, and the City of Winchester. NREP staff provide students with intensive social skills training and social-emotional support to help them succeed in their communities and in life. FCPS serves as the fiscal agent for NREP.

FCPS Alternative Education Programs					
Program Name	Grades	Description			
	Served				
Alternative Learning Path for Students (ALPS)	11-12	This program is ideal for students who struggle to succeed in the traditional school setting, regardless of whether they have had disciplinary concerns or not.			
Groundbreaking Revolutionary Innovative Trailblazers (GRIT)	Rising 9th Graders	This program is designed for rising 9th graders who want a personalized and flexible learning experience by offering a full-day schedule blending in-person and virtual learning, with the goal of helping students thrive in a small and supportive environment.			
Individual Student Alternative Education Program, GED (ISAEP)	N/A (16+ Years Old)	This program offers an alternative path of education for students at risk of dropping out or not graduating on time. The program is ideal for students who struggle in traditional school environment and are at least one academic year behind.			
High School Long- Term Suspension Program (LINKS)	9-12	This program provides supportive and structured learning environments for students who have been suspended long-term. The program focuses on helping students develop important life skills while simultaneously addressing their academic and behavioral needs.			
Middle School Alternative Program (MAP)	6* 7-8	This program provides support and structure for students requiring alternative educational placement with the goal of helping students grow academically, behaviorally, and socially.			
Night School	9-12	This program is ideal for students who need an alternative to traditional day schooling. This program supports a variety of students, including those supporting their families, those needing additional credits while still attending regular classes, new mothers, and mental health challenges.			

Frederick County Public Schools (FCPS), 2025 | *MAP is available to 6th graders by hearing officer placement only.

Work-Based Learning Program: Connecting Business with the Future Workforce

Work-Based Learning (WBL) is a school-directed instructional program that offers high school students in Frederick County, Clarke County, and City of Winchester Public Schools to gain experience in authentic workplace settings. The WBL program also connects students with local businesses and industries, exposing them to real-world career opportunities and helping to build a strong pipeline to the future workforce. Through these experiences, students develop workplace readiness and refine technical skills. The program includes a range of opportunities, from short-term, unpaid experiences such as job shadowing to long-term, paid positions, including Registered Apprenticeships.

Work-Based Learning Program Experiences					
Method	Description	Paid or Unpaid?	Hours Required		
Job Shadowing	Short-term experience that allows a student to explore a career or cluster	Unpaid	At least 4 hours		
Externship	Longer-term job shadow that allows more in-depth career exploration at a business or industry site	Unpaid	40 hours		
Mentorship	In-depth opportunity to learn about an industry through visits and completion of a related project	Unpaid	Varies by Program		
Service Learning	Service learning experiences enable students to learn and apply academic, social, and personal skills to improve the community, continue individual growth, and develop a lifelong ethic of service. Service learning goes beyond students participating in community service.	Unpaid	Varies by Program		
Internship	Hands-on experience to assist students in preparing for a career	*Paid or Unpaid	280 hours		
Cooperative Education	Hands-on work experience directly related to CTE course	Paid	280 hours		
Youth Registered Apprenticeship	Enrollment in a CTE course with related on- the-job training provided by the employer	Paid	Varies by Program		
Registered Apprenticeship	Related instruction and on-the-job training both provided by the employer	Paid	Varies by Program		
School-Based Enterprise	A school-based enterprise is an ongoing, student-managed, entrepreneurial operation within the school setting. It provides goods or services that meet the needs of the school's target markets (i.e., students, teachers, administrators, parents/guardians, community members, community organizations/ businesses). School-based enterprises replicate the workplace to provide career insights and relevant experiences for the student.	Paid or Unpaid	Varies by Program		

	Work-Based Learning Program Experiences								
Method	Description	Paid or Unpaid?	Hours Re- quired						
Clinical Experience	Allows health and medical science students to integrate knowledge acquired in the classroom with clinical practice. Students are placed in a variety of healthcare settings and observe patients at different stages of medical practice so students may better understand the scope of the healthcare profession.	Unpaid	Varies by Program						
Entrepreneurship	Allows students to explore entrepreneurial concepts from idea to inception, business planning, enterprising, and growing a business. During an entrepreneurship WBL experience, the student plans, implements, operates, and assumes financial risks in a business that produces goods or delivers services. The entrepreneurship student owns the business assets and keeps financial records to determine return on investments. An entrepreneurship experience provides students the opportunity to develop the skills necessary to become established in their own business or to gain employment.	Paid or Unpaid	Varies by Program						
Immersion Supervised Agricultural Experience	Immersion SAEs allow students to build upon their Foundational SAE activities by gaining real-world, hands-on experience within their chosen career path. Students will enhance their agriculture industry knowledge, gain financial independence, learn management skills, and determine whether their career choice aligns with their interests and abilities, while supporting their agricultural education coursework.	Paid or Unpaid	Aligned with course duration						

Frederick County Public Schools (FCPS), 2025

Private Schools

In addition to the public school system, eight private schools exist in various locations around Frederick County. These private schools serve children aged from Pre-K to 12th grade. While the County does not own or operate these schools, they remain an important component of the County's overall educational system.

Private Schools in Frederick County							
School Name	Grades Served	Estimated Number of Students					
Eukarya Christian Academy	K – 12	183					
Legacy Christian Academy	PK – 12	279					
Lighthouse Baptist Academy	PK – 12	120					
Mountain View Christian Academy	K – 12	184					
The Independent School of Winchester, Inc.	K – 12	52					
The School at Sharon's	PK and K	11					
Timber Ridge School	8 – 12	32					
Winchester Montessori School	K – 5	24					

National Center for Education Statistics, 2025

Higher Education

Laurel Ridge Community College

Laurel Ridge Community College (LRCC) is a public community college serving Clarke, Fauquier, Frederick, Page, Rappahannock, Shenandoah, and Warren Counties, along with the City of Winchester. In addition to campus locations in Luray and Warrenton, LRCC operates a local campus just outside the Town of Middletown between the Interstate 81 and U.S. 11 corridors. LRCC is accredited by the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) and offers programs for associate degrees in addition to workforce training programs.

The table below shows a steady decline in total undergraduate enrollment at LRCC from 2017 to 2021, with a loss of more than 1,000 students – approximately 15%. Although enrollment increased slightly between 2022 and 2024 (up 3%), it remains well below numbers prior to COVID-19. After a

significant—and likely pandemic-related—drop in out-of-state undergraduate enrollment, LRCC reports a strong post-2020 recovery in out-of-state enrollment, with numbers returning to and exceeding 2017 levels.

Shenandoah University

Shenandoah University's main campus sits at the Interstate 81/U.S. 50 interchange. Most of the campus is within the City of Winchester, with the Wilkins Athletic Center and Shenandoah Stadium located within the County.

Between 2017 and 2024, Shenandoah University experienced an approximate 28% increase in overall undergraduate enrollment, with the most growth occurring in 2020 and after. This increase is largely driven by rising in-state enrollment, while out-of-state numbers have remained relatively steady.

Fall Undergraduate Enrollment (2017-2024)									
Insti	itution	2017	2018	2019	2020	2021	2022	2023	2024
Laurel Ridge	In-State Undergraduates	6,690	6,600	6,544	6,223	5,703	5,595	5,720	5,686
Community College	Out-of-State Undergraduates	201	198	172	114	159	125	215	216
(LRCC)	Total LRCC Undergraduate Enrollment	6,891	6,798	6,716	6,337	5,862	5,720	5,935	5,902
Shenandoah	In-State Undergraduates	1,211	1,192	1,221	1,455	1,540	1,594	1,714	1,752
University	Out-of-State Undergraduates	852	842	819	812	876	867	876	889
	Total SU Undergraduate Enrollment	2,063	2,034	2,040	2,267	2,416	2,461	2,590	2,641

Virginia State Council of Higher Education, Fall Headcount Enrollment, 2017-20254

Libraries

Frederick County residents have access to multiple libraries, primarily through the Handley Regional Library System, who operates a total of three libraries—one in Frederick County, one in Winchester, and one in Clarke County. Bowman Library is located in Frederick County along Tasker Road near the Interstate 81 corridor. In addition to book loans and typical library services, Bowman Library also hosts a variety of programs and events for those of all ages. Two higher education facilities within the County also have libraries open to the public, including the Paul Wolk Library at LRCC and the Alson H. Smith, Jr. Library at Shenandoah University.



Parks & Recreation

The Frederick County Parks and Recreation
Department (FCPRD) manages a 411-acre system
of parks and facilities, including 220 acres of
developed parkland. In addition to parks, FCPRD
maintains a total of 3.6 miles of paved multipurpose
trails, 2 miles of unpaved trails, 19 picnic shelters,
9 playgrounds, 2 fishing lakes, and 2 outdoor
pools. The department also offers hundreds of
recreational programs and activities for County
residents of all ages and abilities. While Countyowned parks and facilities are a significant part of
the area's recreational landscape, many public,
private, and non-profit organizations also contribute
to expanding recreational opportunities throughout
the County.

FCPRD Parks and Recreation Facilities

The FCPRD owns and maintains a total of seven parks, two trails, and five community centers, all of which serve as vital recreational spaces for residents and visitors alike. The five community centers are indoor spaces shared with four of the FCPS elementary schools and one of the high schools.

	Frederick County-Owned Parks							
Park Name and Address	Total Acreage	Facilities/Amenities	Anticipated Needs/Upgrades					
Clearbrook Park 130 Poolside Drive Clear Brook, VA	55	3-acre Fishing Lake; 10 Picnic Shelters; About 100 Picnic Tables; 3 Pickleball Courts; 6 Sand Volleyball Courts; Playground; 25-meter Outdoor Pool; 3,000 feet of Paved Walking Paths	Playground Replacement; Installation of a Sprayground (Children's Water Play Area); Installation of a New Shelter; Expansions to the Existing Walking Path, Pickleball Courts, and Parking Lot					
Frederick Heights Park 102 Potomac Place Winchester, VA	11	3 Picnic Tables; ½-mile Walking Path; Pickleball Court; ½ Court Basketball; Playground	Playground Replacement; Installation of Outdoor Fitness Equipment					
Old Charlestown Road Park (OCRP) Near the intersection of Old Charles Town Road (Route 761) and Stephenson Road (Route 664)	25	Proposed OCRP Amenities include 3 Rectangular Athletic Fields; a Futsal/Basketball Hard Surface Area; Shelter; Playground; Walking Trail; Restrooms; Dedicated Parking Area	Construction of Park Amenities Guided by the OCRP Master Plan					
Reynolds Store Firehall (Neighborhood Park) 9291 N. Frederick Pike Cross Junction, VA	0.5	Playground	None					
Rose Hill Park 1871 Jones Road Winchester, VA	8	1.2-mile Walking Trail; Picnic Shelter; Playground; Restrooms; 1.2-mile Walking Trail; Picnic Shelter; Playground; Restrooms; Museum of the Shenandoah Valley's (MSV) Rose Hill Farm	Expansion of Walking Trail; Expansion of Parking Lot; Installation of Exercise Equipment; Construction of a Dog Park					

	Frederick County-Owned Parks							
Park Name and Address	Total Acreage	Facilities/Amenities	Anticipated Needs/Upgrades					
Sherando Park 255 Lakeview Circle Stephens City, VA	330	4.5-acre fishing lake; 6 soccer fields; 6 lighted baseball and softball fields; Concessions buildings; 7 picnic shelters; Gazebo, 3 playgrounds; 2-miles of hiking trails; 4.5-miles of mountain biking trails; Bike Skills Park; 25-meter outdoor pool with pool house, restrooms, and shaded structures; 4 pickleball courts; Outdoor fitness gym; 18-hole disc golf course; 9-hole junior disc golf course	Playground replacement; Lighting replacement for all ballfields; Completion of Northside Softball Complex; Installation of a Sprayground; Addition of a soccer field; Expansion of Warrior Drive entrance parking lot; Development of the area to the North of Wrights Run, including parking, shelters, trails, restrooms, and a soccer complex; Development of Area 3 on the North Master Plan, including four play fields and parking					
Stonewall Park 235 Hot Run Drive Stephenson, VA	20	5 Lighted Baseball/Softball Fields; Concession and Storage Facilities; Tot Lot Playground; Restrooms	None					
Frederick County Middle School 4661 N Frederick Pike, Winchester, VA	5 (Track/ field area only)	Hard-surface track	None					

Frederick County Parks and Recreation Department (FCPRD), 2025

Proposed Recreation Center

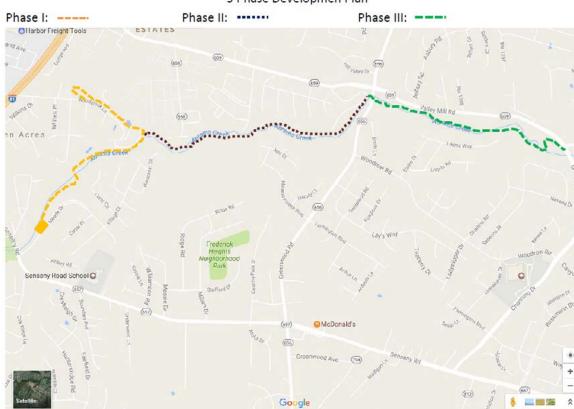
Frederick County's 2025-2030 Capital Improvement Plan (CIP) calls for a new recreation center to meet growing demands. The County currently relies on shared spaces at FCPS facilities for its recreation programs, but these no longer meet the department's needs. Although no official plans are in place yet, the County envisions an approximately 44,000 sq. ft. multi-use facility with a fitness room, multi-purpose rooms, office, storage, locker rooms, and at least two basketball courts adaptable for several additional indoor sports, and an indoor turf field. To provide more opportunities and flexibility, this recreation center would also host special events—such as dances, craft shows, and performances—and have the capacity to support multiple activities at once.

Frede	rick Cou	nty-Owned Recreation Op	portunities
Trail Name and Address	Total Length	Facilities/Amenities	Anticipated Needs/Upgrades
Abrams Creek Greenway Trail 871 Tasker Road Stephens City, VA	3 miles	10-foot-wide Paved Shared Use Path following the Abrams Creek Corridor; Trailhead; Dedicated Parking Area	Completion of Phase I – Currently Underway (Senseny Road to Woodstock Lane); Phase II (Woodstock Lane to Woody's Place); Woody's Place to Channing Drive See the Abrams Creek Greenway Trail Development Plan Map on
Bowman Lake Trail 871 Tasker Road Stephens City, VA	0.5 miles	½-mile Gravel Pedestrian Loop Trail around Lakeside Lake; Small Amphitheater accommodating up to 300 people	the following page. None
Evendale Elementary School Community Center 220 Rosa Lane Winchester, VA	N/A	Community-Use Room with Kitchen; Exercise Room; Office and Storage Space; Full-Size Gymnasium with Bleachers; Restrooms	None
Gainesboro Elementary School Community Center 4651 N. Frederick Pike Winchester, VA	N/A	Full-Size Gymnasium with Bleachers; Office and Storage Space; Exercise Room; Community-Use Room with Kitchen; Restrooms	None
Greenwood Mill Elementary School Community Center 281 Channing Drive Winchester, VA	N/A	Full-Size Gymnasium with Bleachers; Office and Storage Space; Weight Room; Community-Use Room with Kitchen; Restrooms	None

Frederick County-Owned Recreation Opportunities							
Trail Name and Address		Facilities/Amenities	Anticipated Needs/Upgrades				
	Length						
Orchard View	N/A	Full-Size Gymnasium with	None				
Elementary School		Bleachers; Office and					
Community Center		Storage Space; Exercise					
		Room; Community-Use					
4275 Middle Road		Room with Kitchen;					
Winchester, VA		Restrooms					
Sherando High	N/A	Office and Storage	None				
School Community		Space; Weight Room;					
Center		2 Racquetball Courts;					
		Community-Use Room with					
185 Warrior Drive		Kitchen; Restrooms					
Stephens City, VA							

Frederick County Parks and Recreation Department (FCPRD), 2025

ABRAMS CREEK GREENWAY TRAIL 3 Phase Developmen Plan



Non-County Parks and Recreation Resources

In addition to the County-owned Parks, there are other parks and recreation opportunities in Frederick County. Other organizations, such as federal and state agencies and private entities, are responsible for owning and managing these facilities. It is also worth noting that many residential communities have private recreational facilities—such as pools, playgrounds, trails, gazebos, and lakes—for use by their residents.

Other Parks and Recreation Opportunities in Frederick County								
Facility Name	Owner/Manager	Total Acreage	Amenities					
Appleland Sports Center	Appleland	51	9-Hole Golf Course, Driving Range, Lazer Tag, Batting Cages, and Paintball					
Cedar Creek Battlefield Park	National Park Service	512	1.5 miles of Interpreted Walking Trails, Museum, and Tours					
George Washington National Forest (GWNF)	U.S. Forest Service	5,054	Vances Cove and Hawk Campground Trail Access (Hiking, Biking, Pack & Saddle)					
Lake Frederick	Virginia Department of Wildlife Resources	226	Lake Access, Boating, Fishing, and a 4-Mile Hiking Trail					
Rock Harbor Golf Course	Rock Harbour	297	36-Hole Golf Course, Driving Range, and Golf Lessons					
SportsPlex (Indoor)	SportsPlex	93,000 (sq. ft.)	3 Hard Courts, Turf Field, and Meeting Space					
Stonebrook Club (Indoor)	Stonebrook Club	43,000 (sq. ft.)	4 Tennis/Pickleball Courts and Fitness Center					
Stonebrook Club (Outdoor)	Stonebrook Club	10	5 Tennis Court and 25-meter Pool					
The Cove	The Cove	3,000	Camping, Swimming Lake, Hiking, Fishing, and Boating					
Third Winchester Battlefield Park	Shenandoah Valley Battlefields Foundation	598	4-Mile Interpreted Walking Trails and Visitor Center					
Tuscarora Trail	Potomac Appalachian Trail Club	242	25-Mile Hiking Trail Segment					
Winchester Country Club (Indoor)	Winchester Country Club	34,000 (sq. ft.)	4 Tennis/Pickleball Courts, Meeting Space, and Fitness Center					
Winchester Country Club (Outdoor)	Winchester Country Club	156	18-Hole Golf Course, 25-meter Pool, 4 Tennis/Pickleball Courts, and a Playground					

FCPRD Programs and Events

The FCPRD offers a wide range of programs for all ages. Youth can participate in sports leagues (e.g., flag football, basketball, volleyball) and sports camps, clinics, and lessons. Adults can join recreational softball leagues and take part in development programs for pickleball and tennis. The department also offers wellness activities (e.g., Yoga and Pilates) for all ages, aquatics programs (e.g., swim lessons, lifeguard certifications, and

CPR/First Aid training), and a variety of activities for active adults aged 50 and older, such as a Scrabble club, mystery trips, and an annual picnic.

In addition to the County's sports leagues, the FCPRD co-sponsors several organizations that expand athletic opportunities for youth in the area. These youth sports partners manage a variety of leagues and host the Virginia Special Olympics for Area 13.

Youth Sports Partners for Frederick County







Frederick County
American Little League



Shenandoah Valley Tennis Assocation



Frederick County National Little League



Public Safety

Fire and Rescue

Frederick County's combination Fire and Rescue System consists of 11 volunteer fire and rescue companies and a career department of 188 uniformed career staff and seven civilian staff. The career System Chief is responsible for leading the combination career and volunteer System to deliver firefighting and emergency medical services within Frederick County.

All Fire and Rescue facilities are anticipated to have extensive upgrades over the next decade, primarily those associated with structural repairs, expansion or addition of living quarters, and parking lot rehabilitation. Additionally, the System recommends to construct four new or replacement facilities in the County, with the anticipated start of construction in Fiscal Years 2026, 2029, 2032, and 2035. The locations of these facilities have yet to be determined.

Fire and Rescue Stations						
Station/Company Name	Location					
Stephens City Volunteer Fire & Rescue Company, Inc.	5346 Mulberry Street Stephens City					
Middletown Fire & Rescue Company, Inc.	7855 Main Street Middletown					
Clear Brook Volunteer & Rescue Company, Inc.	1256 Brucetown Road Clear Brook					
Gore Volunteer Fire & Rescue Company, Inc.	7184 Northwestern Pike Gore					
Round Hill Community Volunteer Fire & Rescue Company, Inc.	150 Corporate Place Winchester					
Gainesboro Volunteer Fire & Rescue Company, Inc.	221 Gainesboro Road Winchester					
Star Tannery Volunteer Fire & Rescue Company, Inc.	950 Brill Road Star Tannery					
Greenwood Volunteer Fire & Rescue Company, Inc.	809 Greenwood Road Winchester					
North Mountain Volunteer Fire & Rescue Company, Inc.	186 Rosenberger Lane Winchester					
Reynolds Store Volunteer Fire & Rescue Company, Inc.	9381 North Frederick Pike Cross Junction					
Millwood Station Volunteer Fire & Rescue Company, Inc.	250 Costello Drive Winchester					

Frederick County Fire and Rescue, 2025

In addition to projected facility upgrades, numerous apparatus are slated to be purchased or otherwise updated over the next decade. These include engines, tankers, rescue engines, and ambulances. The total projected cost of addressing apparatus needs is approximately \$38 million.

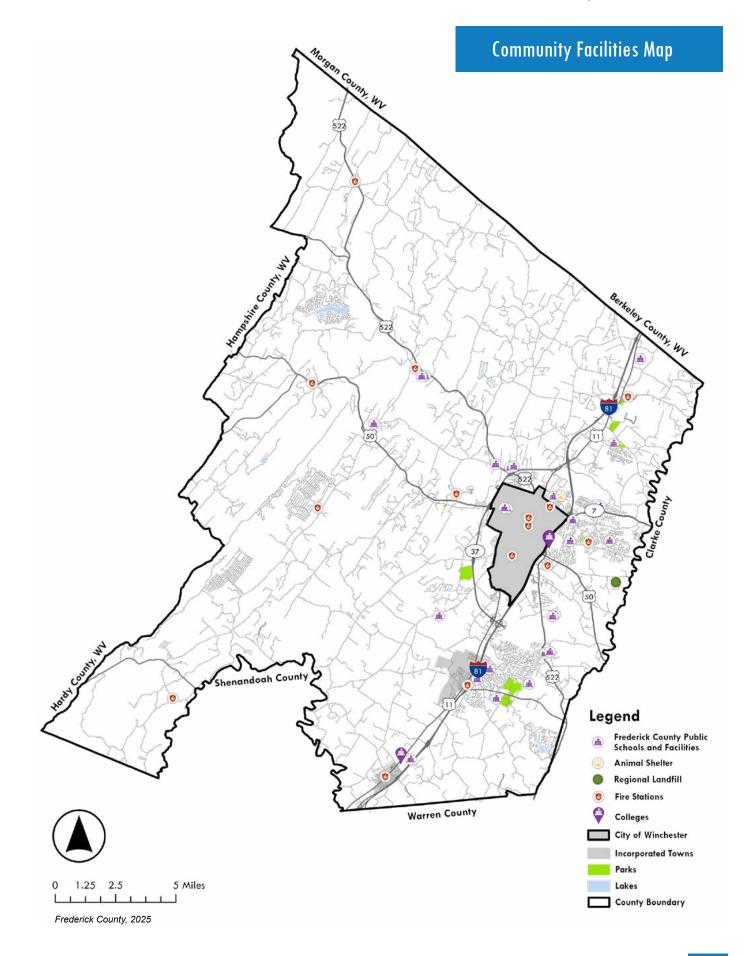
Law Enforcement

The Frederick County Sheriff's Office provides fair, unbiased law enforcement services to the community while respecting constitutional rights.

Physical offices are located at 1080 Coverstone
Drive. There are currently 147 sworn personnel
and 15 civilian staff to include Emergency
Communications Personnel. The sworn personnel
from the Frederick County Sheriff's Office handled
94,446 calls for service in 2023. Additional
information about calls for service, crime, and
response can be found in the Community Health
and Safety section of this Profile.

	Fire and Rescue Capital Improvement Projects							
Timeframe	Identified Projects	Estimated Cost						
2025-2026	Station 12 Renovation; Apparatus Replacements for Stations 13, 14, 16, 19, 21; New Station 22	\$9,310,000						
2026-2027	Station 11 Renovation; Apparatus Replacements for Stations 13, 16, 19, 20, 21; Station 17 Replacement; New Station 22; New Station 23	\$12,846,285						
2027-2028	Apparatus Replacements for Stations 11, 12, 13, 15, 16, 20, 21; Station 16 Replacement; Station 19 Renovation; New Station 22	\$11,940,500						
2028-2029	Apparatus Replacements for Stations 14, 16, 17, 18, 19, 20; Station 14 Renovation; Station 16 Replacement	\$8,398,433						
2029-2030	Apparatus Replacements for Stations 10, 11,14, 15, 17; Station 16 Replacement; Station 20 Renovation	\$7,098,583						

Frederick County Capital Improvement Plan (CIP), 2025



Community Health + Safety

Public safety plays a central role in shaping quality of life for Frederick County's residents. When residents feel safe, they can prioritize their physical, mental, and social well-being without being hindered by real or perceived threats. This sense of security allows them to fully engage in education, employment, social interactions, and recreational activities. Likewise, a high level of community health is closely linked to economic vitality, equitable land use, and the availability of well-maintained public infrastructure.

Community Health

Population Health and Community Conditions

Health is more than simply being free from disease and pain: health is the ability to thrive and to access physical, social, educational, and economic needs. Similarly, wellbeing covers both quality of life and the ability of people and communities to contribute to the world around them. Population health involves optimal physical, mental, spiritual and

County Health
Rankings & Roadmaps

Frederick County Population Health and
Well-being - 2025

Frederick County

V

Least Healthy in US

National Average

State Average

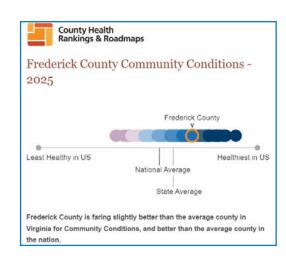
Frederick County is faring better than the average county in Virginia for Population Health and Well-being, and better than the average county in the nation.

County Health Rankings, 2025

social wellbeing. Examples of some of the factors contributing to population health include premature death rate, poor physical health days, and poor mental health days.

On the other hand, community conditions include the socioeconomic factors, built environment, and health infrastructure in which people live, learn, work, and play. Community conditions are more commonly and broadly referred to as the social determinants of health. Examples of community conditions include access to exercise opportunities, the percentage of a community with broadband access, educational attainment, and percentage of a community with severe housing problems.

Overall, Frederick County is generally healthy, faring better than both the average county in Virginia and the average county in the United States for both population health and community conditions.



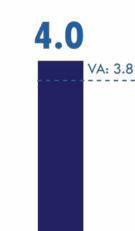
Poor or Fair Health

Percentage of adults reporting fair or poor health



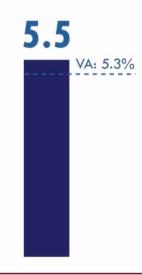
Poor Physical Health Days

Average number of physically unhealthy days reported by adults in the past 30 days



Poor Mental Health Days

Average number of mentally unhealthy days reported by adults in the past 30 days





Limited Access to Healthy Foods

Percentage of the County population who are low-income and do not live near a grocery store

5%



Food Insecurity

Percentage of the County population who lack adequate access to food

10%



Access to Exercise Opportunities

Percentage of the County population with adequate access to locations for physical activity

77%

County Health Rankings, 2025

Like many other jurisdictions in the Shenandoah Valley and throughout Virginia, Frederick County continues to face substance misuse as a prevalent community health challenge. However, the County has seen success in both reducing and reversing the number of drug overdoses in recent years. There were 72 drug overdoses in 2022; this dropped by nearly 40% to 45 overdoses in 2023. With the use of NARCAN, or naloxone, 46 overdoses were reversed in 2022 and 34 overdoses were reversed in 2023. Since NARCAN was first used in 2016, a total of 358 overdoses have been reversed in the County (Frederick County Sheriff's Office, 2023). Additionally, incidents of driving under the influence (DUI) declined 17% between 2023 and 2024.

Mental health challenges also remain a high priority for Frederick County. Calls for service related to mental crises increased 3% between 2023 and 2024 for a total of 573 calls. Additionally, the average number of poor mental health days is 5.5 a month, slightly higher than the statewide average of 5.3 a month.

Health Services and Medical Care

The Virginia Department of Health (VDH) oversees and regulates the area's health services through the Lord Fairfax Health District (LFHD). The LFHD's main office is located in the City of Winchester, and the health district serves the City of Winchester as well as Clarke, Frederick, Page, Shenandoah, and Warren Counties. The LFHD's mission is to promote the health and well-being of its service area through education, prevention, access to quality public health services, and partnerships and collaboration. LFHD's services can be broadly categorized into clinical services and environmental health services. Clinical services include child health services; family planning and women's health; testing for sexually transmitted infections (STIs); and Medicaid screening. Environmental health services include providing safety inspections; assistance for property owners with private wells to ensure safe drinking water; rabies testing and investigations; and other general handling of environmental-focused concerns.

Frederick County residents have access to full-service hospital care at Winchester Medical Center in the City of Winchester, which has served the area since 1903 and is operated by Valley Health. The Valley Health organization serves more than 500,000 residents in the northern Shenandoah Valley, Eastern Panhandle and Potomac Highlands of West Virginia, and western Maryland. Winchester Medical Center specifically offers 495 licensed beds, a 24-hour emergency room, and a variety of advanced inpatient and outpatient services. The

hospital is also the only Level II Trauma Center in the region and serves as the tertiary services hub for the Shenandoah Valley, meaning that it provides highly advanced specialty care such as high-dose chemotherapy and trauma surgery.

Frederick County residents can also access a variety of urgent and primary care facilities for minor injuries and illnesses. Most of these facilities are located in the City of Winchester and east of Interstate 81.



Livability

The term "livability" refers to the common characteristics people seek when choosing a satisfying place to live and build their community. The AARP Livability Index is the nationally accepted indicator for a locality's livability. The Index is divided into seven individually scored categories, which are combined to create a Total Index Score for the community. A score of 0 indicates an unlivable community, while a score of 100 is the highest and represents a very livable community. Frederick County's overall livability score is 48,

with the highest scores in the environment and opportunity – or social mobility – categories. The County scores lowest in the civic engagement and transportation categories.

Compared to other Northern Shenandoah Valley
Regional Commission (NSVRC) localities, Frederick
County ranks in the middle for overall livability.
However, when compared to all other benchmark
communities, Frederick County has the lowest
overall livability score.

Livability, NSVRC Communities									
	Frederick Clarke Warren Shenandoah Page Wincheste								
Overall Score	48	47	50	46	49	53			
Housing	44	51	47	54	54	49			
Neighborhood	40	39	37	36	33	52			
Transportation	39	31	41	38	41	70			
Environment	67	35	52	35	63	65			
Health	42	50	46	44	34	52			
Civic Engagement	38	59	64	60	58	36			
Opportunity	66	68	64	54	63	50			

Livability, Benchmark Communities									
Frederick Albemarle James City Rockingham Staffor									
Overall Score	48	58	52	53	51				
Housing	44	48	39	54	43				
Neighborhood	40	46	42	39	44				
Transportation	39	51	43	45	39				
Environment	67	69	58	73	67				
Health	42	66	61	37	34				
Civic Engagement	38	73	72	55	59				
Opportunity	66	56	52	65	70				

AARP, 2025 | For AARP's methodology and to learn more, visit https://livabilityindex.aarp.org/methods-sources.

Community Safety

The Public Safety Building houses Frederick
County's 911 Center, Fire & Rescue Department,
and Sheriff's Department. The County's 911 Center,
also known as the Department of Public Safety
Communications, is responsible for receiving 911
emergency calls and non-emergency calls within
Frederick County and dispatching Fire & Rescue
and Law Enforcement units as needed. The
City of Winchester operates its own Emergency
Communication Center (E911) and maintains
its own Police and Fire & Rescue departments,
although Memoranda of Understanding (MOUs)
are in place between the City and County safety
departments. The same exist between the County
and Town safety departments.

This section addresses the mission and general operations of public safety agencies in Frederick County. Information regarding staffing needs, physical public safety facilities, and equipment

can be found in the Community Facilities and Infrastructure section of this Profile.

Fire and Rescue

Frederick County's combination Fire and Rescue System consists of 11 volunteer fire and rescue companies and a career department of 188 uniformed career staff and 7 civilian staff. The career System Chief is responsible for leading the combination career and volunteer System to deliver firefighting and emergency medical services within Frederick County. The mission of the Fire and Rescue System is to provide quality and costeffective services that protect citizens, their property and the County's environment from the effects of fire, medical emergencies, technological hazards, and man-made or natural disasters which pose a threat to the community. The Department has five main divisions: Operations, Administration (Training/ Health and Safety), Life Safety, Support, and Emergency Management/Planning.

Fire and Rescue Department Divisions

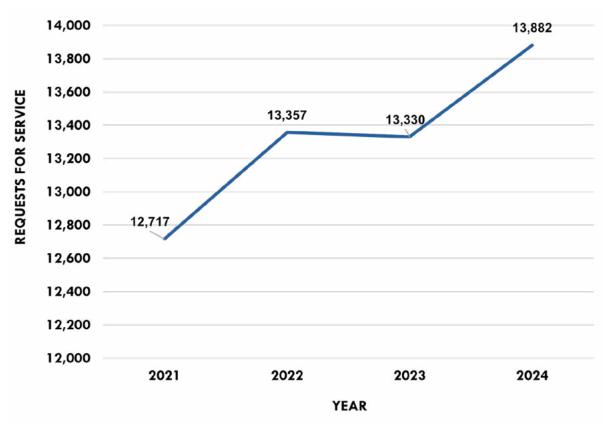
- Operations Division: Has a variety of functions, including emergency service delivery, hazmat response, emergency services planning, and disaster response and mitigation. This division consists of both career and volunteer personnel.
- Administration Division: Coordinates and delivers training related to fire, EMS, technical rescue, and hazardous materials.
- Life Safety Division: Serves as the Office of the Fire Marshal; combines code enforcement, fire investigation,

- fire protection system planning, and community education responsibilities.
- Support Division: Manages the Logistics, Facilities, Fleet, SCBA, Technology and Finance functions to better coordinate the infrastructure needed to support the mission and personnel of the System.
- Emergency Management Divisions:
 Responsible for disaster preparedness,
 response coordination, mitigation, and
 recovery.

Calls for service have continued to increase over the past five years, which is expected for a growing locality. In 2024, the Fire and Rescue Department received 13,882 calls for service, representing a 4% increase from 2023.

The Stephens City Volunteer Fire and Rescue Company and Greenwood Volunteer Fire and Rescue Company responded to the most incidents in both 2023 and 2024; the Star Tannery Volunteer Fire and Rescue Department responded to the fewest incidents in 2024. The largest increase in incident response between 2023 and 2024 was at the Stephens City company.

Frederick County Fire and Rescue Requests for Service



Frederick County Department of Fire and Rescue, 2025

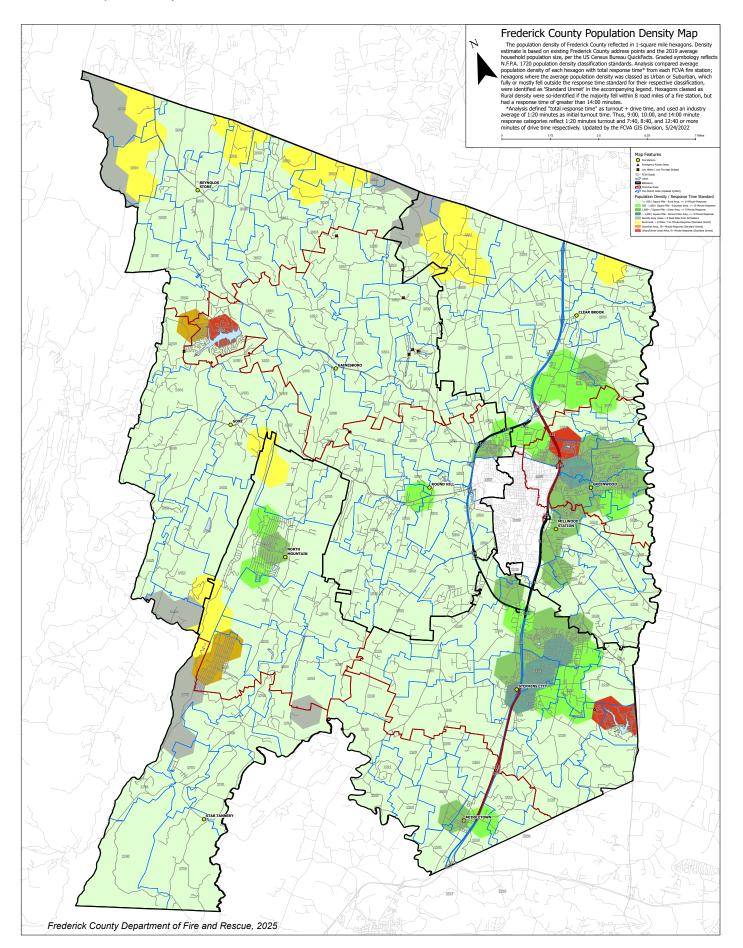
Fire and Rescue Incident Response Statistics, 2023-2024					
Category	2023	2024	Difference		
Total Incidents In ImageTrend Reporting System	13,618	14,228	+610		
C.A.D. Generated Reports Not Dispatched	278	346	+68		
Total Incidents Dispatched and Responded To	13,330	13,882	+552		
Average Incidents Per Day	36.5	37.9	+1.4		
Total E.M.S. Incidents	10,545	10,986	+441		
Total Motor Vehicle Crashes	573	541	-32		
Other Fire Related Type Incidents	2,169	2,319	+150		
Frederick County Fire and Rescue A.L.S. #10	241	294	+53		
Stephens City Volunteer Fire and Rescue Company	3,257	3,471	+214		
Middletown Volunteer Fire and Rescue Company	1,066	1,156	+90		
Clear Brook Volunteer Fire and Rescue Company	1,836	1,897	+61		
Gore Volunteer Fire and Rescue Company	514	510	-4		
Round Hill Community Volunteer Fire and Rescue	2,138	2,232	+94		
Gainesboro Volunteer Fire and Rescue Company	982	922	-60		
Frederick County Fire and Rescue A.L.S. #1	572	472	-100		
Star Tannery Volunteer Fire and Rescue Department	272	280	+8		
Greenwood Volunteer Fire and Rescue Company	3,204	3,158	-46		
North Mountain Volunteer Fire and Rescue Company	664	657	-7		
Reynolds Store Volunteer Fire and Rescue Company	518	472	-46		
Millwood Station Volunteer Fire and Rescue Company	2,145	2,112	-33		
Incident Reports Less Than 85% Complete	99	119	+20		

Frederick County Department of Fire and Rescue, 2025

The Fire and Rescue System align with NFPA

1720 — the Standard for the Organization and
Deployment of Fire Suppression Operations,
Emergency Medical Operations, and Special
Operations to the Public by Volunteer and
Combination Fire Departments — for its response
time benchmarks. The map on the following page
reflects theoretical coverage based on NFPA
standards, illustrating drive-time areas from existing
fire stations. It does not represent actual response

times but instead highlights areas that, due to extended travel distances, cannot be adequately served under the standard's recommended drivetime thresholds. The System has identified several needs for facilities, personnel, and apparatus that will be required for effective service delivery as the County's population continues to grow. These are identified in the Community Facilities & Infrastructure section of this profile.



Law Enforcement

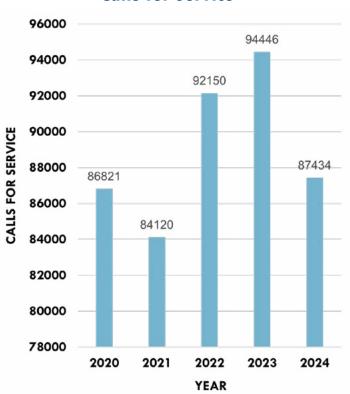
Law enforcement services in Frederick County are provided by the Frederick County Sheriff's Office (FCSO). The mission of FCSO is to provide fair, unbiased law enforcement services to the public while respecting individuals' constitutional rights. FCSO currently employs 161 sworn personnel and 17 civilian staff, which includes Emergency Communications Personnel. The agency provides a full range of services, including:

- · Administrative Staff
- Patrol Division
- Investigative Division
- Traffic Unit
- Animal Control
- Crisis Intervention and Negotiation Teams

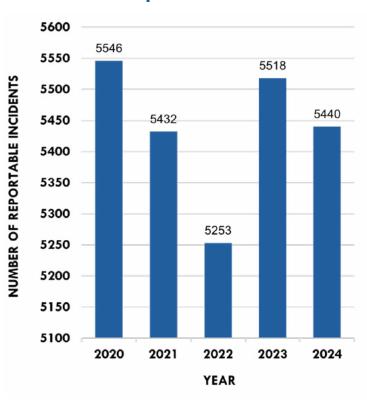
- Internet Crimes Against Children Unit
- Civil Disturbance Unit
- School Resource Division
- Dive Team
- Search and Rescue
- Tactical Unit

Calls for service have fluctuated over the past five years (2020-2024); the number of calls declined by 7.5% between 2023 and 2024. There was also a 1.4% decrease in reportable incidents during the same year.

Calls for Service



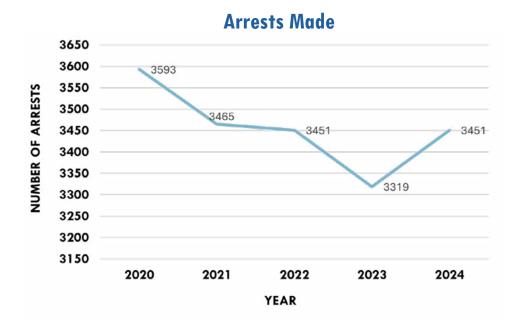
Reportable Incidents



Frederick County Sheriff's Office, 2025 (both graphs)

Trederick County Sheriii's Office, 2020 (Both graphs

The number of arrests made has declined overall between 2020 to 2024; however, the number of arrests made in 2024 increased by 4% compared to 2023. While property crimes declined between 2023 and 2024 – except for shoplifting – violent crime incidents in Frederick County increased.



Incidents by Type 793 800 721 700 INCIDENTS 556⁵⁷³ 600 540 512 500 9 400 344 300 204 187 200 109 97 100

■ 2023 ■ 2024

Frederick County Sheriff's Office, 2025 (both graphs)

Average police response times vary throughout Frederick County and depend on a variety of factors, including the general location of the call, weather conditions, and whether a deputy is already in the vicinity.

Average Response Times, Frederick County Sheriff's Office (FCSO)					
Geographic Area	Average Response Time;	Average Response Time;			
	Normal Weather Conditions	Adverse Weather Conditions			
East of Interstate 81; Routes 50, 7, 10	10-15 minutes	15-30 minutes			
West of Route 600	20-40 minutes	35-50 minutes			
I-81 corridor for Stephens City, Middletown, Stephenson, Clearbrook areas	15-20 minutes	20-35 minutes			

Frederick County Sheriff's Office, 2025

The FCSO collaborates with Frederick County Public Schools (FCPS) through the School Resource Officer (SRO) Program and the Drug Abuse Resistance Education (D.A.R.E.) Program. This partnership began in 1986 with the introduction of D.A.R.E. and expanded in 1998 to include SROs.

One SRO is assigned to each County public school. These SROs offer a range of services that extend beyond law enforcement. Their responsibilities include law-related education, mentoring, crime prevention, investigations, community outreach, and fostering positive relationships with students and faculty. By engaging with the school community daily, SROs enhance communication between FCPS and the Sheriff's Office while contributing to a safer learning environment.

The School Safety Division works closely with FCPS to assess and address school safety concerns. A MOU outlines the School-Law Enforcement Partnership (SLEP), which defines the framework for collaboration and implementation of the SRO program. Additionally, the Sheriff's Office supports schools by providing guidance on Threat Assessment Teams and Crisis Planning to further enhance school security and preparedness.

Hazard Mitigation and Disaster Prevention

Hazard mitigation plans identify natural hazards that threaten life, property, and economic prosperity, and offer strategies to reduce the effects of these hazards on the community. Frederick County participates in regional hazard mitigation planning through the Northern Shenandoah Valley Regional Commission (NSVRC). NSVRC works with the Federal Emergency Management Agency (FEMA), the Virginia Department of Emergency Management (VDEM), and local emergency managers to develop and maintain the Northern Shenandoah Valley Region Multi-Jurisdictional Hazard Mitigation Plan (HMP). This document aims to establish a more resilient region through:

- Reducing or preventing loss of life and property during natural hazard events such as flooding, severe storms, wildfires, and pandemics;
- Helping secure federal and state grant funding for specified mitigation actions;
- Providing a reference for decisions on future growth, public investment, and other planning efforts: and
- Lessening the need for emergency response and recovery when natural disasters strike.

The HMP is updated every five years with details on how the district's localities can reduce vulnerability to natural hazards before they occur.

Another important aspect of disaster prevention and response in Frederick County is emergency operations planning. The Emergency Management Division of the Fire and Rescue Department creates and executes the County's Emergency Operations plan (EOP). This document is an all-hazards plan developed to address Frederick County's unique natural, technological, and human-caused hazards potential. It describes the method the County will use to prevent, prepare for, respond to, and recover from an emergency or disaster. Additionally, it identifies and assigns specific areas of responsibility for coordinating resources to these types of events. The EOP is intended to be consistent with the National Incident Management System (NIMS) and the National Response Framework (NRF) and utilizes the FEMA Comprehensive Planning Guide (CPG 101) concepts for guidance that follow an **Emergency Support Functional format.**

Community Justice and Social Services

General District Court

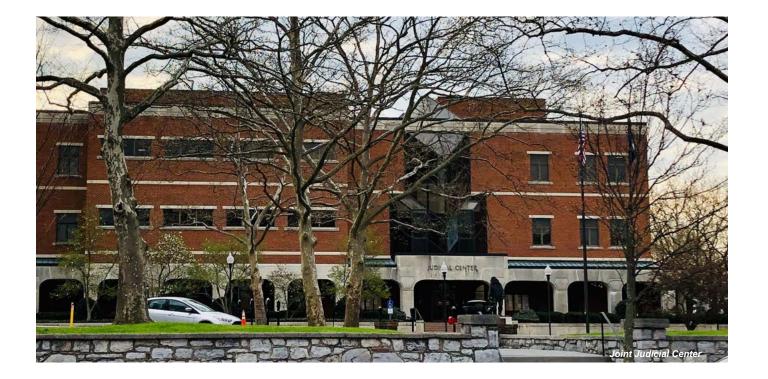
The Frederick/Winchester General District Court serves Frederick County residents. Court facilities are located at the Judicial Center in the City of Winchester. In Virginia, general district courts hear traffic violation cases; misdemeanor cases; and civil cases such landlord and tenant disputes, contract disputes, and personal injury actions. General district courts do not conduct jury trials.

Circuit Court

The Frederick County Circuit Court serves
Frederick County residents and is also located at
the Judicial Center. The Circuit Court is authorized
to handle matters related to felony cases; family
matters, including divorce; and appealed cases
from both the general district court and the juvenile
and domestic relations court.

Juvenile and Domestic Relations Court

The Frederick/Winchester Juvenile & Domestic Relations (JDR) Court is also located at the Judicial Center in Winchester. JDR hears all matters involving juveniles such as criminal or traffic matters. In addition, this court handles other matters involving the family such as custody, support, and visitation. The court also hears family abuse cases, cases where adults have been accused of child abuse or neglect, and criminal cases where the defendant and alleged victim are family or household members. JDR is a court of record, meaning that like district courts, there are no jury trials.



Social Services

The Frederick County Department of Social Services (FCDSS) is administered by an seven-member board appointed by the Frederick County Board of Supervisors. The mission of FCDSS is to deliver client centered, quality human services that help the citizens of Frederick County achieve safety, independence, and overall wellbeing. FCDSS administers a broad range of benefit and service programs to eligible Frederick County residents. Benefits programs include:

- Temporary Assistance to Needy Families (TANF)
- Medicaid, Food Assistance (Supplemental Nutrition Assurance Program)
- Auxiliary Grants
- Child Care Assistance
- Energy Assistance
- Employment Services (VIEW)

Services programs include:

- · Child Protective Services
- Adult Protective Services
- Adult Services, including Companion Services
- Foster Care and Adoption
- Family Services

Additionally, FCDSS administers a broad range of grants aimed at providing treatment for victims of abuse and neglect, developing independent living skills for foster care youth, promoting self-sufficiency and personal responsibility, and supporting families. Applications for both benefit and service programs have been increasing over the past several years.

Frederick County Department of Social Services (FCDSS) Application Statistics						
Application Type	Fiscal	Fiscal Year	Fiscal Year			
	Year 2021	2022	2023			
Benefit Programs						
SNAP	2,252	2,374	2,672			
Medicaid	3,172	2,614	2,823			
TANF	373	397	473			
Energy Assistance Programs - Fuel	450	465	449			
Energy Assistance Programs - Cooling	253	316	36			
Childcare	226	278	319			
Services Programs						
CPS Referrals	1,095	1,264	1,432			
CPS Family Assessments	407	399	418			
Ongoing APS*	62	58	74			
APS Investigations	504	478	557			

Frederick County Department of Social Services, 2024 *Average/month.

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Natural Resources

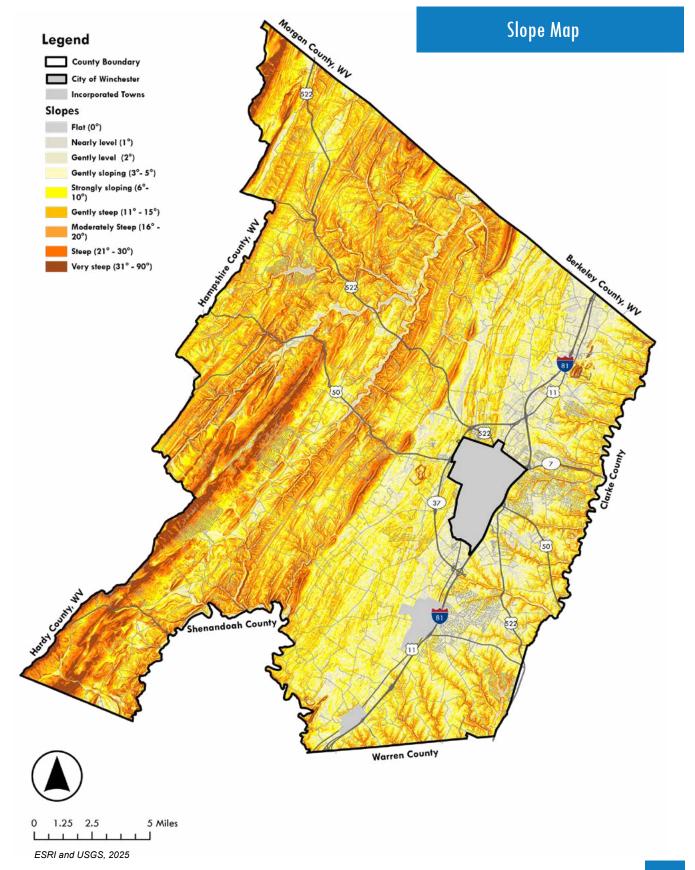
Physical Environment

Slope

Most of Frederick County's terrain ranges from "strongly sloping" to "very steep", a broad range from 6° to 90°. The western half of the County exhibits the steepest slopes, with a particularly prominent area of "very steep" (31° - 90°) terrain along the County's border with Hardy County, West

Virginia. In contrast, the eastern half of the County features mostly "strongly sloping" and "gently sloping" (3° to 10°) areas, with some "flat" or "nearly level" (0° - 1°) terrain interspersed. These level areas are generally found in and around developed parts of the County, such as the City of Winchester and the Interstate 81 corridor.



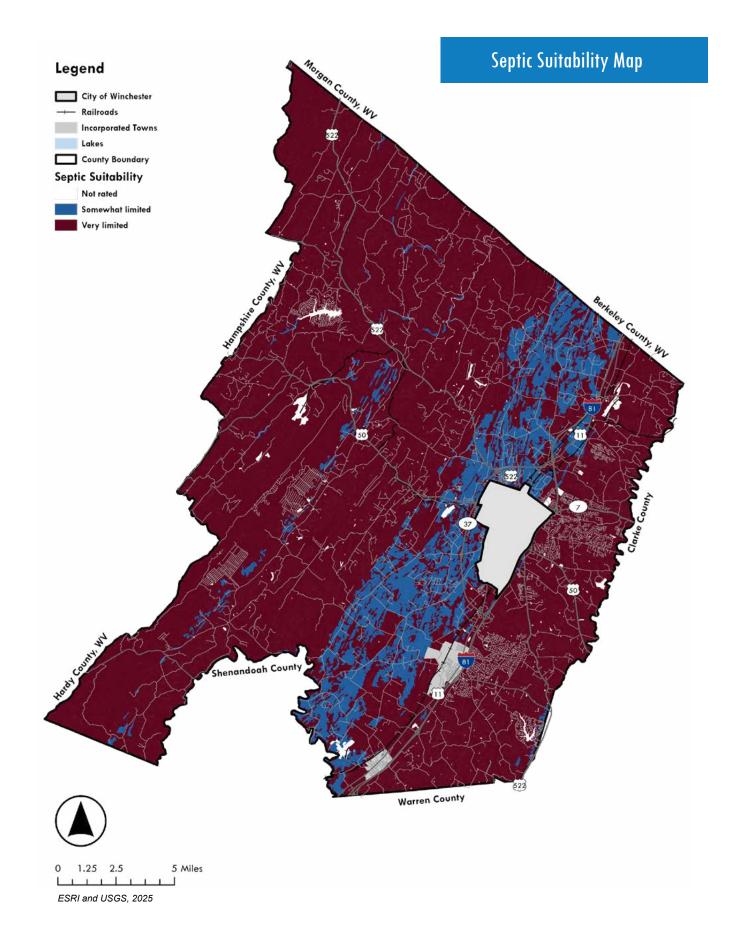


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Soils

With much of Frederick County being rural, and public wastewater availability being limited to most of the County's Interstate 81 corridor, many residences rely on use of on-site sewage disposal systems, which usually utilize absorption fields.

Approximately 87% of the County's soil is "very limited" for septic system suitability, while 12% are "somewhat limited". A small share of land (approximately 1%) has not been rated. Despite an area being designated as not suitable, a site and soil evaluation may reveal a feasible location that can sustain a properly functioning system.



Climate

Between 2019 and 2024, average temperatures in Frederick County show notable seasonal variation, with winter (January) temperatures fluctuating more dramatically than summer (July) temperatures. Winter temperatures ranged from a low of 27.8°F in 2022 to a high of 39.5°F in 2023, suggesting an unusually warm winter in 2023. This trend did not continue into 2024, which saw January temperatures fall to 33.8°F, closer to earlier years such as 2021.

The spike in both January (2023) and July (2024) temperatures may be indicative of emerging trends related to climate variability, but more data would be needed to confirm any long-term patterns.

Average Temperature in Frederick County*						
2019 2020 2021 2022 2023 2024					2024	
January	31.9	37.6	33.7	27.8	39.5	33.8
July	July 76.2 77.7 75.2 74.6 75.7 77					77

NOAA National Centers for Environmental information, Climate at a Glance: County Time Series, published March 2025, retrieved on April 7, 2025 from https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/county/time-series
*Reported in degrees Fahrenheit.

Air Quality

Air quality monitoring plays a key role in protecting the environment, public health, and the quality of life. The Virginia Department of Environmental Quality (DEQ) monitors air pollution at many locations, with one of them being in the City of Winchester. The DEQ uses the air quality index (AQI) to describe how clean the air is and provides information about health effects associated with air pollution.

The air quality in Frederick County has been reported as good to moderate over the years, with most years showing very few or no unhealthy days. However, the County experienced a noticeable decline in air quality during 2023, with several reported days of unhealthy air quality and a significantly higher peak AQI value of 185. In 2024, conditions improved, with a decline in the reported number of unhealthy days.

	Air Quality Index Report Trends for Frederick County								
Year	# of Days with Reported Air Quality Measurements	# of Days Good (0-50)	# of Days Moderate (51-100)	# of Days Unhealthy for Sensitive Groups (101-150)	# of Days Unhealthy (151-200)	# of Days Very Unhealthy (201-300)	# of Days Hazardous (301+)	Highest Daily AQI in the Year	AQI Median
2024	355	264	90	1	-	-	-	102	41
2023	363	240	114	5	4	ı	ı	185	44
2022	334	234	100	-	-	-	-	89	43
2021	362	222	140	-	-	-	-	98	44
2020	304	249	55	-	-	-	-	81	39
2019	365	277	88	-	-	-	-	96	42
2018	352	267	85	-	-	-	-	87	40
2017	344	253	91	-	-	-	-	80	41.5
2016	358	256	102	-	-	-	-	90	42
2015	342	213	129	-	-	-	-	86	45

US EPA Air Quality Index Report for Frederick County

Frederick County | Community Profile **Natural Resources**

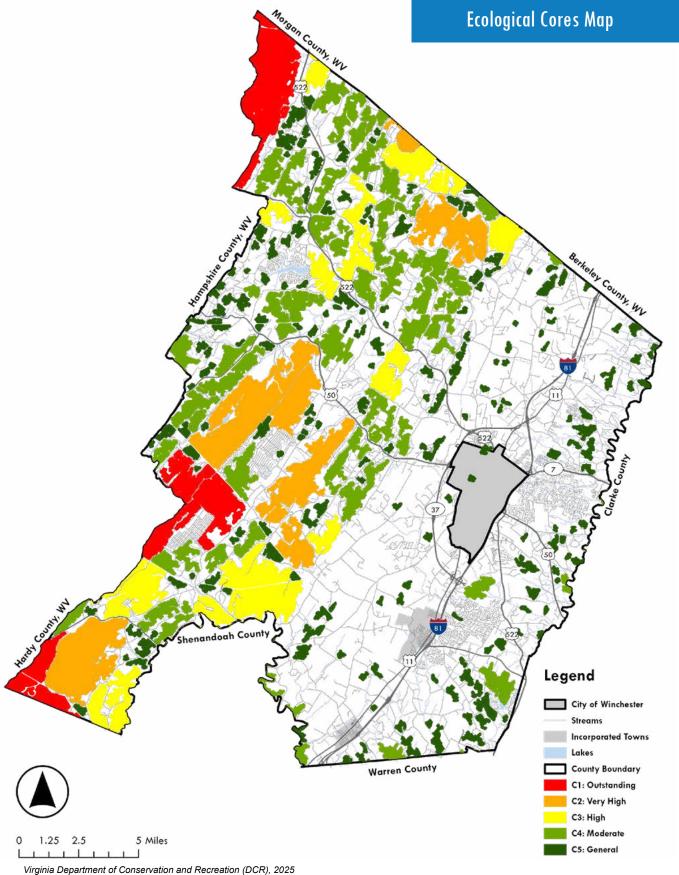
Land & Agriculture Resources

Ecological Cores

Ecological cores are large, unfragmented patches of natural land with at least 100 acres of interior cover. These areas provide habitats for a wide range of flora and fauna, in addition to recreational opportunities and open space resources in the County.

The Virginia Natural Landscape Assessment through the Virginia Department of Conservation and Recreation's (DCR) has identified and designated ecological cores based on their potential for biodiversity, ecological function, and landscape conditions. Most of the cores are designated in the western half of Frederick County; only three large areas within the County's jurisdiction are designated as outstanding.





Prime Farmland

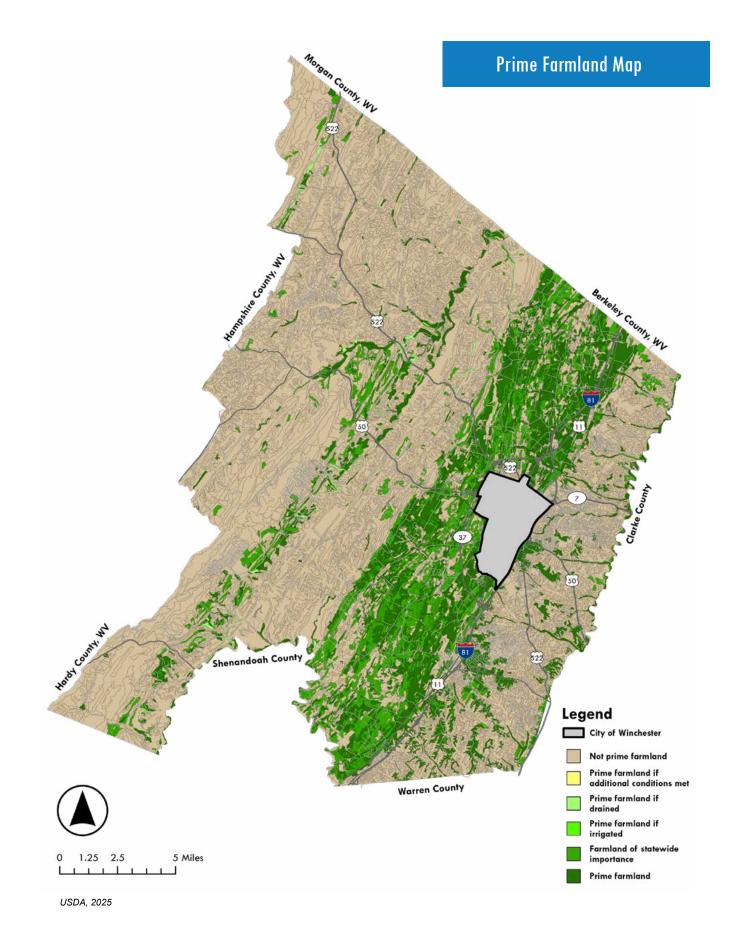
Prime farmland, as defined by the U.S. Department of Agriculture (USDA), is land that has the best combination of physical and chemical characteristics to produce food, feed, forage, fiber, and oilseed crops, in addition to being available for these uses. These preserved areas are important to the County for reasons relating to food security, economic stability, and environmental health.

The majority of the County's prime farmland is in a central strip just west of Interstate 81, extending completely north to south. There is a much smaller amount of prime farmland in the western half of the County, with some of these patches considered only to be prime if they are drained.

Why is Prime Farmland Important?

Prime farmland supports:

- **Food Security:** Prime farmland helps maintain a robust agricultural base, ensuring continuity in local food sources.
- Economic Stability: Agriculture remains a significant sector in the County, contributing to the local economy through farming activities, agribusinesses, and related industries.
- **Environmental Health:** Prime farmland often provides numerous ecological benefits, such as biodiversity, soil health, and water management. Prime farmland can also essentially act as a natural buffer by mitigating the impacts of urbanization while maintaining ecological balance.



Land Conservation

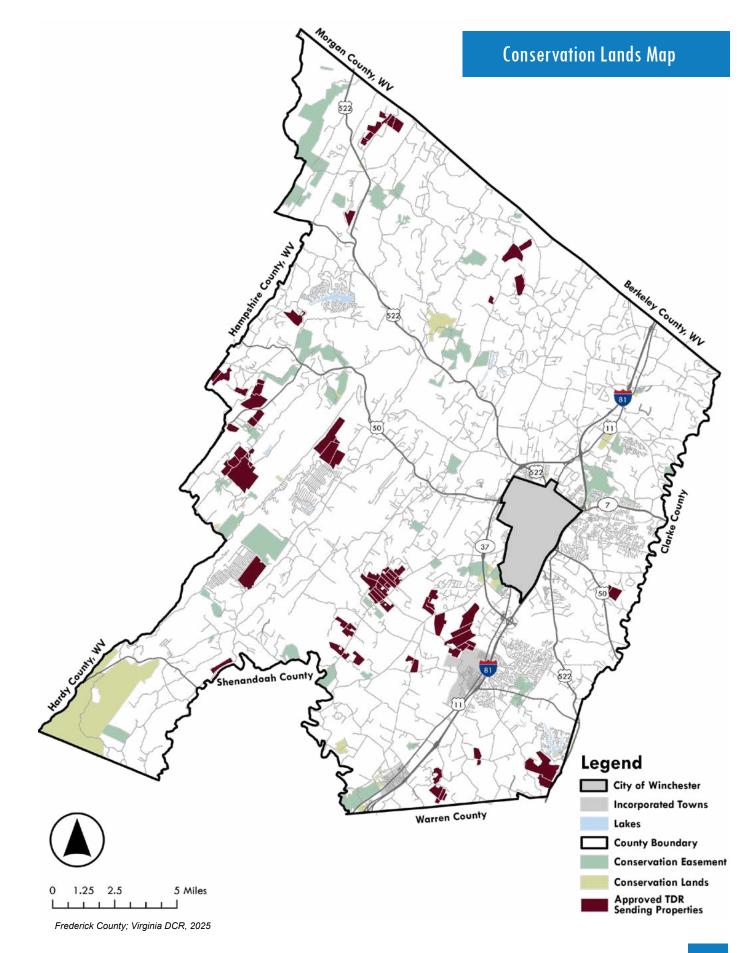
Conservation Easements and Lands play a critical role in preserving natural resources, protecting wildlife habitats, and maintaining water quality. They also ensure that ecologically valuable areas are safeguarded from development, supporting long-term environmental sustainability and public benefit. Conservation easements and lands in Frederick County are owned by various people and agencies

at all levels including private owners, federal and state agencies (e.g., U.S. Forest Service, Virginia Department of Conservation and Recreation, or Virginia Department of Forestry), and local owners (e.g., Frederick County). There are currently approximately 30 conservation easements in the County that have been established through agreements between property owners and the Virginia Outdoors Foundation (VOF) specifically.

Tools for Farmland Conservation

There are several tools available to help conserve land and direct growth into appropriate areas, including:

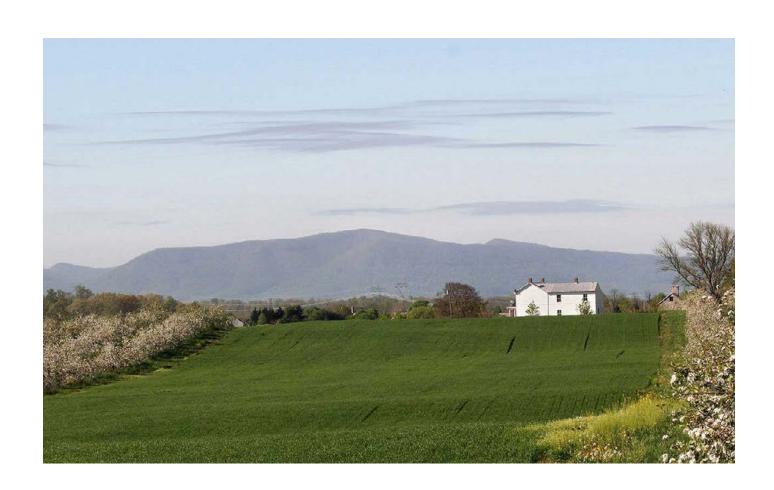
- Conservation Easements: Conservation easements are voluntary legal agreements that restrict future development, preserve agricultural land, and allow owners to retain ownership while gaining tax benefits. Easements protect land permanently or for a set number of years, ultimately preventing fragmentation and conversion to more intensive land uses. Conservation easements also qualify landowners for federal, state, and local tax benefits.
- Agricultural & Forestal Districts: Agricultural and Forestal Districts (AFDs) are rural preservation districts that are designated to support the production of agricultural products, timber, and the maintenance of open space. For more information about AFDs, see page 152.
- Use-Value Taxation Assessment: Land used for agriculture or forestry operations is assessed and taxed by the County relative to its actual use, as opposed to fair market value. To qualify for this program, landowners must meet minimum acreage requirements and maintain their property in active use.
- Transfer/Purchase Development Rights Program(s): A Transfer of Development Rights (TDR) program is a voluntary program where a property owner in a "sending" area can sell or transfer their development rights to a property owner in a "receiving" area. Frederick County has an active TDR program. A Purchase of Development Rights (PDR) program is a voluntary conservation initiative that allows a locality to purchase development rights from landowners, ensuring the land remains permanently preserved for agriculture, forestry, or conservation.

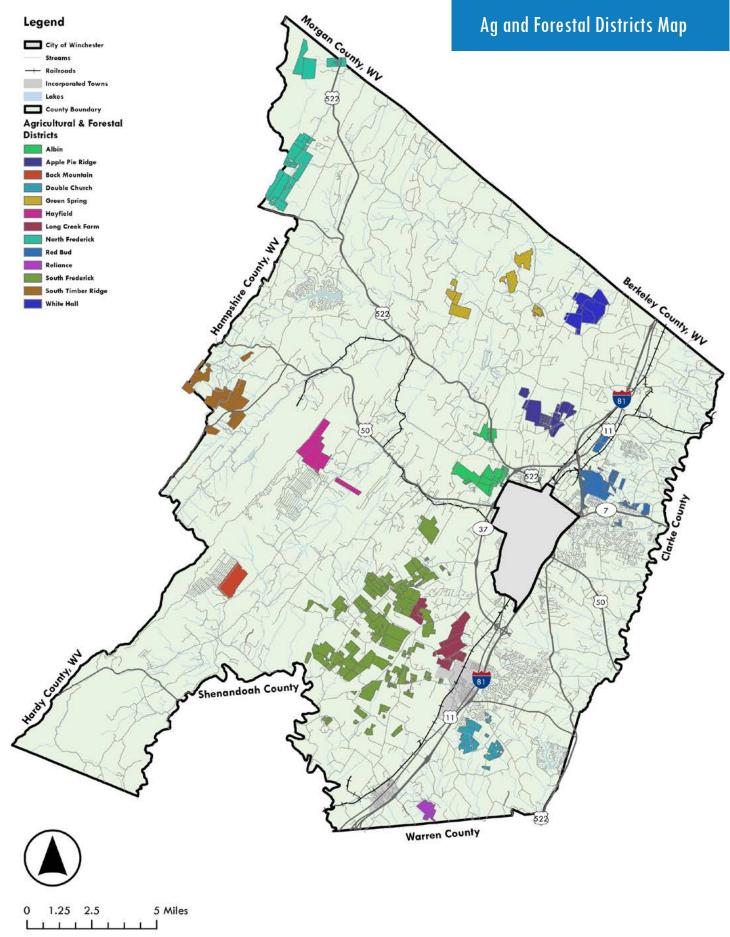


Agricultural and Forestal Districts

There are currently 13 designated Agricultural and Forestal Districts (AFDs) in Frederick County. As of July 2025, one additional AFD is under consideration. AFDs are rural preservation districts that are designated to support the production of agricultural products, timber, and the maintenance of open space. As a result, these areas are critical economic and environmental resources for the County. AFDs are voluntary and are initiated by a

landowner or a group of landowners in collaboration with the local government. The creation of an AFD requires a commitment from property owners to maintain their farm, forestland, and other open space without converting them into more intense uses (residential, commercial, or industrial) for a period of four to ten years. In return, the locality and State agree to limit infrastructure investments and zoning changes that could encourage or create development pressures within the AFDs.





Frederick County, 2025

Water Resources

Surface Waters

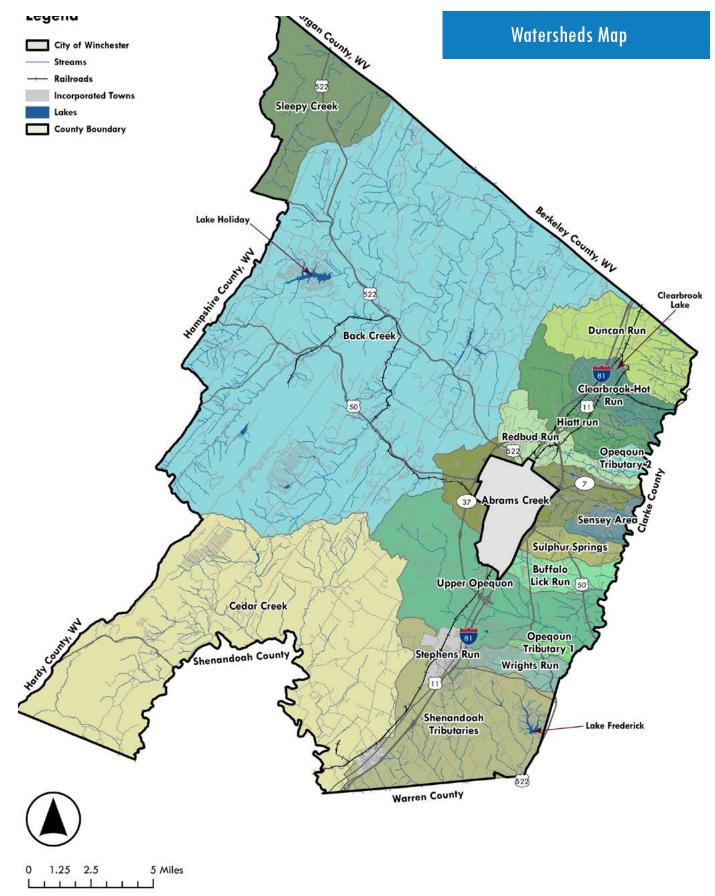
Surface waters are a vital component of the region's natural environment. They support both biodiversity and recreation opportunities, but also face challenges related to water quality and land use practices. Frederick County is home to many creeks and streams, with Opequon Creek and Cedar Creek being among the most notable. These two creeks run along large portions of the County's eastern and southern boundaries, respectively. The County also features various ponds throughout, in addition to several lakes, including Lake Frederick, Lake Holiday, and Clearbrook Lake.

Lake Frederick is a 117-acre impoundment that has an average depth of 20 feet, with a maximum depth of 50 feet. This lake is owned by the Virginia Department of Wildlife Resources (DWR) and provides convenient fishing access. Some of the fish species found here include, but are not limited to, largemouth bass, bluegill, channel catfish, and northern pike. Most of the fish found here reproduce naturally; however, DWR restocks the channel catfish and northern pike annually. Lake Frederick also features one concrete boat ramp with a

courtesy dock and a handicapped accessible fishing pier. The use of gasoline boat motors on the lake is prohibited; however, the use of electric trolling motors is allowed.

Lake Holiday is a 250-acre man-made lake that is part of a gated recreational and residential community of more than 900 single-family homes. This lake is private and does not allow public access; however, this lake provides ample recreational opportunities for Lake Holiday community residents. For fishing purposes, the lake is well-stocked with bass and other sportfish.

Clearbrook Lake is a three-acre pond in the northeastern portion of Frederick County. Located within the Clearbrook-Hot Run watershed, this small lake serves ecological and recreational functions in the County. It is regularly stocked with a variety of fish species including bass, catfish, trout, and panfish, making it a great spot for local anglers.



Virginia Department of Environmental Quality (DEQ), 2025

Ground Water

Groundwater is a critical resource as it supplies drinking water for many residents who use wells and supports local agricultural operations. Frederick Water (FW) pulls from groundwater as a vital source of water for the community. Potential threats to groundwater include drought, contamination from various sources such as underground storage tanks, improperly managed septic systems, uncontrolled hazardous waste, chemicals, and atmospheric pollutants. Another threat is potential depletion if groundwater is extracted faster than naturally replenished. This depletion can lead to a lowering of the water table, increased water extraction costs, reduced surface water supplies, and deteriorated water quality.

Relationship Between Surface and Ground Waters

Surface water and groundwater are interconnected, meaning that the development of one can impact the quality and quantity of the other. Furthermore, pollution of either system can affect the health of the other. Understanding this relationship is essential to effective management.

Water Quality

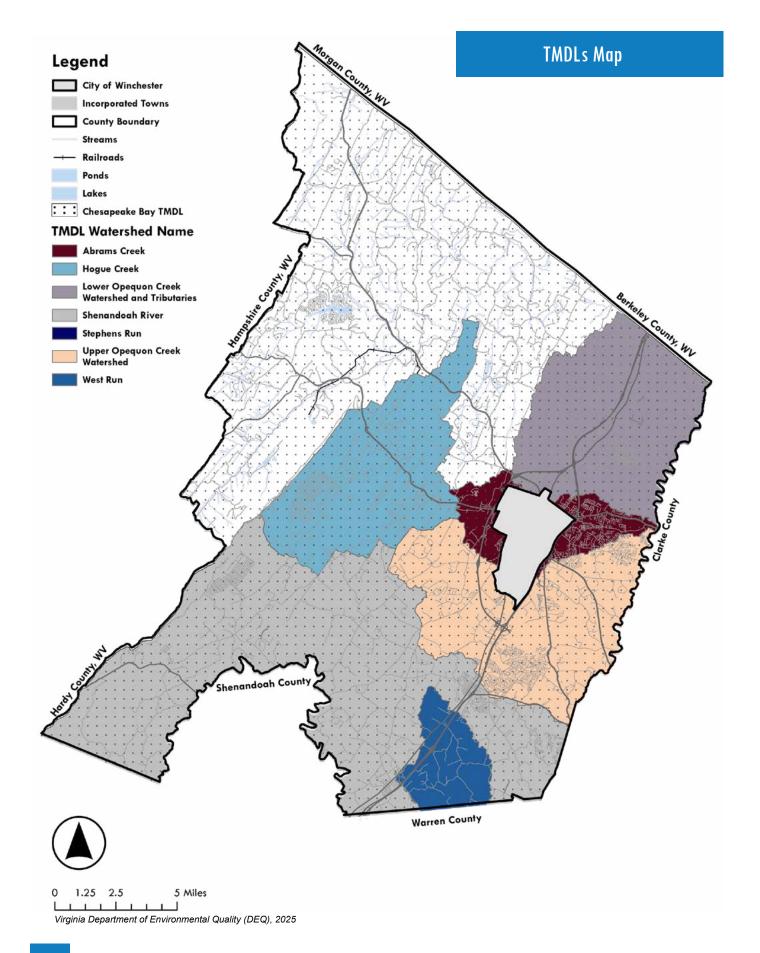
Water quality standards are regulated by the Virginia Department of Environmental Quality (DEQ). These standards designate six primary uses for surfaces waters in Virginia: aquatic life, fish consumption, public water supplies (where applicable), recreation (swimming), shell fishing, and wildlife. The draft 2024 Water Quality Assessment Integrated Report from DEQ identifies impaired waterways in Frederick County. Once identified, the state develops clean up plans called Total Maximum Daily Loads (TMDLs) at a level necessary to achieve the applicable state water quality standards; however, some of the Category 4 waterways may already be nested within an existing TMDL that has already been approved by the Environmental Protection Agency (EPA). Waters targeted for TMDL development area based on the extent of pollution, the intended uses of the water, and the pollutants causing the impairment.

There are currently four approved TMDL watersheds in Frederick County, each with identified pollutants of E. Coli, sediment, or both. In addition to these local TMDLs, Frederick County also falls within the EPA-approved Chesapeake Bay TMDL for the Potomac River, Upper MD watershed. This regional TMDL, approved in 2010, addresses excess nitrogen pollutants that impact nutrient/eutrophication biological indicators.

Approved TMDL Watersheds in Frederick County					
	Opequon and Abrams Creek Watersheds, Bacteria	Opequon and Abrams Creek Watersheds, Aquatic Life	Hogue Creek	Shenandoah Tributaries	
Jurisdictions Included	Frederick County; Clarke County; City of Winchester	Frederick County; Clarke County; City of Winchester	Frederick County	Frederick County; Clarke County; Warren County	
Pollutants	E. Coli	Sediment	E. Coli	E. Coli; Sediment	
EPA Approval Date	02/18/2004	02/18/2004	11/04/2007	12/22/2015	
Virginia State Water Control Board (SWCB) Approval Date	12/20/2005	06/28/2005	07/31/2008	10/01/2015	
Affected Watersheds	Upper Opequon Creek; Abrams Creek; Lower Opequon Creek Watershed and Tributaries	Abrams Creek; Lower Opequon Creek Watershed and Tributaries	Hogue Creek	Borden Marsh Run; Crooked Run; Happy Creek; Long Branch; Manassas Run; Stephens Run; West Run; Willow Brook	
Basin	Shenandoah River Basin	Shenandoah River Basin	Potomac River Basin	Shenandoah River Basin	

Virginia Department of Environmental Quality (DEQ), 2025

Frederick County | Community Profile **Natural Resources**



<u>l</u>	Impaired Waters (Category 4A/4D) TMDL Approved and Category 4B				
Water Body	Impaired Use	Cause	Listed Source		
Hogue Creek	Grazing in Riparian or S (Grazing or Feeding Ope On-site Treatment Systems) Decentralized Systems)		Agriculture; Grazing in Riparian or Shoreline Zones; Livestock (Grazing or Feeding Operations); Non-Point Source; On-site Treatment Systems (Septic Systems and Similar Decentralized Systems); Rural (Residential Areas); Wildlife Other than Waterfowl		
Opequon Creek			Agriculture; Crop Production (Crop Land or Dry Land); Livestock (Grazing or Feeding Operations); Municipal (Urbanized		
Abrams Creek			High Density Area); Urban Runoff/Storm Sewers; Wildlife Other than Waterfowl		
Abrams Creek	Aquatic	Benthic Macro-	Municipal (Llubonizad Lligh Donaity Area)		
Opequon Creek	Life	invertebrates; Bioassessments	Municipal (Urbanized High Density Area)		
Lick Run	Recreation		Agriculture; Crop Production (Crop Land or Dry Land); Livestock (Grazing or Feeding Operations); Non-Point		
Crooked Run		Recreation	Source	Source; Urban Runoff/Storm Sewers; Wildlife Other the Waterfowl	
Redbud Run			Agriculture; Crop Production (Crop Land or Dry Land); Livestock (Grazing or Feeding Operations); Urban Run- off/Storm Sewers; Wastes from Pets; Wildlife Other than Waterfowl		
Redbud Run	Aquatic Life	Benthic Macro- invertebrates; Bioassessments	Agriculture; Channel Erosion/Incision from Upstream Hydromodifications; Industrial/Commercial Site Storm- water Discharge (Permitted); Municipal (Urbanized High Density Area); Urban Runoff/Storm Sewers		
Stephens Run				Agriculture; Non-Point Source; On-site Treatment Systems (Septic Systems and Similar Decentralized Systems); Wildlife Other than Waterfowl	
West Run	Recreation	E. Coli	Agriculture; Livestock (Grazing or Feeding Operations); Non-Point Source; On-site Treatment Systems (Septic Systems and Similar Decentralized Systems); Wildlife Other than Waterfowl		

Ca	Category 5 Impaired Waters Needing TMDL Study				
Water Body	Impaired Use	Cause	Listed Source		
Middle Fork Sleepy Creek					
Sleepy Creek					
Middle Fork Sleepy Creek X-trib			Agriculture; Non-Point Source;		
Isaacs Creek			Wildlife Other than Waterfowl		
Cedar Creek	Recreation	E. Coli			
Fall Run					
Back Creek			Non-Point Source; Wildlife		
Ravel Springs			Other than Waterfowl		
Little Isaacs Creek			Agriculture; Non-Point Source		
Back Creek	Aquatic Life	Temperature	Unknown		
Isaacs Creek	Aquatic Life	Benthic Macroinverte- brates; Bioassessments	Unknown		
Opequon Creek	Aquatic Life	Benthic Macroinverte- brates; Bioassessments	Agriculture; Municipal Point Source Discharges; Non-Point Source; Wildlife Other than Waterfowl		
Crooked Run	Aquatic Life	Dissolved Oxygen	Upstream Impoundments		
Stephens Run	Aquatic Life	Benthic Macroinverte- brates; Bioassessments	Non-Point Source		

Risk and Resiliency

Hazard Mitigation Planning

Natural hazards – including severe storms, wildfires, and flooding – can strike at any time with little warning. Without proper preparation, the effects on safety, property, the economy, and quality of life can be overwhelming. Hazard mitigation for Frederick County is coordinated regionally through the Northern Shenandoah Valley Region Multi-Jurisdictional Hazard Mitigation Plan, maintained and updated by the Northern Shenandoah Valley Regional Commission (NSVRC). This mitigation plan details how localities in the region can prepare for and reduce the impacts of natural disasters and was most recently updated in 2023.

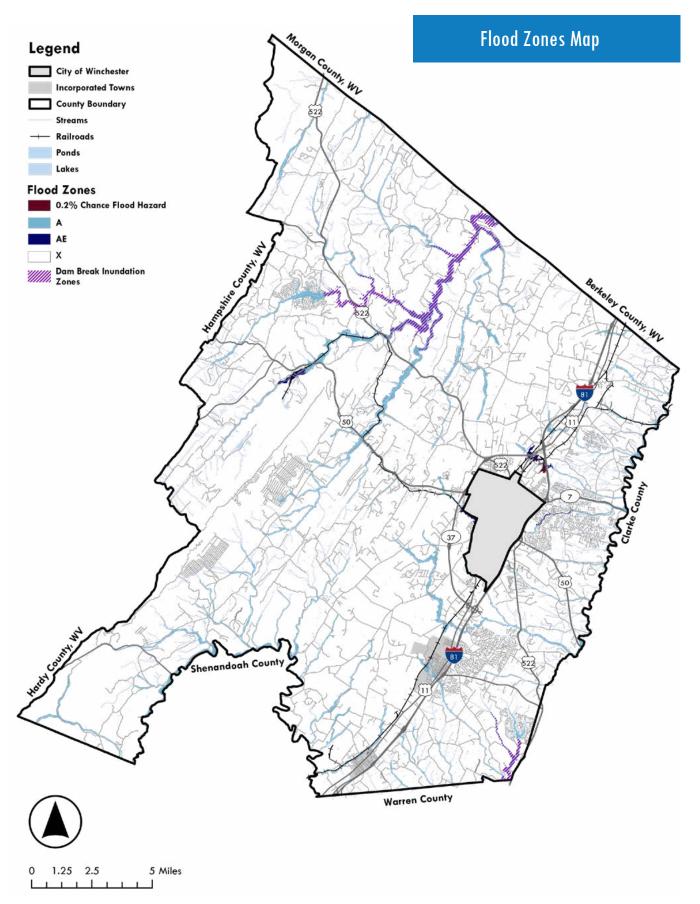
Flood Risk

Floodplains are low-lying areas near waterways that serve hydrologic functions and are subject to varying levels of inundation. The level of flood risk for a given area is determined by the probability of flooding in any given year, expressed as a percentage.

The following map identifies areas in Frederick
County that are at greater risk for flooding. Zones
A and AE, commonly referred to as the "100-Year
Floodplain," are considered high-risk flood zones.
Zone AE includes Base Flood Elevations (BFEs),
whereas Zone A does not. Areas identified as the
0.2 percent annual chance flood hazard are more
commonly known as the "500-Year Floodplain." The
most prominent 100-Year Floodplains in Frederick
County are located along Opequon Creek, Cedar
Creek, Hogue Creek, Back Creek, and Babbs Run.

Dam Break Inundation Zones

As defined in *Code of Virginia* § 10.1-604, Dam Break Inundation Zones are areas downstream of a dam which would be inundated or otherwise directly affected by the failure of a dam. This could lead to significant damage, displacement of residents, and loss of infrastructure. Like many communities, Frederick County has designated areas that are vulnerable to dam failures. These at-risk zones are identified in purple on the following map.



Frederick County and FEMA, 2025

Biodiversity & Wildlife

Threatened & Endangered Species

The undeveloped, rural lands in Frederick County are home to a mix of unique ecosystems that provide habitats for a variety of wildlife, including several species that are classified by the Virginia Department of Conservation and Recreation (DCR) as threatened and endangered. These species, as detailed in the table below, rely on the County's rich

natural environment for survival. Frederick County is fortunate to host these species, and preserving their habitats is not only essential for their continued survival, but also for supporting the region's ecological balance. Maintaining healthy ecosystems supports the natural process that regulates water quality, controls erosion, and provides food and shelter for countless other species.

Threatened and Endangered Species in Frederick County					
Common Name	Scientific Name	Federal Legal	State Legal	State Conservation	
		Status	Status	Status	
	BIVALIA (N	MUSSELS)			
Green Floater	Lasmigona subviridis	Proposed Threatened	Listed Threatened	Imperiled	
	COLEOPTER	A (BEETLES)			
Hupps Hill Cave Beetle	Pseudanophthalmus parvicollis	Species of Concern	Listed Endangered	Critically Imperiled	
	GASTROPO	DA (SNAILS)			
Appalachian Springsnail	Fontigens bottimeri	Species of Concern	Listed Endangered	Imperiled; Vulnerable	
	REPT	ILES			
Wood Turtle	Glyptemys insculpta	Species of Concern	Listed Threatened	Imperiled	
VASCULAR PLANTS					
Canby's Mountain- lover	Paxistima canbyi	Species of Concern	Listed Threatened	Imperiled	

Virginia Department of Conservation and Recreation – Natural Heritage Database, 2025

Historic Resources

Historic Sites & Districts

There are two official registers for historically and culturally significant sites and districts in Virginia: the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP), both of which are managed by the Virginia Department of Historic Resources (DHR). These registers highlight sites and districts recognized for their significance to Virginia's history, culture, and architecture.

There are a total of 27 designated historic sites and four designated historic districts in Frederick County. Most of the County's sites and districts (75%) were added to the NRHP in 2010 or earlier. The Green Spring Mill site and the Kernstown Battlefield Historic District are two recent additions to both registers, having been added in 2024.

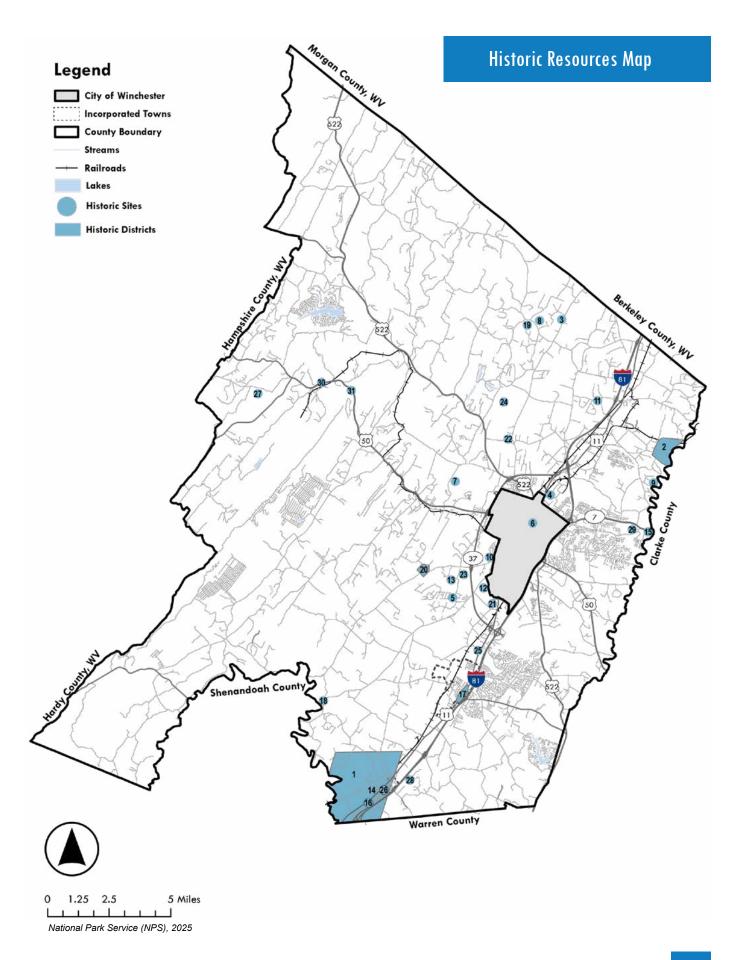
When Were Historic Sites and Districts added to the NRHP?				
Year Added to NRHP	Number of Sites	Number of Districts		
Pre-2000	10	1		
2000-2010	10	2		
2011-2020	6	0		
2021-Present	1	1		

National Register of Historic Places, 2025

	State and Nationally Registered Sites and Districts				
Map ID	Site/District Name	Date Listed on the Virginia Landmarks Register (VLR)	Date Listed on the National Register of Historic Places (NRHP)		
1	Cedar Creek Battlefield and Belle Grove Plantation	11/05/1968	08/11/1969		
2	Cleridge	06/16/2011	09/08/2011		
3	Crumley-Lynn-Lodge House	06/08/2006	09/06/2006		
4	Fort Collier	03/08/2006	04/28/2006		
5	Fort Colvin	03/07/2007	05/08/2007		
6	Frederick County Courthouse	03/14/2001	07/05/2001		
7	Frederick County Poor Farm	06/16/1993	08/12/1993		
8	Green Spring Mill	06/20/2024	10/08/2024		
9	High Banks	12/16/2010	03/01/2011		
10	Homespun	06/12/2002	12/31/2002		
11	Hopewell Friends Meeting House	11/15/1977	03/28/1980		
12	Kernstown Battlefield Historic District	09/19/2024	12/17/2024		
13	Long Meadows	06/01/2005	07/27/2005		
14	Middletown Historic District	03/19/2003	06/23/2003		
15	Millbank	03/20/2014	05/21/2014		
16	Monte Vista	04/21/1987	11/16/1987		
17	Newtown-Stephensburg His- toric District	12/11/1991	08/18/1992		
18	Old Forge Farm	10/03/2003	02/11/2004		

	State and Nationally Registered Sites and Districts				
Map ID	Site/District Name	Date Listed on the Virginia Landmarks Register (VLR)	Date Listed on the National Register of Historic Places (NRHP)		
19	Old Stone Church	12/06/2000	07/05/2001		
20	Opequon Historic District	12/05/2001	05/16/2002		
21	Opequon Presbyterian Church	12/06/2000	02/16/2001		
22	Rock Hill	06/21/2018	03/18/2019		
23	Rose Hill Farm	06/19/1996	02/21/1997		
24	Springdale	04/21/1981 09/15/2016	07/08/1982 11/22/2016		
25	Springdale Mill Complex	03/17/1981	07/08/1982		
26	St. Thomas's Chapel	01/16/1973	04/11/1973		
27	Sunrise	10/19/1994	02/08/1995		
28	Thorndale Farm	06/16/2016	08/15/2016		
29	Valley Mill Farm	12/07/2005	02/09/2006		
30	Willa Cather Birthplace	09/21/1976	11/16/1978		
31	Willow Shade	12/12/1989	12/18/1990		

Virginia Department of Historic Resources (DHR), 2025



Prepared By

