Harpers Ferry Comprehensive Plan *2026-2036*



Amended May 11, 2026

Acknowledgements

This Comprehensive Plan was drafted in part by:

West Virginia University
LAND USE AND SUSTAINABLE DEVELOPMENT LAW CLINIC

Special thanks to the members of the Planning Commission who spent countless hours in developing this Comprehensive Plan.

Current Members:

- Zachary Morse, President
- Jesse Z Melton, Vice President
- Emily Eads, Secretary
- Paul Mayhew, Mayor's Designee
- Joe Keady
- Amanda McDaniel
- Michael Zeleke

Previous Members:

- Tim Wisecarver
- Roberta Meade-Curry
- Paul Thomas
- Chris Craig
- Ken Dill
- George Owens
- James Jenkins



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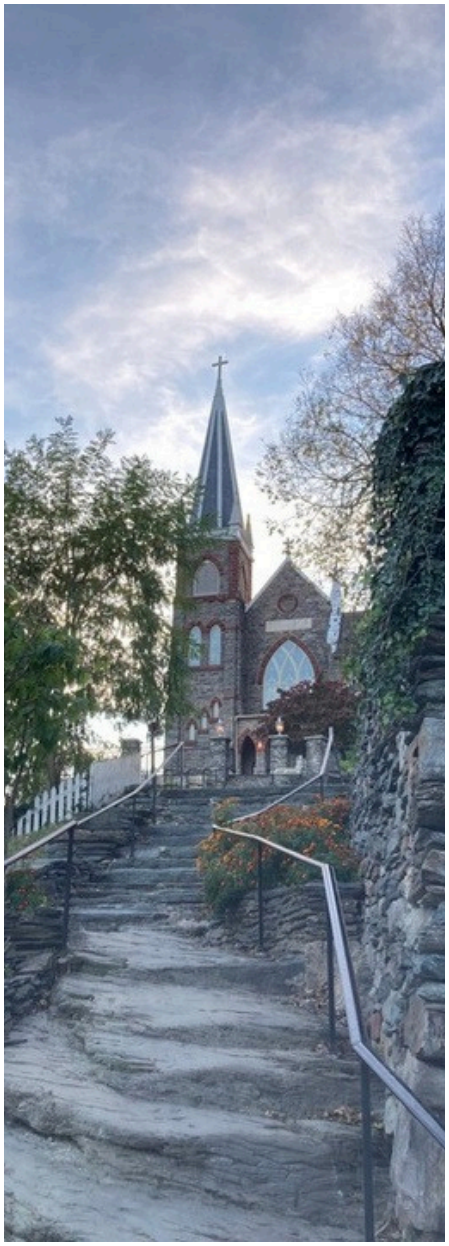
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Foreword

This Comprehensive Plan is the culmination of four years of research, outreach, and data compilation undertaken by the Harpers Ferry Planning Commission with the assistance of the WVU Land Use Clinic. It is meant to serve as a snapshot of the major highlights, opportunities, local partners, projects, concerns, and issues facing the town as of 2024 - 2026. It is intended to be used as a guide to assist current and future town leadership in making decisions that benefit our community. Overall we have taken a mostly descriptive approach as opposed to a prescriptive approach, to highlight important information while allowing room for flexibility in creating solutions and making future decisions.

The primary motivation of this plan is to protect and preserve four critical resources agreed upon by a large majority of town residents, local stakeholders, and the Planning Commission. These are: 1) The immersive historic details of the town and National Historical Park, 2) the health and beauty of our natural surroundings, 3) a robust population of permanent town residents and residential zoning, and 4) clear unambiguous riparian rights to water from Elks run and proper county management of the associated water source. **To this end, the main thesis of this document is to find clever solutions that improve the lives of residents, encourage an increased number of permanent residents, and support thriving tourism, while simultaneously acknowledging that the town, bordered by the Potomac, Shenandoah, and Bolivar, cannot simply expand geographically.** Likewise, the Town should not increase in terms of density beyond one home per lot as shown on the S. Howell Brown Map. Harpers Ferry looks today much as it did 100 years ago, and it is our collective charge to maintain the unique history and beauty of this town for generations to come.

This document is divided into seven focus areas each of which contains a short yet comprehensive background and a list of associated action items. The focus areas were selected based on the results of the Comprehensive Plan open house, resident survey, stakeholder input, and state regulations regarding comprehensive plans. At the end of the document there is an implementation matrix that ranks each suggested action item in terms of priority (high, medium, or low), and assigns one of three timeframes for completing projects; either immediate (1-2 years), mid-term (3-5 years), or long-term (6-10 years). We have also included three appendices with additional supporting information, including a list of key local stakeholders, the results of the surveys conducted, and an initial Harpers Ferry Housing Survey.

We sincerely hope that this work is both useful to and regularly used by Town leadership. We look forward to working together to ensure Harpers Ferry remains a peaceful and prosperous small town that serves as both a window into history and a gateway into the wild and wonderful state of West Virginia.

Sincerely,
Harpers Ferry Planning Commission
Zachary R. Morse - President

Introduction



Harpers Ferry is both the easternmost and lowest point in West Virginia, being only 247 feet (87.5 m) above sea level at the river confluence (Source: Corporation of Harpers Ferry, 2025)

The Corporation of Harpers Ferry is located on the easternmost point of Jefferson County, West Virginia, approximately 75 miles from both Baltimore, MD and Washington, DC. Other major cities within a 30-mile radius include Leesburg, Virginia; Hagerstown and Frederick, Maryland; and Charles Town and Martinsburg, West Virginia.

The Corporation of Harpers Ferry was incorporated in 1851. Harpers Ferry has undergone significant changes over the years and faces unique challenges as a small community with much of its land owned by the National Park Service. To better address these challenges, the town first developed a comprehensive plan in 2004. The plan was updated in 2013. In 2022, the Town Council hired the West Virginia College of Law Land Use and Sustainable Development Law Clinic ("Land Use Clinic") to undertake a full update to the 2013 Comprehensive Plan.

Local elected officials should use the Comprehensive Plan as a guide when making decisions related to policy guidance, land use decisions, capital improvements, community engagement, economic development, and historic preservation. The plan should be continually utilized, reviewed, and updated by the town. As needs change, so should the recommendations in the Comprehensive Plan.

While comprehensive plans should be unique to each community's needs, certain legal thresholds must be met by all comprehensive plans in West Virginia. Chapter 8A delineates required aspects of a comprehensive plan document and the drafting and adoption process. According to the West Virginia Code, the comprehensive plan should "be the basis for land development and use, and be reviewed and updated on a regular basis," at least every 10 years. W. Va. Code §§ 8A-1-1(b)(3), 8A-3- 11(a).

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Planning Process

The Harpers Ferry Planning Commission led the Comprehensive Plan development with help from staff at the WVU Land Use Clinic. From 2022 to 2026, the Planning Commission met a total of 20 times to specifically discuss and draft this Comprehensive Plan.

The Planning Commission launched several outreach efforts to gather community input during the early stages of the planning process. An online community survey received 103 responses (Appendix B), while a separate stakeholder survey, distributed to local organizations, town staff, and key individuals, generated 15 responses. In addition, eight local businesses participated in a business-focused online survey designed specifically for Harpers Ferry. An open house was also held at the outset of the project, featuring interactive stations where attendees could share their feedback on various topics.

Public input collected throughout the comprehensive planning process is reflected throughout the plan and detailed in the appendices. This feedback played a vital role in shaping the vision statement, key focus areas, goals, and objectives.

Vision Statement

The vision statement reflects Harpers Ferry's core values and what the town hopes to achieve over the next ten years. The statement will guide decision-making and motivate local elected officials and residents to implement the Comprehensive Plan. The vision statement is the foundation for the plan's specific goals, objectives, and action items that will move the town forward.

Focus Areas

While the Comprehensive Plan includes all required components, the plan focuses on the most critical issues facing Harpers Ferry. Community members and stakeholders identified seven focus areas to achieve Harpers Ferry's vision, and separate chapters will address each of these areas. Goals and objectives were then developed to address each focus area.



Vision Statement

Harpers Ferry is a historic small town that serves as both a window into the past and a gateway into the state of West Virginia. It is place that looks much as it did 100 years ago, and it is our collective charge to maintain this unique history and natural beauty for generations to come. Set between the Shenandoah and Potomac Rivers the town must seek creative solutions to support both permanent residents and a thriving tourism industry without growing in terms of size or density.

Focus Areas

1. Historic Preservation
2. Infrastructure
3. Parks and Recreation
4. Transportation
5. Government Services and Community Engagement
6. Land Use
7. Sustaining Economic Opportunities

Focus Area #1: Historic Preservation

"The passage of the Patowmac through the Blue Ridge is perhaps one of the most stupendous scenes in Nature... worth a voyage across the Atlantic." - Thomas Jefferson, 1783

Goal: Protect historic and cultural resources in perpetuity to enhance and retain community values.

Harpers Ferry is one of the most historic towns in West Virginia. The quantity and quality of historic resources located in Harpers Ferry is one of the town's great assets. Initially the town was known for its scenic views. However, George Washington wanted to use the Potomac River as an economic development generator in the region. George Washington personally selected Harpers Ferry as the site for a United States Armory in 1794. With the development of the armory came additional industrial development. Many factories existed in the town, most dedicated to producing gun stocks, musket barrels, and muzzle-loading muskets. During the peak of the industrial era, approximately 3,000 residents lived in Harpers Ferry, with numerous businesses such as hotels and saloons.



During the 19th century, Harpers Ferry played a pivotal role in the Civil War. In 1859 John Brown tried to seize the federal armory to help liberate slaves in the United States. The raid failed and he was subsequently executed for treason. The Civil War left a lasting impact on Harpers Ferry. The town changed hands between the North and South eight times between 1861 and 1865. When Virginia seceded, the United States tried to burn the arsenal and destroy the machinery so that the Confederates could not use it. The equipment was saved and transferred to the capital city of Richmond. Guns were never produced again in Harpers Ferry. Many buildings were destroyed by fire and mountains were stripped of their trees to make charcoal. By the end of the war, most of the town was destroyed and the population never recovered to pre- Civil War levels.

During and after the Civil War, many runaway and freed slaves traveled to Harpers Ferry, inspired by John Brown's raid. After the Civil War, the administrative buildings of the former armory became Storer College to educate the newly freed people. The college closed in 1955, and the National Park uses many of the buildings as administrative or educational facilities.

Significant flooding occurred in 1936 and destroyed many buildings in the lower part of the town. All the structures on Virginius Island were destroyed. The river crested to a record of 36.5 feet. Many people felt the only way to save Harpers Ferry was federal investment in the town. United States Representative Jennings Randolph was known for his support of New Deal legislation to help communities. He successfully lobbied Congress to pass legislation creating the Harpers Ferry National Monument in 1944. The entire town became a Historic District in 1979, an additional protection for the town's heritage. Since 2003 efforts to preserve and beautify the town have been carried out by the Harpers Ferry-Bolivar Historic Town Foundation.

Harpers Ferry was proclaimed the "Best Historic Town in West Virginia" and recognized as the "Best Town in the Eastern Panhandle Region." by West Virginia Magazine.



Historic Landmarks Commission

The Historic Landmarks Commission (HLC), per WV Code §8-26A, adopted on April 10, 1973, was established in 1980, shortly after receiving the Historical District designation. The HLC functions as a regulatory agency to preserve, protect and foster the rehabilitation and maintenance of its historic edifices and to ensure that the growth of the community is commensurate with its historic significance and for such other objectives as set forth in West Virginia Code 8-26A (Source: HF Code of Ordinances Article 131). Since 2013, the HLC has reviewed new construction, alteration, and demolition of buildings in the designated historic district for compliance with Part 13 Appendix A, and makes recommendations to the Code Enforcement Officer who considers the input before issuing permits. As of 2023, the HLC is updating Part 13 Appendix A – Historic District Standards and Guidelines, as well as completing an inventory update of historic properties. The updated standards and guidelines will govern appropriate use of building materials within the historic district.

Harpers Ferry-Bolivar Historic Town Foundation

The Foundation seeks to plan and execute activities that focus on the historic preservation, beautification, and promotion of Harpers Ferry and Bolivar for the enjoyment and benefit of the community and its visitors. The Foundation has approximately 40 members. Funding sources include annual memberships, grants, fundraising events, and project-specific Town funding requests.

As one example, the Foundation owns First Zion Baptist Church, located on West Ridge Street, and is presently restoring and repurposing the historic African American church as a community cultural arts center. Activities also include collecting oral histories, repairing damaged headstones and improving the fence at Cedar Hill Cemetery, and recognizing Pine Grove Cemetery.

Concerns of the Historic Town Foundation include the loss of historic resources through demolition by neglect. The Harpers Ferry-Bolivar Historic Town Foundation seeks to preserve the following in Harpers Ferry:

- The Reeler Cottage, the oldest extant home (circa 1790) outside of the National Park.
- The Weaver House, an early African American commercial property at the gateway into Harpers Ferry.
- The Shipley School, a large facility in poor condition and currently used by the Park Service for storage, which has potential as municipal or productive commercial space, or a museum.
- All historic armory houses in town.
- Historic streetscape through the elimination of overhead utility lines and period appropriate sidewalk repairs and replacement.

In January 2024 the foundation received a grant to restore the First Zion Baptist Church's exterior—windows, brick masonry and foundation stones, slate shingles, and wood doors.
The foundation held a community charrette to gather feedback on how the building can best serve the community.



The foundation sponsors the following events:

- **Black history guided walking tour**
- **Annual historic preservation award**
- **Local candidates forum (Bolivar)**
- **Oktoberfest**
- **Cemetery lantern tours**
- **Ice cream social**
- **Community Volksmarch**
- **Community rummage sale**
- **Holiday tour of historic homes and inns**



Harpers Ferry Park Association

The mission of the Harpers Ferry Park Association is to enhance the visitor experience at Harpers Ferry National Historical Park by supporting the park's interpretive and educational programs and providing aid to conservation and preservation projects. Most of the funding for the Association comes from sales in their bookshop (located at 723 Shenandoah Street). Other revenue streams include membership dues, donations, grants, historic trade workshops, and a certified guide program. The Association currently sponsors the park's Junior Ranger Program, Old Tyme Christmas, and living history weekends. Several publication projects are in the works. Finally, the Association offers a monthly Trails Less Traveled program and certified guide tours.

The Association needs additional storage space. Future projects could include helping to fund the National Park's replacement or repair of the park interpretive waysides in Lower Town and Camp Hill.

Cemeteries

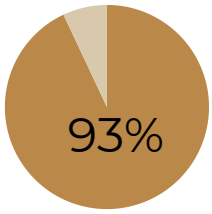
The Harper Cemetery was established in 1782 as the final resting place for founders and citizens of the area. The cemetery remains open to the public. Friends of Harpers Ferry Cemetery, Inc. work diligently to preserve gravestones in the cemetery. Preservation efforts are ongoing and include the need for beautification, fencing, and planting of native plants.

The Harpers Ferry-Bolivar Historic Town Foundation also works to preserve the Cedar Hill and Pine Grove Cemeteries. The Cedar Hill Cemetery is an historic African American cemetery and a final resting place for former slaves, military veterans, and Storer College teachers and students. In recent years the Foundation helped repair and restore gravestones. Preservation efforts are ongoing. The Pine Grove Cemetery is an abandoned cemetery that was recently rediscovered. The number of people buried is unknown, but ground penetrating radar has identified at least 30 graves.

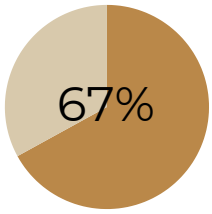
HISTORIC PRESERVATION OBJECTIVES & ACTION PLAN

The Corporation of Harpers Ferry has worked for many years to preserve the rich history of the community. The designation of the entire town as a Historic District, establishment of a Historic Landmarks Commission, and efforts of local historic organizations have led to preservation of many historic resources for future generations that could have been lost otherwise. The historic character and charm of Harpers Ferry is extremely important to residents. Many residents are concerned that the town is losing its historic character and historic structures. The overall message from the public input process is that the town should continue to focus on preserving and protecting historic properties. The following action items were identified to address the public's concerns.

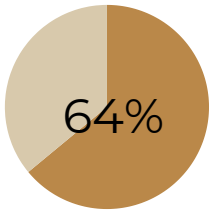
Online Survey Results



say historic character and charm is extremely or very important



are extremely or very concerned that the town is losing its historic structures



are extremely or very concerned that the town is losing its historic character



Objective 1.1: Continue to support and preserve Harpers Ferry's physical and cultural heritage through collaboration with key stakeholders.

Action Item 1.1.1: Prioritize the historic character of the town

The Town should review the zoning ordinance, subdivision and land development ordinance, and building code and determine if any updates can be made to ensure that the historic character of the town remains the primary priority in land use decisions. For example, the historic character of the town should be considered in any conditional use permit or land use and subdivision decision.

In addition, the town should explore novel funding opportunities to enhance historic preservation. The town should utilize ad hoc committees or other avenues to develop ideas to aid historic preservation.

Action Item 1.1.2: Support African American heritage education & preservation

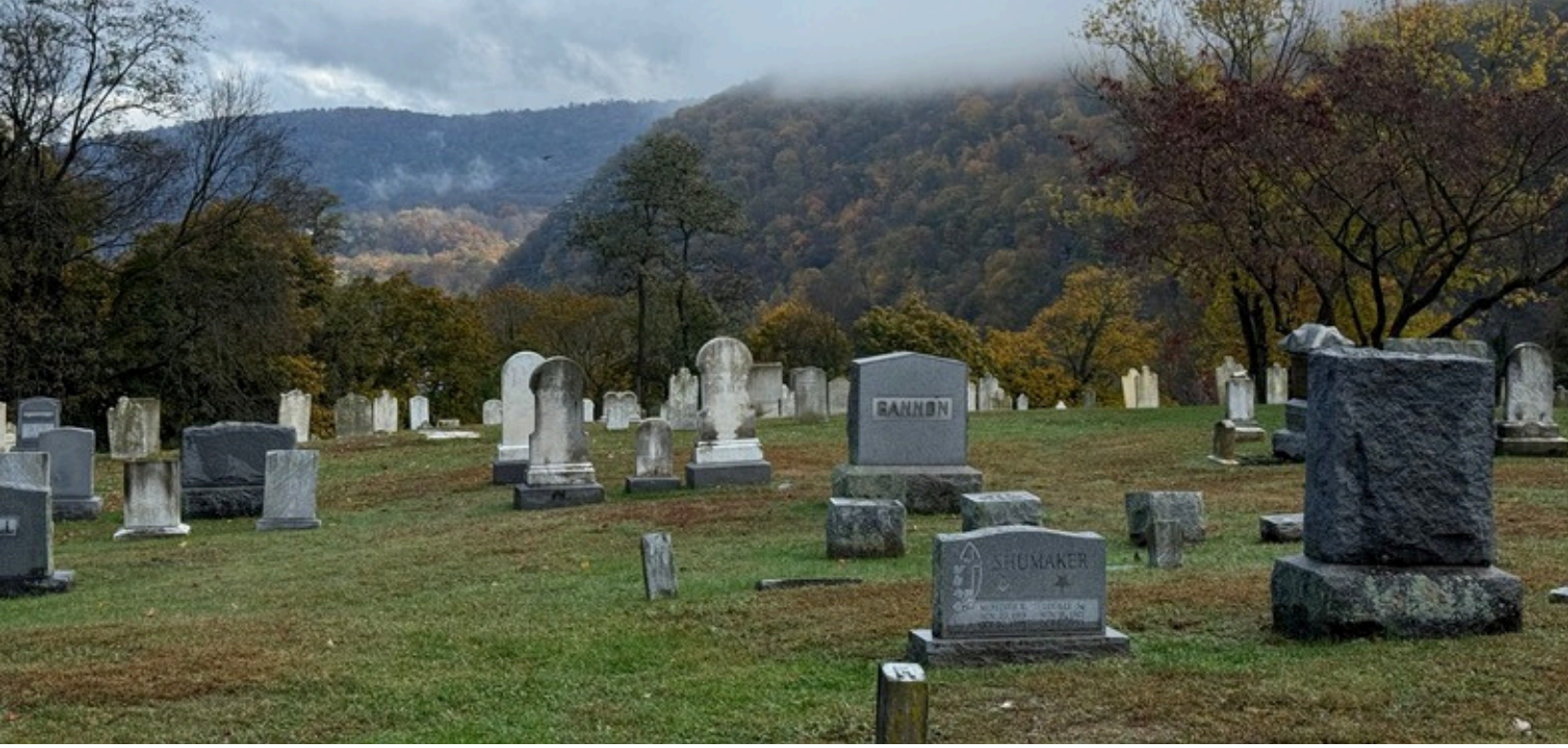
Harpers Ferry has a rich African American history. The presence of the Storer College campus in town is a huge asset and should be preserved for future generations. More emphasis should be placed on storytelling and education of the history of Storer College.

Harpers Ferry should also consider developing a series of events during Black History Month in February to highlight African American history in town, from the Civil War, to the Niagara Movement, to the Civil Rights movement. The town should collaborate with the National Park Service on planning this festival.

Action Item 1.1.3: Support the efforts of the Harpers Ferry-Bolivar Historic Town Foundation and other stakeholders to protect the town's historical resources

Continue to work with key stakeholders (e.g. Appendix A) including the Historic Town Foundation, Harpers Ferry National Historical Park, the town of Bolivar, and Jefferson County to promote the preservation of both physical and cultural heritage sites in Harpers Ferry and identify local, state, and federal funding opportunities to support both ongoing and future preservation efforts.





Action Item 1.1.4: Continue preservation efforts of cemeteries in town limits

Continue to support the Harpers Ferry-Bolivar Historic Town Foundation and Friends of Harpers Cemetary historic cemetery preservation efforts at Harpers Cemetery, Cedar Hill Cemetery, and Pine Grove Cemetery.

Action Item 1.1.5: Create a historic marker program

A local historic marker program would increase awareness of the historic resources in town to visitors and residents. The Historic Landmarks Commission should develop a voluntary standard for the markers representing notable historic structure significance and excellence in historic preservation efforts. Markers would voluntarily be applied for by homeowners of historic houses wishing to join the program. Markers could be linked to an online repository of additional contextual information and a list of all contributing structures within the Harpers Ferry Historic District.

Objective 1.2: Consider implementing funding strategies to preserve historic resources.

Action Item 1.2.1: Support the establishment of a Historic Preservation Fund to assist permanent homeowners with maintenance

An overwhelming majority of public input received during the planning process identified the loss of historic properties in Harpers Ferry as a major concern. Therefore, the town should consider establishing a fund to assist homeowners of historic properties in maintaining the buildings before they become dilapidated. To establish this fund, the town should consider using a percentage of the sales / hotel-motel tax revenue and/or donations and grants.



Objective 1.3: Balance historic preservation and property rights.

Action Item 1.3.1: Update the historic preservation guide to assist property owners renovating historic properties

The Town has developed a guide to educate the public on the historic district guidelines, their value in protecting Harpers Ferry's historic character, and the availability of programs that assist property owners in maintaining historic structures, including grants and tax deductions. This guide needs to be maintained, easily accessible on the town's website, and include a list of contractors licensed to do business in the Corporation of Harpers Ferry.

The Town updated the guide in 2023, and it includes a brief description of the standards required for walls, gutters/downspouts, roofs, windows, screens, and storm windows. Pictures would be helpful to add to the various standards listed as illustrations are easier to understand. The guide should also include a description of the process and procedures, timeline, and criteria for decisions from the Historic Landmarks Commission and Code Enforcement Officer when applying for a new construction, demolition, or non-like-for-like construction or alteration permit. A Frequently Asked Questions (FAQ) section would also be helpful. Lastly, a maintenance checklist for historic properties should be included.

To supplement the guide, the Historic Landmarks Commission should create an electronic database of previously approved building applications for projects within the historic district. The database would supplement the guide and further assist current homeowners and property owners as well as the Planning Commission, the Code Enforcement Officer, the Town Council, Town Staff, and Board of Zoning Appeals.

Action Item 1.3.2: Adopt design guidelines for improvements within the public right- of-way and on town-owned property that balance historic character and safety

The update to Part 13, Appendix A: Standards and Guidelines of the zoning ordinance should include design guidelines for pavement, sidewalks, lighting, street trees, and directional signs. Pavement and sidewalks were constructed very differently in early America, with many constructed with cobblestones or bricks. Updated design guidelines should seek to maintain the historic character of the rights-of-way and town-owned property while recognizing that the transportation network has changed significantly over the past 100 years. These changes require certain modifications to historic areas to improve safety.



Action Item 1.3.3: Create an ordinance establishing that all solid waste storage containers are to be screened from the public right-of-way and, in commercial areas, to be screened from public view

Harpers Ferry ordinances should be revised to ensure requirements are included regarding screening of solid waste storage containers.

Action Item 1.3.4: Encourage the use of preservation easements to further historic preservation in Harpers Ferry

The Town should consider collaborating with the Harpers Ferry-Bolivar Historic Town Foundation to identify properties appropriate for preservation easements. The Town and Foundation should raise awareness and educate landowners of the options regarding preservation easements. The Town could also provide support to the foundation to enable them to hold easements.

Focus Area #2: Infrastucture

Harpers Ferry's water was judged with distinction, placing 5th, in the 34th annual Berkeley Springs International Water Tasting (this was held in 2024) among municipal water entrants from across the U.S. and Canada, and from as far away as Australia.

Goal: Improve the quality of Harpers Ferry's public infrastructure.

The quality of adequate public infrastructure is primarily dependent on the services that Harpers Ferry can provide to its residents, visitors, and local businesses. The focal points identified for improving infrastructure in this section include addressing water distribution and water quality, stormwater mitigation, public amenities, proper signage, and the availability of cell service and high-speed internet.



Water Distribution and Quality

Currently, public water is provided to all residents and commercial establishments within the municipality of Harpers Ferry and Bolivar, a water system that was developed largely by Harpers Ferry Water Works, Inc. The service area includes approximately 850 customers, comprised of 709 residential service connections, 113 commercial connections and several municipal and NPS connections. The primary source of the system's drinking water is a raw water pump station at the Elks Run stream and the emergency backup is sourced from a raw pump water station at the Potomac River.

In 2022, American Rescue Plan Act (ARPA) funds were used to replace a portion of the water main between the water plant and the water tanks on Bolivar Heights. Harpers Ferry Water Works recently received an American Rescue Plan Act Grant to upgrade portions of the distribution system and to refurbish water tanks. This grant was matched with funds from the Town of Harpers Ferry and the project was started in late 2024. In summer 2025, Phase 1 of the project was completed with sections of water line replaced in Bolivar, at the west end of West Ridge Street, and at the intersection of Columbia and Washington Streets in Harpers Ferry. New water lines were installed to replace existing service lines connecting homes in lower town to the water main on Church Street in Harpers Ferry. Repaving of road surfaces above these repairs was completed in Fall 2025. The pressure-reduced vault located at the top of High Street where it meets Washington Street was upgraded in November 2025. Phase 2 of the project, which is to upgrade the current meter system to a radio read meter system, is scheduled to begin in mid-2026. Phase 2 will be paid for with a Congressionally Directed Spending award through the EPA with matching funds provided by the Governor's office. The balance of the currently engineered improvements to the distribution system has been

84% of online survey respondents found the quality of tap water to be extremely important.



included in a Congressionally Directed Spending application currently under review in Congress. The match for this application has been pledged by the Governor's office.

Currently, the water plant holds sufficient capacity to service the planned construction of a new Hilltop House hotel. However, the completion of the hotel will require increased production and additional staff to meet demand.

In 2023, the West Virginia River Coalition designated Harpers Ferry as a Source Water Community, as Harpers Ferry Water Works has taken an active role in protecting the waters that serve as its drinking water source. Harpers Ferry has partnered with numerous organizations to ensure that its water is adequately protected, which include the Elks Run Watershed Group, Potomac Valley Audubon Society, Eastern Panhandle Conservation District, WV Conservation Agency, WV Department of Health and Human Resources, Chesapeake Bay Program, and Jefferson County Parks and Recreation.

The Harpers Ferry Water Works, Inc.

The Harpers Ferry Water Works, Inc. (HFWW) is owned and managed by the Town of Harpers Ferry and serves 850 customers in a service area that includes Harpers Ferry, Bolivar, Cavalier Heights, and Bolivar Heights.

The primary drinking water source is Elks Run. Water is treated in a state-of-the-art micro-filtration production facility on Bakerton Road, pumped to storage tanks located on Prospect Avenue, Bolivar Heights, and gravity fed to customers across the system. The plant meets West Virginia Department of Health regulations promulgated by the U.S. Environmental Protection Agency emanating from the federal Safe Drinking Water Act of 1974. The Potomac River serves as the system's alternate water source. Work to secure funding to refit the plant and water distribution system began in 2017, but the project was delayed by an attempted takeover and lengthy legal battle. The water plant was eventually renovated in 2022, funded by a $6M FDA loan carrying a 30-year term. The plant is designed to process up to 12 million gallons per month. Monthly revenues in 2023 were based upon an average of 2.8 million gallons sold.

The Town of Harpers Ferry actively seeks grant funding to address long term needs to repair and replace sections of the distribution system (i.e. storage tanks, pressure reducing valves, and underground mains and service lines). The HFWW maintains 73 fire hydrants located throughout its service area.

The Harpers Ferry Water Commission

The Harpers Ferry Water Commission, in its advisory capacity, was created to assist the Harpers Ferry Town Council in carrying out its responsibilities in administering, operating, and maintaining the Harpers Ferry Water Works in a professional, efficient, and financially sound manner.

As of Spring 2026, the Harpers Ferry Water Works processes and average of 6,000,000 gallons of potable water each month. This amount increaes slightly in summer and decreases slightly in winter.





Waterworks History

The first water works in Harpers Ferry was built in 1810 to provide fire protection to the buildings of the Harpers Ferry Arsenal, which was constructed by the federal government in 1799. The Harpers Ferry Water Works, Inc., was incorporated on 23 December 1935 by William Franklin Andes and Henry T. McDonald of Harpers Ferry, and Thomas Rutherford Moore of Charles Town.

The purchase of the system by the Corporation of Harpers Ferry was approved by the West Virginia Public Service Commission on 29 June 1949.

The oldest water lines were installed in 1917. Many of the lateral lines (between the main and the service meter), installed in the 1980-90s, have been found to deteriorate when exposed to chlorinated water.

In 1950, the Town purchased and improved the system with $18,000 in revenue bonds. The National Park Service has spent over $70,000 on water lines and fire hydrants to provide water for visitors and fire protection in the National Park Area.

The Park Service has agreed to help fund capital improvements on a shared basis with Harpers Ferry Water Works, Inc. to serve the Harpers Ferry National Historical Park and Harpers Ferry Center, provided the present service area is not expanded. Should such an expansion occur, the Park Service would no longer be required to share the costs related to the development of any water source, treatment, storage or distribution.

In 1987, Harpers Ferry built what at that time was a modern-day filtration plant to process water from the Elks Run and pump it through a network of water mains and service lines installed throughout the towns of Harpers Ferry and Bolivar.

At the writing of the last Comprehensive Plan in 2013, the Harpers Ferry Water System had consisted of a raw water pump station at the Elks Run stream and a backup raw water pump station at the Potomac River, a water treatment plant with a capacity for treating 500,000 gallons per day, three water towers and a 31,290-foot network of water lines (1-inch to 10-inch diameter). The two usable water towers were built in 1964 and 1989 and were expected to last at least 40 and 85 years, respectively. The capacity of the two water towers then was 750,000 gallons, or enough to provide water for the town for, at most, two days. For several years, West Virginia State Annual Audits had shown an increasing amount of water being produced, but not used, with a 2017 audit reporting an overage of 25 percent, which was twice the recommended expected loss rate. This loss was thought to be due to undetected leaks in the underground pipe system, and these were being fixed as they were located.

Urban development on land surrounding Harpers Ferry has placed a heavier burden on the treatment of water flowing into Elks Run from upstream. Higher rates of contaminated water and federally mandated treatment standards mean increased use of chemicals at the Harpers Ferry water plant.

Water Rates

In 1987, Harpers Ferry built what at that time was a modern-day filtration plant to process water from Elks Run and pump it through a network of water mains and service lines installed throughout the towns of Harpers Ferry and Bolivar.

Over the subsequent three decades, rates were held down as additional investment in the system was curtailed. With a backlog of deferred maintenance, water rates have been rising over the past decade. HFWW rates rank in the upper quartile when compared to other systems in West Virginia.

In 2017, water rates stood at $14.25 per 1,000 gallons rising to $15/kgal in 2018 in anticipation of the rebuild of the water plant. Once the project was initiated in 2020, customers saw rates rise to $19.25/kgal in part to service the $6 million USDA loan.
After holding rates flat through the inflationary years following the pandemic, HFWW requested and was granted an increase by the WV Public Service Commission to $25/kgal. Rising electricity, labor rates, and chemical costs along with requirements by the PSC to hold increasing funds in reserve necessitated the 2024 increase.

The support and cooperation of the Town of Bolivar is essential to the life of the Harpers Ferry Water System.

Several factors affect the rates residents pay for safe drinking water:

- The relatively small customer base over which investment in infrastructure improvements can be spread.
- The cost to borrow money to rebuild its system.
- The high median household income of its customer base when compared to other communities served by other systems across the state. HFWW competes for limited federal infrastructure funds with all West Virginia communities, many of which have needs that are acute and economic resources that are considerably less than those found in Jefferson County.

.Loss of water access is an existential threat to the Town of Harpers Ferry

New development on land surrounding Harpers Ferry places a heavier burden on the treatment of water flowing into Elks Run from upstream. Higher rates of contaminated water and federally mandated treatment standards mean greater use of chemicals at the Harpers Ferry water plant. Harpers Ferry currently utilizes the town newsletter and other media to encourage water conservation measures, such as restrictions on lawn watering during high water use and droughts.



Hill Top House Hotel Water Rate Impact

The Hill Top Hotel project has a pronounced impact on water rates. When SWaN and Legend Venture Partners closed the hotel in 2008, Harpers Ferry Water Works was deprived of one of its largest customers and a significant source of revenue. Due to funding challenges faced by the hotel project, the hotel has yet to be built and lost water revenues have not been replaced. Harpers Ferry Water Works customers have offset the missing revenues via rate increases. Harpers Ferry Water Works customers have also seen rate increases related to investments in water production capacity and water distribution infrastructure which was engineered to support the large water demands specified by the hotel developers.

Water rate stability is largely contingent on the status of the Hill Top Hotel project. Financial planning for property, plant, and equipment investments and debt service costs incorporated good faith water revenue assumptions based on the Hill Top Hotel being in operation. Barring the materialization of the Hill Top House Hotel or other large water customer(s), water rate increases are inevitable.

Stormwater Mitigation

Effective stormwater management proves critical for Harpers Ferry to reduce run-off water resulting from rain or snowfall that may disrupt streets, lawns, landscape and natural fauna, or water quality. Uncontrolled or inadequately controlled stormwater runoff results in significantly increased peak flow to streams during storm events, as surface water that otherwise infiltrates into the ground is conveyed through channels, storm drains, and other impervious surfaces directly to the stream system. These increased peak flows enter streams at high velocities, resulting in stream erosion and increased stream temperatures and pollutant loads. Increased stormwater flow and reduced groundwater infiltration alter natural stream hydrology and increase stream erosion and sedimentation with detrimental effects on aquatic communities and stream habitats.





The sewer treatment plant is designed for a population of 3,000, including residential, business, and National Park customers, all of whom are metered water customers.

Harpers Ferry and Bolivar began developing a green infrastructure and Stormwater Master Plan in 2023 in partnership with the Region 9 Planning and Development Council. The plan considers how green infrastructure best management practices (BMPs) can be utilized in conjunction with traditional stormwater infrastructure. Overall, the project seeks to develop strategies to address stormwater issues.

The master plan highlights the concept of constructing and maintaining bioswales. Bioswales are vegetative channels made up of various native plants and shrubs, next to parking lots, roadways, and sidewalks that can effectively allow for stormwater to infiltrate into the soil. Additionally, the preservation of trees during construction or added landscaping after site development reduces runoff by 30-50 percent, compared to runoff from grassed lawns. The plan identifies the NPS Mather Training Center and Shipley School as areas of concern.

Public Wastewater System

Harpers Ferry-Bolivar Public Service District (PSD), a group external to the Corporation of Harpers Ferry, administers the sanitary sewer system. Like Harpers Ferry Water Works, the sewer treatment system serves only the customers in the service district. Built in 1976-77, the treatment plant lies on National Park Service land and cannot be increased in size without Park Service permission.

The plant holds a permitted maximum capacity of 300,000 gallons per day, which can be exceeded for no more than three consecutive months. The average daily flow at the plant in 2005 was about 200,000 gallons per day. Heavy rains and a rise in the water table can increase infiltration rates into the sewer pipes and cause excessive flow. Regulations allow plant capacity to be exceeded for short terms to accommodate these events.

Sewer lines run down the middle of each street in Harpers Ferry and Bolivar and terminate at the treatment plant. Secondary treatment in the form of aeration is used to clean the wastewater before it is discharged into the Shenandoah River.

The United States Environmental Protection Agency inspects the plant regularly and corrects deficiencies. The plant meets current requirements for flow, biochemical oxygen demand, total suspended solids, nitrogen, copper, lead, and zinc. The plant will be upgraded to meet the new National Pollutant Discharge Elimination System (NPDES) limits on nitrogen and phosphorus.

The PSD is working on reducing inflow and infiltration in the collection system by sealing manholes. Needs include updated sewer lift stations, upgraded pipes, and replacement of equipment. Other concerns include a limited rainy-day fund and funding shortfalls due to the conversion of primary residences into short-term rentals (Appendix C). Public sewage rates are dependent on water usage and short-term rentals often use so little water each month that they are charged for minimal sewage service compared to primary residences.



Harpers Ferry faces three large challenges in the availability of public amenities. Lack of hygienic public restrooms, few public meeting spaces, and poor mobile network connectivity reduce the quality of life for residents and the quality of experience for visitors.

Public Restrooms

The matter of public restrooms is of significant concern and should be addressed at the earliest opportunity. The lack of hygienic restroom facilities has seen no permanent improvements implemented since temporary restrooms utilized during the COVID pandemic were removed. This lack of facilities has resulted in multiple complaints of visitors using wooded areas within Town in lieu of proper facilities, creating a variety of unsavory and unsanitary conditions on municipal, state, and federal lands. An assessment of needs based on visitation data from the Harpers Ferry National Historical Park should be undertaken as well as a potential site plan for permanent restroom facilities.

Public Meeting Spaces

The decades old challenge of the lack of community meeting space is being partially mitigated by the establishment of community focused businesses and the ongoing restoration of the First Zion Church by the Harpers Ferry-Bolivar Historic Town Foundation. The Foundation has raised money for the First Zion Church project through grants, donations, and rummage sales and has completed much of the work. The completed project will be of significant historical and community value and the Town of Harpers Ferry should aid in the project where possible.

Mobile Network Connectivity

Poor mobile connectivity remains unchanged with little effort put towards identifying or implementing a solution. This issue is largely outside the purview of the Town of Harpers Ferry, however, given that reliable wireless connectivity is no longer considered a luxury, but one of necessity, it should be available throughout the municipality. The matter should be escalated to the county and state level as a matter of regular and consistent communication with the relevant parties. Failing a favorable or timely outcome from those parties, the Town should explore the options for leasing mobile base stations (“COWs” Cells On Wheels) and funding their lease, or purchase, through state and federal grant programs.

Signage

In 2015, the town adopted a Signage Ordinance, with further updates and amendments in 2017. One of the first priorities of the initial Comprehensive Plan, and one of the continued priorities, is to preserve and protect the 19th Century village character. One of the first goals, to provide Historic District Markers visible to visitors, has been accomplished. Informative secured bulletin board-like kiosks with maps in various places along Washington and High Streets were installed by the Harpers Ferry-Bolivar Historic Town Foundation.

Reliable and effective signage protects the public safety and welfare of not only the residents and property owners but also allows those traveling into a town to feel welcome, safe, and less confused. The implementation of historically and period correct signage in terms of scale, mass, detail, color and material choices, fosters a sense of place and local pride by incorporating historic and cultural details in their presentation.

The National Park Service, Harpers Ferry-Bolivar Historic Town Foundation, and The International Order of Odd Fellows install, produce, and maintain many of the interpretive displays and brochures seen throughout Town. These serve as appropriate examples for future design of signage and interpretive displays.

Since 2007, and the amended 2013 Comprehensive Plan, the technology revolution continues to expand exponentially. With the introduction of sophisticated surveillance, to drones, to Artificial Intelligence, our world changes by the second. Looking ahead, many traditional and digital opportunities to improve signage and wayfinding can be considered. Being aware of the technological transformation we as a town, and the world, have witnessed, a physical directional signage and wayfinding system may soon be an obsolete choice and expense. Many persons rely solely upon their electronic devices, hand-held or otherwise, to offer them directions, ideas for sightseeing, trail finding, dining options, parking locations, and more.

Quality cell service and high-speed internet

Many residents and businesses in Harpers Ferry lack access to reliable cell service and high-speed internet. Online survey respondents were unhappy with the services provided, with 48% reporting that the availability of high-speed internet was extremely concerning and 51% reporting that the availability of quality cell service was extremely concerning.

While these services need to be improved, the town should also increase awareness about currently available providers and coverage.

The predominant internet service providers in Harpers Ferry include Xfinity, which delivers a cable connection to 92% of the area, and Frontier, covers 37% of the area.

Climate Change

Anthropogenic climate change continues to affect Harpers Ferry and shows no sign of slowing in the coming decade. Globally, climate change has had significant impact elsewhere on historic structures and there is no evidence to suggest the historic structures in Harpers Ferry will be immune. Additionally, ever rising energy costs and the inherently inefficient construction materials and methods used in historic structures will impose a significant and growing burden on residents and businesses.

The Harpers Ferry Town Council and Planning Commission should remain abreast of continuing developments in technologies, materials, and techniques that can help improve the climate resilience and energy efficiency of historic structures. Materials which improve energy efficiency and meet the aesthetic standards for historic structures should be considered for inclusion in ordinances as acceptable design elements for restoration and renovation projects. The Town should encourage the use of local renewable energy sources where feasible and appropriate to the historic district and the town's natural setting.

Deliberative bodies that regulate construction should actively encourage the use of energy efficient materials and technologies. Any public guidance published by those bodies as well as project application forms should include advocacy for energy efficiency and encourage project applicants to optimize their projects for energy efficiency.

INFRASTRUCTURE OBJECTIVES & ACTION PLAN

The progress and concerns identified on the previous pages can be used to identify which areas to address to improve the infrastructure in Harpers Ferry properly. The action items address the weaknesses discovered during the planning process regarding water distribution, stormwater mitigation, public amenities, proper signage, and the availability of cell service and high-speed internet.

Objective 2.1: Continue to improve the water distribution system.

Action Item 2.1.1: Continue to upgrade the water distribution system

The water distribution system is old and contains several leaks. The unaccounted water loss rate is at least twice what WV Rural Water guidelines suggest. Harpers Ferry Water Works is currently working on grants to update the system; however, funding is still needed as the Towns of Harpers Ferry and Bolivar do not meet the income guidelines for infrastructure grants.

Action Item 2.1.2: Develop partnerships with the National Park Service and Bolivar to fund water system capital improvements

The Park Service previously helped fund capital improvements on a shared basis with Harpers Ferry Water Works, Inc. Although the Park Service is no longer required to share the costs related to the development of any water source, treatment, storage, or distribution, partnerships should be considered to explore federal and/or state funding opportunities that support both organizations.



Objective 2.2: Enhance and maintain the existing stormwater system.

Action Item 2.2.1: Implement new storm water mitigation infrastructure in accordance with the existing storm water study.

Harpers Ferry should allocate a portion of the annual budget and / or seek grant funding to begin implementing storm water mitigation infrastructure at specific locations in town as suggested in the initial storm water management study. This includes the implementation of proper drainage infrastructure to reduce the amount and speed of water runoff in steeply sloping locations.

Action Item 2.2.2: Evaluate the potential for developing bio-swales and other storm water mitigation created from green spaces for natural water infiltration during storms

Coordinate with the existing Stormwater Management Study and Trail and Town Alliance to develop natural stormwater mitigation in key drainage areas.

Action Item 2.2.3: Prevent impervious hardscape

The town should consider developing an ordinance to prevent new large-scale paved parking areas that will contribute to increased stormwater run-off.



Objective 2.3: Ensure residents and businesses are well served with public amenities and services.

Action Item 2.3.1: Develop a town GIS database for utility, infrastructure, and land use mapping

Harpers Ferry infrastructure and water system mapping needs updates. The updated mapping should display the GPS coordinates, age, condition, and size of town infrastructure including water lines. The implementation of a master Geographic Information System (GIS) database will help coordinate repairs and upgrades with any planned street paving and new service connections. Ideally, this mapping system would be developed from existing datasets by the Planning Commission and maintained as a GIS database by the Planning Commission and trained town staff. A public facing version of the GIS should be made available via the new town website. GIS could also be used to map other other utilities, rights-of-way, and physical infrastructure, such as electric lines, streetlights, signs, and stormwater management areas.

Action Item 2.3.2: Conduct a renewable energy study for the Town

The Town should conduct a study to identify all available local renewable energy sources and determine the best way for the municipality and residents to make use of them where feasible, and commensurate with the historic aesthetics of town and without disrupting viewsheds or the natural environment.

Action Item 2.3.3: Renovate Town Hall to better serve residents, businesses, and visitors

Harpers Ferry Town Hall was built in the 1950s and needs modernization and improvement. Renovations should include the construction of an accessible meeting space, public restrooms, drinking fountains, and public Wi-Fi for visitors. The town should also consider energy sustainability and preservation of the building's historic character when making improvements.

Action Item 2.3.4: Develop a Master Infrastructure Plan

A master infrastructure plan coordinates efforts for infrastructure improvement. This plan should include stormwater, water, and sewage improvements as well as details for holistically improving signage, traffic flow and parking within town. This plan would be a key component of a capital improvement plan. The plan should address steep intersections and drainage ways.

Action Item 2.3.5: Work to preserve water security for the town

Harpers Ferry is the oldest established user of Elks Run, the town's primary water source. The town's designation as a Source Water Community and partnerships with numerous organizations to ensure water protection demonstrates the commitment of the town to water security. However, competing uses for Elks Run and the use of groundwater as a water source for new development in the county create concerns for the future of water quality and quantity. The town should partner with the county and the state to ensure that Harpers Ferry secures its riparian rights to clean and plentiful water from Elks Run.



Objective 2.4: Review and adopt appropriate design guidelines for appropriate and effective signage within the public right-of-way and on town property that balance historic character, information, and safety.

Action Item 2.4.1: Develop a town Master Signage Plan for the convenience and safety of Harpers Ferry residents, businesses, and town visitors

Proper signage is critical for the safety and convenience of Harpers Ferry residents and its visitors. There currently is a lack of signage directing tourists where to go when it comes to National Park Service parking, public restrooms, historic sites, etc. The lack of clear signage becomes a particular issue for traffic in residential neighborhoods. Local elected officials should work with Harpers Ferry Design Center on historically appropriate signage.

The development of more digital tools will allow for provisioning more timely, immersive, and interactive information to supplement existing signage and wayfinding. In order to take advantage of these opportunities, the town will continue to build a Signage and Wayfinding System with the following goals:

- The Town will continue to establish and maintain signage for the public safety and welfare, for traffic control, and for parking and regulatory purposes.
- The Town will evaluate the current social media and electronic wayfinding information and seek ways to improve that the information is dependable and up to date.
- The Planning Commission will evaluate, study, prepare, and issue a report of other Signage and Wayfinding Systems successfully implemented in other historical small towns (e.g., Wethersfield, CT, Hillsboro, VA, Williamsburg, VA, Jamestown, VA.)
- Planning Commission will develop a Master Signage and Wayfinding System based upon the findings of the study and include digital and technological opportunities to allow better online access.
- The Town will require existing and planned walking trails to follow the signage protocols established in the WV Statewide Trail Plan 2002 – 2010, The Jefferson County Comprehensive Plan, The Harpers Ferry Comprehensive Plan, and The Harpers Ferry Greenway Connector Initiative.



Objective 2.5: Support efforts to improve electric infrastructure including the availability of high-speed wireless communications.

Action Item 2.5.1: Consider amending town project and zoning code to require new development to bury utility lines

The Town requires new development to bury utility lines in Utilities and Public Service Code (Article 911). The Town should consider including these requirements in Part 13 Project and Zoning Code to avoid confusion during project approval. For existing development, when lines are replaced, the town should encourage lines to be replaced underground.

Action Item 2.5.2: Encourage partnerships to seek grant opportunities to install electric car chargers for public use

Local elected officials should work with the Planning Commission and Historic Landmarks Commission to coordinate with the NPS and other organizations to encourage the installation of electric car chargers in existing off-street parking.

Action Item 2.5.3: Work with stakeholders to ensure 100% reliable cell coverage in Harpers Ferry

The Town should work with local internet and cell service providers to ensure that there are no gaps in cell coverage within the borders of the municipality to ensure reliable connectivity for both residents and visitors.

Focus Area #3: Parks and Recreation

Over 15,000 visitors and community members come to the ATC headquarters each year, and more take the opportunity to hike along the Appalachian Trail in Harpers Ferry.

Goal: Promote a parks and recreation system that fosters an inclusive and enjoyable environment for everyone.

Harpers Ferry is home to a wide variety of recreational attractions – notably, the Harpers Ferry National Historical Park which receives several hundred thousand visitors per year and contains twenty-two miles of hiking trails for residents and tourists alike to enjoy. As a result, the Historic Park is West Virginia's most visited historic site.

Several units of the national park system come together and intersect, which include the approximate midpoint of the 2,178-mile Appalachian National Scenic Trail (AT). Harpers Ferry is home to the non-profit Appalachian Trail Conservatory (ATC) headquarters. Further, residents and visitors can walk along the 184.5-mile-long towpath of the Chesapeake and Ohio Canal National Historic Park, located alongside the Potomac River below Mile 61 on the towpath. Lastly, the Potomac Heritage National Scenic Trail overlays the C&O Canal and continues north towards Pittsburgh, Pennsylvania.



The Goodloe Byron Memorial Footbridge over the Potomac River connects the C&O Canal National Historical Park/Appalachian National Scenic Trail/National Historic Park and the Corporation of Harpers Ferry. The Maryland Department of Transportation has provided funding to the National Park Service to make the footbridge more accessible for bicyclists. Construction began in late 2025 and is estimated to continue into mid-2026.

Aside from the hiking and biking routes, an abundance of recreational water activities exist. The Shenandoah and Potomac Rivers provide rafting, kayaking, fishing, and other water-related sports.

The Town of Harpers Ferry also provides several local parks, which include Harpers Ferry Children's Park, the Public Square (Town Gazebo), and Union Square Park. In 2024, the Children's Park Revitalization Project updated equipment and created a more accessible environment that all children can enjoy. A rededication ceremony was held on July 13th, 2024, honoring all those who made the project successful.

Harpers Ferry has continuously partnered with other groups to set goals for trail-oriented sustainable economic development. The work of the Trail and Town Alliance of Harpers Ferry-Bolivar, a standing committee of the Harpers Ferry-Bolivar Historic Town Foundation, highlights these partnerships. Through this committee, the two towns partner with organizations such as the Appalachian Trail Community Program, the Canal Town Partnership, and the National Park Service. The Trail and Town Alliance partners with the Appalachian Trail Conservancy on the annual Flip Flop Kickoff. Acting on Memoranda of Understanding (MOUs) with the West Virginia Department of Natural Resources and with the Corporation of Harpers Ferry, the Alliance is working to establish and improve hiking trails throughout Woodpecker Woods and to along the Ridge Street Trail Connector. All the Alliance's work is through the efforts of over 30 volunteers and a limited amount of funding from the towns of Harpers Ferry and Bolivar and from private donors.



The Ridge Street Trail Connector is a 1/3-mile trail that will connect East to West Ridge Street. The trail begins at the park at the corner of Washington and Franklin streets.

The Corporation of Harpers Ferry was laid out in a grid pattern over rough terrain, resulting in many portions of the grid being left undeveloped including public rights-of-way known as paper streets. Over the last decade, the Town has taken the opportunity to use the remaining paper streets for some mini-parks and trails.

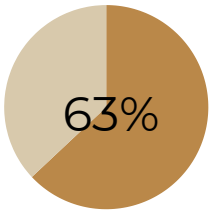
Regarding community involvement, Harpers Ferry sponsors numerous annual events, including a new Annual Film Festival, Easter Egg Hunt, Earth Day, Music on the Ridge, Community Yard Sale, Art in the Park, Sister City Day, Halloween Trick or Treat, The Great Pumpkin Roll, Cookie Walk, and Holiday Tree Lighting, and, as of 2024, Human Rights Day. However, the planning process identified the need to improve communication to strengthen community involvement in recreational activities hosted by the Town.

The Town needs additional facilities to hold functions and programs in town. An inventory of community use rooms should be conducted for publicly or semi-publicly owned buildings, such as the train station, NPS buildings, and churches. The inventory should be published so individuals and/or organizations are aware of their options when planning.

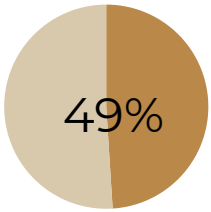
PARKS AND RECREATION OBJECTIVES & ACTION PLAN

The action items respond to the needs of residents and visitors for parks, trails, and recreation facilities within Harpers Ferry, complementing those offered by the National Historical Park. Together, these improvements aim to enhance overall access, usability, and enjoyment of outdoor spaces throughout the community.

Online Survey Results



found that outdoor recreation activities were extremely important



found that development of more parks and trails would be highly appropriate

Objective 3.1: Continue to provide, maintain, and improve the current recreational areas and events, while expanding amenities, events, and developing more effective methods to communicate event details to residents, visitors, and local businesses.



Action Item 3.1.1: Continue to develop bicycle-friendly access in Harpers Ferry

There is a need for additional bicycle racks throughout town and the national park. Also, coordination regarding the extension of Potomac Street as an accessible bicycle path is needed.

Action Item 3.1.2: Continue to improve event promotion and communication to the public

The Town strives to improve communication with the local community, specifically with Parks and Recreation events and activities. As noted in other sections of the Comprehensive Plan, the need for improved communication is not just specific to Parks and Recreation. The Town needs to improve the Town's website and social media presence. As part of this process, the website should include links to maps and brochures of local trails.

Action Item 3.1.3: Continue to improve the Harpers Ferry Children's Park

The Parks and Recreation Commission, along with volunteer residents and organizations, continues to improve the Harpers Ferry Children's Park. In 2024, a new play structure, swing set, and an accessible picnic table was installed in the park. Leadership Jefferson installed raised flower beds, shrubs, and a brick accessile sidewalk as part of the 2024 update and beautification project.



iNext steps include ensuring that the area around the park, including crosswalks, is ADA accessible. The park also needs access to electricity and water at the pavilion.

Action Item 3.1.4: Encourage dark sky tourism and astrotourism

Since 2007, the town has been committed to developing a light pollution - dark sky ordinance to regulate outdoor lighting to reduce light pollution. A map of public spaces for dark sky viewing should be developed to guide visitors to appropriate locations to view the dark sky. The Town should consider seeking certification as a dark sky place from the International Dark Sky Places Program. Certification provides a platform to significantly boost tourism and astrotourism.

Action Item 3.1.5: Continue to partner with the Trail and Town Alliance to maintain trails in Harpers Ferry

The Planning Commission and the Parks and Recreation Commission should collaborate to develop a comprehensive Master Trail Plan to guide the development of new trails in Harpers Ferry. This plan should include detailed permitting procedures outlining the processes for trail creation and maintenance. All organizations involved in trail development should be educated on the new Master Trail Plan, as well as on the WV Statewide Trail Plan (2002–2010), the Jefferson County Comprehensive Plan, the Harpers Ferry Comprehensive Plan, and the Harpers Ferry Greenway Connector Initiative.

Focus Area #4: Transportation

Harpers Ferry National Historical Historical Park receives 550,000 visitors per year. As many as 24,500 vehicles pass Harpers Ferry via Route 340 daily.

Goal: Strengthen and build an efficient and safe multi-modal transportation system.

The purpose of the transportation system is to move people and goods within the town and the region in the quickest, safest, most efficient, and most convenient manner. A good transportation system makes available several choices for the people using the system, including public transportation, trails, and sidewalks. The system should ensure accessibility to all residents, visitors, and businesses to the destinations desired. This section identifies the problems and provides recommendations for improving the transportation system.

During the planning process, many residents stated their concerns regarding pedestrian safety, traffic congestion, parking availability, and speeding in Harpers Ferry. Concerns also exist that the Maryland Area Regional Commuter (MARC) train could be eliminated due to lack of sufficient funding from the state of West Virginia.



Open House Survey Results

	Extremely Concerned	Very Concerned	Neutral/ No Opinion	Somewhat Concerned	Not Concerned
Walkability	29.0%	27.0%	15.0%	16.0%	13.0%
Level of traffic in town	27.2%	22.3%	14.6%	18.5%	17.5%
Level of traffic on Highway 340	20.6%	27.5%	20.6%	16.7%	14.7%
Parking availability for residents	20.4%	29.1%	13.6%	20.4%	16.5%
Parking availability for visitors	18.6%	23.5%	22.6%	14.7%	20.6%
Safe access to pedestrian street crossings	25.2%	33.0%	10.7%	16.5%	14.6%
Safe access to outside roads and highways	16.5%	34.0%	17.5%	20.4%	11.7%
Access to MARC train	23.3%	31.1%	18.5%	10.7%	16.5%
Access to other public transit	19.4%	24.3%	23.3%	18.5%	14.6%

As a tourist destination, the roads in Lower Town are often full of pedestrians on the weekends. The sidewalks are not wide enough to handle the pedestrian traffic, which spills out into the roadway. The National Park Service moved most of the parking for park visitors to Cavalier Heights, in part to reduce the amount of auto traffic in this congested area. However, additional shuttles are needed at designated spots to help with increased visitation to the town.

According to the monthly Harpers Ferry newsletter, the WV Division of Highways improvement project for High Street is still being developed and designed. The principal design involves shifting the roadway, starting at Public Way, approximately 12" to 24”. The road shift will remain within the State’s right-of- way and will not encroach upon NPS property. This shifting will allow the necessary room for the State to re-do the severely compromised black pipe railing and curbing that currently separates the roadway from the pedestrian sidewalk. WVDOH is currently in the process of scoping a larger design study project that includes the Towns of Bolivar and Harpers Ferry, looking at potential multi-modal improvements, with an emphasis on pedestrian improvements. Additionally, WVDOH is working with the Town of Harpers Ferry on the Armory Canal Trail Project. The project consists of upgrading the existing Armory Canal Trail that runs along the Potomac River. The rail crossing remains an issue as no signals exist and pedestrians walk around the barrier. The project has not yet been contracted.

The Corporation of Harpers Ferry benefits from its history as a major destination on the B&O Rail line. As a result, residents benefit from daily service for long distances via Amtrak and weekday service for shorter, commuter-oriented distances via MARC. Local elected officials express a desire to continue daily weekday and weekend train and/or bus service in Harpers Ferry in the future.



Local elected officials also express concern with railroad track safety and the safe transport of goods on hundreds of freight rail cars traveling through Harpers Ferry daily; especially in the event of train derailment. Many of the freight cars carry unknown potentially hazardous liquids, solids, and/or gases. The speed of the trains through town also causes concern. As of the finalization of this plan, CSX has not responded to any of the town’s requests for input as a local stakeholder.

The National Park Service currently operates a shuttle service linking its Cavalier Heights facility with the rest of the park attractions. Visitors to the Park are encouraged to use the shuttle system, although some parking is available at the train station on the weekends. The Eastern Panhandle Transit Authority operates a limited bus service between Harpers Ferry, Charles Town, Ranson, Kearneysville, and Martinsburg.



The nearest airport is the Hagerstown Regional (HGR) Airport, less than 40 miles from town, which offers passenger flights to Orlando Sanford International Airport, St. Petersburg/Clearwater, and Myrtle Beach. HGR airport also provides business and charter flights. The Washington Dulles International Airport, and Reagan Washington National Airport, also approximately 40 to 50 miles from town, are the closest international airports to Harpers Ferry. The nearest port is in Baltimore, Maryland and there are no intermodal transportation options in Harpers Ferry.

The Harpers Ferry roadway system is based on a grid system with right-of-way widths varying depending on the street. Speed limits are between 15-25 mph. Since the town was built before the invention of the automobile, little attention was paid to providing parking. Therefore, parking is in short supply. To ensure adequate parking for residents, the Town installed signs designating certain spaces for resident parking only on streets within walking distance of the National Historical Park. The width of many of the streets in Harpers Ferry is too narrow to permit on-street parking. Some property owners have created paved parking spaces within the public right-of-way for their own use. Today river transportation is primarily for recreational use.



TRANSPORTATION OBJECTIVES & ACTION PLAN

The transportation action plan highlights the need for improved streets, sidewalks, public transportation and pedestrian safety in Harpers Ferry. The listed action items are designed to ensure accessibility for all residents and visitors. Successful implementation will rely on strong partnerships with community organizations and state agencies.

Objective 4.1: Improve the safety and functionality of the Harpers Ferry transportation network for both pedestrians and motor vehicles.



Action Item 4.1.1: Develop guidelines for the Town's roads, streets, and streetscapes

The Town should develop guidelines that encourage pedestrian use, including attractive and historically appropriate streetscape in scale with pedestrians, shorter crossings at intersections using reduced curb radii (e.g., 15'), marked mid-block crosswalks in the downtown area, and ADA-compliant curb ramps at sidewalk corners and mid-block crossings.

Action Item 4.1.2: Conduct a sidewalk study and develop a Master Sidewalk Improvement Plan

A sidewalk study would help the town determine where improvements are needed in drainage, lighting, and pavement surface to improve public safety.

A high priority of local elected officials is the improvement of the Washington/High Street Corridor. This corridor is highly traveled by residents, visitors, and vendors delivering goods to the businesses of lower town, as well as NPS staff.

Action Item 4.1.3: Continue to welcome bicyclists to Harpers Ferry by installing more amenities

Since the adoption of the previous Comprehensive Plan, the town has installed bicycle racks in Lower Town, the Children's Park and entrances to the National Park. Additional bicycle racks are needed at the Town Hall and Storer College. Additional locations for bicycle racks should be researched.

The town should also work with the Appalachian Trail Conservancy and the National Park to install bicycle repair stations.

Action Item 4.1.4: Develop a Master Road Maintenance Plan

Residents expressed concern about the condition of roads in Harpers Ferry. Many roads have potholes and need repaving. The Public Works Department and the Planning Commission should first assess each road and determine the condition. This process will help prioritize those roads that are in immediate need of repair. The information gathered should then be placed on maps so that contractors can easily identify repair locations. For large road improvements, such as road resurfacing, a schedule of 15-20 years should be created. For minor repairs that are more frequent, such as potholes and cracks, a five-year schedule should be created.

Action Item 4.1.5: Develop a Traffic and Parking Management Survey

A Traffic and Parking Management Survey should be conducted including plans for parking, signage, and traffic flow on Potomac, Washington, and High Streets. This survey should be incorporated into a capital improvements plan.

Action Item 4.1.6: Improve the safety of intersections

Improve the safety of intersections in town for pedestrians, bicyclists, and drivers. As of 2024 the Town has received an intersection study of Washington Street from WV DOH. The Planning Commission plans to review this study and make recommendations for improvements to pedestrian and traffic flow.

Action Item 4.1.7: Install crosswalks at key locations

With the completion of the renovated Children's Park, a crosswalk on Washington Street is needed near the park. Crosswalks are also needed near Town Hall and at the intersection of Union, Washington, and Franklin Streets.



Action Item 4.1.8: Continue to work with WV DOH on transportation concerns

The Planning Commission and Town Council should work with the WV DOH to retire the DOH right-of-way for old Route 340 (Washington and High Streets) to give the town direct authority over road maintenance, traffic flow, speed mitigation, parking, and tree work along the Town's main vehicular access corridor.

Action Item 4.1.9: Address speeding vehicles on Town streets

The amount of pedestrian traffic in Harpers Ferry along High Street warrants consideration of a lower speed limit. Speed bumps and speed limit signs are needed on High Street. Motorcycles and sportscars will often speed uphill due to the reverberation of engine noise off of the stone and brick walls. Local elected officials should also consider the use of electronic speed signs or automated traffic enforcement to warn motorists of their speed. Increased enforcement of traffic controls is needed.

Action Item 4.1.10: Pursue universal accessibility at the Harpers Ferry Train Station

A need exists to upgrade accessibility in Harpers Ferry. Local elected officials should work with Amtrak, CSX, Maryland Area Rail Commuter (MARC), and the National Park Service to ensure the ramps are ADA and bicycle accessible.



Focus Area #5: Government Services and Community Engagement

The Town Council appoints a 7-member Planning Commission which serves in an advisory capacity. The Planning Commission's task is to promote the orderly growth of the town. The Council also appoints a 5-member Historic Landmarks Commission, which is charged with protecting the historic resources of the Town. The Council and Commission meetings are open to the public in accordance with state law.

Goal: Foster a great quality of life that is accessible to all residents of Harpers Ferry.

The Corporation of Harpers Ferry elects a Mayor, a Recorder, and five Town Council members, all serving 2-year terms. The Mayor serves as the Chief Executive Officer of the town and is responsible for overseeing the enforcement of Town rules and regulations. The Council bears responsibility for the review and approval of decisions involving public expenditures and for preparing and adopting local laws.

Various commissions and committees are also part of the town government. The role of these commissions, committees, and boards is to serve in an advisory role to the Town Council. The Council appoints citizen volunteers to the following commissions, committees, and boards:

- Planning Commission
- Historic Landmarks Commission
- Board of Zoning Appeals
- Tree Commission
- Parks and Recreation Commission
- Water Commission
- Police Officers' Civil Service Commission
- Parking Committee
- Human Rights Commission
- Harpers Ferry-Bolivar Public Service District
- Jefferson County Development Authority (JCDA)
- Bolivar - Harpers Ferry Library Board

The Town website will serve to provide pertinent information for residents, property owners, business owners, and visitors who will be able to access agendas, minutes, forms, and studies. The Town also distributes a monthly newsletter to keep residents informed. Lastly, the Town maintains an active social media presence.

GOVERNMENT SERVICES AND COMMUNITY ENGAGEMENT OBJECTIVES & ACTION PLAN

Public engagement in local government is the cornerstone of democracy. For Harpers Ferry to continue to prosper and thrive, the Town should continue to create an environment that fosters public participation and involves residents in the decision-making process. Moving forward, the town should engage youth, the elderly, minorities, and other under-represented segments of the population. Relationships with key stakeholders and businesses (Appendix A) are also crucial to ensure the vision of this Comprehensive Plan is realized.

Objective 5.1: Build stronger connections between local government, residents, and land owners by improving accessibility, communication, and transparency.



Action Item 5.1.1: Adopt digital technology strategies

Harpers Ferry should continue to improve technology in local government services. Increased use of technology improves transparency in local government. Updating the town's website and hosting virtual meetings should be a priority. The website should include technology that allows residents, property owners, and business owners to pay for permits and licenses online.

Action Item 5.1.2: Improve the distribution of Town information

The Town's website includes pertinent information for residents, property owners, business owners, and visitors. The town also distributes a highly informative monthly newsletter. The website has been undergoing a redesign from 2024 to 2026. Once the new website is complete, information will be updated more frequently. Video and/or audio recordings of all Town Council, Commission, and Committee meetings should also be posted online via the new website. Local elected officials should consider a dedicated staff position to manage website updates.

Action Item 5.1.3: Hold regular informal meetings with the public

Opportunities should be provided that allow interested individuals to speak directly to staff and local elected officials in an informal setting. Many communities call these types of events "open workshops", "workshops", "community charettes", "community coffee", "coffee and conversation", or "coffee with council".

Action Item 5.1.4: Explore methods to expand local youth involvement

To better understand and serve the needs of the youth, the Town should consider forming a youth committee. The committee, composed of both youth and adult members, would discuss and educate the town on topics relevant to youth. A youth committee would allow for youth participation in town government, and inspire opportunities for youth activities to unify the community. As of 2024, the Town Council has appointed a youth representative to be a non-voting member of the Parks and Recreation Commission. Local elected officials should also consider holding quarterly meetings for parents with children to discuss specific issues and concerns of local youth.

Action Item 5.1.5: Promote training for local elected and appointed officials

To promote a transparent government, the Town should consider stronger encouragement to attend Open Government Meetings Act training with Council, commission, committee, and board members, and any other appointed positions and interested volunteers. Local elected officials and board members should also consider attending emergency response training provided by the National Incident Management System (NIMS), and / or hazard preparedness and mitigation training from the Federal Emergency Management Agency (FEMA), or International Standardization Organization (ISO).



Action Item 5.1.6: Strengthen collaboration efforts with the Town of Bolivar

An informal relationship exists between Harpers Ferry and the Town of Bolivar as they share municipal boundaries and water services. The two municipalities should consider a formal process to identify opportunities for collaboration, similar to a study that was developed for Charles Town and Ranson. The two communities could collaborate on, for example, the provision of water and sewer, storm water management, disaster planning, and connecting streetscape. Local elected officials should consider holding joint council meetings to address concerns such as light and sound pollution and should also explore the creation of a strategic initiatives council to share ideas, funds, and resources and collaborate on programs. The Upper Kanawha Valley Strategic Initiatives Council (SIC) provides an example. The SIC seeks to address regional issues through collaboration and cooperation among communities in the area. The SIC embraces inclusivity, with a total of 13 communities (some unincorporated) as members. The region has used the SIC to successfully apply for several grants.

Action Item 5.1.7: Continue to build strong working relationships with key stakeholders

Decisions of the National Park Service directly affect the residents, property owners, businesses, and visitors of Harpers Ferry. Local elected officials should proactively meet with the Park Superintendent, share this Comprehensive Plan, and discuss common goals.

The Town should also continue to work with the Jefferson County Development Authority (JCDA), the Jefferson County Convention and Visitors Bureau (JCCVB), Merchants Association, Tourism Development District (TDD), and West Virginia Division of Highways (WVDOH) to foster collaboration and share updates and ideas. Other key stakeholders include local businesses and nonprofit organizations (Appendix A). A quarterly meeting with these key stakeholders would be ideal with a designated facilitator. The goal is to improve lines of communication, provide updates on projects so each group knows what the other is working on, and help the town and region accomplish their shared vision and goals.



Action Item 5.1.8: Continue to develop and maintain a community calendar to promote events in Harpers Ferry

Promoting the community calendar on the town's website would be a great addition to further strengthen connections to the community. The calendar should include all town meetings, town events, as well as community organizations, non-profits, and business events. The calendar should include social media links to events to direct people for additional information.

Action Item 5.1.9: Develop a system to report wildlife impacts

From medium and large animals such as squirrels, groundhogs, rabbits, raccoons, foxes, vultures, deer, and bear to small animals such as ash borer beetles, spotted lantern flies, deer ticks, and fireflies, wildlife is a daily part of life in Harpers Ferry.

While largely benign, some of these animals do constitute a nuisance, risk to property (e.g., groundhogs), and environmental degradation. In some species, such as whitetail deer and groundhogs, excess population density can lead to large scale ecological destabilization as well as disease and insufficient genetic diversity resulting in inferior populations.

In particular, observation and reporting of local deer populations is a proven method for early intervention in outbreaks of Chronic Wasting Disease (a population threatening communicable disease) as well as for identifying declining genetic diversity. Additionally, the Appalachian Wood Rat, an endangered species, has been identified in Harpers Ferry and observation can help track the effectiveness of conservation efforts.

Harpers Ferry should develop a system for residents and visitors to report wildlife interactions, property damage, and significant sightings. The system can be as simple as a spreadsheet and an awareness campaign in the Town newsletter. Over time the data can help provide a better picture of the wildlife in Town and its effects on residents and visitors.



Objective 5.2: Develop and adopt a robust emergency response plan and natural disaster mitigation strategies.

Action Item 5.2.1: Enact most recent floodplain ordinance

The State of West Virginia prepared a sample ordinance in 2019 that helps communities meet the requirements of the National Flood Insurance Program. Harpers Ferry last amended the floodplain ordinance in 2015. The town should review the state's 2019 sample ordinance and make applicable changes.

Action Item 5.2.2: Develop or adopt an Emergency Response Plan

An emergency response plan would allow the town to plan for communication, response, and mitigation in case of a natural disaster and/or emergency. The plan should be updated yearly and include information regarding emergency shelter locations and alert methods. The plan should also evaluate the potential for hazardous material spills from train traffic and methods for containment.

The plan should be consistent as applicable with plans developed by the Jefferson County Office of Homeland Security and Emergency Management, FEMA, and other agencies as appropriate.

Action Item 5.2.3: Increase disaster resilience & multi-jurisdictional coordination

The Town should strengthen disaster response protocols by establishing a unified command structure that integrates Harpers Ferry Police, Fire, and Ambulance Services with the NPS, Bolivar, Jefferson County and WV State agencies. This would ensure seamless coordination during potential large-scale events or emergencies that could affect the entire region and be beyond the capacity for the Town to respond to on its own.

Action Item 5.2.4: Consider the use of the Water Plant as an emergency operations center in the event of an extended power outage

Improvements to the water plant included the installation of a generator with the capacity to operate the water plant in the event of a long-term power outage or natural disaster. Safety plans should reflect this capability.

Objective 5.3: Prioritize public safety and security as a foundation for a strong community.

Action Item 5.3.1: Plan for increased law enforcement capacity for anticipated population and tourism growth

The Town should conduct a rigorous assessment of the Harpers Ferry Police Department's current and future enforcement capacity. This review must specifically account for projected population increase and increasing numbers of year-round tourists, ensuring that staffing and resources scale proportionally.

Action Item 5.3.2: Optimize Eastern Jefferson County policing resources

The Town should initiate a feasibility study to explore a **shared-resource model** between Harpers Ferry and Bolivar. Given that the HFPD is geographically closer to Bolivar and has historically provided critical support during emergency responses, this review should evaluate whether a formalized resource-sharing agreememnt could offer greater efficiency and faster response times than the current arrangement, while respecting existing contractual obligations with Jefferson County.

Action Item 5.3.3: Modernize Harpers Ferry first responder infrastructure

The Town should audit and upgrade the physical assets required for expanded operations, including office space, fleet vehicles, and technology to support HFPD given the trend in increasing population and tourism.



Focus Area #6: Land Use

Approximately 51% of land in Harpers Ferry is owned by the federal government.

The US Census estimates that 96% of housing is single-family.

Goal: Encourage sustainable land use while preserving the historical character and resources of Harpers Ferry.

The Corporation of Harpers Ferry is a small town with a population of ~300 people in an area of 0.62 square miles. 51% of land within the town is federally owned and managed by the National Park Service. Building intensity is mixed with some neighborhoods having small lots and others having larger lots. As shown on the **Existing Land Use Map**, most of the land within the municipal limits is developed as single-family residential use and permanently preserved as part of Harpers Ferry National Historical Park. Commercial uses are concentrated in the "Lower Town" and consist of businesses that mainly cater to visitors to the National Park. No land classified as industrial lies within municipal limits. A few multi-family homes exist, though the construction of additional multi-family housing units is not consistent with current zoning.





Most of the land use in Harpers Ferry is classified as "public" due to the majority of parcels being owned by the National Park Service. The West Virginia Division of Natural Resources (DNR) also owns the Woodpecker Woods Nature Preserve. Other public uses include churches, Town Hall, Post Office, town parks and land owned by the Harpers Ferry Women's club.

There are a total of 173 housing units within Town limits according to the 2020 Census. The vacancy rate is approximately 14%. No affordable housing or universally designed housing accessible to people with disabilities exists within the town. Age of housing is one indicator of housing condition and value. Older housing may require more maintenance and renovation than newer housing. Approximately 51% of homes were built before 1939. The average value of homes in Harpers Ferry is $369,600, which is higher than Jefferson County at $303,400 and significantly higher than West Virginia at $155,500.

In 2023 the American Community Survey estimated the population of Harpers Ferry was 342 people, an approximately 6 percent decrease from their survey estimate in 2013.

The 2020 US Census recorded 269 people living within town limits.

Urban Forest Areas

Most of the forested areas within and around the Town are within the National Historical Park or state- owned conservation land. This designation as federal and/or state-owned parkland should ensure forest protection for generations to come. Significant forested areas can also be found along the steep banks paralleling Shenandoah Street to the south and the Potomac River to the north. The remaining trees make up what is called the urban forest, and these trees are found on private property and within the public right-of-way.

Stream Valleys

Harpers Ferry lies at the confluence of the Potomac and Shenandoah Rivers. Four stream valleys cut across the peninsula on which Harpers Ferry sits. One of the stream valleys, the smallest of the four, roughly parallels Washington Street and runs towards the point of the peninsula. Much of the stream valley has been graded over, with the water carried in underground storm water pipes. A second, larger stream valley starts at Union Square Park at the northeast corner of Washington Street and Franklin Street and ends at the Potomac River downhill from the east end of Putnam Street. This stream valley includes a secondary portion that starts from behind the Harpers Ferry Women's Club on Washington Street. These stream valleys are mostly in private ownership.

The third and fourth stream valleys start in the Corporation of Bolivar and trend northerly through the Pine Grove neighborhood where they join before they flow into the Potomac River. Most of this stream valley is publicly owned. The historic grid system of streets in Harpers Ferry did not account for the development challenges associated with the steep stream valleys. Most of the lots remaining in these stream valleys are vacant and without access to a paved road.



Floodplain Management

The Town Council enacted a floodplain management ordinance in 2009, and made amendments in 2015. The ordinance requires floodplain certificates of compliance before the issuance of any project permit. The Town is required to adopt a floodplain management ordinance that meets or exceeds the minimum National Flood Insurance Program (NFIP) requirements. These regulations ensure that the town and its surroundings take into account flood hazards, to the extent known, in all official actions relating to land management and land use (Source: fema.gov). As of early 2025, FEMA began the process to update the floodplain maps which requires Harpers Ferry to update the Floodplain Ordinance to remain compliant to qualify for the National Flood Insurance Relief Program. High Risk Advisory flood zones are shown on the **Existing Land Use Map**.

Zoning

The Town has a zoning ordinance to control land use, with the last major revision occurring in 2017. The Town is divided into two zoning districts and a Promontory Overlay District. The residential zoning district seeks to provide neighborhoods and living accommodations to residents, businesses, and visitors. Single family dwellings, short-term rentals, and home-based businesses are permitted in the residential zoning district. Several conditional uses are also permitted upon application to the Board of Zoning Appeals for a conditional use permit (Source: Zoning Ordinance, 2017).

The business district seeks to provide goods and services to residents, businesses, and visitors. Residential uses, restaurants, retail sales, personal services, and professional services are permitted uses in the business district. Several uses are permitted as conditional uses (Source: Zoning Ordinance, 2017). The Promontory Overlay District regulates uses of land in certain areas of the town where special circumstances justify the modification of the base zoning district.

A subdivision and land development ordinance (SALDO) was enacted in 2015 to provide uniform standards and procedures for the regulation and control of subdivision and land development (Source: SALDO, 2015).

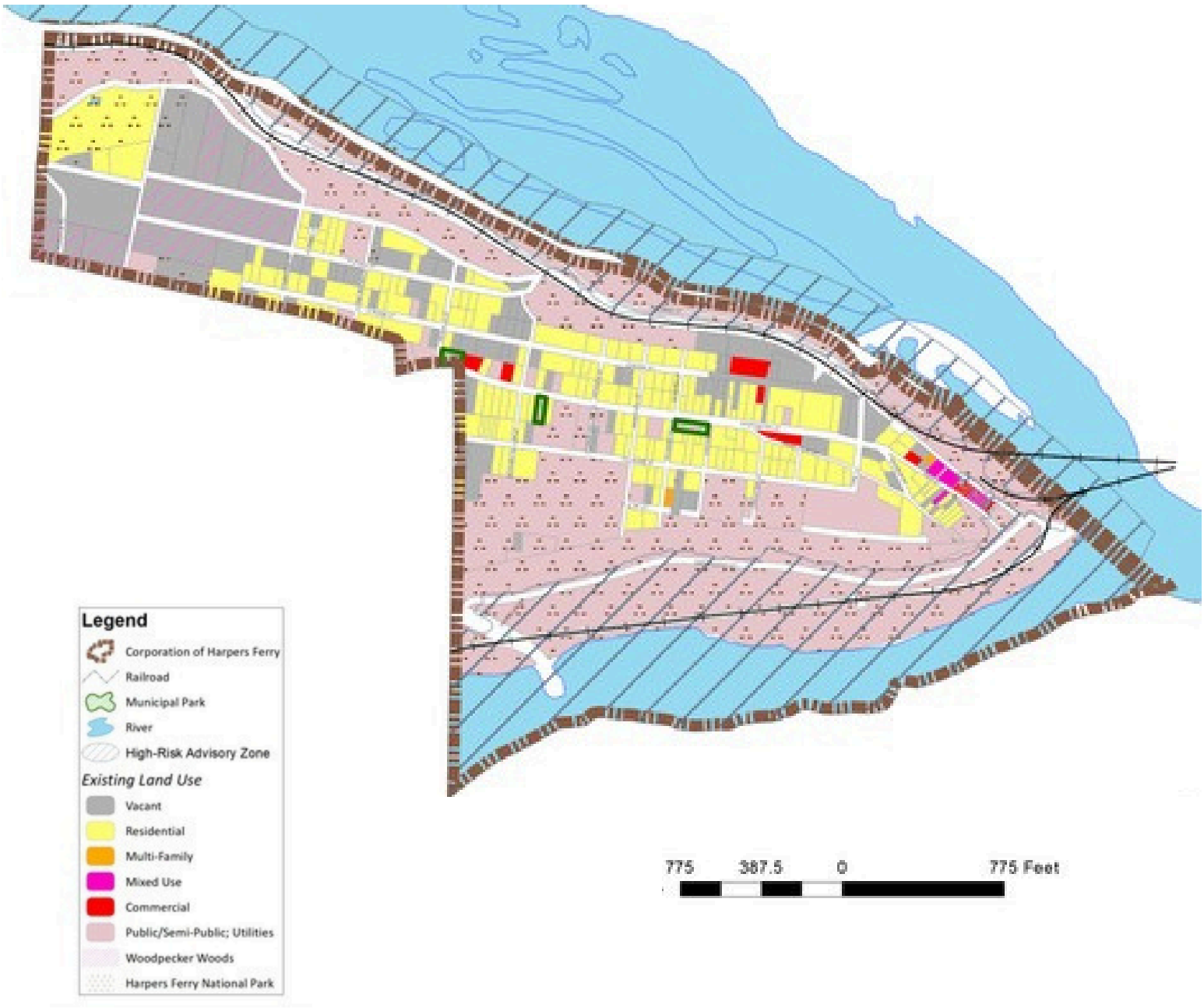
Tree and Forest Conservation

The Town also enacted a tree conservation ordinance that requires the Tree Commission to prepare a written plan every year to address the “care, preservation, pruning, planting, replanting, removal, or disposition of trees” along streets and in public areas. The ordinance also requires the Tree Commission to review landscaping plans for development of commercial property and make recommendations regarding tree preservation and planting.



Harpers Ferry

Existing Land Use Map



**This map is not a zoning map. Source: Jefferson County GIS, West Virginia Assessor, WV GIS Technical Center*

Future Land Use

The population of Harpers Ferry has fluctuated since 1840, with small increases in 1890 and 1950. The highest recorded population was in 1850 with 1,747 people. The population was estimated to be even higher before the Census started keeping records. The United States Armory was built in Harpers Ferry in 1796, and led to an industrial revolution in town. Harpers Ferry continued to lose population during the Civil War, with over half of the population leaving between 1860-1880. Repeated flooding has also taken its toll on the town population, causing many people to leave.

Harpers Ferry's population will most likely continue to fluctuate given the median average age of 57.8 years. However, the possibility exists that the town could add additional residents in the next ten years. There are approximately 27 vacant and buildable lots left in Harpers Ferry. The owners of most of these lots have no intention of building. Currently there are plans to build or active construction on 10 of the currently vacant lots. These circumstances could lead to an increase in approximately 23 residents, as well as increased accessibility of affordable housing. However, increasing housing prices and limited housing availability coupled with available homes being purchased as 2nd homes could limit population increases. As of 2024, no proposed development plans exist for buildings once used for commercial purposes to be redeveloped into housing.

Urban Growth Boundary

US Highway 340 is the sole road connection to Harpers Ferry. The high-speed highway carries 24,500 cars per day and brings urban development closer every year. The ever-increasing traffic volume presents a consistent and persistent safety risk to every resident of Harpers Ferry and a creeping threat to the historic landscape of Harpers Ferry and the surrounding Harpers Ferry National Historical Park. Establishing an Urban Growth Boundary at the cultural crossroads of 340 and 230 is the first step in the process to expand police coverage of the highway and create a historically sensitive buffer between Harpers Ferry and the rest of Jefferson County. The processes initiated by the establishment of an Urban Growth Boundary will also allow the Harpers Ferry Police Department to patrol Bakerton Road, providing protection to the Harpers Ferry Water Works primary water production facility and the western end of Potomac Street, the only emergency exit available to Harpers Ferry residents.

The corporation of Harpers Ferry should establish an Urban Growth Boundary at the intersection of US 340 and 230 and begin a phased annexation of police jurisdiction along 340 and Bakerton Road.



Future Land Use Map

A **Future Land Use Map** was created to help guide development and redevelopment within the town. The future land use map is not a zoning map but a visual illustration of the vision of the town considering broader categories of uses. Future land use categories are shown on the **Future Land Use Map** and described below:

- The business/historic district category allows for goods and services to serve residents and visitors, as well as multi-family dwellings.
- The residential category is intended to preserve the small-town character and historic identity of the community. This category permits only single-family dwellings.
- The National Park category includes all park land that is currently owned and maintained by the National Park Service that is intended to remain preserved as a natural and historic conservation area and is not intended for commercial or residential development.

Rural lands are lands owned by the National Park Service and other state agencies. There are no preferred development areas identified in Harpers Ferry. Four renewal and/or redevelopment areas were identified:

- Weaver House
- Shipley School
- First Zion Church
- Old power plant on Potomac Street



As of 2025, all land that is currently included in either the Promontory Overlay District or the WV State Tourism Development District (TDD) is intended for the development of the Hilltop House Hotel project and supporting businesses and facilities. As planned, the project will include a new hotel along with dining, meeting, event hosting, and parking facilities. The project was originally planned to be open to visitors starting in 2025, however increasing development costs appear to have contributed to ongoing delays. As of December 2025 the project is on indefinite hold. As of May 2025, pedestrian access to the promontory overlook was reestablished via Columbia Street and is open from dawn to dusk. The town government should continue to work with the property owners, project manager, and state of West Virginia to ensure the project fits within the established neighborhood and adheres to the base zoning of all lots in the project area.

WV State Land Use Categories:

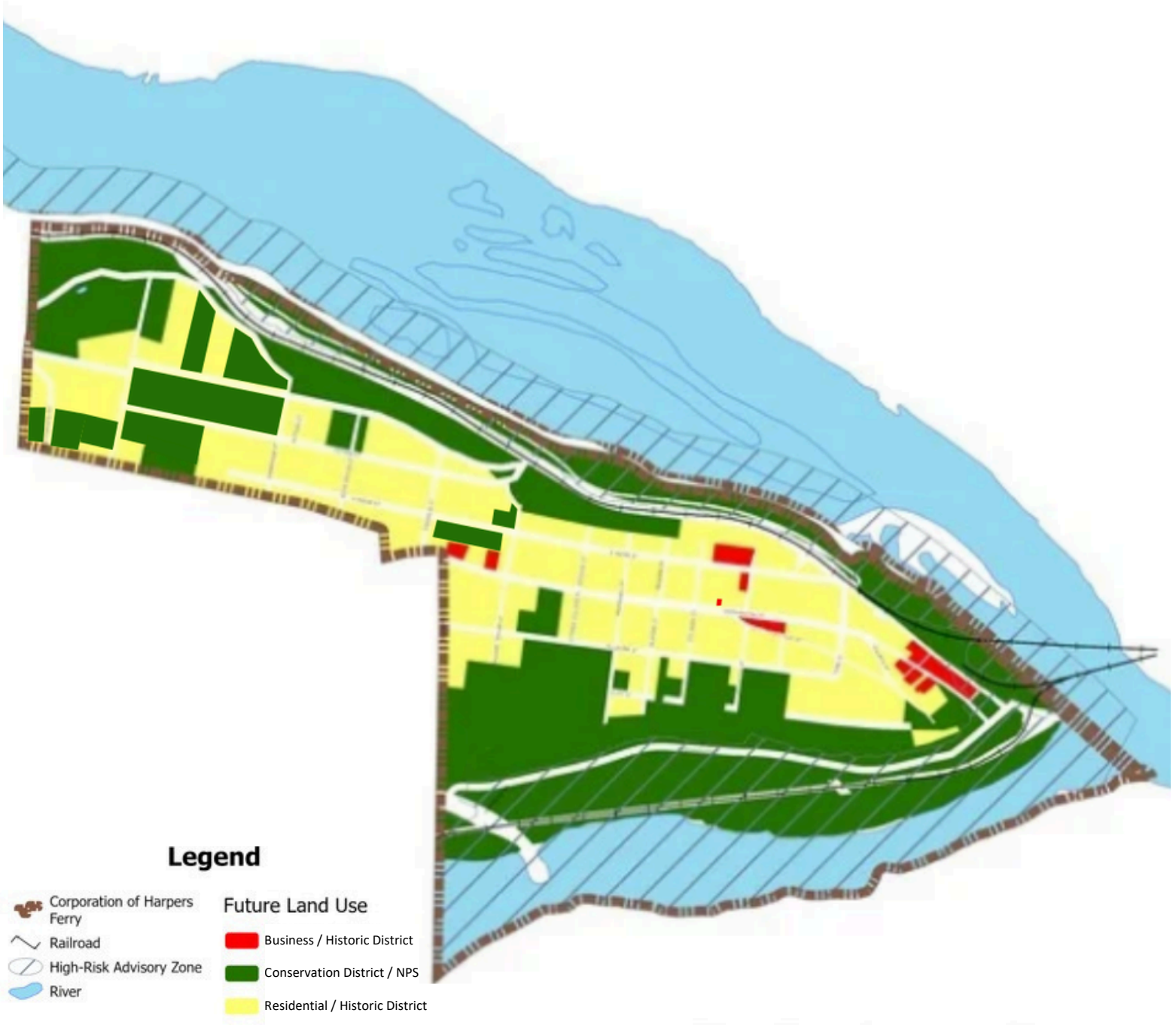
Rural Areas: Land that is not intended for urban growth and set goals, plans and programs for growth and/or decline management in the designated rural area

Preferred Development Areas: Areas where incentives may be used to encourage development, infill development, or redevelopment in order to promote well designed and coordinated communities and prevent sprawl

Renewal and/or Redevelopment Areas: Slums and other blighted areas and set goals, plans, and programs for the elimination of such slums and blighted areas and for community renewal, revitalization, and/or redevelopment

Harpers Ferry

Future Land Use Map



**This map is not a zoning map. Source: Jefferson County GIS, West Virginia Assessor, WV GIS Technical Center*

LAND USE OBJECTIVES & ACTION PLAN

The Land Use action plan is grounded in the Town's commitment to protecting the natural and scenic resources that define Harpers Ferry. By prioritizing the preservation of stream valleys, safeguarding dark skies from excessive light pollution, and conserving the town's mature tree canopy, the plan seeks to balance limited responsible future development with long-term environmental stewardship. In addition, preserving living historical residential neighborhoods as separate and distinct from heavily touristed or trafficked areas is a priority of current residents. This plan seeks to highlight that a robust population of permanent town residents paired with clear and protected residential zoning are key to the future of the town. The geographic setting of Harpers Ferry limits the ability to significantly expand our borders, meaning careful long-term planning and managment of the existing land in town is critical.



Objective 6.1: Explore appropriate ways to use undeveloped or disused land and structures in town.

Action Item 6.1.1: Study and issue a report on the potential use for vacant property on the south side of West Ridge Street immediately adjacent to town property

The study of this property should include collecting community input on how this area should be used in the future. Many ideas exist for the best use of this property, from a park, to residential development, to mixed-use development.

Action Item 6.1.2: Explore ways to preserve and allow pedestrian access to stream valleys, including an overlay zone

The addition of a stream valley overlay zone in the zoning ordinance would allow for the preservation of stream valleys in order to eliminate future development and allow for limited pedestrian access. The overlay zone should address the following:

- Ensure stream buffers of at least 100 feet from the edge of the stream bed and 25 feet from the top of the stream bank, or other measures to mitigate runoff;
- Limit grading and forest disturbance within steep sided stream valleys (i.e., slope 25% or greater); Maximize percentage of impervious surface to reduce the amount and velocity of storm water runoff;
- Retain existing native vegetation and provide for appropriate re-vegetation with native species or noninvasive hybrids where clearance is allowed during construction;
- Optimize slope for future street extensions and connections to ensure driver and pedestrian safety, especially in wet or icy conditions, and to reduce the impact of storm water runoff on stream water quality;
- Protect the existing stream bed from degradation at all crossing points;

The Town should also evaluate methods for protecting stream valleys and allowing public access, including easements and expansion of the National Park and other publicly owned land.

Action Item 6.1.3: Continue to work with the West Virginia Division of Economic Development to enhance the Tourism Development District

The Town should seek to understand the Tourism Development District (TDD) and all associated laws, ordinances, timelines, and restrictions. They should seek to understand how the TDD impacts existing town ordinances, boundaries, zoning, policies, and preservation efforts of Town history and historic structures within the TDD. They should do so in the spirit of collaboration with affected parties. The Town should enlist county and state partners in their process, including but not limited to the West Virginia Development Office. The Town should seek to establish clarity around the obligations of entities within the TDD to the Town and should establish ways to enable the TDD and associated areas and parties to benefit residents and businesses in town. Strong public interest supports preserving the historic character of this district. The town should communicate the vision of the district to the WVDO and encourage an active dialogue on this issue.

Action Item 6.1.4: Partner with the National Park Service to address abandoned and/or underutilized federally owned historic buildings

The National Park Service owns the old Shipley School building in the center of town. The building is currently used for NPS storage and is not occupied daily. The structure suffers from several property maintenance issues. As of 2024, the town is in the process of working with NPS officials to bring the building's exterior into full compliance with town ordinances. Local elected officials should continue to seek ways to refurbish and rededicate the Shipley School site for public and community activities, including exploration of possible public/private partnerships.

Action Item 6.1.5: Inventory existing paper streets and preserve pedestrian access as trailways, viewsheds, and mini parks

The Town will continue to preserve the natural setting of, and public access to, all paper streets within the municipality that are not currently used to access existing developed lots. Paper streets will not be sold, leased, or developed by the Town or any other entity. Public use of paper streets as trails, mini-parks, and as access to viewsheds should be maintained.

Objective 6.2: Continue to promote and preserve a clear, unpolluted dark night sky.

Action Item 6.2.1: Adopt a Dark Sky and Light Pollution ordinance

The Town is in the process of developing a Dark Sky and Light Pollution ordinance to minimize light pollution as based on recommendations by Dark Sky International. The town should adopt an ordinance that prioritizes minimizing light pollution from residences, businesses, and any new construction, while maintaining a safe but diffuse lighting level throughout town.



Objective 6.3: Explore ways to limit deforestation on both public and privately owned lots within the municipality.

Action Item 6.3.1: Develop a Master Tree Plan to limit tree removal and deforestation in town and develop replanting criteria

The Master Tree Plan would encourage private and public tree planting within the public right-of-way and on private property from an approved species list. The plan could also include an education program for residents, property owners, and businesses to encourage tree planting and other landscaping to minimize storm water runoff, improve water quality, conserve energy, and encourage removal of undesirable invasive species, such as ivy, that can kill trees.

Action Item 6.3.2: Develop a forest protection ordinance

The town should study the possibility of enacting an ordinance that limits the amount of trees which can be cut down on forested lots within certain timeframes, especially on stream valley slopes that exceed 25 percent, in order to preserve the urban forests and tree canopy within town borders and prevent additional erosion.



Focus Area #7: Sustaining Economic Opportunities

Goal: Continue to support a thriving tourism industry while also promoting opportunities for small businesses that serve the community.

Visitors to Harpers Ferry are drawn for a number of reasons, including easy accessibility to National Park facilities, a vibrant commercial area, and a growing interest in astrotourism. Since the land area of Harpers Ferry cannot expand, additional commercial and office development is inherently limited. The popularity of Harpers Ferry as a weekend designation has increased, especially with the availability of commuter rail service and proximity to Washington D.C.

The Jefferson County Convention and Visitors Bureau (JCCVB) operates two welcome centers, one adjacent to Harpers Ferry and the other in Shepherdstown, staffed by Tourism Ambassadors. Tourism Ambassadors support local businesses and partners by providing visitors with information needed during their stay in Jefferson County.

The health of the business environment of Harpers Ferry is directly related to the number of visitors. In 2022, Harpers Ferry National Park received approximately 407,008 visitors. In 2023, there were a total of 427,317 visitors, a 5 percent increase from 2022. Annual park visitation records highlight how visits to the area have increased over prior years.



Harpers Ferry National Park Visits

	2020	2021	2022	2023	2024
January	4,343	4,127	3,584	7,561	7,091
February	6,035	3,585	12,690	12,057	11,873
March	6,774	21,769	21,053	15,183	28,063
April	15, 638	16,871	46,421	42,069	38,501
May	24,538	38,329	46,497	53,294	47,792
June	25,932	56,440	40,477	51,111	57,614
July	28,230	38,934	66,147	57,623	56,776
August	27,870	34,671	36,484	48,076	51,531
September	25, 330	26,537	29,921	38,580	49,004
October	29,525	35,665	52,263	58,246	77,098
November	28,875	22,466	40,848	27,423	47,403
December	11,383	10,507	10,623	16,094	15,303
Total	**234,473**	**309,901**	**407,008**	**427,317**	**488,049**

Source: National Park Service Annual Visitation Records

Businesses often struggle in the winter months in Harpers Ferry. However, recent data from the National Park Service shows an increase in offseason visits to the Harpers Ferry National Historical Park due in part to the warmer weather.

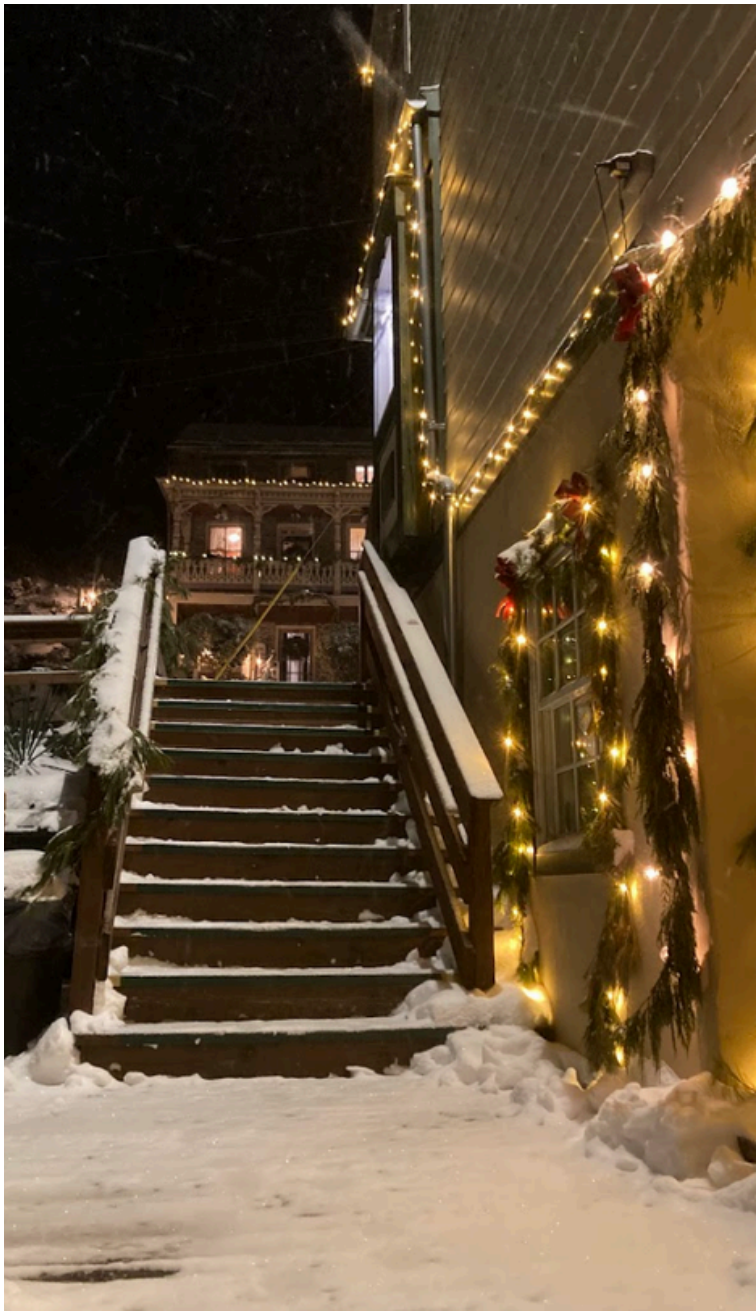
One longstanding effort to increase tourism to the area in winter months is the Harpers Ferry Olde Tyme Christmas Celebration. This event occurs over two weekends in early December and is hosted by both the Harpers Ferry Merchants Association and HFNHP. It has been held for over 50 years and promotes an historic celebration of Christmas in Town and in the park.

More recently, in January 2023, the JCCVB created FrostyFest, a partnership of events which takes place in Harpers Ferry, Charles Town, Bolivar, and Shepherdstown. Activities include iceless skating, a comedy show, a magician, crafts, and a hot cocoa crawl. In March 2024, the town hosted the Harpers Ferry Film Festival. Since 2017, the mid-April Flip Flop Kickoff has brought long-distance hikers and their friends to Harpers Ferry.

During the Comprehensive Planning process, residents expressed concern that the following would hinder economic development:

- Limited parking (especially employee parking)
- No ability to expand town limits
- Lack of a diverse economy
- No public restrooms

While new development is limited, the proposed development of the Hilltop House Hotel presents an economic opportunity. Additionally, residents would like a small grocery store, expanded restaurant hours, and inexpensive hiker/biker hostel options for users of the Appalachian Trail and C&O Canal.



Residents would also like additional family-friendly events for both residents and tourists. The JCCVB is working on several events to increase visitation to the area. Additional community-oriented and arts events are needed to support local families and generate additional tourism interest.

SUSTAINING ECONOMIC OPPORTUNITIES OBJECTIVES & ACTION PLAN

The following action items aim to strengthen Harpers Ferry's local economy by enhancing the visitor experience, continuing to support a thriving tourism industry, while also supporting small local businesses that serve both residents and tourists. By improving amenities, promoting the town's unique cultural and historic assets, and creating a welcoming environment for both new and returning visitors, the plan seeks to increase economic vitality while preserving the character that makes Harpers Ferry distinctive.



Objective 7.1: Collaborate with Bolivar, the NPS, the Merchants' Association, and other stakeholders to evaluate economic trends and effectively foster year-round tourism.



Action Item 7.1.1: Partner with merchants and related associations

Representatives of Town government should continue to meet regularly and coordinate with merchants and appropriate associations such as the WV Municipal League, the Jefferson County Development Authority (JCDA), and the Jefferson County Convention and Visitors Bureau (JCCVB) to streamline marketing, branding, networking, and communication among all community members. Harpers Ferry should work to regain a Town Representative seat on the JCDA.

Action Item 7.1.2: Evaluate post-2020 tourism trends and associated economic impact

Since 2020, the Town has seen an increase in tourism associated with day-trips from surrounding metropolitan areas. The Town should work to understand the tourism trends and work to capitalize on source markets through social media and targeted advertising.

Action Item 7.1.3: Evaluate the amount of taxes collected from small businesses in the municipality

The Town currently collects Business and Occupation (B&O) Taxes, Room Occupancy Taxes, and a portion of a 1% Municipality Tax (Appendix D). The Town should evaluate the impact of charging all of these taxes on small local businesses.

Action Item 7.1.4: Evaluate the revenue and data analytics related to municipal paid parking

One of the main sources of income for the Town is the collection of parking fees from daily visitors. The Town should improve the use of analytics for data pertaining to users of the local Park Mobile parking app and conduct an ongoing evaluation of incoming parking funds. The Town should use Park Mobile data to inform policy and operational decisions related to paid street parking, and share the parking data analysis with local businesses so they can better understand tourism trends and market opportunities.

Objective 7.2: Prepare for continued increase in visitors to Harpers Ferry and Harpers Ferry National Historical Park.

Action Item 7.2.1: Improve the visitor experience in Harpers Ferry

Harpers Ferry is designated as a Historic District, as noted by Historic District Markers along Washington Street, one near Boundary Street and one at the Town Gazebo. The public would like to see additional beautification efforts throughout the historic district and specifically at the entrances to the town. Suggested improvements include:

- The lack of public restrooms poses a challenge for visitors to Harpers Ferry. The feasibility of the Town Hall as a potential location for public restrooms should be explored.
- A need also exists to develop a wayfinding system with a consistent theme that directs visitors to key attractions, historical interests, amenities, and businesses.
- Local elected officials should also explore options for establishing reliable wireless data connectivity throughout town.

Action Item 7.2.2: Support diverse and international tourism

Increasingly Harpers Ferry is hosting tourists and visitors from all over the world. The Town should recognize this opportunity and ensure that maps, informational brochures, and the Town website are all available in a variety of languages. The Town should also recognize that the state of West Virginia continues to adopt policies that are not welcoming to a diverse and representative group of potential visitors including tourists, hikers, and bicyclists. The Town should continue to foster a welcoming and inclusive community for visitors and residents alike.



Objective 7.3: Explore new ideas for innovative commercial endeavors appropriate for Harpers Ferry.

Action Item 7.3.1: Support home-based businesses and remote work

In recent years, the country as a whole has seen an increased demand for home-based businesses and remote work. In an effort to attract new permanent residents and additional tourism opportunities, the Town should continue to support both of these activities throughout town, while maintaining the core residential neighborhoods that have shaped town for generations.



Action Item 7.3.2: Explore creating a Harpers Ferry Convention and Visitors Bureau

The Town should examine the effectiveness of its relationship with the Jefferson County Convention and Visitors Bureau (JCCVB) to ensure the ongoing investment is delivering the best value for the Town.

In particular, examination of the value of convenience versus effectiveness should be conducted. The Town should have clear visibility into the frequency and volume of impressions, mentions, and images of Harpers Ferry published monthly as well as the outlets, venues, publications, and platforms where they are made.

The Town should have a clear understanding of what authority it has in determining what JCCVB features concerning Harpers Ferry. For example, could the Town request a feature or focus on specific events or activities (e.g., Olde Tyme Christmas, Flip-Flop Festival, Pumpkin Roll, etc.).

The Town should have a clear understanding of what role the JCCVB will play in brand management. In particular, the use of trademarked slogans, taglines, and images used to create a cohesive brand identity across cooperative marketing efforts by the Town and the JCCVB.

The ongoing analysis of the aforementioned information, and consideration of the findings of those analyses, are a best practice for private and public entities and in no way a reflection on the services provided by JCCVB. However, it should be understood that those analyses may result in the Town examining the feasibility of Harpers Ferry establishing its own Convention and Visitors Bureau.

Implementation Matrix

High priority: the most important projects to implement

Medium priority: an important project but not as urgent as high priority projects

Low priority: a project that can be implemented as time and funding permit, but only after high and medium priority projects are implemented



An implementation matrix serves as a practical tool for local elected officials as they prepare the town budget and develop grant applications. The matrix outlines each action item's priority level, anticipated timeframe and potential partners for financial or technical support. The matrix should be put to use immediately to begin implementation of the plan. The matrix should be updated regularly to reflect progress, status changes, or any obstacles encountered. Each action item is assigned a high, medium, or low priority, with the Planning Commission using the public input results to help determine priority levels.

The Planning Commission also identified a timeframe for each project as some projects may take longer to implement even though they are a high priority. Timeline categories are as follows:

- Ongoing: projects that are actually in progress
- Immediate: projects that should take less than 1 year to implement
- Mid-term: projects that will take between 1-3 years to implement
- Long-term: projects that will take more than 3 years to implement

Estimating costs for action items in a comprehensive plan is challenging because the plan looks into the future, where inflation and economic changes are unpredictable. Project details are often not fully defined during the comprehensive planning process, and shifting community priorities or funding opportunities can further affect costs. Additionally, construction and contractor prices vary over time. For these reasons, precise figures should be developed later during budgeting or capital improvement planning.

To help the Town with implementation, a list of key stakeholders can be found in **Appendix A.**

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Historic Preservation					
Prioritize the historic character of the town	High	Ongoing	16	Town of Harpers Ferry	Harpers Ferry Planning Commission, HLC
Support African American Heritage Education and Preservation	Medium	Ongoing	16	Town of Harpers Ferry	National Park Service
Support the Harpers Ferry Historic Town Foundation's efforts to protect the town's historic resources	High	Ongoing	16	Harpers Ferry Historic Foundation	Town of Harpers Ferry
Continue preservation efforts of cemeteries in town limits	Medium	Ongoing	17	Harpers Ferry Historic Town Foundation	Town of Harpers Ferry
Create a historic marker program	Low	Long-term	17	Town of Harpers Ferry	HLC
Support the establishment of a Historic Preservation Fund to assist permanent homeowners with maintenance	Medium	Long-term	17	Town of Harpers Ferry	HLC

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Historic Preservation					
Update the Historic Preservation Guide to assist property owners renovating historic properties	Medium	Immediate	18	Town of Harpers Ferry	HLC
Adopt design guidelines for improvements within the public right-of-way and on town-owned property that balance historic character and safety	Medium	Mid-term	19	Town of Harpers Ferry	HLC, Planning Commission
Create an ordinance establishing that all solid waste storage containers are to be screened from the public right-of-way and, in commercial areas, to be screened from public view	Medium	Immediate	19	Town of Harpers Ferry	Planning Commission
Encourage the use of preservation easements to further preservation in Harpers Ferry	Medium	Mid-term	19	Harpers Ferry Historic Town Foundation	Town of Harpers Ferry, HLC

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Infrastucture					
Continue to upgrade the water distribution system	High	Ongoing	29	Harpers Ferry Water Works	Planning Commission
Develop partnerships with the NPS and Bolivar to fund water system capital improvements	Low	Ongoing	29	Harpers Ferry Water Works	NPS, Town of Bolivar, Planning Commission
Implement new storm water mitigation infrastructure in accordance with the existing storm water study.	Medium	Mid-term	30	Town of Harpers Ferry	Planning Commission, Storm Water Committee
Evaluate potential for developing bio-swales & other storm water mitigation created from green spaces for natural water infiltration during storms	Medium	Long-term	30	Town of Harpers Ferry	Stormwater Committee, Planning Commission
Prevent impervious hardscape	Medium	Immediate	30	Town of Harpers Ferry	Planning Commission
Develop a GIS utility mapping system	Medium	Mid-term	31	Town of Harpers Ferry	Planning Commission, Harpers Ferry

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Infrastucture					
Conduct a renewable energy study for the Town	Low	Mid-term	31	Town of Harpers Ferry	Planning Commission
Renovate Town Hall to better serve residents, businesses, and visitors	Medium	Mid-term	31	Town of Harpers Ferry	N/A
Develop a Master Infrastructure Plan	High	Immediate	31	Town of Harpers Ferry	Planning Commission
Work to preserve water security for the town	High	Immediate	31	Town of Harpers Ferry	Jefferson County, West Virginia
Develop a town Master Signage Plan for the convenience and safety of Harpers Ferry residents, businesses, and town visitors	Medium	Immediate	32	Town of Harpers Ferry	Planning Commission; Harpers Ferry Design Center
Consider amending Town Project and Zoning Code to require new development to bury utility lines	Medium	Immediate	33	Town of Harpers Ferry	Planning Commission

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Infrastucture					
Encourage partnerships to seek grant opportunities to install electric car chargers for public use	Low	Long-term	33	Town of Harpers Ferry	Planning Commission, HLC, NPS
Work with stakeholders to ensure 100% reliable cell coverage in Harpers Ferry	Medium	Immediate	33	Town of Harpers Ferry	Planning Commission, NPS, Local Communications Companies

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Parks and Recreation					
Continue to develop bicycle- friendly access in Harpers Ferry	Low	Long-term	37	Trail and Town Alliance	Maryland DOT
Continue to improve event promotion and communication to the public	Medium	Ongoing	37	Town of Harpers Ferry	Parks and Recreation Commission
Continue to improve the Children's Park	Medium	Ongoing	37	Town of Harpers Ferry	Parks and Recreation Commission
Encourage dark sky tourism and astrotourism	Medium	Mid-term	37	Town of Harpers Ferry	International Dark Sky, NPS, Parks and Recreation Commission
Continue to partner with the Trail and Town Alliance to provide additional trails in Harpers Ferry	Low	Ongoing	37	Trail and Town Alliance	Town of Harpers Ferry

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Transportation					
Develop guidelines for roads, streets, and streetscapes	Medium	Mid-term	43	Town of Harpers Ferry	Planning Commission
Conduct a sidewalk study and develop a Master Sidewalk Improvement Plan	Medium	Mid-term	43	Town of Harpers Ferry	Planning Commission, WV DOT
Continue to welcome bicyclists by installing more amenities	Low	Long-term	43	Town of Harpers Ferry	Appalachian Trail Conservancy, National Park
Develop a Master Road Maintenance Plan	High	Mid-term	43	Planning Commission	N/A
Develop a Traffic and Parking Management Survey	High	Immediate	43	Town of Harpers Ferry	WV DOT, Planning Commission
Improve the safety of intersections	High	Immediate	43	Town of Harpers Ferry	WV DOT, Planning Commission
Install crosswalks at key locations	Medium	Mid-term	43	Town of Harpers Ferry	WV DOT, Planning Commission
Continue to work with WV DOH on transportation concerns	Medium	Ongoing	44	Town of Harpers Ferry	WV DOH, Planning Commission
Address speeding vehicles	Medium	Mid-term	44	Town of Harpers Ferry	WV DOT, Harpers Ferry Police Department

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Transportation					
Pursue universal accessibility at the Harpers Ferry Train Station facilities	Medium	Long-term	44	Town of Harpers Ferry	Amtrak, CSX, Maryland Area Rail Commuter (MARC), National Park Service
Focus Area: Government Services & Community Engagement					
Adopt digital technology strategies	Medium	Ongoing	47	Town of Harpers Ferry	Planning Commission
Improve the distribution of town information	Medium	Immediate	47	Town of Harpers Ferry	N/A
Hold regular informal meetings with the public	Low	Long-term	47	Town of Harpers Ferry	N/A
Explore methods to involve the youth	Medium	Mid-term	47	Town of Harpers Ferry	Jefferson County Board of Education
Promote training for local elected and appointed officials	Medium	Immediate	47	Town of Harpers Ferry	N/A
Strengthen collaboration efforts with the Town of Bolivar	High	Ongoing	48	Town of Harpers Ferry	Town of Bolivar

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Government Services & Community Engagement					
Continue to build a relationship with key stakeholders	High	Ongoing	48	Town of Harpers Ferry	Jefferson County Development Authority (JCDA), Jefferson County Convention and Visitors Bureau (JCCVB), Merchants Association, Tourism Development District (TDD), West Virginia Department of Highways (WVDOH)
Continue to develop and maintain a community calendar to share events in Harpers Ferry	Medium	Ongoing	49	Town of Harpers Ferry	Parks and Recreation Commission
Develop a system to report wildlife impacts	Low	Long-term	49	Town of Harpers Ferry	N/A

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Government Services & Community Engagement					
Enact most recent floodplain ordinance	High	Ongoing	50	Town of Harpers Ferry	FEMA, Planning Commission
Develop or adopt an emergency response plan	Medium	Immediate	50	Town of Harpers Ferry	Jefferson County Office of Homeland Security and Emergency Management
Increase disaster resilience & multi-jurisdictional coordination	Medium	Immediate	50	Town of Harpers Ferry	Planning Commission, FEMA, Jefferson County Emergency Managment
Consider using the Water Plant as an emergency operations center	Low	Long-term	51	Harpers Ferry Water Works	Town of Harpers Ferry
Plan for increased law enforcement capacity for projected population and toruism growth	Medium	Long-term	51	Town of Harpers Ferry	Harpers Ferry Police Department, Harpers Ferry Police Commission
Optimize Eastern Jefferson County policine resources	Medium	Mid-term	51	Town of Harpers Ferry	Town of Bolivar, Harpers Ferry Police Department
Modernize Harpers Ferry first responder infrastructure	Medium	Long-term	51	Town of Harpers Ferry	Harpers Ferry Police Department, Harpers Ferry Police Commission

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Land Use					
Study and issue a report on the potential use for vacant property located on the south side of West Ridge Street immediately adjacent to town property	Medium	Long-term	61	Town of Harpers Ferry	Planning Commission
Explore ways to preserve and allow for pedestrian access to stream valleys, including an overlay zone	Medium	Mid-term	61	Town of Harpers Ferry	Planning Commission
Continue to work with the West Virginia Division of Economic Development to enhance the Tourism Development District	High	Ongoing	61	Planning Commission	WV Division of Economic Development, Town of Harpers Ferry
Partner with the National Park Service to address abandoned and/or underutilized federally owned historic buildings	High	Immediate	62	Town of Harpers Ferry	National Park Service, HLC

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Land Use					
Inventory existing paper streets and prserve pedestrian access as trailways, viewshed overlooks, and mini-parks	High	Ongoing	62	Planning Commission	Parks and Recreation Commission
Adopt a Dark Sky and Light Pollution Ordinance	High	Ongoing	62	Town of Harpers Ferry	Dark Sky Committee
Develop a Master Tree Plan to limit tree removal and deforestation in town and develop replanting criteria	Medium	Mid-term	63	Town of Harpers Ferry	Tree Commission, Planning Commission, Stormwater Committee
Develop a forest protection ordinance	High	Mid-term	63	Town of Harpers Ferry	Planning Commission, Tree Commission

Recommendation	Priority	Timeframe	Reference Page #	Responsible Party	Recommended Partners
Focus Area: Sustaining Economic Opportunities					
Partner with merchants and related associations	Medium	Ongoing	68	Town of Harpers Ferry	Merchants' Association, WV Municipal League, JCDA, and JCCVB
Evaluate post-2020 tourism trends and associated economic impact	Medium	Immediate	68	Town of Harpers Ferry	Harpers Ferry Merchants' Association
Evaluate the amount of taxes collected from small businesses in the municipality	Medium	Mid-term	68	Town of Harpers Ferry	Harpers Ferry Merchants' Association
Evaluate the revenue and data analytics related to municipal paid parking	Low	Mid-term	68	Town of Harpers Ferry	Parking Committee, Planning Commission
Improve the visitor experience in Harpers Ferry	High	Ongoing	69	Town of Harpers Ferry	Merchants Association, Parks & Recreation Commission
Support divrse and international tourism	High	Immediate	69	Town of Harpers Ferry	Merchants' Association, JCCVB
Support home-based businesses and remote work	Medium	Long-term	70	Town of Harpers Ferry	Planning Commission
Explore creating a Harpers Ferry Convention and Visitors Bureau	Low	Long-term	70	Town of Harpers Ferry	Planning Commission

Appendix A - Comprehensive Plan Stakeholders List

Stakeholders - HF Comprehensive Plan	Point of Contact (POC)	POC Role	POC Email	POC Phone	Contacted
Residents					
Residents of Harpers Ferry					
Economic Development:					
Clarion Hotel	Regina P	General Manager	info@clarionhotelharpersferry.com	(681) 540-0202	3/20/2023
CVB (Convention & Visitors Bureau)	Annette Bates	CEO		(304) 535-2627	4/4/2023
Cross Trails Hostel	Brandt Kindness	Manager	info@potomachostels.com	(443) 221-8382	3/20/2023
Harpers Ferry Adventure Center	Holly and George “JR” Heffner	Owners	info@hfadventurecenter.com	(540) 668-9007	3/20/2023
Hilltop House Hotel (Swan and Legend	Laurel Ziemianski	Managing Director	lziemianski@swaninvestors.com		4/12/2023
Hollywood Casino	Scott Saunders	Vice President & General Manager		(800) 795-7001	
Jefferson County Development Authority	Sean Feigo	President, Board of Directors		(304) 728-3255	4/4/2023
KOA	Jessica Getman	General Manager	jessicagetman@racpack.com	(304) 535-6895	3/20/2023
Merchants Association	Gary DuBrueler	President			
Quality Inn Hotel				(304) 521-4710	4/4/2023
River & Trail Outfitters	John Gonano	General Manager	river@rivertrail.com	(301) 834-9950	3/20/2023
River Riders	Harry Longerbeam	General Manager		(304) 535-2663	4/4/2023
Mountain Mamma Cabins	Eddie Love		eddie@mountainmamacabins.com		4/12/2023
Public Safety:					
Friendship Fire Company	Chris Higdon		chigdon@noblis.org	(304) 535-2211	4/12/2023
Harpers Ferry Police Department	John Brown	Chief	jbrown@harpersferrywv.us	(304) 535-6366	3/20/2023 &4/12
Harpers Ferry Water Department	Steven Paridis	Public Works Administrator	sparadis@harpersferrywv.us	(304) 535-2206	3/20/2023

Jefferson County EMS	Debbie Lancaster	Secretary to Board JCESA	DLancaster@jcesa.org	(304) 728-3287	3/20/2023
Jefferson County Sheriff		Jefferson County Sheriff		(304) 728-3205	
Water/Sewerage Service:					
Harpers Ferry Public Service Department					
County Realtor Organizations /					
Affordable Housing Authority					
Education:					
Harpers Ferry Library	Sara Curley	Head Librarian	information@bhfpl.org	(304) 535-2301	3/20/2023
Jefferson County Public Schools - HF Middle	Eric Vandell	Principal	evandell@k12.wv.us	(304) 535-6357	3/20/2023
Jefferson County Public Schools - Shipley	Brooks Kursey	Principal	brooks.kursey@k12.wv.us	(304) 725-4395	3/20/2023
Jefferson County Public Schools - Other	Janet Harner	Executive Assistant to Superintendent	jharner@k12.wv.us	(304) 728-9225	3/20/2023
Storer College Alumni Foundation			StorerCollege@gmail.com	(703)-989-7354	3/20/2023
Agriculture:					
Breweries					
Farmers Market - Charles Town			charlestownfarmersmarket@gmail.com	(304) 579-0924	3/20/2023
Farmers Market - Shepherdstown			shepherdstownfarmersmarket@gmail.com		3/20/2023
Jefferson County Extension Office	Angela Lawrence	Extension Instructor – Family &	Angela.Lawrence@mail.wvu.edu	(304) 264-1936	3/20/2023
Wineries					
Parks & Recreation:					
Harpers Ferry Parks & Recreation	Patricia Morse	President	pmorse@harpersferrywv.us		3/20/2023
Jefferson County Parks & Recreation	Toni Milbourne	President	info@jcprc.org	(304) 728-3207	3/20/2023
National Park Service			Contact via email form: LINK	(304) 535-6029	
History:					
Harpers Ferry Park Association	Cathy Baldau	President	info@hfpawv.org	(304) 535-6881	3/20/2023

HLC					
HF/Bolivar Historic Town Foundation	Ed Wheeless	Chair	chair@historicharpersferry.org	(304) 582-1886	3/20/2023
Jefferson County Historical Society	James Gibson	President	needwood201@gmail.com	(304) 725-2688	3/20/2023
Transportation:					
Amtrak	Media Relations Southeast			(800) 872-7245	
CSX				(904) 359-3256	
Eastern Panhandle Transit Authority (EPTA)	Elaine Bartoldson		EBartoldson@EPTAWV.com	(304) 263-0876 x 8455	3/20/2023
Harpers Ferry Train Station				(800) 872-7245	
MARC Train	Katherine Read	Assistant Chief Transportation	kread@mta.maryland.gov		3/20/2023
> MARC Train - Brunswick	LaToya Griffin		toyarenee10@gmail.com		3/20/2023
> MARC Train - Brunswick	Charles Enders		charles.j.enders@faa.gov		3/20/2023
> MARC Train - Brunswick	J.P. Carnes-Stine		jpcs_98@gmail.com		3/20/2023
> MARC Train - Brunswick	Carrie Blough		bloughca@gmail.com		3/20/2023
Trail & Town Alliance	Ed Wheeless		ewheeless@comcast.net	(304) 582-1886	3/20/2023
West Virginia Department of Highways (DOH)	Jennifer Dooley	Public Relations	Jennifer.J.Dooley@wv.gov		3/20/2023
Natural Resources:					
Appalachian Trail Conservancy (ATC)	Dakota Jackson	Director of Visitor Experience	smarra@appalachiantrail.org	(304) 885-6099	3/20/2023 & 4/12
Jefferson County Vision (re Rockwool)	Marie Uehling	Secretary	meuehling@gmail.com	(703) 407-0183	3/20/2023
Potomac River Keepers	Nancy Stoner	President	nancy@prknetwork.org	(202) 888-2037	3/20/2023
Potomac Valley Audobon Society	Kristin Alexander	Executive Director	Kristin@PotomacAudubon.org	(681) 252-1387	3/20/2023
Sierra Club	Chris Craig	CoChair, Eastern Panhandle Group	ccraig@harpersferrywv.us	(304) 433-1260	3/20/2023
Social / Cultural:					
Boy Scouts	Jackie Hill		coupons65@gmail.com	(321) 482-0947	3/22/2023
Churches - Gospel Chapel Assembly of God	Pastor Eddie Smith	Pastor		(304) 535-9968	

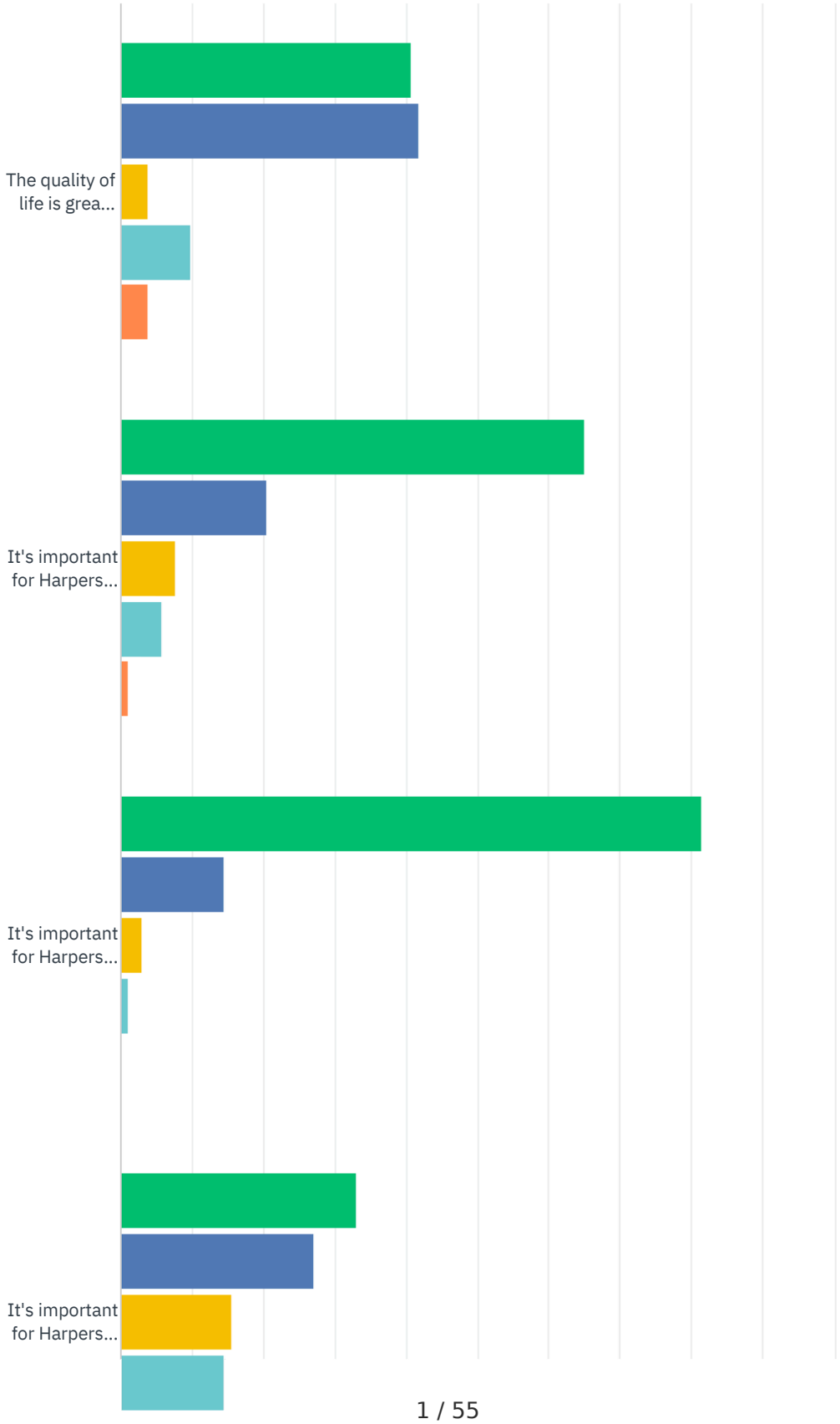
Churches - St. Peter's Catholic Chapel	Reverend David Galvin	Reverend	deacon@stjameswv.org	(304) 725-5558	3/22/2023
Churches - Camp Hill-Wesley United Methodist	Thommie Piercy	Secretary	thommiepiercy@gmail.com	(304) 582-5629	3/22/2023
Churches - St. John Lutheran Church	Pastor John Unger	Pastor	pastorjohnunger@gmail.com	(304) 389-1866	3/22/2023
Churches - St. John Lutheran Church	Trish Crum		tlc0169@yahoo.com	(301) 606-1906	3/22/2023
Girl Scouts			customercare@gscnc.org	(800) 523-7898	
Harpers Ferry Civil War Round Table	Mike Musick		musick@frontiernet.net	(703) 860-4715, (304)	3/22/2023
Harpers Ferry Woman's Club	Fran Szymanski		franszymanski@icloud.com		3/22/2023
Masonic Lodge					
NAACP	George Rutherford		gruther1@msn.com	(304) 725-9610	3/22/2023
Odd Fellows	Lynn Folk		lynnfolk55@gmail.com	(301) 693-0815	3/22/2023
Other:					
Trash Service - Apple Valley Waste			info@applevalleywaste.com	(304) 724-1834	3/22/2023
Trash Service - Panhandle Dumpsters			trash@panhandledumpsters.com	(304) 707-3913	3/22/2023
Trash Service - Waste Management	Tamara Barbour	Manager	tbarbour@wm.com	(304) 264-9318	3/22/2023
Jefferson County Solid Waste Authority				(304) 728-0430	
City of Brunswick	Bruce R. Dell	Director of Planning & Zoning	planner@brunswickmd.gov	(301) 834-7500 x 300	3/22/2023
GrubHub			communityaffairs@grubhub.com		
Sister Municipalities - Shepherdstown	Andy Beall	Planning and Zoning Administrator	abeall@shepherdstown.us	(304) 876-6858	3/22/2023
Sister Municipalities - Charles Town	Jeff Hynes	Charles Town City Council	jhynes@charlestownwv.us	(304) 725-2311	3/22/2023
Sister Municipalities - Ranson			Online Contact Form Link	(304) 725-1010	
Trail Sites - Far Out			hello@faroutguides.com		3/22/2023
Trail Sites - All Trails			support@alltrails.com		3/22/2023
Trail Sites - Trail Link			TrailLinkSupport@railstotrails.org	(202) 331-9696	3/22/2023

Appendix B - Comprehensive Plan Survey Results

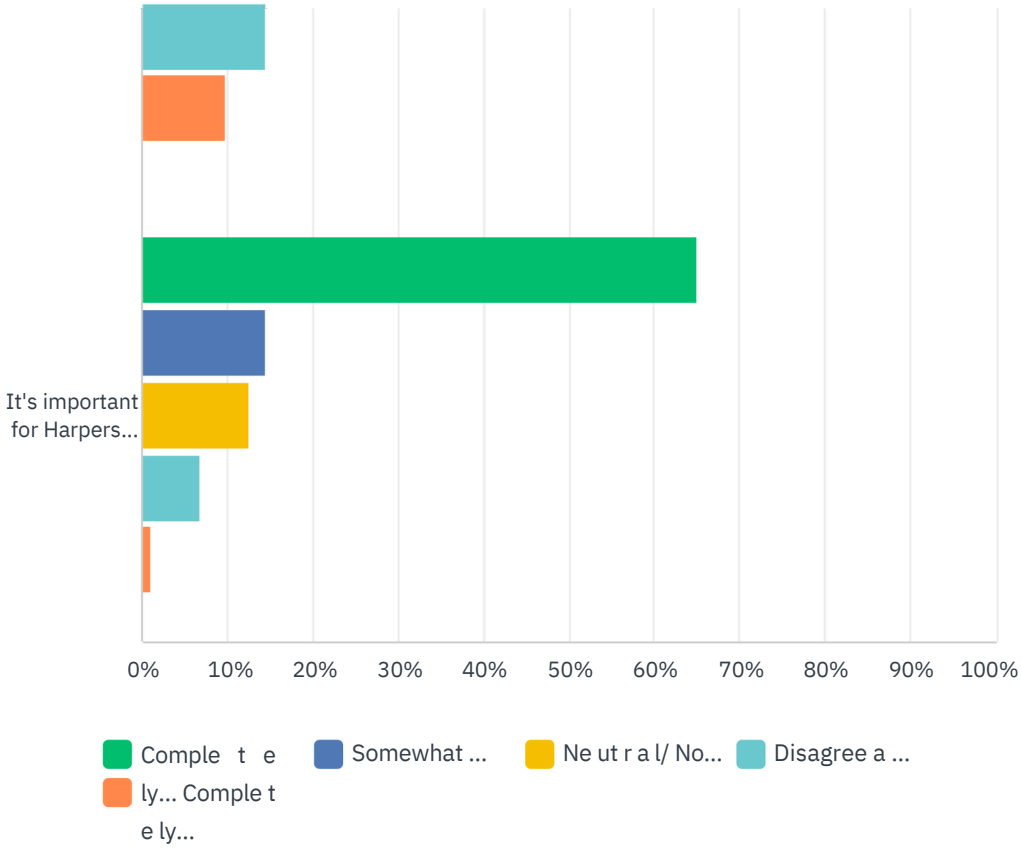
See attached (55 Pages)

Q1 Please tell us your level of agreement with the following statements about Harpers Ferry

Answered: 103 Skipped: 0



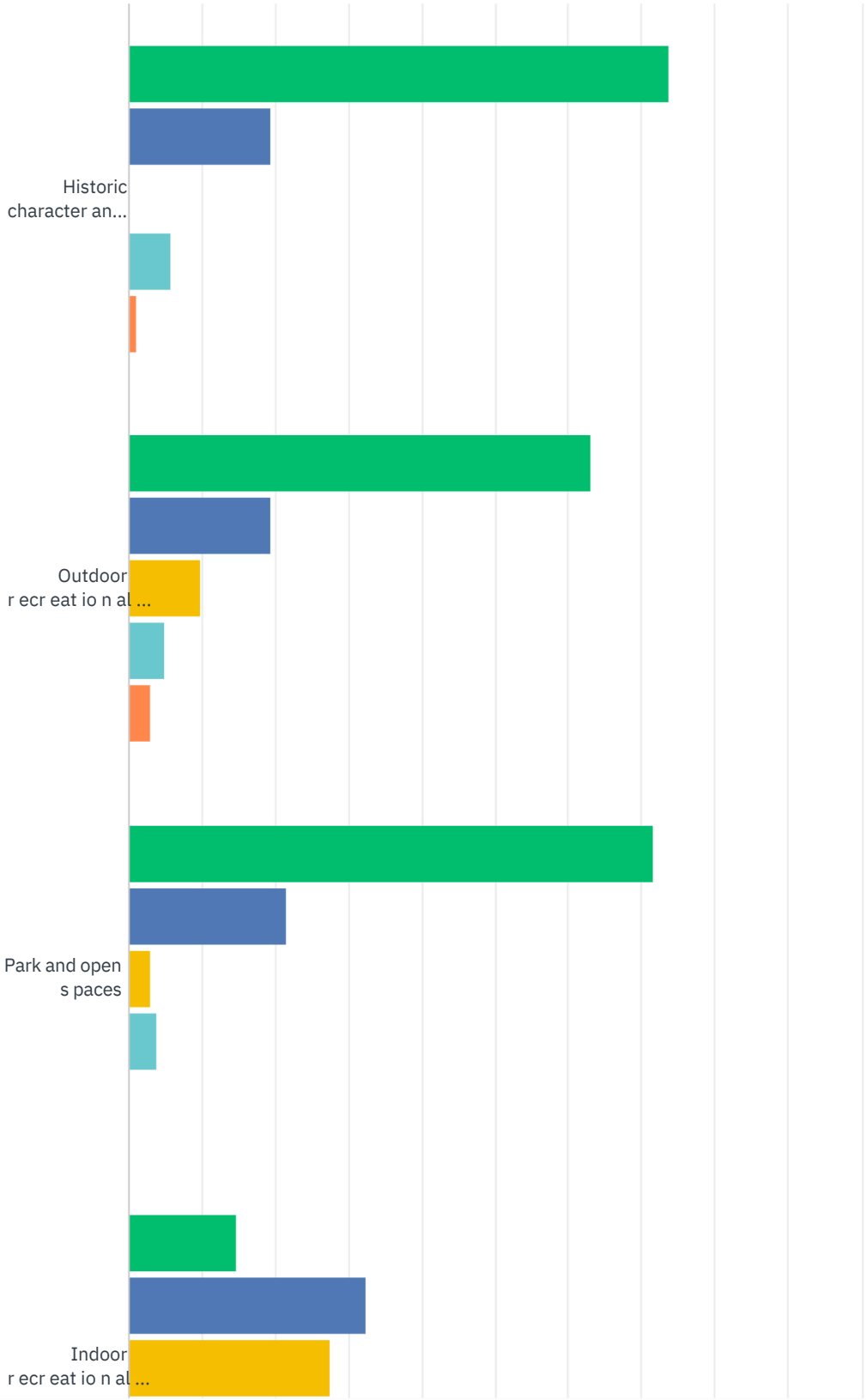
90



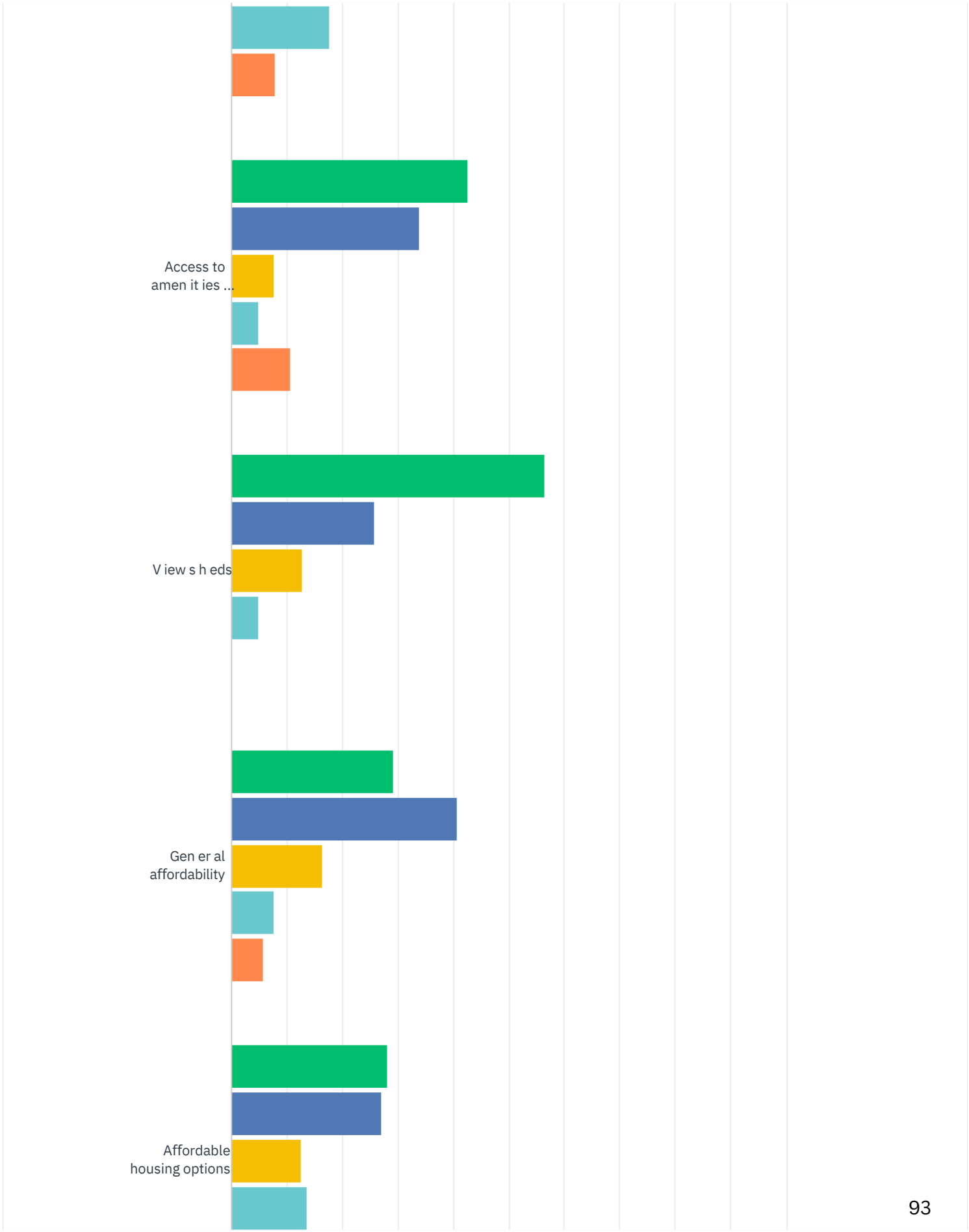
	COMPLETELY AGREE	SOMEWHAT AGREE	NE UT RAL / NO OP I NI ON	DI S AGRE E A LITTLE	COMPLETELY DI S AGRE E	TOTAL
The quality of life is great in Harpers Ferry	40. 78% 42	41. 75% 43	3. 88% 4	9. 71% 10	3. 88% 4	103
It's important for Harpers Ferry to be a welcoming place to tourists and other v is it ors	65. 05% 67	20. 39% 21	7. 77% 8	5. 83% 6	0. 97% 1	103
It's important for Harpers Ferry to maintain an active and engaged community of full-time residents	81. 55% 84	14. 56% 15	2. 91% 3	0. 97% 1	0. 00% 0	103
It's important for Harpers Ferry to maintain active and engaged non-resident property owners	33. 01% 34	27. 18% 28	15. 53% 16	14. 56% 15	9. 71% 10	103
It's important for Harpers Ferry to maintain an active and engaged business community	65. 05% 67	14. 56% 15	12. 62% 13	6. 80% 7	0. 97% 1	103

Q2 Please tell us how important each of the following general aspects of Harpers Ferry are to you

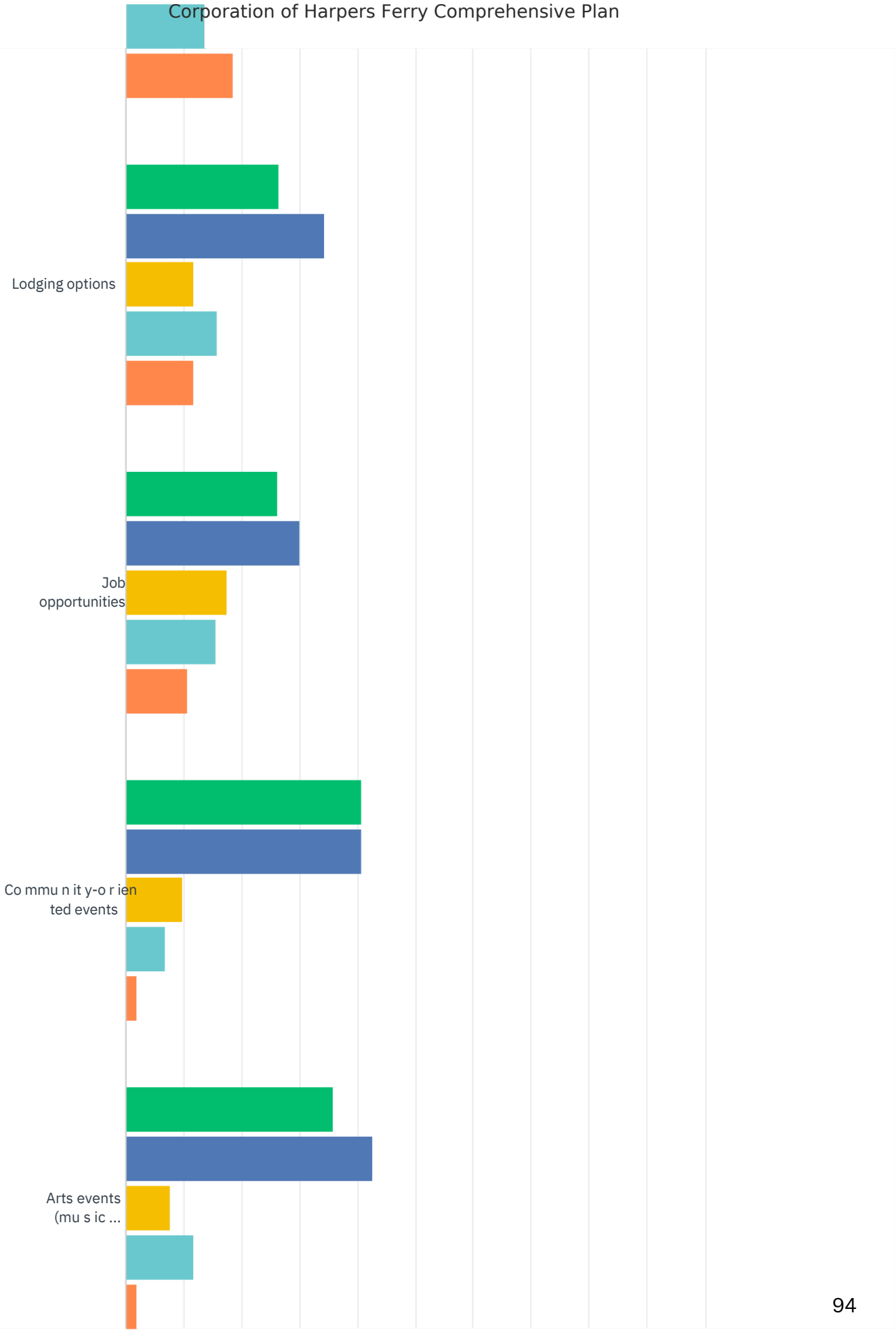
Answered: 103 Skipped: 0



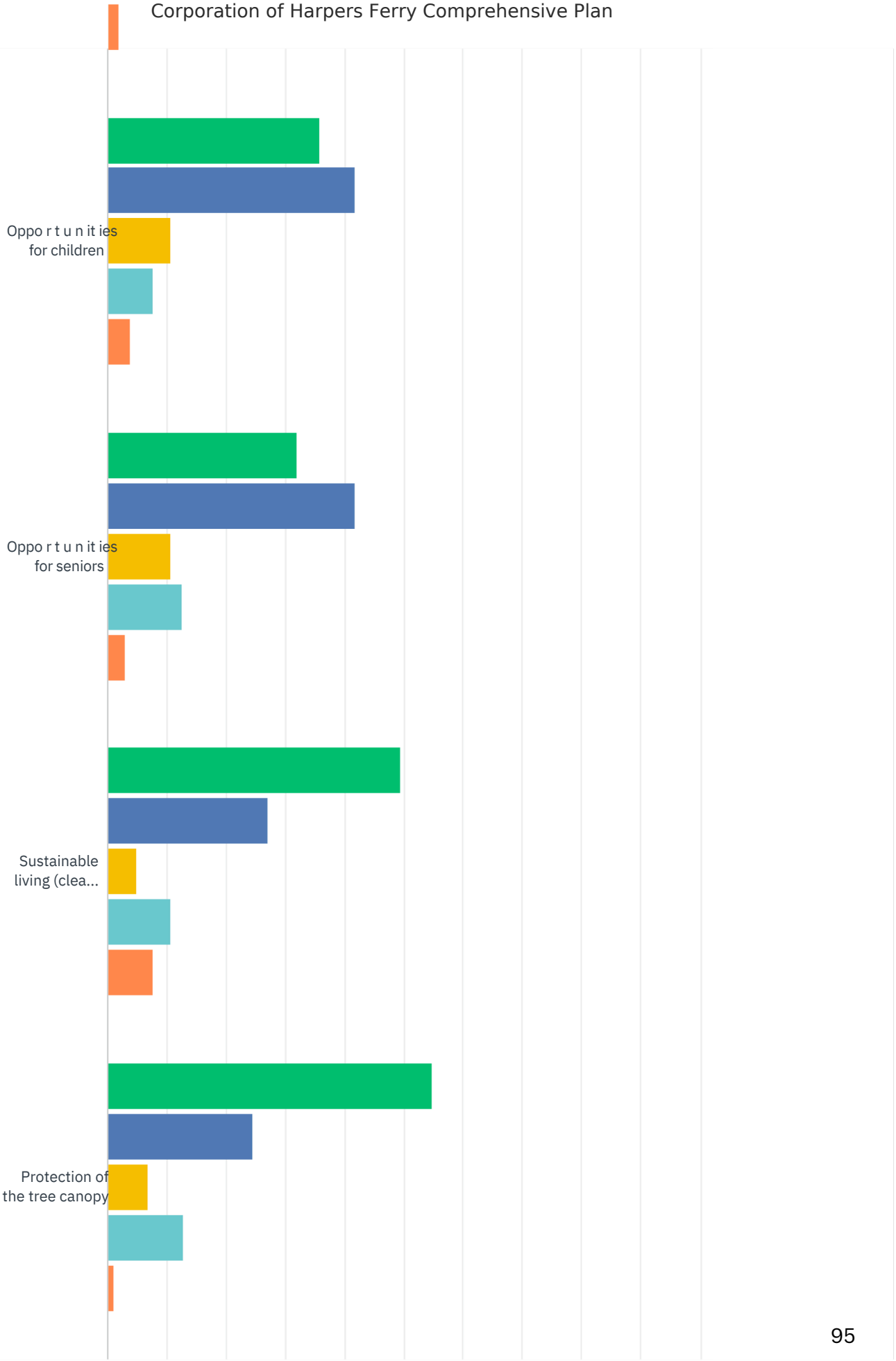
92


Access to amen it ies ...
V iew s h eds
Gen er al affordability
Affordable housing options

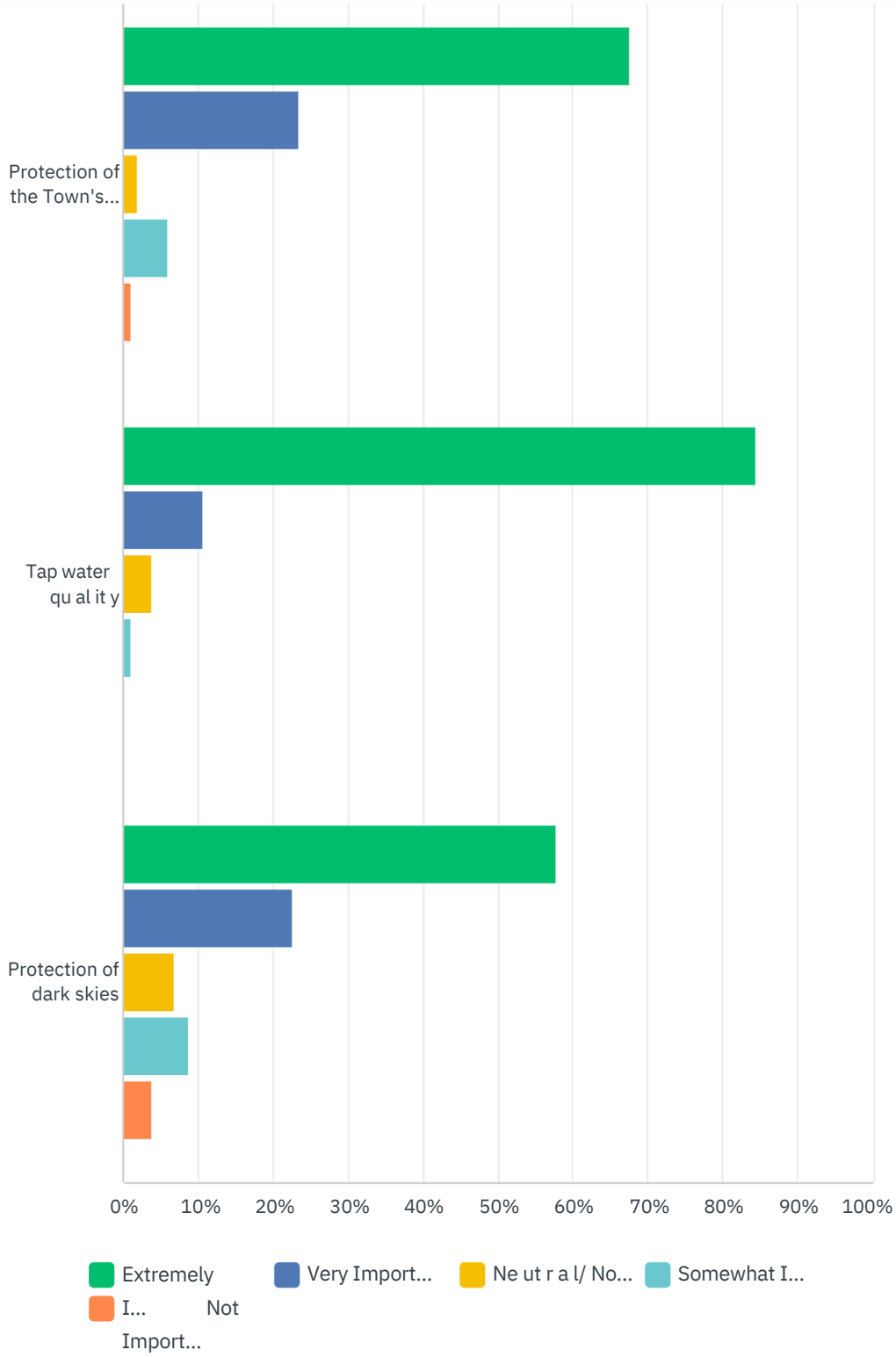
93


Lodging options
Job opportunities
Co mmu n it y-o r ien ted events
Arts events (mu s ic ...

94


Oppo r t u n it ies for children
Oppo r t u n it ies for seniors
Sustainable living (clea...
Protection of the tree canopy

95

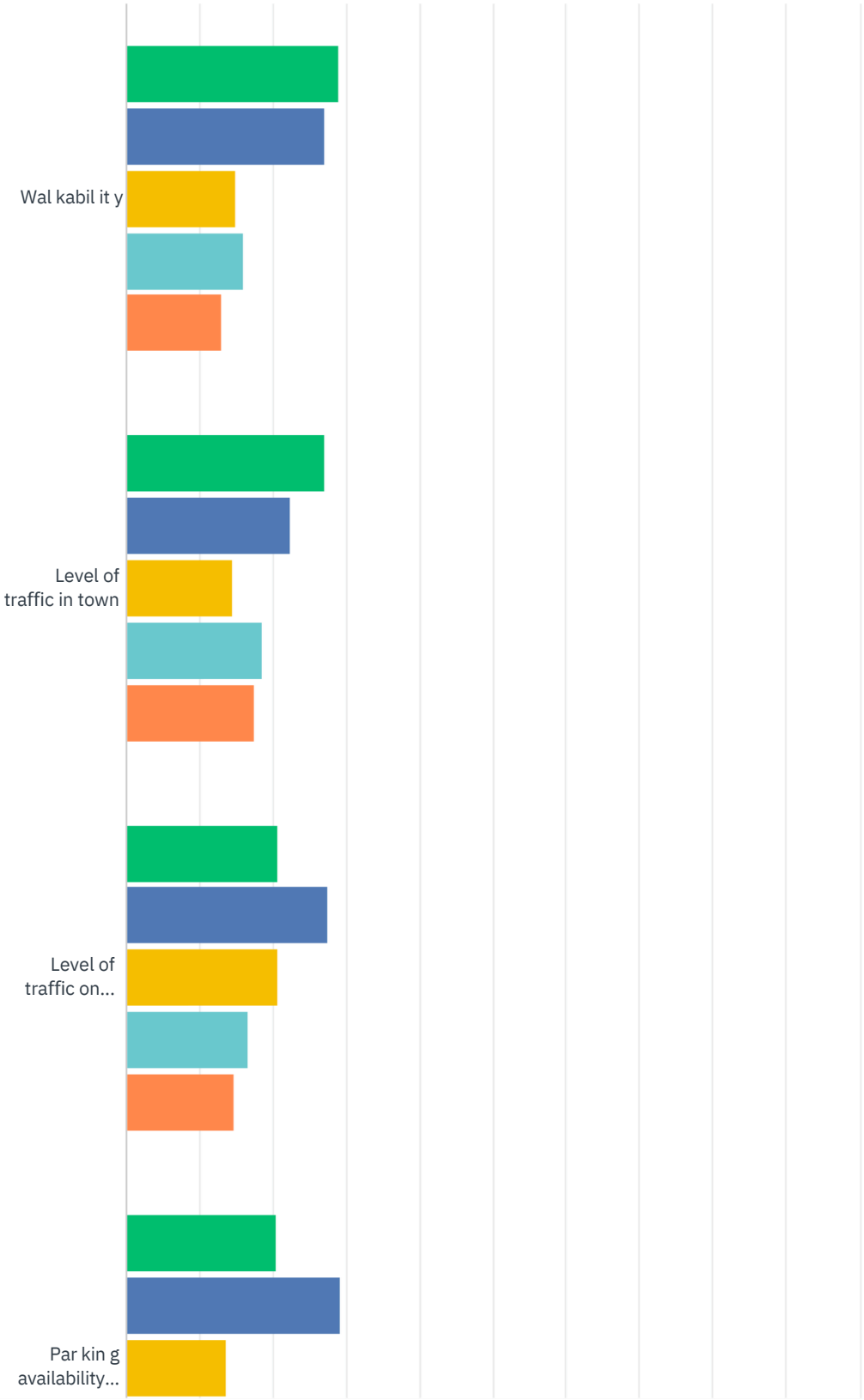

Protection of the Town's...
Tap water qu al it y
Protection of dark skies
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Extremely I...
Very Import...
Ne ut r a l/ No...
Somewhat I...
Not Import...

96

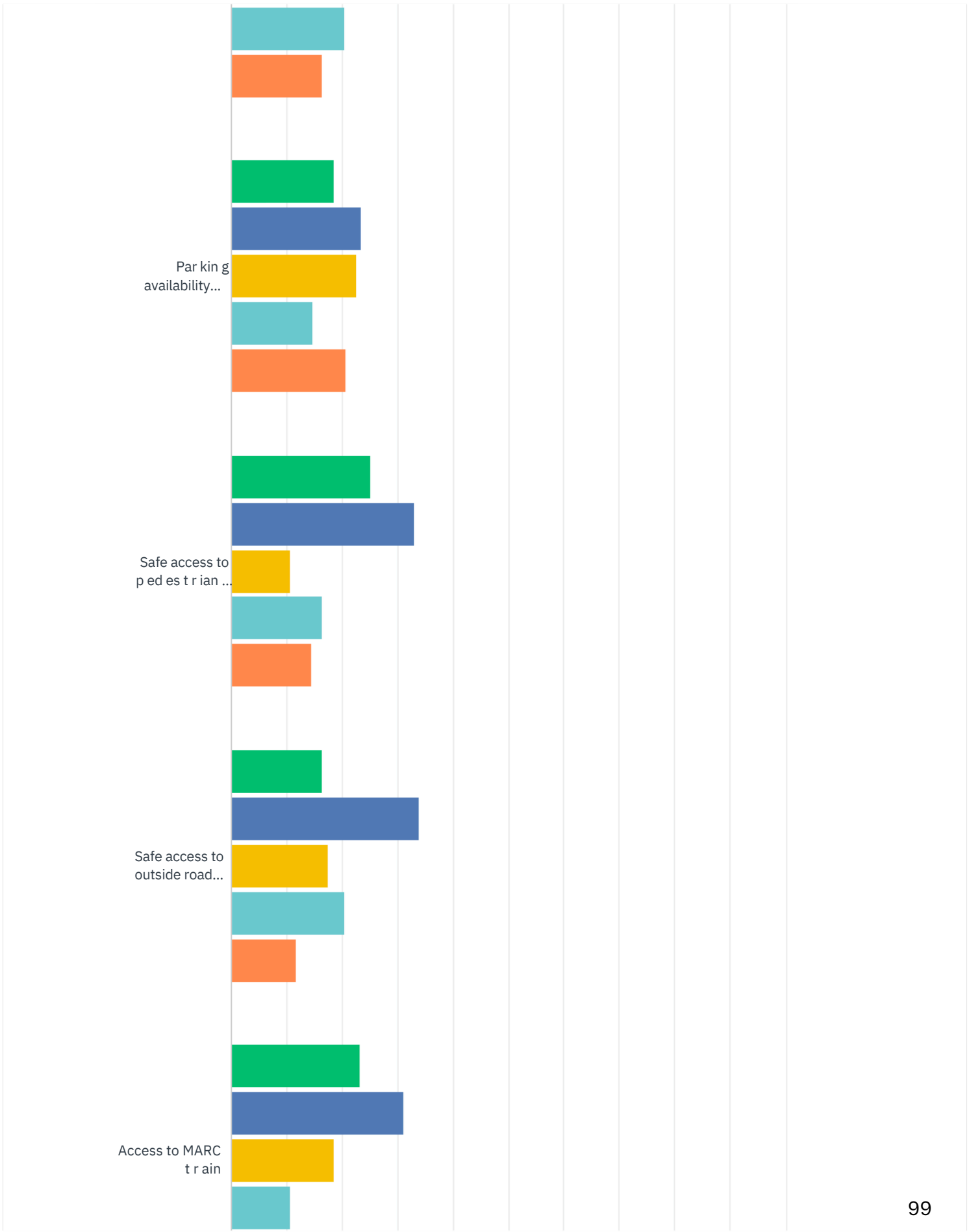
	EXTREMELY IMPORTANT	VERY IMPORTANT	NEUTRAL / NO OPINION	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Historic character and charm	73.79% 76	19.42% 20	0.00% 0	5.83% 6	0.97% 1	103
Outdoor recreational opportunities (hiking, rafting, etc)	63.11% 65	19.42% 20	9.71% 10	4.85% 5	2.91% 3	103
Park and open spaces	71.57% 73	21.57% 22	2.94% 3	3.92% 4	0.00% 0	102
Indoor recreational opportunities	14.71% 15	32.35% 33	27.45% 28	17.65% 18	7.84% 8	102
Access to amenities (restaurants, grocery stores, shops, etc.)	42.72% 44	33.98% 35	7.77% 8	4.85% 5	10.68% 11	103
Views	56.44% 57	25.74% 26	12.87% 13	4.95% 5	0.00% 0	101
General affordability	29.13% 30	40.78% 42	16.50% 17	7.77% 8	5.83% 6	103
Affordable housing options	28.16% 29	27.18% 28	12.62% 13	13.59% 14	18.45% 19	103
Lodging options	26.47% 27	34.31% 35	11.76% 12	15.69% 16	11.76% 12	102
Job opportunities	26.21% 27	30.10% 31	17.48% 18	15.53% 16	10.68% 11	103
Community-oriented events	40.78% 42	40.78% 42	9.71% 10	6.80% 7	1.94% 2	103
Arts events (music concerts, art exhibits, etc)	35.92% 37	42.72% 44	7.77% 8	11.65% 12	1.94% 2	103
Opportunities for children	32.04% 33	41.75% 43	10.68% 11	7.77% 8	3.88% 4	103
Opportunities for seniors	49.51% 51	27.18% 28	4.85% 5	10.68% 11	7.77% 8	103
Sustainable living (clean energy, recycling, etc.)	54.90% 56	24.51% 25	6.86% 7	12.75% 13	0.98% 1	102
Protection of the tree canopy	67.65% 69	23.53% 24	1.96% 2	5.88% 6	0.98% 1	102
Protection of the Town's stream valleys	84.47% 87	10.68% 11	3.88% 4	0.97% 1	0.00% 0	103
Tap water quality	57.84% 59	22.55% 23	6.86% 7	8.82% 9	3.92% 4	102
Protection of dark skies						

Q3 Please tell us how concerned you are about Streets, Infrastructure, and Transit aspects of Harpers Ferry.

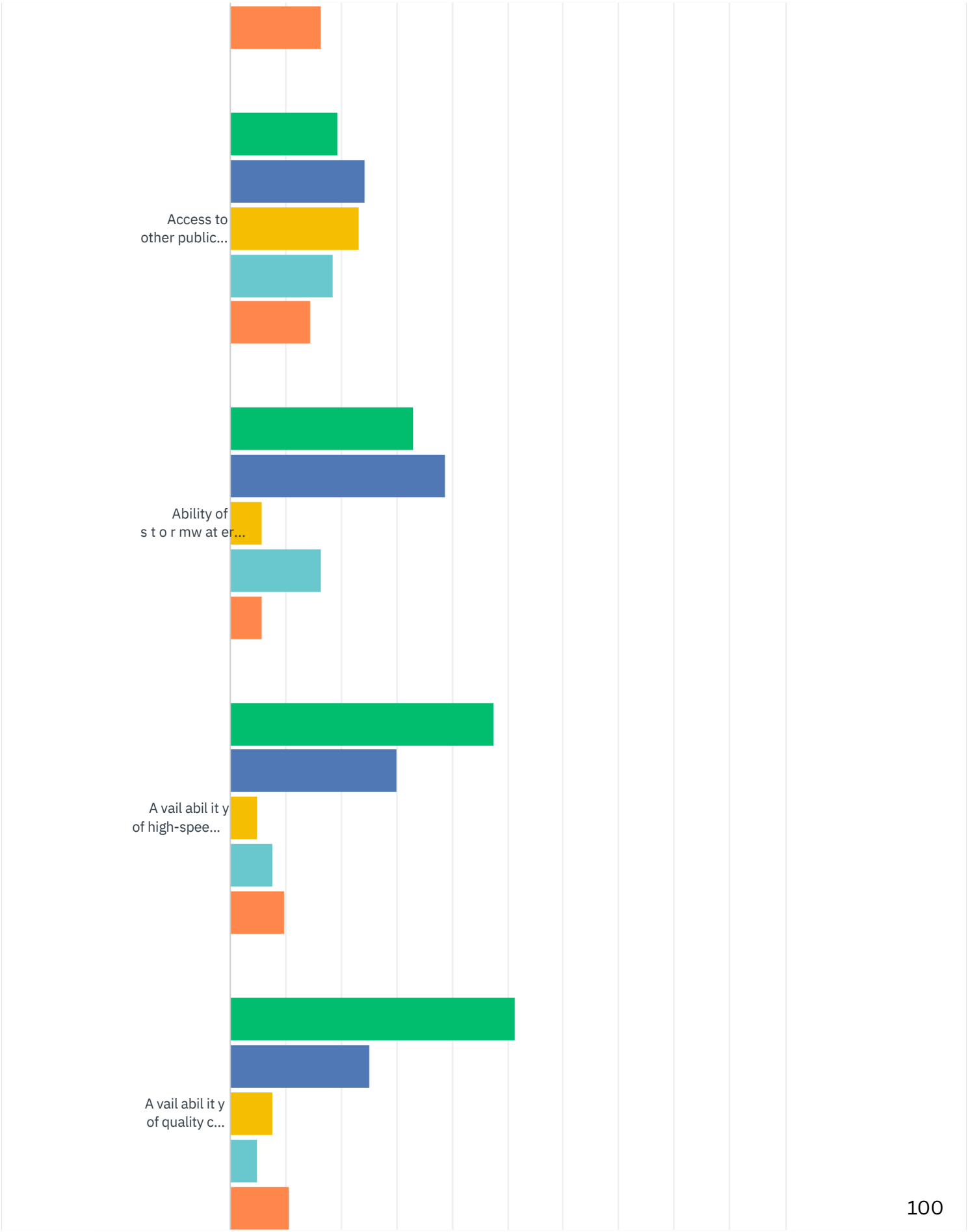
Answered: 103 Skipped: 0

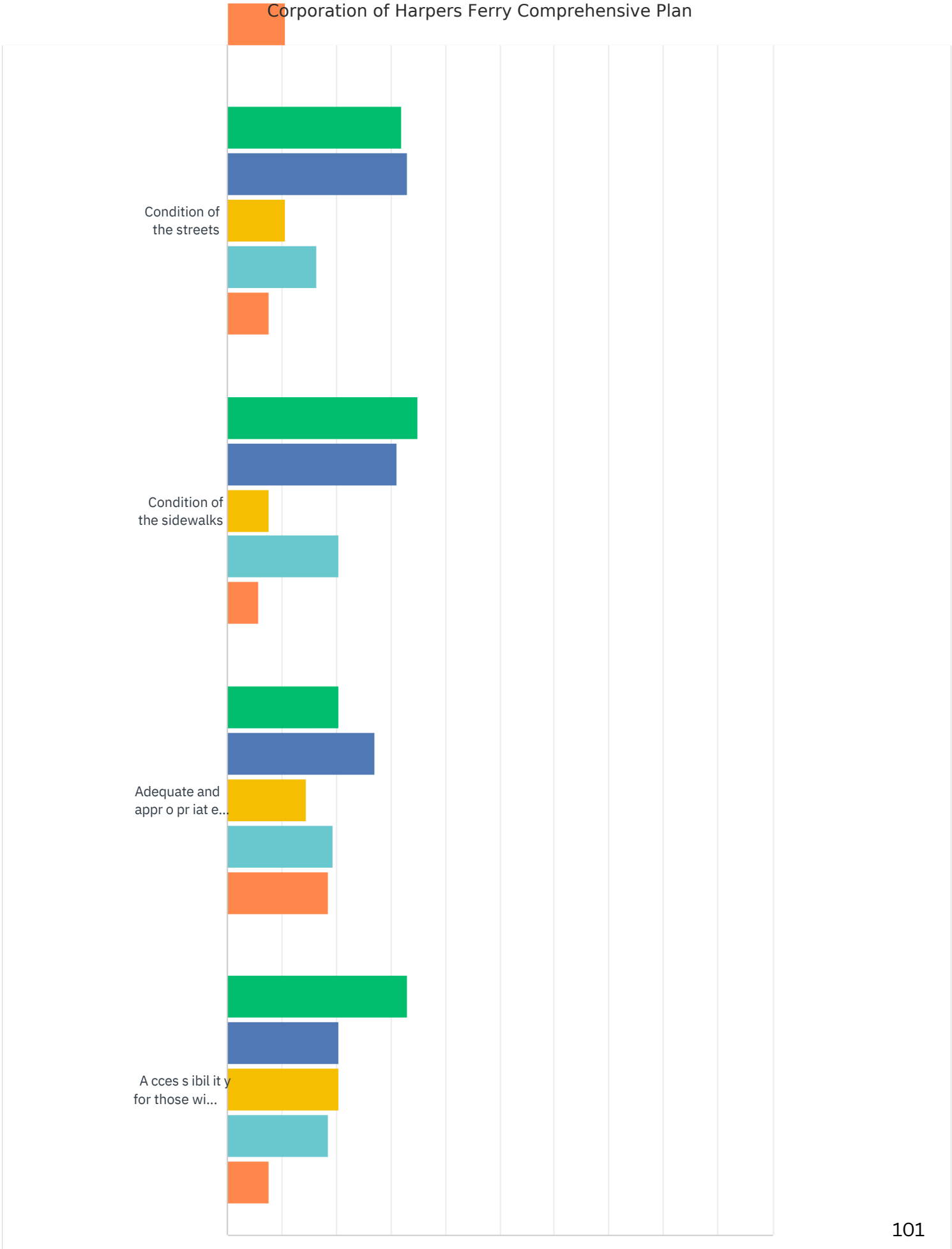


98

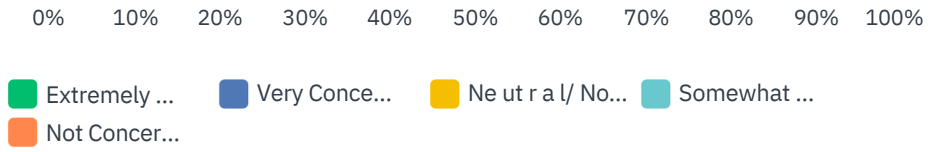

Par kin g availability...
Safe access to p ed es t r ian ...
Safe access to outside road...
Access to MARC t r ain

99


Access to other public...
Ability of s t o r mw at er...
A vail abil it y of high-spee...
A vail abil it y of quality c...
100


Condition of the streets
Condition of the sidewalks
Adequate and appr o pr iat e...
A cces s ibil it y for those wi...

101

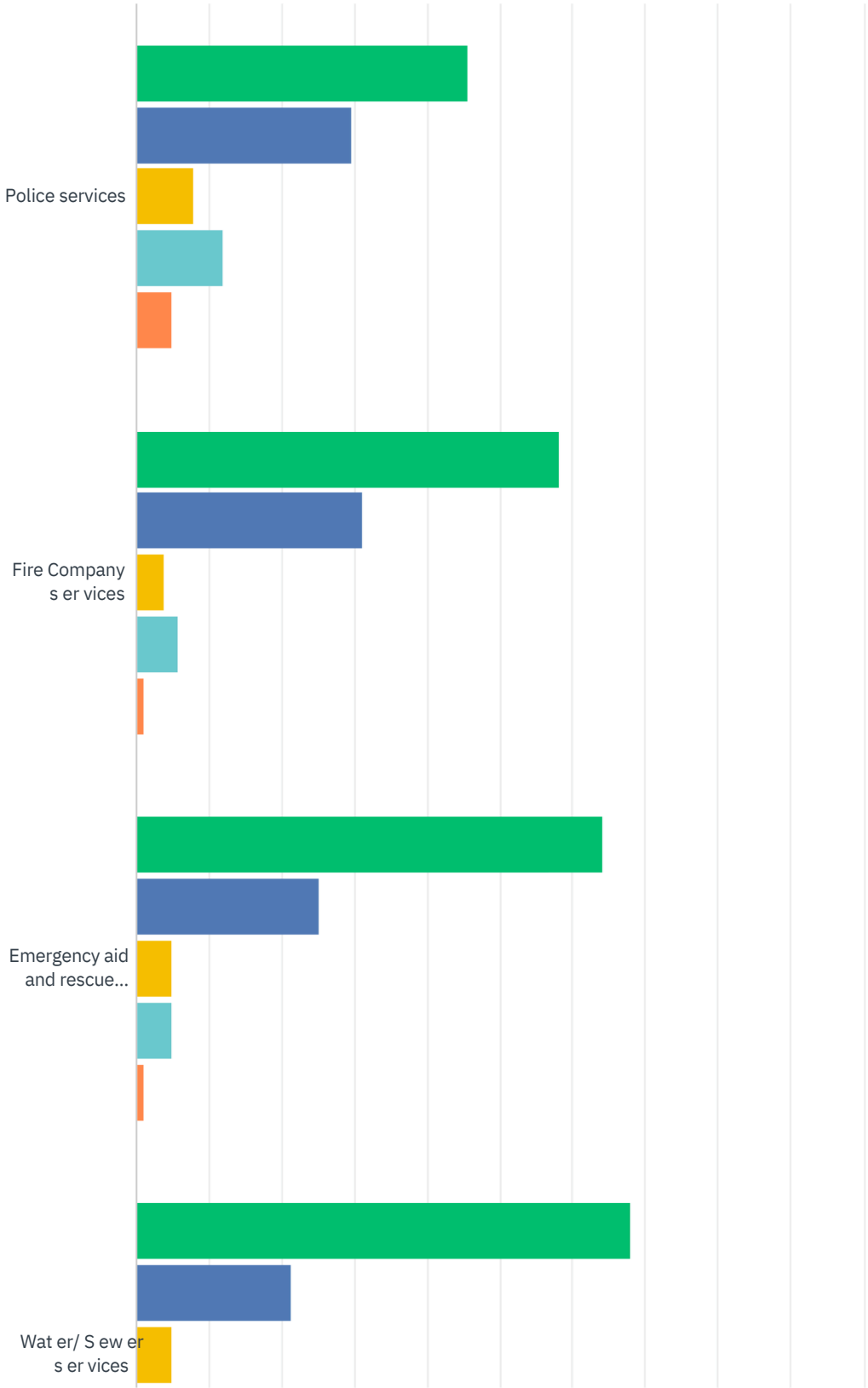


	EXTREMELY CONCE RNE D	VERY CONCE RNE D	NE UT RAL / NO OP I NI ON	SOMEWHAT CONCE RNE D	NOT CONCE RNE D	TOTAL
Walk abilit y	29. 00% 29	27. 00% 27	15. 00% 15	16. 00% 16	13. 00% 13	100
Level of traffic in town	27. 18% 28	22. 33% 23	14. 56% 15	18. 45% 19	17. 48% 18	103
Level of traffic on Highway 340	20. 59% 21	27. 45% 28	20. 59% 21	16. 67% 17	14. 71% 15	102
Parking availability for residents	20. 39% 21	29. 13% 30	13. 59% 14	20. 39% 21	16. 50% 17	103
Parking availability for visitors	18. 63% 19	23. 53% 24	22. 55% 23	14. 71% 15	20. 59% 21	102
Safe access to pedestrian street c ros s ings	25. 24% 26	33. 01% 34	10. 68% 11	16. 50% 17	14. 56% 15	103
Safe access to outside roads and hi ghway s	16. 50% 17	33. 98% 35	17. 48% 18	20. 39% 21	11. 65% 12	103
Access to MARC train	23. 30% 24	31. 07% 32	18. 45% 19	10. 68% 11	16. 50% 17	103
Access to other public transit	19. 42% 20	24. 27% 25	23. 30% 24	18. 45% 19	14. 56% 15	103
Ability of stormwater infrastructure to manage water flows from major storm events	33. 01% 34	38. 83% 40	5. 83% 6	16. 50% 17	5. 83% 6	
Availability of high-speed internet	47. 57% 49	30. 10% 31	4. 85% 5	7. 77% 8	9. 71% 10	103
Availability of quality cell service	51. 46% 53	25. 24% 26	7. 77% 8	4. 85% 5	10. 68% 11	103
Condition of the streets	32. 04% 33	33. 01% 34	10. 68% 11	16. 50% 17	7. 77% 8	103
Condition of the sidewalks	34. 95% 36	31. 07% 32	7. 77% 8	20. 39% 21	5. 83% 6	103
Adequate and appropriate amount of street lighting	20. 39% 21	27. 18% 28	14. 56% 15	19. 42% 20	18. 45% 19	103
Accessibility for those with mobility and/or other physical challenges	33. 01% 34	20. 39% 21	20. 39% 21	18. 45% 19	7. 77% 8	

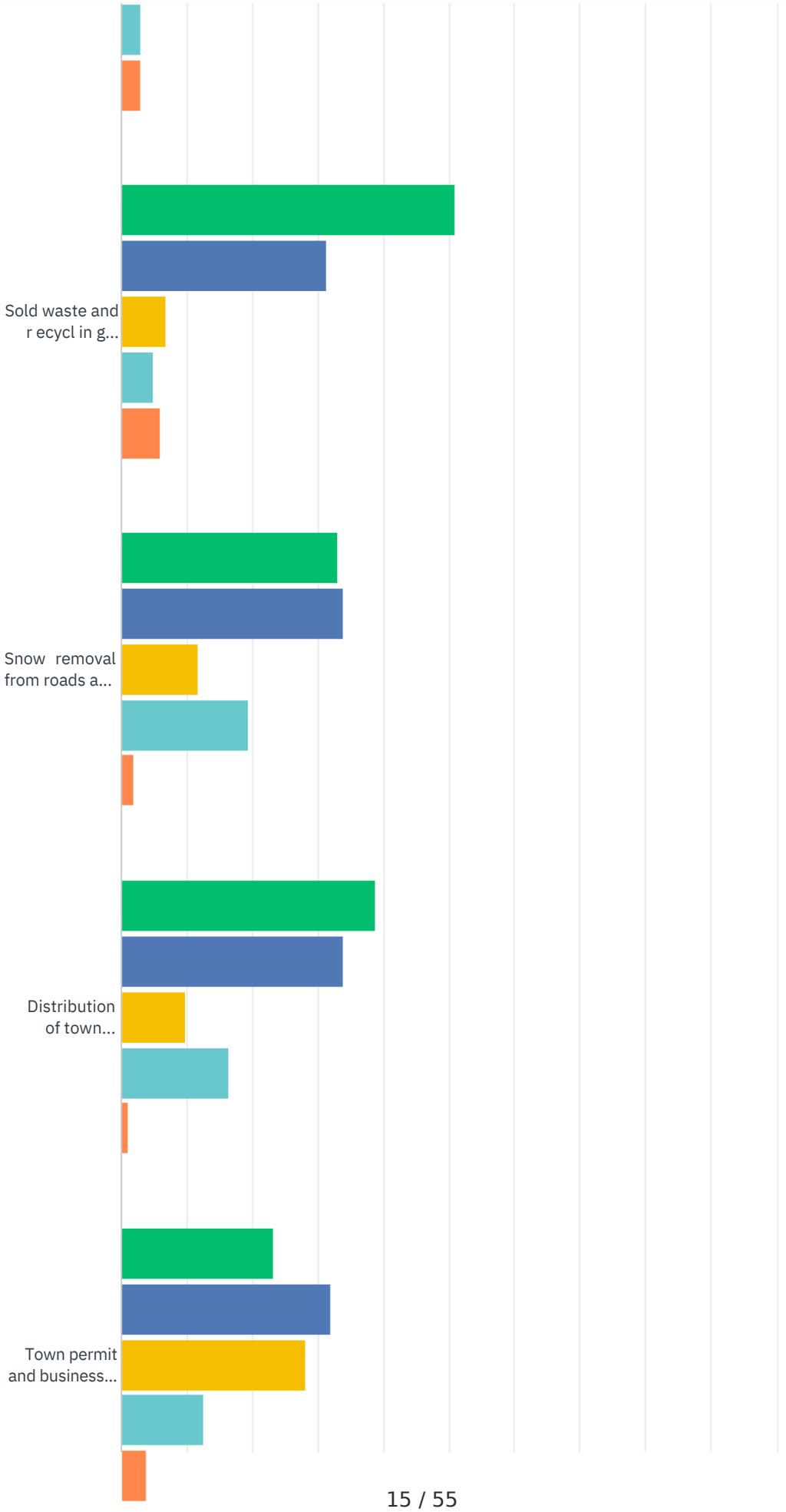
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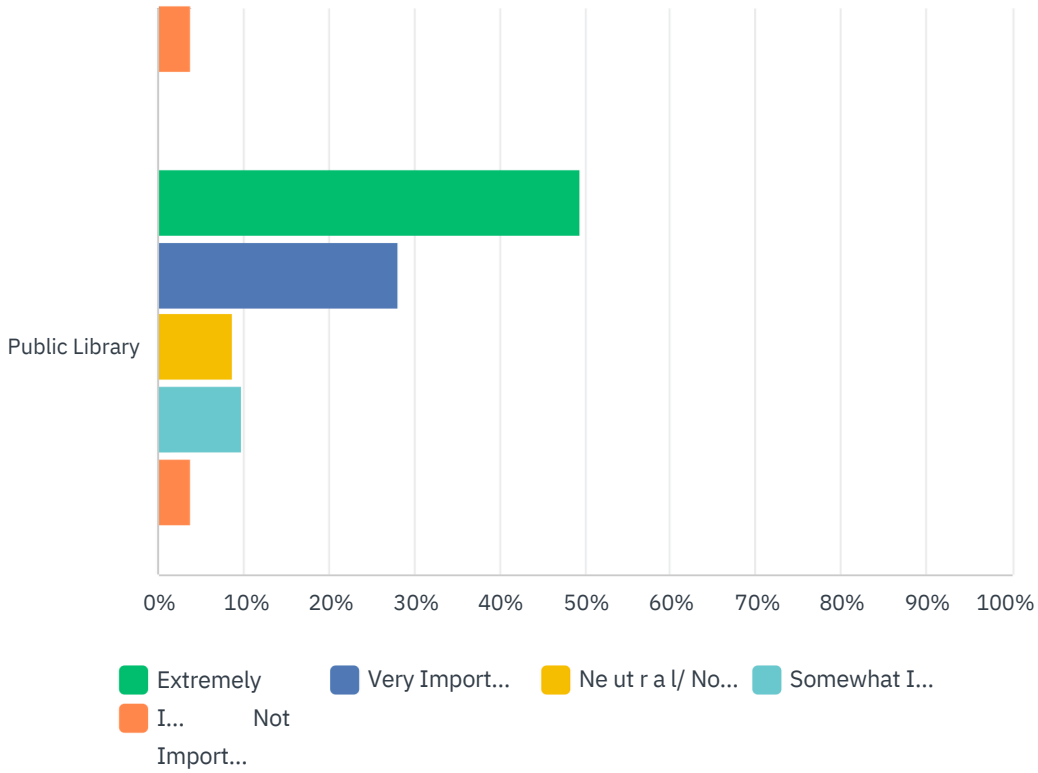
Q4 Please tell us how important each of the following Harpers Ferry Town Services are to you

Answered: 103 Skipped: 0



103


Sold waste and r ecycl in g...
Snow removal from roads a...
Distribution of town...
Town permit and business...

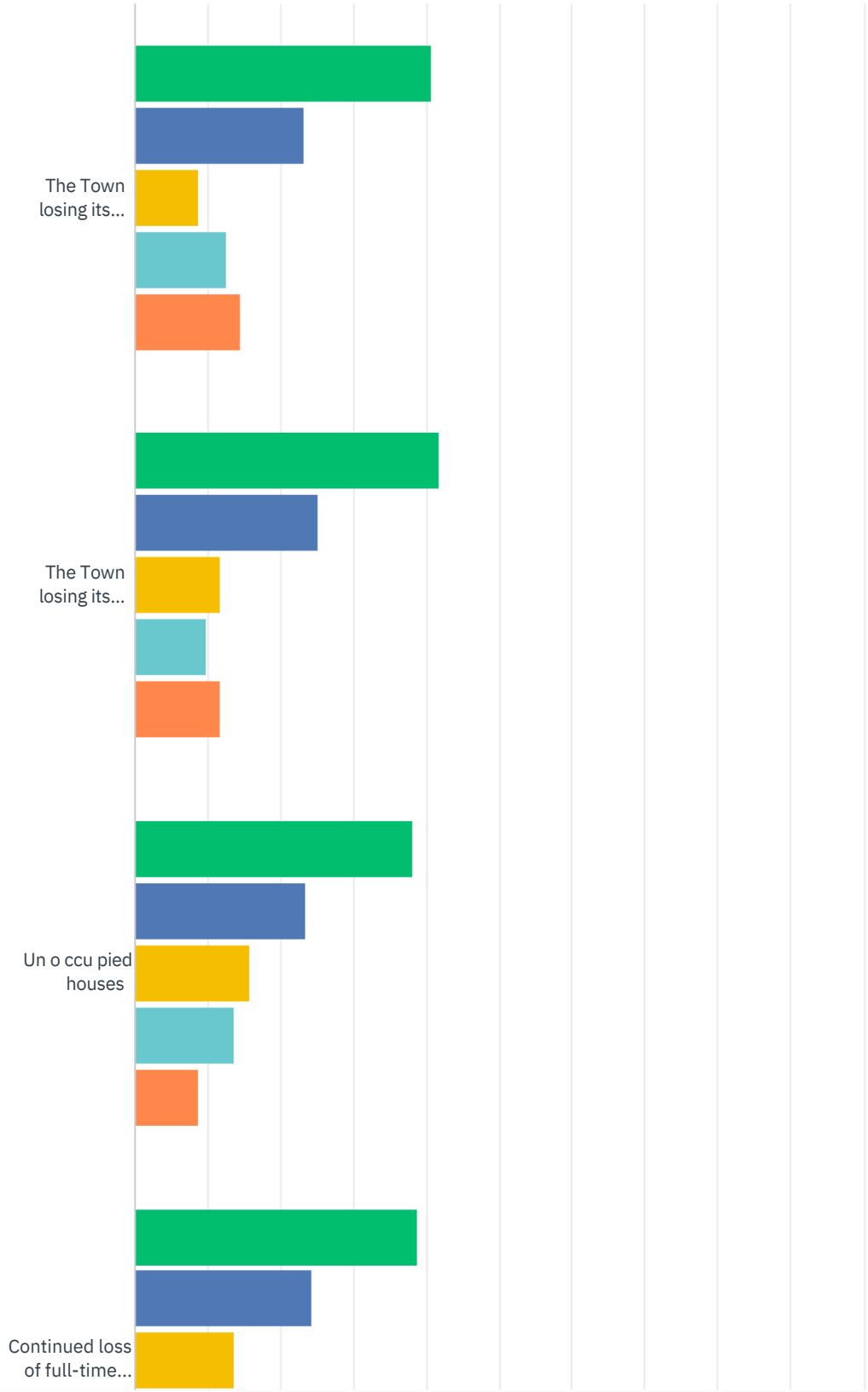


	EXTREMELY I M P O RTANT	VERY I M P O RTANT	NE UT RAL / NO OP I NI ON	SOMEWHAT I M P O RTANT	NOT I M P O RTANT	TOTAL
Police services	45. 54% 46	29. 70% 30	7. 92% 8	11. 88% 12	4. 95% 5	101
Fire Company services	58. 25% 60	31. 07% 32	3. 88% 4	5. 83% 6	0. 97% 1	103
Emergency aid and rescue s erv ic es	64. 08% 66	25. 24% 26	4. 85% 5	4. 85% 5	0. 97% 1	103
Water/Sewer services	67. 96% 70	21. 36% 22	4. 85% 5	2. 91% 3	2. 91% 3	103
Sold waste and recycling s erv ic es	50. 98% 52	31. 37% 32	6. 86% 7	4. 90% 5	5. 88% 6	102
Snow removal from roads and sidewalks	33. 01% 34	33. 98% 35	11. 65% 12	19. 42% 20	1. 94% 2	103
Distribution of town information (website, etc.)	38. 83% 40	33. 98% 35	9. 71% 10	16. 50% 17	0. 97% 1	103
Town permit and business licensing processes	23. 30% 24	32. 04% 33	28. 16% 29	12. 62% 13	3. 88% 4	103
Public Library	49. 51% 51	28. 16% 29	8. 74% 9	9. 71% 10	3. 88% 4	

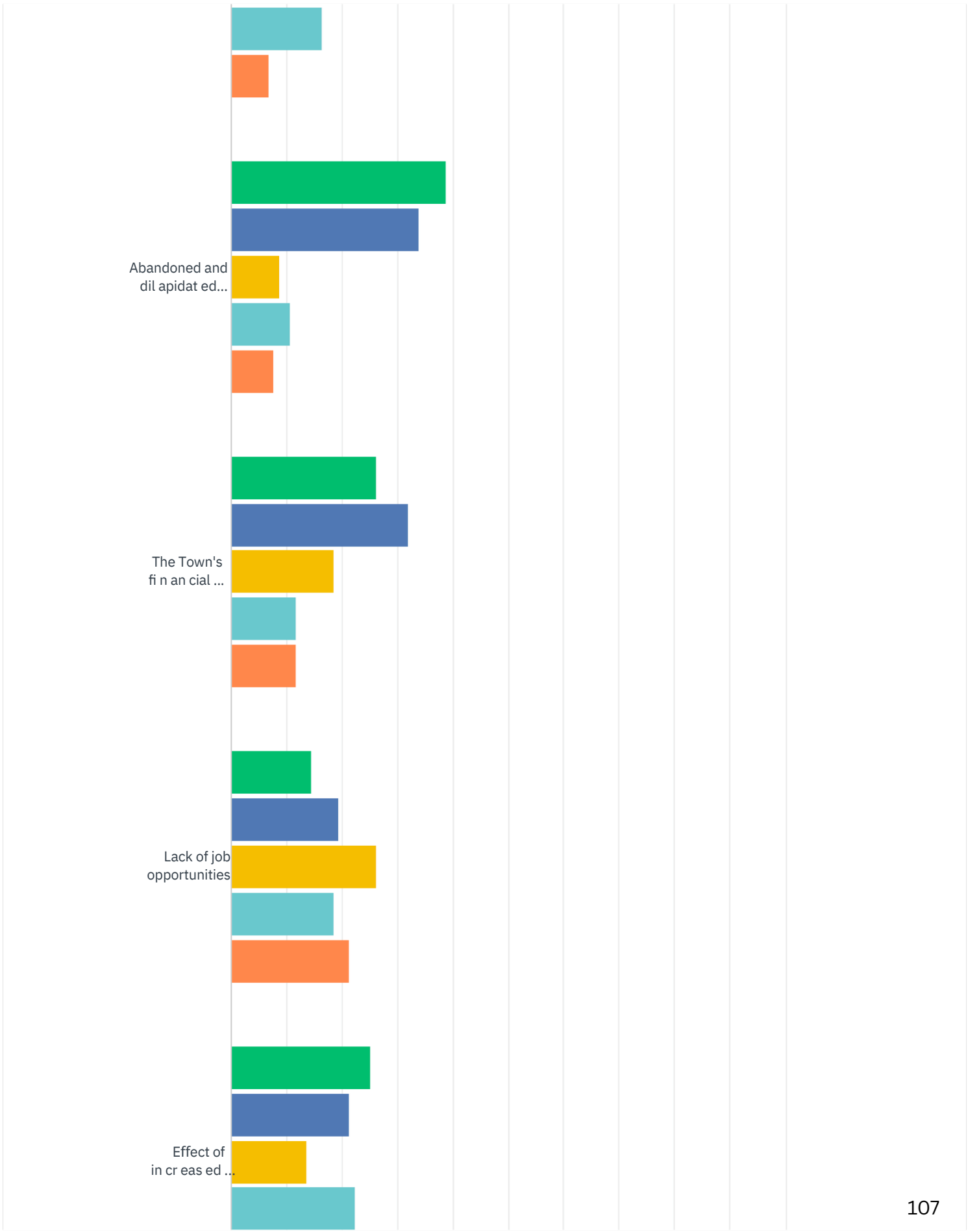
105

Q5 Please tell us how concerned you are about each of the following in Harpers Ferry

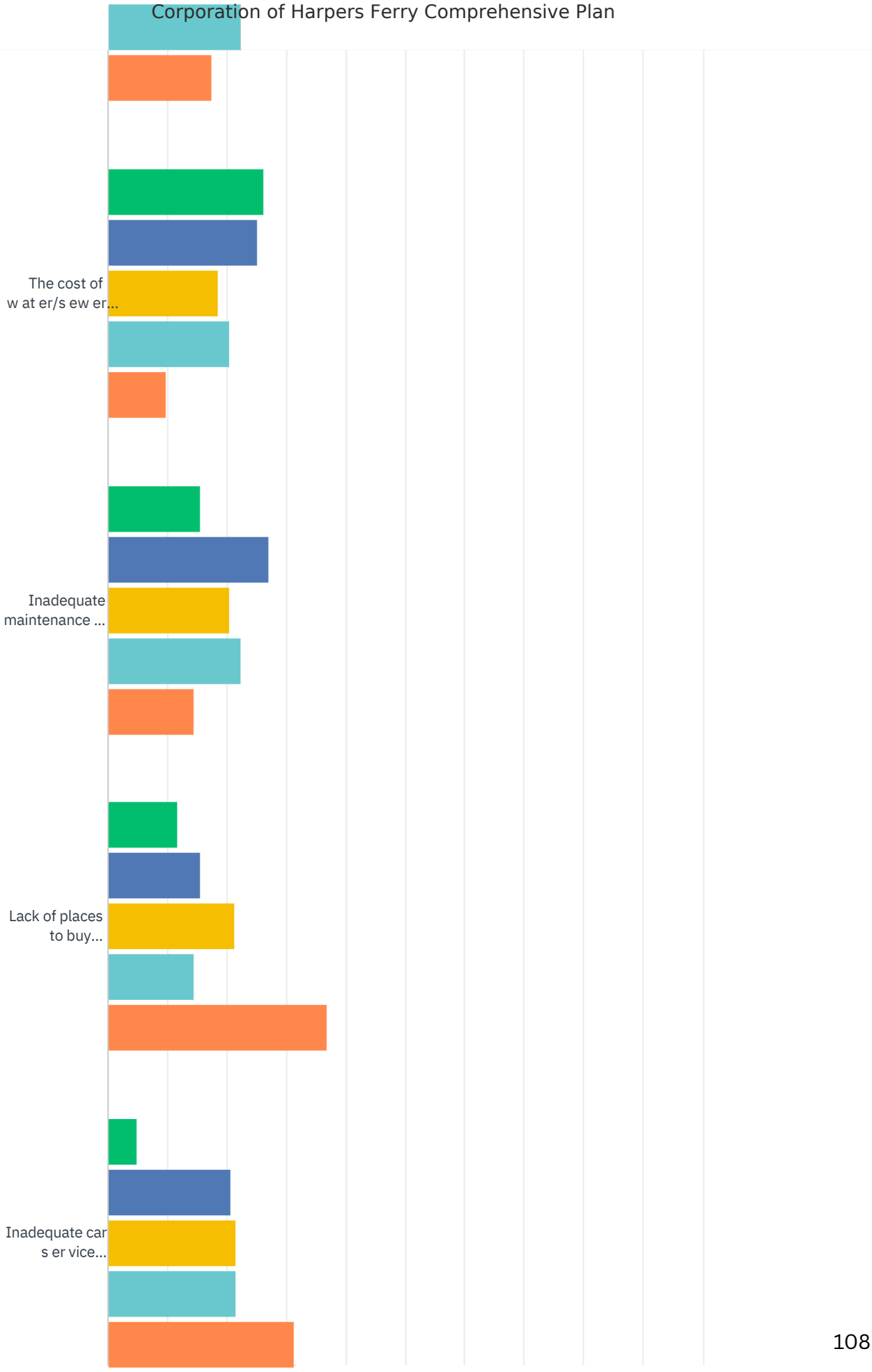
Answered: 103 Skipped: 0

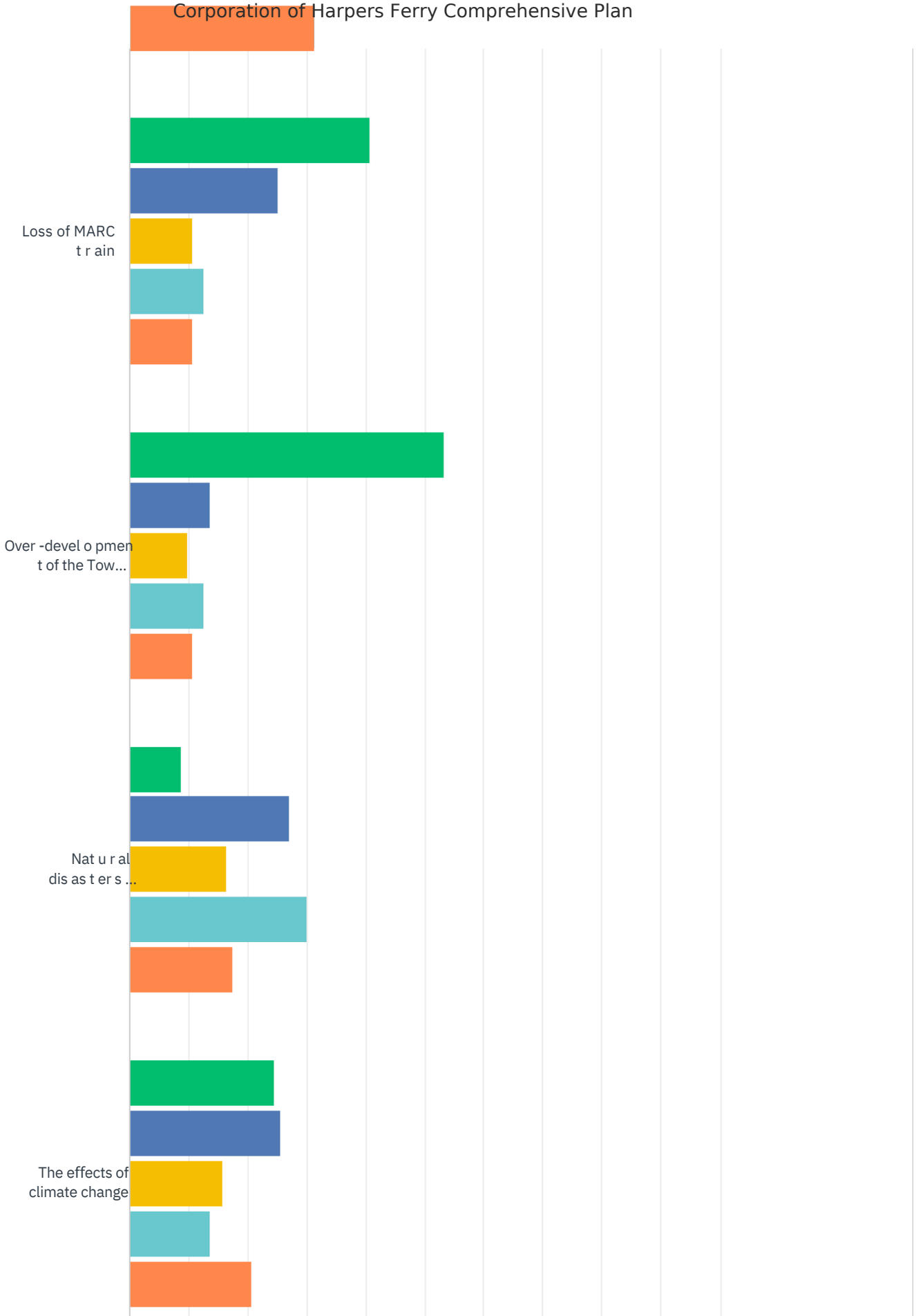


106

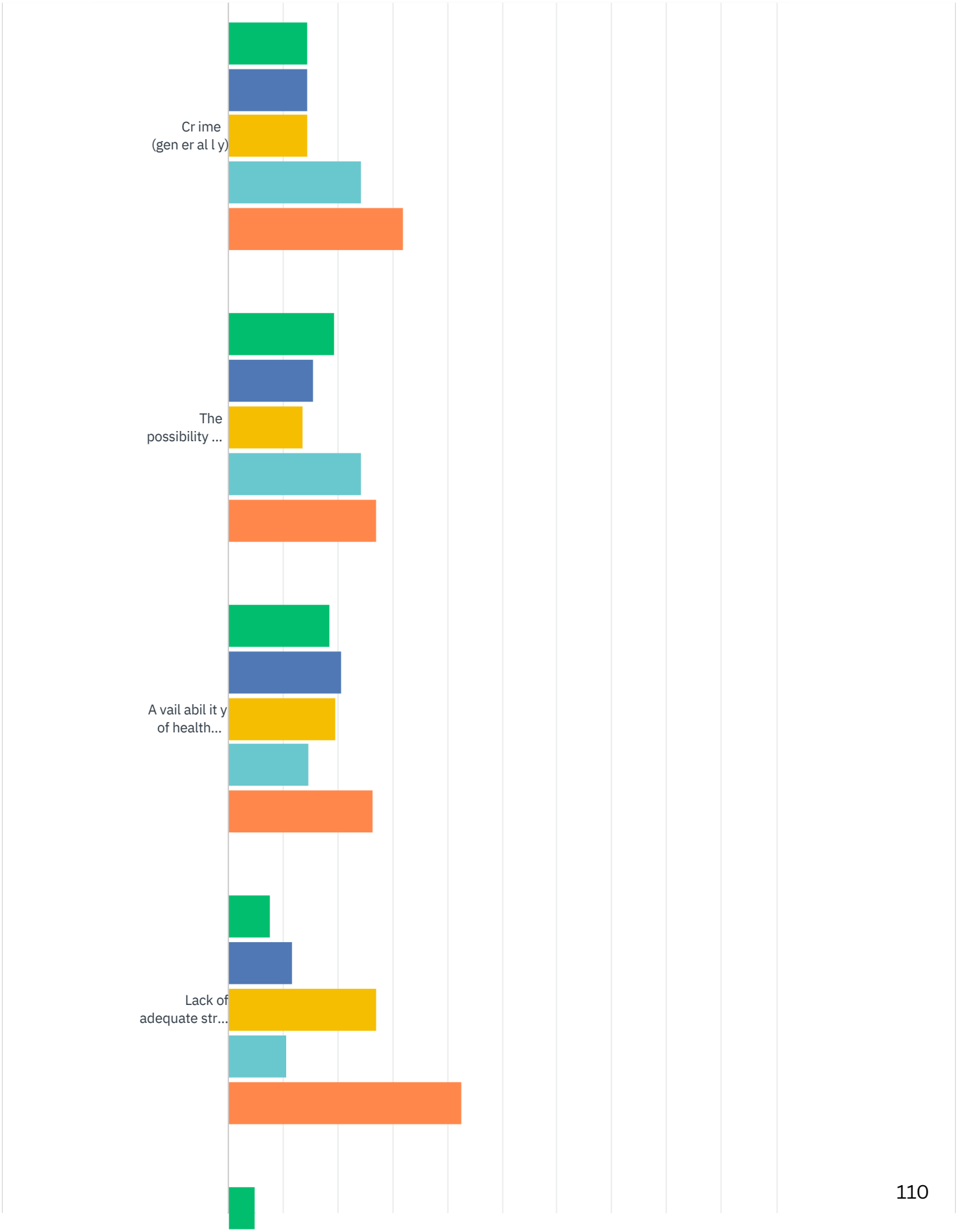

Abandoned and dil apidat ed...
The Town's fi n an cial ...
Lack of job opportunities
Effect of in cr eas ed ...

107

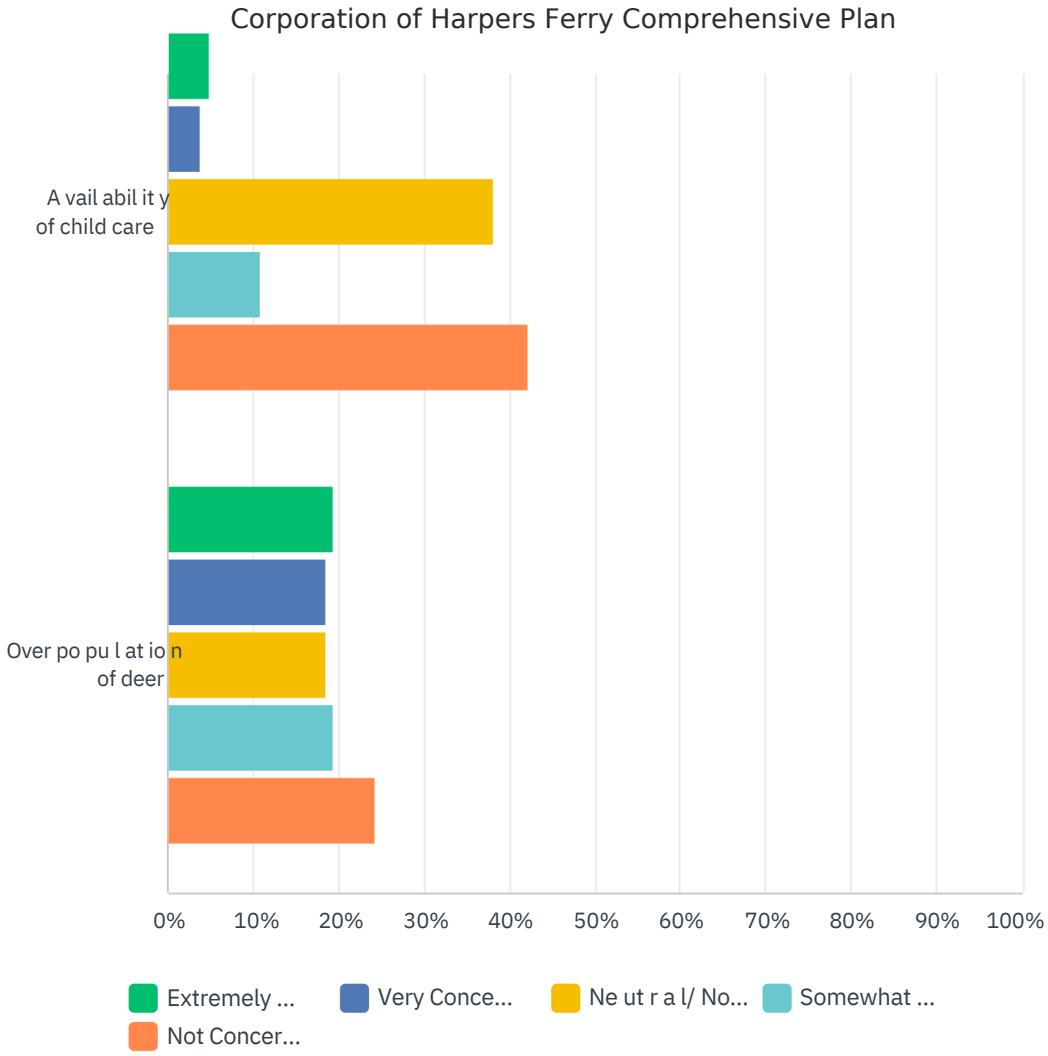

The cost of w at er/s ew er...
Inadequate maintenance ...
Lack of places to buy...
Inadequate car s er vice...


Loss of MARC t r ain
Over -devel o pmen t of the Tow...
Nat u r al dis as t er s ...
The effects of climate change

109


Cr ime (gen er al l y)
The possibility ...
A vail abil it y of health...
Lack of adequate str...

110

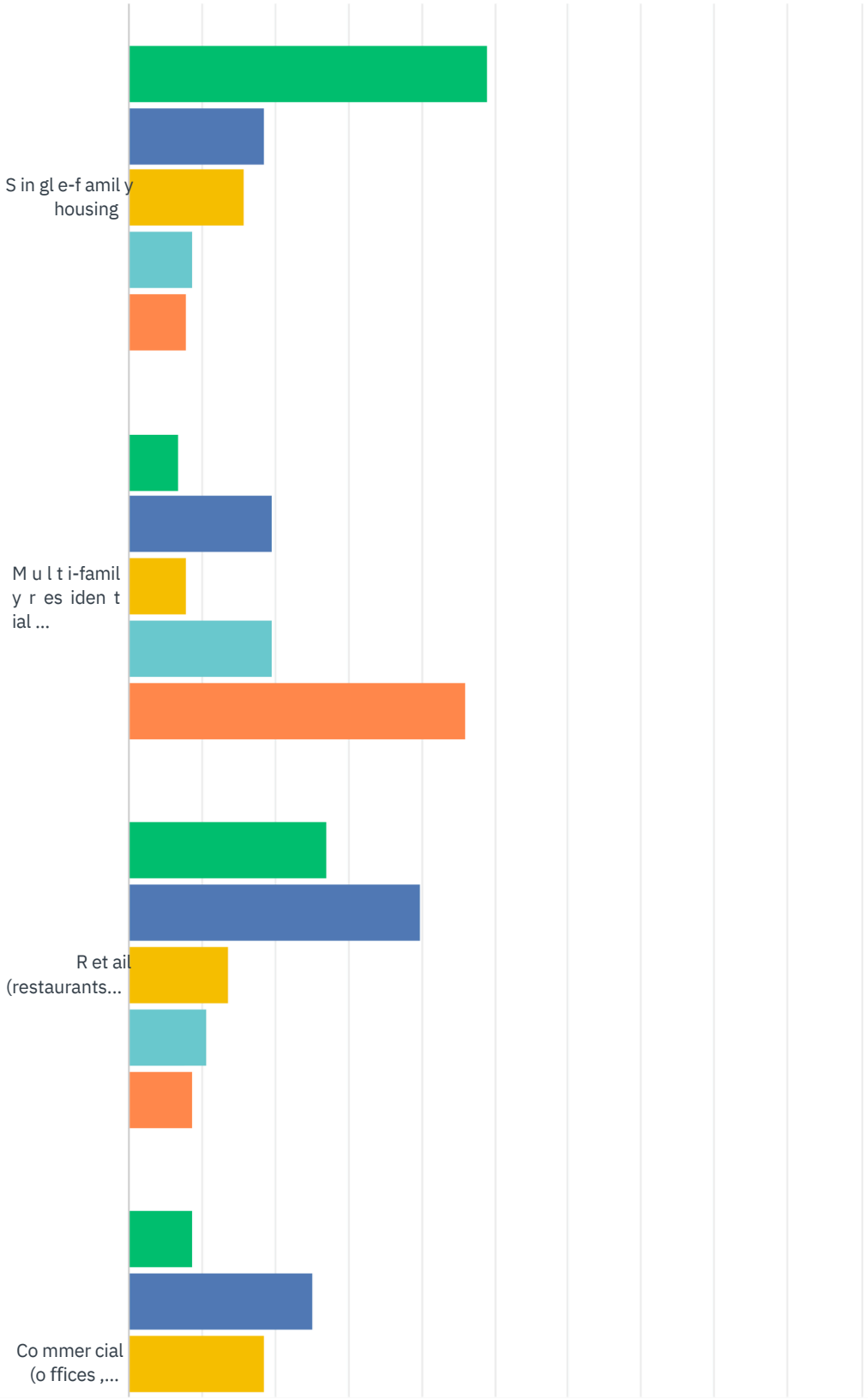

Corporation of Harpers Ferry Comprehensive Plan
A vail abil it y of child care
Over po pu l at io n of deer
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Extremely ...
Very Conce...
Ne ut r a l/ No...
Somewhat ...
Not Concer...

111

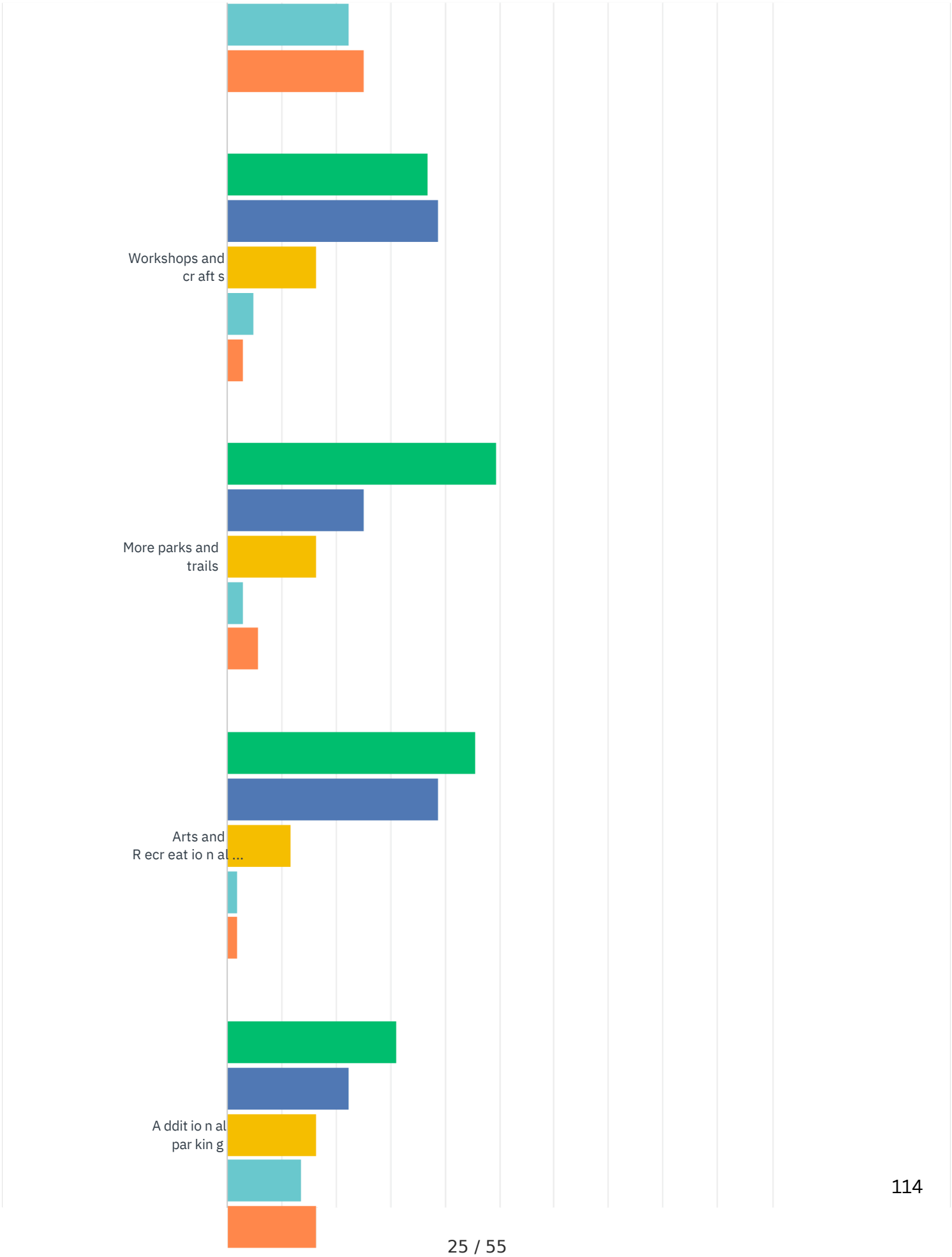
	EXTREMELY CONCE RNE D	VERY CONCE RNE D	NE UT RAL / NO OP I NI ON	SOMEWHAT CONCE RNE D	NOT CONCE RNE D	TOTAL
The Town losing its historic character	40. 78% 42	23. 30% 24	8. 74% 9	12. 62% 13	14. 56% 15	103
The Town losing its historic s t ruc t ures	41. 75% 43	25. 24% 26	11. 65% 12	9. 71% 10	11. 65% 12	103
Unoccupied houses	38. 24% 39	23. 53% 24	15. 69% 16	13. 73% 14	8. 82% 9	102
Continued loss of full-time residents	38. 83% 40	24. 27% 25	13. 59% 14	16. 50% 17	6. 80% 7	103
Abandoned and dilapidated houses and other buildings	38. 83% 40	33. 98% 35	8. 74% 9	10. 68% 11	7. 77% 8	103
The Town's financial sustainability	26. 21% 27	32. 04% 33	18. 45% 19	11. 65% 12	11. 65% 12	103
Lack of job opportunities	14. 56% 15	19. 42% 20	26. 21% 27	18. 45% 19	21. 36% 22	103
Effect of increased tourism on Town i nf ras t uc t ure	25. 24% 26	21. 36% 22	13. 59% 14	22. 33% 23	17. 48% 18	103
The cost of water/sewer service	26. 21% 27	25. 24% 26	18. 45% 19	20. 39% 21	9. 71% 10	103
Inadequate maintenance of parks and public lands	15. 53% 16	27. 18% 28	20. 39% 21	22. 33% 23	14. 56% 15	102
Lack of places to buy groceries	11. 65% 12	15. 53% 16	21. 36% 22	14. 56% 15	36. 89% 38	103
Inadequate car service availability (taxis, Uber, Lyft, etc.)	4. 90% 5	20. 59% 21	21. 57% 22	21. 57% 22	31. 37% 32	103
Loss of MARC train	40. 78% 42	25. 24% 26	10. 68% 11	12. 62% 13	10. 68% 11	
Over-development of the Town's residential areas (dense infill, building into stream valleys, structures incompatible with the Town's historic character, etc.)	53. 40% 55	13. 59% 14	9. 71% 10	12. 62% 13	10. 68% 11	
Natural disasters (fire, flooding, major storms, etc.)	8. 74% 9	27. 18% 28	16. 50% 17	30. 10% 31	17. 48% 18	103
The effects of climate change	24. 51% 25	25. 49% 26	15. 69% 16	13. 73% 14	20. 59% 21	102
Crime (generally)	14. 56% 15	14. 56% 15	14. 56% 15	24. 27% 25	32. 04% 33	103
The possibility of gun violence	19. 42% 20	15. 53% 16	13. 59% 14	24. 27% 25	27. 18% 28	103
Availability of health services	18. 63% 19	20. 59% 21	19. 61% 20	14. 71% 15	26. 47% 27	102
Lack of adequate street lighting	7. 77% 8	11. 65% 12	27. 18% 28	10. 68% 11	42. 72% 44	103
Availability of child care	4. 90% 5	3. 92% 4	38. 24% 39	10. 78% 11	42. 16% 43	102
Overpopulation of deer	19. 42% 20	18. 45% 19	18. 45% 19	19. 42% 20	24. 27% 25	103
						112

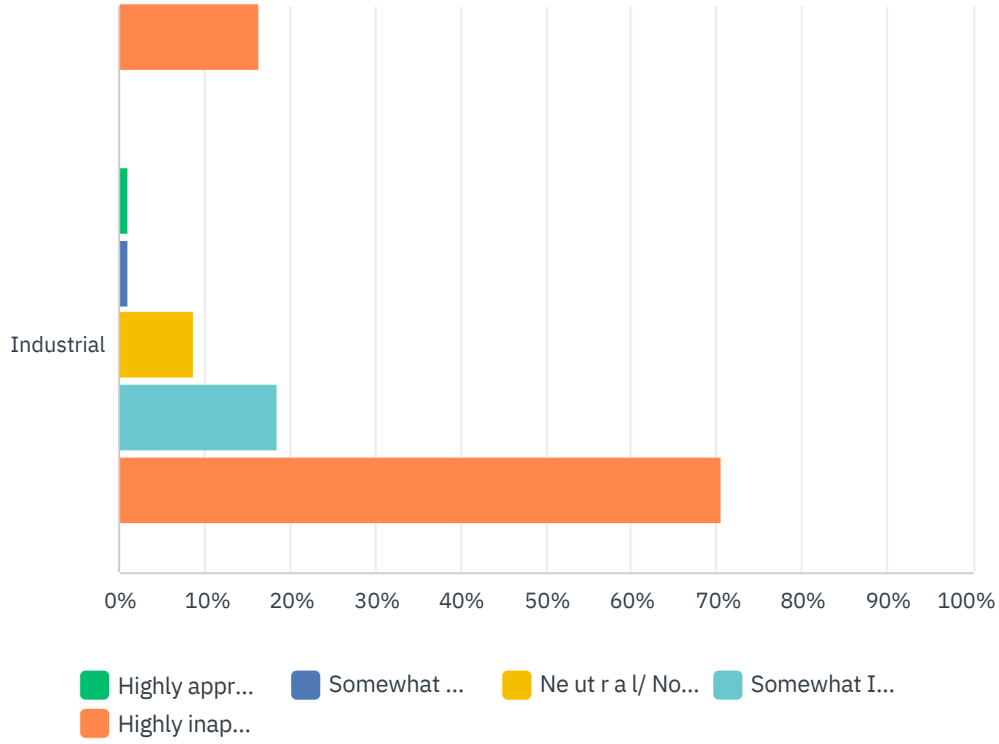
Q6 What types of increased development would be appropriate for Harpers Ferry?

Answered: 103 Skipped: 0



113


Workshops and cr aft s
More parks and trails
Arts and R ecr eat io n al ...
A ddit io n al par kin g

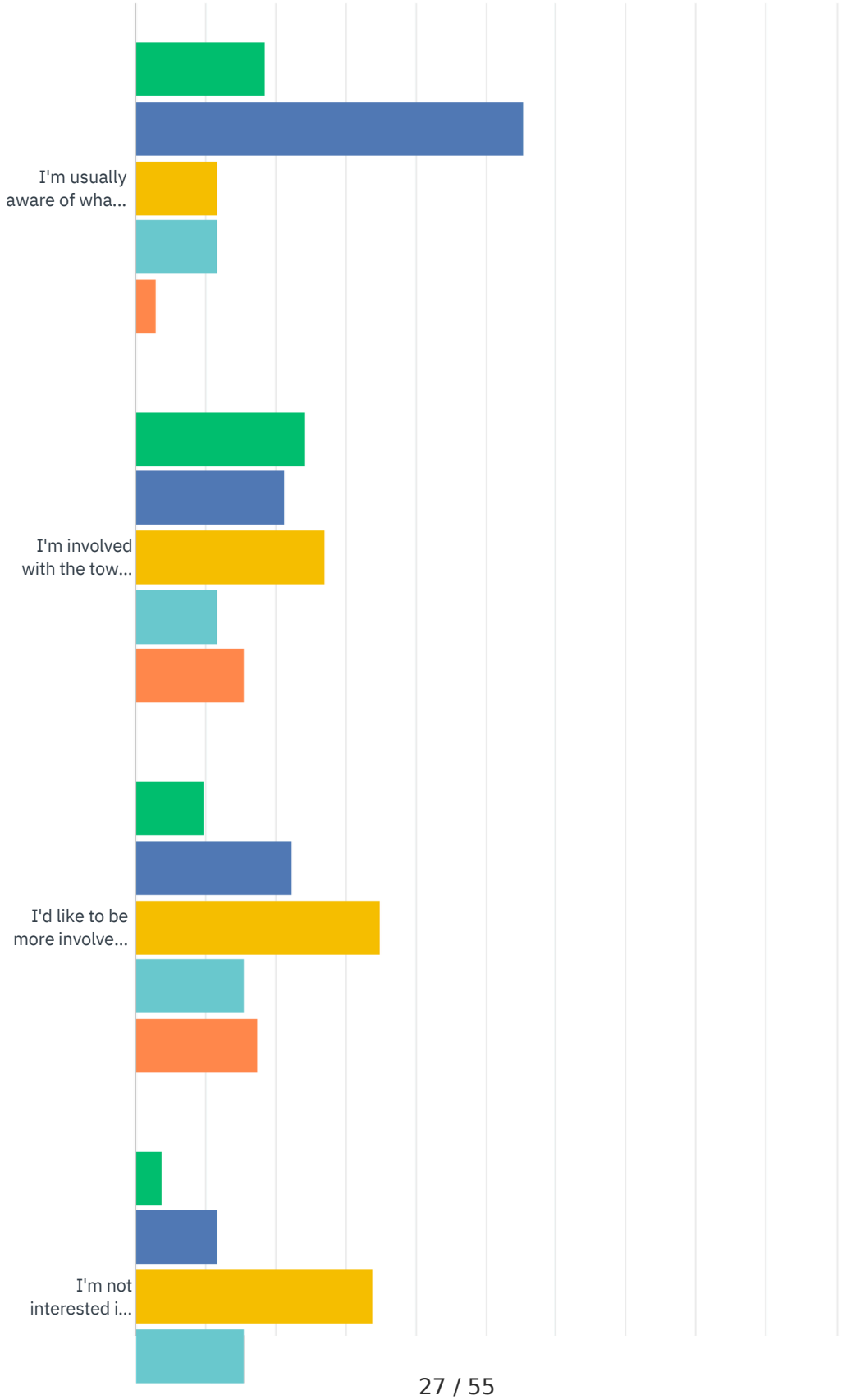


	HI GHLY APPROPRIATE	SOMEWHAT APPROPRIATE	NE UT RAL / NO OP I NI ON	SOMEWHAT I NAP P ROP RI AT E	HI GHLY I NAP P ROP RI AT E	TOTAL
Single-family housing	49. 02% 50	18. 63% 19	15. 69% 16	8. 82% 9	7. 84% 8	102
Multi-family residential (includes townhouses, condos, and apartments)	6. 86% 7	19. 61% 20	7. 84% 8	19. 61% 20	46. 08% 47	102
Retail (restaurants, shops, and services)	27. 18% 28	39. 81% 41	13. 59% 14	10. 68% 11	8. 74% 9	103
Commercial (offices, workshare spaces, or other non-retail)	8. 74% 9	25. 24% 26	18. 45% 19	22. 33% 23	25. 24% 26	103
Workshops and crafts	36. 89% 38	38. 83% 40	16. 50% 17	4. 85% 5	2. 91% 3	103
More parks and trails	49. 51% 51	25. 24% 26	16. 50% 17	2. 91% 3	5. 83% 6	103
Arts and Recreational facilities	45. 63% 47	38. 83% 40	11. 65% 12	1. 94% 2	1. 94% 2	103
Additional parking	31. 07% 32	22. 33% 23	16. 50% 17	13. 59% 14	16. 50% 17	103
I ndus t ri al	0. 98% 1	0. 98% 1	8. 82% 9	18. 63% 19	70. 59% 72	102

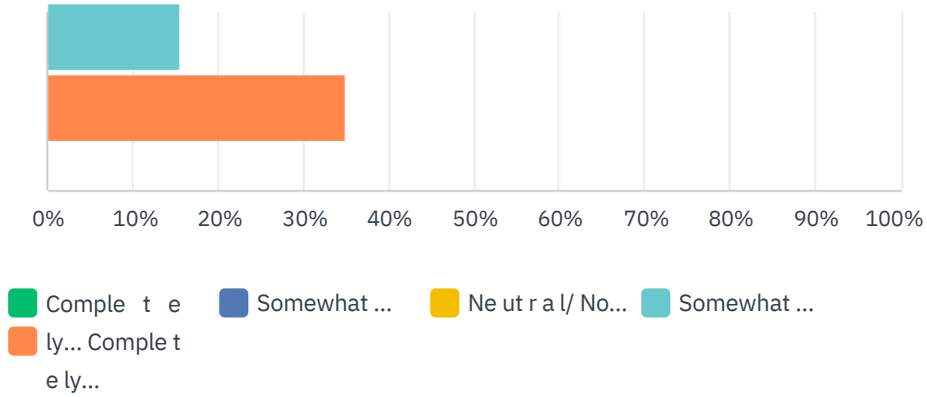
115

Q7 Please tell us your level of agreement with the following statements about town governance

Answered: 103 Skipped: 0



116



	COMPLETELY AGREE	SOMEWHAT AGREE	NE UT RAL / NO OP I NI ON	SOMEWHAT DI S AGRE E	COMPLETELY DI S AGRE E	TOTAL
I'm usually aware of what's happening in town	18. 45% 19	55. 34% 57	11. 65% 12	11. 65% 12	2. 91% 3	103
I'm involved with the town (in governance and/or volunteering now and then)	24. 27% 25	21. 36% 22	27. 18% 28	11. 65% 12	15. 53% 16	103
I'd like to be more involved with the town, but I'm not sure how	9. 71% 10	22. 33% 23	34. 95% 36	15. 53% 16	17. 48% 18	103
I'm not interested in being more involved with the town	3. 88% 4	11. 65% 12	33. 98% 35	15. 53% 16	34. 95% 36	103

Q8 What do you think would approve the quality of life in Harpers Ferry?

Answered: 79 Skipped: 24

#	RESPONSES	DATE 7/5/2023
1	1. eyesore (can't read writing) 2. neighbor consultation before permit application	4:54 PM
2	Community gardens Better parking	7/5/2023 4:36 PM
3	Improve? A pair of trollies serving the Schoolhouse ruins Bolivar Heights and all the businesses between. Day passes could be sold and maps subsidized by businesses. Pull cords for those who want to jump on and off.	6/28/2023 8:31 AM
4	Re-paving some of the roads, and building the hotel so residents and visitors have a nice place to hang out, visit and bring guests to. This would be good for the economy of the town, since we are mostly a National Park.	6/27/2023 11:47 PM
5	We need more basic services here in town, especially an independent grocer selling local foods. We also need a strong community gathering place (like a coffee shop, for example) that's geared toward locals more than visitors: the kind of place that most town residents pop into regularly, run into each other unexpectedly, and catch up on the latest news. The town has grown divided over certain issues in recent years, and needs something (or someplace) where it can be knit back together again. Surprisingly for a town that is such a destination for visitors, as a resident it can sometimes feel like this town lacks a sense of place because the community aspect is not as strong as it should be. Lower Town caters so exclusively to visitors that the locals hardly ever go down there. The area around the post office/town hall really has a lot of potential to be the center of gravity for town residents (and it's close to our neighbors in Bolivar, too). The old comprehensive plan contemplated an expanded town hall/post office complex and I hope that makes it into the new plan because that idea has a lot of potential.	6/22/2023 7:40 PM
6	If neighbors kept their discarded property off my property lines.	6/19/2023 6:10 PM
7	Less invasion of tourists on private property. Less favoritism of Town Council and Planning Commission towards multi-property owners and business/retail owners over residents.	6/13/2023 8:06 AM
8	Reopen Potomac street to Bakerton road so we have another road in/out of town on busy traffic days. (i m prov e)	6/4/2023 2:56 PM
9	More people take pride in their properties and keep them well maintained.	5/31/2023 11:32 AM
10	All buildings and properties looking like they are well cared for. Less traffic noise on High and Washington Streets.	5/25/2023 8:40 PM
11	Careful preservation of our historic details, residential character, and stewardship of our natural environment, including protecting our dark night skies from local and regional light pollution.	5/25/2023 8:38 PM
12	Preventing additional development (residential or commercial) and not increasing the density of structures or housing in town. Possibly reducing the density of parking to make it easier for residents to safely access side streets on weekends. The addition of crosswalks across Washington and High Streets to allow for safe pedestrian crossing and to reduce the speed of vehicle traffic. Maintaining two-way traffic on High Street, Public Way, and Church Streets to facilitate access for residents, deliveries for businesses, access for emergency vehicles in all weather conditions, and flow of visitors through the lower town and to St Peters Church. Less traffic on Washington St.	5/24/2023 5:06 PM
13	More transparency and open discussions. Less negativity and division. The hotel is coming, let’s move on.	5/22/2023 8:29 PM
14	Safer sidewalks.	5/22/2023 5:40 PM
15	Electing new leaders who respect the residents of Harpers Ferry in their deliberations and	5/22/2023 5:22 PM
16		5/22/2023 5:04 PM

	decision making. Approve? Parking garage, More parking in lower town More and better retail	
17	and restaurants. __ Better parking __ Alleviation of traffic congestion in Lower Town __ More	5/22/2023 1:25 PM
18	help from Town,	5/18/2023 12:25 PM
19	County, & State governments to promote tourism (that is, to get "feet on the street") from mid-November through mid-April __ Better use of Room Occupancy Tax, B&O Tax, & Sales Tax revenue to support businesses & tourism, especially in the promotion of tourism in Jan., Feb., & March __ More tourism / quality of life businesses (recreation, education, fine arts, performing arts, folk art businesses __ More patronage of Lower Town businesses by local residents __ More coordination & promotion of county-wide activities & events (such as festivals), particularly by the JCCVB __ A better qualified & trained workforce More houses used as primary residences in town	5/18/2023 11:28 AM
20	A better balance between tourism and residential living. When I moved here in 1972 we had that. The tilt toward more tourism opportunities and businesses like air B&B's, can turn a nationally-designated historic town into just another tourist town, a 'fun-place' or where you come to make money off our well-known name.	5/17/2023 6:29 PM
21	Transparency in Government. We need the Residents to feel Connected to Harpers Ferry. The small town character, culture, history and the people.	5/15/2023 12:44 PM
22	Helping the residents of Shannondale in the winter to keep our roads/hills on the mountain safe to drive universal basic income	5/13/2023 4:48 PM
23	End ownership of Air BB and Short Term Rentals by nonresidents.	5/13/2023 2:03 PM
24	More involvement from residents. Limit the number of short term rental. The town is overrun with them.	5/13/2023 12:52 AM
25	Maintain historical characterl	5/12/2023 4:39 PM
26	It would be great to have a little more shopping, like little boutiques, craft stores, and restaurants and bars that were open later, up to midnight or 1 am, during the season. Ideally wal k abl e.	5/12/2023 3:23 PM
27		5/12/2023 2:57 PM
28	Not sure what would “approve” the quality of life - but having the Hilltop rebuilt would “improve” things and bring much needed tax and tourist dollars into the town. Better roads and and through streets	5/12/2023 6:19 AM
29	Significant streetscape improvement on Washington Street. Enforcing the law on dilapidated houses.	5/11/2023 11:08 PM
30	Community aid, programs for seniors	5/11/2023 10:50 PM
31	Protecting the historical aspects of HF, the contributing structures, the street scapes and view sheds. Keeping the quality of a special small village.	5/11/2023 10:04 PM
32	Better and more mail boxes on the mountain	5/11/2023 9:14 PM
33	Better school system for reside.	5/11/2023 8:49 PM
34	More train service and transit options to get to nearby towns, more focus on energy and water c ons erv at ion.	5/11/2023 8:23 PM
35	More full-time residents, fewer AirBnBs	5/11/2023 7:06 PM
36	Allowing established social clubs to create activities with the community without so much permission and more signage. (E.g. Odd Fellows lodge has been here for 190 years and needs a sign on Washington St directing to the lodge, not needing permission to have yard sales, outdoor events on lodge property, not needing permits for everything in town) too much red tape	5/11/2023 6:44 PM
37		5/11/2023 5:42 PM
38		5/11/2023 4:41 PM
39	More access for local residents. Access to river-for LOCAL residents not tourists.	5/11/2023 4:12 PM
40		5/11/2023 4:01 PM

41	Fewer tourists No Airbnb's Lift the COVID restrictions so residents could attend Town Council	5/11/2023 3:42 PM
42	and other town meetings.	5/11/2023 3:09 PM
43	The mayor does not always respond to emails about this topic, so many of us are waiting to find out when we can attend these meetings in person. Think you mean improve. Lack of cell tower makes it unsafe. Hate the lack of connection. Hate the lack of light feels unsafe.	5/11/2023 1:25 PM
44	I think this question means improve? I would like to have access to a store that sells essentials, and have a farmers market.	5/11/2023 12:37 PM
45	Lower water bills! More job opportunities. Grocery stores.	5/11/2023 11:37 AM
46	Better parking without fee for locals or at least a discount	5/11/2023 11:36 AM
47	Relax historic standards to make home ownership and home repair more affordable. Improve sidewalks (make more accessible to strollers, wheelchairs, make more sidewalks on side s t reet s).	5/11/2023 11:32 AM
48		5/11/2023 11:32 AM
49	You mean "improve", not approve. Answer: it's fine as it is. Allowing police to enforce regulations. The amount of congestion in lower town due to everyone parking and blocking road is unacceptable.	5/11/2023 11:13 AM
50	Fewer rentals, fines for abandoned cars/equipment, mandatory home maintenance, fines for detritus on property, mandatory garbage pick up	5/11/2023 10:57 AM
51	don't know how to address the People who are only out to make money and don't care about community. Lot of new folks just want to cash in on the hotel. Improve would be less tourist traffic and less short term rentals	5/11/2023 10:50 AM
52	Creating more parking options and renovation of buildings. Too much traffic and niose	5/11/2023 10:44 AM
53	More focus on the residential aspect of the community. The town has little to no leadership that prioritizes the town itself and not commercial interests.	5/11/2023 10:03 AM
54	Restrict infill of vacant lots. Keep as much open green space as possible in town. Limit vacation rentals.	5/11/2023 9:30 AM
55	Appropriate signage directing people to where they want to go (e.g., NPS parking, public bathrooms, Hilltop House, etc.) Many lost visitors speed through residential neighborhoods trying to find their destination and as they look for signs, they are not paying attention to kids playing in the streets or families riding their bikes on the streets. Proper signage is a safety c onc ern.	5/11/2023 9:12 AM
56		5/11/2023 8:44 AM
57		5/11/2023 1:02 AM
58		5/10/2023 11:56 AM
59	This town is a wonderful place to live. I can't say what would specifically improve day-to-day life. Preserving historical character - but also providing resources to residences for helping them - trusted contractor registries, guidance, help resources - not just restrictions and limitations. Distressed buildings, such as the old elementary school, should be a focus to restore to useful purpose for the benefit of visitors and residents. I'd love to have a place to	5/9/2023 8:27 PM
60	buy a few groceries or pick up a meal earlier in the week (as opposed to only on the weekends). I'm concerned about bugs and ticks in the summer. With so many deer - I'd love to see natural solutions, such as encouraging or building bat roosts, town chickens, other mechanisms for pest control (not spraying pesticides). Increased traffic controls during the weekends in the summer. I appreciate that parking is valuable revenue for the town, but the shoulder on Washington St. is badly deteriorating. Cars drive far too fast; tourists perform u-turns at outright stupid locations; motorcycles shake apart my historical windows throughout the summer. Disbandon the pathetic police department. Move towards JCSO taking over. HFPD does nothing more than traffic citations. They are incapable of any form of investigations, they violate rights and they are NEVER on duty 24/7.	5/9/2023 5:06 PM
61		5/9/2023 11:40 AM

120

62	All in all, the quality of Life in Harpers Ferry is pretty good. I think it's more about maintaining/balancing it while looking ahead to the future.	5/9/2023 8:57 AM
63	Less divisiveness	5/7/2023 8:17 PM
64	dim the streetlights, fix the streets,	5/7/2023 4:35 PM
65	*improve We need a pizza place with parking, opened later. Looking forward to the hotel!	5/7/2023 10:29 AM
66	Building the Hill Top House Hotel, acquire the Old Shipley School as our new Town Hall and Community Center, and rebuilding the High Street sidewalk.	5/6/2023 9:43 PM
67	Attracting more businesses to Harpers Ferry, including businesses that are slightly larger than the "mom and pop" shops and restaurants that currently make up most of the businesses in town. This would benefit both residents and visitors and diversify the town's revenue streams. This, in turn, would provide the town with more funding for a range of priorities, including infrastructure, maintaining properties of historic significance, and community events.	5/6/2023 5:49 PM
68	people who own property in the town should be involved as residents and not investors; with our limited water and sewer/town maintenance can we keep up with our current needs and can it be upgraded with the increased building going on;	5/6/2023 5:07 PM
69	Shared view among majorities of residents, merchants and property owners of the future potential of the Town, rooted in a realistic grasp of Town history, its context today, and the amazing range of possibilities. In my opinion this has been largely absent for over 50 years.	5/6/2023 2:21 PM
70	Invest in the people who live here. Harpers Ferry is less and less a community each day and moves towards being a living museum that caters to wealthy visitors from DC. It's time to give back to the people who are here year round in meaningful ways like parks, programs, impactful investment in community events and spaces, and other projects that improve the liveability and affordability of being a full time resident.	5/6/2023 8:55 AM
71	You mean "improve" not "approve." Fewer empty houses.	5/5/2023 5:47 PM
72	Bringing the town's stormwater management, streets, and sidewalks back up to snuff is a big one, along with replacing the past-its-prime water distribution system. I love that we share the town's beauty and history with the world, and we need to find ways to accommodate them while maintaining livability.	5/5/2023 3:07 PM
73	Value your permanent, tax-paying, voting residents before we are all gone. Sensible control of the number of short-term rentals and B&Bs; we are becoming a town of nonresidents. The amount of construction and tree destruction has gotten out of hand. The construction traffic and noise has gotten out of hand. Stop putting a house on every single piece of open land. Proper signage for visitors; public restrooms with parking; Open meetings where residents actually have a voice and are able to speak without being silenced by an elected or appointed official. Keep residential areas residential.	5/5/2023 10:24 AM
74	More full time residents A small grocery store More Full time residents	5/5/2023 10:22 AM
75	More indoor recreation	5/5/2023 9:16 AM
76	Water/Sewer is outrageously high and disorganized	5/5/2023 7:20 AM
77	No significant opinion on any missing amenities.	5/5/2023 7:12 AM
78	Buried power/utility lines	5/3/2023 12:13 PM
79		5/2/2023 7:53 PM

Q9 What do you love most about Harpers Ferry?

Answered: 86 Skipped: 17

#	**RESPONSES** quiet, residential, low density, next to nature	**DATE** 7/5/2023 4:54
1	Natural beauty	PM
2	Location between rivers	7/5/2023 4:36 PM
3	The Park Service and the views.	7/5/2023 4:28 PM
4	The history and small town charm, living in the historic district.	6/28/2023 8:31 AM
5	The natural beauty, the historic buildings, the pre-automobile, small-town layout, and the access to rivers and trails.	6/27/2023 11:47 PM
6	Everything. Quaint town with charm.	6/22/2023 7:40 PM
7	The view scape and slow pace when it's not tourist season which happens less and less.	6/19/2023 6:10 PM
8	Solitude and quiet evenings after 6 pm	6/13/2023 8:06 AM
9	B eaut y	6/4/2023 2:56 PM
10	Historic significance	5/31/2023 11:32 AM
11	The scenic beauty and the history.	5/25/2023 8:40 PM
12	Complete immersion in historical details and natural beauty. World-class views and viewsheds. Access to a variety of hiking trails. Small population so you can get to know everyone in town.	5/25/2023 8:38 PM
13	Historical quirks like paper streets, steep street lanes, and brick / stone sidewalks. Unique soundscape including rivers and train echos.	5/24/2023 5:06 PM
	Its my home.	
	The history, walkability, nature.	
14	Qui et .	5/22/2023 8:29 PM
15	The splendor of our natural world.	5/22/2023 5:40 PM
16	The beauty and historic buildings	5/22/2023 5:22 PM
17	Scenic beauty and access to recreation	5/22/2023 5:04 PM
18	The historic significance.	5/22/2023 1:37 PM
19	__ Lower Town (the preservation & promotion of history & heritage) __ Geography (rivers, hills, proximity to Washington, DC)	5/22/2023 1:25 PM
20	The setting, the nature, the history	5/18/2023 12:25 PM
21	The natural beauty; the National Park, C&O Canal, Appalachian Trail, natural deer trails...all available free to residents and visitors. No need for govt. or organizations to 'take steps' for recreational opportunities or to provide vistas. No need to play fast-and-loose with paper streets, which are important safe-guards to deter 'gentrifying' and over-building.	5/18/2023 11:28 AM
22	The quite and not feeling like a city with suburbs.	5/17/2023 6:29 PM
23	Small town feel, quiet, dark, a great place for young couples, children, partners, families, and retirees . its a place where the residents live . limit the short term rentals	5/15/2023 12:44 PM
24	I love the community feel and easy living	5/14/2023 6:25 PM
25	nat ure	5/13/2023 4:48 PM
26		5/13/2023 2:03 PM
27		5/13/2023 12:52 AM

28	Historic character	5/12/2023 4:39 PM
29	The beauty.	5/12/2023 3:23 PM
30	Historical character of village and scenic beauty.	5/12/2023 2:57 PM
31	Historical preservation makes the town unique and beautiful.	5/12/2023 8:23 AM
32	The quiet, the natural beauty.	5/12/2023 6:19 AM
33	The history and the architecture. And having the AT so close to our house there.	5/11/2023 11:08 PM
34	The natural scenery. Quaint, small town feeling	5/11/2023 10:50 PM
35	Historic charm	5/11/2023 10:04 PM
36	Walkability. Historic and natural resources. Outdoor recreation opportunities, especially trails. Good community. Access to Marc and thus job opportunities.	5/11/2023 10:00 PM
37	The views, the park, the river, the character	5/11/2023 9:14 PM
38	natural land	5/11/2023 8:49 PM
39	Good neighbors, historic houses , views, trees, low lighting/night skies.	5/11/2023 8:23 PM
40	It's history and quaintness	5/11/2023 7:06 PM
41	Natural outdoors, friendly people.	5/11/2023 6:44 PM
42	History, natural beauty, hiking availability	5/11/2023 6:04 PM
43	The rivers and mountains, the Black history, and the train station that allows access to medical facilities and more. Eh, it's a tossup between the natural beauty and the history. I also really like my neighbors.	5/11/2023 5:42 PM
44	The scenic views and immersive history	5/11/2023 4:41 PM
45	The river	5/11/2023 4:12 PM
46	Historic houses, streets and general atmosphere	5/11/2023 4:01 PM
47	Quaint, small town feeling.	5/11/2023 3:42 PM
48	Wildlife/nature and the landscapes	5/11/2023 3:09 PM
49	The bakery	5/11/2023 1:25 PM
50	It’s beautiful, unpretentious, so many great hikes, friendly people, rich history	5/11/2023 12:37 PM
51	The overall towns character and walkability. The diverse outdoor opportunities ie. Appalachian Trail, rafting, history, National Historical Park.	5/11/2023 11:37 AM
52	Old charm, visitor experience, river	5/11/2023 11:36 AM
53	Walkability, trails, neighbors, and bolivar bread.	5/11/2023 11:32 AM
54	The beauty, the rivers and mountains, the history.	5/11/2023 11:13 AM
55	Historic character	5/11/2023 10:57 AM
56	mountains, rivers, air, quiet, scenery, National Park	5/11/2023 10:50 AM
57	Nature, history, location	5/11/2023 10:44 AM
58	Historic nature	5/11/2023 10:03 AM
59	The natural charm, historical significance, and outdoor activities.	5/11/2023 9:30 AM
60	Quiet small town	5/11/2023 9:12 AM
61	The picturesque and somewhat sequestered nature of the town and the lack of commercial pres enc e.	5/11/2023 8:44 AM
62	Its small town ambiance, historic village character, quirky streets, convenient train station, a	5/11/2023 1:02 AM
63		5/10/2023 11:56 AM

	variety of walking and hiking choices, feeling of safety.	
64	My neighbors who are permanent residents.	5/9/2023 8:27 PM
65	The parks, green spaces, quiet atmosphere. Seeing the stars at night!	5/9/2023 5:06 PM
66	V i ews hed	5/9/2023 11:40 AM
67	History and natural beauty, with a small-town feel.	5/9/2023 8:57 AM
68	small town, residential character, historic preservation, history which is unprecedented, wild life, the views, the deers roaming freely not bothering anyone, birds, change of seasons, ability to board the train and go anywhere! Neighbors that care about these same things.	5/8/2023 3:41 PM
69	Location and small town atmosphere	5/7/2023 8:17 PM
70	small town life	5/7/2023 4:35 PM
71	The visitors it draws and that we are able to operate our vacation rental business we're we live. Love our neighbors too!	5/7/2023 10:29 AM
72	The natural environment, the immersion in some much history, the visitors who come from all over the country, and the special community of residents. The rich history of the town and its natural beauty.	5/6/2023 9:43 PM
73	We used to be a small town, but it is going away	5/6/2023 5:49 PM
74	Iconic history and stunning geography/location. Potential for it to be so much more than it has been for a number of decades. New hotel sets the stage.	5/6/2023 5:07 PM
75	It's geography and historic character.	5/6/2023 2:21 PM
76	It's too hard to choose just one thing! I was first attracted by its beauty and history. Now I've also come to love my friends here, and the community of people who care deeply about the t own.	5/5/2023 5:47 PM
77	The small town feel...but that is very quickly fading.	5/5/2023 3:07 PM
78	The open space, vistas, hiking opportunities, the rivers, historic charm, peace and quiet (during the week at least), the tree canopy.	5/5/2023 10:24 AM
79	Like being in a park, quiet and relaxing. Great tourists and visitors	5/5/2023 10:22 AM
80	Hi s t ory, s c enery, peopl e	5/5/2023 10:07 AM
81	History, nature, small-town-know-your-neighbors, walkable, good restaurants	5/5/2023 9:16 AM
82	Historic charm	5/5/2023 7:27 AM
83	Fairly Ambient here.	5/5/2023 7:20 AM
84	The quirk, quiet, uninterrupted living, simple lifestyle, and especially the views!	5/5/2023 7:12 AM
85	Historic character and scenic setting	5/3/2023 12:13 PM
86		5/2/2023 7:53 PM

Q10 What are you most concerned about for the future of Harpers Ferry?

Answered: 88 Skipped: 15

#	RESPONSES	DATE 7/5/2023
1	development, loss of character, out of touch with nature	4:54 PM
2	Townspeople relationships	7/5/2023 4:36 PM
3	Increased traffic	7/5/2023 4:28 PM
4	Skyrocketing Post Office Box fees, and criminally punitive water sewer fees. Minimum charges must go	6/28/2023 8:31 AM
5	Overdevelopment and losing the town's charm and historical integrity.	6/27/2023 11:47 PM
6	Population decline and housing affordability. Losing full-time residents makes it harder to fill all the necessary volunteer positions we have, and makes it harder to support the kinds of businesses that cater primarily to residents (e.g. a grocery). Some people point to STRs as the problem, but STRs are not as damaging as vacant homes or rarely-used second homes: at least STRs with high occupancy rates bring in visitors who spend their money here, thus supporting our local businesses and generating tax revenue for the town. To address the affordability issue, we need to build more places to live, and in a greater variety of housing options. Duplexes, triplexes, row homes, and apartments over commercial shops are all ways to give people housing options that are cheaper than single family homes. Unlike large apartment/condo buildings, these housing types are consistent with the historic character of our town: just look at High St (one of the most photographed parts of town, and one which most residents are proud to call their own), where exactly these types of housing options can be seen. We need more of those housing options, but to be able to build them affordably we need a transparent building/permitting process that makes it easier for small-time builders to work here and provide those options.	6/22/2023 7:40 PM
7	Looking like any other town.	6/19/2023 6:10 PM
8	Harpers Ferry as a town is pretty much over. It is now just a tourist attaction being controlled by a hotel/resort. Affordability of homes for young families wishing to live here.	6/13/2023 8:06 AM
9	water/ sewer, roads, and parking	6/4/2023 2:56 PM
10	Negligent property owners.	5/31/2023 11:32 AM
11	Decreasing population. Dilapidated buildings. Empty houses not being filled with full time res ident s .	5/25/2023 8:40 PM
12	Overdevelopment and an uncontrolled number of short-term rentals and unoccupied vacation homes. Also including loss of green space and development of viewsheds. Additionally the impact of rapid regional growth including air, water, and light pollution. Also very concerned about the impacts of peak tourism that has reached Town and park capacity in the summer. Speeding through town, and recently reoccurring motor boat and light aircraft traffic in and over t own. Population decrease due to residential properties turning into air B&B's	5/25/2023 8:38 PM
13	Too much division hampering progress.	5/24/2023 5:06 PM
14	The impact of the resurrection of Hill Top House Hotel.	5/22/2023 8:29 PM
15	The Town being legally bound to make decisions for the next 10 years based on a Comprehensive Plan guided or written by a State representative.	5/22/2023 5:40 PM
16	The park service not being pro tourism	5/22/2023 5:22 PM
17	Utility upgrades	5/22/2023 5:04 PM
18		5/22/2023 1:37 PM
19		5/22/2023 1:25 PM

20	The growth of tourism.	5/18/2023 12:25 PM
21	__ Lack of tourism (which results in lack of tax revenue for the Town) from mid-November through mid-April __ Delay in the opening of the Hilltop House __ Lack of active participation of non-profit & for-profit business owners in the MA & in other efforts to promote communication & cooperation AMONG business owners & BETWEEN business owners and the government. I'm grateful that Councilman Chris attends MA meetings regularly -- but I wish the Mayor attended more frequently and that members of the Commissions attended MA meetings on a regular basis.	5/18/2023 11:28 AM
22	loss of population	5/17/2023 6:29 PM
23	Our local govt. being a Chamber of Commerce and Tourism Bureau, rather than viewing the job as guardianship of the uniqueness and heritage of an internationally-known historic town and the protection of residents...HF has never lacked for ample tourism, and never will. Selling America's heritage in order to 'prosper' is happening across the land. We here should know better that the end result is the loss of character and the uniqueness that draws residents and visitors. Erosion happens with every variance, every invasion of wild woods being 'improved', and every time business/investors' interests trump the quality of life for residents and the uniqueness of our town. Also concerned that un-elected members of a local organization and independent committee influence the Council without going through the Planning Commission, the full commission.	5/15/2023 12:44 PM
24	Growth and development, especially on the mountain. Roads/infrastructure not keeping up with more people moving here and going back and forth between VA and MD.	5/14/2023 6:25 PM
25	Losing the community feel to pro-business people who don't care about anything but their checkbook and how they are cashing in on our town.	5/13/2023 4:48 PM
26	I’m concerned about programs for my teenager to get him Involved and away from bad influences, emergency services to the mountain f i nanc es	5/13/2023 2:03 PM
27	Loss of community as more nonresidents purchase property only for investment and Air BB.	5/13/2023 12:52 AM
28	Too much commercialism.	5/12/2023 4:39 PM
29	Ov er-dev el opm ent	5/12/2023 3:23 PM
30	Mostly concerned about not enough full time people and too many homes being used for short term rentals.	5/12/2023 2:57 PM
31	That folks will continue to try to thwart the Hilltop development.	5/12/2023 6:19 AM
32	To maintain its “small town” feel. To not become too industrial. That it will not offer higher paying jobs	5/11/2023 11:08 PM
33	Myopic thinking.	5/11/2023 10:50 PM
34	Balance of growth (Hilltop House specifically) with the quality of walkability. Sidewalks are par at best and very subpar for accessibility. Management of cars with increased tourism such as not folding to pressure for more parking lots and widening of roads. More walkability and public transportation is the solution. Parking elsewhere taking public transportation into HF like the NP parking or encouraging access via train.	5/11/2023 10:04 PM
35	100% for me dilapidation pollution and heavy industry, rising housing costs	5/11/2023 10:00 PM
36	Losing the special qualities mentioned in #8 and #9.	5/11/2023 9:14 PM
37	over-development, too many non-residents, solar panel farms	5/11/2023 8:49 PM
38	Local schools.	5/11/2023 8:23 PM
39	Ensuring responsible development	5/11/2023 7:06 PM
40	Reduction of train service and lack of preparation for climate change, including extreme floods, storms and fire preparation	5/11/2023 6:44 PM
41		5/11/2023 6:04 PM
42		5/11/2023 5:42 PM

43	I don't want to see this town become just a place for people to make money from short-term rentals. I want to live among families and actual neighbors, not other people's cash cows that could otherwise house full-time residents.	5/11/2023 4:41 PM
44	Losing what Historic Harpers Ferry looks like. Losing the important history of our town	5/11/2023 4:12 PM
45	Too many tourists, not enough parking or access to river for locals	5/11/2023 4:01 PM
46	Loss of historic atmosphere	5/11/2023 3:42 PM
47	Overdevelopment, tourists running over the town threatening what has made Harpers Ferry/ Bolivar a wonderful place to live.	5/11/2023 3:09 PM
48	We don't have enough businesses and things for residents to do. Businesses want to open but there are many restrictions, especially for small businesses.	5/11/2023 1:25 PM
49	Lack of cell infrastructure and the lack of good water - water is awful. No taxi/uber, no food delivery, no good dry cleaner and restaurants aren't open all week	5/11/2023 12:37 PM
50	Nothing getting done because of political and ideological differences. The hotel never happening, preservation of clean environment , and wildlife, historical preservation. Also, industry moving in and polluting our air and water. Division and polarization of residents	5/11/2023 11:37 AM
51	River and park pollution. I have to pick up after the tourist on my way back to the car.	5/11/2023 11:36 AM
52	Strict historic ordinances driving out residents who can't afford repairs. Houses falling into	5/11/2023 11:32 AM
53	disrepair because of high costs of historically appropriate repairs. Airbnb's taking over. Businesses continue to come and go, possibly due to lack of patron access due to lack of public parking. The increased traffic and congestion due to the new hotel.	5/11/2023 11:13 AM
54	Hilltop causing congestion and turning the town into a fake historic area by demolishing old buildings and constructing fake historic looking structures.	5/11/2023 10:57 AM
55	Shabby appearance of the town overall, continued deterioration of properties, cutting down and not replacing hardwood trees, hotel noise/trucks/infrastructure demands, increasing number of home rentals	5/11/2023 10:50 AM
56	HF is becoming a ghost town of Airbnbs and people who only care about how they can make money in Harpers Ferry. It's disgusting to see people moving in and buying property to turn it into Airbnbs.	5/11/2023 10:44 AM
57	Over development Not creating enough incentive and lack of ideas to draw people to visit. I am aware of one	5/11/2023 10:03 AM
58	festival at the campground. What not create a summer festival to draw a crowd? Music, crafts	5/11/2023 9:30 AM
59	Ov ers ev elopm ent Loss of full-time residents	5/11/2023 9:12 AM
60	My biggest concern is the inequitable distribution of the non-renewable town as a resource for	5/11/2023 8:44 AM
61	all residents. A minority of residents are being permitted to influence town governance. I believe town leadership has become a proxy for commercial interests who are disenfranchising	5/11/2023 8:15 AM
62	everyone. I am highly concerned town leaders will sell everyone out. That it becomes a resort town, "suburbanized" and sanitized; that tourism ranks above hometown living; that the knowledge of the town's past history and its people will be lost. Loss of diversity. Loss of the wax museum in lower town.	5/11/2023 1:02 AM
63	Rezoning. Residential zoning should be increased, not decreased. Continued conflict on the future of a town stresses residences and divides communities.	5/10/2023 11:56 AM
64	Harpers Ferry is not alone in the push and pull between tourism, local businesses, and full-time residents looking to make the town a home. Financial diversification of the town - relying only	5/9/2023 8:27 PM
65	on parking frustrates semi-local tourists who visit on the weekend is risky as costs inflate over time. Having programs to help small businesses diversify and stay profitable. Inability for groups like "Landmarks" to fairly interpret architectural design. Additions and	5/9/2023 5:06 PM
66		5/9/2023 11:40 AM

	changes to buildings are often unfair or inappropriate.	
67	Maintaining a balance of old and new.	5/9/2023 8:57 AM
68	Governance that is fair and impartial. Governance that listens to the residents, even if it is not a majority. Infrastructure collapse both water and sewer. Loss of residents here full time.	5/8/2023 3:41 PM
69	Possible lack of unified backing of the hotel and therefore a continued atmosphere of div is iv enes s .	5/7/2023 8:17 PM
70	overdevelopment of commercial and tourist related services and structures That non-progressive, anti-tourist ppl get elected.	5/7/2023 4:35 PM
71	Not opening the Hill Top House Hotel and too many outsiders purchasing homes and not living here.	5/7/2023 10:29 AM
72	That the town will not have sufficient revenues to fund services that residents need and to maintain the historic character of the town, and that the town will continue struggling to attract and retain residents.	5/6/2023 9:43 PM
73	Small town feeling will be gone due to animosity of people in elected and appointed positions; we have lost our ability to work together; People are moving here because they love the feel, but are then are bringing here what they left behind (politics, ways of interacting) Not enough people with vision willing to work together to embrace the Town's future .	5/6/2023 5:49 PM
74	The historical aspects of the town I feel are in jeopardy.	5/6/2023 5:07 PM
75	All the decisions made are based on tourists and seem to punish residents. If we keep pandering to hundreds of thousands of out of town guests, there will be no community left, rather just a living museum and air bnbs. Houses are unaffordable, water is outrageously expensive, traffic is so heavy that you can’t leave your home on a nice weather weekend and expect to park within 3 blocks when you get back home. Its empty houses.	5/6/2023 2:21 PM
76	I'm most concerned that the town won't have the financial means or ability to address its basic needs. Revenues from the new Hill Top hotel will help, as will continued support from the town's friends in helping secure grants and other funding. The number of short-term rentals; the need to put a house on every single open space of land; the increase in tourism and traffic with no interventions to buffer the impact on residents; how tourism and tourists have become more important that permanent, tax-paying, voting residents; poor signage; how this town has become an "investor" asset versus a historic town of residents; That it will become a zombie town of non-residents overrun by soulless vacation rentals, second homes that aren’t used, and abandoned properties. A lack of ordinance enforcement on ramshackle properties. The impact on town quality of life after an increased amount of visitors arrive with the opening of the Hilltop campus. Harpers Ferry Corporation does a great job but is small to provide all the services needed. There should be required builidng permits and inspection for all building work. I've seen quite a bit of substandard work that does not meet building code requirements. (Perhaps with and agreement with Jefferson County) Former elected officials determined to tear the town apart for their own selfish reasons Empty houses occupied only temporarily during the year or not at all. Residents who disregard historic standards and guidelines and remove historic features and structures. Maintenance of historic charm Crazy leaders	5/6/2023 1:42 PM
77		5/6/2023 8:55 AM
78		5/5/2023 5:47 PM
79		5/5/2023 3:07 PM
80		5/5/2023 10:24 AM
81		5/5/2023 10:22 AM
82		5/5/2023 10:07 AM
83		5/5/2023 9:16 AM
84		5/5/2023 7:27 AM
85	Significant town redevelopment	5/5/2023 7:20 AM
86	Loss of historic chatacter	5/5/2023 7:12 AM
87		5/3/2023 12:13 PM
88		5/2/2023 7:53 PM

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Q11 In your opinion, what does the Town need to accomplish the MOST?

Answered: 84 Skipped: 19

#	**RESPONSES** Maintain its village and natural character	**DATE** 7/5/2023 4:54
1	Opening of Hill Top and water distribution	PM
2	Manage Hilltop Hotel traffic	7/5/2023 4:36 PM
3	Cell service and broadband	7/5/2023 4:28 PM
4	Improving water system by updating the pipes that lead from the water plant/facility to peoples hom es .	6/28/2023 8:31 AM
5	Healing existing wounds (over divisive issues) and moving forward together as a tight-knit community. It seems like there is a pro-tourism faction and a pro-resident faction, but there should be plenty of common ground for those two factions to move forward together. People from both camps should be able to rally around resident-focused businesses (like the coffee shop or grocery store mentioned above). These places would provide critical services for residents and strengthen the bonds of community amongst those of us who live here. By doing so, we would make this town an even more vibrant place to live, which in turn only makes it more attractive to visitors as well. The fact is the town depends on both tourism dollars and engaged citizen residents--we can't lose one or the other. We need a leader with a strong vision to unite the two.	6/27/2023 11:47 PM
6	Parking and ordinance protecting watershed. Get more residents involved in supporting the Town	6/22/2023 7:40 PM
7	Stop catering so much to big money investors and pay attention to "average" residents without deep pockets. Reducing costs of water utilities, especially since the quality of the water is horrid.	6/19/2023 6:10 PM
8	establish a hiking/biking trail LOOP from the Point across Potomac train bridge to C and O towpath, turn downstream, create access to cross Potomac 340 bridge to Virginia on pedestrian lane, return up Shenandoah river, connext to AT trail to cross Shenandoah 340 bridge for return to town.	6/14/2023 10:13 AM
9	Infrastructure. However, that depends on substantial revenue increases that will only come when Hill Top is built. Help the Hilltop House get built.	6/13/2023 8:06 AM
10	Limit new development and work with both town and state government to ensure that historic details and residential character come first in ALL future plans. Including the upcoming High Street and multi-medial projects.	6/4/2023 2:56 PM
11	Get the town police to enforce speed limits in town. Mostly a problem on Washington St. Repair/replace existing town sidewalks. The twins drinking water infrastructure.	5/25/2023 8:40 PM
12	To be a leading example of how to best preserve nature and history. Vote in a new Town Council that will not relinquish local rights to the State of WV.	5/25/2023 8:38 PM
13	Hilltop house	5/24/2023 5:06 PM
14	Better sidewalk and streets.	5/22/2023 8:29 PM
15	Increase tourism (and tax revenue) through events (such as festivals) in Jan., Feb., & March and through the establishment of more businesses related to tourism and quality of life for	5/22/2023 5:40 PM
16		5/22/2023 5:22 PM
17		5/22/2023 5:04 PM
18		5/22/2023 1:25 PM
19		5/18/2023 12:25 PM
20		5/18/2023 11:28 AM

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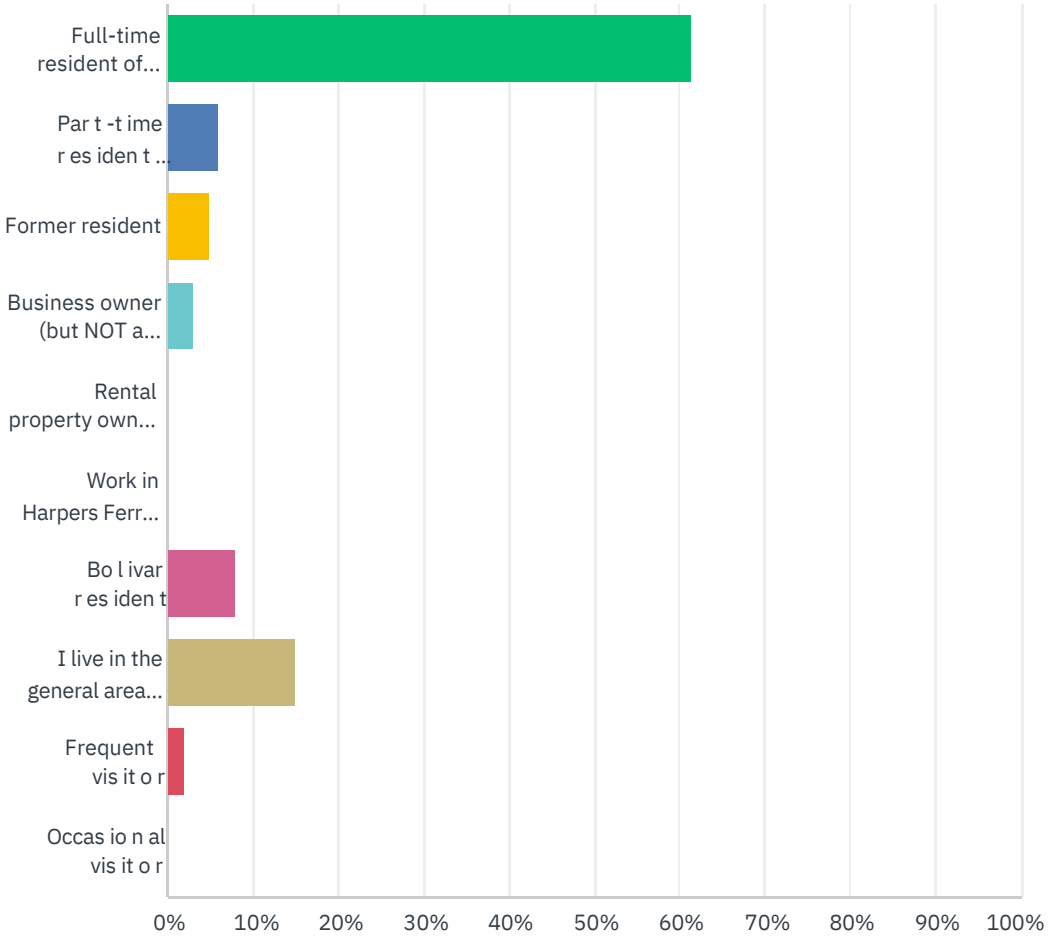
	residents (fine arts, performing arts, folk arts, education, recreation) located between the confluence of the rivers and Old Country Club Road.	
21	Good partnerships with NPS, Bolivar, county	5/17/2023 6:29 PM
22	I barely see a need for 'comprehensive plans' and 'taking steps'. Maintain. Protect. If it ain't broke, don't fix it. If it is--sidewalks, water problems,etc., fix those. Would like more opportunities for young people and seniors--special workshops/outings, gathering events. But in general, HF is not broken or in great need except for a more 'united' feeling. We need not seek to either fancy-ourselves up or offer shops/groceries to meet daily needs since they are available near-by..However, what we have not accomplished is a cordial and easy interaction between residents and local govt., perhaps accomplished with more access to local leaders, not just 'hearings.' It's a tiny town--leaders can walk among us to ascertain resident's views and inform them, know people personally. All letters, e-mails, phone calls responded to, thus underlining that it our govt. is representational and interested. If more staff is needed, hire someone or offer an internship. No one should not be allowed on the Council agenda without written explanation of cause for denial. With transparency, residents feel a tie to the Town, know they are not being avoided, especially in times of controversy, but heard. Thus, more participation in town matters and events, and support rather than suspicion over Town dec is ions .	5/15/2023 12:44 PM
23	Harpers Ferry is larger than just the town. Areas outside the town are being impacted along the river and mountain that need more attention if anything.	5/14/2023 6:25 PM
24	We are in good economic shape. The budgets are balanced. Simply maintain our small town living. Get the personal agendas out of our politics and government.	5/13/2023 4:48 PM
25	More parking, services for kids, and safe roads in winter	5/13/2023 2:03 PM
26	safety	5/13/2023 12:52 AM
27	Limit growth and limit nonresidential use of residential properties.	5/12/2023 4:39 PM
28	Mend the community feeling.	5/12/2023 3:23 PM
29	Maintain village, small town atmosphere and historical character which will continue to attract tourists we need.	5/12/2023 2:57 PM
30	Better tap water would be great, trains at more reasonable times, welcoming for tourists while maintaining services for full time residents	5/12/2023 6:19 AM
31	Making sure that the dilapidated homes are brought up to code and are made to be not an eye sore to the general public and their neighbors.	5/11/2023 11:08 PM
32	Fair/equal road maintenance throughout all communities in HF zip code!!!!	5/11/2023 10:50 PM
33	Build hotel for future revenue.	5/11/2023 10:04 PM
34	SMART growth. Preserve history and pleasent characteristics of the town like its walkability and small businesses but don't be afraid of positive change. Development done well is not antithetical to the best characteristics of HF such as multifamily housing which is the most efficient use of land for residential purposes if given the need.	5/11/2023 10:00 PM
35	Communicate to property owners that we cannot tolerate neglect of properties through clear communications and, if necessary, fines.	5/11/2023 9:14 PM
36	pres erv at ion	5/11/2023 8:49 PM
37	Ensure that the hotel to be built is conforming to HF architecture, preserves the Armory buildings on its property, opens the view sheds to residents, and is a "good citizen."	5/11/2023 8:23 PM
38	Storm water control	5/11/2023 6:04 PM
39	Easier bicycle access to Brunswick and Shepherdstown.	5/11/2023 5:42 PM
40	Cap the amount of space available for short-term rental.	5/11/2023 4:41 PM
41	More parking, less bureaucratic red tape. Bolivar, Harpers Ferry & Harpers Ferry National Parks need to unite instead of getting permission from each entities.	5/11/2023 4:12 PM
42	More access to river	5/11/2023 4:01 PM

43	Preserve historic structures, streets. Sidewalks and streetlights Limit traffic and tourist overflow	5/11/2023 3:42 PM
44	Lowering crime. Bringing in new businesses. Having affordable events that are good for residents as well as tourists.	5/11/2023 3:09 PM
45	CELL service!!!	5/11/2023 1:25 PM
46	Keeping HF clean, and safe. Findinf common ground. More music and arts events, and a place to buy fresh food.	5/11/2023 12:37 PM
47	Street traffic and parking, sidewalks. Enforcing rules about abandoned and un-maintained propert i es .	5/11/2023 11:37 AM
48	P ark ing Sidewalk and road shoulder improvements.	5/11/2023 11:36 AM
49	Keep the quiet.	5/11/2023 11:32 AM
50	Enforce laws and keep the historic character	5/11/2023 11:13 AM
51	mandatory home and homestead maintenance	5/11/2023 10:57 AM
52	Retain and preserve the historic community	5/11/2023 10:50 AM
53	Mantain small town character	5/11/2023 10:44 AM
54	Maintain sidewalks, improve parking options, protect the vegetation including trees, and renovate buildings while protecting the charm of the community.	5/11/2023 10:03 AM
55	Water lines	5/11/2023 9:30 AM
56	More than anything, the town needs to implement and enforce a strategic level safety system that protects the residents from commercial exploitation.	5/11/2023 9:12 AM
57	Preservation of contributing structures especially in the formerly African American neighborhoods. Find a location for a Harpers Ferry museum that highlights the extraordinary as well as the ordinary people and history of the town and provides a home for the Jex paintings.	5/11/2023 8:44 AM
58	Ensuring the security and safety concerns of full-time residents are addressed.	5/11/2023 1:02 AM
59	Road maintenance. Our streets and side-streets are in very poor condition and will continue to deteriorate as the hill-top house construction starts. Probably would be better to do road maintenance after the construction so it doesn't just beat up a new road...	5/10/2023 11:56 AM
60	Disbandon HFPD and make the police station a sub station for Jefferson County Sheriff's Office. We need a full time department with ability, integrity and accountability. HFPD HAS NONE. I have had crimes take place in town and will NEVER, EVER call 911 to report them ever again.	5/9/2023 8:27 PM
61	Get the Hilltop Hotel completed--It's dragging out! transparency, communication to it residents, residents come first because they are here 24/7. Limit number of short term rentals and bnb's now!! before the entire town is covered.	5/9/2023 5:06 PM
62	Hire a town manager facilitate the building of the hotel and restore vacant and dilapatated properties	5/9/2023 11:40 AM
63	Get the hotel built!! Then purchase the old school and make a community center out of it	5/9/2023 8:57 AM
64	Help SWaN to open the Hill Top House Hotel. It is financial key that will open numerous opportunities for the Town.	5/8/2023 3:41 PM
65	Strike the balance between making Harpers Ferry a world-class destination for visitors and a residential community that offers a high quality of life. These two goals are not incompatible.	5/7/2023 8:17 PM
66	Maintaining what we already have - infrastructure; sensible and controlled building - there is almost no free space left; small town feeling is being lost because of all the construction; maintaining residential areas as strictly residential	5/7/2023 4:35 PM
67		5/7/2023 10:29 AM
68		5/6/2023 9:43 PM
69		5/6/2023 5:49 PM
70		5/6/2023 5:07 PM

71	Finish the hotel and move on to a brighter future.	5/6/2023 2:21 PM
72	Increase visitor use of NPS parking. I know it'll cost the town money but will cut traffic and hazards. It's not in parks control but parking should be $10-15 for a day. The price is too much for a day park	5/6/2023 1:48 PM
73	Infrastructure projects that benefit the citizens. Replace the embarrassment of a children's park that has been vacant for years, regulate visitors parking in residential zones instead of just ticketing on Washington street, water, cell phone, and internet services need to be brought into the 21st century.	5/6/2023 8:55 AM
74	Find a way to get those houses used.	5/5/2023 5:47 PM
75	1. Improve its basic infrastructure, which includes IT / data / the website. 2. Modernize Town Hall's office systems to better serve residents and visitors. Especially things like permitting and tax processes. 3. Negotiate with the Park Service to bring the Old Shipley School back under town control, and repurpose it as an historically-appropriate mixed-use development. This should include relocating Town Hall to it, which would free up Union Square for appropriate redev el opem ent .	5/5/2023 3:07 PM
76	OPEN town meetings where the residents actually have a physical voice; Stop the loss of open spaces and trees; sensible limits to investor/nonresident ownership of residential housing	5/5/2023 10:24 AM
77	Fix the sidewalks. Enforce the speed limit on Washington St. Enforce the ordinaces.	5/5/2023 10:22 AM
78	The National Park Service obviously has a great influence. Think they should be bought to the table on some issues (such as providing housing over the historic shops). I also think there is an opportunity to provide housing in the Old Shipley School. Think there are opportunities to provide more affordable housing for both Park Service employees and employees for Harpers Ferry businesses. This would, I believe, add to the historic feel of the town--people live where they work and make for a more dynamic town.	5/5/2023 10:07 AM
79	Support the hotel construction. More permanent residents. Restore our cracked and broken sideways that are unsightly and dangerous.	5/5/2023 9:16 AM
80	Preserving the charm	5/5/2023 7:27 AM
81	A constant seasonal trolley serving HF to The Old Schoolhouse, Bolivar Heights. Maps with advertising will let tourists know what's available up and down the route.	5/5/2023 7:20 AM
82	Town outreach (maybe I'm just unaware) Complete updates to water system; modernized website	5/5/2023 7:12 AM
83		5/3/2023 12:13 PM
84		5/2/2023 7:53 PM

Q12 Please select the relationship below that best describes your relationship to the Town

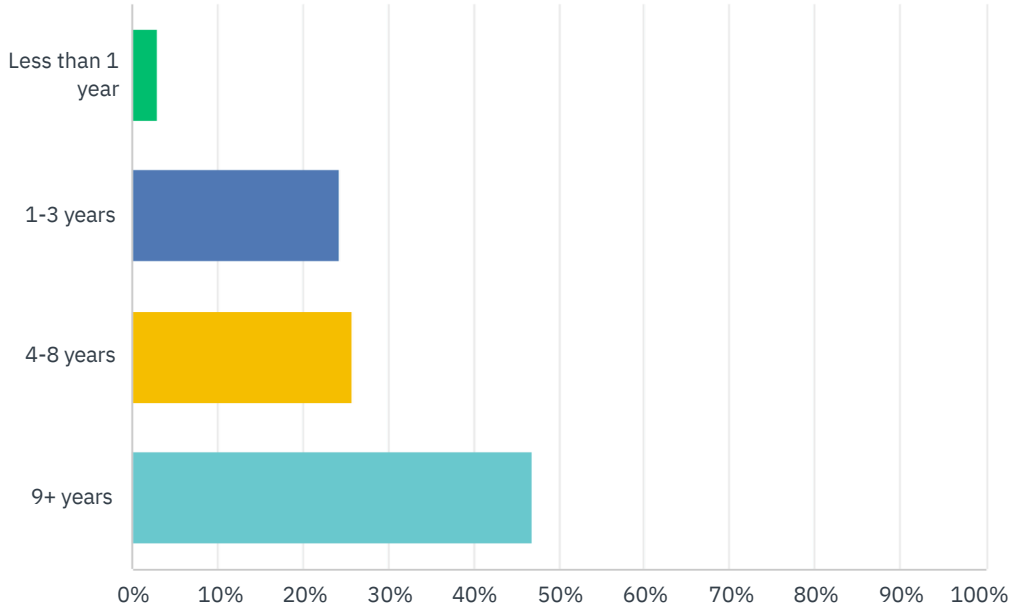
Answered: 101 Skipped: 2



ANSWER CHOICES	RESPONSES
Full-time resident of Harpers Ferry (not including Bolivar or Harpers Ferry addresses outside the Corporation Limits	61.39% 62
Part-time resident (weekend/vacation home)	5.94% 6
Former resident	4.95% 5
Business owner (but NOT a resident)	2.97% 3
Rental property owner (short/long term rentals) (but not a resident)	0.00% 0
Work in Harpers Ferry (but not a resident)	0.00% 0
Bolivar resident	7.92% 8
I live in the general area but not a town resident	14.85% 15
Frequent visitor	1.98% 2
Occasional visitor	0.00% 0
TOTAL	101

Q13 Please only answer if you a full time resident of Harpers Ferry (not including Bolivar or Harpers Ferry addresses outside the Corporation Limits).How long have you lived within the Town limits of the Corporation of Harpers Ferry?

Answered: 66 Skipped: 37



ANSWER CHOICES	RESPONSES	
Less than 1 year	3. 03%	2
1-3 years	24. 24%	16
4-8 years	25. 76%	17
9+ years	46. 97%	31
TOTAL		66

#	OPTIONAL PLEASE PROVIDE YOUR NAME, RESIDENTIAL ADDRESS, AND WHERE YOU LIVED BEFORE MOVING TO HARPERS FERRY (OR INDICATE THAT YOU GREW UP HE RE)?	DATE
1	I grew up in the Midwest and spent most of my adulthood in Chicago.	7/5/2023 4:28 PM
2	Vienna, VA	6/27/2023 11:47 PM
3	Washington St resident. Lived in the DC suburbs prior to moving here.	6/22/2023 7:40 PM
4	Brenda Christensen 168 Church St	6/19/2023 6:10 PM
5	Steve Sherry, 156 Public Way. (22 Years in Harpers Ferry) Previously lived in Washington DC.	6/4/2023 2:56 PM
6	Zach Morse 231 High Street Grew up here in Harpers Ferry	5/24/2023 5:06 PM
7	Grew up here	5/22/2023 8:29 PM

8	Karan Townsend ~ 175 High Street ~ Washington, DC (Capitol Hill) 1996-2006 except for 2 years in the Middle East ~ Austria (1993-1995) ~ Texas (1949-1992)	5/18/2023 11:28 AM
9	Carol Gallant, 143 Van Wert St. Lived in Washington, D.C. before moving here in 1972.	5/15/2023 12:44 PM
10	NA. I am resident for over 30 years . My information will be used for political purposes.	5/13/2023 4:48 PM
11	Mollie smith 402 wrens view lane Lived in Montgomery County, MD	5/13/2023 2:03 PM
12	Scot Faulkner 253 Prospect Avenue; Harpers Ferry, WV Lived at this address since 1987. Previously lived in Northern Virginia	5/12/2023 4:39 PM
13	I grew up in Harpers Ferry and continue to return to the town frequently to visit family.	5/12/2023 8:23 AM
14	I grew up in Harpers Ferry, and my parents live there still. We have lived on Washington St. since 1977.	5/12/2023 7:43 AM
15	Elizabeth 57 Gilbert St Moved from New York City D Thomas. W Ridge St. Lived in Central NY. Fingerlakes Region	5/12/2023 6:19 AM
16	Frank turk. 324 maple ave. HF 25425. We live in bakerton (15 years) and own several rental	5/11/2023 6:53 PM
17	properties and a B&B in Bolivar. Paul Thomas 1227 W. Ridge St Upstate NY	5/11/2023 6:44 PM
18	Have lived in Harper's Ferry for 47 years	5/11/2023 6:04 PM
19	Drew-119 Connie Ave, Harpers Ferry It doesn't seem right to not include our opinion if we don't	5/11/2023 3:42 PM
20	live directly in town. Please change the policy if you are counting us less. We enjoy and use the Town for our visitors, restaurants and shopping. Laura Thomas 970 W Ridge street	5/11/2023 11:32 AM
21	Jesse Z Melton	5/11/2023 11:13 AM
22	Barbara Humes 670 E. Ridge Street Harpers Ferry I grew up 25 miles away in Martinsburg and	5/11/2023 1:02 AM
23	lived in the Washington DC Metropolitan area before moving to Harpers Ferry prior to retiring. Louie Sagisi, 991 Putnam St. Prior residences: Ft. Meade, MD; San Diego, CA; Pensacola, FL; Quantico, VA; San Jose, CA; Charleston, SC; Corpus Christi, TX; Havelock, NC	5/10/2023 11:56 AM
24	Adam Hutton - resident since '19. 2020 voting controversy participant :) Richard Schaffer	5/9/2023 8:27 PM
25	Retired military that relocated here nine years ago. Best decision ever!	5/9/2023 5:06 PM
26	lived in Bolivar	5/9/2023 11:40 AM
27	601 E Ridge St Moved from Winchester VA	5/9/2023 8:57 AM
28	Born and raised here in Harpers Ferry	5/7/2023 4:35 PM
29	Storm DiCostanzo, 270 Washington Street, Harpers Ferry, WV Previously lived in Arlington,	5/7/2023 10:29 AM
30	VA for 20 years Grew up in Gaithersburg, MD	5/6/2023 5:07 PM
31	Patrick Tierney 690 Washington St. Alexandria, VA Buffalo, NY Verona, NY Washington DC	5/5/2023 3:07 PM
32		5/5/2023 10:22 AM
33		5/5/2023 9:16 AM

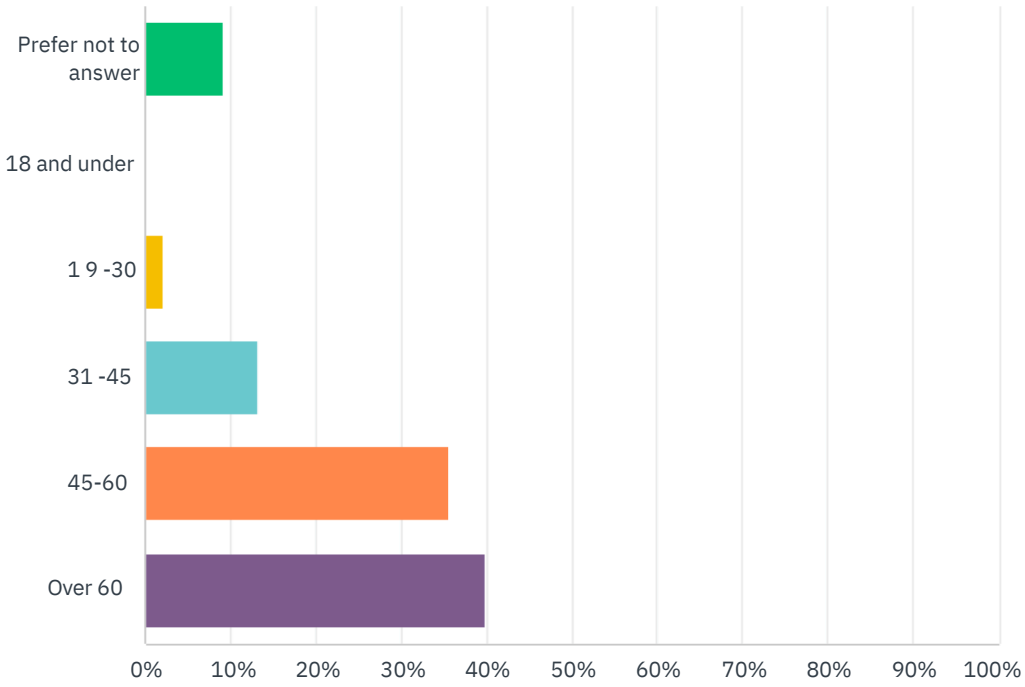
Q14 For those that would like to be more involved, we would welcome your involvement as we look to improve our town. If you are willing to help, please provide us with contact information of your choice (email and/or telephone number)

Answered: 17 Skipped: 86

#	RESPONSES	DATE 6/19/2023
1	Gri m al k i n62@c om c as t . net	6:10 PM
2	karantownsend@gmail.com ~ 304.702.1872	5/18/2023 11:28 AM
3	304/ 535-6620	5/15/2023 12:44 PM
4	NA	5/13/2023 4:48 PM
5	Mollie smith Molliemsmith@gmail.com 240-277-2872	5/13/2023 2:03 PM
6	B l uebox worl d@gm ai l . c om	5/12/2023 6:19 AM
7	Carter Hughes: carterhughes286@gmail.com	5/11/2023 10:00 PM
8	Melissa Salmon Sa7268@msn.com	5/11/2023 4:12 PM
9	Lt hom as 100408@gm ai l . c om	5/11/2023 11:13 AM
10	I would love to help more but I'm really tired of the feigned care when it's really about people who are there to make money on property. As a full-time resident and business owner, in the last few years with the newest group of people moving in and becoming part of the leadership, what had been a great business community really soured. Most of the leadership that was welcoming, professional, and respectable are gone.	5/11/2023 10:03 AM
11	My email address is jzmelton@gmail.com and my mobile number is 423-435-5012. Both methods are for.	5/11/2023 1:02 AM
12	v anjas on94@gm ail. c om I'm plenty busy already, thanks!	5/9/2023 8:57 AM
13	patrickthomastierney@gmail.com	5/5/2023 3:07 PM
14	paul t ert el l @gm ai l . c om	5/5/2023 10:22 AM
15	m i k ej bus c her@y ahoo. c om	5/5/2023 10:07 AM
16	s ari na. k opp21@gm ai l . c om	5/5/2023 9:16 AM
17		5/3/2023 12:13 PM

Q15 Age

Answered: 98 Skipped: 5



ANSWER CHOICES	RESPONSES	
Prefer not to answer	9. 18%	9
18 and under	0. 00%	0
19-30	2. 04%	2
31-45	13. 27%	13
45-60	35. 71%	35
Over 60	39. 80%	39
TOTAL		98

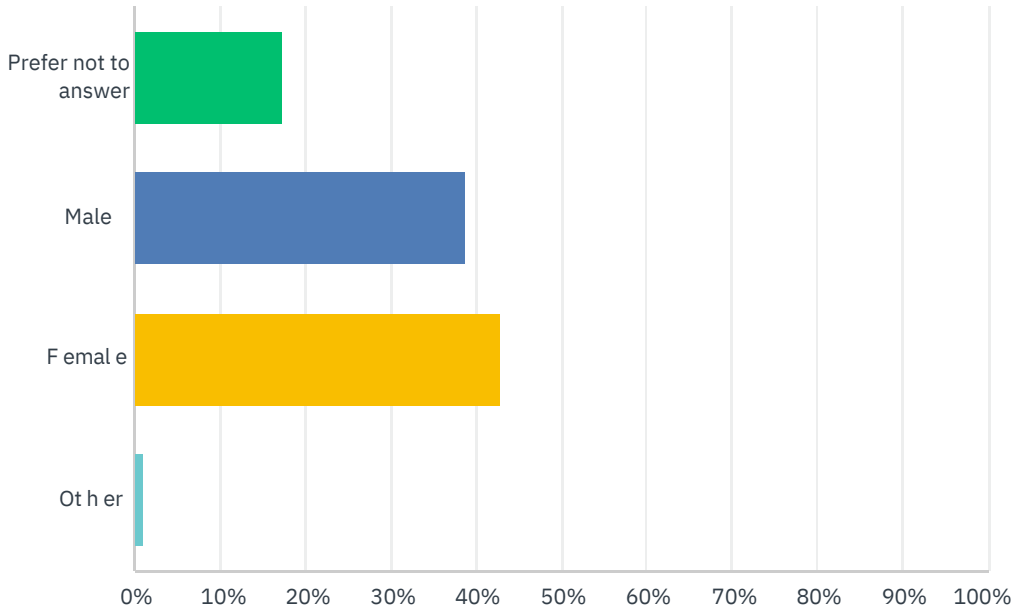
#	HOW MANY PEOPLE UNDER 18 YEARS OF AGE LIVE IN YOUR HOUSEHOLD?	DATE 7/5/2023 4:28 PM
1	0	
2	none	6/28/2023 8:31 AM
3	3	6/27/2023 11:47 PM
4	2	6/22/2023 7:40 PM
5	0	6/4/2023 2:56 PM
6	0	5/25/2023 8:40 PM
7	0	5/25/2023 8:38 PM
8	0	5/24/2023 5:06 PM

9	2 0 0	5/22/2023 8:29 PM
10	0 0	5/22/2023 1:25 PM
11	Non	5/18/2023 12:25 PM
12	e 0	5/18/2023 11:28 AM
13	NA 1	5/17/2023 6:29 PM
14	0 0 2	5/15/2023 12:44 PM
15	0 0 1	5/14/2023 6:25 PM
16	0 0 0	5/13/2023 4:48 PM
17	0 0	5/13/2023 2:03 PM
18	none	5/12/2023 4:39 PM
19	0 0 2	5/12/2023 3:23 PM
20	0 0 0	5/12/2023 2:57 PM
21	2 0 1	5/12/2023 1:31 PM
22	0 1 2	5/12/2023 8:13 AM
23	0 0 2	5/12/2023 6:19 AM
24	0 1	5/11/2023 11:08 PM
25		5/11/2023 10:50 PM
26		5/11/2023 10:00 PM
27		5/11/2023 9:14 PM
28		5/11/2023 8:49 PM
29		5/11/2023 8:23 PM
30		5/11/2023 7:06 PM
31		5/11/2023 6:53 PM
32		5/11/2023 6:44 PM
33		5/11/2023 6:04 PM
34		5/11/2023 4:41 PM
35		5/11/2023 4:12 PM
36		5/11/2023 4:01 PM
37		5/11/2023 1:25 PM
38		5/11/2023 11:37 AM
39		5/11/2023 11:36 AM
40		5/11/2023 11:32 AM
41		5/11/2023 11:13 AM
42		5/11/2023 10:50 AM
43		5/11/2023 9:30 AM
44		5/11/2023 9:12 AM
45		5/11/2023 8:44 AM
46		5/11/2023 1:02 AM

47	0 0 1	5/10/2023 11:56 AM
48	1 0 0	5/9/2023 8:27 PM
49	0 0 0	5/9/2023 5:06 PM
50	0	5/9/2023 8:57 AM
51	Non	5/8/2023 7:59 AM
52	e 0 0	5/7/2023 11:13 PM
53	1 0 0	5/7/2023 8:17 PM
54	0 0 0	5/7/2023 4:35 PM
55	0 2 0	5/7/2023 10:29 AM
56	0 0	5/6/2023 9:43 PM
57		5/6/2023 5:49 PM
58		5/6/2023 2:21 PM
59		5/6/2023 1:42 PM
60		5/6/2023 8:55 AM
61		5/5/2023 5:47 PM
62		5/5/2023 3:07 PM
63		5/5/2023 10:22 AM
64		5/5/2023 10:07 AM
65		5/5/2023 9:16 AM
66		5/5/2023 7:27 AM
67		5/5/2023 7:20 AM
68		5/5/2023 7:12 AM
69		5/3/2023 12:13 PM
70		5/2/2023 7:53 PM

Q16 Gender

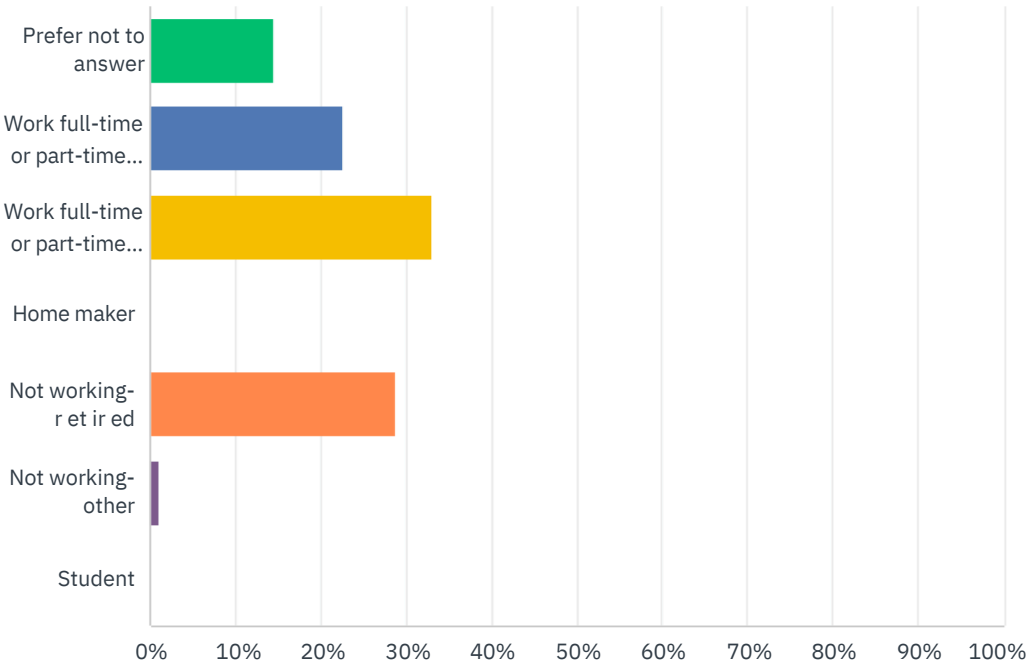
Answered: 98 Skipped: 5



ANSWER CHOICES	RESPONSES	
Prefer not to answer	17. 35%	17
Male	38. 78%	38
Female	42. 86%	42
Ot her	1. 02%	1
TOTAL		98

Q17 Work

Answered: 97 Skipped: 6



ANSWER CHOICES	RESPONSES	
Prefer not to answer	14. 43%	14
Work full-time or part-time (commute)	22. 68%	22
Work full-time or part-time (from home)	32. 99%	32
Home maker	0. 00%	0
Not working- retired	28. 87%	28
Not working- other	1. 03%	1
S t udent	0. 00%	0
TOTAL		97

142

Q18 If you have any additional thoughts for us, please write them here.

Answered: 33 Skipped: 70

#	RESPONSES	DATE
1	Enforce setback rules, neighbor consultation before permit application	7/5/2023 4:54 PM
2	Most people lose cell service when at the Post Office and Town Hall. This is a great inconvenience and embarrassment.	6/28/2023 8:31 AM
3	Please do not make lower town High Street a one-way road.	6/4/2023 2:56 PM
4	Build the hotel ASAP and quit validating the small group of anti-hotel activists.	5/25/2023 8:40 PM
5	The Open House was very good.	5/25/2023 8:38 PM
6	I was happy to receive the survey sent to members of the MA on 1 May -- but I think that this survey should be re-structured and re-sent	5/18/2023 11:28 AM
7	Thank you for this opportunity. I appreciate the work this involves. This 'reaching-out' to residents strengthens a sense of our opinions counting, brings us together as a community. Wishing you all the best in future planning, with the caution that there not be over-planning, gilding the lily.	5/15/2023 12:44 PM
8	Our community was bitterly divided by an outside entity in 2007. By design. They never spent a night in Harpers Ferry in 16 years. Thank you for this opportunity to give feedback!	5/13/2023 4:48 PM
9	The overbuilding and population increase in Jefferson County is not sustainable without increased infrastructure. They need to stop the sprawl!	5/13/2023 2:03 PM
10	Thank you for sending out the survey.	5/12/2023 8:13 AM
11	I will not be in town for the meeting but glad to attend future ones	5/12/2023 7:43 AM
12	Shannondale is the forgotten red-headed stepchild of Harpers Ferry, yet it is the largest “subdivision “ in the state!. Funding has been lacking in the most important yet basic needs:	5/12/2023 6:19 AM
13	EMS, road maintenance and egress roads off the mountain in case of emergency. Please record and share community engagements with the plan and government events in general if possible. Many can't make these events due to scheduling, responsibilities, or other circumstances like myself. Government transparency is priceless.	5/11/2023 10:50 PM
14	I am glad to see things moving forward with the hotel. I prefer the new hotel plan presented years ago at the barn over the town arguing forever while the buildings collapse	5/11/2023 10:00 PM
15	Parking for 25425 zip coed residents should be free, when visiting. It is imperative that the historic guidelines for Harpers Ferry Historic District be followed.	5/11/2023 9:14 PM
16	Moving to Bolivar 35+ years ago and watching the changes in the past five years has been	5/11/2023 4:12 PM
17	sad. Surely “progress” doesn’t have to overtake every town.	5/11/2023 3:42 PM
18	Is there a monthly Harpers Ferry newsletter? Dead End sign at entrance to train station would be very helpful. Making Church Street one way might be very helpful also.	5/11/2023 3:09 PM
19	I would love to see a community garden started, as well as more arts and music. These are	5/11/2023 1:25 PM
20	things that tend to unite people, which every community needs. Thank you for fielding this survey.	5/11/2023 12:05 PM
21	Very concerned that HF becomes some enclave of elites and opportunists who care only about their retirement accounts and self-interests.	5/11/2023 11:37 AM
22		5/11/2023 10:44 AM
23		5/11/2023 10:03 AM

24	My family is very proud of Harpers Ferry and the surrounding area. We thank all volunteers for their support in maintaining and improving the area making it a better place to live.	5/11/2023 9:12 AM
25	There is no method of reclamation for things the town gives away. Whether it's public infrastructure, special case permits that encroach on established rules, or the night sky. When the town gives those things away, everyone loses. The town and its character are irreplaceable assets that are being consumed by people who want to turn it into the dystopian hellscape they came from and there is zero benefit or recompense for the overwhelming majority of res ident s .	5/11/2023 1:02 AM
26	Good survey. Thanks.	5/10/2023 11:56 AM
27	Please don't put in cobra head street lamps. If we want to brighten the town, we can talk to lighting engineers / design/architecture students for historical towns that both preserve the historical nature of the town while increasing visibility. I'm sure some architecture school university students would love to be part of something like this - I might have some contacts here if needed. I love the excitement, care and concern that everyone has for the town. Everyone here is passionate and cares, which makes the town vibrant. commercial property owners should have voting rights.	5/9/2023 5:06 PM
28	We must fix our sidewalks for the safety of pedestrians.	5/9/2023 11:40 AM
29	I would like the results of the survey to be available to the public - not just online.	5/6/2023 9:43 PM
30	Consider a merger of Towns to increase and improve overall governance/services while preserving identities of both components, Bolivar & Harpers Ferry. No doubt it could be done well. Start the discussions now for some distant decision.	5/6/2023 5:07 PM
31	Think there are opportunities to promote Harpers Ferry as a winter destination to support local businesses. In addition, when improvements are made to the train station for accessibility there is an opportunity to attract more visitors to the town. Looking at making sites handicapped accessible in a lower town should be looked at.	5/6/2023 2:21 PM
32	Please get us better cell service, lower and fairer water bills, and a bell trolley or two serving the area, especially for tourists who only see or know about Old Town, HF.	5/5/2023 10:07 AM
33		5/5/2023 7:12 AM

Appendix C - Preliminary Housing and Rental Survey

As of May 2026, there are a total of **335** lots within the municipality of Harpers Ferry.

Of these lots, 190 are residential lots with existing homes, 8 are in development to host single-family homes, 39 are commercial lots hosting local businesses, and 61 are undeveloped, however many of these undeveloped lots are in areas that would be difficult to develop due to steep slopes or are owned as yards or green space with no intention of future development. The remaining lots are owned by either the Town for municipal use (parks or town offices), the Appalachian Trail Conservancy, local churches, or the National Park Service. While the number of lots owned and maintained by the National Park Service is relatively small, each lot is large, in total accounting for 51% of the total area of the municipality.

A number of residentially zoned lot are currently used as both traditional bed and breakfast (B&B) establishments as well as short-term rental or vacation homes. In an effort to better assess this particular land use and establish statistical trends over time, the Planning Commission has begun tracking the number of Harpers Ferry business licenses issued to both traditional B&B's and short-term rentals. The information for the last 5 years (2021 through 2025) is included here for reference.

Summary Table of Rental Properties in Harpers Ferry with Business Licenses by Year

Year	Number of STR's	Number of B&B's	Total
2021 - 2022	15	6	21
2022 - 2023	18	4	22
2023 - 2024	21	4	25
2025 - 2025	23	4	27
2025 - 2026	26	4	30

2021-2022 Harpers Ferry Business Licenses		
Room Occupancy Taxes		
Business Name		
Short Term Rentals	**Physical Address**	**Owner Occupied**
186-196 High St DBA Mountainside Lodge	180 High St.	No
186-196 High St DBA Lookout Inn	189 High St.	No
1799 Inn	221 Potomac St.	No
Bed & Biskit	156 Public Way	On site
Blue Maple	190 Church St.	No
Carrot Top Cottage (Potomac Adv)	401 Fillmore St.	No
Cherry Tree Lodging (L. Drake)	565 Park Row	No
Harpers Ferry Guest House (Potomac Adv)	800 Washington St.	Yes
LaSoledad Guest House (JVD Enterprise)	1090 Putnam St.	On site
Point of View	791 E. Ridge St.	No
RAS Vacation Rentals	W. Ridge St.	No
River View Cottage	241 Church St.	No
Spy House	490 Fillmore St.	No
Town's Inn	175 High St.	On site
Trouvaille House	884 Washington St.	No
B&Bs		
Angler's Inn	867 Washington St.	On Site
Brisco House	Washingotn St.	Yes
(The Ledge House)	Henry Clay St.	on site
Lily Garden B&B	701 Washington St.	On site
Rockhaven B&B	900 Fillmore St.	On site
Stonehouse B&B	156 High St.	Yes

2022-2023 Harpers Ferry Business Licenses		
Room Occupancy Taxes		
Business Name		
Short Term Rentals	**Physical Address**	**Owner Occupied**
491 Washington, LLC	491 Washington St.	No
186-196 High St DBA Mountainside Lodge	180 High St.	No
186-196 High St DBA Lookout Inn	189 High St.	No
1799 Inn	221 Potomac St.	No
Angler's Inn (changed from B&B to STR)	867 Washington St.	On Site
Bed & Biskit	156 Public Way	On site
Blue Maple, LLC (STR)	190 Chuch St.	No
Carrot Top Cottage (Potomac Adv)	401 Fillmore St.	No
Cherry Tree Lodging (L. Drake)	565 Park Row	No
Fiddler's Hideway (Dave Van Deventer)	980 W. Ridge St.	No
Harpers Ferry Guest House (Potomac Adv)	800 Washington St.	No
LaSoledad Guest House (JVD Enterprise)	1090 Putnam St.	On site
Lowe Property Holdings	898 Fillmore St.	No
Point of View	791 E. Ridge St.	No
RAS Vacation Rentals	W. Ridge St.	No
Spy House	490 Fillmore St.	No
Town's Inn	175 High St.	On site
Trouvaille House	884 Washington St.	No
B&Bs		
(The Ledge House)	Henry Clay St.	on site
Lily Garden B&B	701 Washington St.	On site
Rockhaven B&B	900 Fillmore St.	On site
Stonehouse B&B	156 High St.	Yes

2023-2024 Harpers Ferry Business Licenses		
Room Occupancy Taxes		
Business Name		
Short Term Rentals	**Physical Address**	**Owner Occupied**
491 Washington, LLC	491 Washington St.	No
186-196 High St DBA Mountainside Lodge	180 High St.	No
186-196 High St DBA Lookout Inn	189 High St.	No
1799 Inn	221 Potomac St.	No
Angler's Inn	867 Washington St.	On Site
Bed & Biskit	156 Public Way	On site
Blue Maple, LLC (STR)	190 Chuch St.	No
Carrot Top Cottage (Potomac Adv)	401 Fillmore St.	No
Cherry Tree Lodging (L. Drake)	565 Park Row	No
Christy May Deneaux Design Hillside Hideaway	241 Church St.	No
Fiddler's Hideway (Dave Van Deventer)	980 W. Ridge St.	No
Harpers Ferry Guest House (Potomac Adv)	800 Washington St.	No
LaSoledad Guest House (JVD Enterprise)	1090 Putnam St.	On site
Lowe Property Holdings	898 Fillmore St.	No
Point of View	791 E. Ridge St.	No
Raisa Slepoy	388 Washington St.	No
Rockhaven Properties DBA St. John's	898 Washington St.	No
Sawyer Restoration LLC - Craven House	1128 W. Ridge St.	No
Spy House	490 Fillmore St.	No
Town's Inn	175 High St.	On site
Trouvaille House	884 Washington St.	No

B&Bs		
Lily Garden B&B	701 Washington St.	On site
Seven Maganolias	769 Washington St.	On site
Rockhaven B&B	900 Fillmore St.	On site
Stonehouse B&B	156 High St.	Yes

2024-2025 Harpers Ferry Business Licenses		
Room Occupancy Taxes		
Business Name		
Short Term Rentals	**Physical Address**	**Owner Occupied**
491 Washington, LLC	491 Washington St.	No
186-196 High St DBA Mountainside Lodge	180 High St.	No
186-196 High St DBA Lookout Inn	189 High St.	No
1799 Inn	221 Potomac St.	No
American Chip	565 Park Row	No
Angler's Inn	867 Washington St.	On Site
BK Properties, LLC	890 Fillmore St.	No
Bed & Biskit	156 Public Way	On site
Between the Rivers	E Ridge St.	On Site
Blue Maple, LLC (STR)	190 Chuch St.	No
Carrot Top Cottage (Potomac Adv)	401 Fillmore St.	No
Christy May Deneaux Design Hillside Hideaway	241 Church St.	No
Fiddler's Hideway (Dave Van Deventer)	980 W. Ridge St.	No
Harpers Ferry Guest House (Potomac Adv)	800 Washington St.	No
LaSoledad Guest House (JVD Enterprise)	1090 Putnam St.	On site
Laurel Cottage, LLC	1150 W. Ridge St.	On site
Point of View	791 E. Ridge St.	No
Raisa Slepoy	388 Washington St.	No
Rockhaven Properties DBA St. John's	898 Washington St.	No
Sawyer Restoration LLC - Craven House	1128 W. Ridge St.	No
Spy House	490 Fillmore St.	No
Town's Inn	175 High St.	On site
Trouvaille House	884 Washington St.	No

B&Bs		
Lily Garden B&B	701 Washington St.	On site
Seven Maganolias	769 Washington St.	On site
Rockhaven B&B	900 Fillmore St.	On site
Stonehouse B&B	156 High St.	Yes

2025-2026 Harpers Ferry Business Licenses		
Room Occupancy Taxes		
Business Name		
Short Term Rentals	**Physical Address**	**Owner Occupied**
491 Washington, LLC	491 Washington St.	No
186-196 High St DBA Mountainside Lodge	180 High St.	No
1799 Inn	221 Potomac St.	No
American Chip	565 Park Row	No
BK Properties, LLC	890 Fillmore St.	No
Bed & Biskit	156 Public Way	On Site
Between the Rivers	E. Ridge St.	On Site
Blue Maple, LLC (STR)	190 Church St.	No
Carrot Top Cottage (Potomac Adv)	401 Fillmore St.	No
Christy May Deneaux Design Hillside Hideaway	241 Chuch St.	No
Fiddler's Hideway (Dave Van Deventer)	980 W. Ridge St.	No
Harpers Ferry Guest House (Potomac Adv)	800 Washington St.	Yes
High Street Retreat - new 11/25 (was Lookout Inn)	189 High St.*	No
(The) Horse & Soldier LLC	594 Washington St.	No
Jose Rodriquez - STR	923 Fillmore St.	No
LaSoledad Guest House (JVD Enterprise)	1090 Putnam St.	On Site
Laurel Cottage, LLC	1150 W. Ridge St.	On site
(The) McDowell House new 11/25	575 McDowell St.	No
Point of View	791 E. Ridge St.	No
Queen Anne on Fillmore	898 Fillmore St.	No
Raisa Slepoy	388 Washington St.	No
Rockhaven Properties DBA St. John's	898 Washington St.	No

Sawyer Capital Restoration - Craven House	1128 W. Ridge St.	No
Spy House	490 Fillmore St.	No
Town's Inn	175 High St.	On site
Trouvaille House	884 Washington St.	No
B&Bs		
Lily Garden B&B	701 Washington St.	On Site
Seven Maganolias	769 Washingon St.	On Site
Rockhaven B&B (Services)	900 Fillmore St.	Yes
Stonehouse B&B	156 High St.	Yes

Appendix D - Harpers Ferry in WV Municipal Home Rule Program

The West Virginia Legislature created the Municipal Home Rule Pilot Program in 2007. The enabling statute empowered municipalities participating in the program to be creative in addressing local problems by implementing ordinances, rules, and regulations not otherwise available because of the various one-size-fits-all statutes that apply to all municipalities. The initial program began with 4 municipalities and has grown to 63.

The home rule statute, W. Va. Code § 8-1-5a, has been amended four times. Most recently, the 2019 Legislature rewrote the statute to make the pilot program a permanent program, open the program to all West Virginia municipalities (only four Class IV municipalities can be admitted to the program annually), and establish a $2,000 annual fee to be paid by each participating municipality beginning July 1, 2019.

Harpers Ferry, a Class IV municipality, was approved and joined the Home Rule Program officially granted status on November 16, 2015.

Harpers Ferry thus far has utilized the Home Rule Program to:

- Improvements to code citations and public nuisance enforcement,
- Improvements to the process for addressing blighted properties,
- Municipal authority to dispose of public property without auction,
- Authority to enact a municipal sales tax of 1%, with the reduction of the Municipal Business & Occupation tax

Harpers Ferry continues their participation in this program and is required to submit an annual report to the Municipal Home Rule Board under the West Virginia Department of Revenue. All reports are available on WVDR website. The chart below outlines the monetary figures reported, overall showing a 93% gain in municipal revenue since 2015.

Link to WV Home Rule Website: https://revenue.wv.gov/homerule

YEAR	***% /AMOUNT GAINED FROM 1% SALES TAX***	***% GAINED FROM PREVIOUS YEAR***
2015	NO ACTION	
2016	$ 21,000.00	
2017	$ 126,270.65	
2018	$ 141,363.03	12% GAIN
2019	$ 188,437.04	24.4% GAIN
2020*	$ 189,923.06	1.007% GAIN*
2021	$ 201,725.23	6.2% GAIN
2022	$ 267,714.82	32.7% GAIN
2023	$ 294,483.00	8.9% GAIN

** National and World Covid-19 Pandemic*

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Thank you for reading!