PLANNING COMMISSION
CITY OF FREDERICKSBURG, VIRGINIA AGENDA
February 12, 2020
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL

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1. Call To Order
2. Pledge Of Allegiance
3. Determination Of A Quorum
4. Approval Of Minutes

4.I. September 11, 2019 Work Session

Documents:

4-2019-09-11 WORK SESSION MINUTES-DRAFT.PDF

4.II. October 9, 2019 Work Session

Documents:

4--2019-10-09 WORK SESSION MINUTES-DRAFT.PDF

4.III. October 23, 2019 Charrette Work Session

Documents:

4---2019-10-23 PC WORK SESSION MINUTES (CHARRETTE) - DRAFT.PDF

4.IV. January 15, 2020 Regular Meeting Minutes-DRAFT

Documents:

4----DRAFT PC 1.15.20 MINUTES WITH PATES EDITS.PDF

5. Declaration Of Conflict Of Interest
6. Approval Of Agenda
7. Public Hearing Items

7.I. RZ2019-09 Staff Report

Documents:

7A--RZ2019-09_STAFF_REPORT.PDF

7.II. RZ2019-02 Staff Report

Documents:

7B--SE2019-02_STAFFREPORT.PDF

7.III. UDOTA-01 PD-C Amendments

Documents:

7C--UDOTA-01.PDF

8. General Public Comments

9. Other Business

9.I. Calendar Events

9.I.i. Presentation Of Proposed FY2021 Capital Improvement Plan

9.I.ii. Joint Work Session With Council To Be Scheduled

9.II. Bylaws-Discuss Possible Proposed Amendments

9.III. Planning Commissioner Comment

9.IV. Planning Director Comment

9.IV.i. Council Actions At February 11 Meeting

9.IV.ii. Reminder Of Second Commission Meeting, February 26

9.IV.iii. March 11 Work Session

10. Adjournment

10.I. Next Meeting: February 26, 2020

CITY OF FREDERICKSBURG
PLANNING COMMISSION
WORK SESSION
MINUTES
September 11, 2019
6:30 p.m.

715 Princess Anne Street
Council Chambers

MEMBERS
Kenneth Gantt, Chairman
Rene Rodriguez, Vice-Chairman (telephonic)
Steve Slominski, Secretary
David Durham
Chris Hornung
Tom O'Toole
Jim Pates (Absent)

CITY STAFF
Chuck Johnston, Director,
Planning and Building Dept.
Mike Craig, Senior Planner
Cathy Eckles, Administrative Assistant

The Planning Commission work session began at 6:30 p.m. The purpose of the session was to discuss the parking regulations, primarily with the Downtown Area. Mr. Craig presented a parking regulations history and overview, and discussed the parking issues with the Area 7 (Downtown) Small Area Plan as outlined in his memo to Mr. Fawcett, Assistant City Manager, dated May 1, 2019, which was presented to the Parking Advisory Committee.

Mr. Johnston reviewed the parking issues with the Area 7 (Downtown) Small Area Plan with the major question being should parking be required downtown as outlined in his memo to Mr. Fawcett, Assistant City Manager, dated August 30, 2019, which was presented to the Parking Advisory Committee in October.

Mr. Hornung discussed the perception of the shortage of parking. He said projection of revenues and identification to the public of goals involving long-term structured parking strategy is important to this discussion. He said proposing to scale back private parking requirements for the protection of structures should be coupled with discussion of increasing the public parking supply. He further discussed potential locations of structures and asked if the City is committed to using those funds for that purpose. Mr. Johnston noted that both structured and surface parking will be added to the public parking system. Further discussion ensued regarding the appropriateness and effectiveness of independent parking areas per use, the calibration of fee-in-lieu rates, and a possible action plan to identify areas for future public parking infrastructure.

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Mr. Durham questioned how the City uses money received from fee-in-lieu payments. Mr. Johnston said the funds go into a specific downtown parking fund and are applied to specific projects. Mr. Durham agreed with thinking about the downtown parking and transit district but encouraged staff to include biking and scooter infrastructure in addition to trolleys and buses.

Mr. Rodriguez asked why there is no Commission member on the Parking Advisory Committee. Mr. Johnston stated Council appointed the members and included Council members, neighborhood representatives, and representatives from the police department, the University, and the EDA. Mr. Johnston is not sure of how many of the members are commuters but that the initial purpose of the meeting was to focus on the public parking issue.

Mr. Rodriguez said he would like to see more bike racks utilized, is more concerned with new construction, and does believe there is an actual parking problem. He further discussed the situation with Sedona Taphouse and the lack of available parking. He noted that lack of parking can hurt tourism when they can't find parking. Mr. Rodriguez questioned the parking calculations and how they are determined. Mr. Craig said that they have changed to be more realistic based on per square footage, peak demand, and shared space. Discussion ensued regarding how to identify parking spaces for a proposed use and how to balance staggered parking demand times per use, shared use, with the perception that you should be able to park right in front of where you want to be.

Mr. Durham noted he is in support of the concept of parking banks as an important tool for the City as they open up the Jackson Street and Princess Anne Street areas for the proposed maker districts.

Mr. Rodriguez stated he does not think it's appropriate for business to be able to have a change in use that increases the demand and no increase in parking is required.

Mr. Slominski asked what is acceptable from car to door. Mr. Johnston said it is considered to be a quarter of a mile/ten-minute walk.

Mr. Hornung stated that the EDA previously had a suggestion of a trolley restaurant route starting from the parking deck and continuously running between all the restaurants on a timed schedule. Mr. Johnston stated the City Manager has discussed ideas like this and is working with the Economic Development staff on possible plans.

Chairman Gantt asked if FRED has been involved in any of the parking discussions and what has been discussed as public transportation has to be involved. Mr. Johnston stated transportation system issues are a component of the Area 7 Small Area Plan, which will be the subject of a future worksession.

Mr. Durham questioned when and what type of changes the Commission could expect after the meeting with the Parking Advisory Committee in October. Mr. Johnston said they would be discussing various concepts for proposed changes to the ordinance. The point of the meeting would be to get input from the Parking Committee on proposed ordinance changes.

The work session meeting adjourned at 7:29.

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Kenneth Gantt, Chair

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CITY OF FREDERICKSBURG
PLANNING COMMISSION
WORK SESSION
MINUTES
October 9, 2019
6:30 p.m.

715 Princess Anne Street
Council Chambers

MEMBERS
Kenneth Gantt, Chairman (absent)
Rene Rodriguez, Vice-Chairman (absent)
Steve Slominski, Secretary (absent)
David Durham
Chris Hornung (absent)
Tom O'Toole
Jim Pates

CITY STAFF
Chuck Johnston, Director,
Planning and Building Dept.
Mike Craig, Senior Planner
Susanna Finn, Community Development
Planner
Cathy Eckles, Administrative Assistant

The Planning Commission work session began at 6:40 p.m. The purpose of the session was discussion of Area 7 Downtown Small Area Plan. Ms. Finn reviewed the Area 7 Small Area Plan Power Point presentation (Attachment A) regarding Capital Improvements, Sophia Street, Transects and Land Use, and Land Use and Zoning.

Discussion ensued regarding the proposed off-street trail capital improvements, the working details, and the estimated costs of each capital improvement. Ms. Finn further reviewed potential state and federal grants available to fund these projects such as the T.A.P. (Transportation Alternatives Program) currently being used to upgrade Downtown streetscapes with street lights and brick sidewalks..

Ms. Finn explained the proposed plans for one-way to two-way traffic conversion (Princess Anne and Caroline Streets north of Amelia Street and south of the railroad tracks and of William and Amelia Streets in the Downtown core area), trolley line service expansion, and expansion of the downtown parking district.

Mr. Pates said private parking exemptions for historic places should be abolished. Further discussion ensued regarding contributions to the parking bank and permit fee-in-lieu purchase of parking spaces for the second 50% of spaces required but at an increased rate.

Mr. Durham suggested the Memorial Advisory Commission be included in discussions regarding the activation of the Sophia Street as they have been charged by Council to ensure historical interpretation becomes more diverse and inclusive. Ms. Finn noted that planning staff met with the Memorials Commission and had incorporated their comments into the plan. Discussion ensued regarding the plan to activate the riverfront with beacons as was done along the ocean in Virginia Beach.

Discussion ensued regarding the transect zones and proposed land use policies in the different transects. Mr. Pates stated asked about the specifics of the Transfer of Development Rights programs. Mr. Craig stated the concept was laid out in the Area 6 Plan and that more detailed ordinances are still being worked on with the City Attorney's office. Mr. Durham said that careful review will need to be done with the ordinances because some of the areas are not in neighborhoods but are retail areas. Mr. Craig noted that Streetsense had considered that in protecting the character of the City's neighborhoods.

Mr. Pates asked for an explanation of what "right-size development standards to prioritize the pedestrian realm" meant. Mr. Craig said that the City's development standards are suburban in nature and are based on maximizing the space on a site for automobile circulation and storage where the parking lot is the most prominent feature of the site. Drive way widths are sized so that two cars can pass each other at all times. Historically, infill development in the City of Fredericksburg is designed around the concept of buildings fronting on streets and parking being located behind buildings using a narrower drive for access. If the vision for infill within Area 7 is for buildings to front on the street and parking to be behind buildings then the City's development standards need to be calibrated to match. These changes should be applied in the T-4 areas especially where the Plan identifies emerging walkable urban places.

Mr. Pates stated he had numerous other questions regarding Area 7 that he would submit in writing, and requested another work session.

The work session meeting adjourned at 7:30.

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Kenneth Gantt, Chair

DRAFT

CITY OF FREDERICKSBURG
PLANNING COMMISSION
WORK SESSION
MINUTES
October 23, 2019
7:00 p.m.

1270 Carl D. Silver Parkway

MEMBERS
Kenneth Gantt, Chairman
Rene Rodriguez, Vice-Chairman
David Durham (by Phone)
Tom O'Toole
Jim Pates

CITY STAFF
Chuck Johnston, Director, Planning and Building Dept.
Mike Craig, Senior Planner
James Newman, Zoning Administrator
Susanna Finn, Community Development Planner

The Planning Commission work session began at 7:00 p.m. The purpose of the session was discussion of Area 1 Small Area Plan.

The work session was an open forum with the public where various topics were discussed. No recording was made.

Topics included:

- The interface between the Rappahannock River and adjacent uplands:
  - Increasing access to the River;
  - Increasing passive recreational opportunities within the areas around the River;
  - Integrating passive recreational opportunities with active recreational areas, tourism draws, and especially the stadium; and
  - Designating the appropriate boundary for growth around the River.
- The appropriate future land use within Area 1:
  - The proper mix between residential and non-residential use including the appropriate location and distribution of mixed-use centers and planned developments.
  - Identifying the stadium and exposition center as a special district and adding national / regional tourism draws and destination entertainment components to this cluster;
  - The future of retail / big box land uses;
  - The appropriate form of redevelopment within ageing big box centers;
  - The viability for additional future employment centers within Area 1; and
  - The impacts of growth on infrastructure and tax revenue.
- The next evolution of the transportation system:
  - How to better integrate the different sections of Area 1;

- Incorporating bike trails and transit into the transportation network;
- Automobile circulation to and from Interstate 95; and
- A potential road diet for Carl D. Silver Parkway.

The work session meeting adjourned at 8:30.

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Kenneth Gantt, Chair

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CITY OF FREDERICKSBURG
PLANNING COMMISSION
MINUTES
January 15, 2020
7:30 p.m.

715 Princess Anne Street
Council Chambers

You may view and listen to the meeting in its entirety by going to the Planning Commission page on the City's website:

https://amsva.wistia.com/medias/vh56egfmsh

The Agenda, Staff Report, Applications and Supporting Documents are also available on the Planning Commission page.

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MEMBERS
Rene Rodriguez, Chairman
Steve Slominski, Vice-Chairman
David Durham
Kenneth Gantt
Chris Hornung
Tom O'Toole
Jim Pates

CITY STAFF
Chuck Johnston, Director,
Planning and Building Dept.
Mike Craig, Senior Planner
James Newman, Zoning Administrator
Cathy Eckles, Administrative Assistant

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1. CALL TO ORDER
Chairman Rodriguez called the meeting to order at 7:31 p.m. and explained meeting procedures for the public, as well as expected decorum during public comment.

2. PLEDGE OF ALLEGIANCE

3. DETERMINATION OF A QUORUM
Seven members present.

4. APPROVAL OF MINUTES
1. November 13, 2019
2. December 11, 2019

Mr. Hornung moved for approval of both the November 13 and December 11, 2019 meeting minutes as submitted. Mr. Durham seconded. Mr. Gantt abstained from voting on the November minutes as he was not present at the meeting.
Motion passed 6-0-1 for the November minutes and **passed 7-0** for the December minutes.

5. DECLARATION OF CONFLICT OF INTEREST

There were no conflicts of interest reported.

6. APPROVAL OF AGENDA

Mr. Durham moved for approval of the Agenda as submitted. Mr. Slominski seconded.
Motion passed 7-0.

7. PUBLIC HEARING

Mr. Johnston suggested the public hearings for Items 7.A. and 7.B be combined, but noted the items would need to be voted on separately. The Commission agreed.

A. **The City of Fredericksburg** proposes to amend the 2015 Comprehensive Plan, Chapter 7, "Residential Neighborhoods and Housing," to discuss the importance and role of the built environment or form in creating neighborhood character.

B. **The City of Fredericksburg** proposes to adopt text amendments to the Unified Development Ordinance: Article 72-2 "Administration", Article 72-3 "Zoning Districts", Article 72-4 "Use Standards", Article 72-5 "Development Standards", Article 72-8 "Definitions and Interpretations". These changes will affect residential development in the R2, R4, R8, R12, and/or CT Zoning Districts regarding setbacks, height, and lot frontage.

Mr. Johnston reviewed the staff presentation along with a Power Point (Attachment A) and noted staff was recommending the Commissioners recommend approval. Mr. Johnston noted that the deadline for action on these amendments is January 15, 2020.

Mr. O'Toole questioned the point of measurement on height. Mr. Johnston said the height is measured along the front lot line to the midpoint between the eave and the ridge.

Mr. Rodriguez questioned the accessory structure 25 foot height allowance. Mr. Johnston said this current standard was like the limit to an addition to a structure that was located within all required setbacks.

Chairman Rodriguez opened the public hearing.

Adam Lynch, River Steward, Friends of the Rappahannock, 3219 Fall Hill Avenue.
Mr. Lynch spoke regarding his work to actively promote forms of development that will reduce impacts to the Rappahannock River. Mr. Lynch noted although development cannot be stopped, it can be steered in a river-friendly way. Mr. Lynch stated the Rappahannock River report card is currently graded at a "D" in the land use category due to new impervious surfaces and reduction of forest cover affecting water quality. Mr. Lynch said that one of the best weapons against sprawl development is infill regulations. Urban areas feature less pavement per person than suburban areas, which means that one unit built in the dense walkable area requires less impervious surface than a similar unit built in a suburban environment, thus reducing the impact per unit. Mr. Lynch requested that the Commissioners please consider whether the proposed

setbacks and height restrictions would discourage infill development in the City and further tip the balance in favor of environmentally unfriendly suburban sprawl. Mr. Lynch further asked the Commissioners to consider if these restrictions would restrict efforts to restore the "missing middle" housing types and accessory dwelling units that are suggested in the ongoing Comprehensive Plan updates and which are already present in these neighborhoods.

Scott DeHaven, 221 Braehead Drive.
Mr. DeHaven said he supported infill development, but was concerned with development that would exacerbate the drainage issues in Braehead Woods. He said he favored the proposed amendments that would limit the impact of infill development in his neighborhood.

Jon Gerlach, 809 Charlotte Street.
Mr. Gerlach spoke in his role as an attorney representing some of the citizens of Fredericksburg with respect to the UDO text amendments. Mr. Gerlach voiced his clients' support and their recommendation for approval for these amendments as there is an immediate threat in the City.

Seeing no further speakers, Chairman Rodriguez closed the public hearing.

Mr. Pates discussed his concerns with the ordinance regarding the height limitations, which were discussed at the December 11, 2019 meeting. Mr. Pates said he believed the ordinance still did not adequately address the height-limitation concerns that were raised by Commissioners at the December meeting, at which time they asked the City staff to go back and develop some alternatives for the Commission's consideration. He said he thought the draft ordinance would facilitate more "tear-downs" and rebuilding with larger houses. He discussed his concerns about infill development that is grossly oversized for the neighborhood. (Mr. Pates handed out a motion, Attachment B).

Mr. Durham made a point of order, reminding the Commissioners that Item 7.A and Item 7.B needed to be voted on separately and Mr. Pates' motion addressed only Item 7.B. Mr. Durham moved to approve the Comprehensive Plan amendments to Chapter 7, "Residential Neighborhoods and Housing" in Item 7.A, but with a text modification to page 7-3, the paragraph titled "Balance Community Character / Resiliency," Bullet 1, as follows:

> Patterns of existing structures including building .... side setbacks, height, <u>and tree cover</u> are major contributors .....

Mr. Pates seconded.
Motion passed 7-0.

Mr. Pates moved to approve Item 7B, amending infill development requirements, with the edits outlined in his motion in two parts [Attachment B].

Mr. Pates noted that No. 1 in his motion dealt with deleting the proposed height requirements and that No. 2 directed staff to prepare a new draft ordinance addressing the height restrictions previously deleted in No. 1. Mr. Pates noted it was not his intention to commit the Commissioners to his proposed changes in the height restrictions, but simply to ask staff to come back and use the four principles in No. 2 to draft a new proposed ordinance, as well as any other alternatives suggested by staff. He indicated that his purpose in making the motion was to allow the rest of the setback and infill provisions to go forward and get approved, but to reserve the height restrictions until staff had had a chance to re-work them and present various alternatives.

Mr. Pates then outlined his four principle proposed edits. On 2.b, Mr. Pates corrected the "HD District" to be "CD District."

Chairman Rodriquez asked for a second to the first part of Mr. Pates' proposed motion. Mr. Durham then seconded No. 1 of Mr. Pates' proposed motion.

Discussion ensued regarding Mr. Pates' proposed motion, including corrections to the numbering in the proposed ordinance. Mr. Hornung questioned the deletion of all the sections listed in No. 1. Mr. Durham stated the deletions shouldn't change the existing height restrictions, only delete the proposed changes. Mr. Pates clarified that the motion would delete the proposed height requirements from the staff's proposed ordinance and request that staff come back with a new separate ordinance dealing with just the height limitations. Mr. Durham stated Mr. Hornung had a valid point in that the current height restrictions should not be deleted. Mr. Durham clarified that the purpose of the motion was just to delete the proposed height changes.

For clarity, Mr. Johnston restated that Paragraph 1.b., Section 72-31.3(D)(3) and Paragraph 1.c., Section 72-31.4(D)(3) are not amendments to the existing Code. Mr. Pates agreed and withdrew those from his motion.

Mr. Johnston asked what Mr. Pates meant by deleting Paragraph 8. Mr. Pates noted that he meant to delete the change proposed to Section 72-42 and Section 72-42.4 changing the maximum height from 10 feet to 12 feet if located in a side or rear yard.

Mr. Johnston then clarified that the proposed motion, No. 1, would delete Section 72-31.2(C)(3), Section 72-31.3(C)(2), Section 72-31.4(C)(4), and the proposed amendment in Section 72-42.4.

Mr. Hornung noted that he would not support this motion as there was nothing showing the implications of these changes. Mr. Gantt referred to the December 2019 minutes where the Commissioners discussed the height requirements and unconstitutional "regulatory taking" and asked staff how they addressed this. Mr. Johnston noted that in the staff report, he had highlighted the issues germane to the issue of limiting heights of single-story structures in neighborhoods to remain single story structures. Mr. Johnston said this was a significant restriction inhibiting redevelopment. He said the map entitled "Approximate Building Height by Story" shows that most neighborhoods in the City have structures that are have mixed heights. He said after doing this research, he did not

believe limits for single-story development would be valid and therefore was not proposed.

Mr. Johnston requested that the Commission go forward with the amendments as drafted and readdress height restrictions at a later date. He suggested the Commission appoint a Committee for further discussion. He said there had been some technical difficulties with achieving what Mr. Pates' motion outlined, based simply on using a specific number of feet. It required a level of technical sophistication the City did not have and would be a challenge to develop. However, using the number of "stories" pursuant to the Commissioner of Revenue data available would be a viable option that could be discussed.

Mr. Durham clarified that the purpose of the motion was to allow the proposed UDO amendments of most concern right now to go forward to City Council, i.e., setbacks, while the Commission asked staff to further amend the height restrictions with more variety of height options.

Mr. Hornung questioned if a simpler motion might be to make the proposed staff amendments, less any height-restriction changes.

Chairman Rodriguez questioned if staff would be supportive of that course of action. Mr. Johnston said he supported further discussion of the height restrictions but believed the proposed changes were a good step for appropriate height limits.

Chairman Rodriguez asked for clarification on the timing of first and second read Council votes. Mr. Johnston explained that unless the Council decided otherwise, a second read would be at a later date after its scheduled January 28 meeting.

Mr. Pates said that what Mr. Hornung stated was actually the intent of his motion to eliminate any height restriction amendment changes at this time.

Chairman Rodriguez clarified that the first vote will be on Mr. Pates' motion to remove any height restriction amendment changes. Mr. Johnston formally restated the motion as follows: No. 1 will delete Section 72-31.2(C)(3), Section 72-31.3(C)(2), Section 72-31.4(C)(4), and the proposed amendment in Section 72-42.4.

Mr. Gantt said that he disagreed with such a piecemeal motion going forward to Council.

Due to an issue with the voting box, a verbal roll call was held and the motion carried as follows:
Motion passed 4-3 (Mr. Gantt, Mr. Hornung, and Chairman Rodriguez: Nay).

Mr. Pates moved to approve No. 2 of his motion to Item 7.B, requesting staff to come back to the Commission with new proposals as outlined in his four principles regarding height restrictions. Mr. Durham seconded.

Mr. Gantt questioned how this would move forward. What he understood was that staff would go to Council and present the staff report, and present what was being

recommended by the Commission. Chairman Rodriguez agreed, but noted that after this motion he would like to discuss how this matter would be presented to Council.

Mr. Johnston requested that the Commission designate specific members for staff to work with on the proposed amendments regarding height restrictions.

Mr. Hornung asked for clarification of the height restrictions prior to the proposed amendments. Mr. Johnston said in the current ordinance, the maximum height [for residential units] is 35 feet but that it is reduced proportionally to the degree that the existing lot is smaller than the minimum lot size. He said that in the proposed ordinance any horizontal addition to a single-family dwelling on a lot smaller than the minimum lot area could not be taller than 27 feet or the height of the principal structure, whichever was greater.
Motion passed 5-2 (Mr. Hornung and Mr. Gantt: Nay).

Chairman Rodriguez requested a motion or discussion on how to address Council on this matter. Mr. Durham moved that if staff presents their original proposed ordinance to Council that the Chair appoint a Commission member to represent the Commission and present the Commission's majority and minority positions. Mr. Pates seconded.

Mr. Durham noted that a request needed to be made to Council for the Commission to be put on the agenda and not merely as a public presentation subject to the 5-minute rule.

Mr. Johnston noted that the presentation will use different graphics to show the various positions of the presentation and clearly delineate what was voted in favor and what was deleted.
Motion passed 6-1 (Mr. Gantt-Nay).

Chairman Rodriguez appointed a Commission Committee consisting of Mr. Durham and Mr. Pates to work with staff on the additional height amendments. He said he would present the Commission's positions to Council at the January 28, 2020 City Council meeting.

8. GENERAL PUBLIC COMMENT
None.

9. OTHER BUSINESS
A. Calendar Change – Shift June 10, 2020 meeting to June 17, 2020.
Mr. Johnston suggested that, due to a staff conflict, the June meeting be changed. The Commission agreed.

B. Bylaws – discuss possible proposed amendments.
Mr. Johnston noted that at previous meetings, Commissioners had mentioned possible amendments to the Bylaws and wanted an opportunity to discuss these. Mr. Durham said that he would like to see an amendment regarding addressing Council when staff presents recommendations contrary to the Commission's decisions. Chairman Rodriguez appointed a Bylaw Amendment Committee consisting of Mr. Durham and himself.

Mr. Johnston noted that any amendments would first need to be placed on the February agenda as formal notice of an amendment to the Bylaws and then voted on at the March Commission meeting.

C. Planning Commissioner Comments

(1) Commissioner Pates: Washington Post Article by Rachel Chason, September 3, 2019

Mr. Pates discussed a recent article from *The Washington Post* (Attachment C) regarding zoning text amendments that often don't get the public's attentions until the changes have been made and impacted their area. The article highlighted Prince George's County, Maryland, where text amendments have been widely used to avoid a zoning map amendment, which was legal but the public was left unaware of the project or its potential impacts. Mr. Pates suggested that the Commission be mindful of the origins of zoning text amendments and their potential for unintended impacts. He also suggested that the City should be further explaining text amendments to the public in the public notices and how they might impact areas.

Mr. Hornung noted that the proposed height amendments were a perfect example of a text amendment change that will impact the majority of the City.

D. Planning Director Comments

Mr. Johnston said that a new voting system will be coming soon for City Council and the Commission, with votes appearing on the monitors in Council Chambers and the voting box on the wall being removed. Training will be held prior to the February 12, 2020 meeting, during the Commissions' work session.

Mr. Johnston reviewed the January 14, 2020 Council meeting:

(1) The archaeology ordinance was approved, but an issue was raised as to the nature of the fees to be paid to offset the expected costs of the archaeological consultant. Staff promised Council there would be an alternative plan regarding fees at the second read.

(2) Council discussed text amendments to residential development in the Planned Development Commercial (PDC) district, prior to initiation on January 28. Currently that district states that no more than 10% of the land area can be devoted to residential. The proposed text amendment would change this to 20% with a special use permit. This matter will come before the Commission at the February 12 meeting.

Mr. Johnston said that a public hearing on a potential rezoning from CH to PDC for a potential hotel across from Wegmans will come before the Commission at the February 12 Commission meeting. The potential residential development text amendments would affect this property also.

Mr. Johnston stated the VA Clinic deadline for applications is January 24, 2020.

Mr. Johnston said that the ongoing discussions regarding Braehead drainage will continue on February 6, 2020 at 7 pm at the Dorothy Hart building, when Timmons Engineering Group will present its analysis of the area.

Mr. Johnston noted that there will be a second Commission meeting on February 26, 2020 for the Area 7 Comprehensive Plan amendments.

Chairman Rodriguez said that he attended his first Parking Committee meeting on January 6 and that the Committee was considering language to allow electric charging stations in public rights-of-way.

8. ADJOURNMENT

There being no further items to be discussed, the Planning Commission adjourned at 9:02 pm. Next meeting is February 12, 2020.

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Rene Rodriguez, Chairman

DRAFT

MEMORANDUM

TO: Chairman Rodriguez and Planning Commissioners
FROM: James Newman, Zoning Administrator
DATE: February 6, 2020 for the February 12, 2020 meeting
RE: *RZ2019-09* PrimeCore Fall Hill Hospitality OZB LLC requests a rezoning from Commercial Highway (CH) to Planned Development – Commercial (PDC), of 4.04 acres at GPIN 7769-77-5997.

ISSUE

Should the Planning Commission recommend approval of the proposed rezoning from CH to PDC?

RECOMMENDATION

Recommend approval to City Council.

REVIEW TIME FRAME

In accordance with § 72-22.1.E(4), the Commission's findings and recommendations for a proposed UDO text amendment, or a proposed Zoning Map amendment, shall be transmitted to City Council within 100 days after the first Planning Commission meeting after the application is referred to the Commission. May 13, 2020 is the last date for a Planning Commission meeting within this 100 day period.

BACKGROUND

GPIN 7779-79-9619 is a 4.04 acre parcel zoned Commercial Highway. It is currently a vacant grass covered lot. Adjacent properties are zoned: Planned Development – Commercial (Wegmans), Commercial Highway (Volvo dealership), R-12 (Valor West townhomes and apartments), and R2 (single-family detached residences along Briscoe Lane). The applicant wishes to develop this property into a 105-room hotel, and a commercial/retail/restaurant space of up to 4,625 sq. ft.

The property was previously rezoned from Residential-2 (R2) to Commercial Highway (CH) via Rezoning 2016-03, by City Council on November 22, 2016. At the time, the purpose was to develop 4.31 acres for commercial development and have the remaining 16.53 acres become single family attached dwellings and multifamily residential. The rezoning was subject to conditions in Ordinance No. 16-26 (attached). If the rezoning is approved the existing proffers would become null and void and the proposed proffers would come into effect.

PROFFERS

The Applicant proposes to rezone to property subject to a series of proffers. These proffers would render null and void the existing proffers. The proposed proffers are:

1. ***LAND USE***

A. Use. The Property is reclassified under the PD-C Zoning District for purposes of developing and constructing up to approximately 82,750 square feet of commercial space, including (i) a 105 room hotel and (ii) up to 4,625 square feet of retail, office, and/or restaurant space with potential drive-through for the restaurant, all as generally depicted on the attached Generalized Development Plan (collectively the "Project").

B. Generalized Development Plan: The Property shall be developed in general conformance with the GDP, which is attached hereto, incorporated herein by this reference and marked as Exhibit A. For purposes of the final site and subdivision plans, minor adjustments to the GDP may occur for purposes of addressing final site plans, engineering, design requirements and/or compliance with federal or state agency regulations including, but not limited to, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality, Army Corps of Engineers, etc., and compliance with the requirements of the City's development regulations and design standards manual. Notwithstanding the foregoing, any modifications or adjustments to the final plans, as noted above, shall be approved by the City Zoning Administrator.

2. ***ARCHITECTURAL FEATURES.*** *The general architectural features of the Project will be as depicted on the attached renderings entitled "SPRINGHILL SUITES GEN 4.5 Proto-Model Design," dated November 2019 and "SCHEMATIC SITE PLAN, FLOOR PLANS BLDG, SECTION, ELEVATIONS," prepared by Robert W. Ponder Architect, dated November 12, 2019, which are marked as Exhibit B, and incorporated herein by this reference (the "Renderings").*

3. ***LANDSCAPING****. All landscaping features for the Project, including, without limitation, along Fall Hill Avenue, shall be as provided on the GDP.*

4. ***TRANSPORTATION****. Subject to applicable VDOT or City of Fredericksburg approval, the Applicant will construct a 100-foot taper along Fall Hill Avenue approaching Briscoe Lane as shown on the GDP only in the event the Applicant develops a fast food restaurant with drive through. The said*

taper shall be completed prior to the City of Fredericksburg issuing a certificate of occupancy for the fast food restaurant with drive through use.

5. ***SIGNAGE**. Commercial signage for all uses will be in accordance with the Commercial Highway District sign standards provided for under Section 72.59.2, et al. of the City's Uniform Development Code.*

CONFORMANCE WITH THE 2015 COMPREHENSIVE PLAN

The 2015 Comprehensive Plan (as amended in February 2019) shows the property and all adjacent parcels designated on the Future Land Use Map as 'Planned Development – Commercial'. Planned Development – Commercial is defined on page 10-2 of the Comprehensive Plan as "*…reserved for large scale development near major transportation routes. Planned Development – Commercial encourages a wide range of commercial retail and services uses oriented to serve a regional market. The City also encourages employment centers that combine office and professional business development within a landscaped, high quality setting*."

The Comprehensive Plan envisions this area being within the **Area 1 Sub-Planning Area 1.E**. As described on page 11(1)-5, this 21.5 acre Sub-Planning Area "*extends from Fall Hill Avenue to Interstate 95, but access if from Fall Hill Avenue only. The terrain is relatively flat and the proposed land use is Planned Development-Commercial. Planned traffic signals on Fall Hill Avenue fall outside this property's frontage so access is limited to right-in, right-out. Cross connections across the adjoining property should be considered to gain access to a signalized intersection."*

Chapter 6: Business Opportunities, identifies this area of Fall Hill Avenue as a Development Corridor and prime location for new commercial development. Per page 6-5: "*West of Interstate-95, all Hill Avenue is being intensely developed. That stretch of roadway leads into Celebrate Virginia, where the successful Wegman's grocery store, an expo center, and new hotels are located and additional sites are ready for development. There are additional large parcels across Fall Hill Avenue from Celebrate Virginia that will also be intensely developed."*

The proposed rezoning will permit a wider range of uses, increasing the economic viability of the parcel in particular and the area in general. The proposed rezoning and associated development are in accordance with goals of the Comprehensive Plan:

Goal 3 – Business Development:
"Ensure the City can accommodate and capture its projected share of regional economic growth, by actively recruiting desired new businesses and providing for retail and office space development in areas identified for growth" – pg. 1-9.

Goal 4 – Enhance the City as a Tourism Destination, pg. 6-8. The proposed hotel would serve as lodging for visitors to the historic tourist attractions of downtown, as well as the nearby Exposition Center and Baseball Stadium.

Business Opportunity Initiatives (pg.6-11)
1. *Make the attraction of new businesses to the City a main focus of economic development along with business retention and expansion (Immediate):*

   A. *Tourism, hospitality, and specialty retail*

CONFORMANCE WITH THE UNIFIED DEVLOPMENT ORDINANCE

The purpose of PDC zoning is described in Code § 72-33.2 as:

(1) *The Planned Development-Commercial (PD-C) District is established to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area. The district also provides for planned employment centers with offices and professional business uses. The district should be located adjacent to major transportation arteries, with development encouraged in centers planned as a unit.*

(2) *The district should be reserved for development on contiguous land areas of at least 150 acres under single ownership or control capable of containing an aggregate gross floor area in excess of 500,000 square feet.*

The proposed development for this rezoning is for a hotel and a commercial space. A major site plan will be required for the proposed development. While there is a suggested zoning district size, there is no required minimum district size. This four acre property is adjacent to 541acres of PDC zoning (containing business such as Wegmans and PNC Bank), the PDC district permits the requested uses of a hotel and commercial/retail/restaurant uses, and meets the goals of the 2015 Comprehensive Plan and future land use map.

The property fronts on Fall Hill Avenue, which is identified on page 3-8 of the 2015 Comprehensive Plan as a Major Collector road. The property is not located within any overlay zone (such as the Fall Hill Avenue Gateway Corridor).

The PDC District has several requirements. The maximum permitted floor-area-ratio in PDC is 1.00; the applicant has proposed a 0.4 floor-area-ratio. Landscaped open space must cover at least 25% of the total gross area of each PDC District; they provide 31.5% open space. The maximum permitted by-right height is 90 feet; the hotel will be approximately 68 feet. There are proscribed setbacks; the main structures of the hotel and commercial space meet the setbacks, but the pool for the hotel and the commercial space drive-through require special exceptions, which is dealt with in another application.

Per Code §72-33.2.F, no application for a PD-C District shall be approved unless the General Development Plan which must accompany such application satisfies the following general standards, as follows:

(1) *The development consists of an orderly and creative arrangement of land uses, both in respect to each other and to adjacent properties.*
The design on the GDP shows the development close to Fall Hill Avenue, away from the townhomes and residential development on the opposite side of Shadmoor Drive.

(2) *The development provides a comprehensive and integrated transportation system that separates pedestrian and vehicular traffic, including roadways, bicycle paths, and/or pedestrian walkways.*
The development continues the sidewalk paths and connections along Fall Hill Avenue and within the larger Valor development, and permits vehicular access from Shadmoor Drive, Noyack Lane, and Briscoe Lane.

(3) *The application provides for adequate public facilities, as set forth in § 72-22.2, Comprehensive Plan.*
The development will use public water and sewer facilities.

(4) *No travel routes, except pedestrian pathways, are to be constructed, installed, or located on lands having a slope greater than 30%.*

No slope on the property or proposed development is in excess of 30%.

(5) *Sidewalks or other pedestrian pathways that link older and developed areas of the City are in accordance with the Comprehensive Plan and are located along natural waterways and scenic areas to the maximum extent possible*. The GDP shows sidewalk connections to existing sidewalks along Fall Hill Avenue and in the adjacent residential development on the other side of Shadmoor Drive.

(6) *The development, where possible, will utilize design and architectural detail harmonious with the size, use, and layout of the parcel*.
Design sketches are included as an attachment to this staff report. The proposed hotel is five-stories, located along Fall Hill Avenue. It is shown with a contrasting color scheme and a varied roof height to break up the mass of the structure; this exhibit is intended to be general in nature. The proposed fast-food restaurant is one-story and located near the corner of Fall Hill Avenue and Briscoe Lane.

(7) *All business, service, storage, and display of goods shall be permitted only as accessory uses on the same lot with a permitted or special permit use. The outdoor area devoted to storage, loading, and display of goods shall be limited to that area so designated on an approved final site plan or recorded subdivision plat and properly screened from public view*.
No off street loading dock is required for either use. An area dedicated to 'storage' is shown on the GDP and adjacent to a dumpster, across from the fast food restaurant.

(8) *All refuse shall be contained in completely enclosed facilities, and screened with material similar to the building so served*.
Code § 72-57.1.2 requires that refuse collection facilities "*Not be located between a principal structure and any adjacent streets*". The dumpster will need to be moved to a more suitable location away from residential development. This may necessitate a site plan exception, which is acceptable because there are no alternative locations on site that would allow for an efficient refuse location. The proposed location is away from the high-density residential development on the opposite side of Shadmoor.

USE STANDARDS

There are no use standards for a hotel, fast-food restaurant, retail, or office use.

ACCESS / TRANSPORTATION.

The site is accessible from three different roads: Noyack Lane, Briscoe Lane, and Shadmoor Drive. Noyack and Briscoe offer access to Fall Hill Avenue. The applicant has conducted a Traffic Impact Analysis (TIA) which shows that the use of a fast-food restaurant with a drive-through will require a right turn taper from Fall Hill Avenue to Briscoe Lane. No other road improvements are planned or shown on the GDP.

ECONOMIC IMPACT

The applicant has provided an economic analysis document stating that the proposed development is to have an annual real estate tax bill of $109,883 at full build-out, with annual gross revenue of $451,500 based on all revenue streams from the development (business tax, meal tax, lodging tax, etc…). The hotel use and proposed fast-food use would directly employ 54 people. The economic analysis is attached.

SPECIAL EXCEPTIONS AND SITE PLAN EXCEPTIONS

There are aspects of the site which will require either a special exception (dealt with through the public hearing process), or a site plan exception (dealt with administratively). One special exception is required for the location of the drive-through. Three special exceptions are required for the location of

the pool. These special exceptions are addressed in more detail in a separate staff report.

Due to the constraints of the site, three administrative site plan exceptions are warranted:

1. The dumpster serving the hotel is between the principal building and Shadmoor Drive; Code Section 72-57.1.A.2 states that refuse collection facilities are to "*not be located between a principal structure and any adjacent streets*". The hotel site has three front yards and there are limited places on the site where a dumpster could be located without being between the building and the street. The proposed location is appropriately setback from adjacent properties and surrounding residential uses and can be accessed easily by service vehicles.
2. The applicant proposes a masonry wall and plantings between the commercial pad site and the adjacent residential use (GPIN 7769-77-4821) in order to reduce the required buffer width. § 72-55.4C permits reduced buffer widths when a six foot tall masonry wall with plantings is constructed. The proposed wall is required to extend beyond the front of the adjacent house roughly 25 feet. The City's fence standards limit the height of a wall in that area to 4 feet. The applicant proposes to taper the wall to four feet in this area in accordance with the fence and wall standards. The six foot tall portion of the masonry wall will block the view of the dumpster and the drive-through from the adjacent residential property. Both the six foot and four foot sections of the wall are sufficient to block car headlights from the site impacting the adjacent residence.
3. The applicant proposes a modified Type "D" Perimeter Landscape Buffer along Briscoe Road between the commercial pad site and GPIN 7769-79-7937, which is currently zone Residential 2 and currently operates as a farm. § 72-55.4C requires a 25 foot wide Type "D" buffer. Type "D' is the most intensive "opaque" buffer consisting of 10 average caliper inches of canopy trees, 13.5 average caliper inches of understory trees, and 23 shrubs per 100 linear feet. § 72-55.4C permits reduced buffer widths and number of plantings when the applicant constructs a six foot tall fence or wall within the buffer yard. The City's fence and wall standards prohibit a six foot tall wall from being within the front yard. The applicant proposes a modified buffer, reduced to 10 +/- feet in width with a planting rate to include evergreen plantings to be specified on the site plan. This modified buffer would require an administrative site plan exception or alternative landscape approval during site plan review to reduce the width of the buffer and potentially modify the amount of plantings. This modification is appropriate because the adjacent parcel will be rezoned in the future to a more intense level of use, which would likely not require as an intensive buffer.

CONCLUSION

The applicant is seeking a rezoning from CH to PDC. The application in in conformity with the goals and future land use map designation of the 2015 Comprehensive Plan. The rezoning is in keeping with the commercial character of this block. The Planning Commission should recommend **approval** of this rezoning application to the City Council.

ATTACHMENTS

1. Application
2. Narrative
3. GDP
4. Traffic Impact Analysis
5. Economic Impact
6. Ordinance (to be sent separately)
7. RZ2016-03 – Prior rezoning and proffer statement

ATTACHMENT 1

CITY OF FREDERICKSBURG, VIRGINIA
COMMUNITY PLANNING & BUILDING DEPARTMENT
APPLICATION FOR ZONING MAP AMENDMENT
OR PROFFER AMENDMENT

Prior to submitting an application for Zoning Map Amendment, please contact the Development Administrator (540)372-1179 to schedule a meeting with the Technical Review Committee.

An Amendment to the City's official zoning map, or rezoning, may be initiated to provide for a different use of the property than is allowed by the City's Zoning Map. A rezoning can only be approved by the City Council, with a recommendation from the Planning Commission

APPLICATION REQUIREMENTS

Rezoning applications are filed with the office of the Zoning Administrator (540)372-1179. The processing time for a rezoning application is approximately 3-6 months. ***Applications must include the original application, with original signatures, the application fee ($750 + $150 per acre for less than two (2) acres; or $1,500 + $150 per acre for more than two (2) acres. One complete copy of the application and supporting documentation must be uploaded to the City's FTP website . This must be accomplished in order for the application to be deemed complete. Please see the attached instructions on how to upload the application to the City's FTP website. In addition, 2 paper copies of the application and Generalized Development Plan must be submitted and contain ALL the information listed and attached to this application.***

The complete list of application requirements is contained in the UDO Procedures Manual and attached to this application for your convenience.

After the application is deemed complete and the review comments have been provided (if applicable), additional hard copies will be required prior to the Public Hearing.

Please be aware that you will not be contacted prior to the Planning Commission meeting unless the staff has questions concerning the application. A copy of the staff report will be e-mailed to the applicant if address is provided. Staff reports will be available the Friday prior to the Planning Commission meeting.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission will provide public notice and hold a public hearing concerning a Special Use before making a recommendation. Upon a recommendation by the Planning Commission, the City Council will render a final decision on all applications within sixty (60) days after the Planning Commission has acted upon it.

REZONING/APPEAL

An applicant whose request has been denied may not institute a new application on substantially the same project within a period of not less than 12 months from the date of action on the original application.

Appeals of City Council Action on rezoning applications may be filed with the Clerk of the Circuit Court. Such appeals must be filed within 30 days of City Council action.

ATTACHMENT 1

Application #:_____
Date: _____
Fee/Check#:_____
$750 + $150 per acre for less than two (2) acres; or
$1,500 + $150 per acre for more than two (2) acres
PROFFER AMENDMENT – 100% of Zoning Map Amendment Fee

APPLICATION
ZONING MAP AMENDMENT (REZONING)

APPLICANT NAME: PrimeCore Fall Hill Hospitality OZB, LLC

MAILING ADDRESS: Attn: Troy Knecht, VP of Development, 1115 Benner Pike, Suite 100, State College, PA 16801

TELEPHONE: 814-238-4000 E-MAIL: troyk@primecorefund.com

INTEREST IN PROPERTY: Contract Purchaser

If the Applicant is not the Owner, indicate the nature of Applicant's authority to apply and attach appropriate documentation of Owner's consent.

NAME OF PROPERTY OWNER
(if different from applicant): GCB Briscoe I, LLC

MAILING ADDRESS: 1740 Briscoe Lane, Fredericksburg, VA 22401

TELEPHONE #:_____ E-MAIL_____

THE PROPERTY IN QUESTION IS DESCRIBED AS FOLLOWS:

STREET ADDRESS: 0 Briscoe Lane (along Fall Hill Avenue)

GPIN#: 7769-77-5997

TOTAL AREA OF PROPERTY (ACREAGE OR SQUARE FOOTAGE) 4.04674 acres

PRESENT USE OF PROPERTY: vacant

PROPOSED USE OF PROPERTY: Hotel and Retail

ATTACHMENT 1

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the CH Zoning District to the PD-C Zoning District.

Has any previous application or appeal been filed in connection with this property? X Yes __No

If yes, what type of application RZ-2016-03 - Rezoning to CH (Ord. 16-26) Date: 11/22/16

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

Signature of Applicant ARA KERVANDJIAN 11/15/19 Date

PRINT NAME OF APPLICANT PrimeCore Fall Hill Hospitality OZB, LLC

The above oath or affirmation was signed before me and witnessed by me this 15th day of November, 2019 in the County / City of Fredericksburg in the state of Virginia.

COURTNEY B. HOWARD NOTARY PUBLIC REG # 349801 MY COMMISSION EXPIRES 5/31/2020 COMMONWEALTH OF VIRGINIA

Notary Signature Courtney B. Howard

Notary Registration # 349801 Commission Expires 5-31-2020

Signature of Owner 11-13-2019 Date

PRINT NAME OF OWNER GCB Briscoe I, LLC

The above oath or affirmation was signed before me and witnessed by me this 13 day of Nov, 2019 in the County / City of Fredericksburg in the state of Virginia.

Notary Signature

Notary Registration # 247724 Commission expires 09-30-2019

KIMBERLY [illegible] TACHIST NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES SEPT. 30, 2010 REG # 247724

ATTACHMENT 1

OWNER'S ENDORSEMENT

WE, the undersigned, being all of the owners of the property described in this application hereby endorse the application and have authorized the Applicant to proceed forward with this rezoning application as submitted.

OWNER:

GCB Briscoe I, LLC,
a Virginia limited liability company

By: Bonnie Carter
Name: Bonnie B. Carter
Title: Co-Manager

STATE OF Virginia
CITY/COUNTY/TOWN OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie Carter, in his/her capacity as Co-Manager for GCB Briscoe I, LLC, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 6th day of Feb, 2020.

Dianna L. Graves
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 8.31.22
Registration No.: 7506179 [SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8.31.22

ATTACHMENT 1

OWNER

GCB Briscoe I, LLC,
a Virginia limited liability company

By: Bonnie B. Carter
Bonnie B. Carter, Co-Managing Member

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter, in her capacity as Co-Managing Member for GCB Briscoe I, LLC, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 6th day of Feb., 2020.

Dianna L. Graves
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 8.31.22
Registration No.: 7506179 [SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8.31.22

ATTACHMENT 1

CITY OF FREDERICKSBURG REZONINGAPPLICATION
OWNER'S NOTARIZED CONSENT

I hereby authorize the applicant, PrimeCore Fall Hill Hospitality OZB, LLC, or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, special use permit or other land use or permitting applications necessary to rezone GPIN 7769-77-5997 from CH to PD-C, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER'S ACKNOWLEDGMENT & CONSENT

GCB Briscoe I, LLC
a Virginia limited liability company

By: Bonnie B. Carter
Name: Bonnie B. Carter
Title: Co-Manager/Member

By: Carol B. Coleman
Name: Carol B. Coleman
Title: Co-Manager/Member

By: Gloria B. Whittaker
Name: Gloria B. Whittaker
Title: Co-Manager/Member

ATTACHMENT 1

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter, as Co-Manager/Member of **GCB Briscoe I, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 13 day of November 2019.

Kimberly G Seacrist
Notary Public

Print Name: Kimberly G Seacrist
My Commission Expires: 09-30-2023
Registration No.: 247724
[SEAL]

KIMBERLY G. SEACRIST
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2023
COMMISSION # 247724

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Carol B. Coleman, as Co-Manager/Member of **GCB Briscoe I, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 13 day of November 2019.

Kimberly G Seacrist
Notary Public

Print Name: Kimberly G Seacrist
My Commission Expires: 09-30-2023
Registration No.: 247724
[SEAL]

KIMBERLY G. SEACRIST
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2023
COMMISSION # 247724

ATTACHMENT 1

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Gloria B. Whittaker, as Co-Manager/Member of **GCB Briscoe I, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 13 day of November 2019.

Kimberly G Seacrist
Notary Public

Print Name: Kimberly G Seacrist
My Commission Expires: 09-30-2023
Registration No.: 247724
[SEAL]

KIMBERLY G. SEACRIST
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2023
COMMISSION # 247724

ATTACHMENT 1

No Lien Certification

Rezoning Application for PrimeCore Fall Hill Hospitality OZB, LLC
Project: Springhill Suites Hotel

There are no outstanding delinquent real estate taxes, nuisance charges, stormwater management utility fees, or any other charges that constitute a lien on the subject property, that are owed to the locality.

GCB Briscoe I, LLC
a Virginia limited liability company

By: Bonnie B. Carter
Name: Bonnie B. Carter
Title: Co-Manager/Member

By: Carol B. Coleman
Name: Carol B. Coleman
Title: Co-Manager/Member

By: Gloria B. Whittaker
Name: Gloria B. Whittaker
Title: Co-Manager/Member

PUBLIC NOTIFICATION REQUIREMENTS

Written Notice: Written notice of an application initiated by a property owner or contract purchaser shall be provided to adjacent property owners by certified return receipt mail by the applicant **at least 14 days prior** to the hearing (not counting the date of the hearing) and **not more than 21 days prior to the public hearing**. Applicants may use the notice form supplied with the application forms. In the event the application is deferred indefinitely, notification shall be given when the application is rescheduled.

Evidence of the receipt of such notice shall be provided to the Zoning Administrator prior to the public hearing. In the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

The following notice documents must be submitted to the office of the Zoning Administrator at least 5 days prior to the public hearing:

1. a copy of the notice letter sent
2. a list of the names and addresses of those persons to whom notice was sent
3. a copy of the post office receipts for the certified or return receipt mail
4. "Certification of Notice" form found at the back of this application

Posted Notice: **The applicant shall post a sign** provided by the Zoning Administrator on each parcel of land involved in an application for zoning map amendment (when 25 or fewer parcels are affected), **Posted notice shall be erected at least five days before the Planning Commission public hearing and before the City Council public hearing**.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Real Estate Office, Room 107, City Hall, 715 Princess Anne Street or online at www.Fredericksburgva.gov

ATTACHMENT 1

APPLICANT to mail this notice <u>by certified return receipt mail</u> to adjoining and abutting property owners between 15 and 5 days prior to the scheduled hearing.

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the City of Fredericksburg Planning Commission on the issues described below.

PUBLIC MEETING DATE:_____

AT
7:30 PM, CITY HALL
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS (LOWER LEVEL)
FREDERICKSBURG, VA 22401

ISSUE
DESCRIPTION:_____
_____
_____
_____
_____
_____
_____.

PROPERTY
ADDRESS:_____

GPIN NUMBER:_____

As a citizen and party of interest, you are invited to attend the meeting and express your views concerning the above issue. If you have questions regarding the request, you can reach me at _____.

Sincerely,

_____ **_____**
Applicant signature **Applicant printed name**

ATTACHMENT 1

Rezoning # RZ2019-09
Special Use/Exception # SE2019-02

CERTIFICATION OF NOTICE

TO: **Zoning Administrator**
715 Princess Anne Street
Fredericksburg, VA 22401

At least five days or prior to the public hearing, the applicant shall supply the Zoning Administrator with the following notice documents:

1. **A copy of the notice sent**
2. **A list of the names of those persons to whom notice has been given**
3. **Copies of the post office receipts for certified or registered mail.**
4. **A certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.**

The applicant shall use the records and maps maintained in the City's office of real estate or GIS to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of the UDO.

The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required, was sent to the attached list of property owners concerning the following issue on (DATE) 1/30/20 **.**

PROPERTY ADDRESS: 0 Briscoe Lane (GPIN No. 7769-77-5997)
ISSUE DESCRIPTION: PrimeCore Fall Hill Hospitality OZB, LLC is requesting a rezoning from CH to PD-C and special exception permits to develop the Property as a hotel and commercial office/retail/restaurant with possible drive through.

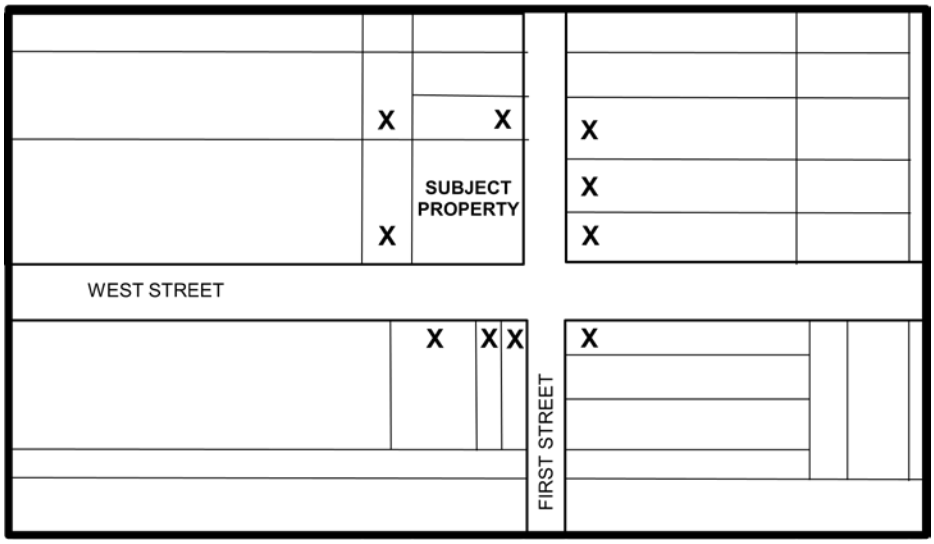
By: PrimeCore GPI LLC its General Partner	PrimeCore Fall Hill Hospitality OZB, LLC
Applicant Signature	**Applicant Printed Name**
814-238-4000	1/30/2020
Telephone Number	**Date**

NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401

ATTACHMENT 1

EXAMPLE DIAGRAM OF ADJOINING PROPERTY OWNERS

X = Property owners to be notified



PROPERTY OWNERS LIST

0 Briscoe Lane

7769-77-5997

SUBJECT ADDRESS **GPIN #**

Adjoining property owner names and addresses can be obtained by visiting the City website at www.fredericksburgva.gov and following the link to GIS, or by visiting the Office of Real Estate at City Hall, 715 Princess Anne Street, Room 107.

Adjoining Property Owner's Name and Mailing Address

Property Address	1001 GORDON W SHELTON	7769-68-9012
Owner Name	JANCSO JULIUS & SUSAN JANCSO CO-TRS	**GPIN NUMBER**
Mailing Address	C/O KATALIN MICHAELS 4230 WHITSETT AVE #2	
City, State, Zip	STUDIO CITY, CA 91604	

Property Address	0 SAG HARBOR LN	7769-77-9517
Owner Name	THE LANDING AT CENTRAL PARK	**GPIN NUMBER**
Mailing Address	HOMEOWNERS ASSOCIATION 11710 PLAZA AMERICA DR STE 1100	
City, State, Zip	RESTON, VA 20190	

ATTACHMENT 1

Property Address	1910 BRISCOE LN	7769-77-4821
Owner Name	Estate of Jenry H. & Fannie M. Black	**GPIN NUMBER**
Mailing Address	11705 Exeter Court	
City, State, Zip	Fredericksburg, VA 22408	

Property Address	1900 Briscoe Lane	7769-77-4784
Owner Name	Ronald K. Frazier	**GPIN NUMBER**
Mailing Address	125 E. Culpeper Street	
City, State, Zip	Culpeper. VA 22701	

Property Address	1001 Noble Way	7769-88-0116
Owner Name	RH Luxury LLC	**GPIN NUMBER**
Mailing Address	1001 Noble Way	
City, State, Zip	Fredericksburg, VA 22401	

Property Address	1150 Noble Way	7769-87-5772
Owner Name	Hamptons at Noble LP	**GPIN NUMBER**
Mailing Address	440 Monticello Avenue, Suote 1700	
City, State, Zip	Norfolk, V 23510	

Property Address	3430 Fall Hill Avenue	7769-76-7937
Owner Name	Nelson A. & Joyce D. Graves, Jr. Estate	**GPIN NUMBER**
Mailing Address	PO Box 2703	
City, State, Zip	Spotsylvania, VA 22553	

ATTACHMENT 1

Property Address	2281 Carl D. Silver Parkway	7769-78-2488 **GPIN NUMBER**
Owner Name	CVAS Grocery LLC	
Mailing Address	1001 Telecom Drive	
City, State, Zip	Boca Raton, FL 33431	

Property Address	2200 SHADMOOR DR	7769-77-9873 **GPIN NUMBER**
Owner Name	SM STAFFORD LLC	
Mailing Address	11710 PLAZA AMERICA DR	
City, State, Zip	RESTON, VA 20190	

Property Address		**GPIN NUMBER**
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		**GPIN NUMBER**
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		**GPIN NUMBER**
Owner Name		
Mailing Address		
City, State, Zip		

ATTACH ADDITIONAL SHEETS IF NECESSARY

NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401

ATTACHMENT 1

Checklist for Zoning Map Amendment Application

A. General Information		
1	Application, fee, and background materials loaded to the City's FTP website.	X
2	Per §72-21.6.A.(5), the applicant shall provide satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the locality and have been properly assessed against the subject property, have been paid.	X
3	A notarized affidavit, signed by the applicant and containing the following: a. A listing of the names and addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and, if any of such persons is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors and other agents who have acted or will act on behalf of any of such persons with respect to the application. If any of the applicants, title owners, contract purchasers, or beneficiaries is a corporation, then the application shall also contain a listing of all shareholders who own ten percent or more of any class of stock issued by the corporation and, where such corporation has ten or less shareholders, a listing of all shareholders. The application shall also contain a listing of all partners, both general and limited, in any partnership with an ownership interest in the property. b. A statement indicating whether or not any member of the City Council or the Planning Commission or any member of their immediate household or family owns or has any financial interest in such property or has any financial interest in the outcome of the decision.	X
4	For any application filed by an agent, contract purchaser or lessee of the property, a written statement signed by each title owner confirming the applicant's status as the owner's agent or contract purchaser, and indicating his endorsement of the application.	X
5	A certified plat of the property to be zoned sealed by a professional surveyor, engineer, and/or architect shall include:	
	a. The metes and bounds of all boundary lines of the subject property, and the bearings and distances of each zoning district crossing or adjacent the property.	X
	b. The total area of the property, presented in either square feet or acres.	X
	c. A scale and north arrow.	X
	d. The location of all existing buildings, structures, and easements of record.	X
	e. The names and route numbers of all boundary roads or streets and the width of existing rights-of-way.	X
	f. The signature and seal of the person preparing the plat.	X

	g. The location, names, zoning district, and GPIN references of adjacent property owners.	X
6	A General Development Plan providing the following items, unless waived (in whole or in part) by the Administrator: a. A general narrative of planning objectives to be achieved. b. A schematic land use plan, at a scale of not less than one inch to 100 feet showing: proposed uses, structures, site improvements, facilities, parking and loading access points, utilities, lot layout, setback, height, lot coverage, floor area ratios, density, open space, landscaping, buffer areas and building restriction lines. c. An environmental analysis of the proposed site, including a graphic inventory and any proposed preservation of 100-year floodplain areas, slopes in excess of 25 percent, unbuildable soils, existing tree cover, topography at a maximum contour interval of 5 feet, cemeteries, watercourses, unique natural features, and all known historic sites and resources, as identified by the Virginia Department of Historic Resources and the Fredericksburg Planning Office. d. For sites located wholly or in part within the Chesapeake Bay Preservation Overlay District, an environmental site assessment prepared in accordance with UDO Section 72-34.5, and other relevant information requested by the Administrator. e. If applicable, a phasing plan delineating the proposed phases of the development, the approximate commencement date for construction and a proposed build-out timeframe. f. A transportation analysis which includes a circulation plan, including location of existing and proposed vehicular, pedestrian, bicycle and other circulation facilities; general information on the circulation facilities, including trip generation, ownership and maintenance; and proposed construction standards location and general design of parking and loading facilities. A full Traffic Impact Analysis may be required by the Administrator. g. A public facilities assessment plan presenting the potential impact the proposed rezoning could have, at the maximum density of development allowed in the proposed zoning district (i.e., build-out), on the following public facilities: (1) Water treatment storage and transmission facilities. (2) Sewage transmission and treatment facilities. (3) Streets and other public transportation systems. (4) Storm sewerage and drainage, including stormwater management facilities, both on-site and off-site. (5) Public schools, libraries and other educational institutions. Public parks and recreational facilities. h. A statement certifying that the use and development of the property, and all improvements thereon, are subject to the final General Development	X

	Plan as well as to the generally applicable regulations set forth in UDO Section 72-33. i. Other pertinent information as requested by the Administrator.	
7	In addition to the information listed in 5 above, a General Development Plan for a planned development zoning district which involves ten or more lots for a Zoning Map Amendment shall meet the requirements set forth in the Procedures Manual for a Preliminary Plat.	n/a
8	A written statement that addresses the following: a. The proposed use including, but not limited to, ownership, hours of operation, proposed number of employees, operator's qualification. b. How the request is consistent with the City's Comprehensive Plan (Cite specific section and page number). c. How the request is consistent with the goals, purposes, and standards of the City's UDO. d. Description of the development's impact on adjacent and neighboring properties. e. How the request is consistent with the principles of zoning and good zoning practice, including the purposes of the zoning district, the characteristics of the property involved, and whether there are adverse impacts of the proposed use.	X
9	For conditional zoning applications, a written proffer statement signed by the owner(s) and applicant.	X
10	A list of all adjacent property owners, including those located across the street, to include the names, Geographic Parcel Identification Numbers, and mailing addresses.	X
11	The Administrator may request additional information applicable to the specific nature of a given structure or use, as deemed necessary to fully evaluate the request.	X

PRIMECORE MANAGEMENT LLC
1155 BENNER PIKE STE 100
STATE COLLEGE, PA 16801-6999

BB&T
BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
60-912/313

1016

11/13/2019

PAY TO THE ORDER OF City of Fredericksburg $ **2,250.00

Two Thousand Two Hundred Fifty and 00/100********** DOLLARS

City of Fredericksburg

MEMO Application fee

AUTHORIZED SIGNATURE

Photo Safe Deposit®

Details on Back.

⑈001016⑈ ⑆031309123⑆ 1390009977356⑈

PRIMECORE MANAGEMENT LLC 1016

City of Fredericksburg 11/13/2019

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/12/2019	Bill		2,250.00	2,250.00		2,250.00
					Check Amount	2,250.00

BB&T Checking 7356 Application fee 2,250.00

ATTACHMENT 2

CITY OF FREDERICKSBURG
ZONING MAP AMENDMENT NARRATIVE

Project Name:	SpringHill Suites Hotel
Applicant:	PrimeCore Fall Hill Hospitality OZB, LLC (the "Applicant") 1155 Brenner Pike, Suite 100 State College, PA 16801
Owner:	GCB Briscoe I, LLC (the "Owner")
Counsel:	Charles W. Payne, Jr., Esq. Hirschler Fleischer 725 Jackson Street, Suite 200 Fredericksburg, VA 22401 (540) 604-2108 Fax (540) 604-2101 cpayne@hirschlerlaw.com
Engineer:	Bowman Consulting 650A Nelms Circle Fredericksburg, VA 22406
Property:	GPIN# 7769-77-5997, known as 0 Briscoe Lane, City of Fredericksburg, Virginia ("City"), and consisting of approximately 4.0467 acres, located along Fall Hill Avenue, all as generally depicted on the GDP (as defined below and attached as Exhibit A), the "Property"
GDP:	Generalized Development Plan prepared by Bowman Consulting and titled "Zoning Map Amendment & Special Exception General Development Plan SpringHill Suites Hotel GPIN: 7769-77-5997/0 Briscoe Lane," dated November 20, 2019, and to be revised (the "GDP")
Request:	Rezoning from Commercial Highway ("CH") to Planned Development - Commercial ("PD-C") in accordance with section 72-22.4, et al., of the City's Uniform Development Code ("UDO")
City Case No:	RZ2019-09
Date:	November 27, 2019, as last revised February 5, 2020

OVERVIEW

This rezoning application has been submitted in accordance with sections 72-22.5, 72-33.2, and 72-40.2, et al. of the City's UDO. The uses proposed herein are authorized as a permitted use under section 72-40.2. The Applicant has also submitted with this application a special exception

request in accordance with section 72-22.7 of the UDO for purposes of (1) reducing the setback of restaurant drive through aisles from residential uses; (2) allowing an accessory structure (pool) to be located in the Property's front yard; (3) allowing an exception to the UDO's bulk standards for the Planned Development – Commercial ("PD-C") district; and (4) reducing the pool's setback. The special exception requests are described in more detail in the special exception application. The Project is further consistent with the City's September 8, 2015, as amended as of February 12, 2019 ("Comp Plan"), all as provided in more detail below.

The Applicant is headquartered in State College, Pennsylvania, with offices in Arlington, Virginia, as well. The Applicant has over 30 years of award-winning expertise in virtually every aspect of real estate development. Their experience includes multi-family, student housing, luxury rental, retail, restaurants, hospitality, professional, entertainment, industrial warehouse, storage, and affordable housing. The Applicant's management team has over $1 billion of development, transactional, and operating experience and has curated a portfolio of real estate assets in high-profile markets with a large and growing base of businesses, start-ups, and professional firms.

The Property consists of approximately 4.0467 acres, and is located along Fall Hill Avenue between the intersections with Briscoe Lane and Noyack Lane. It is surrounded on two sides by commercial properties: to the east across Noyack Lane is a car dealership and to the north across Fall Hill Avenue is Wegmans and retail commercial uses. To the south across Shadmoor Drive is a new residential development named the Hamptons Phase II and to the west are a few residential single-family detached homes and undeveloped property known as the Graves family site. The Property is currently undeveloped and zoned commercial highway (CH). It was previously proffered to be developed as an automotive sales dealership (RZ2016-03/Ordinance 16-26).

The Applicant is requesting a zoning map amendment to the Property from CH to PD-C for purposes of developing a commercial development project (the "Project"). As noted, the current zoning of the Property is CH. For purposes of this application, the Project will include up to approximately 82,750 square feet of commercial space, including a 105-room hotel and up to 4,625 square feet for retail, office, and restaurant with potential drive-through space. All of the proposed uses are generally shown and depicted on the attached GDP.

The Project is also an Opportunity Zone initiative in accordance with applicable federal law and as identified on the City of Fredericksburg's Opportunity Zone map.

DISCLAIMER STATEMENT

To our knowledge and reasonable belief, no members of the City Council or the Planning Commission or any member of their immediate household or family owns or has a financial interest in the Property or Applicant.

PHASING PLAN

It is anticipated the Project will commence late 2020 or early 2021 and be completed within fourteen (14) to sixteen (16) months thereafter, with the hotel likely to be constructed first, and thereafter the incremental construction of the commercial and retail components of the development, all subject to market conditions.

ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS

Environmental:
The site is located within the Chesapeake Bay Preservation Overlay District. The Property is not within the 100-year floodplain, flood zone, or river overlay district. There are no wetlands, streams, RPA, or slopes in excess of twenty percent (20%).

Cultural Resources:
Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (VCRIS), there are no known historic structures or archaeology sites within the Property limits. The Property is located within the designated Bank's Ford/Salem Church Battlefield District (DHR ID 088-5181). However, this site has already been graded pursuant to prior rezoning approval and we do not believe the proposed Project will have any further impact on any historical resources in the area.

Open Space:
For purposes of open space preservation on the Property, approximately 31% of the Property will be maintained as open space. The open space will be used for the preservation of natural areas, setbacks, and landscape buffering.

ARCHITECTURAL FEATURES

The Property is not located within City's historic district and the architectural features will be generally compatible with those certain renderings prepared by Robert W. Ponder Architect titled "SpringHill Suites & Retail Center" dated November 12, 2019 (collectively the "Renderings"), included with this Application and marked as Exhibit B, and incorporated herein by this reference. This exhibit is intended to be general in nature and depicts (1) a commitment to a general type, character, and quality of architectural design, details, and materials; and (2) the general types of architecture, landscape, decorative elements, and features of the Project.

TRANSPORTATION

The Applicant retained Bowman Consulting ("Bowman") to determine the potential traffic impacts of the Project and to identify transportation improvements that may be required to address impacts of both background traffic (e.g., current traffic) and new development traffic. In this regard, Bowman issued a traffic impact analysis report, which is included with this Application and is titled "Traffic Impact Analysis SpringHill Suites Hotel," dated October 30, 2019, as last revised on January 22, 2020 (the "TIA Report"), and marked as Exhibit C.

This Project is located within The Hamptons Phase II development. The City requested that the Traffic Impact Analysis Study for The Hamptons Phase II be updated to reflect this Project.

Access to the Property will be provided as follows:

- One full-access driveway connecting to Briscoe Lane.
- One full-access driveway connecting to Noyack Lane.
- One full-access driveway connecting to Shadmoor Drive.

The following intersections were evaluated in this study, as is consistent with the approved TIA:

- Fall Hill Avenue and Noble Way (existing, signalized upon full build-out)
- Fall Hill Avenue and Briscoe Lane (existing, unsignalized)
- Fall Hill Avenue and Noyack Lane (proposed, unsignalized)

The results of the auxiliary turn lane analysis at the study intersections indicate the following:

- The installation of an eastbound right turn lane and taper is required at the intersection of Fall Hill Avenue and Noyack Lane.
    - This was completed with the Hamptons Phase II development.
- The installation of an eastbound right turn lane or taper is not required at the intersection of Fall Hill Avenue and Briscoe Lane if the site is developed without a fast-food with a drive-through restaurant.
- If the site is developed with a fast-food with a drive-through restaurant, a 100-foot right-turn taper is required at the intersection of Fall Hill Avenue and Briscoe Lane. If constructed, the restaurant will not seek an occupancy permit until such time as any necessary right-of-way is acquired and the taper is constructed.

As requested by the City of Fredericksburg, the operations at the site entrance with Shadmoor Drive were evaluated with the proposed SpringHill Suites Hotel parcel in place. Based on the results of this evaluation, there are no projected capacity constraints and/or long queues at this location.

The TIA Report states that the Project will generate, with full build-out conditions, 189 vehicles during the a.m. peak and 167 vehicles during the p.m. peak hour. Based on the results of the capacity analysis, all study intersection turning movements and approaches are projected to operate at acceptable levels of service “C” or better during the proposed 2035 Build year.

In addition, the Applicant will construct and maintain certain private roads within the Project, all as generally depicted on the GDP. All private roads will be constructed in accordance with City UDO requirements.

ATTACHMENT 2

PUBLIC FACILITIES/UTILITIES ASSESSMENT

(1) Water Treatment Storage & Transmission Facilities:

This Project contains a 105-room hotel and up to 4,625 square feet of retail, office, and restaurant buildings. These uses will generate the following utility water flow estimates:

- Retail, office, and restaurant: 250 gallons per 1,000 SF of space for a total usage of 1,156.25 gallons per day
- Hotel: 130 gallons per room x 105 rooms = 13,650 GPD for the hotel

Please see GDP (Sheet 7) for proposed connections. We believe there is adequate water capacity to support the Project.

(2) Sewage Transmission & Treatment Facilities:

This Project will generate the following sewer estimates:

- Retail, office, and restaurant: 250 gallons per 1,000 SF of space for a total usage of 1,156.25 gallons per day
- Hotel: 130 gallons per room x 105 rooms = 13,650 GPD for the hotel

Please see GDP (Sheet 7) for proposed connections. We believe there is adequate water capacity to support the Project.

(3) Storm Sewerage and Storm Water Management On and Off Site:

The existing site is currently vacant. The proposed development includes approximately 2.54 acres of impervious area. Appropriate storm water management and storm drainage measures will be provided in accordance with the City code and Virginia Department of Environmental Quality regulations and as previously approved on Site Plan #SPMAJ 2017-03.

(4) Streets & Other Public Transportation Systems:

The Project will use Briscoe Lane and Noyack Lane off of Fall Hill Avenue for main ingress and egress to and from the Property, all as generally depicted on the GDP and as provided above under the Transportation section of this analysis.

MAINTENANCE & OPERATIONS

The Applicant, and/or its assigns and/or successors, will be responsible for all management, repair, maintenance, improvements, and general care of the Property. The Applicant has a professional management company and is currently responsible for managing and maintaining 78,125 square feet of commercial real estate.

It is anticipated that the Project, which includes a hotel, retail, office, and restaurant uses, will operate during normal and after standard business hours.

COMPREHENSIVE PLAN

Overview

The City's Comprehensive Plan, dated September 8, 2015, as amended February 12, 2019, ("Comp Plan") is a guide for future planning and growth within the City in a manner that embraces city values and community vision. For purposes of this rezoning application, the proposed project is a business opportunity initiative that includes planning for commercial and retail development near and adjacent to Central Park and Celebrate Virginia South, which are two the City's largest shopping areas. In addition, the Project is immediately accessible to Fall Hill Avenue, which has been recently improved and expanded to four lanes in the immediate area.. Fall Hill Avenue is becoming a significant economic development thoroughfare and directly connects the City to Bragg Road and Spotsylvania County.

The Project, which includes hotel, retail, restaurant, and office uses, also supports several of the City's Business Opportunity Goals, including Goal 3 (Be a Business-Friendly City), Goal 4 (Enhance and Support the City as a Tourism Destination), Goal 10 (Enhancing Gateways into the City), Goal 13 (Business Development), Goal 15 (Mixed-Uses in Corridors) and Goal 17 (Live Here/Work Here Community).

Further, this Project will facilitate and support several of the Comp Plan's business opportunity policies, including the pursuit of mixed-use development patterns and the implementation of development standards that promote a human-scale and pedestrian-friendly environment. This Project also supports many of the City's business opportunity initiatives by supporting tourism and hospitality (e.g., the hotel). In addition and as noted above, the Project is an Opportunity Zone initiative encouraged by the City's Office of Economic Development.

Planned Development Commercial (PD-C):

The Comp Plan identifies the Property as within "Land Use Planning Area 1: Celebrate Virginia/Central Park." This area is predominantly commercial and retail and encompasses most of Celebrate Virginia South and Central Park. The Property is located in sub planning area 1E, which is immediately south of Celebrate Virginia South. This area includes a mix of major retail, hotels, a convention center, multifamily and townhouse uses, high-end vehicle car sales establishments, and various service centers. Although the subject property is currently zoned Commercial Highway, the recommended land use for this sub planning area is Planned Development-Commercial.

The proposed uses of a hotel, retail, restaurants, and office space, meets and furthers the Comp Plan's goal for this area and will support new economic development opportunities, including tourism, and will further provide services to the residential uses in the immediate area.

Transportation

Fall Hill Avenue will provide main access to the proposed Project. Fall Hill Avenue was recently expanded to four lanes and has become a significant economic development corridor, which should benefit the proposed Project and assist in attracting new business opportunities.

CONSISTENCY WITH CITY UDO GOALS

The purpose of the PD-C District is "to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area. The district also provides for planned employment centers with office and professional business uses. The district should be located adjacent to major transportation arteries, with development encouraged in centers planned as a unit."

As noted, the Property is located within the Land Use Planning Area 1: "Celebrate Virginia/Central Park," and in sub planning area 1E and is currently zoned CH. As noted above, the Project is encouraged under the Comp Plan for PD-C uses and is proposed to be developed in accordance with the City's UDO, including without limitation sections 72-22.5, 72-33.2, 72-40.2, and 72-50, as may be applicable, or otherwise modified or waived by the City's Zoning Administrator.

IMPACTS TO SURROUNDING PROPERTIES

The Applicant will invest over $15.25 million in the Project, which will generate new economic development opportunities and create new jobs for this area of the City. The Project will also generate new spending and positive City tax revenues, which will increase the commercial tax base revenues for the Property (as noted below). Surrounding uses include vehicle sales dealerships, multifamily and townhomes uses, and retail and other commercial uses at Central Park and Celebrate Virginia South. There is also vacant property to the further west which is also planned for PD-C zoning and there are a few residential units to the south and west zoned R-2. We do not believe the proposed Project will adversely impact any of these surrounding properties but will rather facilitate the development of parcels to the further west in a similar positive manner and enhance surrounding property values.

FISCAL IMPACT

The Applicant anticipates that the Project will generate positive tax revenues for the City, and will create a significant number of new employment opportunities. In this regard, the Applicant retained MuniCap, Inc. to perform at fiscal impact analysis ("FIA") of the Project. The analysis, titled "SpringHill Hotel Fredericksburg, VA – Economic Impact Analysis," dated December 18, 2019, is attached to this application as Exhibit D.

According to the FIA's estimates, at full-build out the Project will generate annual gross revenues of $451,500, for a total of $21,132,527 to the City over the next 30 years. This amount represents an increase of 50% gross revenues over the current City budget. Further, of these revenues, the FIA estimates that the Project will generate annual real property taxes $109,883

and transient lodging taxes of $208,022. The full breakdown of estimated revenues is found in Table D of Exhibit D.

Further, the Project will create one-time construction impacts, including a total of 128 jobs, with a total of $6,763,383 in wages paid. The Project will also yield approximately 75 new permanent jobs with a total of $2,205,913 in annual wages.

[AUTHORIZED SIGNATURES/CERTIFICATION/ENDORSEMENTS TO FOLLOW]

ATTACHMENT 2

APPLICANT CERTIFICATION

The Applicant hereby certifies that the use and development of the Property, and all improvements thereon, are subject to the final approval by the City of this zoning application, and thereafter final site and construction plans for the Project.

The Applicant further certifies that the Project will conform to all applicable City ordinances, regulations, and performance standards, unless and except any waiver, modification, exception, or variance to said requirements is granted for this Project by the City, including without limitation as requested and provided in this application.

The Applicant further certifies that all information included herein and with this application is true and correct to the best of the Applicant's knowledge.

WITNESS the following authorized signatures:

PrimeCore Fall Hill Hospitality OZB, LLC,
a Delaware limited liability company

By: PrimeCore OpZone Fund II, LP, a Delaware limited partnership, its Manager

By: PrimeCore GP I, LLC, a Delaware limited liability company, its general partner

By: _____
Print Name: Troy A. Knecht
Title: Vice President

STATE OF Pennsylvania
CITY/COUNTY/TOWN OF Centre, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Troy Knecht, in his/her capacity as Vice President for PrimeCore Fall Hill Hospitality OZB, LLC, a Delaware limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 4th day of February, 2020.

_____
Notary Public

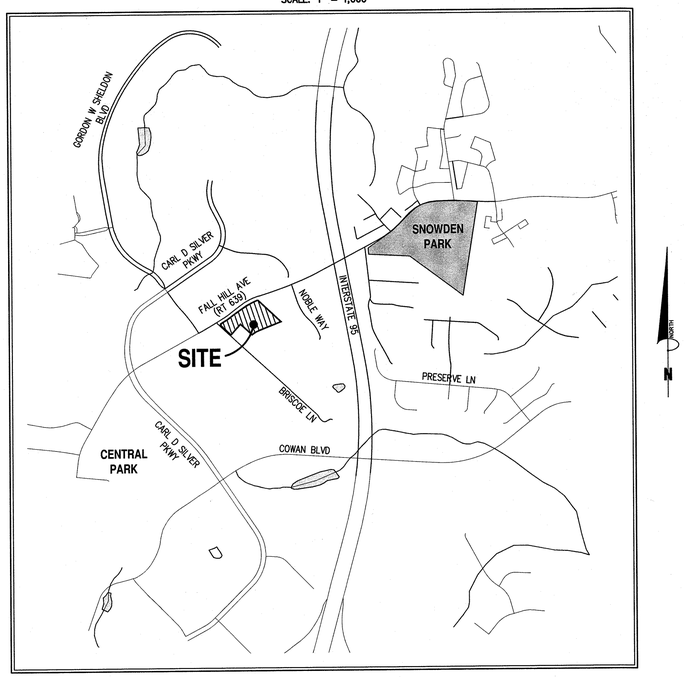
Print Name: Brian E McCulley
My Commission Expires: 10-24-20
Registration No.: _____[SEAL]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brian E McCulley, Notary Public
College Township
Centre County
My Commission Expires 10-24-2020

ATTACHMENT 3

ZONING MAP AMENDMENT & SPECIAL EXCEPTION
GENERAL DEVELOPMENT PLAN
SPRINGHILL SUITES HOTEL
GPIN: 7769-77-5997 / 0 BRISCOE LANE
WARD 1
CITY OF FREDERICKSBURG, VIRGINIA

VICINITY MAP
SCALE: 1" = 1,000'



GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

SHEET INDEX

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, NOTES & TABULATIONS
3.	CERTIFIED PLAT
4.	SCHEMATIC PLAN
5.	ENVIRONMENTAL ANALYSIS
6.	TRANSPORTATION ANALYSIS
7.	PUBLIC FACILITIES ANALYSIS
8.	CONCEPTUAL LANDSCAPING PLAN

8 SHEETS IN TOTAL

PROPERTY OWNER/APPLICANT	CONTRACT PURCHASER/APPLICANT
GCB BRISCOE I LLC 1740 BRISCOE LANE FREDERICKSBURG, VA 22401	PRIMECORE FALL HILL HOSPITALITY OZB, LLC ATTN: MR. JON JAHANSHAHI 1155 BRENNER PIKE, SUITE 100 STATE COLLEGE, PA 16801 PH: (703) 688-8655
CIVIL ENGINEER/LAND PLANNING	**LAND USE ATTORNEY**
BOWMAN CONSULTING GROUP ATTN: WILLIAM S. PYLE, P.E. 650-A NELMS CIRCLE FREDERICKSBURG, VA 22406 PH: (540) 371-0268	CHARLES W. PAYNE, JR. C/O HIRSCHLER 725 JACKSON STREET, SUITE 200 FREDERICKSBURG, VA 22401 PH: (540) 604-2108

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

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COVER SHEET
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: AS NOTED ABOVE V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 1 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\001-140081-D-ZP-001-CVR.dwg

ATTACHMENT 3

LEGEND

EXISTING	DESCRIPTION	PROPOSED
40	INDEX CONTOUR	40
38	INTERMEDIATE CONTOUR	38
EX. E/P	EDGE OF PAVEMENT	PROP. E/P
EX. C & G	CURB AND GUTTER	CG-6
–	TRANSITION FROM CG-6 TO CG-6R	CG-6R
–	PROPOSED HEADER CURB	
–	PROPERTY LINE	
–	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
–	CLEARING AND GRADING	
	TREE LINE	
–	FLOW LINE OF SWALE	
–	STREAM	
–	OVERLAND RELIEF PATHWAY	
x x	FENCE LINE	x x
	EASEMENT	
EX 8" W/L	WATER LINE	8" DIP W/L
EX. W/V	WATER VALVE	PROP. W/V
EX. R.	REDUCER	PROP. R.
EX 8" SAN	SANITARY SEWER	8" PVC SAN
EX 18"	STORM SEWER	18" RCP
–	CABLE TV	CATV
E E	ELECTRIC SERVICE	E E
T T	TELEPHONE SERVICE	T T
G	GAS LINE	G
+ 25.32	SPOT ELEVATION	x25.32
	UTILITY POLE	
	SIGN	
EX 5 / EX 1	SANITARY SEWER IDENTIFIER	A / 1/A
EX / EX	STORM DRAIN IDENTIFIER	2 / 1/2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
–	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
–	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
–	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
–	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
–	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
–	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A
- A — AREA OF ARC
- AD — ALGEBRAIC DIFFERENCE
- AASHTO — AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
- ASTM — AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AC. — ACRE
- AGGR. — AGGREGATE
- ANSI — AMERICAN NATIONAL STANDARDS INSTITUTE
- ASPH — ASPHALT
- AWWA — AMERICAN WATER WORKS ASSOCIATION

B
- B — BREADTH
- BC — BOTTOM OF CURB
- BF — BASEMENT FLOOR
- BLDG — BUILDING
- BM — BENCHMARK
- BMP — BEST MANAGEMENT PRACTICES (WATER QUALITY)
- BOV — BLOW OFF VALVE
- BRL — BUILDING RESTRICTION LINE
- BVCS — BEGINNING VERTICAL CURVE STATION
- BVCE — BEGINNING VERTICAL CURVE ELEVATION
- BW — BOTTOM OF WALL

C
- c,e — CENTER CORRECTION ON VERTICAL CURVE
- C — COEFFICIENT OF RUNOFF
- CATV — CABLE TELEVISION
- CB — CATCH BASIN OR CHORD BEARING
- CC — CENTER TO CENTER
- CFS (Q) — CUBIC FEET PER SECOND
- CH — CHORD
- CG — CURB AND GUTTER
- CIP — CAST IRON PIPE
- C — CENTERLINE
- CL — CLASS
- CMP — CORRUGATED METAL PIPE
- CONC. — CONCRETE
- CO — CLEAN OUT
- CONT. — CONTINUATION
- CS — CURB STOP
- CT — COURT
- C/L — CENTERLINE

D
- D,d — DEPTH
- DA — DRAINAGE AREA
- DB — DEED BOOK
- DEQ — VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
- DET. — DETAIL
- DI — DROP INLET
- DIA. — DIAMETER
- DIP — DUCTILE IRON PIPE
- DM — DROP MANHOLE
- DR. — DRIVE
- DRNG — DRAINAGE
- DRWG. — DRAWING
- D/W — DRIVE WAY
- Δ — DELTA
- DU — DWELLING UNITS
- DOM — DOMESTIC

E
- e — RATE OF SUPER ELEVATION IN FEET PER FOOT
- EC — EROSION CONTROL
- EGL — ENERGY GRADIENT LINE
- EQC — ENVIRONMENTAL QUALITY CORRIDOR
- ESM'T — EASEMENT
- EG — EDGE OF GUTTER
- ELEV. — ELEVATION
- ENT. — ENTRANCE
- EP — EDGE OF PAVEMENT
- ES — END SECTION
- EVCS — ENDING VERTICAL CURVE STATION
- EVCE — ENDING VERTICAL CURVE ELEVATION
- EW — END WALL
- EX. — EXISTING
- ELEC. — ELECTRICAL
- EBL — EAST BOUND LANE

F
- F — FIRE LINE
- FAR — FLOOR AREA RATIO
- FC — FACE OF CURB
- FSWA — FREDERICKSBURG SEWER AND WATER AUTHORITY
- FF — FIRST FLOOR
- FG — FINISHED GRADE
- FH — FIRE HYDRANT
- FL — FLOW LINE
- FP — FLOOD PLAIN
- FS — FACTOR OF SAFETY
- FT. — FOOT
- FSPA — FREDERICKSBURG-STAFFORD PARK AUTHORITY
- FOY. — FOYER
- FPS — FEET PER SECOND

G
- g — GRAVITY
- G — GAS
- GFA — GROSS FLOOR AREA
- Gr. — GRADE
- GR — GUARD RAIL
- GAR — GARAGE

H
- H,h — HEIGHT
- H — HEAD
- HC — HANDICAPPED PARKING SPACE
- HGL — HYDRAULIC GRADIENT LINE
- HP — HIGH POINT
- HR — HAND RAIL
- HT. — HEIGHT
- HW — HEADWATER

I
- I — RAINFALL INTENSITY
- ID — INSIDE DIAMETER
- IN — INCH
- INV. — INVERT
- IP — IRON PIPE
- IPF — IRON PIPE FOUND
- IPS — IRON PIPE SET

J
- JB — JUNCTION BOX

K
- K — SIGHT DISTANCE COEFFICIENT
- Ke — CULVERT ENTRANCE LOSS COEFFICIENT

L
- L — LENGTH
- LAT. — LATERAL
- LF — LINEAR FOOT
- LL — LOWER LEVEL
- LOS — LINE OF SIGHT
- LP — LOW POINT
- LS — LOADING SPACE
- LCG — LIMITS OF CLEARING & GRADING
- LT — LEFT

M
- M — MONUMENT FOUND
- MECH. — MECHANICAL
- MH — MANHOLE
- MI. — MILE
- MPH — MILES PER HOUR
- MS — MEDIAN STRIP
- MSL — MEAN SEA LEVEL
- MIN — MINIMUM
- MAX — MAXIMUM

N
- N/F — NOW OR FORMERLY
- NFA — NET FLOOR AREA
- NO.,# — NUMBER
- NBL — NORTH BOUND LANE
- N/A — NOT APPLICABLE

O
- OC — ON CENTER
- OD — OUTSIDE DIAMETER
- OH — OVERHANG
- O/H — OVERHEAD

P
- P — PERIMETER
- PC — POINT OF CURVATURE
- PCC — POINT OF COMPOUND CURVE
- PCEP — POINT OF CURVE EDGE OF PAVEMENT
- PCTC — POINT OF CURVATURE TOP OF CURB
- PFM — PUBLIC FACILITIES MANUAL
- PG. — PAGE
- PGL — POINT OF GRADE LINE
- PI — POINT OF INTERSECTION
- PL — PROPERTY LINE
- PRC — POINT OF REVERSE CURVES
- PRELIM. — PRELIMINARY
- PROP. — PROPOSED
- PT — POINT OF TANGENCY
- PVC — POINT OF VERTICAL CURVATURE
- PVC — POLY VINYL CHLORIDE
- PVI — POINT OF VERTICAL INTERSECTION
- PVM'T — PAVEMENT
- PVRC — POINT OF VERTICAL REVERSE CURVE
- PVT — POINT OF VERTICAL TANGENT
- P&P — PLAN AND PROFILE

Q
- Q(C.F.S.) — AMOUNT OF RUNOFF

R
- R,r — RADIUS
- REQD — REQUIRED
- RCP — REINFORCED CONCRETE PIPE
- RD. — ROAD
- RET. — RETAINING
- REV. — REVISION
- RR — RAILROAD
- RTE. — ROUTE
- R/W — RIGHT OF WAY
- RGP — ROUGH GRADING PLAN
- ROM — REMOTE OUTSIDE MONITOR
- RMA — RESOURCE MANAGEMENT AREA
- RPA — RESOURCE PROTECTION AREA
- RT — RIGHT

S
- S — SPEED OR SLOPE
- SAN. — SANITARY
- SBL — SOUTH BOUND LANE
- SD — SIGHT DISTANCE
- SECT. — SECTION
- SEW. — SEWER
- SH. — SHOULDER
- SF — SQUARE FEET
- SP. — SPACE
- SP — SITE PLAN
- SPEC. — SPECIFICATION
- STA. — STATION
- STD. — STANDARD
- STK. — STACK
- STM. — STORM
- SVC. — SERVICE
- SWM — STORM WATER MANAGEMENT
- S/W — SIDE WALK
- Sx — CROSS SLOPE

T
- T — TANGENT
- TB — TEST BORE
- TC — TOP OF CURB
- Tc — TIME OF CONCENTRATION
- TEL — TELEPHONE
- TP — TEST PIT
- TP — TREE PROTECTION
- TB — TOP OF BANK
- TW — TOP OF WALL
- TW — TAILWATER

U
- UD — UNDERDRAIN
- UG — UNDERGROUND
- UL — UPPER LEVEL
- UP — UTILITY POLE
- VAN — HANDICAPPED VAN PARKING SPACE

V
- V — VELOCITY
- V — VOLUME
- VA — VIRGINIA
- VC — VERTICAL CURVE
- VDOT — VA. DEPT. OF TRANSPORTATION
- VF — VERTICAL FOOT

W
- W — WEIGHT OR WIDTH
- W/M — WATER MAIN
- WBL — WEST BOUND LANE
- WQIA — WATER QUALITY IMPACT ASSESSMENT

X
- XF — TRANSFORMER

Y
- YI — YARD INLET
- YR — YEAR

Z
- Z — SIDE SLOPES

SITE TABULATIONS

EXISTING SITE CONDITIONS				
GPIN:	7769-77-5997			
PROPERTY ADDRESS:	0 BRISCOE LANE			
OWNER:	GCB BRISCOE I LLC			
CURRENT USE:	VACANT			
CURRENT ZONING:	COMMERCIAL-HIGHWAY DISTRICT (CH)			
GROSS SITE AREA:	4.0467	ACRES	/ 176,275.99	SQ. FT.

PROPOSED DEVELOPMENT				
PROPOSED ZONING:	PLANNED DEVELOPMENT-COMMERCIAL DISTRICT (PD-C)			
PROPOSED USES:	HOTEL WITH 105 ROOMS RESTAURANT, FAST-FOOD			
LOT SIZE REQUIREMENTS:				
MINIMUM LOT SIZE:	NONE			
PROPOSED LOT SIZE (GROSS):	4.0467	ACRES	/ 176,275.99	SQ. FT.
RIGHT-OF-WAY DEDICATION:	0.0000	ACRES	/ 0.00	SQ. FT.
PROPOSED LOT SIZE (NET):	**4.0467**	**ACRES**	**/ 176,275.99**	**SQ. FT.**
MINIMUM LOT WIDTH:	NONE			
BULK REGULATIONS:				
MAXIMUM BUILDING HEIGHT:	90	FEET		
PROPOSED BUILDING HEIGHT:	5 STORIES (56 FEET TO ROOF DECK / 68 FEET TO ELEVATOR)			
MINIMUM SETBACK REQUIREMENTS:				
FRONT SETBACK	NONE			
SIDE SETBACK	NONE			
REAR SETBACK	NONE			
FROM RESIDENTIAL USES OUTSIDE PDC:	50	FEET		
FROM PUBLIC STREET RIGHTS-OF-WAY:	30	FEET		
FROM INTERNAL TRAVEL LANES & DRIVES:	15	FEET		
MAXIMUM FLOOR AREA RATIO (F.A.R.):	**1.00**	**=**	**176,275.99**	**SQ. FT.**
PROPOSED FLOOR AREA RATIO (F.A.R.):	**0.44**			
PROPOSED GROSS FLOOR AREA:	78,125.00	SQ. FT.		
HOTEL:	73,500.00	SQ. FT.		
RESTAURANT, FAST-FOOD	4,625.00	SQ. FT.		
MINIMUM OPEN SPACE:				
LOTS OF MORE THAN 2 ACRES:	**10%**	**=**	**17,627.60**	**SQ. FT.**
PROVIDED OPEN SPACE (%):	**32.63 %**			
PROVIDED OPEN SPACE (SQ. FT.):	**57,527.00**	**SQ. FT.**		
SUN DECK / POOL:	2,700.00	SQ. FT.		
OTHER:	54,827.00	SQ. FT.		
LOT COVERAGE (IMPERVIOUS AREA)				
BUILDINGS:	19,500.00	SQ. FT.		
ROADS / PARKING LOT:	80,400.00	SQ. FT.		
SIDEWALKS:	11,200.00	SQ. FT.		
TOTAL:	111,100.00	SQ. FT.		
PERCENTAGE LOT COVERAGE:	**63%**			
(NOTE: IMPERVIOUS AREA DOES NOT INCLUDE NOYACK LANE ROADWAY)				

NOTE: FINAL COMMERCIAL SQUARE FOOTAGE MAY INCREASE AT THE TIME OF SITE PLAN SUBMISSION; SUBJECT TO THE MAXIMUM ALLOWABLE FLOOR AREA RATIO OF THE PLANNED DEVELOPMENT-COMMERCIAL DISTRICT (SECTION 72-33.2 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE) AND THE PROVISION OF ALL REQUIRED PARKING SPACES. SEE SHEET 8 FOR OPEN SPACE SHADED DIAGRAM.

PARKING CALCULATIONS

REQUIRED PARKING				
PARKING STANDARDS - HOTEL				
HOTEL =	1	SPACE PER ROOM + 75% OF SPACES REQUIRED FOR ACCESSORY USES		
CONFERENCE CENTER (MEETING SPACE) =	1.00	SPACE PER	400	SQ. FT.
REQUIRED PARKING CALCULATIONS - HOTEL				
PROPOSED HOTEL ROOMS =	105	ROOMS		
REQUIRED PARKING SUB-TOTAL =	105	SPACES		
PROPOSED MEETING SPACE =	2,080.00	SQ. FT.		
REQUIRED PARKING SUB-TOTAL =	4	SPACES	(2,080/400 = 5.2 SPACES x 75% = 3.9 SPACES)	
TOTAL REQUIRED PARKING - HOTEL =	**109**	**SPACES**		
PARKING STANDARDS - RESTAURANT, FAST-FOOD				
RESTAURANT, FAST-FOOD	1	SPACE PER	100	SQ. FT.
REQUIRED PARKING CALCULATIONS - RESTAURANT, FAST-FOOD				
PROPOSED G.F.A. =	4,625.00	SQ. FT.		
REQUIRED PARKING SUB-TOTAL =	47	SPACES		
TOTAL REQUIRED PARKING =	**156**	**SPACES**		
PROVIDED PARKING				
HOTEL =	133	SPACES		
RESTAURANT, FAST-FOOD =	22	SPACES		
SHADMOOR PARALLEL SPACES -SITE SIDE	11	SPACES		
TOTAL PROVIDED PARKING =	**166**	**SPACES**	(HANDICAP SPACES REQ'D = 6; HC SPACES PROVIDED = 6)	
STACKING SPACES				
REQUIREMENT = 3 SPACES PER WINDOW + 3 SPACES PER ORDER BOARD				
REQUIRED STACKING SPACES =	**9**	**SPACES**	(1 PROPOSED WINDOW + 2 PROPOSED ORDER BOARDS)	
PROVIDED STACKING SPACES =	**9**	**SPACES**		
REQUIRED LOADING SPACES				
HOTEL =	0 (PER TABLE 72-53.1.E(1) OF THE UDO NO LOADING SPACES ARE REQUIRED)			
RESTAURANT, FAST-FOOD =	0 (PER TABLE 72-53.1.E(1) OF THE UDO NO LOADING SPACES ARE REQUIRED FOR EATING ESTABLISHMENTS WITH UNDER 10,000 SQUARE FEET OF GROSS FLOOR AREA)			
PROVIDED LOADING SPACES	**1**	**SPACES**		

NOTES

1. THE SUBJECT PROPERTY IDENTIFIED AS GPIN 7769-77-5997 AND IS ZONED CH (COMMERCIAL HIGHWAY) AND CONSISTS OF 4.04674 ACRES.
2. THE SUBJECT PROPERTY IS NOW IN THE NAME OF GCB BRISCOE I, LLC AND IS RECORDED IN INSTRUMENT NUMBER 2019-125 AMONG THE LAND RECORDS OF CITY OF FREDERICKSBURG, VIRGINIA. SEE SHEET #5 FOR ADJACENT PROPERTY OWNER INFORMATION.
3. BOUNDARY INFORMATION AND NORTH MERIDIAN AS SHOWN ON THIS PLAN IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF FREDERICKSBURG, VIRGINIA AND IS THE RESULT OF A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JUNE 27, 2019.
4. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO THE NATIONAL GEODETIC SURVEY MONUMENT DI6638 FALL HILL.
5. THE SITE IS LOCATED WITHIN THE FOLLOWING: CHESAPEAKE BAY OVERLAY DISTRICT, HUB ZONE TRACT 5, CELEBRATE VIRGINIA SOUTH TOURISM ZONE, TECHNOLOGY ZONE, VA FEDERAL OPPORTUNITY ZONE, AND THE CELEBRATE VA/CENTRAL PARK SMALL AREA PLAN.
6. THE SURVEYED PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650020C, EFFECTIVE DATE SEPTEMBER 9, 2007.
7. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY. MORE SPECIFICALLY, BASED ON A REVIEW OF THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES' (DHR) VIRGINIA CULTURAL RESOURCE INFORMATION SYSTEM (VCRIS), THERE ARE NO DOCUMENTED ARCHAEOLOGICAL SITES OR HISTORIC RESOURCES WITHIN THE PROPERTY LIMITS. TWO HOUSES LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY ALONG BRISCOE LANE (DHR IDS 111-5321 AND 111-5278) ARE IDENTIFIED BY DHR, BUT WERE DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP). A THIRD HOUSE (GRAVES HOUSE, 3430 FALL HILL AVENUE, DHR ID 111-5285) IS LOCATED OFFSITE AND JUST TO THE SOUTH OF THE PROPERTY; THIS RESOURCE WAS ALSO DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NRHP BY DHR. THE PROPERTY IS LOCATED WITHIN THE DESIGNATED BANK'S FORD/SALEM CHURCH BATTLEFIELD DISTRICT (DHR ID 088-5181). HOWEVER, GIVEN THE SURROUNDING LAND USES AND CURRENT SITE CONDITIONS, NO ADVERSE IMPACTS TO HISTORIC RESOURCES ARE ANTICIPATED AS A RESULT OF THE PROPOSED DEVELOPMENT ACTIVITIES AT THE PROPERTY.
8. THERE ARE COMMERCIAL USES PROPOSED ON THIS SITE WITH SUPPORTING INFRASTRUCTURE TO INCLUDE, BUT NOT BE LIMITED TO, ROADS AND UTILITIES.
9. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
10. THE PROPOSED DEVELOPMENT WILL CONTAIN PRIVATE ROADS (NOYACK LANE), PARKING LOTS, AND TRAVELWAYS TO BE MAINTAINED BY THE PROPERTY OWNERS.
11. THE STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG'S DESIGN STANDARDS MANUAL.
12. STORMWATER MANAGEMENT FACILITY(S) AND OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
13. REFUSE AND RECYCLING SHALL BE HANDLED BY A PRIVATE HAULER.
14. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
15. STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VASWMH.
16. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

SPECIAL EXCEPTION REQUESTS

IN CONJUNCTION WITH THIS REZONING APPLICATION THE APPLICANT REQUESTS THE APPROVAL OF THE FOLLOWING TWO (2) SPECIAL EXCEPTIONS AS PERMITTED BY SECTION 72-22.7 (SPECIAL EXCEPTIONS) OF THE UDO:

REQUEST #1:

UDO CODE SECTION: 72-42.3 (B) (LOCATION OF ACCESSORY USES OR STRUCTURES)

REQUIREMENT: NO ACCESSORY STRUCTURE EXCEPT A FENCE SHALL BE LOCATED IN ANY FRONT YARD. NO ACCESSORY STRUCTURE REQUIRING A BUILDING PERMIT SHALL BE CLOSER TO A FRONT LOT LINE THAN THE PRINCIPAL STRUCTURE.

SPECIFIC REQUEST: TO ALLOW FOR THE CONSTRUCTION OF A PROPOSED SWIMMING POOL/DECK, AS AN ACCESSORY USE, WITHIN THE FRONT YARD. MORE SPECIFICALLY, THE POOL SHALL BE LOCATED BEHIND THE HOTEL BUILDING AND ALONG FALL HILL AVENUE.

JUSTIFICATION: TO BETTER SERVE GUESTS OF THE PROPOSED HOTEL, AND TO ACHIEVE A MORE PRACTICAL SITE DESIGN, THE HOTEL BUILDING HAS BEEN POSITIONED SUCH THAT ITS FRONT DOOR FACES THE NORTHEAST AND THE BUILDING'S REAR FACES FALL HILL AVENUE. IN KEEPING WITH INDUSTRY STANDARDS A SWIMMING POOL/DECK IS PROPOSED BEHIND THE HOTEL BUILDING AS AN AMENITY FOR GUESTS.

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE GOALS OF THE CITY'S COMPREHENSIVE PLAN; SPECIFICALLY THE BUSINESS AND CORRIDOR GOALS FOUND IN PART II, AS WELL AS THE LAND USE GOALS FOUND IN PART III OF THE COMPREHENSIVE PLAN.

THE REQUESTED SPECIAL EXCEPTION IS NECESSARY IN PART OWING TO THE UNIQUE SHAPE (NARROWLY SHAPED) OF THE SUBJECT PROPERTY. TO MITIGATE ANY POTENTIAL IMPACTS OF THE PROPOSED DRIVE THROUGH THE APPLICANT HAS PROPOSED TO A LANDSCAPED BUFFER ALONG THE PROPERTY'S FALL HILL AVENUE FRONTAGE.

REQUEST #2:

UDO CODE SECTION: 72-42.6 (C)(1) (SPECIFIC STANDARDS FOR CERTAIN USES - DRIVE THROUGH)

REQUIREMENT: DRIVE THROUGH FACILITIES SHALL BE LOCATED AT LEAST 100 FEET FROM ANY DETACHED SINGLE-FAMILY DETACHED DWELLING OR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.

SPECIFIC REQUEST: TO ALLOW FOR THE CONSTRUCTION OF THE PROPOSED DRIVE THROUGH LANE TO BE LOCATED LESS THAN 100 FEET FROM A SINGLE-FAMILY DETACHED DWELLING. MORE SPECIFICALLY, THE DRIVE THROUGH FACILITY SHALL BE APPROXIMATELY 74.95 FEET FROM THE ADJACENT SINGLE-FAMILY DETACHED DWELLING AND APPROXIMATELY 38.01 FEET FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.

JUSTIFICATION: THE SUBJECT PROPERTY IS IDENTIFIED BY THE CITY'S COMPREHENSIVE PLAN AS BEING LOCATED IN PLANNING AREA 1 / SUB-PLANNING AREA 1-E WITH A RECOMMENDED LAND USE DESIGNATION OF PLANNED DEVELOPMENT-COMMERCIAL. THE ADJACENT PROPERTY CONTAINING A SINGLE-FAMILY DWELLING IS SIMILARLY LOCATED IN SUB-PLANNING AREA 1-E WITH A RECOMMENDED LAND USE DESIGNATION OF PLANNED DEVELOPMENT-COMMERCIAL. THE PROPOSED DEVELOPMENT WILL ALSO BE CONSISTENT WITH THE INTENT OF THE PLANNED DEVELOPMENT-COMMERCIAL ZONING DISTRICT.

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE GOALS OF THE CITY'S COMPREHENSIVE PLAN; SPECIFICALLY THE BUSINESS AND CORRIDOR GOALS FOUND IN PART II, AS WELL AS THE LAND USE GOALS FOUND IN PART III OF THE COMPREHENSIVE PLAN.

THE REQUESTED SPECIAL EXCEPTION IS NECESSARY IN PART OWING TO THE UNIQUE SHAPE (NARROWLY SHAPED) OF THE SUBJECT PROPERTY. TO MITIGATE ANY POTENTIAL IMPACTS OF THE PROPOSED DRIVE THROUGH THE APPLICANT HAS PROPOSED TO CONSTRUCT A SIX (6) FOOT HIGH MASONRY WALL WITHIN A LANDSCAPED BUFFER ALONG THE PROPERTY LINE.

SEE THE SPECIAL EXCEPTION NARRATIVES SUBMITTED UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.

GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33.

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LEGEND, NOTES & TABULATIONS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: NONE V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 2 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\002-140081-D-ZP-001-LGD.dwg

ATTACHMENT 3

TITLE COMMITMENT SCHEDULE B–SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 761537, COMMITMENT DATE: MAY 5, 2019 AT 8:00 A.M., AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

7. A. TAXES SUBSEQUENT TO JUNE 30, 2019 ARE A LIEN NOT YET DUE AND PAYABLE. EXCEPTION IS TAKEN TO ANY AND ALL SUPPLEMENTAL TAXES POSTED AFTER THE DATE OF THIS COMMITMENT AND ALL OTHER GOVERNMENTAL CHARGES INCLUDING HOMESTEAD AUDIT FEES, PUBLIC SPACE RENTAL FEES, BUSINESS IMPROVEMENT DISTRICT TAXES, CLEAN CITY FEES AND NUISANCE TAXES. B. SPECIAL ASSESSMENTS SUBSEQUENT TO THE DATE OF CLOSING ARE A LIEN NOT YET DUE AND PAYABLE. C. LIENS FOR WATER AND SEWER CHARGES SUBSEQUENT TO THE DATE OF CLOSING ARE A LIEN NOT YET DUE AND PAYABLE.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

8. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTEREST. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

9. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

10. RIGHTS OF TENANTS AS TENANTS ONLY UNDER UNRECORDED, UNEXPIRED LEASES WITH NO OPTION OR RIGHTS TO PURCHASE.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

11. DECLARATION OF EASEMENTS AND COVENANTS DATED FEBRUARY 20, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000359.
REMARKS: EXISTING EASEMENTS SHOWN ON SURVEY AS <DU>, <IE2>, <SN> & <TC>.

12. SETBACK LINES, EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, NOTES AND ALL OTHER MATTERS AS SHOWN ON THE PLAT ENTITLED, "EXHIBIT SHOWING VARIOUS EASEMENTS & OPEN SPACE AREAS, HAMPTONS, PHASE II", WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000359.
REMARKS: EXISTING EASEMENTS SHOWN ON SURVEY AS <DU>, <IE2>, <SN> & <TC>.

13. RIGHT OF WAY GRANTED TO VEPCO DATED SEPTEMBER 4, 1946 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 138, FOLIO 478.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

14. RIGHT OF WAY GRANTED TO VEPCO DATED DECEMBER 16, 1953 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 159, FOLIO 131.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

15. RIGHT OF WAY GRANTED TO VEPCO DATED SEPTEMBER 9, 1957 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 183, FOLIO 434.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

16. RIGHT OF WAY GRANTED TO VEPCO DATED NOVEMBER 23, 1959 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 191, FOLIO 220.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

17. RIGHT OF WAY GRANTED TO VEPCO DATED DECEMBER 1, 1961 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 200, FOLIO 352.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

18. RIGHT OF WAY GRANTED TO VEPCO DATED AUGUST 16, 1966 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 227, FOLIO 353.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

19. RIGHT OF WAY GRANTED TO VEPCO DATED JULY 29, 1969 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 248, FOLIO 10.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

20. RIGHT OF WAY GRANTED TO VEPCO DATED DECEMBER 9, 1969 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 254, FOLIO 282.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

21. RIGHT OF WAY GRANTED TO VEPCO DATED JUNE 25, 1976 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 395, FOLIO 109.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

22. BOUNDARY LINE AGREEMENT BY AND BETWEEN RALPH T. CURTIS AND ELEANOR FRANCES FAULCONER CURTIS, JACK BRISCOE AND CHRISTA C. BRISCOE, AND DOROTHY C. PEEK AND VAUGHAN PEEK, DATED MAY 8, 1970 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 259, FOLIO 354.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

23. RIGHT OF WAY GRANTED TO C&P TELEPHONE DATED DECEMBER 1, 1959 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 190, FOLIO 406.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

24. RIGHT OF WAY GRANTED TO C&P TELEPHONE DATED SEPTEMBER 20, 1961 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 199, FOLIO 366.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

25. RIGHT OF WAY GRANTED TO C&P TELEPHONE DATED JUNE 15, 1981 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 543, FOLIO 390.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

26. CERTIFICATE OF TAKING BY THE STATE HIGHWAY COMMISSIONER OF VIRGINIA DATED JULY 10, 1961 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 198, FOLIO 12.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

27. DEED GRANTED TO THE COMMONWEALTH OF VIRGINIA DATED OCTOBER 7, 1982 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 571, FOLIO 303.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

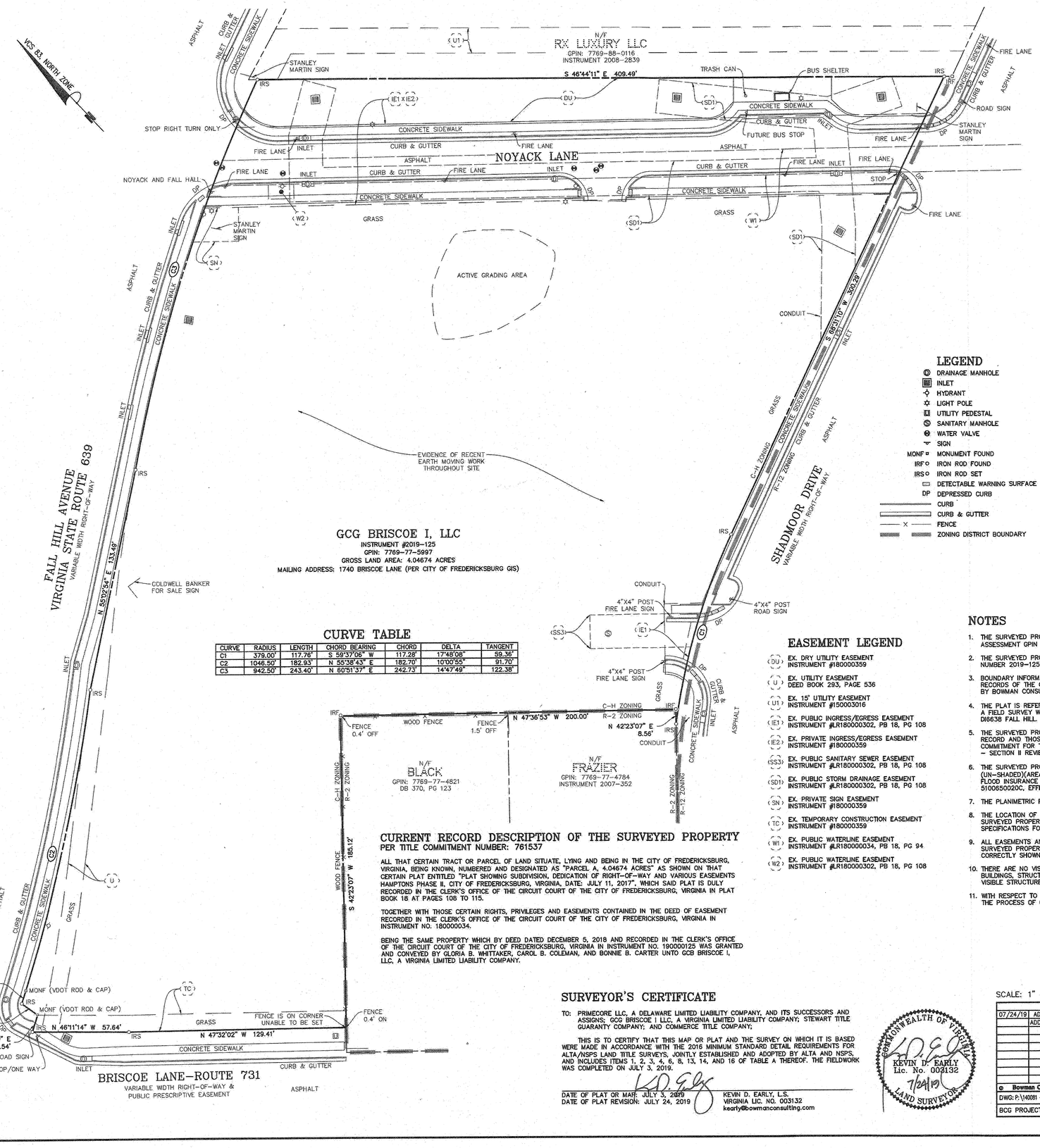
28. DEED OF EASEMENT GRANTED TO HOUSING AMERICA, INC. DATED JUNE 4, 1973 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 319, FOLIO 185.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

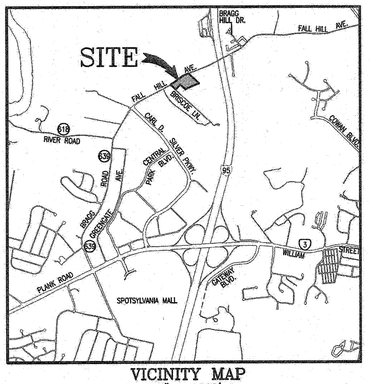
29. DEED OF EASEMENT AND PARTIAL RELEASE GRANTED TO THE CITY OF FREDERICKSBURG, VIRGINIA DATED SEPTEMBER 10, 1996 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN LIBER 293, FOLIO 527.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

30. DEED OF EASEMENT AND PARTIAL RELEASE GRANTED TO THE CITY OF FREDERICKSBURG, VIRGINIA DATED AUGUST 20, 1996 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN LIBER 293, FOLIO 536.
REMARKS: EXISTING EASEMENT SHOWN ON SURVEY AS <U>. TEMPORARY CONSTRUCTION EASEMENT NO LONGER LOCATED ON THE SURVEYED PROPERTY.

31. DEED OF EASEMENT GRANTED TO THE CITY OF FREDERICKSBURG, VIRGINIA DATED DECEMBER 15, 2017 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000034.
REMARKS: EXISTING EASEMENT SHOWN ON SURVEY AS <W1>.

32. DEED OF DEDICATION, EASEMENT, AND VACATION BETWEEN GLORIA B. WHITTAKER, CAROL B. COLEMAN, AND BONNIE B. CARTER AND TO THE CITY OF FREDERICKSBURG, VIRGINIA DATED JANUARY 31, 2018 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000302.
REMARKS: EXISTING EASEMENTS SHOWN ON SURVEY AS <IE1>, <SD1>, <SS3> & <W2>.





VICINITY MAP
1" = 2000'

ZONING

ZONE: CH (COMMERCIAL HIGHWAY)

A. BUILDING SET–BACK LINES PER CURRENT ZONING ORDINANCE:
1. MINIMUM FRONT: 25' (MIN. PROVIDED: N/A*)
2. MINIMUM SIDE: 15' (MIN. PROVIDED: N/A*)
3. MINIMUM REAR: 20' (MIN. PROVIDED: N/A*)
*LOT IS VACANT

B. WHAT IS CONSIDERED TO BE A FRONT, SIDE AND REAR FOR THIS PROPERTY:
1. FRONT: SOUTH, EAST, WEST
2. SIDE: NORTH
3. REAR: N/A

C. BUILDING SIZE
1. REQUIRED MAXIMUM BUILDING HEIGHT OR STORIES: 40'
2. CURRENT BUILDING HEIGHT OR STORIES: N/A*
*LOT IS VACANT

D. DENSITY
1. MAXIMUM LOT COVERAGE: N/A
2. MAXIMUM FLOOR AREA RATIO: NONRESIDENTIAL: 0.70
RESIDENTIAL: N/A

E. MINIMUM LOT AREA, MINIMUM LOT FRONTAGE, MINIMUM LOT WIDTH AND MINIMUM LOT DEPTH PER CURRENT ZONING ORDINANCE FOR THIS PROPERTY:
1. MINIMUM LOT AREA: 20,000 SQUARE FEET
2. MINIMUM LOT FRONTAGE: N/A
3. MINIMUM LOT WIDTH: 150'
4. MINIMUM LOT DEPTH: N/A

F. PARKING
1. PARKING SPACE FORMULA: N/A*
0 PARKING SPACES ARE PROVIDED ON–SITE*
*LOT IS VACANT

PER ZONING REPORT PREPARED BY MKASSOCIATES, INC. DATED JUNE 5, 2019

LEGEND

- DRAINAGE MANHOLE
- INLET
- HYDRANT
- LIGHT POLE
- UTILITY PEDESTAL
- SANITARY MANHOLE
- WATER VALVE
- SIGN
- MONF — MONUMENT FOUND
- IRF — IRON ROD FOUND
- IRS — IRON ROD SET
- DETECTABLE WARNING SURFACE
- DP — DEPRESSED CURB
- CURB
- CURB & GUTTER
- X — FENCE
- ZONING DISTRICT BOUNDARY

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	379.00'	117.76'	S 59°37'06" W	117.28'	17°48'08"	59.36'
C2	1046.50'	182.93'	N 55°38'43" E	182.70'	10°00'55"	91.70'
C3	942.50'	243.40'	N 60°51'37" E	242.73'	14°47'49"	122.38'

EASEMENT LEGEND

- (DU) EX. DRY UTILITY EASEMENT INSTRUMENT #180000359
- (U) EX. UTILITY EASEMENT DEED BOOK 293, PAGE 536
- (U1) EX. 15' UTILITY EASEMENT INSTRUMENT #150003016
- (IE1) EX. PUBLIC INGRESS/EGRESS EASEMENT INSTRUMENT #LR180000302, PB 18, PG 108
- (IE2) EX. PRIVATE INGRESS/EGRESS EASEMENT INSTRUMENT #180000359
- (SS3) EX. PUBLIC SANITARY SEWER EASEMENT INSTRUMENT #LR180000302, PB 18, PG 108
- (SD1) EX. PUBLIC STORM DRAINAGE EASEMENT INSTRUMENT #LR180000302, PB 18, PG 108
- (SN) EX. PRIVATE SIGN EASEMENT INSTRUMENT #180000359
- (TC) EX. TEMPORARY CONSTRUCTION EASEMENT INSTRUMENT #180000359
- (W1) EX. PUBLIC WATERLINE EASEMENT INSTRUMENT #LR180000034, PB 18, PG 94
- (W2) EX. PUBLIC WATERLINE EASEMENT INSTRUMENT #LR180000302, PB 18, PG 108

NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED AT THE CITY OF FREDERICKSBURG TAX ASSESSMENT GPIN 7769–77–5997 AND IS ZONED CH (COMMERCIAL HIGHWAY).
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF GCG BRISCOE I, LLC AND IS RECORDED IN INSTRUMENT NUMBER 2019–125 AMONG THE LAND RECORDS OF CITY OF FREDERICKSBURG, VIRGINA.
3. BOUNDARY INFORMATION AND NORTH MERIDIAN AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF FREDERICKSBURG, VIRGINIA AND IS THE RESULT OF A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. JUNE 27, 2019.
4. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO THE NATIONAL GEODETIC SURVEY MONUMENT DI6636 FALL HILL.
5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE AS IDENTIFIED AND ADDRESSED IN THE TITLE COMMITMENT, SCHEDULE B – SECTION II REVIEW.
6. THE SURVEYED PROPERTY AS SHOWN HEREON IS NOT IN A 100–YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN–SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY–PANEL NUMBER 5100650020C, EFFECTIVE DATE SEPTEMBER 9, 2007.
7. THE PLANIMETRIC FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
8. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
9. ALL EASEMENTS AND RIGHTS–OF–WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B – SECTION II OF THE COMMITMENT FOR TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
10. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
11. WITH RESPECT TO TABLE A, ITEM 16, THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE SITE IS UNDER CONSTRUCTION.

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

PER TITLE COMMITMENT NUMBER: 761537

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FREDERICKSBURG, VIRGINIA, BEING KNOWN, NUMBERED AND DESIGNATED AS "PARCEL A, 4.04674 ACRES" AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT SHOWING SUBDIVISION, DEDICATION OF RIGHT–OF–WAY AND VARIOUS EASEMENTS HAMPTONS PHASE II, CITY OF FREDERICKSBURG, VIRGINIA, DATE: JULY 11, 2017", WHICH SAID PLAT IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA IN PLAT BOOK 18 AT PAGES 108 TO 115.

TOGETHER WITH THOSE CERTAIN RIGHTS, PRIVILEGES AND EASEMENTS CONTAINED IN THE DEED OF EASEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA IN INSTRUMENT NO. 180000034.

BEING THE SAME PROPERTY WHICH BY DEED DATED DECEMBER 5, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA IN INSTRUMENT NO. 190000125 WAS GRANTED AND CONVEYED BY GLORIA B. WHITTAKER, CAROL B. COLEMAN, AND BONNIE B. CARTER UNTO GCB BRISCOE I, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

SURVEYOR'S CERTIFICATE

TO: PRIMECORE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS; GCG BRISCOE I LLC, A VIRGINIA LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY; AND COMMERCE TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 3, 2019.

DATE OF PLAT OR MAP: JULY 3, 2019
DATE OF PLAT REVISION: JULY 24, 2019

KEVIN D. EARLY, L.S.
VIRGINIA LIC. NO. 003132
kearly@bowmanconsulting.com

COMMONWEALTH OF VIRGINIA
KEVIN D. EARLY
Lic. No. 003132
7/24/19
LAND SURVEYOR

PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
GCG BRISCOE I, LLC
INSTRUMENT NUMBER 2019–125
CITY OF FREDERICKSBURG, VIRGINIA

SCALE: 1" = 30'
DATE: JULY 3, 2019

REVISION		
07/24/19	ADD TITLE COMMITMENT & ADDRESS ATTORNEY COMMENTS	

Bowman CONSULTING

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Herndon, VA 20171
Phone (703) 464-1000
Fax (703) 481-9720
www.bowmanconsulting.com

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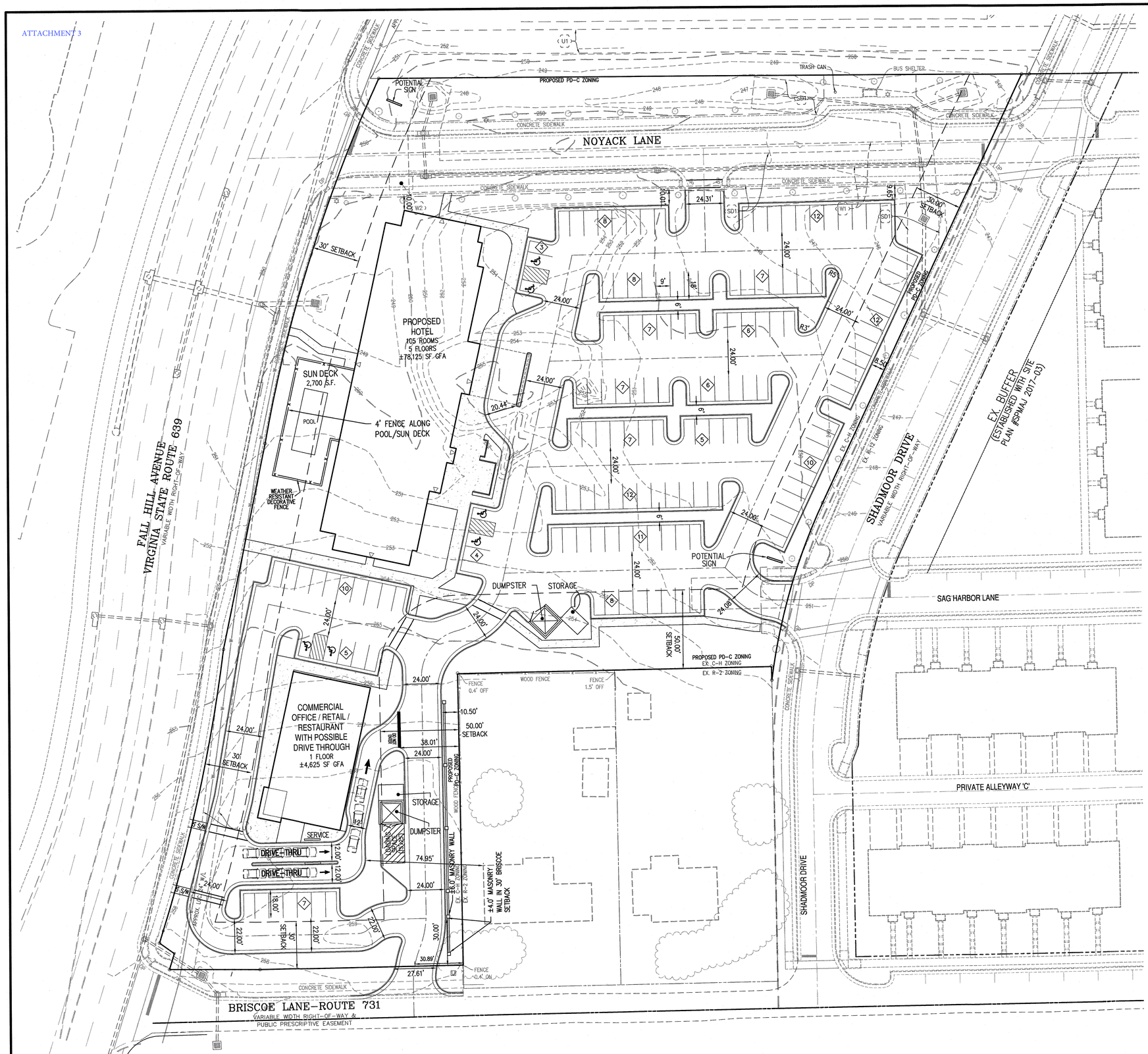
DWG: P:\140081 – Springhill Suites Hotel\140081-01-001 (SUR)\Survey\Plats\Boundary\140081-0-BP-001.dwg | BY: DJK | CHK: KDE | QC:
BCG PROJECT NO: 140081-01-001 | TASK: 00002 | COUNTY REF NO: | SHEET 1 OF 1

SHEET 3 OF 8

140081-D-BP-001

ATTACHMENT 3

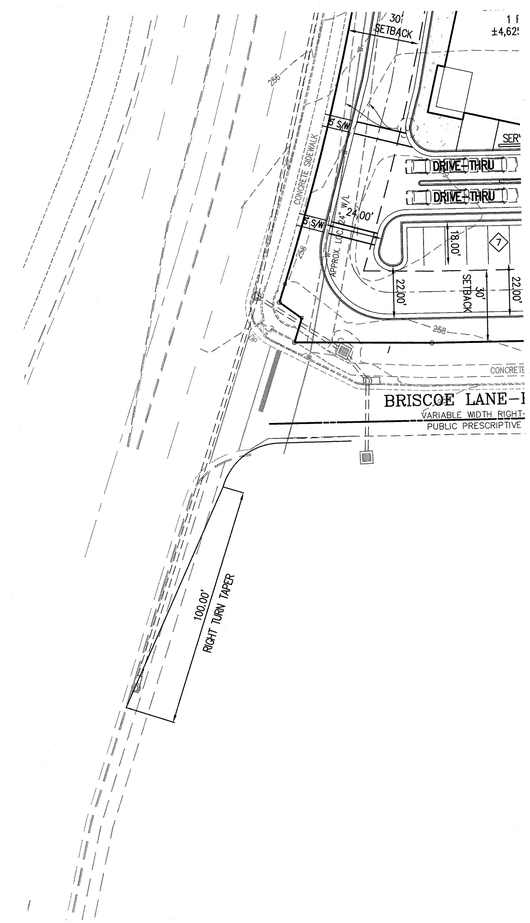


SEE CONTINUATION – THIS SHEET FOR RIGHT TURN TAPER

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. STREET LIGHTING REQUIREMENTS SHALL BE MET PER 72.-52.1.B.(7); THIS SHALL BE DEMONSTRATED WITH THE SITE PLAN.
3. BASED ON THE TURN LANE WARRANT ANALYSIS, CONSTRUCTION OF THE 100' TAPER FROM FALL HILL ONTO BRISCOE IS NOT REQUIRED UNTIL SITE PLAN APPROVAL FOR THE FAST FOOD USE IS SOUGHT.

SEE CONTINUATION – THIS SHEET



GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33. THE APPLICANT IS INTERESTED IN POTENTIAL COMMERCIAL OFFICE, RETAIL, RESTAURANT WITH POSSIBLE DRIVE THROUGH.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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SCHEMATIC PLAN
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

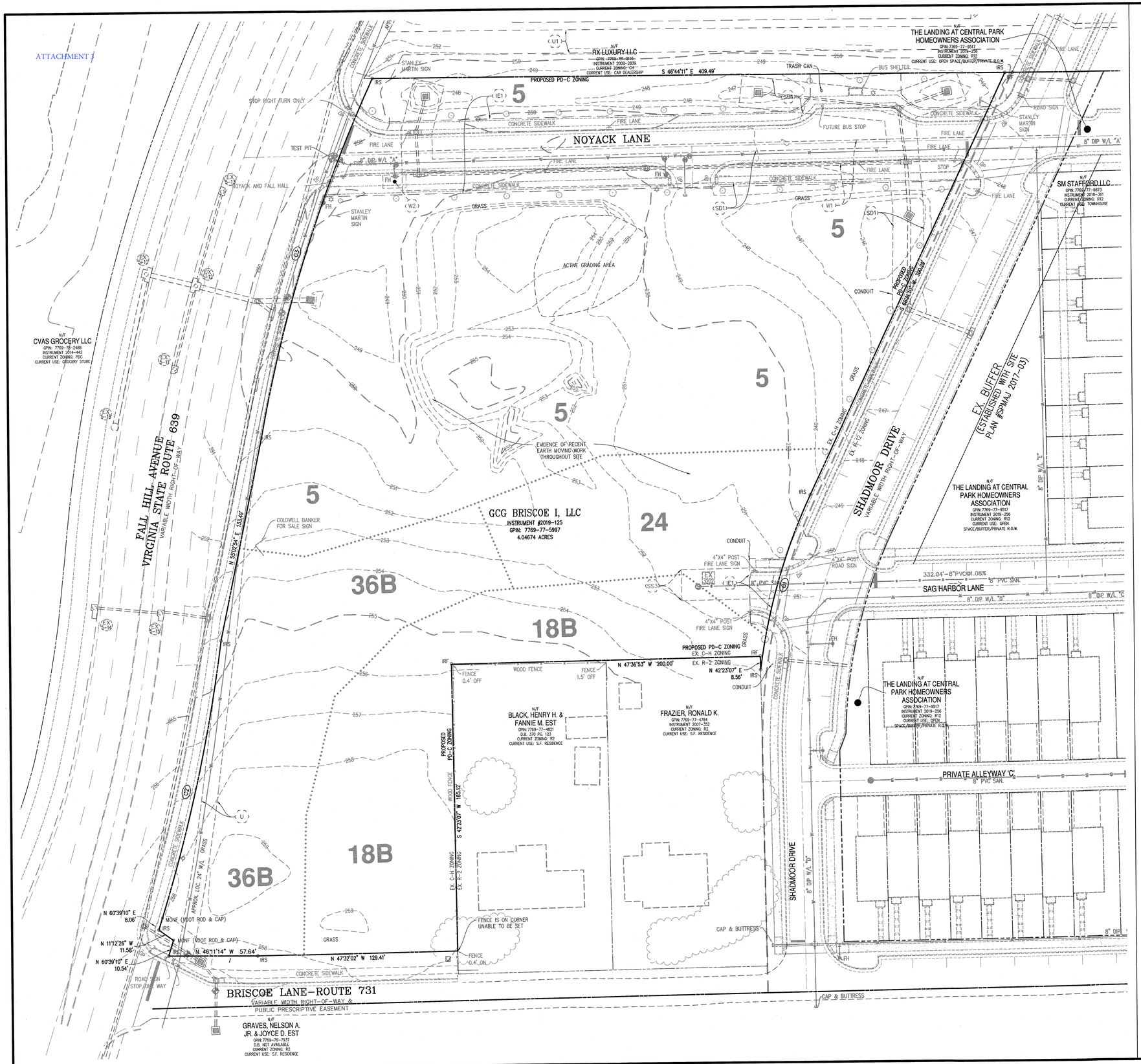
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 4 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\004-140081-D-ZP-001-SCHEMATIC PLAN.dwg

ATTACHMENT 3



NOTES

1. PREVIOUSLY IDENTIFIED ON-SITE WETLAND AREAS WERE IMPACTED/ REMOVED AS ALLOWED BY VIRGINIA WATER PROTECTION (VWP) GENERAL PERMIT WP4-17-1600; ISSUED DECEMBER 6, 2017. THEREFORE NO WETLAND AREAS REMAIN ON THE SITE AND NO FURTHER IMPACTS ARE PROPOSED.
2. PER CITY OF FREDERICKSBURG INFORMATION THE SITE HAS BEEN IDENTIFIED AS BEING WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT.
3. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0075B.
4. THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.
5. THERE ARE NO SLOPES IN EXCESS OF 20 PERCENT LOCATED ON THE SUBJECT PROPERTY.

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
5	AQUULTS, CLAYEY SUBSOIL
18B	EMPORIA SANDY LOAM
24	GOLDSBORO SANDY LOAM
36B	SAVANNAH SANDY LOAM

GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

Bowman CONSULTING

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ENVIRONMENTAL ANAYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

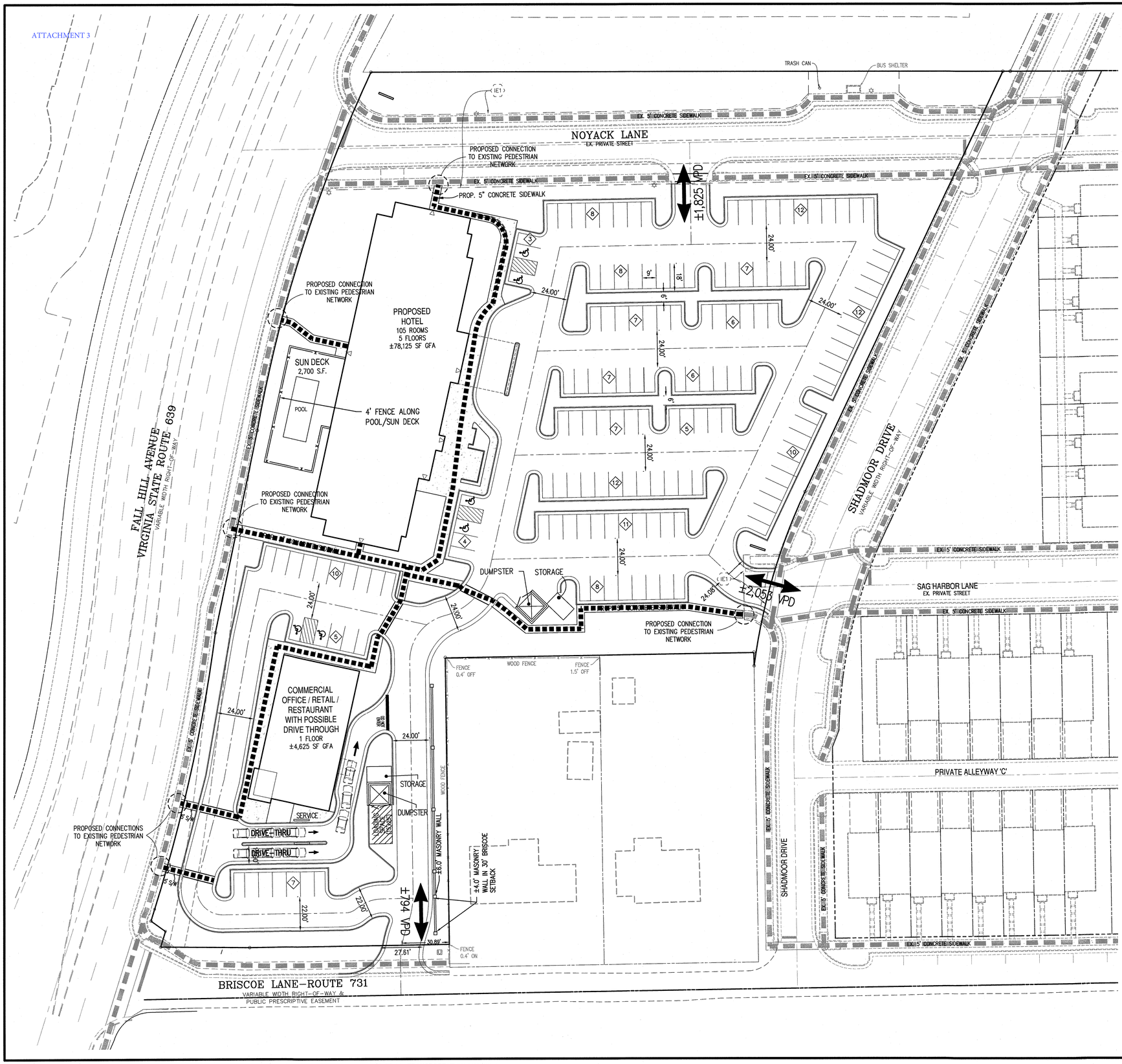
COMMONWEALTH OF VIRGINIA
WILLIAM S. PAYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 5 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\005-140081-D-ZP-001-ENVR ANALYSIS.dwg

ATTACHMENT 3



LEGEND

EXISTING PEDESTRIAN ROUTE

PROPOSED PEDESTRIAN FACILITIES/CONNECTIONS

±000 VPD — PROPOSED SITE ACCESS & ESTIMATED VPDs

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL SEWER AND WATER UTILITY LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.

GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33.

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GRAPHIC SCALE
1" = 30'

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TRANSPORTATION ANALYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
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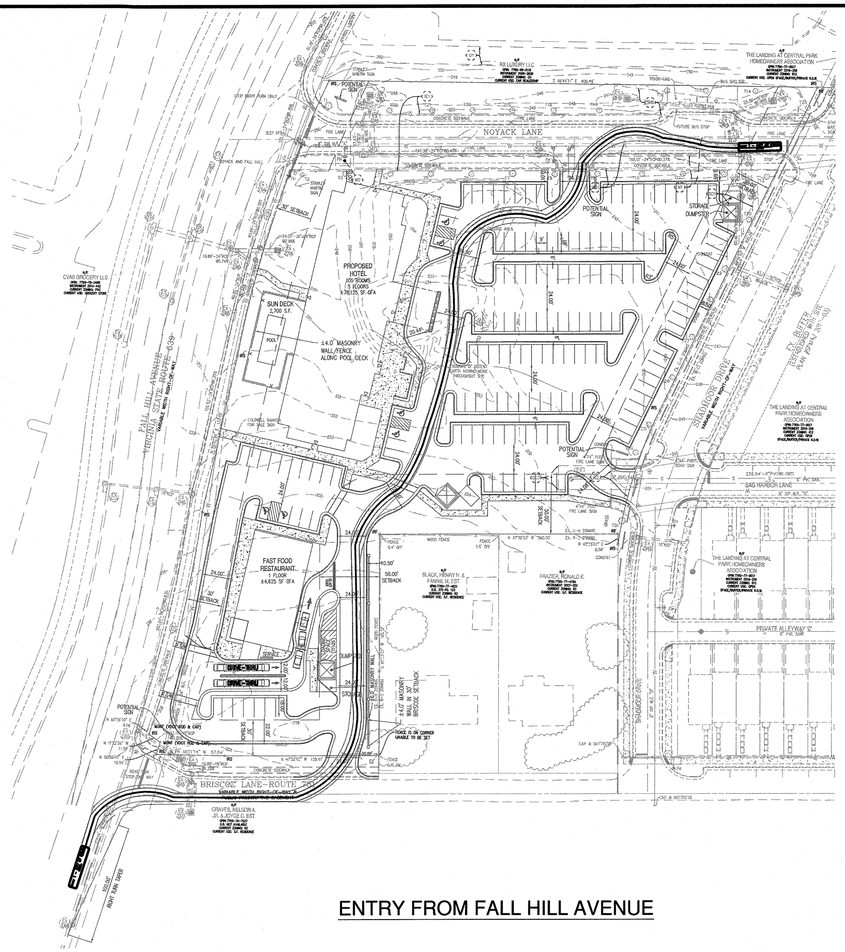
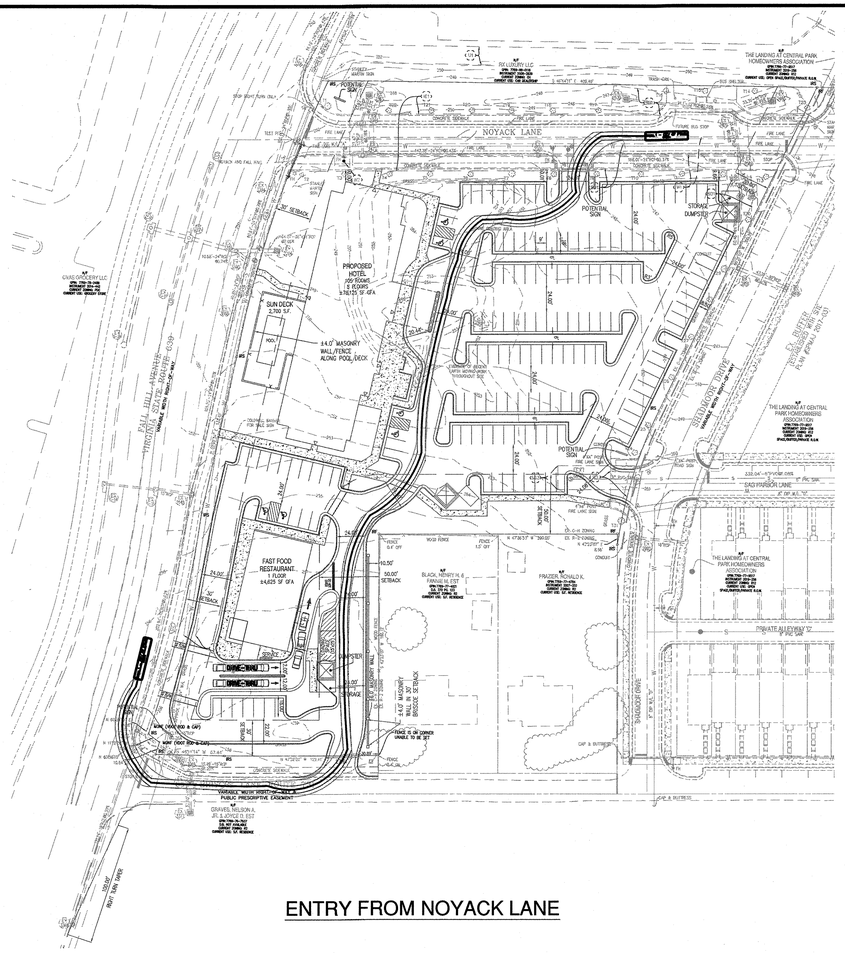
SHEET 6 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\006-140081-D-ZP-001-TRANSPORTATION ANALYSIS.dwg

ATTACHMENT 3

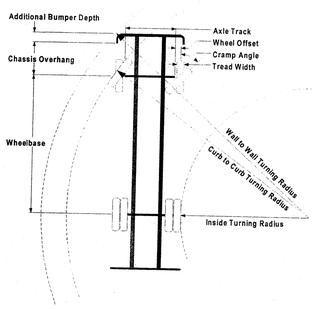


ENTRY FROM FALL HILL AVENUE



ENTRY FROM NOYACK LANE

Pierce **Turning Performance Analysis** Tower 1 12/4/01



Parameters:

Inside Cramp Angle:	45.00 °
Axle Track:	81.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	22.00 in.
Wheelbase:	254.00 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 0 in.
Curb to Curb:	36 ft. 3 in.
Wall to Wall:	44 ft. 10 in.

Comments:

Aerial Application

Fredericksburg, VA

Components	PRIDE #	Description
Front Wheels	0019618	Wheels, Frt, Alum, Alcoa, 22.50" x 13.00" (425/445)
Front Tires	0031621	Tires, Michelin, 425/65R22.50 20 ply XZY tread
Chassis	0050220	Dash-2000 Chassis
Front Bumper	0012246	Bumper, 22" extended - all chassis'
Aerial Device	0022160	Aerial, 100' Pierce Platform

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

Reduce turning radius by 33% if vehicle is equipped with all-wheel steer.

LEGEND

CHASSIS ENVELOPE

TIRE PATH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Bowman CONSULTING

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650A Neims Circle
Fredericksburg, Virginia 22406

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FIRE TRUCK TURNING PATH
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V:

JOB No. 140081-01-001

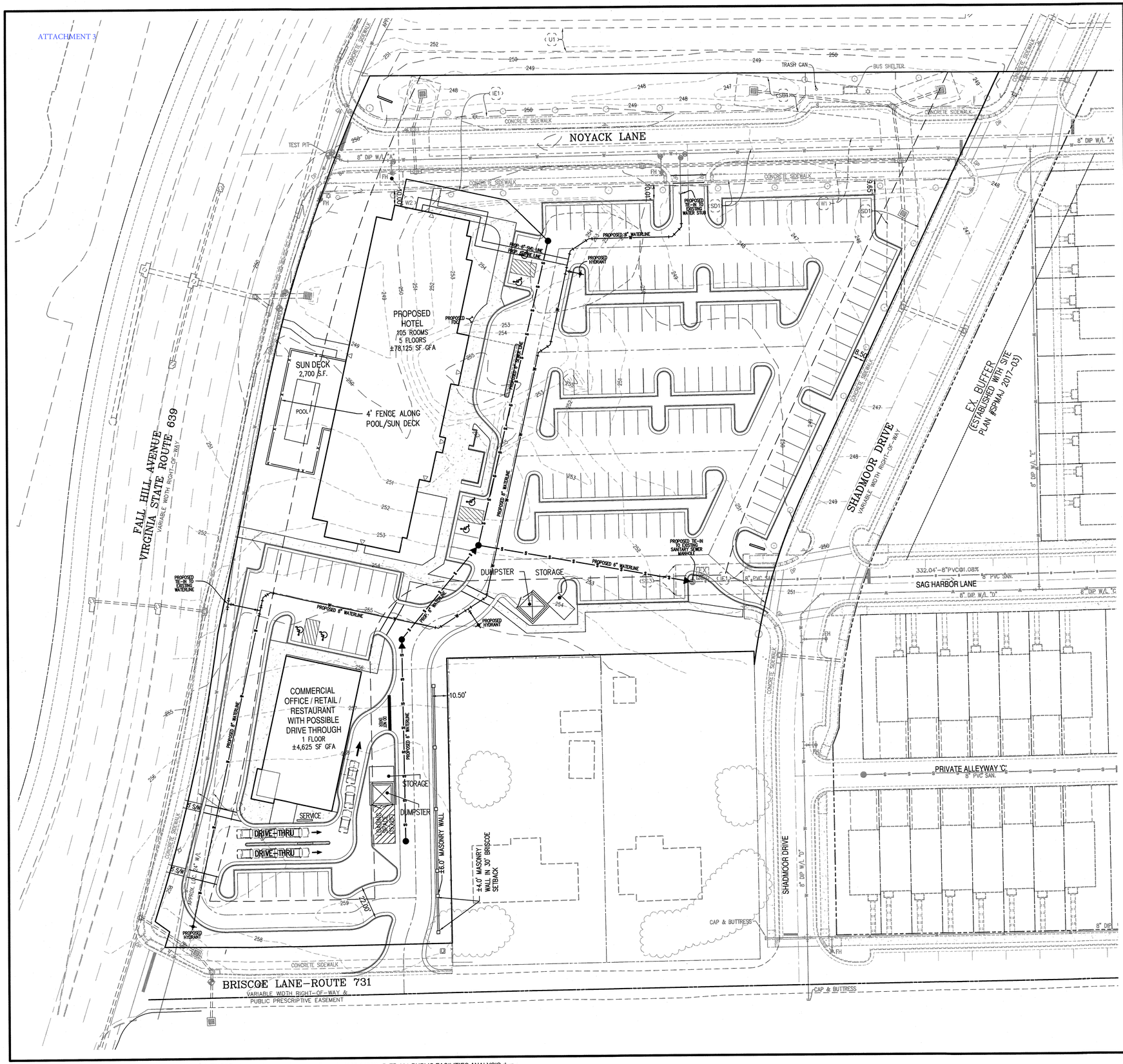
DATE : OCT 2019

FILE No. 140081-D-ZP-001

SHEET 6A OF 8

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\006A-140081-D-ZP-001-FIRE TRUCK TURNING.dwg

ATTACHMENT 3



LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATERLINE
- PROPOSED HYDRANT

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL SEWER AND WATER UTILITY LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. ALL UTILITY CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED BY THE CITY OF FREDERICKSBURG.
3. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC WATER SYSTEM. THE POTENTIAL CONNECTIONS WILL IMPROVE SYSTEM PRESSURE AND REDUNDANCY.
4. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC SANITARY SEWER SYSTEM. THE PROJECT WILL CONNECT TO AN EXISTING 8" SEWER MAIN LOCATED IN SAG HARBOR LANE AND THEN TIE INTO AN EXISTING 15" SEWER MAIN LOCATED ALONG INTERSTATE 95. ADDITIONAL STUDY MAY BE REQUIRED TO ASCERTAIN THE ADEQUACY OF CAPACITY AND OUTFALL.
5. STORMWATER AND BMP DESIGN WILL BE IN ACCORDANCE WITH ALL STATE AND CITY REQUIREMENTS. A STORM POND HAS BEEN CONSTRUCTED ADJACENT TO THE INTERSTATE 95 RIGHT-OF-WAY AS PART OF THE HAMPTONS-PHASE II (SITE PLAN #SPMAJ2017-03). THIS FACILITY WILL SERVE THE SITE TO HANDLE THE STORMWATER GENERATED BY THE PROPOSED PROJECT. ADDITIONAL STUDY WILL BE REQUIRED TO VERIFY THE ADEQUACY OF THE EXISTING POND.
6. SEE THE APPLICATION NARRATIVE FOR FURTHER DISCUSSION OF IMPACTS TO PUBLIC FACILITIES.

GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

Bowman CONSULTING

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6504 Nelms Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268

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PUBLIC FACILITIES ANALYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

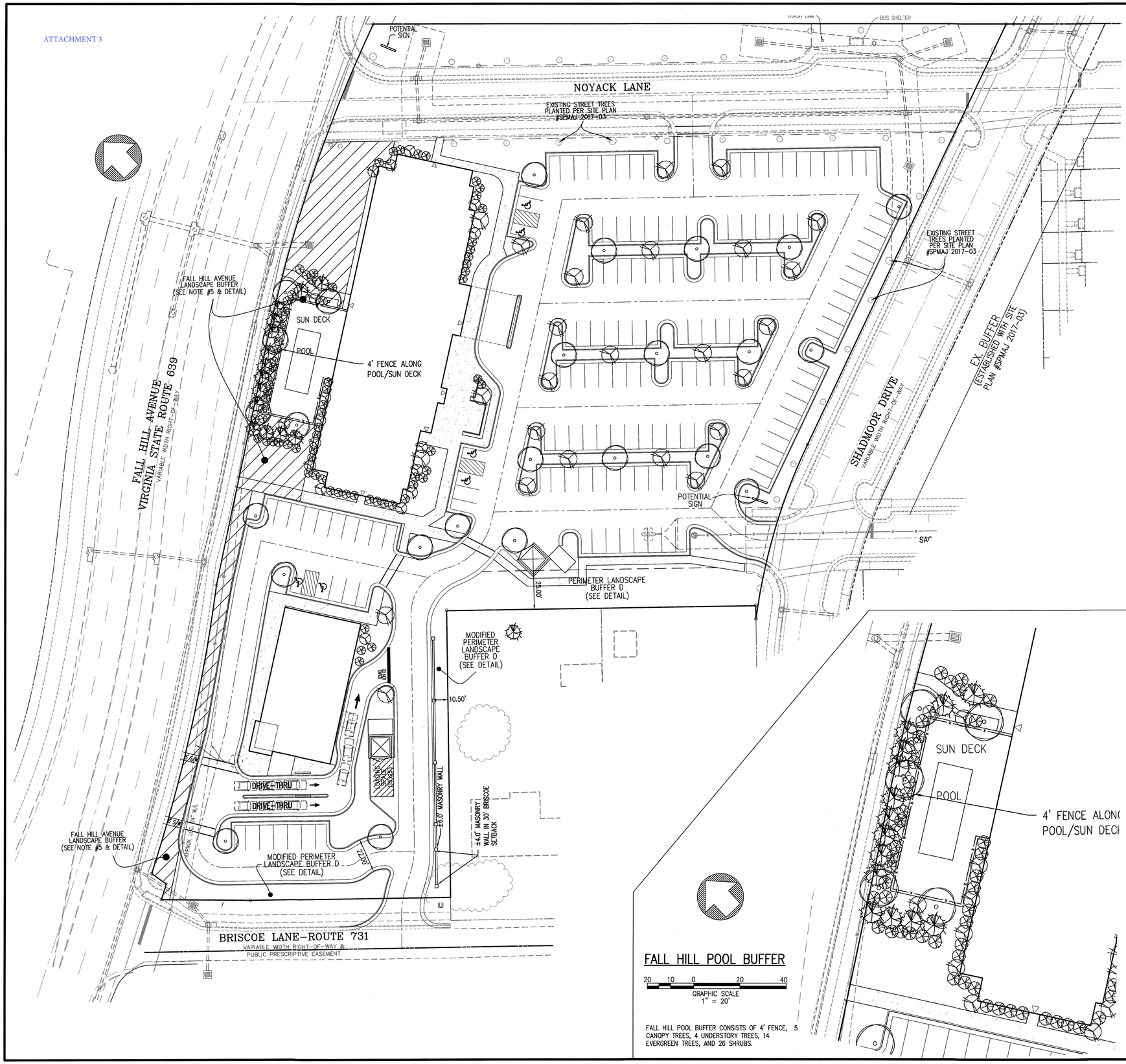
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 7 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\007-140081-D-ZP-001-PUBLIC FACILITIES ANALYSIS.dwg

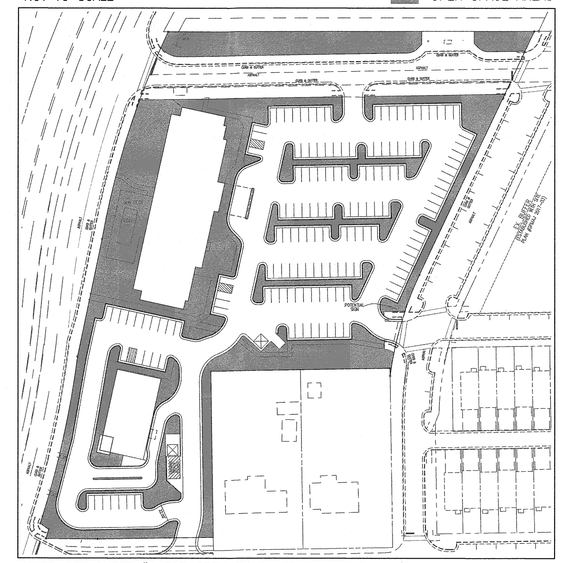
ATTACHMENT 3



PROPOSED OPEN SPACE

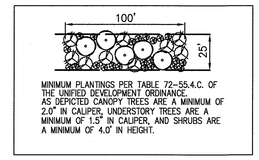
NOT TO SCALE

OPEN SPACE AREAS



NOTE: SEE SHEET #2 FOR OPEN SPACE CALCULATIONS.

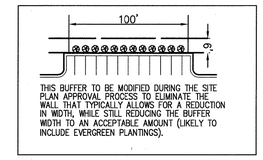
BUFFER TYPE "D" DETAIL



MINIMUM PLANTINGS PER TABLE 72-55.4.C. OF THE UNIFIED DEVELOPMENT ORDINANCE. AS DEPICTED CANOPY TREES ARE A MINIMUM OF 2.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 4.0' IN HEIGHT.

NOT TO SCALE

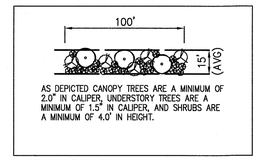
MODIFIED BUFFER TYPE "D" DETAIL



THIS BUFFER TO BE MODIFIED DURING THE SITE PLAN APPROVAL PROCESS TO ELIMINATE THE WALL THAT TYPICALLY ALLOWS FOR A REDUCTION IN WIDTH, WHILE STILL REDUCING THE BUFFER WIDTH TO AN ACCEPTABLE AMOUNT (LIKELY TO INCLUDE EVERGREEN PLANTINGS).

NOT TO SCALE

FALL HILL BUFFER DETAIL



AS DEPICTED CANOPY TREES ARE A MINIMUM OF 2.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 4.0' IN HEIGHT.

NOT TO SCALE

LANDSCAPING LEGEND

- CANOPY TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH SECTION 72-59 OF THE UDO. MORE SPECIFICALLY, NO SIGN SHALL BE ERECTED UNTIL A SIGN DESIGN PACKAGE HAS BEEN SUBMITTED AND APPROVED BY THE DEVELOPMENT ADMINISTRATOR IN ACCORDANCE WITH SECTION 72-59.6.C. OF THE UDO. ADDITIONAL SIGNS MAY BE PROPOSED IN THE FUTURE SUBJECT TO COMPLIANCE WITH THE UDO AND AN APPROVED SIGN DESIGN PACKAGE.
5. THE FALL HILL AVENUE BUFFER SHALL AVERAGE 15 FEET IN WIDTH WITH LANDSCAPING GENERALLY CONSISTING OF CANOPY TREES PLANTED THIRTY (30) FEET ON CENTER WITH A MINIMUM D.B.H. OF 2.0 INCHES. IN ADDITION, UNDERSTORY TREES SHALL BE PLANTED TWENTY (20) FEET ON CENTER WITH EIGHT (8) ORNAMENTAL SHRUBS PLANTED BETWEEN EACH THIRTY (30) TREE SECTION. IN AREAS WHERE THE BUFFER WIDTH IS LESS THAN THE MINIMUM AVERAGE THE PROPOSED LANDSCAPING MAY BE REDUCED.
6. STREET TREES, VEHICULAR USE AREA LANDSCAPING, FOUNDATION PLANTINGS FOR BOTH BUILDINGS, SCREENING, PERIMETER BUFFER, AND ANY ALTERNATIVE COMPLIANCE OR MODIFICATION OF PLANTINGS MEETING THE STANDARDS & REQUIREMENTS OF THE CITY'S UDO OR MODIFICATIONS THEREOF SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN. THIS INCLUDED ADDITIONAL PLANTINGS/SCREENING FOR THE POOL AND DECK AREA ALONG FALL HILL AVENUE.

FALL HILL POOL BUFFER

20 10 0 20 40

GRAPHIC SCALE
1" = 20'

FALL HILL POOL BUFFER CONSISTS OF 4' FENCE, 5 CANOPY TREES, 4 UNDERSTORY TREES, 14 EVERGREEN TREES, AND 26 SHRUBS.

Bowman CONSULTING

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Fredericksburg, Virginia 22406

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CONCEPTUAL LANDSCAPING PLAN
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. FYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 8 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\008-140081-D-ZP-001-CONCEPTUAL LANDSCAPING PLAN.dwg

ATTACHMENT 4

Bowman CONSULTING

Memorandum

To: James Newman, AICP, CZO

Fredericksburg Zoning Administrator

From: Carlos G. Garcia, P.E.

Date: 01/22/2020

Re: SpringHill Suites Development – Right-Turn Lane Warrant Analysis

---

The purpose for this memorandum is to provide an addendum/supplemental analysis to the Traffic Impact Analysis prepared for the SpringHill Suites Hotel dated October 30th, 2019.

The City requested Bowman to re-evaluate the site trip distribution for the proposed 3,500 SF Fast Food with a Drive-Through Restaurant. The revised trip distribution redirected eastbound traffic from Noble Way to Briscoe Lane. Bowman prepared and submitted the revised site trip distribution on January 9th, 2019. The City approved the new distribution on January 10th, 2019. The new distribution figures and the approval from the City are attached to this memorandum.

The City also requested the preparation of a right-turn lane warrant analysis for eastbound vehicles turning right from Fall Hill Avenue into Briscoe Lane and the evaluation for the need of an acceleration lane for vehicles turning from Briscoe Lane into Fall Hill Avenue.

In order to address the City's concerns, Bowman prepared a right turn lane warrant analysis in accordance with the criteria established in Appendix F of VDOT's Roadway Design Manual. The following two scenarios were evaluated:

- 2035 Buildout development without the proposed Fast Food with a Drive-Through Restaurant.
- 2035 Buildout development with the proposed Fast Food with a Drive-Through Restaurant.

The site trips for the proposed Fast Food with a Drive-Through Restaurant were developed based on the revised site trip distribution approved by the City. See **Figures 1 and 3.**

2035 Buildout development without Fast Food with a Drive-Through Restaurant

Based on the overall trip generation for the development, it is anticipated that during the 2035 Build conditions volumes the Springhill Development (not including the Fast Food with Drive-Through Restaurant) would generate the following traffic volumes on Briscoe Lane: 9 morning peak trips (2 inbound trips and 7 outbound trips), and 11 evening trips (7 inbound trips and 4 outbound trips). Considering the updated trip distribution and 2035 No Build volumes, **Figure 1** depicts the total trip volumes along Briscoe Lane.

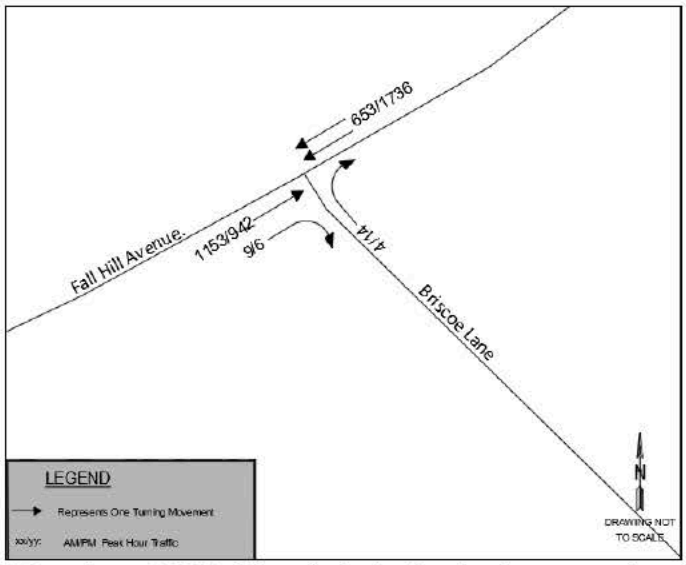


Figure 1. Anticipated Briscoe Lane 2035 Build out (w/o the fast food restaurant) peak hour traffic volumes

Right Turn Lane Warrant Analysis

The forecasted right turn volumes depicted on **Figure 1** were evaluated to determine the need for the installation of an eastbound right-turn lane along Fall Hill Avenue to access Briscoe Lane for the 2035 Build out without the fast food and drive-through restaurant conditions.

Figure 2 has been extracted from the VDOT Access Management Design Standards for Entrances and Intersections (VDOT's Roadway Design Manual – Appendix F). This figure outlines the traffic volumes required to satisfy a right turn lane warrant at an intersection.

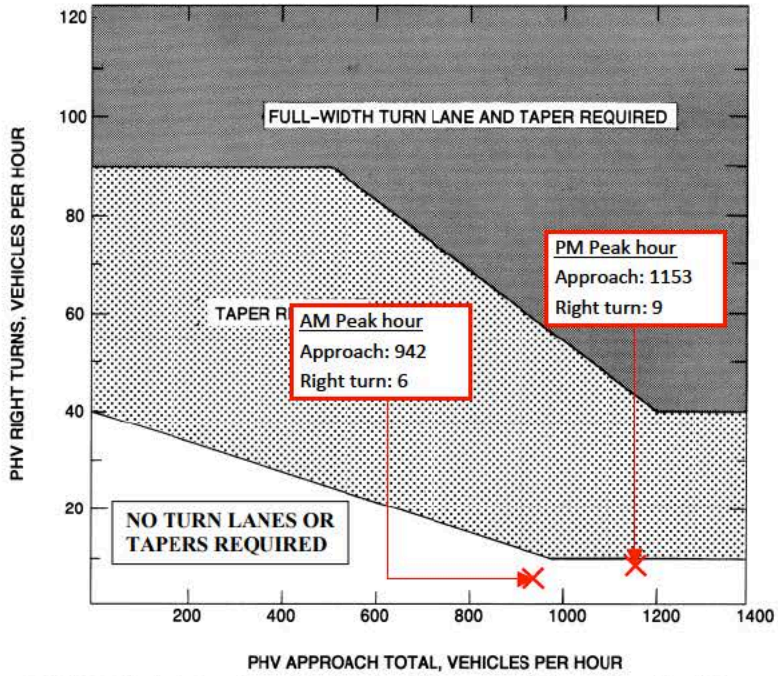


Figure 2. VDOT Right Turn Lane Evaluation Warrant without Fast Food Restaurant

The anticipated right turn volumes as well as the total approach volumes are depicted graphically in **Figure 2.** Based on the criteria from Appendix F, the threshold for a taper is not met during the morning and evening peak hours. Therefore, a right-turn lane and/or taper are not required for the right turn movement from Fall Hill Avenue into Briscoe Lane.

2035 Buildout development with a Drive-Through Restaurant

Based on the overall trip generation for the development, it is anticipated that during the 2035 Build conditions volumes the Springhill development (including the Fast Food with Drive-Through Restaurant) would generate the following additional traffic volumes on Briscoe Lane: 57 morning peak trips (31 inbound trips and 26 outbound trips), and 50 evening trips (31 inbound trips and 19 outbound trips). Considering the updated trip distribution and 2035 No Build volumes, **Figure 3** depicts the total trip volumes along Briscoe Lane.

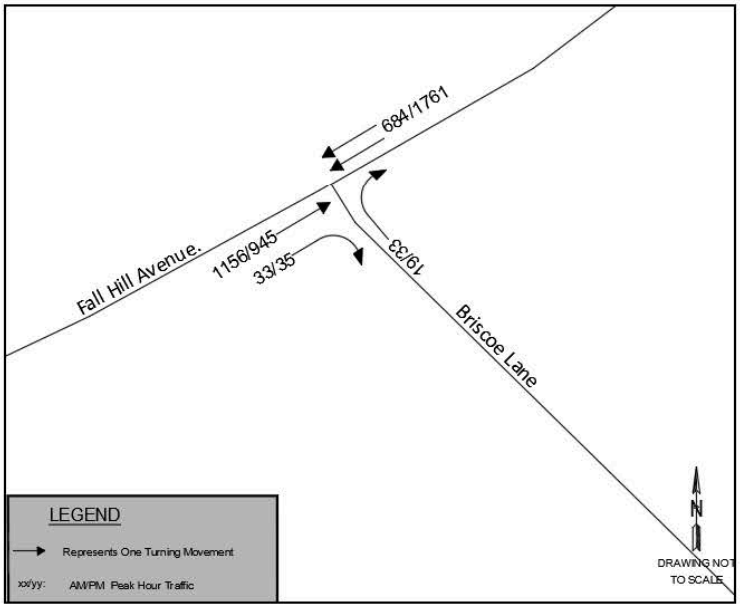


Figure 3. Anticipated Briscoe Lane 2035 Build out (including a fast food with drive-through Restaurant peak hour traffic volumes

Right Turn Lane Warrant Analysis

The forecasted right turn volumes depicted above were evaluated to determine the need for the installation of an eastbound right-turn lane along Fall Hill Avenue to access Briscoe Lane.

Figure 4 has been extracted from the VDOT Access Management Design Standards for Entrances and Intersections (VDOT's Roadway Design Manual – Appendix F). This figure outlines the traffic volumes required to satisfy a right turn lane warrant at an intersection.

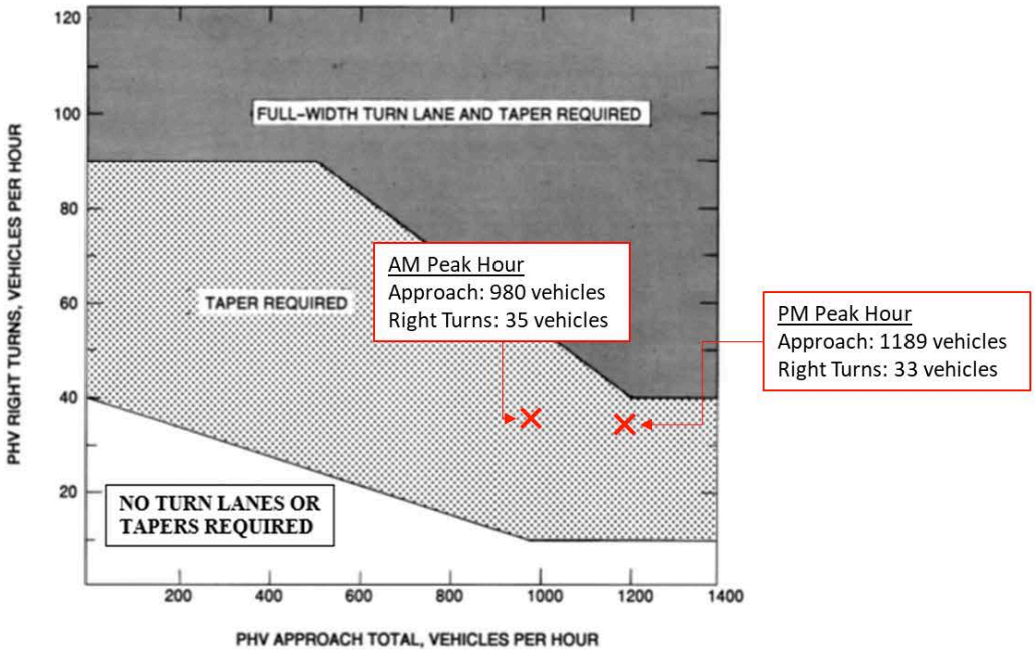


Figure 4. VDOT Right Turn Lane Evaluation Warrant with Fast Food Restaurant

As shown in **Figure 4**, the eastbound right turning movements at the intersection of Fall Hill Avenue and Briscoe Lane do not meet the criteria for the installation of a right turn lane. The installation of a right turn lane is not warranted during the morning and evening peak hours. However, the threshold for the installation of a taper is met.

Acceleration Lane Evaluation

Bowman also evaluated the need for the installation of an acceleration lane on Fall Hill Avenue for vehicles turning right from Briscoe Lane into Fall Hill Avenue. Bowman considered the following:

- *Levels of Service:* The levels of service along Fall Hill Avenue are expected to be acceptable (LOS A) and levels of service on Briscoe Lane are expected to be acceptable (LOS C or better). These results indicate that there are adequate gaps for vehicles entering the system from Briscoe Lane.

- *Available Gaps:* There are two traffic signals that meter and control traffic along Fall Hill Avenue. The traffic signal on Gordon W. Shelton Blvd is located approximately 285 feet west of Briscoe Lane; the traffic signal on Noble way is located approximately 1,175 feet east of Briscoe Lane. These two signalized intersections generate adequate gaps for vehicles to enter Fall Hill Avenue. Furthermore, they alert the drivers to be cautious due to the traffic signal operation changes throughout the day.

- *Stopping Sight Distance*: The available stopping sight distance exceeds the minimum required for a 35 MPH roadway which is 250 feet (See **Figure 5)**.

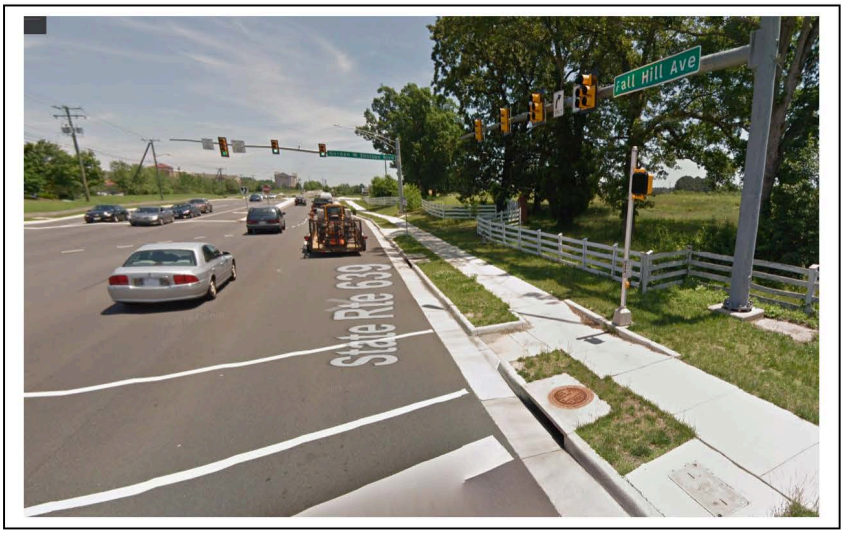


Figure 5. Sight view from adjacent signalized intersection at Gordon W. Shelton Blvd.

Based on the items listed in this memorandum, it is our opinion that an acceleration lane on Fall Hill Avenue is not needed for the anticipated traffic volumes turning right from Briscoe Lane.

Conclusions

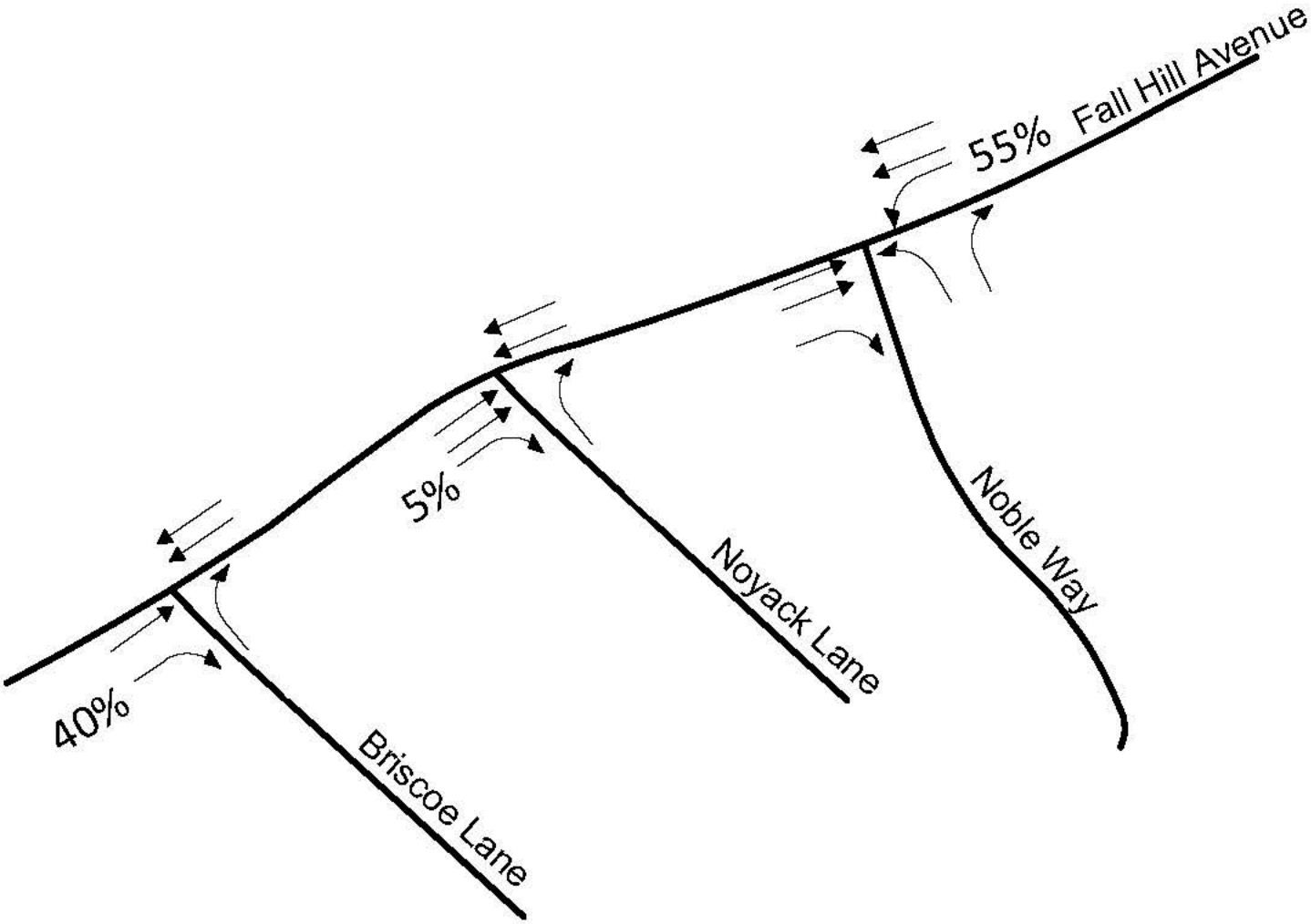
- The installation of a right turn lane and/or taper is not required at the eastbound approach of the intersection of Fall Hill Avenue/Briscoe Lane without the proposed Fast Food with Drive-through Restaurant.

- The installation of a taper is required at the eastbound approach of the intersection of Fall Hill Avenue/Briscoe Lane with the proposed Fast Food with Drive-through Restaurant.

- The installation of an acceleration lane on Fall Hill Avenue is not needed for the anticipated traffic volumes turning right from Briscoe Lane.

FALL HILL AVENUE BETWEEN NOBLE WAY AND BRISCOE LANE

*Percentages derived from 2016 traffic volume counts



LEGEND

→ Represents One Travel Lane

xx(xx): Average Daily Traffic AM/PM

N

Bowman CONSULTING

Fast-Food Entering Trip Distribution
SpringHill Suites Hotel TIA
City of Fredericksburg, Virginia

FIGURE 1

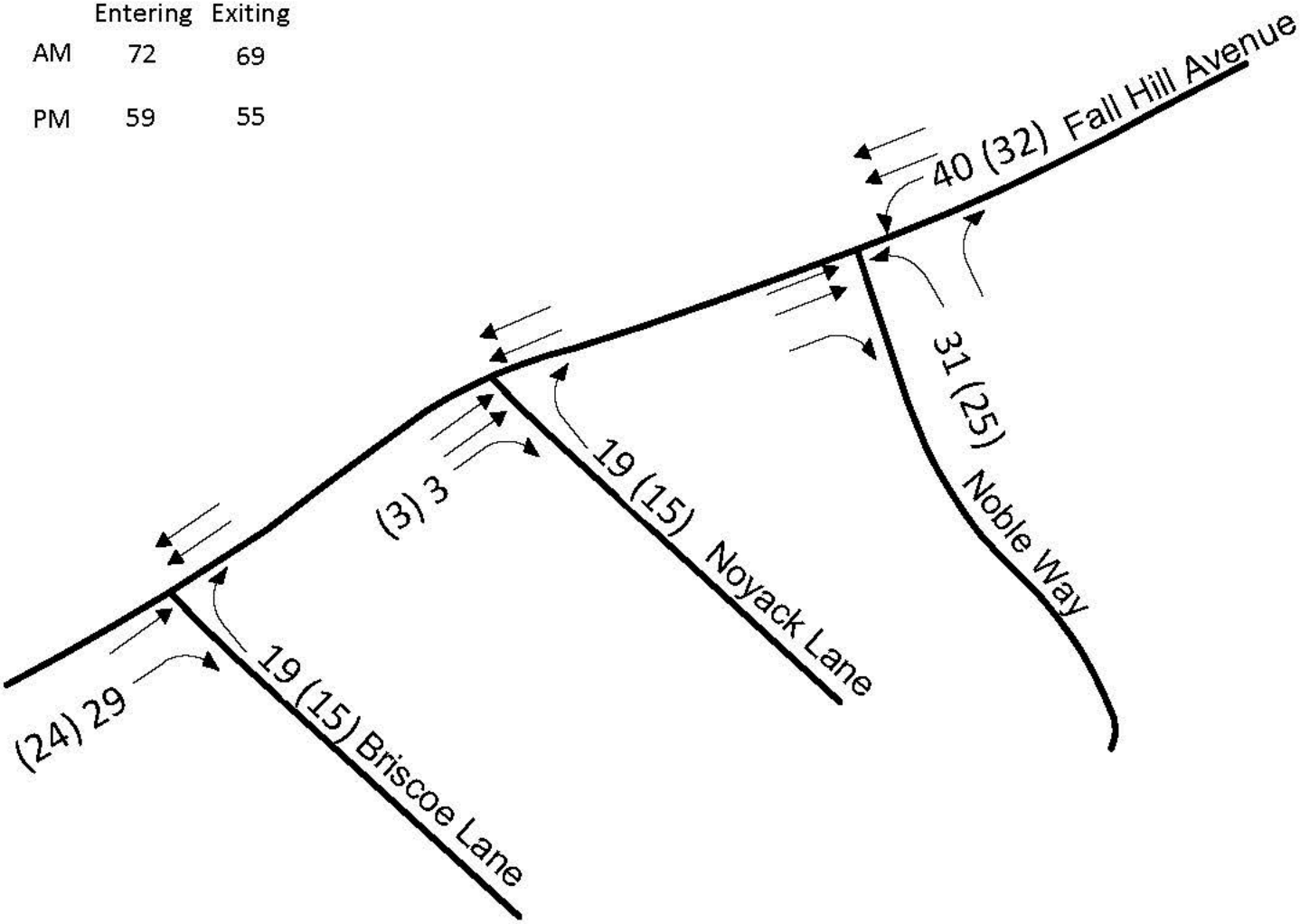
Job #140081-01-002

NOT TO SCALE

FALL HILL AVENUE BETWEEN NOBLE WAY AND BRISCOE LANE

Projected Trip Generation

	Entering	Exiting
AM	72	69
PM	59	55



LEGEND

→ Represents One Travel Lane

xx(xx): Average Daily Traffic AM/PM

N

Bowman CONSULTING

Forecasted Fast-Food Trips
SpringHill Suites Hotel TIA
City of Fredericksburg, Virginia

FIGURE 2

Job #140081-01-002

NOT TO SCALE

ATTACHMENT 4

From: James D. Newman
To: Bill Pyle; Carlos Garcia; Michael Young
Cc: Charlie Payne; Troy A. Knecht; Michael J. Craig; Mark King; Erik Nelson; Bassam Amin; Doug Fawcett; Ara M. Kervandjian; Charles R. Johnston
Subject: RE: Traffic Impact Analysis for Springhill Suites
Date: Friday, January 10, 2020 4:27:13 PM
Attachments: image003.png
image004.png
image005.png

Good afternoon,

The percentage assignments that you sent us regarding development for Springhill Suites are acceptable. Please submit a revised right turn warrant analysis regarding Briscoe Lane with traffic making a right turn from Fall Hill Avenue, and check if an acceleration lane is needed for traffic making a right turn from Briscoe Lane on to Fall Hill Avenue. Thank you.

James Newman, AICP, CZO
Fredericksburg Zoning Administrator
540-372-1179 Ext 231

DISCLAIMER: Information contained in this e-mail does not take the place of a written zoning determination and is not intended to be an official zoning decision. To obtain an official written zoning decision, contact the Zoning Administrator for more information.

From: Bill Pyle [mailto:bpyle@bowmanconsulting.com]
Sent: Thursday, January 09, 2020 12:40 PM
To: Carlos Garcia; James D. Newman; Michael Young
Cc: Charlie Payne; Troy A. Knecht; Michael J. Craig; Mark King; Erik Nelson; Bassam Amin; Doug Fawcett; Ara M. Kervandjian
Subject: [EXTERNAL] RE: Traffic Impact Analysis for Springhill Suites

Carlos, Mike –

Per the discussions at TRC, Mike and James and Bassam will review all this and the percentage assignments and get back to you on
those so you can check the right turn lane warrants. One thing that came up after we got off the phone, if we do trip the right turn
lane warrants, what happens if we take the fast food out from the warrant (by delaying construction/OP of the fast food until there
is a turn lane if it's warranted), will the retail or other commercial use, and the hotel, trigger the turn lane without the fast food,
and maybe they phase the construction? Something to check when we hear back from them and if we trigger the turn lane…

thanks,

ATTACHMENT 4

Bill

Bill Pyle, P.E. | Bowman Consulting

From: Carlos Garcia <cgarcia@bowmanconsulting.com>
Sent: Thursday, January 9, 2020 9:51 AM
To: James D. Newman <jdnewman@fredericksburgva.gov>; Michael Young <myoung@bowmanconsulting.com>
Cc: Bill Pyle <bpyle@bowmanconsulting.com>; Charlie Payne <cpayne@hirschlerlaw.com>; Troy A. Knecht <troyk@primecorefund.com>; Michael J. Craig <mjcraig@fredericksburgva.gov>; Mark King <mking@bowmanconsulting.com>; Erik Nelson <enelson@fredericksburgva.gov>; Bassam Amin <bamin@fredericksburgva.gov>; Doug Fawcett <dfawcett@fredericksburgva.gov>
Subject: RE: Traffic Impact Analysis for Springhill Suites

As requested, we are sending you the inserts from the TIA pertinent to the evaluation at Noble Way.

Intersection of Fall Hill Avenue and Noble Way

Based on the results of the capacity analysis during the morning peak hour, the intersection of Fall Hill Avenue and Noble Way is projected to operate at an acceptable overall level of service "A" during both the No Build and Build Conditions, with an increase in overall delay of 2.9 seconds.

All turning movements and approaches are projected to operate at a level of service "C" or better during both the No Build and Build Conditions.

The queue results from SimTraffic do not appear to exceed the available storage for the auxiliary lanes. The capacity results are summarized in **Table 3.**

Table 3. 2035 AM Peak Hour Capacity Analysis – Fall Hill Avenue and Noble Way

INTERSECTION			AM Peak (No Build) Conditions			AM Peak (Build) Conditions		
	Approach	Movement	DELAY (S)	LOS	95th % Queue (ft)*	DELAY (S)	LOS	95th % Queue (ft)*
Intersection #1: Fall Hill Avenue and Noble Way (2035 No Build Conditions vs. 2035 Build Conditions)	WB	L	24.2	C	40	20.4	C	65
		R	20.8	C	22	23.5	C	50
		Approach	23.2	C	--	22.0	C	--
	NB	T	1.8	A	56	4.0	A	89
		R	1.2	A	17	2.6	A	29
		Approach	1.8	A	--	3.9	A	--
	SB	L	2.2	A	32	5.5	A	46
		T	1.5	A	52	3.2	A	80
		Approach	1.5	A	--	3.3	A	--
	OVERALL		2.1	A	--	5.0	A	--

*Extracted from SimTraffic simulation software

Based on the results of the capacity analysis during the evening peak hour, the intersection of Fall Hill Avenue and Noble Way is projected to operate at an acceptable overall level of service "A" during both the No Build and Build Conditions, with an increase in overall delay of 3.5 seconds.

All turning movements and approaches are projected to operate at a level of service "C" or better during both the No Build and Build Conditions.

The queue results from SimTraffic do not appear to exceed the available storage for the auxiliary lanes. The capacity results are summarized in **Table 4.**

ATTACHMENT 4

Table 4. 2035 PM Peak Hour Capacity Analysis – Fall Hill Avenue and Noble Way

INTERSECTION			PM Peak (No Build) Conditions			PM Peak (Build) Conditions		
	Approach	Movement	DELAY (S)	LOS	95th % Queue (ft)*	DELAY (S)	LOS	95th % Queue (ft)*
Intersection #1: Fall Hill Avenue and Noble Way (2035 No Build Conditions vs. 2035 Build Conditions)	WB	L	31.8	C	52	20.5	C	66
		R	32.2	C	39	21.9	C	43
		Approach	32.0	C	--	21.1	C	--
	NB	T	1.8	A	80	4.6	A	105
		R	1.0	A	16	2.6	A	24
		Approach	1.8	A	--	4.5	A	--
	SB	L	2.3	A	31	8.4	A	41
		T	3.0	A	154	7.2	A	118
		Approach	3.0	A	--	7.3	A	--
	OVERALL		3.2	A	--	6.7	A	--

*Extracted from SimTraffic simulation software

We hope you find this information helpful.

Please let us know if you have any questions.

Thanks

Carlos G. Garcia, PE
Principal - Director of Transportation
Bowman Consulting

3951 Westerre Parkway, Suite 150, Richmond, VA 23233
direct: 804.616.3247| | mobile: 804.698.9953
cgarcia@bowmanconsulting.com | bowmanconsulting.com |

— Go Green! Please consider the environment before printing this email.

From: James D. Newman <jdnewman@fredericksburgva.gov>
Sent: Wednesday, January 8, 2020 3:48 PM
To: Michael Young <myoung@bowmanconsulting.com>
Cc: Bill Pyle <bpyle@bowmanconsulting.com>; Charlie Payne <cpayne@hirschlerlaw.com>; Troy A. Knecht <troyk@primecorefund.com>; Carlos Garcia <cgarcia@bowmanconsulting.com>; Michael J. Craig <mjcraig@fredericksburgva.gov>; Mark King <mking@bowmanconsulting.com>; Erik Nelson <enelson@fredericksburgva.gov>; Bassam Amin <bamin@fredericksburgva.gov>; Doug Fawcett <dfawcett@fredericksburgva.gov>
Subject: RE: Traffic Impact Analysis for Springhill Suites

Good afternoon Mr. Young,

Thank you for the information. The previous TIA for the site did not envision traffic on Briscoe because the development did not connect directly to Briscoe. Since the new use (fast food restaurant) does connect to Briscoe, we'll need to have updated traffic figures. Please calibrate the TIA for this project to reflect the new use and entrance onto Briscoe by proposing revised trip distribution and assignment percentages for the fast food use. We can discuss this tomorrow morning at the Technical Review Committee. Once new percentages have been agreed upon, an updated right-turn lane warrant analysis can be performed for Briscoe Lane.

ATTACHMENT 4

James Newman, AICP, CZO
Fredericksburg Zoning Administrator
540-372-1179 Ext 231

DISCLAIMER: Information contained in this e-mail does not take the place of a written zoning determination and is not intended to be an official zoning decision. To obtain an official written zoning decision, contact the Zoning Administrator for more information.

From: Michael Young [mailto:myoung@bowmanconsulting.com]
Sent: Wednesday, January 08, 2020 9:24 AM
To: James D. Newman
Cc: Bill Pyle; Charlie Payne; Troy A. Knecht; Carlos Garcia; Michael J. Craig; Mark King
Subject: [EXTERNAL] RE: Traffic Impact Analysis for Springhill Suites

Good morning Mr. Newman,

I am contacting you to follow up regarding your concerns/comments for the TIA submitted for the proposed SpringHill Suites development (we received your comments via email on 01/02/2020).

We would like to provide additional clarification since the project and the preparation of the traffic impact analysis was prepared in coordination with the City.

The traffic impact analysis was developed as an update to the approved traffic impact analysis for the old site. Mr. Craig in his e-mail dated 9/24/19 provided the following guidance (the e-mail is included in Appendix B of the current TIA and it is also attached to this e-mail for your reference):

"After discussion with Transportation and Public Works, please update the Traffic impact Analysis Study for The Hamptons Phase II (attached to this e-mail). The update will entail changing the land use designations for the site from 20,300 square feet of Auto Sales space to a 106 room hotel and 3,500 square feet of fast food with a drive through, recalibrating infrastructure warrants, recalibrating level of service analysis at the intersections, and adding a turn / queuing warrant analysis at the site entrance of Shadmoor Drive."

Based on the City's guidance, the parameters and assumptions contained in the approved TIA were unchanged for this submission. The land use designation was adjusted, the warrants and levels of service were recalibrated, and the turn lane warrants were added to the site entrance on Shadmoor Drive (including the queue evaluation) as requested/directed by the City.

The trip distribution in question follows the parameters set fort in the original study. As such, we tried to clarify our approach as stated on page 17 of the updated TIA, "As is consistent with the original TIA, the primary site trip distribution for the SpringHill Suites Hotel parcel was assumed to be to/from Noyack Lane (100%)." The traffic for the proposed hotel and fast-food restaurant is present at this location.

Furthermore, the original traffic impact analysis only evaluated the morning and evening peak periods. Therefore, we only evaluated the same peak periods for consistency with the original study.

We have also evaluated the results of the traffic impact analysis at the intersection of Fall Hill and Briscoe Lane (RIRO access to Briscoe Lane). The results indicate that the intersection is projected to operate at acceptable levels of service B or better. It is our opinion that the intersection would continue to operate at acceptable levels of service even if we add additional traffic on Briscoe Lane based on a new site distribution. This distribution is not expected to be significant in nature since we are probably looking at 20 to 30 additional trips turning right. The adjacent traffic signal would also provide adequate gaps for vehicles exiting Briscoe Lane.

Based on the information presented in this e-mail, we believe that the proposed SpringHill Suites is not expected to impact the traffic operations along Fall Hill Avenue.

We hope you find this information helpful.

Please let us know if you have any questions or any additional concerns.

Respectfully,

Michael Young, P.E. | Senior Traffic Engineer
Bowman Consulting

3951 Westerre Parkway, Suite 150, Richmond, VA 23233
phone: 804.616.3240
myoung@bowmanconsulting.com | bowmanconsulting.com

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From: Bill Pyle <bpyle@bowmanconsulting.com>
Sent: Thursday, January 2, 2020 3:38 PM
To: Michael Young <myoung@bowmanconsulting.com>; Carlos Garcia <cgarcia@bowmanconsulting.com>
Subject: Fwd: Traffic Impact Analysis for Springhill Suites

See below please?

Sent from my phone...

-------- Original message --------
From: "James D. Newman" <jdnewman@fredericksburgva.gov>
Date: 1/2/20 3:34 PM (GMT-05:00)
To: Bill Pyle <bpyle@bowmanconsulting.com>, Charlie Payne <cpayne@hirschlerlaw.com>, troyk@primecorefund.com

ATTACHMENT 4

Cc: "Michael J. Craig" <mjcraig@fredericksburgva.gov>
Subject: Traffic Impact Analysis for Springhill Suites

Good afternoon,

This is regards to Bowman Job #140081-01-002/Springhill Suites. We've had an internal review of the traffic impact analysis for the hotel and fast food buildings to be located at GPIN 7769-77-5997 in Fredericksburg VA. Some questions arose about Briscoe Lane. Page 29 of the analysis shows *Figure 15 – Right Turn Lane Evaluation Warrant at Fall Hill Avenue and Briscoe Lane*.

The peak hours listed:
AM: Right Turns – 6
PM: Right Turns – 9

This seems undercounted for a use that will also have peak hours at typical lunch time of 12 noon. Please confirm that the numbers provided are suitable for a fast-food restaurant with peak hours typical of that use. What are the peak hours (morning, afternoon, evening) for the fast-food use and how many right-turns will that typically generate? Please modify Figure 15 to show those peak hours. Thank you.

James Newman, AICP, CZO
Fredericksburg Zoning Administrator
540-372-1179 Ext 231

DISCLAIMER: Information contained in this e-mail does not take the place of a written zoning determination and is not intended to be an official zoning decision. To obtain an official written zoning decision, contact the Zoning Administrator for more information.

ATTACHMENT 5

SPRINGHILL HOTEL
FREDERICKSBURG, VA

ECONOMIC IMPACT ANALYSIS

JANUARY 29, 2020

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

ECONOMIC IMPACTS

This report provides estimates of economic impacts to the City of Fredericksburg (the "City") resulting from the Springhill Hotel Development (the "Development"). The economic impacts include one-time construction impacts, one-time fees, and recurring revenues. This report also provides an estimate of the additional tax revenues that the City may receive or incur as a result of the Development. Detailed calculations related to the economic impacts are included in the schedules appended hereto.

Development

The Development is situated on one parcel within the City. As of January 1, 2018, the total assessed value of the parcel is $2,644,100. The Development is expected to include 4,625 square feet of general retail/restaurant space and a 105-room hotel. Table A below shows the projected assessed value and real property taxes resulting from the completed Development.

TABLE A
Summary of Development

	Property Area[a]		Estimated Assessed Value(b)		
Property Type	**Units/Rooms**	**GSF**	**Per Unit**	**Per SF**	**Total Estimated Assessed Value**
Commercial					
Limited-Service Restaurant	-	4,625	-	$394	$1,823,297
Hotel	105	68,900	$105,753	-	$11,104,112
Sub-total commercial		73,525			$12,927,409
Total projected assessed value at full build-out (current dollars)					$12,927,409
Current real property tax rate (per $100)[b]					$0.85
Total projected real property tax at full build-out (current dollars)					$109,883

[a]Based on project information provided by PrimeCore OpZone Fund, LP.

[b]Represents the Fiscal Year 2020 tax rate.

As shown in Table A on the previous page, the total projected real property tax revenues are estimated to be $109,883 at full build-out.

Projection of Impacts

In estimating future economic impacts on the City, MuniCap employed a combination of accepted approaches for such forecasts.

To calculate construction employment and economic impacts, MuniCap used IMPLAN Professional 3.0 software developed by IMPLAN Group, LLC. IMPLAN is an industry-accepted economic impact assessment software system with which trained users can create local area *Social Accounting Matrices* and develop *Multiplier Models* that can be used to estimate detailed economic impacts.

For the inputs used in developing the models, such as density and cost, MuniCap relied on a variety of sources, which are noted in the appended schedules to this report. MuniCap. analyzed current commuting trends among employees in the City to estimate the percentage of non-resident employees that represent an increase to the City's current service population.

To estimate population increases, MuniCap adopted U.S. Census Bureau data regarding median residents per owner-occupied units in the City.

For the calculation of economic benefits, primarily those in the form of increased tax revenue, MuniCap applied the actual taxing methodology by multiplying the applicable tax rate by the estimated taxable item in question whenever possible. For instance, MuniCap estimated real property taxes by multiplying projected assessed value by the current applicable real property tax rate. Other revenues calculated in this manner include personal property taxes levied upon vehicles, vehicle license fees, consumer utility taxes, and recordation taxes. In some instances, MuniCap estimated revenues on a per capita basis, typically when the revenue source was not in the form of a tax.

MuniCap assumed a uniform net annual increase in revenues of two percent in future years, except where otherwise noted. Tax rates are current as of the date of this report.

The schedules appended hereto provide specific calculations of impacts, along with the sources of the underlying assumptions.

Results of the Study

A. Employment Impacts and Economic Output

Table B below summarizes the projected one-time employment impacts and economic impacts resulting from the construction of the Development. Direct jobs are jobs at the development site; indirect jobs are jobs created within the City but not at the Development. Total jobs represent full-time equivalent ("FTE") positions, converting both part-time and full-time employees to the equivalent number of full-time employees. Total wages are derived from total employee compensation, which includes salary, benefits, payroll taxes, proprietor's income. Impacts assume a one-year duration.

TABLE B
Construction-Related Impacts

Construction (One-Time) Impacts[1]		
Employment and Wages	*Jobs*	*Wages*
Direct impacts	94	$5,063,526
Indirect impacts	34	$1,699,857
Total	128	$6,763,383
Economic Output		
Direct impacts (construction cost)		$12,500,000
Indirect impacts		$4,951,891
Total		$17,451,891
Average annual labor income per full-time employee		$53,987

[1]Employment, wages, and economic outputs are calculated using IMPLAN software based on industry multipliers derived from national income and product accounts data published by the U.S. Bureau of Economic Analysis. Detailed calculations are provided in the attached projections.

Table C, below, shows the permanent impacts from the commercial properties within the development. Direct and indirect jobs and output are shown in the same manner as on the previous page.

TABLE C
Permanent Employment Impacts

Permanent Employment Impacts		
Limited-Service Restaurant	*Jobs*	*Wages*
Direct impacts	15	$317,702
Indirect impacts	4	$176,376
Total	19	$494,078
Hotel		
Direct impacts	39	$1,050,332
Indirect impacts	17	$661,503
Total	56	$1,711,835
Total direct impacts	**54**	**$1,368,034**
Total indirect impacts	**21**	**$837,879**
Total permanent impacts	**75**	**$2,205,913**

B. Population Impacts

No permanent residents are expected to result from the Development.

C. Economic Impacts

Table D summarizes the projected revenues to the City through fiscal year ending June 30, 2052 based on the projected development under the current plan. Annual revenues are shown at full build-out in current dollars. The thirty-year cumulative revenues reflect projected absorption and inflation.

TABLE D
Projected Revenues - Cumulative through Fiscal Year Ending June 30, 2052

City of Fredericksburg Gross Tax Revenues - Full Build-Out	*Annual (Current Dollars at Full Build-Out)*	*Cumulative through Fiscal Year Ending June 30, 2052*
Real property tax revenues (commercial)	$109,883	$4,305,335
Commercial personal property tax revenues	$24,749	$1,193,126
Utility tax revenues	$8,986	$488,369
Recordation tax revenues	$0	$0
Sales tax revenues	$11,882	$645,770
Meals tax revenues	$71,292	$3,874,618
Business license tax revenues	$14,858	$730,546
Transient lodging tax revenues	$208,022	$9,806,657
Additional tax revenues	$1,828	$88,107
City of Fredericksburg gross revenues	**$451,500**	**$21,132,527**

Table E, below, summarizes the projected City revenues by the Development, both annually and cumulatively over a thirty-year period.

TABLE E
Projected Revenues - Cumulative Through Fiscal Year Ending June 30, 2052

City of Fredericksburg Projected Gross Revenues	*Annual (Current Dollar at Full Build-Out)*	*Cumulative Through Fiscal Year Ending June 30, 2052*
City of Fredericksburg projected gross revenues	**$451,500**	**$21,132,527**

The projected revenues from the Development would translate to an approximate 0.50 percent increase over the current City budget as shown in Table F below.

TABLE F
Projected Increase to Current City Revenues

Projected Revenues	*Revenues*
City of Fredericksburg current revenues[a]	$89,811,202
Proposed Development projected revenues	$451,500
Overall increase in projected revenues	**0.50%**

[a]Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020.*

Limitations

Projecting economic and employment impacts is inherently imprecise, particularly when results are extrapolated over several years. Furthermore, there are different methods of projecting economic and employment impacts and different analysts will arrive at different conclusions. The conclusions in this study are not intended to be precise results; they are intended to represent reasonable estimates of the potential economic and employment impacts to the City from the Development.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Economic Impact Analysis

Prepared By:

MuniCap, Inc.
Public Finance

January 29, 2020

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

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ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule S-1: Summary of Economic Impacts

Fiscal Impacts to City of Fredericksburg	Cumulative Impacts 30 Years[1]	Schedule
Real property tax revenues (commercial)	$4,305,335	Schedule III-B
Commercial personal property tax revenues	$1,193,126	Schedule IV
Utility tax revenues	$488,369	Schedule V-C
Recordation tax revenues	$0	Schedule VI-B
Sales tax revenues	$645,770	Schedule VII
Meals tax revenues	$3,874,618	Schedule VIII
Business license tax revenues	$730,546	Schedule IX-C
Transient lodging tax revenues	$9,806,657	Schedule X
Additional tax revenues	$88,107	Schedule XI-B
Total projected tax revenues to the City of Fredericksburg	**$21,132,527**	**Schedule XII**

	Permanent Jobs from New Development[2] (Full Time Equivalents and Wages)		
Permanent Employment Impacts:	Permanent Jobs	Annual Compensation	Wage per Employee
Hotel			
Direct impacts (full time equivalents)	39	$1,050,332	$26,969
Indirect impacts (full time equivalents)	17	$661,503	$39,911
Sub-total impacts	56	$1,711,835	
Limited-Service Restaurant			
Direct impacts (full time equivalents)	15	$317,702	$20,631
Indirect impacts (full time equivalents)	4	$176,376	$44,439
Sub-total impacts	19	$494,078	
Total direct impacts	54	$1,368,034	$25,173
Total indirect impacts	21	$837,878	$40,785
Total permanent impacts	**75**	**$2,205,913**	

	Temporary Jobs from Construction[2] (Full Time Equivalents and Wages)		
Temporary Construction Employment Impacts:	Temporary Jobs	Annual Compensation	Wage per Employee
Temporary:			
Direct impacts (full time equivalents)	94	$5,063,526	$53,987
Indirect impacts (full time equivalents)	34	$1,699,857	$50,085
Total temporary impacts	**128**	**$6,763,383**	

MuniCap, Inc. *29-Jan-20*

[1]Represents cumulative impacts over the period shown, including inflation.

[2]Jobs and wages represent full time equivalent positions. See Appendix G.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Development Summary

Springhill Hotel
Fredericksburg, Virginia

Schedule I: Summary of Proposed Development

Property Type	Property Area[1] Rooms	GSF Per Room	GSF	Estimated Assessed Value[2] Per Room	Per SF	Total Estimated Assessed Value
Commercial						
Hotel	105	656	68,900	$105,753	$161	$11,104,112
Limited-Service Restaurant	-	-	4,625	-	$394	$1,823,297
Total	105		73,525			$12,927,409

MuniCap, Inc. *29-Jan-20*

[1]Estimated property area based on comparable property research based on project information provided by PrimeCore OpZone Fund, LP.

[2]See Appendix C.

Springhill Hotel
Fredericksburg, Virginia

Schedule II-A: Projected Absorption[1] (Hotel)

Development	Hotel			
Year Ending	Rooms	Cumulative	GSF	Cumulative
31-Dec-21	0	0	0	0
31-Dec-22	105	105	68,900	68,900
31-Dec-23	0	105	0	68,900
31-Dec-24	0	105	0	68,900
31-Dec-25	0	105	0	68,900
31-Dec-26	0	105	0	68,900
31-Dec-27	0	105	0	68,900
31-Dec-28	0	105	0	68,900
31-Dec-29	0	105	0	68,900
31-Dec-30	0	105	0	68,900
31-Dec-31	0	105	0	68,900
31-Dec-32	0	105	0	68,900
31-Dec-33	0	105	0	68,900
31-Dec-34	0	105	0	68,900
31-Dec-35	0	105	0	68,900
31-Dec-36	0	105	0	68,900
31-Dec-37	0	105	0	68,900
31-Dec-38	0	105	0	68,900
31-Dec-39	0	105	0	68,900
31-Dec-40	0	105	0	68,900
31-Dec-41	0	105	0	68,900
31-Dec-42	0	105	0	68,900
31-Dec-43	0	105	0	68,900
31-Dec-44	0	105	0	68,900
31-Dec-45	0	105	0	68,900
31-Dec-46	0	105	0	68,900
31-Dec-47	0	105	0	68,900
31-Dec-48	0	105	0	68,900
31-Dec-49	0	105	0	68,900
31-Dec-50	0	105	0	68,900
Total	105		68,900	

MuniCap, Inc. *29-Jan-20*

[1]Based on information provided PrimeCore OpZone Fund, LP.

Springhill Hotel
Fredericksburg, Virginia

Schedule II-B: Projected Absorption[1] (Limited-Service Restaurant)

Development	Commercial	
	Limited-Service Restaurant	
Year Ending	GSF	Cumulative
31-Dec-21	0	0
31-Dec-22	4,625	4,625
31-Dec-23	0	4,625
31-Dec-24	0	4,625
31-Dec-25	0	4,625
31-Dec-26	0	4,625
31-Dec-27	0	4,625
31-Dec-28	0	4,625
31-Dec-29	0	4,625
31-Dec-30	0	4,625
31-Dec-31	0	4,625
31-Dec-32	0	4,625
31-Dec-33	0	4,625
31-Dec-34	0	4,625
31-Dec-35	0	4,625
31-Dec-36	0	4,625
31-Dec-37	0	4,625
31-Dec-38	0	4,625
31-Dec-39	0	4,625
31-Dec-40	0	4,625
31-Dec-41	0	4,625
31-Dec-42	0	4,625
31-Dec-43	0	4,625
31-Dec-44	0	4,625
31-Dec-45	0	4,625
31-Dec-46	0	4,625
31-Dec-47	0	4,625
31-Dec-48	0	4,625
31-Dec-49	0	4,625
31-Dec-50	0	4,625
Total	4,625	

MuniCap, Inc. *29-Jan-20*

[1]Based on information provided PrimeCore OpZone Fund, LP.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Projected Fiscal Impacts

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule III-A: Projected Real Property Value - Projected Assessed Value (Commercial)

					Commercial						
					Hotel			Limited-Service Restaurant			
Development Year Ending	Assessed As Of[1]	Tax Due Date[2]	Fiscal Year Ending[2]	Inflation Factor[3]	Rooms[4]	Value Per Room[5]	Total Assessed Value	GSF[4]	Value Per GSF[5]	Total Assessed Value	Total Projected Assessed Value
31-Dec-21	1-Jul-22	15-May-23	30-Jun-23	100.0%	0	$105,753	$0	0	$394	$0	$0
31-Dec-22	1-Jul-23	15-May-24	30-Jun-24	100.0%	105	$105,753	$11,104,112	4,625	$394	$1,823,297	$12,927,409
31-Dec-23	1-Jul-24	15-May-25	30-Jun-25	100.0%	105	$105,753	$11,104,112	4,625	$394	$1,823,297	$12,927,409
31-Dec-24	1-Jul-25	15-May-26	30-Jun-26	108.2%	105	$114,471	$12,019,448	4,625	$427	$1,973,596	$13,993,044
31-Dec-25	1-Jul-26	15-May-27	30-Jun-27	108.2%	105	$114,471	$12,019,448	4,625	$427	$1,973,596	$13,993,044
31-Dec-26	1-Jul-27	15-May-28	30-Jun-28	108.2%	105	$114,471	$12,019,448	4,625	$427	$1,973,596	$13,993,044
31-Dec-27	1-Jul-28	15-May-29	30-Jun-29	108.2%	105	$114,471	$12,019,448	4,625	$427	$1,973,596	$13,993,044
31-Dec-28	1-Jul-29	15-May-30	30-Jun-30	117.2%	105	$123,907	$13,010,237	4,625	$462	$2,136,283	$15,146,520
31-Dec-29	1-Jul-30	15-May-31	30-Jun-31	117.2%	105	$123,907	$13,010,237	4,625	$462	$2,136,283	$15,146,520
31-Dec-30	1-Jul-31	15-May-32	30-Jun-32	117.2%	105	$123,907	$13,010,237	4,625	$462	$2,136,283	$15,146,520
31-Dec-31	1-Jul-32	15-May-33	30-Jun-33	117.2%	105	$123,907	$13,010,237	4,625	$462	$2,136,283	$15,146,520
31-Dec-32	1-Jul-33	15-May-34	30-Jun-34	126.8%	105	$134,121	$14,082,699	4,625	$500	$2,312,382	$16,395,081
31-Dec-33	1-Jul-34	15-May-35	30-Jun-35	126.8%	105	$134,121	$14,082,699	4,625	$500	$2,312,382	$16,395,081
31-Dec-34	1-Jul-35	15-May-36	30-Jun-36	126.8%	105	$134,121	$14,082,699	4,625	$500	$2,312,382	$16,395,081
31-Dec-35	1-Jul-36	15-May-37	30-Jun-37	126.8%	105	$134,121	$14,082,699	4,625	$500	$2,312,382	$16,395,081
31-Dec-36	1-Jul-37	15-May-38	30-Jun-38	137.3%	105	$145,177	$15,243,566	4,625	$541	$2,502,996	$17,746,563
31-Dec-37	1-Jul-38	15-May-39	30-Jun-39	137.3%	105	$145,177	$15,243,566	4,625	$541	$2,502,996	$17,746,563
31-Dec-38	1-Jul-39	15-May-40	30-Jun-40	137.3%	105	$145,177	$15,243,566	4,625	$541	$2,502,996	$17,746,563
31-Dec-39	1-Jul-40	15-May-41	30-Jun-41	137.3%	105	$145,177	$15,243,566	4,625	$541	$2,502,996	$17,746,563
31-Dec-40	1-Jul-41	15-May-42	30-Jun-42	148.6%	105	$157,144	$16,500,127	4,625	$586	$2,709,324	$19,209,450
31-Dec-41	1-Jul-42	15-May-43	30-Jun-43	148.6%	105	$157,144	$16,500,127	4,625	$586	$2,709,324	$19,209,450
31-Dec-42	1-Jul-43	15-May-44	30-Jun-44	148.6%	105	$157,144	$16,500,127	4,625	$586	$2,709,324	$19,209,450
31-Dec-43	1-Jul-44	15-May-45	30-Jun-45	148.6%	105	$157,144	$16,500,127	4,625	$586	$2,709,324	$19,209,450
31-Dec-44	1-Jul-45	15-May-46	30-Jun-46	160.8%	105	$170,098	$17,860,268	4,625	$634	$2,932,659	$20,792,927
31-Dec-45	1-Jul-46	15-May-47	30-Jun-47	160.8%	105	$170,098	$17,860,268	4,625	$634	$2,932,659	$20,792,927
31-Dec-46	1-Jul-47	15-May-48	30-Jun-48	160.8%	105	$170,098	$17,860,268	4,625	$634	$2,932,659	$20,792,927
31-Dec-47	1-Jul-48	15-May-49	30-Jun-49	160.8%	105	$170,098	$17,860,268	4,625	$634	$2,932,659	$20,792,927
31-Dec-48	1-Jul-49	15-May-50	30-Jun-50	174.1%	105	$184,119	$19,332,528	4,625	$686	$3,174,405	$22,506,933
31-Dec-49	1-Jul-50	15-May-51	30-Jun-51	174.1%	105	$184,119	$19,332,528	4,625	$686	$3,174,405	$22,506,933
31-Dec-50	1-Jul-51	15-May-52	30-Jun-52	174.1%	105	$184,119	$19,332,528	4,625	$686	$3,174,405	$22,506,933

MuniCap, Inc. *29-Jan-20*

[1]Real property is assessed for taxation as of July 1.

[2]Property assessed as of July 1, 2022 will pay it's final property tax payment of the year on May 15, 2023, which corresponds with fiscal year ending June 30, 2023.

[3]Assumes an annual inflation rate of 2%. Inflation rate accounts for annual increasing assessed value. Property in the City of Fredericksburg is reassessed every fourth year; as a result, the inflation factor is set to adjust in years of the quadrennial revaluation. Source: City of Fredericksburg, VA Commissioner of the Revenue.

[4]See Schedules II-A and II-B.

[5]See Schedule I.

Springhill Hotel
Fredericksburg, Virginia

Schedule III-B: Projected Real Property Tax - Projected Tax Revenues (Commercial)

Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Inflation Factor[3]	Estimated Assessed Value[4]	City Tax Rate Per $100 A.V[5]	Estimated Real Property Tax Revenues
31-Dec-21	1-Jul-22	15-May-23	30-Jun-23	100.0%	$0	$0.85	$0
31-Dec-22	1-Jul-23	15-May-24	30-Jun-24	100.0%	$12,927,409	$0.85	$109,883
31-Dec-23	1-Jul-24	15-May-25	30-Jun-25	100.0%	$12,927,409	$0.85	$109,883
31-Dec-24	1-Jul-25	15-May-26	30-Jun-26	108.2%	$13,993,044	$0.85	$118,941
31-Dec-25	1-Jul-26	15-May-27	30-Jun-27	108.2%	$13,993,044	$0.85	$118,941
31-Dec-26	1-Jul-27	15-May-28	30-Jun-28	108.2%	$13,993,044	$0.85	$118,941
31-Dec-27	1-Jul-28	15-May-29	30-Jun-29	108.2%	$13,993,044	$0.85	$118,941
31-Dec-28	1-Jul-29	15-May-30	30-Jun-30	117.2%	$15,146,520	$0.85	$128,745
31-Dec-29	1-Jul-30	15-May-31	30-Jun-31	117.2%	$15,146,520	$0.85	$128,745
31-Dec-30	1-Jul-31	15-May-32	30-Jun-32	117.2%	$15,146,520	$0.85	$128,745
31-Dec-31	1-Jul-32	15-May-33	30-Jun-33	117.2%	$15,146,520	$0.85	$128,745
31-Dec-32	1-Jul-33	15-May-34	30-Jun-34	126.8%	$16,395,081	$0.85	$139,358
31-Dec-33	1-Jul-34	15-May-35	30-Jun-35	126.8%	$16,395,081	$0.85	$139,358
31-Dec-34	1-Jul-35	15-May-36	30-Jun-36	126.8%	$16,395,081	$0.85	$139,358
31-Dec-35	1-Jul-36	15-May-37	30-Jun-37	126.8%	$16,395,081	$0.85	$139,358
31-Dec-36	1-Jul-37	15-May-38	30-Jun-38	137.3%	$17,746,563	$0.85	$150,846
31-Dec-37	1-Jul-38	15-May-39	30-Jun-39	137.3%	$17,746,563	$0.85	$150,846
31-Dec-38	1-Jul-39	15-May-40	30-Jun-40	137.3%	$17,746,563	$0.85	$150,846
31-Dec-39	1-Jul-40	15-May-41	30-Jun-41	137.3%	$17,746,563	$0.85	$150,846
31-Dec-40	1-Jul-41	15-May-42	30-Jun-42	148.6%	$19,209,450	$0.85	$163,280
31-Dec-41	1-Jul-42	15-May-43	30-Jun-43	148.6%	$19,209,450	$0.85	$163,280
31-Dec-42	1-Jul-43	15-May-44	30-Jun-44	148.6%	$19,209,450	$0.85	$163,280
31-Dec-43	1-Jul-44	15-May-45	30-Jun-45	148.6%	$19,209,450	$0.85	$163,280
31-Dec-44	1-Jul-45	15-May-46	30-Jun-46	160.8%	$20,792,927	$0.85	$176,740
31-Dec-45	1-Jul-46	15-May-47	30-Jun-47	160.8%	$20,792,927	$0.85	$176,740
31-Dec-46	1-Jul-47	15-May-48	30-Jun-48	160.8%	$20,792,927	$0.85	$176,740
31-Dec-47	1-Jul-48	15-May-49	30-Jun-49	160.8%	$20,792,927	$0.85	$176,740
31-Dec-48	1-Jul-49	15-May-50	30-Jun-50	174.1%	$22,506,933	$0.85	$191,309
31-Dec-49	1-Jul-50	15-May-51	30-Jun-51	174.1%	$22,506,933	$0.85	$191,309
31-Dec-50	1-Jul-51	15-May-52	30-Jun-52	174.1%	$22,506,933	$0.85	$191,309
Total							$4,305,335

MuniCap, Inc. *29-Jan-20*

[1]Real property is assessed for taxation as of July 1.

[2]Property assessed as of July 1, 2022 will pay it's final property tax payment of the year on May 15, 2023, which corresponds with fiscal year ending June 30, 2023.

[3]Assumes an annual inflation rate of 2%. Inflation rate accounts for annual increasing assessed value. Property in the City of Fredericksburg is reassessed every fourth year; as a result, the inflation factor is set to adjust in years of the quadrennial revaluation. Source: City of Fredericksburg, VA Commissioner of the Revenue.

[4]See Schedule III-A.

[5]Represents the fiscal year 2020 rate. Source: City of Fredericksburg, Virginia Commissioner of the Revenue.

Springhill Hotel
Fredericksburg, Virginia

Schedule IV: Projected Personal Property Tax Revenues - Commercial

Development Type	New SF/Rooms[1]	Assessed Value Per SF/Room[2 3]	Projected Assessed Value	Personal Property Tax Rate (Per $100)[4]	Total Personal Personal Property Tax Revenue from Businesses[5]
	(Square Feet)				
Hotel	105	$5,479	$575,295	$3.40	$19,560
Limited-Service Restaurant	4,625	$33	$152,625	$3.40	$5,189
Total					$24,749

MuniCap, Inc. *29-Jan-20*

[1]See Schedule I.

[2]Represents the personal property values for hotel rooms provided by the Fairfax County, Virginia Department of Tax Administration.

[3]Values for retail personal property based on averages for furniture, fixtures, and equipment according to Tax Field Appraiser's Guide 2003, Texas Window on State Government.

[4]Represents the fiscal year 2020 tax rate for business furniture and fixtures. Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020*.

[5]Figure assumes full build out and is expressed in current dollars.

Springhill Hotel
Fredericksburg, Virginia

Schedule V-A: Projected Utility Tax Revenues - Commercial

Table 1: Annual Electric Utility Tax Revenue - Consumption Utility Tax Revenue

Property Use	New Square Feet[1]	Average Annual Electric Consumption Per Square Foot[2]	Total Annual Electric Consumption	Monthly Electric Consumption	Flat City Tax[3]	City Electric Utility Tax Rate < 30,630 kWh[3]	City Electric Utility Tax Rate > 30,630 kWh[3]	City Electric Utility Tax Revenue
		(kWh/SF)	*(kWh)*	*(kWh)*				
Hotel	68,900	90.60	6,242,340	520,195	$2.15	$0.005194	$0.001494	$892.65
Limited-Service Restaurant	4,625	12.50	57,813	4,818	$2.15	$0.005194	$0.001494	$27.17

Table 2: Annual Electric Utility Tax Revenue - Projected Total Annual Electric Utility Tax Revenue

	Total Monthly City Electric Tax Revenue Per Account			Annual
Property Use	Monthly City Revenue Per Account	Total Revenue Per Account	Months Per Year	Total Electric Utility Tax Revenue[4]
Hotel	$892.65	$892.65	12	$10,711.83
Limited-Service Restaurant	$27.17	$27.17	12	$326.08
Total				$326.08

MuniCap, Inc. *29-Jan-20*

[1]See Schedule I.

[2]Based on national average consumption for mercantile and lodging commercial buildings. Source: Energy Information Administration, *Electricity consumption totals and conditional intensities by building activity subcategories, 2012*

[3]Commercial consumers are subject to an electric utility tax of a minmum $1.40 and a rate of $.005194 on each kWh delivered monthly for the first 30,630 kWh and at a rate of $.001494 on each kWh thereafter. Source: *City of Fredericksburg, VA Code of Ordinances, Ch. 70, Article 272.*

[4]Figure assumes full build out and is expressed in current dollars.

Springhill Hotel
Fredericksburg, Virginia

Schedule V-A: Projected Utility Tax Revenues - Commercial, continued

Table 3: Annual Gas Service Utility Revenue

Property Use	New Square Feet[1]	Average Annual Gas Consumption Per Square Foot[2]	Total Annual Gas Consumption	Monthly Gas Consumption	Flat City Tax[3]	City Gas Utility Tax Rate < 835 *CCF*[3]	City Gas Utility Tax Rate >835 CCF[3]	Monthly City Gas Utility Tax Revenue[4]
		(CCF/SF)	*(CCF)*	*(CCF)*				
Hotel	68,900	42.50	29,283	2,440	$5.65	$0.09139	$0.008430	$95.49
Limited-Service Restauran	4,625	21.50	994	83	$5.65	$0.09139	$0.008430	$13.22

Table 4: Annual Gas Service Tax Revenue - Projected Total Annual Gas Service Utility Tax Revenue

	Total Monthly City Gas Tax Revenue Per Account			
Property Use	Monthly City Revenue Per Account	Total Revenue Per Account	Months Per Year	Annual City Gas Utility Tax Revenue[4]
Hotel	$95.49	$95.49	12	$1,145.91
Limited-Service Restauran	$13.22	$13.22	12	$158.68
Total				$158.68

MuniCap, Inc. *29-Jan-20*

[1]See Schedule I.

[2]Based on national average consumption for lodging and mercantile commercial buildings. Source: U.S. Energy Information Administration Natural gas consumption and conditional energy intensities (cubic feet) by end use, 2012.

[3]Commercial consumers are subject to a gas utility tax of a minmum $5.65 at a rate of $.09139 on each 835 CCF delivered monthly and at a rate of $.008430 per CCF thereafter. Source: *City of Fredericksburg, VA Code of Ordinances, Ch. 70, Article 274.*

[4]Figure assumes full build out and is expressed in current dollars.

Springhill Hotel
Fredericksburg, Virginia

Schedule V-B: Projected Utility Tax Revenues - Total Annual

Property Type	City Utility Tax Revenue		
	Electric	Natural Gas	Total[1]
Commercial			
Hotel	$10,712	$1,146	$11,858
Limited-Service Restaurant	$326	$159	$485
Total	$11,038	$1,305	$12,342

MuniCap, Inc. *29-Jan-20*

[1]Figure assumes full build out and is expressed in current dollars.

Springhill Hotel
Fredericksburg, Virginia

Schedule V-C: Projected Utility Tax Revenues, Total

Development Year Ending	Fiscal Year Ending[1]	Inflation Factor[2]	Commercial Total Tax Revenues[3]	Total Projected Utility Tax Revenues
31-Dec-21	30-Jun-23	100.0%	$0	$0
31-Dec-22	30-Jun-24	102.0%	$12,589	$12,589
31-Dec-23	30-Jun-25	104.0%	$12,841	$12,841
31-Dec-24	30-Jun-26	106.1%	$13,098	$13,098
31-Dec-25	30-Jun-27	108.2%	$13,360	$13,360
31-Dec-26	30-Jun-28	110.4%	$13,627	$13,627
31-Dec-27	30-Jun-29	112.6%	$13,900	$13,900
31-Dec-28	30-Jun-30	114.9%	$14,178	$14,178
31-Dec-29	30-Jun-31	117.2%	$14,461	$14,461
31-Dec-30	30-Jun-32	119.5%	$14,750	$14,750
31-Dec-31	30-Jun-33	121.9%	$15,045	$15,045
31-Dec-32	30-Jun-34	124.3%	$15,346	$15,346
31-Dec-33	30-Jun-35	126.8%	$15,653	$15,653
31-Dec-34	30-Jun-36	129.4%	$15,966	$15,966
31-Dec-35	30-Jun-37	131.9%	$16,286	$16,286
31-Dec-36	30-Jun-38	134.6%	$16,611	$16,611
31-Dec-37	30-Jun-39	137.3%	$16,944	$16,944
31-Dec-38	30-Jun-40	140.0%	$17,282	$17,282
31-Dec-39	30-Jun-41	142.8%	$17,628	$17,628
31-Dec-40	30-Jun-42	145.7%	$17,981	$17,981
31-Dec-41	30-Jun-43	148.6%	$18,340	$18,340
31-Dec-42	30-Jun-44	151.6%	$18,707	$18,707
31-Dec-43	30-Jun-45	154.6%	$19,081	$19,081
31-Dec-44	30-Jun-46	157.7%	$19,463	$19,463
31-Dec-45	30-Jun-47	160.8%	$19,852	$19,852
31-Dec-46	30-Jun-48	164.1%	$20,249	$20,249
31-Dec-47	30-Jun-49	167.3%	$20,654	$20,654
31-Dec-48	30-Jun-50	170.7%	$21,067	$21,067
31-Dec-49	30-Jun-51	174.1%	$21,489	$21,489
31-Dec-50	30-Jun-52	177.6%	$21,918	$21,918
Total			$488,369	$488,369

MuniCap, Inc. *29-Jan-20*

[1]Revenues are assumed to be collected in the fiscal year following development completion.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule V-A. Revenues are shown over time, based on absorption including the inflation factor shown. See Schedules II-A and II-B for absorption.

Springhill Hotel
Fredericksburg, Virginia

Schedule VI-A: Projected Recordation Tax Revenues - Commercial

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Commercial: Hotel: Value Per Room[2]	Commercial: Hotel: Initial Room Sale[3]	Commercial: Hotel: Projected Assessed Value of Transaction	Commercial: Limited-Service Restaurant: Value Per SF[2]	Commercial: Limited-Service Restaurant: Initial SF[3]	Commercial: Limited-Service Restaurant: Projected Assessed Value of Transaction	Total Projected Assessed Value of Transactions
31-Dec-21	30-Jun-22	100.0%	$105,753	0	$0	$394	0	$0	$0
31-Dec-22	30-Jun-23	102.0%	$107,869	0	$0	$402	0	$0	$0
31-Dec-23	30-Jun-24	104.0%	$110,026	0	$0	$410	0	$0	$0
31-Dec-24	30-Jun-25	106.1%	$112,226	0	$0	$418	0	$0	$0
31-Dec-25	30-Jun-26	108.2%	$114,471	0	$0	$427	0	$0	$0
31-Dec-26	30-Jun-27	110.4%	$116,760	0	$0	$435	0	$0	$0
31-Dec-27	30-Jun-28	112.6%	$119,096	0	$0	$444	0	$0	$0
31-Dec-28	30-Jun-29	114.9%	$121,477	0	$0	$453	0	$0	$0
31-Dec-29	30-Jun-30	117.2%	$123,907	0	$0	$462	0	$0	$0
31-Dec-30	30-Jun-31	119.5%	$126,385	0	$0	$471	0	$0	$0
31-Dec-31	30-Jun-32	121.9%	$128,913	0	$0	$481	0	$0	$0
31-Dec-32	30-Jun-33	124.3%	$131,491	0	$0	$490	0	$0	$0
31-Dec-33	30-Jun-34	126.8%	$134,121	0	$0	$500	0	$0	$0
31-Dec-34	30-Jun-35	129.4%	$136,803	0	$0	$510	0	$0	$0
31-Dec-35	30-Jun-36	131.9%	$139,539	0	$0	$520	0	$0	$0
31-Dec-36	30-Jun-37	134.6%	$142,330	0	$0	$531	0	$0	$0
31-Dec-37	30-Jun-38	137.3%	$145,177	0	$0	$541	0	$0	$0
31-Dec-38	30-Jun-39	140.0%	$148,080	0	$0	$552	0	$0	$0
31-Dec-39	30-Jun-40	142.8%	$151,042	0	$0	$563	0	$0	$0
31-Dec-40	30-Jun-41	145.7%	$154,063	0	$0	$574	0	$0	$0
31-Dec-41	30-Jun-42	148.6%	$157,144	0	$0	$586	0	$0	$0
31-Dec-42	30-Jun-43	151.6%	$160,287	0	$0	$598	0	$0	$0
31-Dec-43	30-Jun-44	154.6%	$163,493	0	$0	$609	0	$0	$0
31-Dec-44	30-Jun-45	157.7%	$166,763	0	$0	$622	0	$0	$0
31-Dec-45	30-Jun-46	160.8%	$170,098	0	$0	$634	0	$0	$0
31-Dec-46	30-Jun-47	164.1%	$173,500	0	$0	$647	0	$0	$0
31-Dec-47	30-Jun-48	167.3%	$176,970	0	$0	$660	0	$0	$0
31-Dec-48	30-Jun-49	170.7%	$180,509	0	$0	$673	0	$0	$0
31-Dec-49	30-Jun-50	174.1%	$184,119	0	$0	$686	0	$0	$0
31-Dec-50	30-Jun-51	177.6%	$187,802	0	$0	$700	0	$0	$0
31-Dec-51	30-Jun-52	181.1%	$191,558	0	$0	$714	0	$0	$0
									$0

MuniCap, Inc. *29-Jan-20*

[1]Assumes an annual inflation rate of 2%.

[2]See Schedule I.

[3]Commercial properties are assumed to not be sold or refinanced within the 30-year outlook; therefore, no recordation taxes will be generated.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule VI-B: Projected Recordation Tax Revenues - Total

				Recordation Tax				
				Grantee Tax		Grantor Tax		
Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Total Projected Assessed Value of Transactions[2]	Recordation Tax Rate (Per $100)[3]	Total Projected Recordation Tax Revenues	Recordation Tax Rate (Per $500)[3]	Total Projected Recordation Tax Revenues	Total Projected Recordation Tax Revenues
31-Dec-21	30-Jun-22	100.0%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-22	30-Jun-23	102.0%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-23	30-Jun-24	104.0%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-24	30-Jun-25	106.1%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-25	30-Jun-26	108.2%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-26	30-Jun-27	110.4%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-27	30-Jun-28	112.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-28	30-Jun-29	114.9%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-29	30-Jun-30	117.2%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-30	30-Jun-31	119.5%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-31	30-Jun-32	121.9%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-32	30-Jun-33	124.3%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-33	30-Jun-34	126.8%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-34	30-Jun-35	129.4%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-35	30-Jun-36	131.9%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-36	30-Jun-37	134.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-37	30-Jun-38	137.3%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-38	30-Jun-39	140.0%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-39	30-Jun-40	142.8%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-40	30-Jun-41	145.7%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-41	30-Jun-42	148.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-42	30-Jun-43	151.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-43	30-Jun-44	154.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-44	30-Jun-45	157.7%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-45	30-Jun-46	160.8%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-46	30-Jun-47	164.1%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-47	30-Jun-48	167.3%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-48	30-Jun-49	170.7%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-49	30-Jun-50	174.1%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-50	30-Jun-51	177.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-51	30-Jun-52	181.1%	$0	$0.0833	$0	$0.2500	$0	$0
Total					$0			$0

MuniCap, Inc. *29-Jan-20*

[1]Assumes an annual inflation rate of 2%.

[2]See Schedules VI-A.

[3]Local recordation tax rate is equal to one-third of the amount of the State recordation tax provided in *Code of Virginia Section 58.1-801*. The State rate is $0.25 for every $100 for the grantee. Therefore, the County rate is $0.0833 per $100. The local recordation tax rate is $.25 per $500 for the grantor. Source: Virginia Supreme Court *Circuit Court Deed Calculation*

Springhill Hotel
Fredericksburg, Virginia

Schedule VII: Projected Local Sales Tax Revenues

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending[1]	Inflation Factor[2]	Limited-Service Restaurant Square Feet[3]	Sales Per SF[4]	Estimated Sales	Total Estimated Sales	Local Sales Tax Rate[5]	Sales Tax Revenues
31-Dec-21	20-Jan-23	30-Jun-23	100.0%	0	$353	$0	$0	1.0%	$0
31-Dec-22	20-Jan-24	30-Jun-24	102.0%	4,625	$360	$1,664,688	$1,664,688	1.0%	$16,647
31-Dec-23	20-Jan-25	30-Jun-25	104.0%	4,625	$367	$1,697,982	$1,697,982	1.0%	$16,980
31-Dec-24	20-Jan-26	30-Jun-26	106.1%	4,625	$374	$1,731,941	$1,731,941	1.0%	$17,319
31-Dec-25	20-Jan-27	30-Jun-27	108.2%	4,625	$382	$1,766,580	$1,766,580	1.0%	$17,666
31-Dec-26	20-Jan-28	30-Jun-28	110.4%	4,625	$390	$1,801,912	$1,801,912	1.0%	$18,019
31-Dec-27	20-Jan-29	30-Jun-29	112.6%	4,625	$397	$1,837,950	$1,837,950	1.0%	$18,379
31-Dec-28	20-Jan-30	30-Jun-30	114.9%	4,625	$405	$1,874,709	$1,874,709	1.0%	$18,747
31-Dec-29	20-Jan-31	30-Jun-31	117.2%	4,625	$413	$1,912,203	$1,912,203	1.0%	$19,122
31-Dec-30	20-Jan-32	30-Jun-32	119.5%	4,625	$422	$1,950,447	$1,950,447	1.0%	$19,504
31-Dec-31	20-Jan-33	30-Jun-33	121.9%	4,625	$430	$1,989,456	$1,989,456	1.0%	$19,895
31-Dec-32	20-Jan-34	30-Jun-34	124.3%	4,625	$439	$2,029,245	$2,029,245	1.0%	$20,292
31-Dec-33	20-Jan-35	30-Jun-35	126.8%	4,625	$448	$2,069,830	$2,069,830	1.0%	$20,698
31-Dec-34	20-Jan-36	30-Jun-36	129.4%	4,625	$456	$2,111,227	$2,111,227	1.0%	$21,112
31-Dec-35	20-Jan-37	30-Jun-37	131.9%	4,625	$466	$2,153,451	$2,153,451	1.0%	$21,535
31-Dec-36	20-Jan-38	30-Jun-38	134.6%	4,625	$475	$2,196,520	$2,196,520	1.0%	$21,965
31-Dec-37	20-Jan-39	30-Jun-39	137.3%	4,625	$484	$2,240,451	$2,240,451	1.0%	$22,405
31-Dec-38	20-Jan-40	30-Jun-40	140.0%	4,625	$494	$2,285,260	$2,285,260	1.0%	$22,853
31-Dec-39	20-Jan-41	30-Jun-41	142.8%	4,625	$504	$2,330,965	$2,330,965	1.0%	$23,310
31-Dec-40	20-Jan-42	30-Jun-42	145.7%	4,625	$514	$2,377,584	$2,377,584	1.0%	$23,776
31-Dec-41	20-Jan-43	30-Jun-43	148.6%	4,625	$524	$2,425,136	$2,425,136	1.0%	$24,251
31-Dec-42	20-Jan-44	30-Jun-44	151.6%	4,625	$535	$2,473,639	$2,473,639	1.0%	$24,736
31-Dec-43	20-Jan-45	30-Jun-45	154.6%	4,625	$546	$2,523,111	$2,523,111	1.0%	$25,231
31-Dec-44	20-Jan-46	30-Jun-46	157.7%	4,625	$556	$2,573,574	$2,573,574	1.0%	$25,736
31-Dec-45	20-Jan-47	30-Jun-47	160.8%	4,625	$568	$2,625,045	$2,625,045	1.0%	$26,250
31-Dec-46	20-Jan-48	30-Jun-48	164.1%	4,625	$579	$2,677,546	$2,677,546	1.0%	$26,775
31-Dec-47	20-Jan-49	30-Jun-49	167.3%	4,625	$591	$2,731,097	$2,731,097	1.0%	$27,311
31-Dec-48	20-Jan-50	30-Jun-50	170.7%	4,625	$602	$2,785,719	$2,785,719	1.0%	$27,857
31-Dec-49	20-Jan-51	30-Jun-51	174.1%	4,625	$614	$2,841,433	$2,841,433	1.0%	$28,414
31-Dec-50	20-Jan-52	30-Jun-52	177.6%	4,625	$627	$2,898,262	$2,898,262	1.0%	$28,983
									$645,770

MuniCap, Inc. *29-Jan-20*

[1]Sales taxes are due the 20th of the month following the month of sales. Note revenues were recognized one full fiscal year following development year completion. Source: City of Fredericksburg Commissioner of the Revenue.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule II-B. A full year of revenues will occur in the year following completion of construction.

[4]See Appendix E. Sales per square foot are assumed to increase with inflation factor shown.

[5]Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020*. Figures represent FY 2020 adopted amounts that go to the city.

Springhill Hotel
Fredericksburg, Virginia

Schedule VIII: Projected Local Meals Tax Revenues

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending[1]	Inflation Factor[2]	Limited-Service Restaurant Square Feet[3]	Sales Per SF[4]	Estimated Sales	Total Estimated Sales	Local Meals Tax Rate[5]	Meals Tax Revenues
31-Dec-21	20-Jan-23	30-Jun-23	100.0%	0	$353	$0	$0	6.0%	$0
31-Dec-22	20-Jan-24	30-Jun-24	102.0%	4,625	$360	$1,664,688	$1,664,688	6.0%	$99,881
31-Dec-23	20-Jan-25	30-Jun-25	104.0%	4,625	$367	$1,697,982	$1,697,982	6.0%	$101,879
31-Dec-24	20-Jan-26	30-Jun-26	106.1%	4,625	$374	$1,731,941	$1,731,941	6.0%	$103,916
31-Dec-25	20-Jan-27	30-Jun-27	108.2%	4,625	$382	$1,766,580	$1,766,580	6.0%	$105,995
31-Dec-26	20-Jan-28	30-Jun-28	110.4%	4,625	$390	$1,801,912	$1,801,912	6.0%	$108,115
31-Dec-27	20-Jan-29	30-Jun-29	112.6%	4,625	$397	$1,837,950	$1,837,950	6.0%	$110,277
31-Dec-28	20-Jan-30	30-Jun-30	114.9%	4,625	$405	$1,874,709	$1,874,709	6.0%	$112,483
31-Dec-29	20-Jan-31	30-Jun-31	117.2%	4,625	$413	$1,912,203	$1,912,203	6.0%	$114,732
31-Dec-30	20-Jan-32	30-Jun-32	119.5%	4,625	$422	$1,950,447	$1,950,447	6.0%	$117,027
31-Dec-31	20-Jan-33	30-Jun-33	121.9%	4,625	$430	$1,989,456	$1,989,456	6.0%	$119,367
31-Dec-32	20-Jan-34	30-Jun-34	124.3%	4,625	$439	$2,029,245	$2,029,245	6.0%	$121,755
31-Dec-33	20-Jan-35	30-Jun-35	126.8%	4,625	$448	$2,069,830	$2,069,830	6.0%	$124,190
31-Dec-34	20-Jan-36	30-Jun-36	129.4%	4,625	$456	$2,111,227	$2,111,227	6.0%	$126,674
31-Dec-35	20-Jan-37	30-Jun-37	131.9%	4,625	$466	$2,153,451	$2,153,451	6.0%	$129,207
31-Dec-36	20-Jan-38	30-Jun-38	134.6%	4,625	$475	$2,196,520	$2,196,520	6.0%	$131,791
31-Dec-37	20-Jan-39	30-Jun-39	137.3%	4,625	$484	$2,240,451	$2,240,451	6.0%	$134,427
31-Dec-38	20-Jan-40	30-Jun-40	140.0%	4,625	$494	$2,285,260	$2,285,260	6.0%	$137,116
31-Dec-39	20-Jan-41	30-Jun-41	142.8%	4,625	$504	$2,330,965	$2,330,965	6.0%	$139,858
31-Dec-40	20-Jan-42	30-Jun-42	145.7%	4,625	$514	$2,377,584	$2,377,584	6.0%	$142,655
31-Dec-41	20-Jan-43	30-Jun-43	148.6%	4,625	$524	$2,425,136	$2,425,136	6.0%	$145,508
31-Dec-42	20-Jan-44	30-Jun-44	151.6%	4,625	$535	$2,473,639	$2,473,639	6.0%	$148,418
31-Dec-43	20-Jan-45	30-Jun-45	154.6%	4,625	$546	$2,523,111	$2,523,111	6.0%	$151,387
31-Dec-44	20-Jan-46	30-Jun-46	157.7%	4,625	$556	$2,573,574	$2,573,574	6.0%	$154,414
31-Dec-45	20-Jan-47	30-Jun-47	160.8%	4,625	$568	$2,625,045	$2,625,045	6.0%	$157,503
31-Dec-46	20-Jan-48	30-Jun-48	164.1%	4,625	$579	$2,677,546	$2,677,546	6.0%	$160,653
31-Dec-47	20-Jan-49	30-Jun-49	167.3%	4,625	$591	$2,731,097	$2,731,097	6.0%	$163,866
31-Dec-48	20-Jan-50	30-Jun-50	170.7%	4,625	$602	$2,785,719	$2,785,719	6.0%	$167,143
31-Dec-49	20-Jan-51	30-Jun-51	174.1%	4,625	$614	$2,841,433	$2,841,433	6.0%	$170,486
31-Dec-50	20-Jan-52	30-Jun-52	177.6%	4,625	$627	$2,898,262	$2,898,262	6.0%	$173,896
									$3,874,618

MuniCap, Inc. *29-Jan-20*

[1]Sales taxes are due the 20th of the month following the month of sales. Note revenues were recognized one full fiscal year following development year completion. Source: City of Fredericksburg Commissioner of the Revenue.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule II-B. A full year of revenues will occur in the year following completion of construction.

[4]See Appendix E. Sales per square foot are assumed to increase with inflation factor shown.

[5]Source: *City of Fredericksburg, VA Code of Ordinances, Ch. 70, Article 432.* Figures represent FY 2020 adopted amounts that go to the city.

Springhill Hotel
Fredericksburg, Virginia

Schedule IX-A: Projected Business License Tax (Hotel)

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending	Inflation Factor[2]	Hotel Rooms[3]	Hotel Rate Per Night[4]	Hotel Assumed Occupancy[4]	Hotel Days	Hotel Total Revenues	Business License Tax Rate (Per $100)[5]	Transient Occupancy Tax Revenues
31-Dec-21	15-Mar-23	30-Jun-23	100.0%	0	$121	66%	365	$0	$0.36	$0
31-Dec-22	15-Mar-24	30-Jun-24	106.6%	105	$129	73%	365	$3,609,065	$0.36	$12,993
31-Dec-23	15-Mar-25	30-Jun-25	109.8%	105	$133	75%	365	$3,807,146	$0.36	$13,706
31-Dec-24	15-Mar-26	30-Jun-26	113.1%	105	$137	75%	365	$3,921,360	$0.36	$14,117
31-Dec-25	15-Mar-27	30-Jun-27	116.5%	105	$141	75%	365	$4,039,001	$0.36	$14,540
31-Dec-26	15-Mar-28	30-Jun-28	120.0%	105	$145	75%	365	$4,160,171	$0.36	$14,977
31-Dec-27	15-Mar-29	30-Jun-29	123.6%	105	$150	75%	365	$4,284,976	$0.36	$15,426
31-Dec-28	15-Mar-30	30-Jun-30	127.3%	105	$154	75%	365	$4,413,525	$0.36	$15,889
31-Dec-29	15-Mar-31	30-Jun-31	131.1%	105	$159	75%	365	$4,545,931	$0.36	$16,365
31-Dec-30	15-Mar-32	30-Jun-32	135.1%	105	$163	75%	365	$4,682,309	$0.36	$16,856
31-Dec-31	15-Mar-33	30-Jun-33	139.1%	105	$168	75%	365	$4,822,778	$0.36	$17,362
31-Dec-32	15-Mar-34	30-Jun-34	143.3%	105	$173	75%	365	$4,967,462	$0.36	$17,883
31-Dec-33	15-Mar-35	30-Jun-35	147.6%	105	$179	75%	365	$5,116,486	$0.36	$18,419
31-Dec-34	15-Mar-36	30-Jun-36	152.0%	105	$184	75%	365	$5,269,980	$0.36	$18,972
31-Dec-35	15-Mar-37	30-Jun-37	156.6%	105	$189	75%	365	$5,428,080	$0.36	$19,541
31-Dec-36	15-Mar-38	30-Jun-38	161.3%	105	$195	75%	365	$5,590,922	$0.36	$20,127
31-Dec-37	15-Mar-39	30-Jun-39	166.1%	105	$201	75%	365	$5,758,650	$0.36	$20,731
31-Dec-38	15-Mar-40	30-Jun-40	171.1%	105	$207	75%	365	$5,931,409	$0.36	$21,353
31-Dec-39	15-Mar-41	30-Jun-41	176.2%	105	$213	75%	365	$6,109,351	$0.36	$21,994
31-Dec-40	15-Mar-42	30-Jun-42	181.5%	105	$220	75%	365	$6,292,632	$0.36	$22,653
31-Dec-41	15-Mar-43	30-Jun-43	186.9%	105	$226	75%	365	$6,481,411	$0.36	$23,333
31-Dec-42	15-Mar-44	30-Jun-44	192.6%	105	$233	75%	365	$6,675,853	$0.36	$24,033
31-Dec-43	15-Mar-45	30-Jun-45	198.3%	105	$240	75%	365	$6,876,129	$0.36	$24,754
31-Dec-44	15-Mar-46	30-Jun-46	204.3%	105	$247	75%	365	$7,082,413	$0.36	$25,497
31-Dec-45	15-Mar-47	30-Jun-47	210.4%	105	$255	75%	365	$7,294,885	$0.36	$26,262
31-Dec-46	15-Mar-48	30-Jun-48	216.7%	105	$262	75%	365	$7,513,732	$0.36	$27,049
31-Dec-47	15-Mar-49	30-Jun-49	223.2%	105	$270	75%	365	$7,739,144	$0.36	$27,861
31-Dec-48	15-Mar-50	30-Jun-50	229.9%	105	$278	75%	365	$7,971,318	$0.36	$28,697
31-Dec-49	15-Mar-51	30-Jun-51	236.8%	105	$287	75%	365	$8,210,457	$0.36	$29,558
31-Dec-50	15-Mar-52	30-Jun-52	243.9%	105	$295	75%	365	$8,456,771	$0.36	$30,444
										$601,392

MuniCap, Inc. *29-Jan-20*

[1]Business License taxes are due the 15th of March the year following the year of revenue collection. Note revenues were recognized one full fiscal year following development year completion. Source: City of Fredericksburg, VA Commissioner of the Revenue.

[2]Assumes an initial growth of 6.6% in the rate per night and 3% thereafter. Source: PrimeCore OpZone Fund, LP.

[3]See Schedule II-A. A full year of revenues will occur in the year following completion of construction.

[4]Represents projected average daily rates per room and projected occupancy rates for comparable hotels. Source: PrimeCore OpZone Fund, LP.

[5]Source: City of Fredericksburg, VA Commissioner of the Revenue.

Springhill Hotel
Fredericksburg, Virginia

Schedule IX-B: Projected Business License Tax (Limited-Service Restaurant)

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending[1]	Inflation Factor[2]	Limited-Service Restaurant Square Feet[3]	Sales Per SF[4]	Estimated Sales	Business License Tax Rate (Per $100)[5]	Transient Occupancy Tax Revenues
31-Dec-21	15-Mar-23	30-Jun-23	100.0%	0	$353	$0	$0.20	$0
31-Dec-22	15-Mar-24	30-Jun-24	102.0%	4,625	$360	$1,664,688	$0.20	$3,329
31-Dec-23	15-Mar-25	30-Jun-25	104.0%	4,625	$367	$1,697,982	$0.20	$3,396
31-Dec-24	15-Mar-26	30-Jun-26	106.1%	4,625	$374	$1,731,941	$0.20	$3,464
31-Dec-25	15-Mar-27	30-Jun-27	108.2%	4,625	$382	$1,766,580	$0.20	$3,533
31-Dec-26	15-Mar-28	30-Jun-28	110.4%	4,625	$390	$1,801,912	$0.20	$3,604
31-Dec-27	15-Mar-29	30-Jun-29	112.6%	4,625	$397	$1,837,950	$0.20	$3,676
31-Dec-28	15-Mar-30	30-Jun-30	114.9%	4,625	$405	$1,874,709	$0.20	$3,749
31-Dec-29	15-Mar-31	30-Jun-31	117.2%	4,625	$413	$1,912,203	$0.20	$3,824
31-Dec-30	15-Mar-32	30-Jun-32	119.5%	4,625	$422	$1,950,447	$0.20	$3,901
31-Dec-31	15-Mar-33	30-Jun-33	121.9%	4,625	$430	$1,989,456	$0.20	$3,979
31-Dec-32	15-Mar-34	30-Jun-34	124.3%	4,625	$439	$2,029,245	$0.20	$4,058
31-Dec-33	15-Mar-35	30-Jun-35	126.8%	4,625	$448	$2,069,830	$0.20	$4,140
31-Dec-34	15-Mar-36	30-Jun-36	129.4%	4,625	$456	$2,111,227	$0.20	$4,222
31-Dec-35	15-Mar-37	30-Jun-37	131.9%	4,625	$466	$2,153,451	$0.20	$4,307
31-Dec-36	15-Mar-38	30-Jun-38	134.6%	4,625	$475	$2,196,520	$0.20	$4,393
31-Dec-37	15-Mar-39	30-Jun-39	137.3%	4,625	$484	$2,240,451	$0.20	$4,481
31-Dec-38	15-Mar-40	30-Jun-40	140.0%	4,625	$494	$2,285,260	$0.20	$4,571
31-Dec-39	15-Mar-41	30-Jun-41	142.8%	4,625	$504	$2,330,965	$0.20	$4,662
31-Dec-40	15-Mar-42	30-Jun-42	145.7%	4,625	$514	$2,377,584	$0.20	$4,755
31-Dec-41	15-Mar-43	30-Jun-43	148.6%	4,625	$524	$2,425,136	$0.20	$4,850
31-Dec-42	15-Mar-44	30-Jun-44	151.6%	4,625	$535	$2,473,639	$0.20	$4,947
31-Dec-43	15-Mar-45	30-Jun-45	154.6%	4,625	$546	$2,523,111	$0.20	$5,046
31-Dec-44	15-Mar-46	30-Jun-46	157.7%	4,625	$556	$2,573,574	$0.20	$5,147
31-Dec-45	15-Mar-47	30-Jun-47	160.8%	4,625	$568	$2,625,045	$0.20	$5,250
31-Dec-46	15-Mar-48	30-Jun-48	164.1%	4,625	$579	$2,677,546	$0.20	$5,355
31-Dec-47	15-Mar-49	30-Jun-49	167.3%	4,625	$591	$2,731,097	$0.20	$5,462
31-Dec-48	15-Mar-50	30-Jun-50	170.7%	4,625	$602	$2,785,719	$0.20	$5,571
31-Dec-49	15-Mar-51	30-Jun-51	174.1%	4,625	$614	$2,841,433	$0.20	$5,683
31-Dec-50	15-Mar-52	30-Jun-52	177.6%	4,625	$627	$2,898,262	$0.20	$5,797
								$129,154

MuniCap, Inc. *29-Jan-20*

[1]Business License taxes are due the 15th of March the year following the year of revenue collection. Note revenues were recognized one full fiscal year following development year completion. Source: City of Fredericksburg, VA Commissioner of the Revenue.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule II-B. A full year of revenues will occur in the year following completion of construction.

[4]See Appendix E.

[5]Source: *City of Fredericksburg, VA Code of Ordinances, Ch. 70, Article 357.*

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule IX-C: Projected Business License Tax Revenues, Total

Development Year Ending	Fiscal Year Ending[1]	Inflation Factor[2]	Hotel Projected Tax Revenues[3]	Limited-Service Restaurant Projected Tax Revenues[3]	Total Projected Business License Tax Revenues
31-Dec-21	30-Jun-23	100.0%	$0	$0	$0
31-Dec-22	30-Jun-24	102.0%	$12,993	$3,329	$16,322
31-Dec-23	30-Jun-25	104.0%	$13,706	$3,396	$17,102
31-Dec-24	30-Jun-26	106.1%	$14,117	$3,464	$17,581
31-Dec-25	30-Jun-27	108.2%	$14,540	$3,533	$18,074
31-Dec-26	30-Jun-28	110.4%	$14,977	$3,604	$18,580
31-Dec-27	30-Jun-29	112.6%	$15,426	$3,676	$19,102
31-Dec-28	30-Jun-30	114.9%	$15,889	$3,749	$19,638
31-Dec-29	30-Jun-31	117.2%	$16,365	$3,824	$20,190
31-Dec-30	30-Jun-32	119.5%	$16,856	$3,901	$20,757
31-Dec-31	30-Jun-33	121.9%	$17,362	$3,979	$21,341
31-Dec-32	30-Jun-34	124.3%	$17,883	$4,058	$21,941
31-Dec-33	30-Jun-35	126.8%	$18,419	$4,140	$22,559
31-Dec-34	30-Jun-36	129.4%	$18,972	$4,222	$23,194
31-Dec-35	30-Jun-37	131.9%	$19,541	$4,307	$23,848
31-Dec-36	30-Jun-38	134.6%	$20,127	$4,393	$24,520
31-Dec-37	30-Jun-39	137.3%	$20,731	$4,481	$25,212
31-Dec-38	30-Jun-40	140.0%	$21,353	$4,571	$25,924
31-Dec-39	30-Jun-41	142.8%	$21,994	$4,662	$26,656
31-Dec-40	30-Jun-42	145.7%	$22,653	$4,755	$27,409
31-Dec-41	30-Jun-43	148.6%	$23,333	$4,850	$28,183
31-Dec-42	30-Jun-44	151.6%	$24,033	$4,947	$28,980
31-Dec-43	30-Jun-45	154.6%	$24,754	$5,046	$29,800
31-Dec-44	30-Jun-46	157.7%	$25,497	$5,147	$30,644
31-Dec-45	30-Jun-47	160.8%	$26,262	$5,250	$31,512
31-Dec-46	30-Jun-48	164.1%	$27,049	$5,355	$32,405
31-Dec-47	30-Jun-49	167.3%	$27,861	$5,462	$33,323
31-Dec-48	30-Jun-50	170.7%	$28,697	$5,571	$34,268
31-Dec-49	30-Jun-51	174.1%	$29,558	$5,683	$35,241
31-Dec-50	30-Jun-52	177.6%	$30,444	$5,797	$36,241
Total					$730,546

MuniCap, Inc. *29-Jan-20*

[1]Revenues are assumed to be collected in the fiscal year following development completion.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedules IX-A and IX-B.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule X: Projected Lodging Tax Revenues

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending[1]	Growth Factor[2]	Limitied-Service Hotel Rooms[3]	Rate Per Night[4]	Assumed Occupancy[4]	Days	Total Revenues	Lodging Tax Rate[5]	Transient Occupancy Tax Revenues
31-Dec-21	20-Jan-23	30-Jun-23	100.0%	0	$121	66%	365	$0	6.0%	$0
31-Dec-22	20-Jan-24	30-Jun-24	106.6%	0	$129	73%	365	$0	6.0%	$0
31-Dec-23	20-Jan-25	30-Jun-25	109.8%	105	$133	75%	365	$3,807,146	6.0%	$228,429
31-Dec-24	20-Jan-26	30-Jun-26	113.1%	105	$137	75%	365	$3,921,360	6.0%	$235,282
31-Dec-25	20-Jan-27	30-Jun-27	116.5%	105	$141	75%	365	$4,039,001	6.0%	$242,340
31-Dec-26	20-Jan-28	30-Jun-28	120.0%	105	$145	75%	365	$4,160,171	6.0%	$249,610
31-Dec-27	20-Jan-29	30-Jun-29	123.6%	105	$150	75%	365	$4,284,976	6.0%	$257,099
31-Dec-28	20-Jan-30	30-Jun-30	127.3%	105	$154	75%	365	$4,413,525	6.0%	$264,812
31-Dec-29	20-Jan-31	30-Jun-31	131.1%	105	$159	75%	365	$4,545,931	6.0%	$272,756
31-Dec-30	20-Jan-32	30-Jun-32	135.1%	105	$163	75%	365	$4,682,309	6.0%	$280,939
31-Dec-31	20-Jan-33	30-Jun-33	139.1%	105	$168	75%	365	$4,822,778	6.0%	$289,367
31-Dec-32	20-Jan-34	30-Jun-34	143.3%	105	$173	75%	365	$4,967,462	6.0%	$298,048
31-Dec-33	20-Jan-35	30-Jun-35	147.6%	105	$179	75%	365	$5,116,486	6.0%	$306,989
31-Dec-34	20-Jan-36	30-Jun-36	152.0%	105	$184	75%	365	$5,269,980	6.0%	$316,199
31-Dec-35	20-Jan-37	30-Jun-37	156.6%	105	$189	75%	365	$5,428,080	6.0%	$325,685
31-Dec-36	20-Jan-38	30-Jun-38	161.3%	105	$195	75%	365	$5,590,922	6.0%	$335,455
31-Dec-37	20-Jan-39	30-Jun-39	166.1%	105	$201	75%	365	$5,758,650	6.0%	$345,519
31-Dec-38	20-Jan-40	30-Jun-40	171.1%	105	$207	75%	365	$5,931,409	6.0%	$355,885
31-Dec-39	20-Jan-41	30-Jun-41	176.2%	105	$213	75%	365	$6,109,351	6.0%	$366,561
31-Dec-40	20-Jan-42	30-Jun-42	181.5%	105	$220	75%	365	$6,292,632	6.0%	$377,558
31-Dec-41	20-Jan-43	30-Jun-43	186.9%	105	$226	75%	365	$6,481,411	6.0%	$388,885
31-Dec-42	20-Jan-44	30-Jun-44	192.6%	105	$233	75%	365	$6,675,853	6.0%	$400,551
31-Dec-43	20-Jan-45	30-Jun-45	198.3%	105	$240	75%	365	$6,876,129	6.0%	$412,568
31-Dec-44	20-Jan-46	30-Jun-46	204.3%	105	$247	75%	365	$7,082,413	6.0%	$424,945
31-Dec-45	20-Jan-47	30-Jun-47	210.4%	105	$255	75%	365	$7,294,885	6.0%	$437,693
31-Dec-46	20-Jan-48	30-Jun-48	216.7%	105	$262	75%	365	$7,513,732	6.0%	$450,824
31-Dec-47	20-Jan-49	30-Jun-49	223.2%	105	$270	75%	365	$7,739,144	6.0%	$464,349
31-Dec-48	20-Jan-50	30-Jun-50	229.9%	105	$278	75%	365	$7,971,318	6.0%	$478,279
31-Dec-49	20-Jan-51	30-Jun-51	236.8%	105	$287	75%	365	$8,210,457	6.0%	$492,627
31-Dec-50	20-Jan-52	30-Jun-52	243.9%	105	$295	75%	365	$8,456,771	6.0%	$507,406
										$9,806,657

MuniCap, Inc. *29-Jan-20*

[1]Sales taxes are due the 20th of the month following the month of sales in conjunction with Virginia sales tax levies. Note revenues were recognized one full fiscal year following development year completion. Source: *City of Fredericksburg Code of Ordinances Chapter 70, Article 61 (B)*.

[2]Assumes an initial growth of 6.6% in the rate per night and 3% thereafter. Source: PrimeCore OpZone Fund, LP.

[3]See Schedule II-A. A full year of revenues will occur in the year following completion of construction.

[4]Represents projected average daily rates per room and projected occupancy rates for comparable hotels. Source: PrimeCore OpZone Fund, LP.

[5]Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020*.

Schedule XI-A: Projected Additional Revenues to City of Fredericksburg - Annual

Annual Revenues[1]	Current City Revenues[2]	Basis for Projecting Revenues[3]	Percent Impacted	Current City Service Factors[4]	Revenues by Factor[3] Per Resident	Service Population	Per Employee	Projected Increase in Service Factor[5]	Total Additional Revenues[6]
Real property tax	$30,044,758	Schedule III-B	-	-	-	-	-	-	-
Sales tax	$11,376,302	Schedule VII	-	-	-	-	-	-	-
Meals tax	$11,141,603	Schedule VIII	-	-	-	-	-	-	-
Loging tax	$1,524,371	Schedule X	-	-	-	-	-	-	-
Personal property tax	$8,622,738	Schedule IV	-	-	-	-	-	-	-
PPTRA	$1,728,833	not impacted	-	-	-	-	-	-	-
Business license tax	$6,320,104	Schedule IX-C	-	-	-	-	-		
Telecommunication sales tax	$1,682,625	service population	100%	45,229	-	$37.20	-	49	$1,823
Consumer utility tax	$1,808,256	Schedules V-A and V-B	-	-	-	-	-	-	-
Charges for services	$2,595,981	not impacted	-	-	-	-	-	-	-
Permits & fees	$677,060	not impacted	-	-	-	-	-	-	-
State revenues	$5,833,166	not impacted	-	-	-	-	-	-	-
Federal aid	$89,337	not impacted	-	-	-	-	-	-	-
Other	$5,752,568	not impacted	-	-	-	-	-	-	-
Transfers	$613,500	not impacted	-	-	-	-	-	-	-
Fund balance	-	not impacted	-	-	-	-	-	-	-
Total budget	$89,811,202				$0	$37	$0		$1,823

MuniCap, Inc. *29-Jan-20*

[1] Not all sources of revenues are expected to be impacted as a result of the project. Revenues shown represent general fund revenues only. In addition, some fees are assumed to directly offset specific expenditures also not included in this analysis.

[2] Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020*. Figures represent FY 2020 adopted amounts.

[3] Method of apportioning revenues: Per resident revenues are calculated by taking current revenues and apportioning them among current resident population. Per service population revenues are calculated by taking current revenues and apportioning them among current service population. Per employee revenues are calculated by taking current revenues and apportioning them among current employees.

[4] Represents current statistics for the City. See Appendix A.

[5] Represents projected increase to City as a result of the proposed development. See Appendix A.

[6] Represents total increase in revenues as a result of proposed project on an annual basis. Figures assume full build out and are expressed in current dollars.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule XI-B: Projected Additional Revenues to City of Fredericksburg - 30 Years

			Projected Additional Revenues to City of Fredericksburg									
			Resident Revenues			Service Population Revenues			Employee Revenues			
Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Revenues Per Resident[2]	Anticipated Residents[3]	Total Resident Revenues	Revenues Per Service Population[2]	Anticipated Service Population[3]	Total Service Population Revenues	Revenues Per Employee[2]	Anticipated Employees[3]	Total Employee Revenues	Total Projected Additional Revenues
31-Dec-21	30-Jun-23	100.0%	$0	0	$0	$37	0	$0	$0	0	$0	$0
31-Dec-22	30-Jun-24	106.6%	$0	0	$0	$40	49	$1,948	$0	54	$0	$1,948
31-Dec-23	30-Jun-25	109.8%	$0	0	$0	$41	49	$2,007	$0	54	$0	$2,007
31-Dec-24	30-Jun-26	113.1%	$0	0	$0	$42	49	$2,067	$0	54	$0	$2,067
31-Dec-25	30-Jun-27	116.5%	$0	0	$0	$43	49	$2,129	$0	54	$0	$2,129
31-Dec-26	30-Jun-28	120.0%	$0	0	$0	$45	49	$2,193	$0	54	$0	$2,193
31-Dec-27	30-Jun-29	123.6%	$0	0	$0	$46	49	$2,259	$0	54	$0	$2,259
31-Dec-28	30-Jun-30	127.3%	$0	0	$0	$47	49	$2,327	$0	54	$0	$2,327
31-Dec-29	30-Jun-31	131.1%	$0	0	$0	$49	49	$2,396	$0	54	$0	$2,396
31-Dec-30	30-Jun-32	135.1%	$0	0	$0	$50	49	$2,468	$0	54	$0	$2,468
31-Dec-31	30-Jun-33	139.1%	$0	0	$0	$52	49	$2,542	$0	54	$0	$2,542
31-Dec-32	30-Jun-34	143.3%	$0	0	$0	$53	49	$2,619	$0	54	$0	$2,619
31-Dec-33	30-Jun-35	147.6%	$0	0	$0	$55	49	$2,697	$0	54	$0	$2,697
31-Dec-34	30-Jun-36	152.0%	$0	0	$0	$57	49	$2,778	$0	54	$0	$2,778
31-Dec-35	30-Jun-37	156.6%	$0	0	$0	$58	49	$2,861	$0	54	$0	$2,861
31-Dec-36	30-Jun-38	161.3%	$0	0	$0	$60	49	$2,947	$0	54	$0	$2,947
31-Dec-37	30-Jun-39	166.1%	$0	0	$0	$62	49	$3,036	$0	54	$0	$3,036
31-Dec-38	30-Jun-40	171.1%	$0	0	$0	$64	49	$3,127	$0	54	$0	$3,127
31-Dec-39	30-Jun-41	176.2%	$0	0	$0	$66	49	$3,221	$0	54	$0	$3,221
31-Dec-40	30-Jun-42	181.5%	$0	0	$0	$68	49	$3,317	$0	54	$0	$3,317
31-Dec-41	30-Jun-43	186.9%	$0	0	$0	$70	49	$3,417	$0	54	$0	$3,417
31-Dec-42	30-Jun-44	192.6%	$0	0	$0	$72	49	$3,519	$0	54	$0	$3,519
31-Dec-43	30-Jun-45	198.3%	$0	0	$0	$74	49	$3,625	$0	54	$0	$3,625
31-Dec-44	30-Jun-46	204.3%	$0	0	$0	$76	49	$3,733	$0	54	$0	$3,733
31-Dec-45	30-Jun-47	210.4%	$0	0	$0	$78	49	$3,845	$0	54	$0	$3,845
31-Dec-46	30-Jun-48	216.7%	$0	0	$0	$81	49	$3,961	$0	54	$0	$3,961
31-Dec-47	30-Jun-49	223.2%	$0	0	$0	$83	49	$4,080	$0	54	$0	$4,080
31-Dec-48	30-Jun-50	229.9%	$0	0	$0	$86	49	$4,202	$0	54	$0	$4,202
31-Dec-49	30-Jun-51	236.8%	$0	0	$0	$88	49	$4,328	$0	54	$0	$4,328
31-Dec-50	30-Jun-52	243.9%	$0	0	$0	$91	49	$4,458	$0	54	$0	$4,458
Total					$0			$88,107				$88,107

MuniCap, Inc. *29-Jan-20*

[1]Assumes an annual inflation rate of 2%.

[2]See Schedule XI-A.

[3]See Appendix B. The Development is not expected to produce any permanent residents.

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Springhill Hotel
Fredericksburg, Virginia

Schedule XII: Projected Revenues to City of Fredericksburg - 30 Year Projection

Fiscal Year Ending	Inflation Factor	Projected Real Property Tax- Commercial (Schedule III-B)	Projected Commercial Personal Property Tax (Schedule IV)[1]	Projected Utility Tax Revenues (Schedule V-C)	Projected Recordation Tax (Schedule VI-B)	Projected Sales Tax Revenues (Schedule VII)	Projected Meals Tax Revenues (Schedule VIII)	Projected Business License Tax Revenues (Schedule IX-C)	Projected Lodging Tax Revenues (Schedule X)	Projected Additional Tax Revenues (Schedule XI-B)	Estimated Total Revenues
30-Jun-23	100.0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
30-Jun-24	106.6%	$109,883	$26,386	$12,589	$0	$16,647	$99,881	$16,322	$0	$1,948	$283,657
30-Jun-25	109.8%	$109,883	$27,177	$12,841	$0	$16,980	$101,879	$17,102	$228,429	$2,007	$516,297
30-Jun-26	113.1%	$118,941	$27,992	$13,098	$0	$17,319	$103,916	$17,581	$235,282	$2,067	$536,197
30-Jun-27	116.5%	$118,941	$28,832	$13,360	$0	$17,666	$105,995	$18,074	$242,340	$2,129	$547,336
30-Jun-28	120.0%	$118,941	$29,697	$13,627	$0	$18,019	$108,115	$18,580	$249,610	$2,193	$558,783
30-Jun-29	123.6%	$118,941	$30,588	$13,900	$0	$18,379	$110,277	$19,102	$257,099	$2,259	$570,544
30-Jun-30	127.3%	$128,745	$31,506	$14,178	$0	$18,747	$112,483	$19,638	$264,812	$2,327	$592,435
30-Jun-31	131.1%	$128,745	$32,451	$14,461	$0	$19,122	$114,732	$20,190	$272,756	$2,396	$604,854
30-Jun-32	135.1%	$128,745	$33,424	$14,750	$0	$19,504	$117,027	$20,757	$280,939	$2,468	$617,616
30-Jun-33	139.1%	$128,745	$34,427	$15,045	$0	$19,895	$119,367	$21,341	$289,367	$2,542	$630,730
30-Jun-34	143.3%	$139,358	$35,460	$15,346	$0	$20,292	$121,755	$21,941	$298,048	$2,619	$654,819
30-Jun-35	147.6%	$139,358	$36,524	$15,653	$0	$20,698	$124,190	$22,559	$306,989	$2,697	$668,669
30-Jun-36	152.0%	$139,358	$37,620	$15,966	$0	$21,112	$126,674	$23,194	$316,199	$2,778	$682,901
30-Jun-37	156.6%	$139,358	$38,748	$16,286	$0	$21,535	$129,207	$23,848	$325,685	$2,861	$697,528
30-Jun-38	161.3%	$150,846	$39,911	$16,611	$0	$21,965	$131,791	$24,520	$335,455	$2,947	$724,047
30-Jun-39	166.1%	$150,846	$41,108	$16,944	$0	$22,405	$134,427	$25,212	$345,519	$3,036	$739,495
30-Jun-40	171.1%	$150,846	$42,341	$17,282	$0	$22,853	$137,116	$25,924	$355,885	$3,127	$755,372
30-Jun-41	176.2%	$150,846	$43,611	$17,628	$0	$23,310	$139,858	$26,656	$366,561	$3,221	$771,690
30-Jun-42	181.5%	$163,280	$44,920	$17,981	$0	$23,776	$142,655	$27,409	$377,558	$3,317	$800,895
30-Jun-43	186.9%	$163,280	$46,267	$18,340	$0	$24,251	$145,508	$28,183	$388,885	$3,417	$818,132
30-Jun-44	192.6%	$163,280	$47,655	$18,707	$0	$24,736	$148,418	$28,980	$400,551	$3,519	$835,848
30-Jun-45	198.3%	$163,280	$49,085	$19,081	$0	$25,231	$151,387	$29,800	$412,568	$3,625	$854,057
30-Jun-46	204.3%	$176,740	$50,558	$19,463	$0	$25,736	$154,414	$30,644	$424,945	$3,733	$886,232
30-Jun-47	210.4%	$176,740	$52,074	$19,852	$0	$26,250	$157,503	$31,512	$437,693	$3,845	$905,470
30-Jun-48	216.7%	$176,740	$53,636	$20,249	$0	$26,775	$160,653	$32,405	$450,824	$3,961	$925,243
30-Jun-49	223.2%	$176,740	$55,246	$20,654	$0	$27,311	$163,866	$33,323	$464,349	$4,080	$945,568
30-Jun-50	229.9%	$191,309	$56,903	$21,067	$0	$27,857	$167,143	$34,268	$478,279	$4,202	$981,029
30-Jun-51	236.8%	$191,309	$58,610	$21,489	$0	$28,414	$170,486	$35,241	$492,627	$4,328	$1,002,504
30-Jun-52	243.9%	$191,309	$60,368	$21,918	$0	$28,983	$173,896	$36,241	$507,406	$4,458	$1,024,579
Total		$4,305,335	$1,193,126	$488,369	$0	$645,770	$3,874,618	$730,546	$9,806,657	$88,107	$21,132,527

MuniCap, Inc. *29-Jan-20*

[1]Revenues were phased in with absorption. See Schedule II.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Appendices

Springhill Hotel
Fredericksburg, Virginia

Appendix A: Revenues and Cost Allocation to Fredericksburg (Allocation Factors)

City of Fredericksburg permanent population [1]	28,360
City of Fredericksburg labor force[2]	18,661
Non-resident workers[2]	16,869
Employee population equivalent (100% of Non-resident workers)	16,869
Total service population (City of Fredericksburg permanent population + employee population equivalent)	45,229
Service population rates:	
Resident	1.00
Employee[3]	1.00
Expected employee increase:	
Projected new employees	54
Projected non-resident employees (90.40%)[2]	49
Projected employee population equivalent	49
Total projected service population increase	49
Current citywide real property tax revenues (per $1,000)[4]	$30,045
Projected increase in countywide real property tax revenues (per $1,000)[5]	$191
Current citywide tax revenues (per $1,000)[4]	$89,811
Projected increase in countywide general tax revenues (per $1,000)[6]	$1,003

MuniCap, Inc. *29-Jan-20*

[1]Source: Fredericksburg, Virginia *Comprehensive Annual Financial Report 2018* .

[2]Source: U.S. Census Bureau, Center for Economic Studies, LEHD (OnTheMap application, 2017 data).

[3]Service rate assumes full-time employees generates costs at the same rate as full-time residents.

[4]Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020* .

[5]See Schedules III-B.

[6]See Schedule XII.

Springhill Hotel
Fredericksburg, Virginia

Appendix B: Projected Employees

Development Year Ending	Hotel: Hotel Rooms[1]	Hotel: Employees Per 1,000 Room(FTEs)[2]	Hotel: Total	Restaurant: Restaurant SF[1]	Restaurant: Employees Per 1,000 SF(FTEs)[2]	Restaurant: Total	Total Employees
31-Dec-21	0	0.37	0	0	3.33	0	0
31-Dec-22	105	0.37	39	4,625	3.33	15	54
31-Dec-23	105	0.37	39	4,625	3.33	15	54
31-Dec-24	105	0.37	39	4,625	3.33	15	54
31-Dec-25	105	0.37	39	4,625	3.33	15	54
31-Dec-26	105	0.37	39	4,625	3.33	15	54
31-Dec-27	105	0.37	39	4,625	3.33	15	54
31-Dec-28	105	0.37	39	4,625	3.33	15	54
31-Dec-29	105	0.37	39	4,625	3.33	15	54
31-Dec-30	105	0.37	39	4,625	3.33	15	54
31-Dec-31	105	0.37	39	4,625	3.33	15	54
31-Dec-32	105	0.37	39	4,625	3.33	15	54
31-Dec-33	105	0.37	39	4,625	3.33	15	54
31-Dec-34	105	0.37	39	4,625	3.33	15	54
31-Dec-35	105	0.37	39	4,625	3.33	15	54
31-Dec-36	105	0.37	39	4,625	3.33	15	54
31-Dec-37	105	0.37	39	4,625	3.33	15	54
31-Dec-38	105	0.37	39	4,625	3.33	15	54
31-Dec-39	105	0.37	39	4,625	3.33	15	54
31-Dec-40	105	0.37	39	4,625	3.33	15	54
31-Dec-41	105	0.37	39	4,625	3.33	15	54
31-Dec-42	105	0.37	39	4,625	3.33	15	54
31-Dec-43	105	0.37	39	4,625	3.33	15	54
31-Dec-44	105	0.37	39	4,625	3.33	15	54
31-Dec-45	105	0.37	39	4,625	3.33	15	54
31-Dec-46	105	0.37	39	4,625	3.33	15	54
31-Dec-47	105	0.37	39	4,625	3.33	15	54
31-Dec-48	105	0.37	39	4,625	3.33	15	54
31-Dec-49	105	0.37	39	4,625	3.33	15	54
31-Dec-50	105	0.37	39	4,625	3.33	15	54

MuniCap, Inc. *29-Jan-20*

[1]See Schedule II-B.
[2]Jobs were calculated using IMPLAN software by IMPLAN Group, LLC. See Appendix G.

Springhill Hotel
Fredericksburg, Virginia

Appendix C: Projected Assessed Value (Comparables)[1]

Property	GPIN	Address	Year Built	Area Units	Area GSF	Assessed Value Land	Assessed Value Improvement	Assessed Value Total	Total Assessed Value Per Unit	Total Assessed Value Per GSF
Commercial										
Hotel										
Courtyard by Marriott	7789-14-9165	620 Caroline Street	2009	98	63,683	$1,063,200	$10,662,614	$11,725,814	$119,651	$184
Hyatt Place	7779-56-2506	1241 Jefferson Davis Highway	2013	93	64,799	$941,700	$11,706,369	$12,648,069	$136,001	$195
Hilton Garden Inn	7769-89-4007	1060 Hospitality Lane	2005	148	84,750	$1,987,000	$11,295,100	$13,282,100	$89,744	$157
Hampton Inn & Suites	7769-88-3772	1080 Hospitality Lane	2007	122	71,754	$1,614,300	$9,482,057	$11,096,357	$90,954	$155
Average per SF									$105,753	**$171**
Limited-service restaurant[2]										
Mcdonald's	36-A-2A	5228 Jefferson Davis HWY	-	-	4,313	$890,600	$794,700	$1,685,300	-	$391
Dairy Queen Grill & Chill	23A-6-B	10907 Courthouse RD	1984	-	2,152	$524,200	$294,400	$818,600	-	$380
Dunkin'	24D-3-D	5101 Jefferson Davis HWY	-	-	2,856	$317,100	$712,600	$1,029,700	-	$361
Taco Bell	36-17-E	4720 Mine RD	1996	-	2,630	$871,600	$306,200	$1,177,800	-	$448
Average per SF										**$394**

MuniCap, Inc. *29-Jan-20*

[1]Information obtained through the City of Fredericksburg Real Estate Office database.

[2]Information obtained through the Spotsylvania County Real Estate Office database.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Appendix D: Project Parcels[1]

GPIN	Address	Owner	Assessment (Effective 2018)		
			Land	Building	Total Value
Project parcels:					
7769-77-5997	0 Briscoe Lane	GCB Briscoe I LLC	$2,644,100	$0	$2,644,100

MuniCap, Inc. *29-Jan-20*

[1]Base parcels provided by PrimeCore OpZone Fund, LP.

Springhill Hotel
Fredericksburg, Virginia

Appendix E: Sales Data

Development Type	Sales PSF	Type of SF	Adjusted Sales PSF[2]	Avg. SF Per Store
Fast Food Restaurant[1]				
Panera Bread	$305	Gross	$229	4,500
Chipotle Mexican Grill	$694	Selling	$521	2,530
Burger King	$482	Selling	$362	2,600
Potbelly Sandwich Shop	$401	Gross	$301	2,300
Weighted average sales per SF			$353	

MuniCap, Inc. *29-Jan-20*

[1]Based on sales data available for potential tenants. Actual tenants are not yet known. Sales data provided by *2018 Retail Sales Per Square Foot Report* prepared by Bizminer.

[2]Adjusted Sales PSF adjusts selling square footage to 75% of total sales per square foot.

Springhill Hotel
Fredericksburg, Virginia

Appendix F: Hotel Revenue Assumptions

	Limited-Service Hotel
Income Capitalization	
Average daily rate per room[1]	$149.76
Gross annual income per room	$54,663.73
Assumed occupancy rate[1]	74.8%
Effective gross income per room	$40,868.59
Assumed expense ratio[2]	62.6%
Less: assumed expenses	($25,583.74)
Net operating income per room	$15,284.85

MuniCap, Inc. *29-Jan-20*

[1]Represents a weighted average for projected average daily rates per room and projected occupancy rates for comparable hotels over a ten-year period. Source: PrimeCore OpZone Fund, LP.
[2]Includes estimated departmental and undistributed operating expenses. Source: U.S. Hotel Operating Statistics *HOST Almanac 2017.*

Springhill Hotel
Fredericksburg, Virginia

Appendix G-1: Limited-Service Hotel Jobs and Indirect Impacts

	Total
Hotel-limited service rooms[1]	105
Average nightly room rate[2]	$149.76
Average nightly occupancy[2]	75%
Hotel operating revenue	$4,291,202
Total hotel-limited service jobs[3]	43
Full time equivalent factor[4]	0.91
Total full time equivalent employees ("FTE")	39
Total FTE jobs per room	0.37
Multiplier for hotel limited service jobs[3]	1.5740
Total jobs	61
Indirect and induced jobs	18
Total labor income[3]	$1,205,305
Labor income to wage factor[5]	1.1475
Sub-total employee wages	$1,050,332
Average hotel income per FTE -- annual	$30,948
Average hotel wage per FTE -- annual	$26,969
Multiplier for hotel limited service wages[3]	1.6298
Total income	$1,964,410
Indirect and induced income	$759,105
Multiplier for hotel limited service output[3]	1.5512
Total economic output	$6,656,369
Indirect and induced output	$2,365,167

MuniCap, Inc. *29-Jan-20*

[1]Based on projected development at full buildout. See Schedule II.

[2]Represents national averages for average daily rate per room and occupancy rate for the national full-service and limited service midscale lodging market segment as published in *Third Quarter 2019 PwC Real Estate Investor Survey*.

[3]Limited-Service Hotel wages, jobs, and output were calculated using IMPLAN software by IMPLAN Group, LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects of hotel development, within the Springhill Hotel development, will have in the City of Fredricksburg. The multiplier for hotel jobs is 1.5773, meaning that for each job at the development, 1.5773 jobs will be created in the City of Fredericksburg, including the job at the development. Similarly, the multiplier for hotel wages is 1.6298, meaning that for every $1.00 paid in restaurant wages at the development, $1.6298 will be paid in the City of Fredericksburg, including the $1.00 at the development. The multiplier for hotel output is 1.5512, meaning that for each dollar of restaurant economic activity at the development, the economic activity in the City of Fredericksburg will be $1.5512 including the $1.00 at the development.

[4]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into total full-time equivalent employees ("FTE's").

[5]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

Springhill Hotel
Fredericksburg, Virginia

Appendix G-2: Limited-Service Restaurant Jobs and Indirect Impacts

	Total
Restaurant square feet[1]	4,625
Sales per square foot[2]	$353
Total restaurant sales	$1,632,047
Total restaurant jobs[3]	19
Full time equivalent factor[4]	0.7938
Total full time equivalent employees ("FTE")	15
Total FTE jobs per 1,000 square feet	3.33
Multiplier for restaurant jobs[3]	1.2577
Total jobs	24
Indirect and induced jobs	5
Total labor income[3]	$369,194
Labor income to wage factor[5]	1.1621
Sub-total employee wages	$317,702
Average restaurant income per FTE -- annual	$23,974
Average restaurant wage per FTE -- annual	$20,631
Total operating revenue	$1,632,047
Multiplier for restaurant wages[3]	1.5552
Total income	$574,156
Indirect and induced income	$204,962
Multiplier for restaurant output[3]	1.4343
Total economic output	$2,340,770
Indirect and induced output	$708,723

MuniCap, Inc. *29-Jan-20*

[1]Based on projected development at full buildout. See Schedule I.

[2]See appendix E.

[3]See Appendix G-1 to reference the impacts of the multipliers.

[4]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into total full-time equivalent employees ("FTE's").

[5]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

Springhill Hotel
Fredericksburg, Virginia

Appendix G-3: Construction Jobs and Indirect Impacts

	Total
Total estimated construction costs:[1]	$12,500,000
Total construction jobs[2]	97
Construction full-time equivalent factor[3]	0.9669
Total construction full-time equivalent employees ("FTE's")	94
Multiplier for construction jobs[2]	1.3619
Total construction jobs (one year full time equivalent)	132
Indirect and induced jobs (one year full time equivalent)	35
Total construction labor income[2]	$5,236,707
Labor income to wage factor[4]	0.9669
Total wages	$5,063,526
Average labor income per construction FTE -- annual	$55,833
Average wage per construction FTE -- annual	$53,987
Multiplier for construction wages[2]	1.3139
Total income	$6,880,349
Indirect and induced income	$1,643,642
Multiplier for construction output[5]	1.3962
Total economic output	$17,451,891
Indirect and induced output	$4,951,891

MuniCap, Inc. *29-Jan-20*

[1]All cost estimates were provided by PrimeCore OpZone Fund, LP.

[2]Construction wages, indirect jobs and output were calculated using the IMPLAN software by IMPLAN Group LLC. Multipliers function in the same manner as with restaurant impacts.

[3]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group LLC, converts total jobs into total full-time equivalent employees ("FTE's").

[4]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group LLC. converts total labor income into direct wages and salary.

[5]See Appendix H-1 to reference the impacts of the multipliers.

ATTACHMENT 7

CITY OF FREDERICKSBURG, VIRGINIA
NOTIFICATION OF CITY ACTION

TO: Hamptons at Family, L.P., a Virginia limited Partnership
ATTN: Richard Counselman
440 Monticello Avenue, Suite 1700
Norfolk, VA 23510

Charles W. Payne, Jr. Esq.
Hirschler Fleischer
725 Jackson Street, Suite 200
Fredericksburg, VA 22401

FROM: Mike Craig, Zoning Administrator

DATE: December 12, 2016

RE: RZ2016-03 – Hamptons at Family, L.P. Rezoning request for GPIN #7769-77-8378; and a portion of GPIN #7769-87-3295 from R-2 Residential to C-H Commercial Highway and R12 Residential.

Your request for:

___XX___Rezoning

____Special Exception

____Special Use Permit

_____Change of Non-Conforming Use

____Right-of-Way Vacation

has been:

_____Approved ___XX___Approved with conditions _____Denied

_____Other_____

At the __November 22, 2016___meeting of the:

_____Planning Commission ___XX___ City Council

Your next step should be:

_____File additional/revised plans as required
__XX Obtain other required permits: Business License
_____No further information is required

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

Your request for a Rezoning of GPIN 7769-77-8378 and a portion of GPIN 7769-87-3295 from R-2 Residential to C-H Commercial Highway and R12 Residential has been approved with the conditions outlined in Ordinance No. 16-26 (attached).

ATTACHMENT 7

MOTION: **ELLIS**

SECOND: **KELLY**

November 22, 2016
Regular Meeting
Ordinance No. 16-26

RE: **REZONING 20.84 ACRES OF LAND LOCATED ON THE SOUTHSIDE OF FALL HILL AVENUE, BETWEEN BRISCOE LANE AND I-95, FROM RESIDENTIALR-2TO COMMERCIAL HIGHWAY AND R-12, WITH CONDITIONS**

ACTION: **APPROVED: Ayes: 4; Nays: 3**

FIRST READ: **November 22, 2016** **SECOND READ:** **November 22, 2016**

IT IS HEREBY ORDAINED by the Fredericksburg City Council that the official zoning map of the City, established pursuant to City Code §72-30, is amended as follows:

I. Background Information

This is a request to rezone 20.84 acres of land from Residential R-2to Commercial Highway and R-12with proffered conditions. The property is identified on the City's Geographic Information System as GPIN 7769-77-8378 and a portion of GPIN 7769-87-3295. The property is owned by Carol B. Coleman, Bonnie B. Carter, and Gloria B. Whittaker. The applicant is Hamptons at Family, L.P., a Virginia limited partnership, the contract purchaser. The property is located on the south side of Fall Hill Avenue, west of I-95 and east of Briscoe Lane. The applicant proposes to develop 4.31 acres as Commercial Highway, and the remaining 16.53 acres as single family attached and multi-family residential.

In connection with the application, the applicant has submitted a General Development Plan entitled "The Hamptons Phase II," by Bowman Consulting, dated May 2016, last revised 10/19/16, comprising sheets 1 through 8; and a Voluntary Proffer Statement dated November 15, 2016.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code §15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested rezoning.

II. Official Zoning Map Amendment

The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land, as shown more particularly on a plat of survey entitled "Rezoning Plat, The Hamptons Phase II," by Kevin D. Early, Land Surveyor, included in the General Development Plan as sheet 3 of 8:

ATTACHMENT 7

VOLUNTARY PROFFER STATEMENT

Project Name:	The Hamptons Phase II
Applicant & Contract Purchaser:	Hamptons at Family, L.P., a Virginia limited partnership 440 Monticello Avenue, Suite 1700 Norfolk, VA 23510 Attn: Richard Counselman
Counsel:	Charles W. Payne, Jr. Esq. Hirschler Fleischer 725 Jackson Street; STE 200 Fredericksburg, VA 22401
Owner:	Carol B. Coleman, Bonnie B. Carter & Gloria B. Whittaker
Property:	GPIN# 7769-87-3295 (portion of) & GPIN# 7769-77-8378, known as 44 Briscoe Lane, City of Fredericksburg, Virginia ("City"), and consisting of approximately 20.840 acres, located between Fall Hill Avenue and I-95, all as generally depicted on the GDP (as defined below), all of the aforesaid collectively the "Property"
GDP:	That certain generalized development plan prepared by Bowman Consulting and titled "The Hamptons Phase II, General Development Plan", dated May 2016, as last revised October 19, 2016 (the "GDP")
Request:	Rezoning from R-2 to Commercial Highway ("CH") and Residential-12 ("R-12") in accordance with Section 72-22.4, et al., of the City's Uniform Development Code ("UDO")
City Case No:	RZ2016-03
Date:	November 15, 2016

The Owner and Applicant voluntarily proffer the conditions listed below which shall be applied to the Property if it is rezoned to the Commercial Highway ("CH") and Residential-12 ("R-12) zoning districts, as shown on the GDP. These conditions are proffered as a part of the requested rezoning and the Owner and Applicant acknowledge that they are voluntary and reasonable in accordance with Sections 15.2-2298 and 15.2-2303, et al. of the Code of Virginia (1950), as amended (collectively the "Proffers"). In the event the above-referenced rezoning is not approved by the City Council of the City of Fredericksburg, Virginia ("City"), then the Proffers shall be withdrawn, and thus null and void. Upon approval by the City of this rezoning and these Proffers, any and all prior proffers encumbering the Property shall be null and void and of no further force and effect, and the Proffers shall supersede said prior proffers, and thereafter be in

full force and effect. The Proffers shall run with and encumber the Property or any portion thereof and are binding upon all future assignees, successors, grantees, or lessees thereof. The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers.

1. **LAND USE**

A. The Property is to be rezoned under the City's CH and R-12 zoning districts, for purposes of developing and constructing the following:

(i) under the CH zoning district for a portion of the Property as shown on the GDP, an automotive sales dealership (the "Commercial Project"); and

(ii) under the R-12 zoning district for a portion of the Property as shown on the GDP, no greater than 78 single family attached dwellings (the "SFA Project"); and (ii) five multifamily buildings, containing a total of 120 units (the "Apartment Project").

(iii) subdivision of the Property shall be in general accordance with the attached GDP.

(iv) all of the above being known collectively as the "Project".

B. Generalized Development Plan: The Property shall be developed in general conformance with the GDP, which is attached hereto, incorporated herein by this reference and marked as Exhibit A. For purposes of the final site and subdivision plans, minor adjustments may occur for purposes of addressing final site plans, engineering, design requirements and/or compliance with federal or state agency regulations including, but not limited to, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality ("DEQ"), Army Corps of Engineers, etc., and compliance with the requirements of the City's development regulations and design standards manual. Notwithstanding the foregoing, any modifications or adjustments to the final plans, as noted above, shall be approved by the City Zoning Administrator.

2. **TRANSPORTATION**

A. **Briscoe Lane Improvements.** The Applicant shall improve portions of Briscoe Lane (including curb and gutter and sidewalk area) and dedicate 0.576 acres of public right of way, all in the locations shown and depicted on the GDP (collectively the "Briscoe Lane Improvements"). The Briscoe Lane Improvements shall be designed and constructed in accordance with standards for public streets under the City Uniform Development Code ("City Code") §72-52.1, et al. The Applicant shall substantially complete the Briscoe Lane Improvements prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project.

B. **Shadmoor Drive Improvements.** The Applicant shall dedicate public right of way and construct Shadmoor Drive from Noble Way to Briscoe Lane, all as shown and described on the GDP ("Shadmoor Drive Improvements"). The Shadmoor Drive Improvements shall be designed and constructed in accordance with standards for public streets under City Code §72-52.1, et al. The Applicant shall substantially complete said improvements prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding anything to the contrary herein, prior to the connection of Shadmoor Drive to Noble Way, the residents of the Project will have ingress and egress access, whether through public dedication or through public or private easement, across Noble Way to and from Fall Hill Avenue.

C. **Extension of Sidewalk Network**. The Applicant agrees to extend and connect a portion of the sidewalk along Fall Hill Avenue within the area shown and depicted on the GDP as "Connect to Existing Sidewalk" (the "Extended Sidewalk Area"). The Applicant agrees to substantially complete the Extended Sidewalk Area prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding the foregoing, in the event the Applicant is unable (at no fault of the Applicant) to complete the Extended Sidewalk Area prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project, the Applicant shall pay the City a cash proffer of $16,700.00 (which reflects the costs of the Extended Sidewalk Area) in lieu of constructing the Extended Sidewalk Area.

D. **FRED Stop**. Subject to the approval of FRED Regional Transit ("FRED"), the Applicant shall locate a FRED stop within the Property, which shall include applicable FRED stop signage and a shelter. If requested by FRED, the Applicant agrees to locate and install the FRED stop as described herein on or before the first certificate of occupancy for the first residential apartment building.

E. **Crosswalk**. The Applicant agrees to install a crosswalk across Fall Hill Avenue at its intersection with Gordon W. Shelton Boulevard within the area shown and depicted on the GDP as "PROPOSED CROSSWALK" (the "Crosswalk). The Applicant agrees to substantially complete the Crosswalk prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding the foregoing, in the event the Applicant is unable (at no fault of the Applicant) to complete the Crosswalk prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project, then the Applicant shall pay the City a cash proffer of $4,100.00 (which reflects the costs of the Crosswalk) in lieu of installing the Crosswalk.

F. **Fall Hill Avenue Improvements**. The Applicant shall dedicate certain right of way and construct improvements along Fall Hill Avenue to include a 150' right turn lane and a 150' taper off of Fall Hill Avenue and onto Noyack Lane, all within the areas shown and depicted on the GDP ("Fall Hill Avenue Access Improvements"). The

Fall Hill Avenue Access Improvements shall be designed and constructed in accordance with standards for public streets under City Code §72-52.1, et al. The Applicant shall substantially complete said improvements on or before the City issuance for the certificate of occupancy for the first residential apartment building within the Apartment Project.

G. **Public Access**. Upon the City's request and after the Applicant has completed the transportation improvements described herein, the Applicant agrees to grant public ingress/egress and pedestrian access across the following private roads within the Project (all as shown on the GDP):

(i) across Noyack Lane from its intersection with Fall Hill Avenue to its intersection with Islip Lane; and

(ii) across Islip Lane from its intersection with Briscoe Lane to its interparcel connection with The Hamptons Phase I.

3. **ARCHITECTURAL FEATURES**

A. **General Features for Apartment Project**. The general architectural features and design for the Apartment Project shall be as depicted on the attached Exhibit B, which exhibit is incorporated herein by this reference (the "Apartment Project Elevations").

B. **Materials for Apartment Project**. The building materials for the Apartment Project shall be as provided on Exhibit B.

C. **General Features & Materials for SFA Project**. The units for the SFA Project shall be no less than 18 feet in width, and include one or two car garages, and the building materials shall be substantially similar to the Apartment Project.

D. **General Features & Materials for Commercial Project**. The general architectural features and design and materials for the Commercial Project shall be generally similar to the adjoining Mercedes and Volvo commercial car dealerships.

4. **CASH PROFFERS**. For purposes of mitigating potential impacts to City school capital facilities and fire and rescue capital facilities, the Applicant, in accordance with the City's underlying UDO and applicable state code stated herein, shall pay an aggregate total of up to One Million Dollars ($1,000,000.00) in cash proffers for the Apartment Project and SFA Project pursuant to the following payment schedule:

A. for purposes of the Apartment Project, the Applicant shall pay $5,050.50 per unit, which shall be payable prior to the issuance of a certificate of occupancy for each multifamily building within the Apartment Project; and

B. for purpose of the SFA Project, the Applicant shall pay $5,050.50 per unit, which shall be payable prior to the issuance of a certificate of occupancy for each unit within the SFA Project.

C. for purposes of the foregoing proffers Section 4 A. and 4 B., the per unit cash proffer shall be applied as follows:

(i) $505.00 per unit (aggregate of $99,990.00) for fire and rescue public facilities; and

(ii) $4,545.50 per unit (aggregate of $900,010.00) for public school facilities.

5. **AMENITIES.** The Applicant will construct and locate on the Property a club house and pool, all as generally depicted on the GDP, which will be completed prior to the issuance of a certificate of occupancy for the first residential apartment building.

6. **WAYSIDE PANEL CASH PROFFER.** The Applicant agrees to pay $4,000 to the City as a cash proffer for the cost to acquire two wayside panels for purposes of identifying a historic civil war battlefield. The Applicant agrees to pay said proffer prior to the City issuance of a certificate of occupancy for the first residential apartment building of the Project. The wayside panels shall be located within the Fall Hill Avenue right of way and shall be maintained by the City.

7. **LANDSCAPING PROFFER**. For purposes of the commercial automotive sales facility located along Fall Hill Avenue, the Applicant agrees to extend west the landscape buffer provided along Fall Hill Avenue (fronting the current Mercedes and Volvo dealerships) and to include the following features:

A. 20' wide landscape buffer from the edge of the dedicated right of way for Fall Hill Avenue and extending south toward the dealership all in the area shown on the GDP;

B. along with a berm that includes a minimum height of 2.5' within the said buffer. The berm shall not be aligned in a straight line, but rather shall meander within the said buffer area in a manner consistent with the adjoining buffer to the east (e.g. Volvo dealership);

C. tree planting within said buffer to include trees with a diameter of least 3.5 inches at breast height on 30' centers, except the said trees shall not be located closer than seventy (70) feet to any access area along Fall Hill Avenue;

D. the Applicant agrees to trim the trees so a minimum of seven (7) feet of base of each tree measured from the base of the berm will be free of branches; and

E. the Applicant will also plant four ornamental shrubs selected by the Applicant between each 30' tree section, and the ornamental shrubs shall not exceed the height of the said berm.

F. All of the foregoing landscaping proffers under this Section 7 shall be completed prior to the issuance of a certificate of occupancy for the proffered automotive sales facility.

8. **RESERVATION OF UNITS**. Notwithstanding anything to the contrary under the Proffers and for purposes of the Apartment Project, the Applicant agrees to reserve up to ten percent (10%) of the total number of Apartment Project units for qualified residents with household incomes at fifty percent (50%) of the Washington DC metropolitan statistical area ("Reserved Units"). The rent for the Reserved Units will be limited to a 30% rent burden (e.g. 30% of 100% of said residents' respective incomes less the utility allowance). The Reserved Units shall be applicable to one and two bedroom units only and for a period not to exceed five (5) years after the issuance of a certificate of occupancy for the first multifamily building.

[AUTHORIZED SIGNATURES TO FOLLOW]

WITNESS the following signatures acknowledging approval and consent of this proffer statement:

APPLICANT/CONTRACT PURCHASER:

Hamptons at Family, L.P.,
a Virginia limited partnership

By: Hamptons at Family GP, L.L.C., its General Partner

By: _____
Print Name: Richard T. Counselman
Title: MANAGER

By: _____
Print Name: Miles B. Leon
Title: Manager

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF Norfolk, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Richard T. Counselman, in his/her capacity as Manager for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P. has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 16 day of November, 2016.

Katrina Andrews Parham
Notary Public

I was commissioned a notary public as Katrina Yasmeen Andrews.

Print Name: Katrina Andrews Parham
My Commission Expires: 3/31/2017
Registration No.: 7559299 [SEAL]

KATRINA YASMEEN ANDREWS
NOTARY PUBLIC
REG # 7559299
COMMISSION EXPIRES 03/31/2017
COMMONWEALTH OF VIRGINIA

ATTACHMENT 7

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF Norfolk, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Miles B. Leon, in his/her capacity as Manager for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P. has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 16 day of November, 2016.

Katrina Andrews Parham
Notary Public

I was commissioned a notary public as Katrina Yasmeen Andrews.

Print Name: Katrina Andrews Parham
My Commission Expires: 3/31/2017
Registration No.: 7559299 [SEAL]

KATRINA YASMEEN ANDREWS
NOTARY PUBLIC
REG. NO. 7559299
COMMISSION EXPIRES 03/31/2017
COMMONWEALTH OF VIRGINIA

ATTACHMENT 7

OWNERS

By: _____
Carol B. Coleman

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Carol B. Coleman has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 17th day of November, 2016.

_____
Notary Public

Print Name: Betty J. Miller
My Commission Expires: 08/31/2018
Registration No.: 4060695
[SEAL]

BETTY J. MILLER
NOTARY PUBLIC
REG # 4060695
MY COMMISSION EXPIRES 8/31/2018
COMMONWEALTH OF VIRGINIA

ATTACHMENT 7

By: Bonnie B. Carter
Bonnie B. Carter

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 17th day of November, 2016.

Betty J. Miller
Notary Public

Print Name: Betty J. Miller
My Commission Expires: 08/31/2018
Registration No.: 4060695
[SEAL]

BETTY J. MILLER
NOTARY PUBLIC
REG # 4060695
MY COMMISSION EXPIRES 8/31/2018
COMMONWEALTH OF VIRGINIA

ATTACHMENT 7

By: _____
Gloria B. Whittaker

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Gloria B. Whittaker has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 17th day of November, 2016.

_____
Notary Public

Print Name: Betty J. MILLER
My Commission Expires: 08/31/2018
Registration No.: 4060695
[SEAL]

BETTY J. MILLER
NOTARY PUBLIC
REG # 4060695
MY COMMISSION EXPIRES 8/31/2018
COMMONWEALTH OF VIRGINIA

ATTACHMENT 7

EXHIBIT A

GDP

ATTACHMENT 7

EXHIBIT B

ELEVATIONS

8374089-1 013680.02753

ATTACHMENT 7

GENERAL DEVELOPMENT PLAN

THE HAMPTONS PHASE II

WARD 1
CITY OF FREDERICKSBURG, VIRGINIA

SHEET INDEX

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, ABBREVIATIONS, AND ROAD SECTIONS
3.	REZONING PLAT
4.	SCHEMATIC PLAN
5.	EX. CONDITIONS / ENVIRONMENTAL ANALYSIS PLAN
6.	LANDSCAPE & SIGNAGE PLAN
7.	TRANSPORTATION ANALYSIS & PEDESTRIAN PLAN
8.	PUBLIC FACILITIES ASSESSMENT PLAN

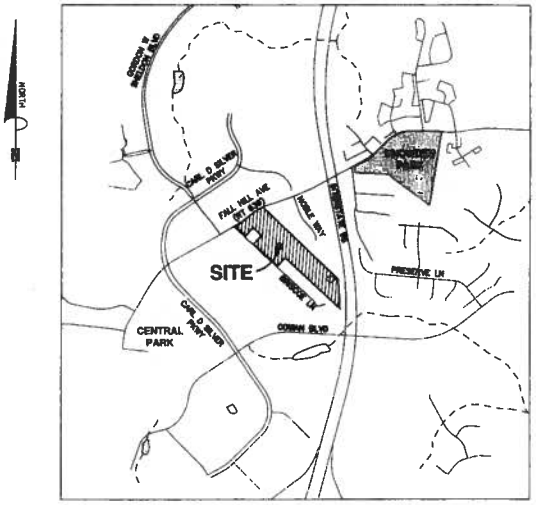
APPLICANT
HAMPTONS AT FAMILY, L.P.
440 MONTICELLO AVENUE, SUITE 1700
NORFOLK, VA 23510
CONTACT: RICHARD COURSELMAN

OWNER
CAROL B. COLEMAN, BONNIE B. CARTER & GLORIA WHITAKER

PLANNER/ ENGINEER
BOWMAN CONSULTING GROUP
850A MELLWS CIRCLE
FREDERICKSBURG, VA 22408
P: (540) 371-0288
F: (540) 371-3479
CONTACT: MR. WILLIAM S. PYLE, P.E.

LAND USE ATTORNEY
CHARLES W. PAYNE, JR.
C/O HIRSCHLER FLEISCHER
725 JACKSON STREET, SUITE 200
FREDERICKSBURG, VA 22401
PHONE: (540) 604-2108

VICINITY MAP
1" = 1000'



GENERAL NOTES

1. THE AREA TO BE REZONED FOR THIS PROJECT CONSISTS OF A ±20.84 ACRE PORTION OF THE PARCELS IDENTIFIED AS TAX MAP 272-91 (GPIN 7769-87-3295) AND 272-91C (GPIN 7769-77-8378).
2. THE PROPERTIES DELINEATED HEREON CURRENTLY STAND IN THE NAMES OF GLORIA B. WHITTAKER, BONNIE B. CARTER AND CAROL B. COLEMAN AS RECORDED IN DEED BOOK 208 AT PAGE 100 AND DEED BOOK 208 AT PAGE 97 IN THE CLERKS OFFICE OF THE CITY OF FREDERICKSBURG AND IS SHOWN AS A PORTION OF GPIN: 7769-87-3295 AND GPIN: 7769-77-8378.
3. THE SUBJECT PROPERTY IS CURRENTLY VACANT AND ZONED R2 RESIDENTIAL. THE PROPOSED ZONING FOR THIS SITE IS C-H, COMMERCIAL-HIGHWAY DISTRICT AND R-12 RESIDENTIAL DISTRICT.
4. BOUNDARY AND MERIDIAN SHOWN HEREON, AND REZONING PLAT HEREIN, ARE BASED ON A PLAT ENTITLED "PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY TAX MAP 272 PARCEL 91" PREPARED BY BAGBY, CALDWELL AND ASSOCIATES, P.C., DATED FEBRUARY 2005 AND DOES NOT REPRESENT A CURRENT FIELD RUN SURVEY BY BOWMAN CONSULTING. ADDITIONAL PROPERTY INFORMATION WAS DERIVED FROM CITY OF FREDERICKSBURG GIS DATA.
5. ADDITIONAL TOPOGRAPHY SHOWN IN THIS PLAN WAS OBTAINED FROM THE CITY OF FREDERICKSBURG GIS. THE CONTOUR INTERVAL IS 2 FEET.
6. THE SITE DOES NOT LIE WITHIN A FLOODPLAIN OVERLAY DISTRICT.
7. THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY OVERLAY DISTRICT, HUB ZONE TRACT 5, AND THE CELEBRATE VIRGINIA SOUTH TOURISM ZONE.
8. THERE ARE COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE.
9. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY. MORE SPECIFICALLY, BASED ON A REVIEW OF THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES' (DHR) VIRGINIA CULTURAL RESOURCE INFORMATION SYSTEM (VCRIS), THERE ARE NO DOCUMENTED ARCHAEOLOGICAL SITES OR HISTORIC RESOURCES WITHIN THE PROPERTY LIMITS. TWO HOUSES LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY ALONG BRISCOE LANE (DHR IDS 111-5321 AND 111-5278) ARE IDENTIFIED BY DHR, BUT WERE DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP). A THIRD HOUSE (GRAVES HOUSE, 3430 FALL HILL AVENUE, DHR ID 111-5285) IS LOCATED OFFSITE AND JUST TO THE SOUTH OF THE PROPERTY; THIS RESOURCE WAS ALSO DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NRHP BY DHR. THE PROPERTY IS LOCATED WITHIN THE DESIGNATED BANK'S FORD/SALEM CHURCH BATTLEFIELD DISTRICT (DHR ID 088-5181). HOWEVER, GIVEN THE SURROUNDING LAND USES AND CURRENT SITE CONDITIONS, NO ADVERSE IMPACTS TO HISTORIC RESOURCES ARE ANTICIPATED AS A RESULT OF THE PROPOSED DEVELOPMENT ACTIVITIES AT THE PROPERTY.
10. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100850020C; EFFECTIVE DATE SEPTEMBER 18, 2007.
11. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
12. THE PROPOSED SITE WILL CONTAIN PRIVATE ROADS MAINTAINED BY THE PROPERTY OWNERS; AND PUBLIC STREETS TO BE MAINTAINED BY THE CITY OF FREDERICKSBURG.
13. THE STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG'S DESIGN STANDARDS MANUAL.
14. STORMWATER MANAGEMENT FACILITY(S) AND OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
15. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
16. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
17. STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VASWMM.

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Fredericksburg, Virginia 22408
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COVER SHEET
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

R2 2016-03
CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No. 037666
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
08/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: AS NOTED V:	

JOB No. 9432-01-001
DATE : MAY 2016
FILE No. 9432-D-ZP-001

SHEET 1 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWG\9001-9432-D-ZP-001-COV.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
48	INDEX CONTOUR	40
38	INTERMEDIATE CONTOUR	38
EX. E/P	EDGE OF PAVEMENT	PROP. E/P
EX. C & G	CURB AND GUTTER	CG-6
-	TRANSITION FROM CG-6 TO CG-6R	CG-6R
-	PROPOSED HEADER CURB	
-	PROPERTY LINE	
-	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
-	CLEARING AND GRADING	
	TREE LINE	
-	FLOW LINE OF SWALE	
-	STREAM	
-	OVERLAND RELIEF PATHWAY	
X	FENCE LINE	X
	EASEMENT	
EX 8" W.L.	WATER LINE	8" DIP W.L.
EX. W/V	WATER VALVE	PROP. W/V
EX. R.	REDUCER	PROP. R.
EX 8" SAN	SANITARY SEWER	8" PVC SAN
EX 18"	STORM SEWER	18"RCP
-	CABLE TV	CATV
E	ELECTRIC SERVICE	E
T	TELEPHONE SERVICE	T
G	GAS LINE	G
+ 25.32	SPOT ELEVATION	25.32
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	A
	STORM DRAIN IDENTIFIER	2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
-	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
-	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
-	TEST PIT LOCATION RECOMMENDED/REQUIRED	
-	CRITICAL SLOPE SLOPES 30 BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
-	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
-	BENCHMARK	BM #1 TBY #1 ELEV=101.62'
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A. A — AREA OF ARC
AD — ALGEBRAIC DIFFERENCE
AASHTO — AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
ASTM — AMERICAN SOCIETY FOR TESTING AND MATERIALS
AC. — ACRE
AGGR. — AGGREGATE
ANSI — AMERICAN NATIONAL STANDARDS INSTITUTE
ASPH — ASPHALT
AWWA — AMERICAN WATER WORKS ASSOCIATION

B. B — BREADTH
BC — BOTTOM OF CURB
BF — BASEMENT FLOOR
BLDG — BUILDING
BM — BENCHMARK
BMP — BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV — BLOW OFF VALVE
BRL — BUILDING RESTRICTION LINE
BVCS — BEGINNING VERTICAL CURVE STATION
BVCE — BEGINNING VERTICAL CURVE ELEVATION
BW — BOTTOM OF WALL

C. c,e — CENTER CORRECTION ON VERTICAL CURVE
C — COEFFICIENT OF RUNOFF
CATV — CABLE TELEVISION
CB — CATCH BASIN OR CHORD BEARING
CC — CENTER TO CENTER
CFS (Q) — CUBIC FEET PER SECOND
CH — CHORD
CG — CURB AND GUTTER
CIP — CAST IRON PIPE
C — CENTERLINE
CL — CLASS
CMP — CORRUGATED METAL PIPE
CONC. — CONCRETE
CO — CLEAN OUT
CONT. — CONTINUATION
CS — CURB STOP
CT — COURT
C/L — CENTERLINE

D. D,d — DEPTH
DA — DRAINAGE AREA
DB — DEED BOOK
DEQ — VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET. — DETAIL
DI — DROP INLET
DIA. — DIAMETER
DIP — DUCTILE IRON PIPE
DM — DROP MANHOLE
DR. — DRIVE
DRNG — DRAINAGE
DRWG. — DRAWING
D/W — DRIVE WAY
Δ — DELTA
DU — DWELLING UNITS
DOM — DOMESTIC

E. e — RATE OF SUPER ELEVATION IN FEET PER FOOT
EC — EROSION CONTROL
EGL — ENERGY GRADIENT LINE
EOC — ENVIRONMENTAL QUALITY CORRIDOR
ESMT — EASEMENT
EG — EDGE OF GUTTER
ELEV. — ELEVATION
ENT. — ENTRANCE
EP — EDGE OF PAVEMENT
ES — END SECTION
EVCS — ENDING VERTICAL CURVE STATION
EVCE — ENDING VERTICAL CURVE ELEVATION
EW — END WALL
EX. — EXISTING
ELEC. — ELECTRICAL
EBL — EAST BOUND LANE

F. F — FIRE LINE
FAR — FLOOR AREA RATIO
FC — FACE OF CURB
FSWA — FREDERICKSBURG SEWER AND WATER AUTHORITY
FY — FIRST FLOOR
FG — FINISHED GRADE
FH — FIRE HYDRANT
FL — FLOW LINE
FP — FLOOD PLAIN
FS — FACTOR OF SAFETY
FT. — FOOT
FSPA — FREDERICKSBURG-STAFFORD PARK AUTHORITY
FOY. — FOYER
FPS — FEET PER SECOND

G. g — GRAVITY
G — GAS
GFA — GROSS FLOOR AREA
Gr. — GRADE
GR — GUARD RAIL
GAR — GARAGE

H. H,h — HEIGHT
H — HEAD
HC — HANDICAPPED PARKING SPACE
HGL — HYDRAULIC GRADIENT LINE
HP — HIGH POINT
HR — HAND RAIL
HT. — HEIGHT
HW — HEADWATER

I. I — RAINFALL INTENSITY
ID — INSIDE DIAMETER
IN — INCH
INV. — INVERT
IP — IRON PIPE
IPF — IRON PIPE FOUND
IPS — IRON PIPE SET

J. JB — JUNCTION BOX

K. K — SIGHT DISTANCE COEFFICIENT
Ke — CULVERT ENTRANCE LOSS COEFFICIENT

L. L — LENGTH
LAT. — LATERAL
LF — LINEAR FOOT
LL — LOWER LEVEL
LOS — LINE OF SIGHT
LP — LOW POINT
LS — LOADING SPACE
LOC — LIMITS OF CLEARING & GRADING
LT — LEFT

M. M — MONUMENT FOUND
MECH. — MECHANICAL
MH — MANHOLE
ML — MILE
MPH — MILES PER HOUR
MS — MEDIAN STRIP
MSL — MEAN SEA LEVEL
MIN — MINIMUM
MAX — MAXIMUM

N. N/F — NOW OR FORMERLY
NFA — NET FLOOR AREA
NO.,# — NUMBER
NBL — NORTH BOUND LANE
N/A — NOT APPLICABLE

O. OC — ON CENTER
OD — OUTSIDE DIAMETER
OH — OVERHANG
O/H — OVERHEAD

P. P — PERIMETER
PC — POINT OF CURVATURE
PCC — POINT OF COMPOUND CURVE
PCEP — POINT OF CURVE EDGE OF PAVEMENT
PCTC — POINT OF CURVATURE TOP OF CURB
PFM — PUBLIC FACILITIES MANUAL
PG. — PAGE
PGL — POINT OF GRADE LINE
PI — POINT OF INTERSECTION
PL — PROPERTY LINE
PRC — POINT OF REVERSE CURVES
PRELIM. — PRELIMINARY
PROP. — PROPOSED
PT — POINT OF TANGENCY
PVC — POINT OF VERTICAL CURVATURE
PVC — POLY VINYL CHLORIDE
PVI — POINT OF VERTICAL INTERSECTION
PVMT — PAVEMENT
PVRC — POINT OF VERTICAL REVERSE CURVE
PVT — POINT OF VERTICAL TANGENT
P&P — PLAN AND PROFILE

Q. Q(C.F.S.) — AMOUNT OF RUNOFF

R. R,r — RADIUS
REQD — REQUIRED
RCP — REINFORCED CONCRETE PIPE
RD. — ROAD
RET. — RETAINING
REV. — REVISION
RR — RAILROAD
RTE. — ROUTE
R/W — RIGHT OF WAY
ROP — ROUGH GRADING PLAN
ROM — REMOTE OUTSIDE MONITOR
RMA — RESOURCE MANAGEMENT AREA
RPA — RESOURCE PROTECTION AREA
RT — RIGHT

S. S — SPEED OR SLOPE
SAN. — SANITARY
SBL — SOUTH BOUND LANE
SD — SIGHT DISTANCE
SECT. — SECTION
SEW. — SEWER
SH. — SHOULDER
SF — SQUARE FEET
SP. — SPACE
SP — SITE PLAN
SPEC. — SPECIFICATION
STA. — STATION
STD. — STANDARD
STK. — STACK
STM. — STORM
SVC. — SERVICE
SWM — STORM WATER MANAGEMENT
S/W — SIDE WALK
Sx — CROSS SLOPE

T. T — TANGENT
TB — TEST BORE
TC — TOP OF CURB
Tc — TIME OF CONCENTRATION
TEL — TELEPHONE
TP — TEST PIT
TP — TREE PROTECTION
TB — TOP OF BANK
TW — TOP OF WALL
TW — TAILWATER

U. UD — UNDERDRAIN
UG — UNDERGROUND
UL — UPPER LEVEL
UP — UTILITY POLE
VAN — HANDICAPPED VAN PARKING SPACE

V. V — VELOCITY
V — VOLUME
VA — VIRGINIA
VC — VERTICAL CURVE
VDOT — VA. DEPT. OF TRANSPORTATION
VF — VERTICAL FOOT

W. W — WEIGHT OR WIDTH
W/M — WATER MAIN
WBL — WEST BOUND LANE
WQIA — WATER QUALITY IMPACT ASSESSMENT

X. XF — TRANSFORMER

Y. YI — YARD INLET
YR — YEAR

Z. Z — SIDE SLOPES

ATTACHMENT 7

Bowman CONSULTING

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LEGEND AND ABBREVIATIONS
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

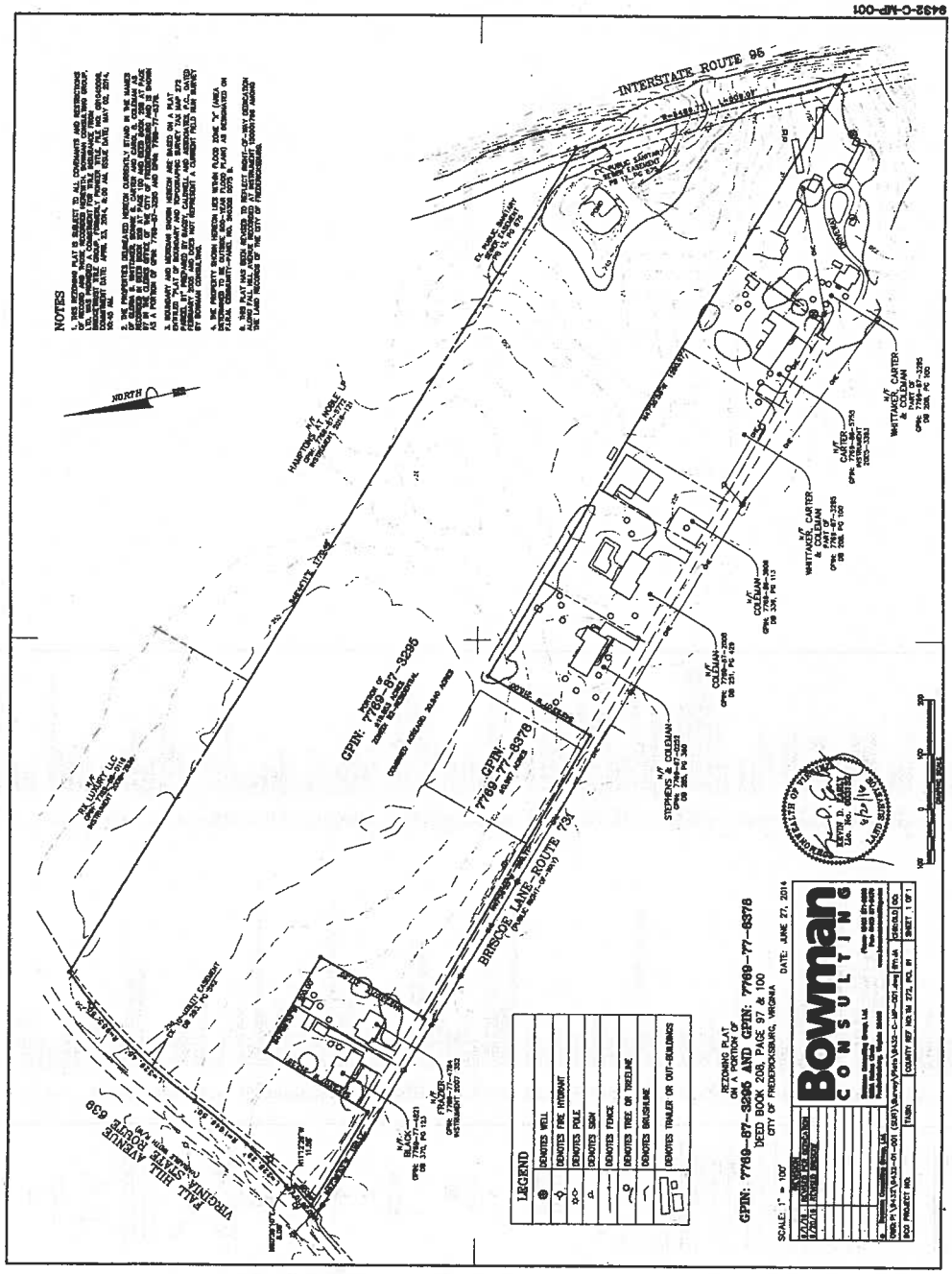
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037655
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD

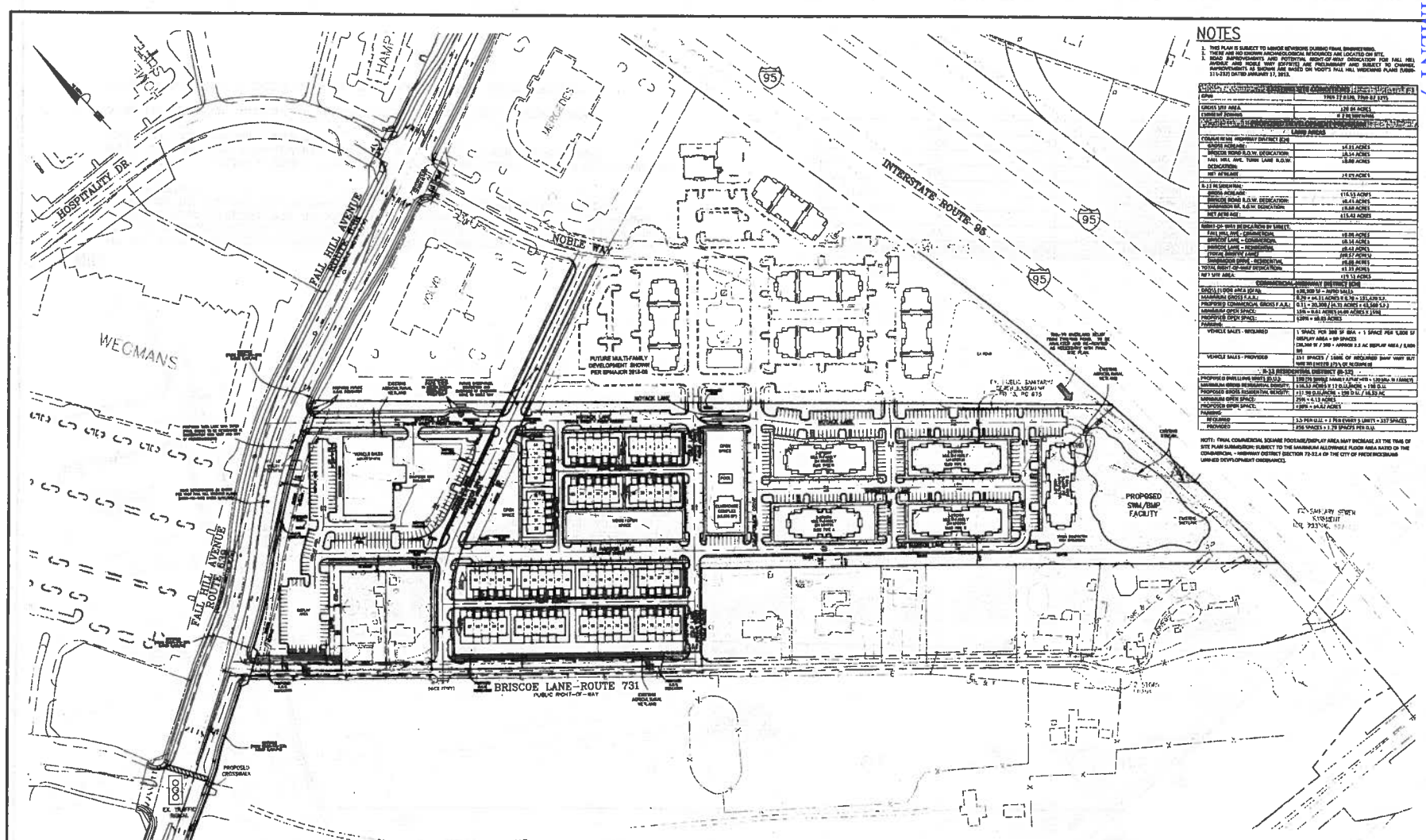
SCALE H: N/A V: N/A
JOB No. 9432-01-001
DATE : MAY 2016
FILE No. 9432-0-ZP-001
SHEET 2 OF 8

ATTACHMENT 7



SEE SHEET 5 FOR ADJACENT PROPERTY OWNERS

ATTACHMENT 7



NOTES

1. THIS PLAN IS SUBJECT TO MINOR REVISIONS DURING FINAL ENGINEERING.
2. THERE ARE NO KNOWN ARCHAEOLOGICAL RESOURCES ARE LOCATED ON SITE.
3. ROAD IMPROVEMENTS AND POTENTIAL RIGHT-OF-WAY DEDICATION FOR FALL HILL AVENUE AND NOBLE WAY (EXISTING) ARE PRELIMINARY AND SUBJECT TO CHANGE. IMPROVEMENTS AS SHOWN ARE BASED ON VDOT'S FALL HILL WIDENING PLANS (USPI# 311-2321) DATED JANUARY 17, 2013.

GROSS SITE AREA	128.84 ACRES
LESS ROW DEDICATION	8.21 ACRES
Land Areas	
COMMERCIAL HIGHWAY DISTRICT (CH)	
GROSS ACREAGE:	14.31 ACRES
BRIDGE ROAD R.O.W. DEDICATION:	18.14 ACRES
FALL HILL AVE. TURN LANE R.O.W. DEDICATION:	0.86 ACRES
NET ACREAGE:	14.01 ACRES
B-2 RESIDENTIAL	
GROSS ACREAGE:	116.53 ACRES
BRIDGE ROAD R.O.W. DEDICATION:	18.41 ACRES
WASHINGTON DR. R.O.W. DEDICATION:	19.69 ACRES
NET ACREAGE:	113.43 ACRES
RIGHT-OF-WAY DEDICATION BY STREET:	
FALL HILL AVE. - COMMERCIAL	18.86 ACRES
BRIDGE LANE - COMMERCIAL	18.14 ACRES
BRIDGE LANE - RESIDENTIAL	18.41 ACRES
TOTAL BRIDGE LANE	36.57 ACRES
WASHINGTON DRIVE - RESIDENTIAL	19.69 ACRES
TOTAL RIGHT-OF-WAY DEDICATION	75.22 ACRES
NET SITE AREA	119.13 ACRES
COMMERCIAL HIGHWAY DISTRICT (CH)	
GROSS FLOOR AREA (GFA)	136,000 SF - AUTO SALES
MAXIMUM GROSS F.A.R.:	0.75 = 44.31 ACRES X 0.75 = 131,426 S.F.
PROPOSED COMMERCIAL GROSS F.A.R.:	0.71 = 36,000 / 44.31 ACRES = 43,560 S.F.
MINIMUM OPEN SPACE:	15% = 6.61 ACRES (29.00 ACRES X 15%)
PROPOSED OPEN SPACE:	32% = 14.01 ACRES
PARKING:	
VEHICLE SALES - REQUIRED	1 SPACE PER 300 SF GFA + 1 SPACE PER 1,000 SF DISPLAY AREA = 99 SPACES (36,000 SF / 300 = APPROX 2.5 AC DISPLAY AREA / 1,000 SF)
VEHICLE SALES - PROVIDED	151 SPACES / 1.5(NO. OF REQUIRED SPAC VEHICLE SLOT WITH 20 LANDSCAPE ISLANDS OF 10 SPACES)
B-2 RESIDENTIAL (DISTRICT 65-32)	
PROPOSED DWELLING UNITS (D.U.):	180 (70 SINGLE FAMILY ATTACHED + 110 MULTI FAMILY)
MAXIMUM GROSS RESIDENTIAL DENSITY:	110.13 ACRES X 12 D.U./ACRE = 1,321 D.U.
PROPOSED GROSS RESIDENTIAL DENSITY:	113.78 D.U./ACRE = 180 D.U. / 58.33 AC
MINIMUM OPEN SPACE:	25% = 4.13 ACRES
PROPOSED OPEN SPACE:	28% = 44.57 ACRES
PARKING:	
REQUIRED	1.5 PER D.U. + 1 PER EVERY 5 UNITS = 337 SPACES
PROVIDED	256 SPACES + 1.29 SPACES PER D.U.

NOTE: FINAL COMMERCIAL SQUARE FOOTAGE/DISPLAY AREA MAY INCREASE AT THE TIME OF SITE PLAN SUBMISSION SUBJECT TO THE MAXIMUM ALLOWABLE FLOOR AREA RATIO OF THE COMMERCIAL HIGHWAY DISTRICT (SECTION 72-32.4) OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE.

DIMENSIONAL STANDARDS

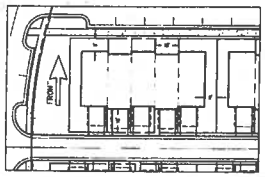
DIMENSIONAL STANDARDS FOR COMMERCIAL HIGHWAY DISTRICT	
REQUIREMENT	NONRESIDENTIAL
DISTRICT SIZE, MINIMUM (ACRES)	NONE
LOT AREA, MINIMUM (SQUARE FEET)	20,000
LOT WIDTH, MINIMUM (FEET)	150
HEIGHT, MAXIMUM (FEET)	45
SETBACKS	
FRONT (FEET)	25
SIDE (FEET)	25
REAR (FEET)	25
(OTHER DISTRICTS (FEET)	NONE

DIMENSIONAL STANDARDS FOR B-2 RESIDENTIAL DISTRICT		
REQUIREMENT	SF ATTACHED	MULTI-FAMILY
DISTRICT SIZE, MINIMUM (ACRES)	5	5
LOT AREA, MINIMUM (SQUARE FEET)	3,875	NONE
LOT WIDTH, MINIMUM (FEET)	15	15
HEIGHT, MAXIMUM (FEET)	45	35
SETBACKS		
FRONT (FEET)	5	25
SIDE (FEET)	0	25
REAR (FEET)	15	25
OTHER DISTRICTS (FEET)	40	40

NOTES:
1. EACH SINGLE-FAMILY ATTACHED UNIT SHALL HAVE AN ON-SITE PRIVACY YARD OF AT LEAST 350 SQUARE FEET. FOR ALL UNITS WITH ALLEY-LOADED GARAGES A 200 SQUARE FOOT DECK MUST BE CONSTRUCTED.

LOT TYPICAL

NOT TO SCALE



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SCHEMATIC PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. PYLE
Lic. No. 037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/08/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION
BO/SG DESIGN	SG DRAWN / WSP CHKD
SCALE	H: 1"=100' V:

JOB No. 9432-01-001

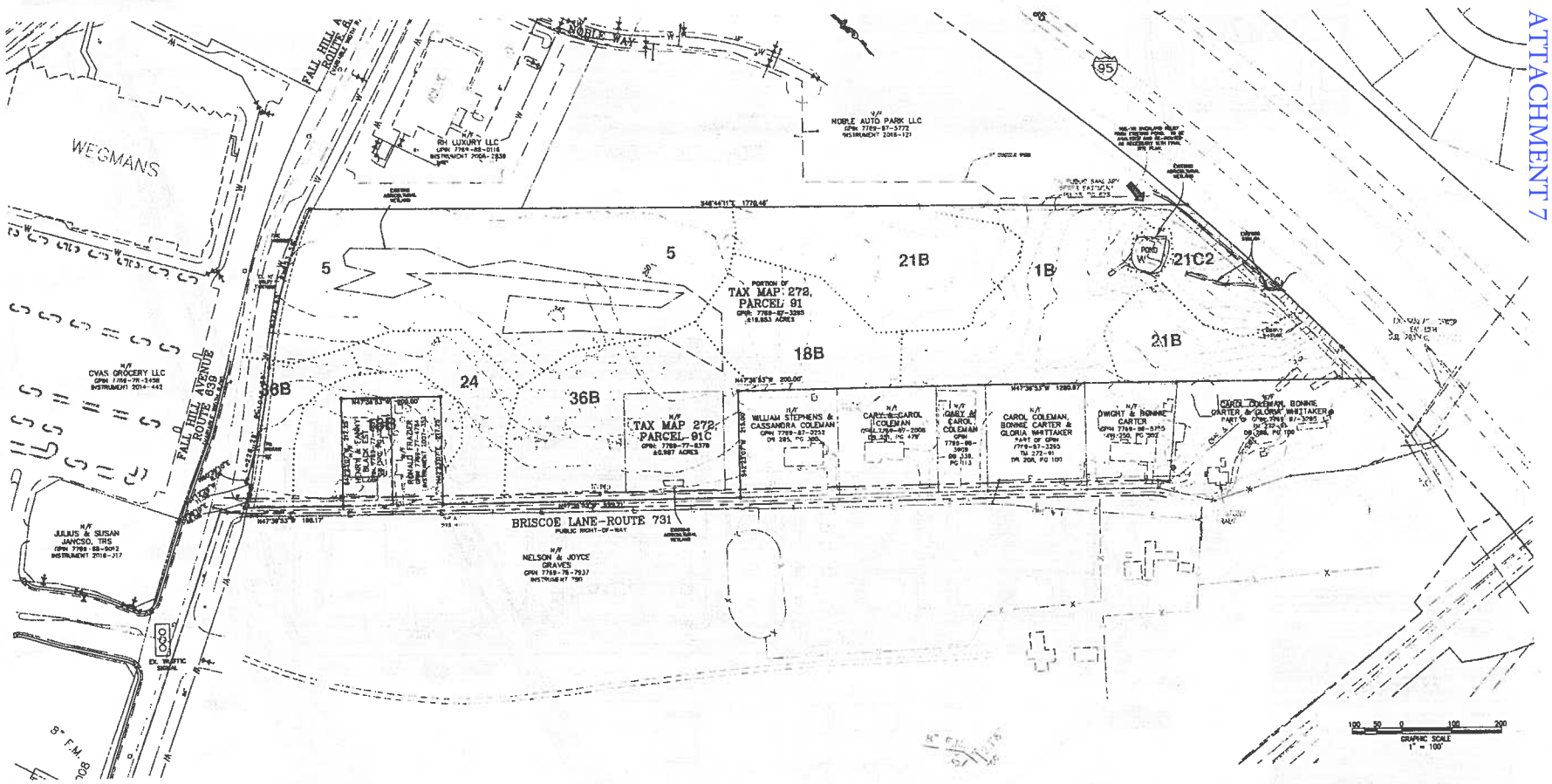
DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 4 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\9004-9432-D-ZP-001-SCHEMATIC PLAN.dwg

ATTACHMENT 7



NOTES

1. WETLAND AREAS HAVE BEEN PRELIMINARILY FIELD LOCATED AND ARE DEPICTED ON THIS PLAN. THESE WETLAND AREAS ARE LOCATED ON EXISTING AGRICULTURAL LAND AND A JURISDICTIONAL DETERMINATION IS CURRENTLY BEING PROCESSED WITH THE ARMY CORPS OF ENGINEERS. PER CITY OF FREDERICKSBURG INFORMATION THE SITE HAS BEEN IDENTIFIED AS BEING WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT.
2. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0075B.
3. THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.
4. THERE ARE NO SLOPES IN EXCESS OF 20 PERCENT LOCATED ON THE SUBJECT PROPERTY.

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
1B	ABELL SANDY LOAM
5	AQUULTS, CLAYEY SUBSOIL
18B	EMPORIA SANDY LOAM
21B	FACEVILLE-VARINA COMPLEX
21C2	FACEVILLE-VARINA COMPLEX
24	GOLDSBORO SANDY LOAM
36B	SAVANNAH SANDY LOAM
W	WATER

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EX. CONDITIONS / ENVIRONMENTAL ANALYSIS PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY PROJECT NUMBE

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No. 037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS

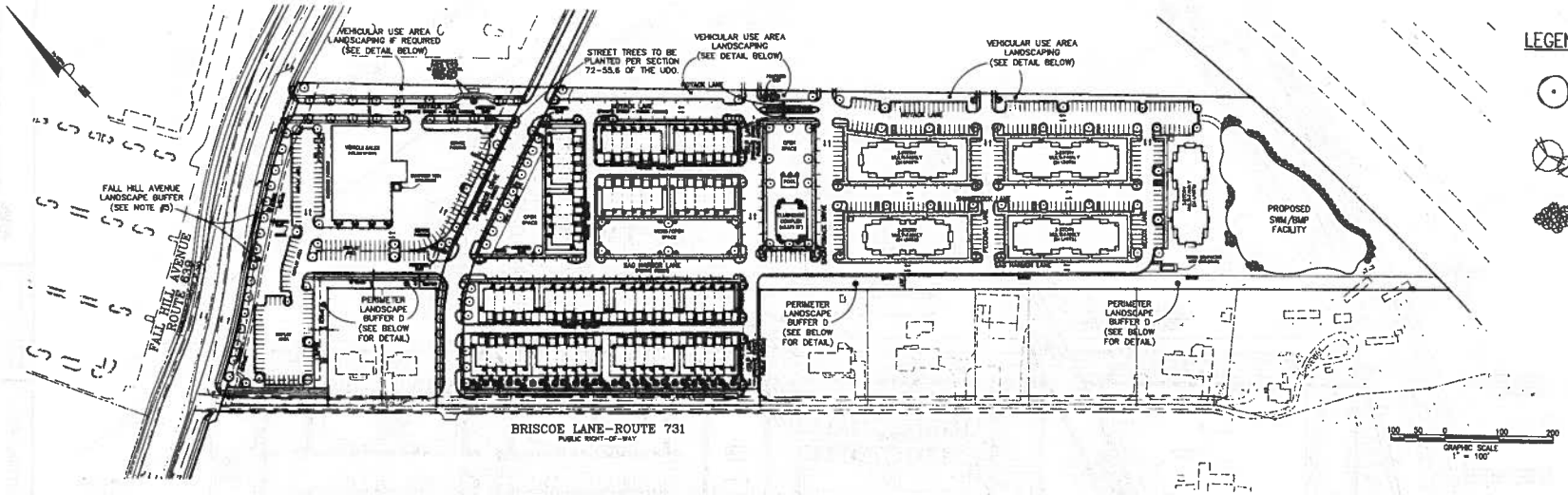
03/31/16	PRE-APP SUBMIS
06/20/16	1ST SUBMISSION
08/08/16	2ND SUBMISSION
10/11/16	ADDRESS COMME
10/19/16	ADDRESS COMME

DATE	DESCRIPTION
BO/SG DESIGN	SG DRAWN
SCALE	H: 1"=100' V:

JOB No. 9432-01-001
DATE : MAY 2016
FILE No. 9432-D-ZP-001
SHEET 5 OF

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\005-9432-D-ZP-001-ENVR ASSESSMENT PLAN.dwg

ATTACHMENT 7

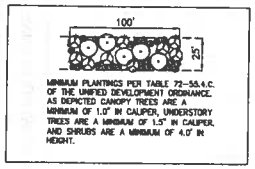


LEGEND

- STREET TREE/ DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS

TYPE D PERIMETER LANDSCAPE BUFFER DETAIL (TYPICAL)

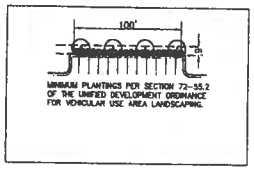
NOT TO SCALE



MINIMUM PLANTINGS PER TABLE 72-55.4.C. OF THE UNIFIED DEVELOPMENT ORDINANCE. AS DEPICTED CANOPY TREES ARE A MINIMUM OF 1.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 4.0' IN HEIGHT.

VEHICULAR USE AREA LANDSCAPING DETAIL (TYPICAL)

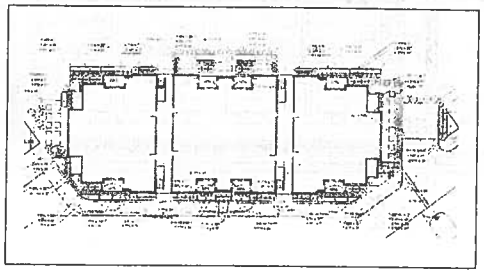
NOT TO SCALE

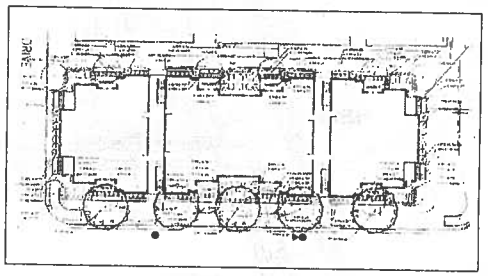


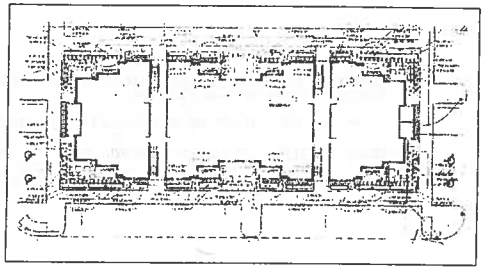
MINIMUM PLANTINGS PER SECTION 72-55.2 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR VEHICULAR USE AREA LANDSCAPING.

MULTI-FAMILY LANDSCAPING (TYPICAL)

NOT TO SCALE

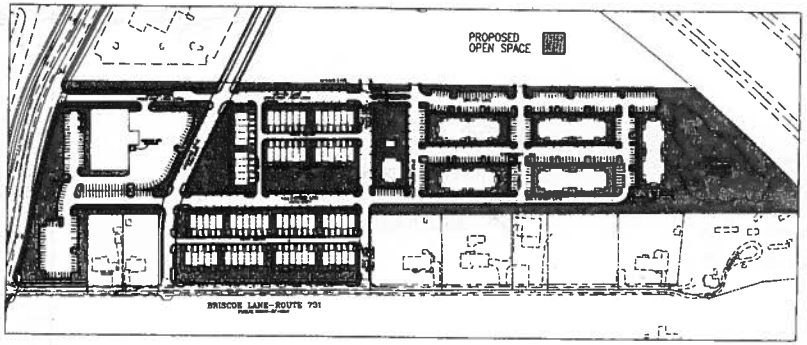






PROPOSED OPEN SPACE

NOT TO SCALE



NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH SECTION 72-59 OF THE UDO. MORE SPECIFICALLY, NO SIGN SHALL BE ERECTED UNTIL A SIGN DESIGN PACKAGE HAS BEEN SUBMITTED AND APPROVED BY THE DEVELOPMENT ADMINISTRATOR IN ACCORDANCE WITH SECTION 72-59.6.C. OF THE UDO. ADDITIONAL SIGNS MAY BE PROPOSED IN THE FUTURE SUBJECT TO COMPLIANCE WITH THE UDO AND AN APPROVED SIGN DESIGN PACKAGE.
5. THE FALL HILL AVENUE BUFFER SHALL BE 20 FEET WIDE AND GENERALLY CONSIST OF A MEANDERING BERM THAT SHALL BE A MINIMUM OF 2.5 FEET HIGH. LANDSCAPING SHALL CONSIST OF TREES PLANTED THIRTY (30) FEET ON CENTER WITH A MINIMUM D.B.H. OF 3.5 INCHES. IN ADDITION, FOUR (4) ORNAMENTAL SHRUBS SHALL BE PLANTED BETWEEN EACH THIRTY (30) TREE SECTION. SEE PROFFER STATEMENT FOR ADDITIONAL INFORMATION.
6. STREET TREES MEETING THE STANDARDS & REQUIREMENTS OF THE CITY'S UDO SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

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LANDSCAPE & SIGNAGE PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
William D. Pyle
Lic. No. 027656A
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION

BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: V:	AS NOTED

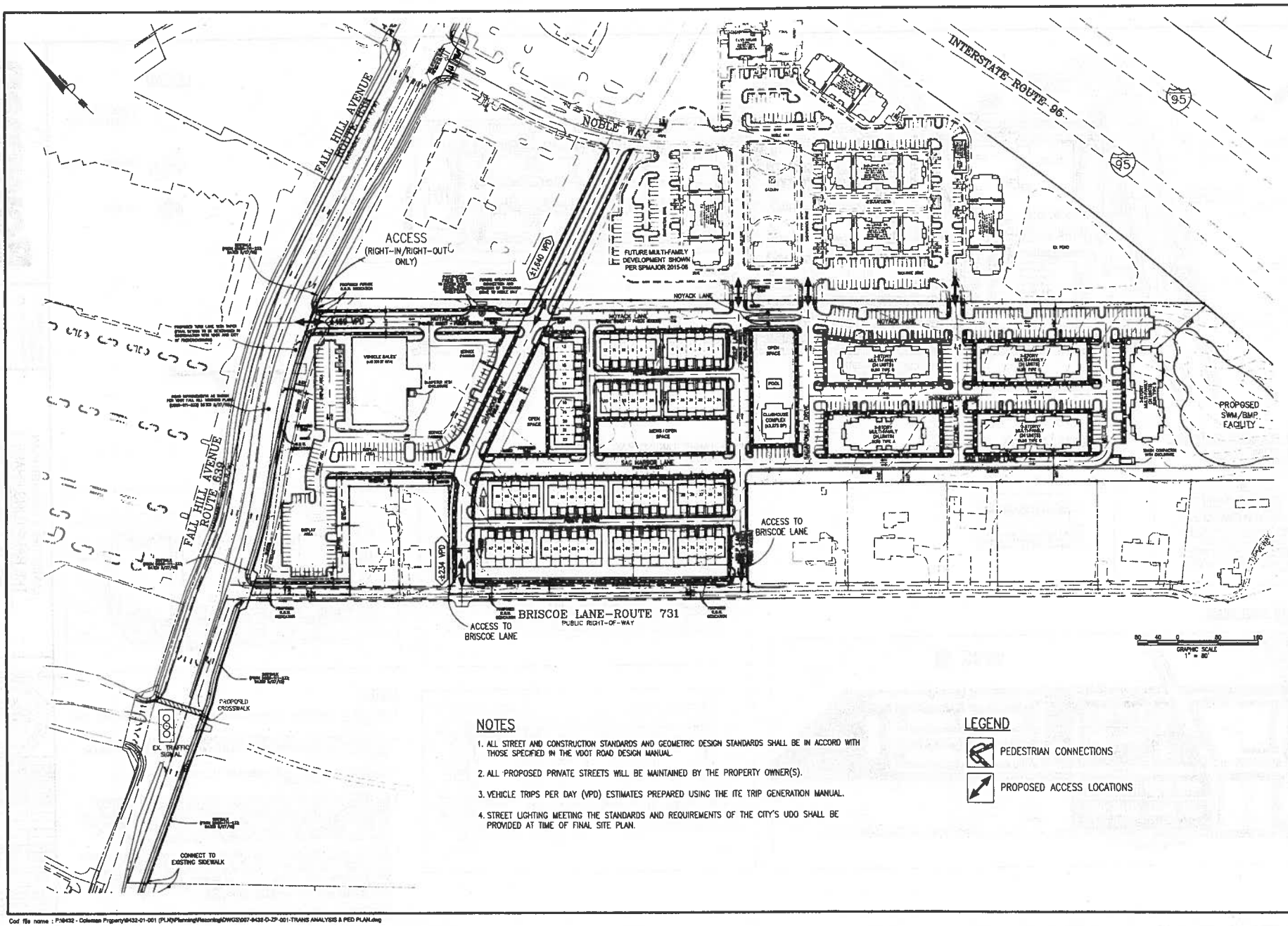
JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 6 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\009-9432-D-ZP-001-LS & SIGN PLAN.dwg



NOTES

1. ALL STREET AND CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED IN THE VDOT ROAD DESIGN MANUAL.
2. ALL PROPOSED PRIVATE STREETS WILL BE MAINTAINED BY THE PROPERTY OWNER(S).
3. VEHICLE TRIPS PER DAY (VPD) ESTIMATES PREPARED USING THE ITE TRIP GENERATION MANUAL.
4. STREET LIGHTING MEETING THE STANDARDS AND REQUIREMENTS OF THE CITY'S UDO SHALL BE PROVIDED AT TIME OF FINAL SITE PLAN.

LEGEND

PEDESTRIAN CONNECTIONS

PROPOSED ACCESS LOCATIONS

Bowman CONSULTING

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TRANSPORTATION ANALYSIS & PEDESTRIAN PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. FILE
Lic. No. 037656
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS

03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
09/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD

SCALE H: 1"=80' V:

JOB No. 9432-01-001

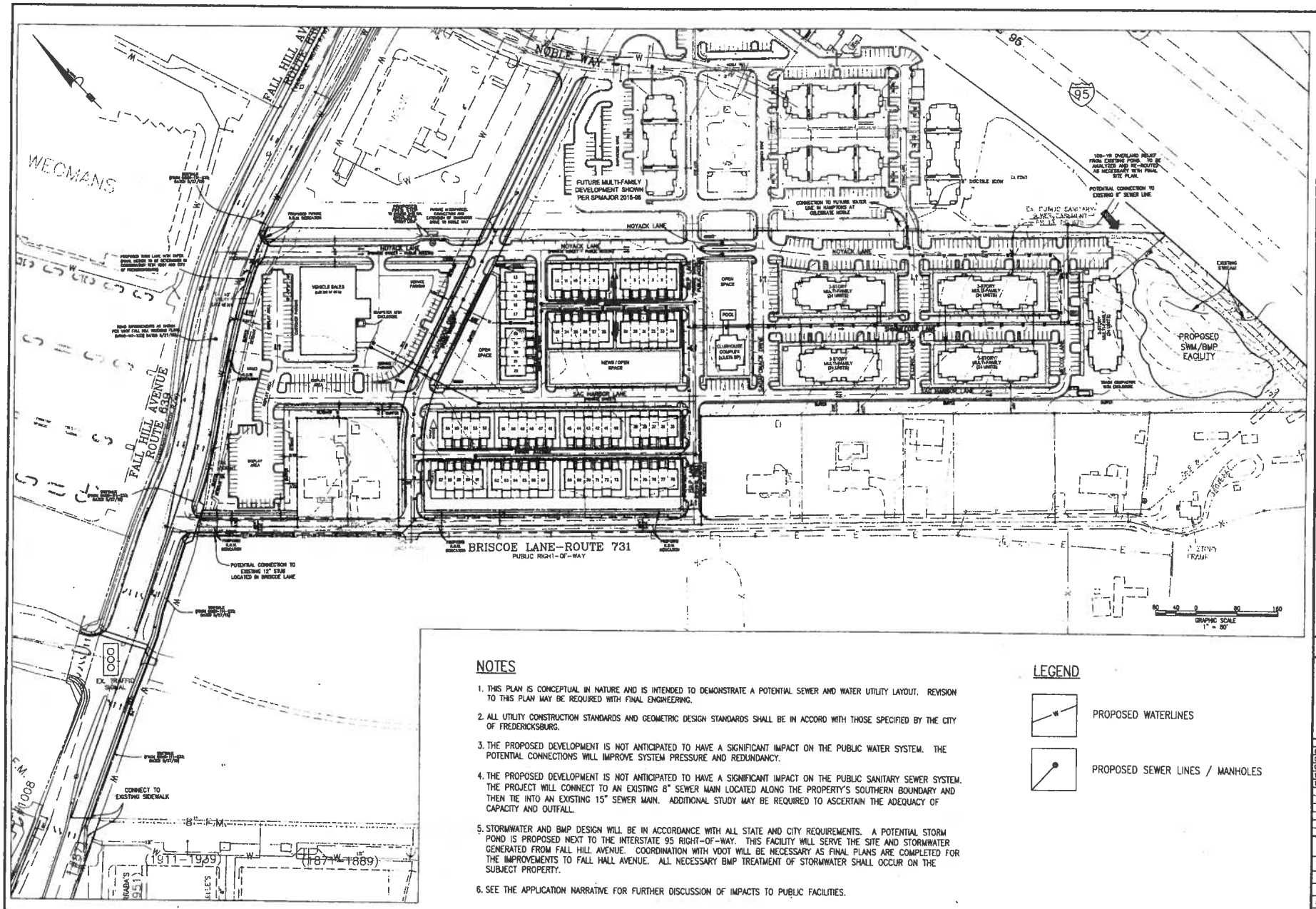
DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 7 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\007-9432-D-ZP-001-TRANS ANALYSIS & PED PLAN.dwg

ATTACHMENT 7



NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL SEWER AND WATER UTILITY LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. ALL UTILITY CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED BY THE CITY OF FREDERICKSBURG.
3. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC WATER SYSTEM. THE POTENTIAL CONNECTIONS WILL IMPROVE SYSTEM PRESSURE AND REDUNDANCY.
4. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC SANITARY SEWER SYSTEM. THE PROJECT WILL CONNECT TO AN EXISTING 8" SEWER MAIN LOCATED ALONG THE PROPERTY'S SOUTHERN BOUNDARY AND THEN TIE INTO AN EXISTING 15" SEWER MAIN. ADDITIONAL STUDY MAY BE REQUIRED TO ASCERTAIN THE ADEQUACY OF CAPACITY AND OUTFALL.
5. STORMWATER AND BMP DESIGN WILL BE IN ACCORDANCE WITH ALL STATE AND CITY REQUIREMENTS. A POTENTIAL STORM POND IS PROPOSED NEXT TO THE INTERSTATE 95 RIGHT-OF-WAY. THIS FACILITY WILL SERVE THE SITE AND STORMWATER GENERATED FROM FALL HILL AVENUE. COORDINATION WITH VDOT WILL BE NECESSARY AS FINAL PLANS ARE COMPLETED FOR THE IMPROVEMENTS TO FALL HALL AVENUE. ALL NECESSARY BMP TREATMENT OF STORMWATER SHALL OCCUR ON THE SUBJECT PROPERTY.
6. SEE THE APPLICATION NARRATIVE FOR FURTHER DISCUSSION OF IMPACTS TO PUBLIC FACILITIES.

LEGEND

PROPOSED WATERLINES

PROPOSED SEWER LINES / MANHOLES

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PUBLIC FACILITIES ASSESSMENT PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/10/16
PROFESSIONAL ENGINEER

PLAN STATUS

03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: N/A V:	
JOB No. 9432-01-001		
DATE : MAY 2016		
FILE No. 9432-D-ZP-001		

SHEET 8 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\008-9432-D-ZP-001-PUBLIC FACILITIES ASSESSMENT PLAN.dwg

ATTACHMENT 7

EXHIBIT B

ELEVATIONS

7978182-1 013680.02753

ATTACHMENT 7

THE HAMPTONS PHASE II

FREDERICKSBURG, VIRGINIA

REZONING APPLICATION
06.17.16

VICINITY MAP

LOCATION MAP

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	FRT	FIRE RETARDANT TREATED	PROJ	PROJECTED (ION)
AD	AREA DRAIN	FUR	FURRING	PT	POINT
ADD	ADDENDUM	FV	FIELD VERIFY	PTD	PAINTED
ADH	ADHESIVE	FVC	FIRE VALVE CABINET	PTN	PARTITION
ADJ	ADJACENT	GA	GAUGE, GAGE	PLYWD	PLYWOOD
AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED		
ALT	ALTERNATE	GL	GLASS	QT	QUARRY TILE
ALUM	ALUMINUM	GEN	GENERATOR		
ARCH	ARCHITECT(URAL)	GWB	GYPSUM WALL BOARD	R	RISER
ASPH	ASPHALT			RAD	RADIUS
		H	HEIGHT, HIGH	RB	RUBBER BASE
BD	BOARD	HC	HOLLOW CORE	RD	ROOF DRAIN
BLDG	BUILDING	HDCP	HANDICAP	REF	REFERENCE
BTWN	BETWEEN	HM	HOLLOW METAL	REINF	REINFORCE (D) (ING)
BLK	BLOCK(ING)	HORZ	HORIZONTAL	REQ'D	REQUIRED
BM	BEAM	HR	HOUR	RES	RESILIENT
BOC	BOTTOM OF CABINET	HWV	HORIZONTAL & VERTICAL	REV	REVISION
				RH	RIGHT HAND
CG	CORNER GUARD	ID	INSIDE DIAMETER	RM	ROOM
CJ	CONSTRUCTION JOINT	INCL	INCLUDE (D) (ING)	RO	ROUGH OPENING
CL	CLOSET	INSUL	INSULATION		
CLG	CEILING	INT	INTERIOR	SAS	SOUND ATTENUATION BLANKET
CLR	CLEAR			SAFS	SOUND ATTENUATION FIRE BLANKET
CMU	CONCRETE MASONRY UNIT	JC	JANITOR'S CLOSET		
CO	CLEAR OPENING	JT	JOINT	SC	SOLID CORE
COL	COLUMN			SCHD	SCHEDULE
COMB	COMBINATION	KD	KNOCK DOWN	SCPLAM	SOLID CORE PLASTIC LAMINATE
CONC	CONCRETE	KIT	KITCHEN	SCW	SOLID CORE WOOD
CONF	CONFERENCE	KO	KNOCK OUT	SF	SQUARE FEET
CONST	CONSTRUCTION			SH	SHELF, SHELVING
CONT	CONTINUOUS	LAM	LAMINATE	SHT	SHEET
CONTR	CONTRACTOR	LAV	LAVATORY	SIM	SIMILAR
COORD	COORDINATE	LBL	LABEL	SN	SANITARY NAPKIN DISPOSAL
CPT	CARPET	LG	LENGTH	SND	SANITARY NAPKIN DISPENSER
CR	CARD READER	LH	LEFT HAND	SPEC	SPECIFICATION, SPECIFIED
CT	CERAMIC TILE	LOC	LOCATION	SQ	SQUARE
CTR	CENTER	LT	LIGHT	SS	STAINLESS STEEL
				STD	STANDARD
DBL	DOUBLE	MACH	MACHINE	STL	STEEL
DEMO	DEMOLITION	MAT	MATERIAL	STOR	STORAGE
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM	MAX	MAXIMUM	STRUCT	STRUCTURE
		MECH	MECHANICAL	SUSP	SUSPENDED
DIAG	DIAGONAL	MIN	MINIMUM	SYS	SYSTEM
DIA	DIAMETER	MISC	MISCELLANEOUS		
DIM	DIMENSION	MFR	MANUFACTURER	T	TREAD
DISP	DISPENSER	MO	MASONRY OPENING	TBD	TO BE DETERMINED
DIV	DIVISION	MOV	MOVABLE	TD	TRENCH DRAIN
DF	DRINKING FOUNTAIN	MUL	MULLION	TEL	TELEPHONE
DN	DOWN	MT	MARBLE TILE	TERR	TERRAZZO
DO	DOOR OPENING	MTL	METAL	T&G	TONGUE AND GROOVE
DR	DOOR	MTD	MOUNTED	THK	THICK (NESS)
DS	DOWN SPOUT			THRES	THRESHOLD
DTL	DETAIL	N	NEW	TO	TOP OF
DWG (S)	DRAWING(S)	NIA	NOT APPLICABLE	TOIL	TOILET
		NIC	NOT IN CONTRACT	TOS	TOP OF STEEL
EA	EACH	NO	NUMBER	TPD	TOILET PAPER DISPENSER
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NOM	NOMINAL	TRANS	TRANSFORMER
		NTS	NOT TO SCALE	TS	TOP OF SHELF
ELEC	ELECTRICAL			TYP	TYPICAL
ELEV	ELEVATOR	OA	OVERALL / OUTSIDE AIR		
EJ	EXPANSION JOINT	OC	ON CENTER	UC	UNDERCUT
ENCL	ENCLOSE (URE)	OD	OUTSIDE DIAMETER	UNF	UNFINISHED
EQ	EQUAL	OFF	OFFICE	UON	UNLESS OTHERWISE NOTED
EWC	ELECTRIC WATER COOLER	OH	OVERHEAD		
EXG	EXISTING	OPG	OPENING	VB	VINYL BASE
EXP	EXPOSED	OPP	OPPOSITE	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR			VERT	VERTICAL
		PBD	PARTICLE BOARD	VWC	VINYL WALL COVERING
FA	FIRE ALARM	PC	PRECAST CONCRETE		
FD	FLOOR DRAIN	PERF	PERFORATED	W	WIDTH, WITH
FE	FIRE EXTINGUISHER	PREFIN	PRE-FINISHED	W/O	WITHOUT
FEC	FIRE EXTINGUISHER CABINET	PLAM	PLASTIC LAMINATE	WC	WALL COVERING
FF	FINISHED FLOOR	PLAS	PLASTER	WC	WATER CLOSET
FHC	FIRE HOSE CABINET	PLUMB	PLUMBING	WD	WOOD
FIN	FINISH (ED)	PNL	PANEL	WP	WATERPROOFING
FLR	FLOOR (ING)	PR	PAIR	WR	WATER RESISTANT
FO	FLOOR OUTLET				
FR	FIRE RATED (ING)				

ARCHITECTURAL SYMBOLS

- ELEVATION REFERENCE — ELEVATION NUMBER
- INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
- INTERIOR ELEVATION REFERENCE — ELEVATION LETTER
- INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
- SECTION OR DETAIL REFERENCE — ELEVATION NUMBER
- INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN

ROOM NAME

- ROOM NUMBER TAG
- REVISION NUMBER
- DRAWING NOTE
- WALL TAG
- DOOR NUMBER
- WINDOW NUMBER
- SCHP_NUMBER
- ELEV MARKER
- SPOT ELEVATION

MATERIAL GRAPHIC

- EARTH
- GRANULAR FILL
- POURED CONCRETE
- CONCRETE BLOCK
- FACE BRICK
- STEEL
- ROUGH WOOD

GENERAL NOTES

1. UNLESS INDICATED OTHERWISE, ALL NOTES, DETAILS AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICABLE TO SIMILAR CONDITIONS WHETHER OR NOT IT IS SPECIFICALLY INDICATED OR NOTED
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL MAKE ALL DISCREPANCIES BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION
3. THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR CORRECTIVE ACTION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF COLUMNS, FACE OF STUDS OR FACE OF MASONRY UNLESS OTHERWISE INDICATED
5. THE CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE CODES, ORDINANCES, LAWS, AND OTHER LEGAL REQUIREMENTS OF THE PUBLIC AUTHORITIES HAVING JURISDICTION
6. PROVIDE ALL FIRE BLOCKING AND DRAFT STOPPING AS REQUIRED BY CODE AND LOCAL AUTHORITIES HAVING JURISDICTION

PROJECT DIRECTORY

CLIENT CONTACT — RICHARD COUNSELMAN, ST PAUL'S APARTMENTS, S.L. NUSBAUM REALTY CO, 440 MONTICELLO AVE SUITE 1700, NORFOLK, VIRGINIA 23510, 757 640 2208, rcounselman@slnusbaum.com

PROJECT ARCHITECT / PROJECT MANAGER — THOMAS P SMITH, AIA; JENNIFER YOUNG, ASSOC. AIA; TS3 ARCHITECTS PC, 1700 LYNNHAVEN PARKWAY SUITE 201, VIRGINIA BEACH VA 23453, 757 689 2000, jennifer.young@ts3architects.com

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GENERAL

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REZONING APPLICATION 06.17.16

TS3 ARCHITECTS

PROJECT TITLE: THE HAMPTONS PHASE II

PROJECT NUMBER: TS3 16061.00

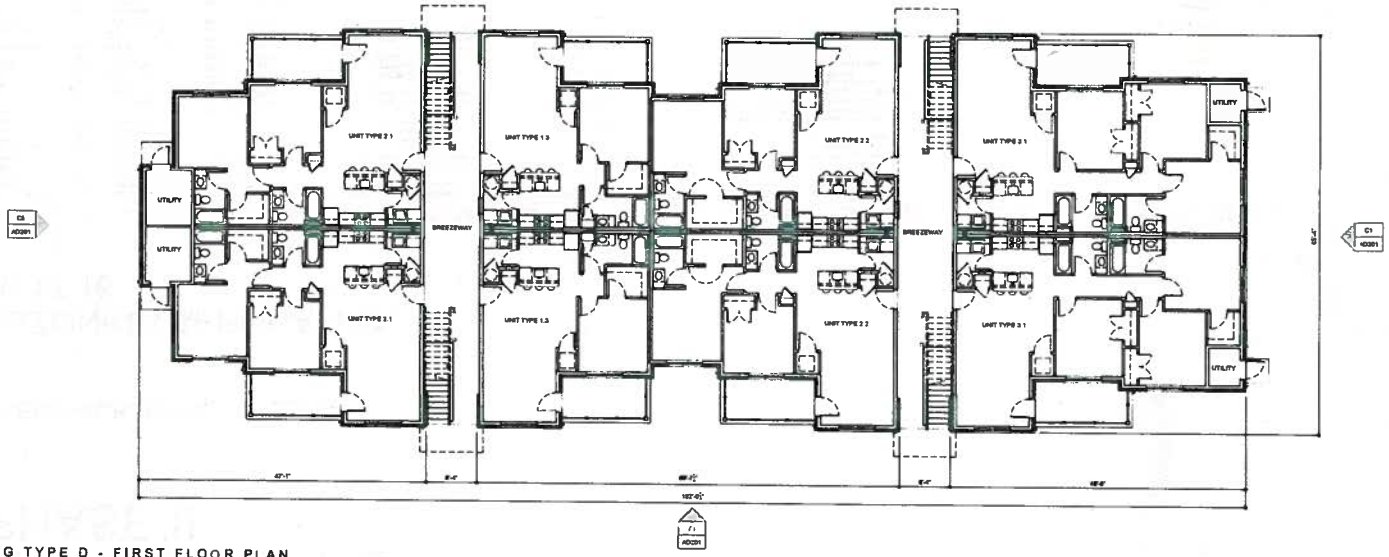
CONTRACT DRAWING DATE: JUNE 17, 2016

DRAWING TITLE: TITLE SHEET

DRAWING NUMBER: G001

SHEET 1 OF

ATTACHMENT 7



BUILDING TYPE D - FIRST FLOOR PLAN

TS3

PROJECT TITLE
THE HAMPTONS
PHASE II

PROJECT NUMBER
TS3160H1.00

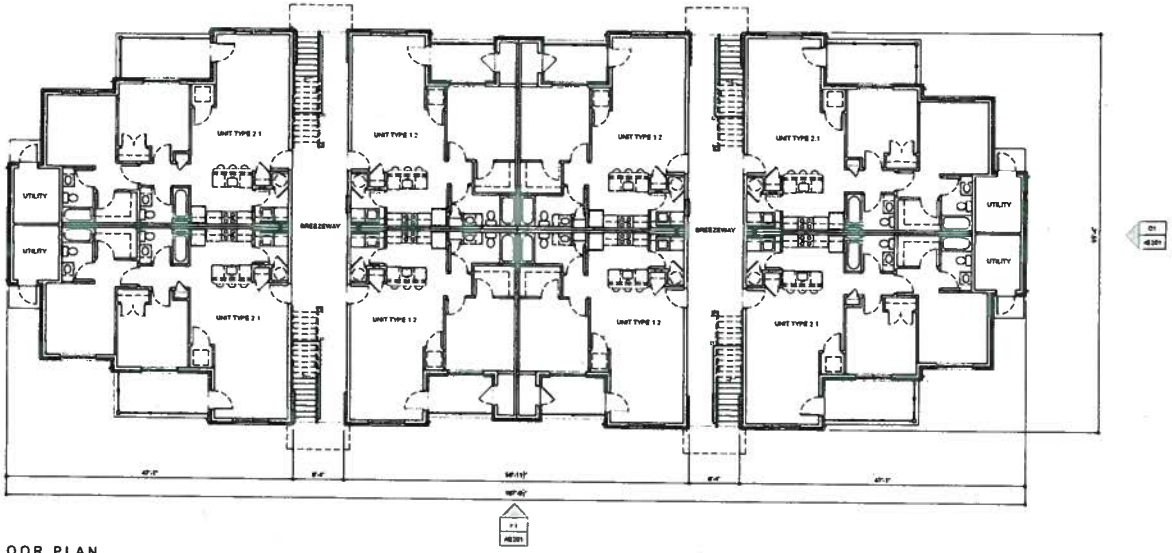
PORTRAIT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE D -
FIRST FLOOR PLAN

DRAWING NUMBER
AD101

SHEET 1 OF

ATTACHMENT 7



BUILDING TYPE E - FIRST FLOOR PLAN

TS3

THE HAMPTONS
PHASE 3

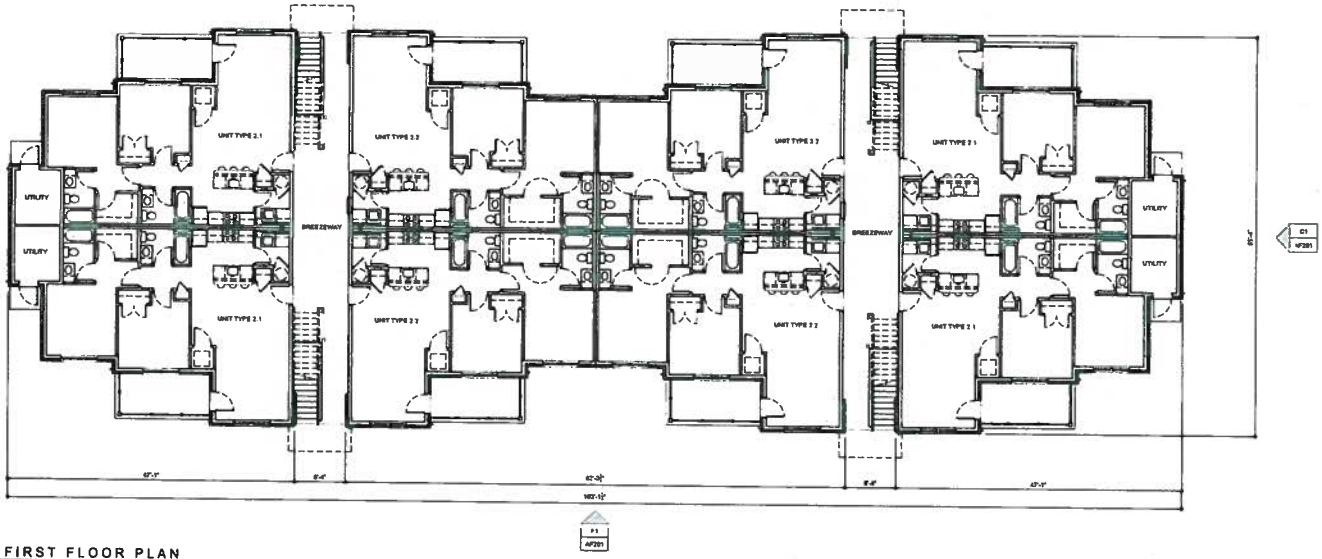
JUNE 17, 2016

BUILDING TYPE E - FIRST FLOOR PLAN

AE101

ATTACHMENT 7

ATTACHMENT 7



BUILDING TYPE F - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TS3

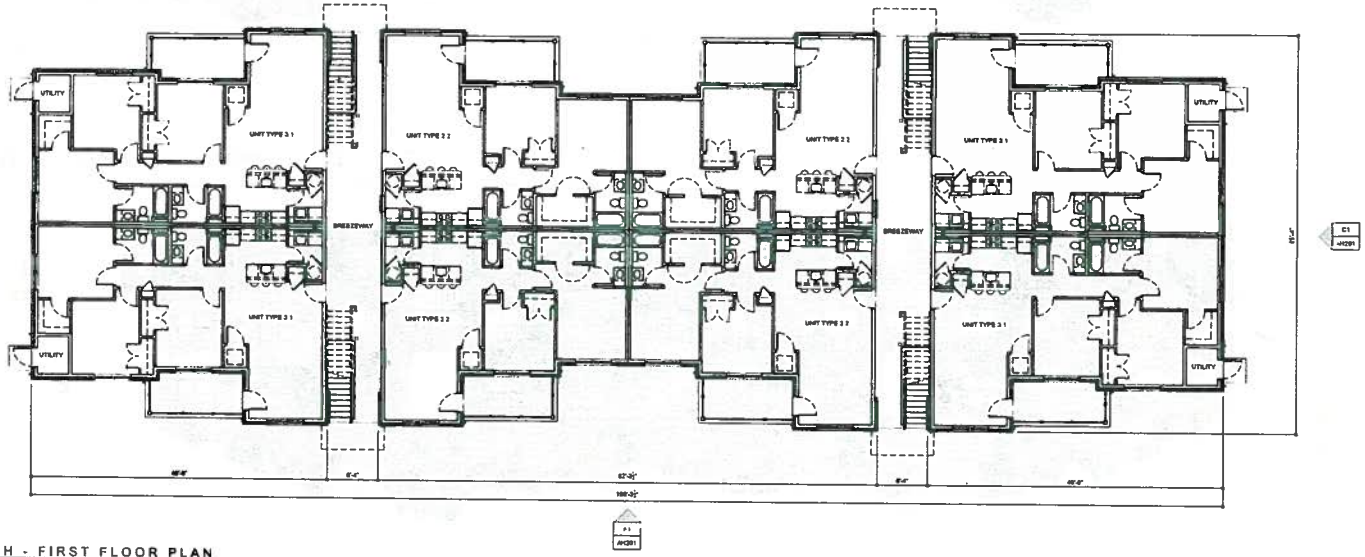
THE HAMPTONS
PHASE 3

JUNE 17, 2010

BUILDING TYPE F -
FIRST FLOOR PLAN

AF101

ATTACHMENT 7



BUILDING TYPE H - FIRST FLOOR PLAN

SCALE: 1/8 : 1'-0"

TS3

PROJECT TITLE
THE HAMPTONS
PHASE II

PROJECT NUMBER
T2316041.00

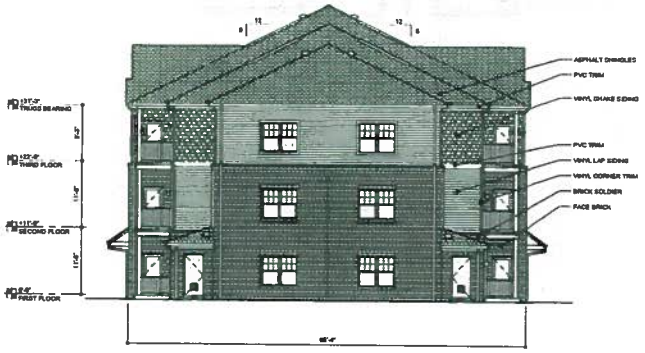
CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE H -
FIRST FLOOR PLAN

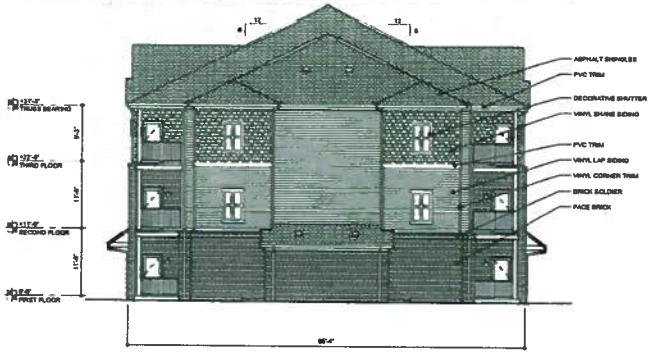
DRAWING NUMBER
AH101

SHEET 1 OF

F1 BUILDING TYPE D - EXTERIOR ELEVATION
AD201 SCALE 1/8" = 1'-0"



C1 BUILDING TYPE D - EXTERIOR ELEVATION
AD201 SCALE 1/8" = 1'-0"



C5 BUILDING TYPE D - EXTERIOR ELEVATION
AD201 SCALE 1/8" = 1'-0"

ATTACHMENT 7

TS3

PROJECT TITLE
THE HAMPTONS
PHASE II

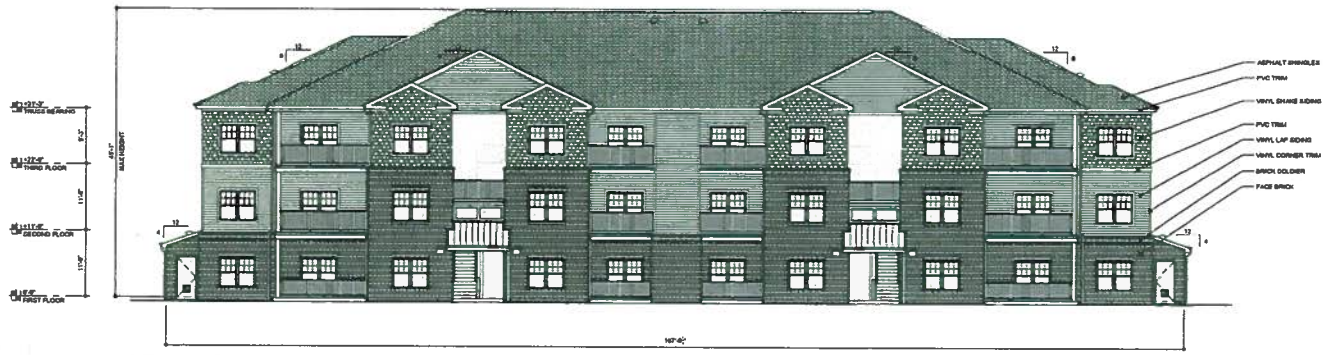
PROJECT NUMBER
TS316041.00

CONSTRUCTION DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE D - ELEVATIONS

DRAWING NUMBER
AD201

SHEET 1 OF



F1 AE201 BUILDING TYPE E - EXTERIOR ELEVATION
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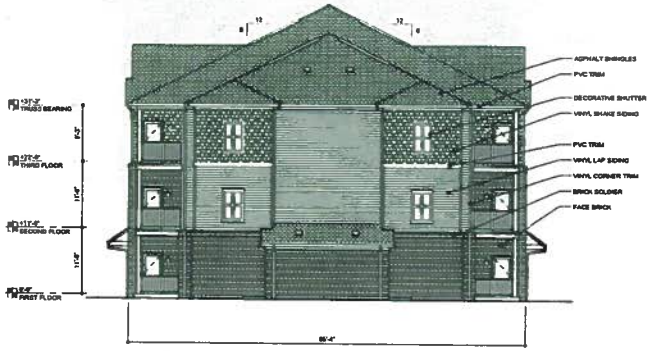

C1 AE201 BUILDING TYPE E - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

ATTACHMENT 7

TS3

PROJECT TITLE
THE HAMPTONS
PHASE II

PROJECT NUMBER
TS3[illegible]

ISSUED FOR PERMIT DATE
[illegible]

DRAWING TITLE
BUILDING TYPE E - ELEVATIONS

DRAWING NUMBER
AE201

SHEET 1 OF

F1 AF201 BUILDING TYPE F - EXTERIOR ELEVATION
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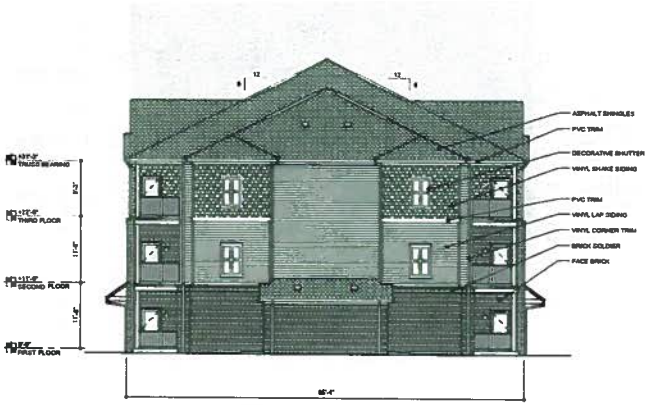


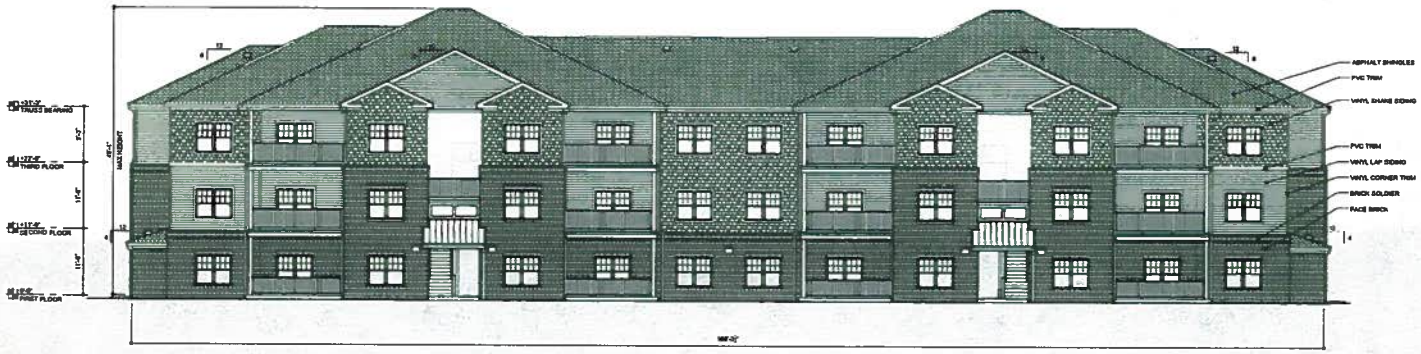
G1 AF201 BUILDING TYPE F - EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

ATTACHMENT 7

TS3

THE HAMPTONS
PHASE II

AF201



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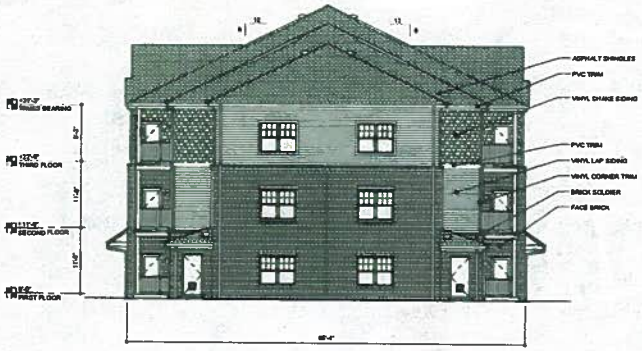


C1 BUILDING TYPE H - EXTERIOR ELEVATION
AH201 SCALE 1/8" = 1'-0"

ATTACHMENT 7

TS3

PROJECT TITLE
THE HAMPTONS PHASE II

PROJECT NUMBER
TS3160841.00

CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE H - ELEVATIONS

DRAWING NUMBER
AH201

THE HAMPTONS - PHASE II

RENDERING

The Hamptons- Phase II
Fredericksburg, VA
06.17.16

TS3

TS3160410.00

ATTACHMENT 7

RENDERING

The Hamptons- Phase II
Fredericksburg, VA
06.17.16

TS3

TS316041.00

ATTACHMENT 7

MEMORANDUM

TO: Chairman Rodriguez and Planning Commissioners
FROM: James Newman, Zoning Administrator
DATE: February 6, 2020 for the February 12, 2020 meeting
RE: *SE2019-02* PrimeCore Fall Hill Hospitality OZB LLC requests four special exceptions for hotel and fast-food development located on 4 acres at GPIN 7769-77-5997.

ISSUE

Should the Planning Commission recommend approval of the four proposed special exceptions?

RECOMMENDATION

Recommend approval to City Council.

GENERAL BACKGROUND

GPIN 7779-79-9619 is a 4.04 acre parcel zoned Commercial Highway. It is currently a vacant grass covered lot. Adjacent properties are zoned: Planned Development – Commercial (Wegmans), Commercial Highway (Volvo dealership), R-12 (Valor West), and R2 (residences along Briscoe Lane). The applicant wishes to develop this property into a 105-room hotel, and a fast food restaurant. These Special Exception requests are being made in conjunction with a Rezoning request; the applicant proposes to rezone the property from Commercial-Highway to Planned Development – Commercial.

As part of the development, the applicant proposes to have a pool for the hotel and a drive-through lane for the fast-food restaurant. The location of these items requires approval of special exceptions from City Code.

PROPOSED SPECIAL EXCEPTION REQUEST

1) An exception from Code Section 72-42.6.C.1 to establish a drive-through within 100 feet of a residential zoning district.
2) An exception from Code Section 72-42.3.B for the installation of an accessory structure within a front yard.
3) An exception from Code Section 72-42.2.B.5 to have an accessory structure exceed the bulk standards of the Planned Development - Commercial Zoning district
4) An exception from Code Section 72-33.2.D.2.E. to reduce the front setback of an accessory structure from 30 feet to 10 feet.

1. Drive-through

Drive-throughs are regulated with specific use standards as laid out in Code §72-42.6.C:

(1) *Drive-through facilities shall be located at least 100 feet from any detached single-family dwelling or single-family residential zoning district.*
(2) *Outdoor speakers associated with a drive-through shall be at least 50 feet from any lot line and shall not be audible beyond the lot line.*
(3) *Drive-through facilities shall not be located on the front facade of the building they serve.*
(4) *Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.*
(5) *Canopies or other features installed over a drive through window shall maintain common roof and lines and materials with the principal structure.*

The applicant is specifically requesting an exception from requirement #1, for an adjacent property (1910 Briscoe Lane) has a single family dwelling and is zoned R2. The applicant is requesting a permitted setback of 74.95 feet (down from 100) from a single-family detached dwelling and a reduced setback of 38.01 (from 100) from any single-family residential zoning district. The drive-through will be screened from adjacent residential development with landscaping and a six foot tall masonry wall as shown on the GDP.

2. Pool

The applicant is requesting three special exceptions for a proposed hotel pool:

1) An exception from Code Section 72-42.3.B for the installation of an accessory structure within a front yard.
2) An exception from Code Section 72-42.2.B.5 to have an accessory structure exceed the bulk

standards of the Planned Development - Commercial Zoning district

3) An exception from Code Section 72-33.2.D.2.E. to reduce the front setback of an accessory structure from 30 feet to 10 feet, per the PDC bulk standards.

Per Code Section 72-42.3.B. requires that "No accessory structure except a fence shall be located in any front yard. No accessory structure requiring a building permit shall be closer to a front lot line than the principal structure." A pool is an accessory structure which requires a building permit.

A '**Front Yard**' is defined in Code Section 72-82.4A(2): *A front yard is an area of a lot adjacent to its front lot line, measured by the length of the front lot line, extending from one side lot line to the other side lot line, and the width of the required front setback.*

A '**Front Lot Line**' is defined in Code Section 72-84: *The street line(s) that form(s) the boundary of a lot; or, where a lot does not abut a street other than by its driveway, or is a through lot, the lot line which faces the building front.*

The design shown on the General Development Plan (GDP) is for the pool to be located within the front yard between the principal structure (the hotel) and Fall Hill Avenue. The pool is shown within the 30 foot front setback required in PDC zoning, at a distance of 10 feet from the right-of-way.

The applicant is developing this site a Springhill Suites hotel, part of the Marriot brand of hotel chains. The applicant has informed staff that Marriott has specific requirements for pool placement, hence the request for the three special exceptions. The pool would be screened from Fall Hill Avenue with a four foot tall wrought-iron fence, as well as landscaping comprised of evergreen trees, some deciduous trees, and shrubbery. This would provide a measure of privacy for guests using the pool while also adding a human element to the Fall Hill Avenue corridor.

3. Site Plan Exceptions

Due to the constraints of the site, three administrative site plan exceptions are warranted:

1. The dumpster serving the hotel is between the principal building and Shadmoor Drive; Code Section 72-57.1.A.2 states that refuse collection facilities are to "*not be located between a principal structure and any adjacent streets*". The hotel site has three front yards and there are limited places on the site where a dumpster could be located without being between the building and the street. The proposed location is appropriately setback from adjacent properties and surrounding residential uses and can be accessed easily by service vehicles.
2. The applicant proposes a masonry wall and plantings between the commercial pad site and the adjacent residential use (GPIN 7769-77-4821) in order to reduce the required buffer width. § 72-55.4C permits reduced buffer widths when a six foot tall masonry wall with plantings is constructed. The proposed wall is required to extend beyond the front of the adjacent house roughly 25 feet. The City's fence standards limit the height of a wall in that area to 4 feet. The applicant proposes to taper the wall to four feet in this area in accordance with the fence and wall standards. The six foot tall portion of the masonry wall will block the view of the dumpster and the drive-through from the adjacent residential property. Both the six foot and four foot sections of the wall are sufficient to block car headlights from the site impacting the adjacent residence.
3. The applicant proposes a modified Type "D" Perimeter Landscape Buffer along Briscoe Road between the commercial pad site and GPIN 7769-79-7937, which is currently zone Residential 2 and currently operates as a farm. § 72-55.4C requires a 25 foot wide Type "D" buffer. Type "D' is the most intensive "opaque" buffer consisting of 10 average caliper inches of canopy trees, 13.5 average caliper inches of understory trees, and 23 shrubs per 100 linear feet. § 72-55.4C permits

reduced buffer widths and number of plantings when the applicant constructs a six foot tall fence or wall within the buffer yard. The City's fence and wall standards prohibit a six foot tall wall from being within the front yard. The applicant proposes a modified buffer, reduced to 10 +/- feet in width with a planting rate to include evergreen plantings to be specified on the site plan. This modified buffer would require an administrative site plan exception or alternative landscape approval during site plan review to reduce the width of the buffer and potentially modify the amount of plantings. This modification is appropriate because the adjacent parcel will be rezoned in the future to a more intense level of use, which would likely not require as an intensive buffer.

SPECIAL EXCEPTION ANALYSIS

Unified Development Ordinance (UDO) §72-22.7 contains review criteria that the Planning Commission and City Council shall use when evaluating an application for a Special Exception. These criteria are:

1. Consistency with the Unified Development Ordinance

The applicant has applied to rezone the property from Commercial-Highway to Planned Development – Commercial (PDC). The purpose of PDC zoning is described in Code § 72-33.2 as:

> ***(1)****The Planned Development-Commercial (PD-C) District is established to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area. The district also provides for planned employment centers with offices and professional business uses. The district should be located adjacent to major transportation arteries, with development encouraged in centers planned as a unit.*
>
> ***(2)*** *The district should be reserved for development on contiguous land areas of at least 150 acres under single ownership or control capable of containing an aggregate gross floor area in excess of 500,000 square feet.*

The proposed development for this site a hotel and a fast food restaurant. A major site plan will be required for the proposed development. There is no required minimum district size. The property fronts on Fall Hill Avenue, which is identified on page 3-8 of the 2015 Comprehensive Plan as a Major Collector road. The property is not located within any overlay zone (such as the Fall Hill Avenue Gateway Corridor). The special exceptions would permit increased retail commercial and lodging options for citizens and tourists, and provide employment while increasing the commercial tax base.

2. Conformance with the Comprehensive Plan

The 2015 Comprehensive Plan (as amended in February 2019) shows the property and all adjacent parcels designated on the Future Land Use Map as 'Planned Development – Commercial'. Planned Development – Commercial is defined on page 10-2 of the Comprehensive Plan as "*…reserved for large scale development near major transportation routes. Planned Development – Commercial encourages a wide range of commercial retail and services uses oriented to serve a regional market. The City also encourages employment centers that combine office and professional business development within a landscaped, high quality setting*."

The Comprehensive Plan envisions this area being within the **Area 1 Sub-Planning Area 1.E**. As described on page 11(1)-5, this 21.5 acre Sub-Planning Area "*extends from Fall Hill Avenue to Interstate 95, but access if from Fall Hill Avenue only. The terrain is relatively flat and the proposed land use is Planned Development-Commercial. Planned traffic signals on Fall Hill Avenue fall outside this property's frontage so access is limited to right-in, right-out. Cross connections across the adjoining property should be considered to gain access to a signalized intersection."*

Chapter 6: Business Opportunities, identifies this area of Fall Hill Avenue as a Development Corridor and prime location for new commercial development. Per page 6-5: "*West of Interstate-95, Fall Hill Avenue is being intensely developed. That stretch of roadway leads into Celebrate Virginia, where the successful Wegman's grocery store, an expo center, and new hotels are located and additional sites are ready for development. There are additional large parcels across Fall Hill Avenue from Celebrate Virginia that will also be intensely developed."*
The requested special exceptions and associated development are in accordance with goals of the Comprehensive Plan:

Goal 3 – Business Development:
"Ensure the City can accommodate and capture its projected share of regional economic growth, by actively recruiting desired new businesses and providing for retail and office space development in areas identified for growth" – pg. 1-9.

Goal 4 – Enhance the City as a Tourism Destination, pg. 6-8. The proposed hotel would serve as lodging for visitors to the historic tourist attractions of downtown, as well as the nearby Exposition Center and Baseball Stadium.

Business Opportunity Initiatives (pg.6-11)
1. Make the attraction of new businesses to the City a main focus of economic development along with business retention and expansion (Immediate):
   A. Tourism, hospitality, and specialty retail

3. Whether there has been a sufficient period of time for investigation and community planning with respect to the application.

The Technical Review Committee has completed its review and the Applicant has submitted a revised GDP based on staff comments.

4. Whether the special exception is consistent with the principles of good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, and the characteristics of the property involved.

Section 72-12 of the UDO states that "*The City Council has adopted this chapter to promote the health, safety, convenience, and general welfare of the public, to plan for the future development of the community, and to accomplish the objectives of the Code of Virginia and the City of Fredericksburg Comprehensive Plan*". As stated in that Code Section, zoning is intended to be a tool that provides for, amongst other things:

A. …Adequate light, air, convenience of access, and safety from fire, flood, impounding structural failure, crime, and other dangers;
C. To facilitate the creation of a convenient, attractive, and harmonious community;
G. To encourage economic development that provides desirable employment, including high wage jobs, and enlarge the tax base;
J. To implement the Fredericksburg Comprehensive Plan and any special area plan adopted by the City;

The proposed development would provide adequate access for emergency personnel. Per sheet 6a of the GDP, firetruck can navigate the site to provide coverage. The property is not located within a floodplain or floodway. The development will provide employment for citizens, and lodging for tourist

as well as exposition center and baseball stadium visitors. It would be keeping in character with the scale of development along this section of Fall Hill (between Carl Silver Parkway and the bridge of Interstate 95), which has Homewood Suites, Hilton, and Hampton hotel brands. Finally, the 2015 Comprehensive Plan calls for this area to become Planned Development Commercial, which the applicant is requesting a rezoning to in conjunction with this special exception application.

5. ***Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual.***

The lot is over four acres in size with frontage along four streets, with no extreme contours, or undevelopable wetlands. However, it does narrow near the intersection of Fall Hill Avenue and Briscoe Lane. This narrowness prevents the proposed drive-through from being placed in accordance with the Code, hence the request for a special exception to allow it within 100 feet of a residential zoning district.

An aspect of the **development** that is unique is the placement of a pool between Fall Hill Avenue and the back of the proposed hotel. The configuration of the development as shown on the GDP requires that exceptions be obtained for the location of the drive though (due to proximity to a residential zoned district) and the pool (due to its location in a front yard, being closer to a front lot line than the primary structure, and not conforming to setbacks). Alternative locations for the pool may involve moving the hotel structure closer to Fall Hill or eliminating some excess parking; 156 total parking spaces are required for the hotel and fast-food use, but 166 spaces are provided. However, the applicant states that Marriot has specific rules regarding placement of pools, and that the chosen location meets those requirements.

6. ***Whether the proposed exception potentially results in any adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts.***

The proposed exception for the drive-through would permit it to be 75 feet from a single family detached dwelling. To mitigate the effects of light and noise from traffic using the drive-through, a six foot tall masonry wall and landscaping vegetation is to be established which would block light and mitigate some noise.

CONCLUSION

This is a proposal for four special exceptions regarding the location of a hotel pool, and a drive-through. The requests meet the required criteria. It meets the goals of the Comprehensive Plan. The proposed development will provide lodging for tourists, jobs for citizens, and increase the tax base. The Planning Commission should recommend approval to City Council.

ATTACHMENTS

1. Application
2. Narrative
3. GDP
4. Traffic Impact Analysis
5. Economic Impact
6. Ordinance (being sent separately)

ATTACHMENT 1

CITY OF FREDERICKSBURG, VIRGINIA
COMMUNITY PLANNING & BUILDING DEPARTMENT
APPLICATION FOR SPECIAL EXCEPTION

Prior to submitting a Special Exception application, please contact the Development Administrator (540)372-1179 to schedule a meeting with the Technical Review Committee (TRC).

A Special Exception provides needed elasticity and usefulness of the zoning regulations, in extraordinary or special circumstances. The grant of a special exception for a use not otherwise permitted by zoning regulations may be appropriate for circumstances which are unique and unlikely of recurrence. The grant of a special exception from bulk regulations should only be considered in the context of a special use, special exception (use) or conditional rezoning application.

The City Council, after a recommendation from the Planning Commission, may decide upon conditions for approval but may also deny such uses as being incompatible with existing uses or the surrounding areas.

APPLICATION REQUIREMENTS

Special exception applications are filed with the office of the Zoning Administrator (540)372-1179. ***Applications must include the application fee of $750.00 + $150.00 per acre as well as the original application with original signatures. One complete copy of the application and supporting documentation must be uploaded to the City's FTP website. This must be accomplished in order for the application to be deemed complete. Please see the attached instructions on how to upload the application to the City's FTP website. In addition, 2 paper copies of the application and all supporting documentation must also be submitted and contain the information listed for Special Exception requests, and is attached to this application .***

The complete list of application requirements is contained in the UDO Procedures Manual and attached to this application for your convenience.

After the application is deemed complete and review comments have been provided (if applicable), additional paper copies will be required prior to Public Hearing.

Please be aware that you will not be contacted prior to the Planning Commission meeting unless the staff has questions concerning the application. A copy of the staff report will be e-mailed to the applicant if address is provided. Staff reports will be available the Friday prior to the Planning Commission meeting.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission will provide public notice and hold a public hearing concerning a Special Use before making a recommendation. Upon a recommendation by the Planning Commission, the City Council will render a final decision on all applications within sixty (60) days after the Planning Commission has acted upon it.

SPECIAL EXCEPTION APPEAL

Appeals of City Council action on special use applications may be filed with the Clerk of the Circuit Court, within 30-days of City Council Action.

CONDITIONS

The City Council may grant the special exception conditioned upon suitable regulations and safeguards, reasonably related to the special exception application.

ATTACHMENT 1

Application #SE:_____
Date:_____
Fee/Check#:_____
$750.00 + $150.00 Per Acre

APPLICATION
SPECIAL EXCEPTION

APPLICANT NAME: PrimeCore Fall Hill Hospitality OZB, LLC

MAILING ADDRESS: Attn: Troy Knecht, VP of Development, 1115 Benner Pike, Suite 100, State College, PA 16801

TELEPHONE: 814-238-4000 E-MAIL: troyk@primecorefund.com

THE UNDERSIGNED HEREBY APPLIES FOR AN EXCEPTION FOR: _____

1. Reduction in required 100 foot set-back for restaurant drive thru aisles adjacent to residential zoned property.

2. Allow accessory structure (pool) to be located in front yard.

THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:

Property Location 0 Briscoe Lane, Fredericksburg, VA 22401

Property Owned By GCB Briscoe I, LLC

Owner's Mailing Address 1115 Benner Pike, Suite 100, State College, PA 16801

Proposed Use of Property (***be specific*** Hotel and retail

HOURS OF OPERATION_____ NUMBER OF EMPLOYEES_____

Anticipated Number of Patrons or Clients_____

Description of the development's impact on neighboring and adjacent properties, please be specific (attach additional sheet if necessary): Minimal which can be mitigated by adequate buffering and landscaping. See attached special exception narrative.

ATTACHMENT 1

(Application Continued)

Criteria for a Special Exception: Use Separate Sheets for Explanations and be Specific and Thorough.

Whether the grant of the special exception is consistent with the City's Comprehensive Plan;

1. Whether the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance;
2. Whether there has been a sufficient period of time for investigation and community planning with respect to the application;
3. Whether the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use;
4. Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual;
5. Whether the applicant has demonstrated that its application meets all these criteria;

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.

PrimeCore Fall Hill Hospitality, OZB, LLC

By: _____ 12.12.19

Signature of Applicant By: PrimeCore GP I, LLC, a Delaware limited liability company, its general partner — Date

PRINT NAME OF APPLICANT PrimeCore Fall Hill Hospitality, OZB, LLC

The above oath or affirmation was signed before me and witnessed by me this 12th day of December, 2019 in the County / City of Centre in the state of ~~Virginia~~. Pennsylvania

Notary Signature Brian E McCulley

Notary Registration # _____ Commission Expires 10.24.20

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brian E McCulley, Notary Public
College Township
Centre County
My Commission Expires 10-24-2020

GCB Briscoe I, LLC

By: _____

Signature of Owner — Date

PRINT NAME OF OWNER GCB Briscoe I, LLC

The above oath or affirmation was signed before me and witnessed by me this _____ day of December, 2019 in the County / City of _____ in the state of Virginia.

Notary Signature

_____

Notary Registration # _____ Commission expires _____

ATTACHMENT 1

(Application Continued)

Criteria for a Special Exception: Use Separate Sheets for Explanations and be Specific and Thorough.

Whether the grant of the special exception is consistent with the City's Comprehensive Plan;

1. Whether the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance;
2. Whether there has been a sufficient period of time for investigation and community planning with respect to the application;
3. Whether the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use;
4. Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual;
5. Whether the applicant has demonstrated that its application meets all these criteria;

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.

PrimeCore Fall Hill Hospitality, OZB, LLC

By: _____ _____

Signature of Applicant Date

PRINT NAME OF APPLICANT PrimeCore Fall Hill Hospitality, OZB, LLC

The above oath or affirmation was signed before me and witnessed by me this _____ day of December, 2019 in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

GCB Briscoe I, LLC

By: Bonnie B. Carter 12-13-19

Signature of Owner Date

PRINT NAME OF OWNER GCB Briscoe I, LLC

The above oath or affirmation was signed before me and witnessed by me this 13th day of December, 2019 in the ~~County~~ / City of Fredericksburg in the state of Virginia.

Notary Signature Betty J. Miller

Notary Registration # 4060695 Commission expires 8/31/2022

BETTY J. MILLER NOTARY PUBLIC REG # 4060695 MY COMMISSION EXPIRES 08/31/2022 COMMONWEALTH OF VIRGINIA

ATTACHMENT 1

OWNER'S ENDORSEMENT

WE, the undersigned, being all of the owners of the property described in this application hereby endorse the application and have authorized the Applicant to proceed forward with this rezoning application as submitted.

OWNER:

GCB Briscoe I, LLC,
a Virginia limited liability company

By: Bonnie Carter
Name: Bonnie B. Carter
Title: Co-Manager

STATE OF Virginia
CITY/COUNTY/TOWN OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie Carter, in his/her capacity as Co-Manager for GCB Briscoe I, LLC, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 6th day of Feb, 2020.

Dianna L. Graves
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 8.31.22
Registration No.: 7506179 [SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8.31.22

OWNER

GCB Briscoe I, LLC,
a Virginia limited liability company

By: Bonnie B. Carter
Bonnie B. Carter, Co-Managing Member

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter, in her capacity as Co-Managing Member for GCB Briscoe I, LLC, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 6th day of Feb., 2020.

Dianna L. Graves
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 8.31.22
Registration No.: 7506179 [SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8.31.22

ATTACHMENT 1

OWNERSHIP

Applicant is (Circle One):

Property Owner Agent of Owner Lessee Property Purchaser Other

If 'Other'; describe: _____

Source of Property Title / Instrument #:

GCB Briscoe I, LLC #LR2019-125

X **If Property is owned by a Limited Liability Corporation (LLC):**

1. Attach a "Certificate of Fact of Existence" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the LLC (add additional sheets if needed):

See attached

OR

If Property is owned by a Corporation (Inc.):

1. Attach a "Certificate of Good Standing" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the corporation (add additional sheets if needed):

ATTACHMENT 1

CERTIFICATE AND DESIGNATION
OF AGENT AND LIMITED LIABILITY COMPANY RESOLUTION

This is to certify that a meeting of the members and manager(s) of **GCB BRISCOE I, LLC**, a Virginia limited liability company, which meeting was duly called and properly held on 6th day of December 2019, at which meeting a quorum was present and a resolution was adopted authorizing Bonnie B. Carter, Co-Managing Member of **GCB BRISCOE I, LLC**, a Virginia limited liability company, to act as its attorney in fact and is empowered to transact business on behalf of the said company in conjunction with all matters relating to the zoning classification approval for property known as 0 Briscoe Lane, City of Fredericksburg, Virginia, consisting of 4.0467 acres (the "Property") and to otherwise deal with any and all matters of said Company in regards to contracts, agreements, and any, documents, certification affidavits or papers of any kind necessary or desirable to bind the entity in connection therewith.

As members and manager(s) of said Company and pursuant to said resolution, we do hereby attest that the following persons, to-wit: Bonnie B. Carter, Co-Managing Member of **GCB BRISCOE I, LLC**, a Virginia limited liability company, shall be deemed agent and attorney in fact of said Company and shall be authorized and empowered to transact on behalf of this Company any and all business for **GCB BRISCOE I, LLC**, a Virginia limited liability company, to contract, release, convey and otherwise enter into, or engage in any and all documents related to the above Property, and which this company could in any way transact; and by this designation the company does hereby give to her all of the power and authority to act on its behalf which is possible to give and create in her under said resolution.

ATTACHMENT 1

IN WITNESS WHEREOF, the undersigned managers and all members of said company have set their hand and seal this 10 day of December 2019, and attests to the same.

ATTEST:

MEMBERS/MANAGERS:

(SEAL)
Bonnie B. Carter, Co-Managing Member

(SEAL)
Carol B. Coleman, Co-Managing Member

(SEAL)
Gloria B. Whitaker, Co-Managing Member

ATTACHMENT 1

CITY OF FREDERICKSBURG REZONINGAPPLICATION
OWNER'S NOTARIZED CONSENT

I hereby authorize the applicant, PrimeCore Fall Hill Hospitality OZB, LLC, or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, special use permit or other land use or permitting applications necessary to rezone GPIN 7769-77-5997 from CH to PD-C, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER'S ACKNOWLEDGMENT & CONSENT

GCB Briscoe I, LLC
a Virginia limited liability company

By: Bonnie B. Carter
Name: Bonnie B. Carter
Title: Co-Manager/Member

By: Carol B. Coleman
Name: Carol B. Coleman
Title: Co-Manager/Member

By: Gloria B. Whittaker
Name: Gloria B. Whittaker
Title: Co-Manager/Member

ATTACHMENT 1

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter, as Co-Manager/Member of **GCB Briscoe I, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 13 day of November 2019.

Kimberly G Seacrist
Notary Public

Print Name: Kimberly G Seacrist
My Commission Expires: 09-30-2023
Registration No.: 247724
[SEAL]

KIMBERLY G. SEACRIST
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2023
COMMISSION # 247724

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Carol B. Coleman, as Co-Manager/Member of **GCB Briscoe I, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 13 day of November 2019.

Kimberly G Seacrist
Notary Public

Print Name: Kimberly G Seacrist
My Commission Expires: 09-30-2023
Registration No.: 247724
[SEAL]

KIMBERLY G. SEACRIST
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2023
COMMISSION # 247724

ATTACHMENT 1

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Gloria B. Whittaker, as Co-Manager/Member of **GCB Briscoe I, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 13 day of November 2019.

Kimberly G Seacrist
Notary Public

Print Name: Kimberly G Seacrist
My Commission Expires: 09-30-2023
Registration No.: 247724
[SEAL]

KIMBERLY G. SEACRIST
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2023
COMMISSION # 247724

ATTACHMENT 1

No Lien Certification

Rezoning Application for PrimeCore Fall Hill Hospitality OZB, LLC
Project: Springhill Suites Hotel

There are no outstanding delinquent real estate taxes, nuisance charges, stormwater management utility fees, or any other charges that constitute a lien on the subject property, that are owed to the locality.

GCB Briscoe I, LLC
a Virginia limited liability company

By: Bonnie B. Carter
Name: Bonnie B. Carter
Title: Co-Manager/Member

By: Carol B. Coleman
Name: Carol B. Coleman
Title: Co-Manager/Member

By: Gloria B. Whittaker
Name: Gloria B. Whittaker
Title: Co-Manager/Member

ATTACHMENT 1

Commonwealth of Virginia

State Corporation Commission

CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

That GCB Briscoe I, LLC is duly organized as a limited liability company under the law of the Commonwealth of Virginia;

That the limited liability company was formed on June 20, 2018; and

That the limited liability company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.

Signed and Sealed at Richmond on this Date:

December 12, 2019

Joel H. Peck

Joel H. Peck, Clerk of the Commission

CERTIFICATE NUMBER : 2019121213902107

ATTACHMENT 1

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the City of Fredericksburg Planning Commission on the issues described below.

PUBLIC MEETING DATE: **February 12, 2020**

AT
7:30 PM, CITY HALL
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS (LOWER LEVEL)
FREDERICKSBURG, VA 22401

ISSUE DESCRIPTION:
PrimeCore Fall Hill Hospitality OZB, LLC (Applicant), requests a rezoning from Commercial Highway ("CH") to Planned Development - Commercial ("PD-C") along with special exceptions to develop a hotel and commercial office/retail/restaurant with possible drive through on GPIN 7769-77-5997. The Property consists of approximately 4.0467 acres, is located along Fall Hill Avenue and Briscoe Lane. The Property is surrounded on two sides by commercial uses with residential development and undeveloped property on the other sides.

The Project (RZ2019-09 & SE2019-02), named "SpringHill Suites Hotel", will include up to approximately 82,750 square feet of commercial space, including a 105-room hotel and up to 4,625 square feet of space for commercial office/retail/restaurant with possible drive through.

This Rezoning and Special Exception request has been submitted in accordance with Section 72-22.5 and 72-22.7 of the City's Uniform Development Code ("UDO").

PROPERTY ADDRESS: 0 Briscoe Lane

GPIN NUMBER: GPIN # 7769-77-5997, consisting of 4.0467 acres, more or less

As a citizen and party of interest, you are invited to attend the meeting and express your views concerning the above issue. If you have questions regarding the request, you can reach me at 814-238-4000.

Sincerely,

Applicant Signature By: PrimeCore GPI LLC its General Partner

PrimeCore Fall Hill Hospitality OZB, LLC
Applicant printed name

12003716.1 044493.00001

ATTACHMENT 1

Rezoning # RZ2019-09
Special Use/Exception # SE2019-02

CERTIFICATION OF NOTICE

TO: **Zoning Administrator**
715 Princess Anne Street
Fredericksburg, VA 22401

At least five days or prior to the public hearing, the applicant shall supply the Zoning Administrator with the following notice documents:

1. **A copy of the notice sent**
2. **A list of the names of those persons to whom notice has been given**
3. **Copies of the post office receipts for certified or registered mail.**
4. **A certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.**

The applicant shall use the records and maps maintained in the City's office of real estate or GIS to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of the UDO.

The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required, was sent to the attached list of property owners concerning the following issue on (DATE) 1/30/20 **.**

PROPERTY ADDRESS: 0 Briscoe Lane (GPIN No. 7769-77-5997)
ISSUE DESCRIPTION: PrimeCore Fall Hill Hospitality OZB, LLC is requesting a rezoning from CH to PD-C and special exception permits to develop the Property as a hotel and commercial office/retail/restaurant with possible drive through.

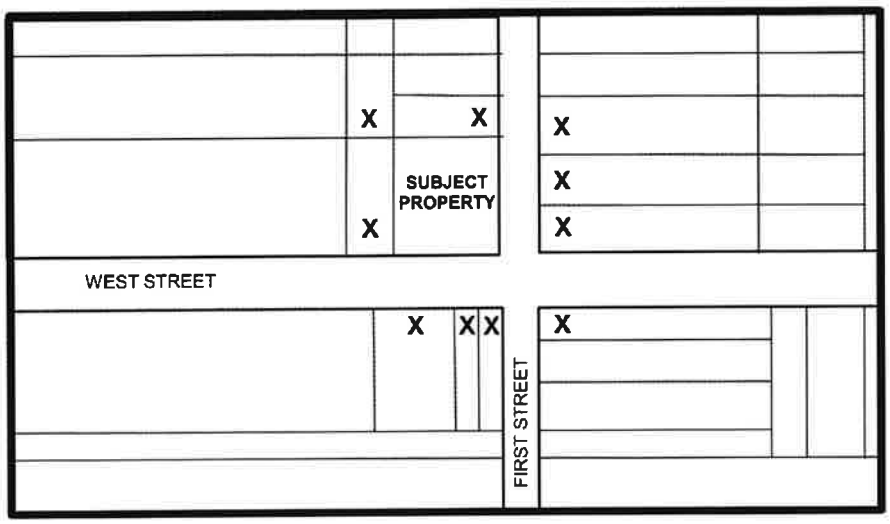
By: PrimeCore GPI LLC its General Partner	PrimeCore Fall Hill Hospitality OZB, LLC
Applicant Signature	**Applicant Printed Name**
814-238-4000	1/30/2020
Telephone Number	**Date**

NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401

ATTACHMENT 1

EXAMPLE DIAGRAM OF ADJOINING PROPERTY OWNERS

X = Property owners to be notified



PROPERTY OWNERS LIST

0 Briscoe Lane

SUBJECT ADDRESS

7769-77-5997

GPIN #

Adjoining property owner names and addresses can be obtained by visiting the City website at www.fredericksburgva.gov and following the link to GIS, or by visiting the Office of Real Estate at City Hall, 715 Princess Anne Street, Room 107.

Adjoining Property Owner's Name and Mailing Address

Property Address	1001 GORDON W SHELTON	7769-68-9012
Owner Name	JANCSO JULIUS & SUSAN JANCSO CO-TRS	**GPIN NUMBER**
Mailing Address	C/O KATALIN MICHAELS 4230 WHITSETT AVE #2	
City, State, Zip	STUDIO CITY, CA 91604	

Property Address	0 SAG HARBOR LN	7769-77-9517
Owner Name	THE LANDING AT CENTRAL PARK	**GPIN NUMBER**
Mailing Address	HOMEOWNERS ASSOCIATION 11710 PLAZA AMERICA DR STE 1100	
City, State, Zip	RESTON, VA 20190	

ATTACHMENT 1

Property Address	1910 BRISCOE LN	7769-77-4821
Owner Name	Estate of Jenry H. & Fannie M. Black	**GPIN NUMBER**
Mailing Address	11705 Exeter Court	
City, State, Zip	Fredericksburg, VA 22408	

Property Address	1900 Briscoe Lane	7769-77-4784
Owner Name	Ronald K. Frazier	**GPIN NUMBER**
Mailing Address	125 E. Culpeper Street	
City, State, Zip	Culpeper. VA 22701	

Property Address	1001 Noble Way	7769-88-0116
Owner Name	RH Luxury LLC	**GPIN NUMBER**
Mailing Address	1001 Noble Way	
City, State, Zip	Fredericksburg, VA 22401	

Property Address	1150 Noble Way	7769-87-5772
Owner Name	Hamptons at Noble LP	**GPIN NUMBER**
Mailing Address	440 Monticello Avenue, Suote 1700	
City, State, Zip	Norfolk, V 23510	

Property Address	3430 Fall Hill Avenue	7769-76-7937
Owner Name	Nelson A. & Joyce D. Graves, Jr. Estate	**GPIN NUMBER**
Mailing Address	PO Box 2703	
City, State, Zip	Spotsylvania, VA 22553	

ATTACHMENT 1

Property Address	2281 Carl D. Silver Parkway	7769-78-2488 **GPIN NUMBER**
Owner Name	CVAS Grocery LLC	
Mailing Address	1001 Telecom Drive	
City, State, Zip	Boca Raton, FL 33431	

Property Address	2200 SHADMOOR DR	7769-77-9873 **GPIN NUMBER**
Owner Name	SM STAFFORD LLC	
Mailing Address	11710 PLAZA AMERICA DR	
City, State, Zip	RESTON, VA 20190	

Property Address		**GPIN NUMBER**
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		**GPIN NUMBER**
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		**GPIN NUMBER**
Owner Name		
Mailing Address		
City, State, Zip		

ATTACH ADDITIONAL SHEETS IF NECESSARY

NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401

ATTACHMENT 1

SIGN POSTING PROCEDURES

Instructions
It is the applicant's responsibility to ensure that the sign(s) remain on the project site for the required time and are maintained in good/legible condition until after the public hearing date.

Site Posting Procedure
Sign(s) shall be posted at least five (5) business days before the public hearing/meeting. The applicant shall complete a notarized affidavit stating the sign(s) shall be posted in accordance with these procedures. Within three (3) days of posting the sign the applicant shall provide a photograph of the posted sign to the Community Planning and Building Department. **Failure to submit a notarized affidavit and/or photograph of the posted sign may result in the removal of the application from the scheduled meeting agenda.**

Information required on the sign(s) shall be completed by a member of the planning staff and provided to the applicant for posting. Signs shall be removed within three (3) days of the public hearing/meeting. Sign(s) should **not** be returned to the Community Planning & Building Department.

A minimum of one sign shall be placed along any adjacent arterial street. Signs should be posted every 600 feet when a street frontage adjacent to a project exceeds that distance. Sign(s) shall be placed parallel to the roadway.

Sign(s) shall be placed on the property in the most visible location available in such a manner that landscaping or other obstructions do not impair the visibility of the sign(s) from the street. The sign(s) shall not be placed on the public street right-of-way. The sign(s) should not be placed more than 10 feet behind the property line adjacent to the street.

The Community Planning and Building Department may vary any of the above guidelines where there are special circumstances in order to ensure that the sign(s) will be visible to the general public.

The undersigned acknowledges that he/she has read this procedure and understands how and where to post the required sign(s).

Applicant Signature By: PrimeCore GP I, LLC, a Delaware limited liability company, its general partner

12-12-19
Date

ATTACHMENT 1

PRIMECORE MANAGEMENT LLC
1155 BENNER PIKE STE 100
STATE COLLEGE, PA 16801-6999

BB&T
BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
60-912/313

1019

11/27/2019

PAY TO THE ORDER OF City of Fredericksburg $ **1,357.00

One Thousand Three Hundred Fifty-Seven and 00/100********** DOLLARS

City of Fredericksburg

MEMO special exception application

AUTHORIZED SIGNATURE

Photo Safe Deposit®

Details on Back.

⑈001019⑈ ⑆031309123⑆ 1390009977356⑈

PRIMECORE MANAGEMENT LLC

1019

City of Fredericksburg

11/27/2019

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/27/2019	Bill		1,357.00	1,357.00		1,357.00
					Check Amount	1,357.00

HIRSCHLER FLEISCHER, A PROFESSIONAL CORP
725 JACKSON STREET, SUITE 200
FREDERICKSBURG, VA 22401

4943

66-894/514

CHECK ARMOR

044493.
00001

DATE 12-2-19

PAY TO THE ORDER OF City of Fredericksburg $ 143.00

One hundred forty-three and 00/100 DOLLARS

TOWNE BANK
800 East Canal Street, Suite 100
Richmond, VA 23219

FOR add'l chgs + Special Exemption

Photo Safe Deposit®

⑈004943⑈ ⑆051408949⑆ 0284013781⑈

ATTACHMENT 1

Membership List

PrimeCore Fall Hill Hospitality OZB, LLC Members:

- PrimeCore OpZone Fund II, LP
- PrimeCore GP I, LLC

ATTACHMENT 1

EXECUTION VERSION

LIMITED LIABILITY COMPANY AGREEMENT
OF
PRIMECORE FALL HILL HOSPITALITY OZB, LLC

Dated as of September 10, 2019

This Limited Liability Company Agreement (this "Agreement") of **PrimeCore Fall Hill Hospitality OZB, LLC** (the "Company") is made and entered into as of the date set forth above by PrimeCore OpZone Fund II, LP, a Delaware limited partnership, as a managing member (in such capacity, the "Manager") and such other persons as may be admitted to the Company as members (each, a "Member" and collectively, the "Members"), and shall hereafter govern the Company.

RECITALS

WHEREAS, the Company was formed as a limited liability company under the Delaware Limited Liability Company Act, 6 Del. C. §§ 18-101, *et seq.*, as amended from time to time (the "Act"), by the filing of the Certificate of Formation of the Company with the Office of the Secretary of State of the State of Delaware on September 4, 2019.

NOW, THEREFORE, in consideration of the mutual promises herein made, the parties hereto agree as follows:

Section 1. Company Name and Address. The name of the Company is "**PrimeCore Fall Hill Hospitality OZB, LLC**". The principal office of the Company is located at 1155 Benner Pike Suite 100, State College, PA 16801, or at such other location as the Manager in the future may designate. The Manager shall promptly notify the Members of any change in the Company's address.

Section 2. Registered Agent and Registered Office. The registered agent for the Company is Corporation Service Company. The address of the registered office of the Company in the State of Delaware is c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, New Castle County, Delaware, 19808.

Section 3. Purpose. The Company is organized to engage in any lawful activity for which a limited liability company may be formed under the Act.

Section 4. Management.

(a) Subject to the terms and conditions of this Agreement, the Manager shall have full, exclusive and complete discretion in the management and control of the business and affairs of the Company, shall make all decisions regarding the business of the Company, and shall have all of the rights, powers and obligations of a manager of a limited liability company under the laws of the State of Delaware. Except as otherwise expressly provided in this Agreement, the Manager is hereby granted the right, power and authority to do on behalf of the Company all things which, in the Manager's sole discretion, are necessary or appropriate to manage the Company's affairs and fulfill the purposes of the Company.

(b) Except as otherwise provided herein, the Members, in their capacity as Members, shall not participate in the management of or have any control over the Company's business nor shall the Members have the power to represent, act for, sign for or bind the Manager or the Company. The Members hereby consent to the exercise by the Manager of the powers conferred on it by this Agreement.

Section 5. Term. The term of the Company began on the date the Certificate of Formation of the Company was filed, and shall continue until cancellation of the Certificate of Formation of the Company in accordance with this Agreement.

Section 6. Dissolution.

(a) There shall be a dissolution of the Company and its affairs shall be wound up upon the first to occur of the any of the following events:

(i) a determination by the Manager that the Company should be dissolved;

(ii) at any time there are no Members unless the business of the Company is constituted in accordance with the Act; or

(iii) the entry of a decree of judicial dissolution under Section 18-802 of the Act.

(b) Upon a determination to dissolve the Company, withdrawal requests and distributions in respect of pending withdrawals may not be made.

Section 7. Winding Up. Upon the dissolution of the Company, the Manager shall proceed with the liquidation and distribution of the assets of the Company, and upon completion of the winding up of the Company shall have the authority to, and shall execute and file a certificate of cancellation of the Certificate of Formation of the Company and such other documents required to effect and evidence the dissolution and termination of the Company. Before the distribution of all the assets of the Company, the business of the Company and the affairs of the Members, as such, shall continue to be governed by this Agreement. Dissolution and payment of creditors shall be effected in accordance with the Act.

Section 8. Capital Contributions; Participation Percentages. Each Member has made the capital contributions to the Company in the amount set forth in the records of the Company. The "Participation Percentages" of the Members in the Company shall be determined by the Manager and shall be set forth in the records of the Company at the Company's principal place of business.

Section 9. Capital Accounts, Allocations and Certain Tax Matters.

(a) General. The Manager intends that the Company be disregarded as an entity separate from its owner for federal tax purposes, unless the Company has more than one Member, in which case the Members would intend that the Company be treated as a partnership for federal tax purposes. If the Company is treated as a partnership for federal tax purposes, then the Company shall maintain a capital account for each Member pursuant to the principles of Section 704(b) and 704(c) of the Internal Revenue Code of 1986, as amended (the "Code"), and the Treasury Regulations promulgated thereunder. The Company's income and loss shall be allocated to the Members' capital accounts *pro rata* based on the Participation Percentages, subject to the requirements of the preceding sentence. Allocations for Federal income tax purposes shall be made to the Members in a similar manner. A Member has no rights to income and loss of the Company other than those rights provided in this Agreement or in a separate written instrument executed by the Company and such Member.

(b) Determination by the Manager of Certain Matters. All matters concerning valuations and the allocation of taxable income, deductions, credits, net income and net losses of the Members, including taxes thereon and accounting procedures not expressly provided for by the terms of

this Agreement, shall be equitably determined in good faith by the Manager, whose determination shall be final, conclusive and binding as to all of the Members.

(c) Filing of Tax Returns. The Manager or its designated agent, at the Company's expense, shall prepare and file, or cause the accountants of the Company to prepare and file, a federal information tax return in compliance with Section 6031 of the Code and any required state and local income tax and information returns for each tax year of the Company.

(d) Reports to Current and Former Members. As soon as practical after the end of a tax year, the Company shall prepare and mail, or cause its accountants to prepare and mail, to the Members, a report setting forth in sufficient detail that information that will enable the Members to prepare their federal, state and local tax returns in accordance with the laws, rules and regulations then prevailing.

(e) Member Tax Basis. Upon request of the Manager, each Member agrees to provide to the Manager information regarding its adjusted tax basis in its interest in the Company along with documentation substantiating such amount.

(f) Partnership Representative. The following provisions shall apply if the Company has more than one Member and the Company is treated as a partnership for federal tax purposes.

(i) The Manager shall be the "Partnership Representative" within the meaning of Section 6223(a) of the Code (the "Partnership Representative") and analogous or similar designation under state, local or foreign tax laws. The Company and the Members shall complete any actions necessary or reasonably appropriate (including executing any required certificates or other documents) to effect such designation. The Manager may designate (and remove and replace at any time) the individual who is authorized to act on behalf of the Manager in its capacity as the Partnership Representative (the "Designated Individual"). The Partnership Representative shall have the right to make on behalf of the Company any election and take such other action available to the Partnership Representative under the Internal Revenue Code. The Designated Individual shall not take any action without the prior approval of the Manager.

(ii) Each Member shall provide to the Partnership Representative such information as is reasonably requested by the Partnership Representative to enable the Partnership Representative (A) to reduce any Company level assessment under Code Section 6225 as set forth in the Revised Partnership Audit Procedures, (B) to make appropriate adjustments to tax attributes, (C) to determine a Member's successors for purposes of the Revised Partnership Audit Procedures, (D) to determine the proper apportionment of responsibility for any tax liability incurred by the Company under the Revised Partnership Audit Procedures, (E) if eligible, to elect out of the Revised Partnership Audit Procedures or (F) to comply with or be eligible to invoke any aspect of the Revised Partnership Audit Procedures in any respect. Such information shall include, without limitation, if the Member is an entity, the type of entity, its income tax classification, the names of its direct and indirect owners and their federal tax identification numbers and similar information with respect to the owners of all such indirect owners. Each Member shall cooperate with the Partnership Representative in all reasonable respects in connection with all tax filings, tax audits and its decisions as the Partnership Representative. "Revised Partnership Audit Procedures" means the provisions of Subchapter C of Chapter 63 of Subtitle F of the Code, as amended by P.L. 114-74, the Bipartisan Budget Act of 2015 (together with any subsequent amendments thereto, U.S. Treasury Regulations promulgated thereunder, and published administrative interpretations thereof).

(iii) If the Company receives notice of a final partnership adjustment pursuant to Section 6231 of the Code, the Partnership Representative may, in its sole discretion and to the

extent permitted under the Revised Partnership Audit Procedures, cause the Company to elect the "alternative procedure" under Section 6226 of the Code, and furnish the IRS and each Member of the Company during the year or years to which the notice of final partnership adjustment relates a statement of such Member's share of any adjustments set forth in the notice of final partnership adjustment as reasonably determined by the Partnership Representative, and each such Member shall take such adjustments into account as required under Section 6226(b) of the Code and shall be liable for any related, income tax, interest, penalty or additional amount.

(iv) If the Company does not elect the "alternative procedure" under Section 6226 of the Code, then at the request of the Partnership Representative, each Member or former Member that was a Member at any time during the taxable year (the "Reviewed Year") to which a partnership adjustment relates (i.e., the taxable year with respect to which the IRS has proposed an adjustment in the amount of income, gain, loss, deduction or credit of the Company, or any Member's share thereof), agrees either (A) to (i) timely file an amended federal income tax return for the Reviewed Year that takes into account all or that portion of the tax adjustment that has been apportioned to such Member or former Member, and (ii) timely file an amended federal income tax return for any year subsequent to the Reviewed Year with respect to which any tax attribute is affected by reason of the tax adjustments taken into account in the Reviewed Year; or (B) in lieu of filing such amended tax return, to timely pay the tax that would be due with amended returns and take into account, in the form and manner prescribed by the IRS, the adjustments to the tax attributes of such Member or former Member and provide the IRS with the information necessary to substantiate the foregoing (i.e., to comply with the so-called "pull-in" procedure). Any amount of tax, interest and penalties that is due on account of the adjustments must be paid by the Member or former Member at the time such amended tax return is filed (or, in the case of the pull-in procedure, by the date such amended return would have been due). Promptly after the filing of any such amended tax returns, each such Member or former Member agrees to provide an affidavit to the Partnership Representative certifying that the Member or former Member filed such amended returns and made the appropriate payments, which amounts shall be specified in the affidavit.

(v) The Partnership Representative shall have the right to negotiate and settle any Company level assessments with federal or state taxing authorities on the terms determined by the Partnership Representative in its sole and absolute discretion, without regard to whether the settlement may be more advantageous to one Member and less advantageous to another Member.

(vi) If and to the extent the Company incurs any taxes, penalties and interest or any losses, liabilities, damages and expenses arising out of or related thereto (together, the "Tax Liabilities") pursuant to the Revised Partnership Audit Procedures, each Member and former Member agrees to reimburse and indemnify the Company for any Tax Liabilities imposed by the Revised Partnership Audit Procedures, in an amount not to exceed each such Member's or former Member's respective share (if any) of such Tax Liabilities, as determined by the Manager. In making such determination, the Manager shall take into account the actions (such as the filing of an amended return and the payment of tax) or tax attributes of each Member (such as its status as a tax-exempt entity) that resulted in a reduction of the Tax Liabilities imposed by the Revised Partnership Audit Procedures. At the election of the Manager, the Company may elect to recoup a Member's share of the Tax Liabilities by withholding from a distribution that would otherwise be payable to the Member. Any payment made by the Company from funds withheld upon a distribution will be treated as (and deemed to have been) distributed to such Member for all purposes of this Agreement. Any payment made by the Company that is not satisfied by such withholding will be deemed to be a recourse demand loan by the Company to the relevant Member. The amount so treated as a loan, plus interest thereon, compounded monthly, from the date of the Company's payment until such amount is repaid to the Company at an interest rate equal to eighteen percent (18%) per annum, compounded monthly, or, if lower, the highest rate of interest permitted under applicable law, shall be repaid to the Company upon demand; provided, however, that in the Company's sole and absolute discretion, any such

amount may be repaid by deduction from any distributions payable to such Member pursuant to this Agreement (with such deduction treated as an amount distributed to the Member) as determined by the Manager in its sole and absolute discretion.

(vii) The Manager shall determine the manner in which items of income, gain, loss or deduction with respect to the Company adjustments, and expenditures for the payment of any Tax Liabilities pursuant to the Revised Partnership Audit Procedures, are allocated among the Members (and their successors in interest) and shall adjust their capital accounts in compliance with the Internal Revenue Code.

(viii) Any cost or expense incurred by the Partnership Representative in connection with its duties, including the engagement of accountants, lawyers and other professional advisors, and the preparation for or pursuit of administrative or judicial proceedings, shall be paid (or reimbursed to the Partnership Representative) by the Company.

(ix) The Partnership Representative and the Designated Individual shall be fully protected and shall not be liable to the Company, any Member or any affiliate of any Member or any other person in relying on the books and records of the Company, the provisions of this Agreement or the information, reports or advice of the Company's legal, accounting, tax or other professional advisors. The Designated Individual shall not be liable to the Company, any Member or any affiliate of any Member or any other person for complying with the directions of the Manager or the Partnership Representative. The Company and each Member agree not to sue a Designated Individual for losses related to such person's service as the Designated Individual, except for such person's fraud, gross negligence or willful misconduct.

(x) This Section 9(f) shall survive a Member's transfer of its interest in the Company, ceasing to be a Member of the Company, ceasing to be the Partnership Representative or Designated Individual, and/or the termination, dissolution, liquidation and winding up of the Company, and shall remain binding on the Company and the Members for so long as necessary to resolve with the IRS any and all matters regarding the U.S. federal income taxation of the Members with respect to the Company. In the event a Member transfers its interest in the Company, the transferee and transferor shall be jointly and severally liable for any liability with respect to the obligations of the transferor Member under this Section 9(f).

(xi) The Manager shall have the right, acting in good faith, to implement any amendments to this Agreement deemed advisable or necessary to comply with or address the Revised Partnership Audit Procedures and administrative, judicial or legislative interpretations thereof or changes thereto, or to reflect the issuance of any guidance, including, without limitation, amendments to the Internal Revenue Code or the issuance of U.S. Treasury Regulations, revenue rulings or revenue procedures with respect to the Revised Partnership Audit Procedures; provided that any such amendments shall not be inconsistent with the principles set forth in this Section 9(f).

Section 10. Distributions. Distributions shall generally be made to the Members at the times, in a manner and in the aggregate amounts determined by the Manager, in accordance with the Participation Percentages unless a Member is withdrawing from the Company. Notwithstanding the foregoing, distributions made in connection with a sale of all or substantially all of the Company's assets or a liquidation of the Company shall be made in accordance with the capital account balances of the Members within the time period set forth in Treasury Regulations Section 1.704-1(b)(2)(ii)(b)(3).

Section 11. Assignability of Interest. Without the prior written consent of the Manager, which may be withheld in its sole discretion, a Member may not (i) pledge, assign, hypothecate, sell, exchange, reference under a derivatives contract or any other arrangement, transfer directly, indirectly or synthetically

to a beneficial owner or other persons different from such Member or otherwise dispose of its interest in the Company, in whole or in part, to any person except by operation of law, or (ii) substitute for itself as a Member any other person. Any attempted pledge, transfer, assignment or substitution not made in accordance with this Agreement shall be void.

Section 12. New Members. The Manager may at any time admit one or more new Members on such terms as it may determine in its sole discretion.

Section 13. Withdrawal; Compulsory Withdrawal.

(a) Without the consent of the Manager, no Member may withdraw as a Member or make withdrawals from such Member's capital account.

(b) The Manager may terminate all or any part of the interest of any Member at any time for any reason or no reason by written notice. The Member receiving such notice shall be treated for all purposes and in all respects as a Member who has requested a withdrawal under Section 13(a).

Section 14. Payments to Withdrawing Members. A withdrawn Member, or the legal representative of a Member that has withdrawn due to the death, disability, incapacity, adjudication of incompetency, termination, bankruptcy, insolvency or dissolution of such Member, shall in all events be entitled to be paid promptly after the date of such withdrawal, death, disability, incapacity, adjudication of incompetency, termination, bankruptcy, insolvency or dissolution, the balance in its capital account (less any amount owing by such Member).

Section 15. Limited Liability. The interests acquired by the Members are fully paid and nonassessable. A Member shall not be liable for the Company's obligations in any amount in excess of the capital contributed by such Member, plus such Member's share of undistributed profits and assets.

Section 16. Exculpation.

(a) Neither the Manager nor, with respect to any specified person, (i) any persons controlling, controlled by or under common control with such person (a "Controlled Person") or (ii) such person's or Controlled Person's partners, members, officers or employees and the legal representatives of any of them (each, an "Indemnified Party") shall be liable to any Member or the Company for any acts or omissions arising out of or in connection with the Company or this Agreement, except by reason of acts or omissions found by a court of competent jurisdiction upon entry of a final judgment rendered and unappealable or not timely appealed ("Judicially Determined") to be due to the bad faith, gross negligence, willful misconduct or fraud of the Indemnified Party, nor shall any Indemnified Party be liable to any Member or the Company for any acts or omissions of any broker or agent of the Company; *provided*, that such broker or agent was selected, engaged or retained by such Indemnified Party directly or on behalf of the Company in accordance with the standard of care set forth above. Any Indemnified Party may consult with counsel, accountants, investment bankers, financial advisers, appraisers and other specialized, reputable, professional consultants in respect of affairs of the Company and be fully protected and justified in any action or inaction that is taken in accordance with the advice or opinion of such persons; *provided*, that such persons shall have been selected in accordance with the standard of care set forth above.

(b) Notwithstanding any of the foregoing to the contrary, the provisions of this 16 shall not be construed so as to provide for the exculpation of any Indemnified Party for any liability (including liability under Federal securities laws which, under certain circumstances, impose liability even on persons that act in good faith), to the extent (but only to the extent) that such liability may not be waived, modified or limited under applicable law, but shall be construed so as to effectuate the provisions of this 16

to the fullest extent permitted by law.

Section 17. Indemnification.

(a) To the fullest extent permitted by law, the Company shall indemnify and hold harmless each Indemnified Party from and against any and all costs, losses, claims, damages, liabilities, expenses (including reasonable legal and other professional fees and disbursements), judgments, fines and settlements (collectively, "Indemnification Obligations") suffered or sustained by such Indemnified Party by reason of (i) any acts, omissions or alleged acts or omissions arising out of or in connection with the Company or this Agreement, or (ii) any and all claims, demands, actions, suits or proceedings (civil, criminal, administrative or investigative), actual or threatened, in which such Indemnified Party may be involved, as a party or otherwise, arising out of or in connection with such Indemnified Party's service to or on behalf of, or management of the affairs or assets of, the Company, or which relate to the Company; *provided*, that the Indemnified Party's acts, omissions or alleged acts or omissions were Judicially Determined not made in bad faith or did not constitute gross negligence, willful misconduct or fraud. The Company shall also indemnify and hold harmless each Indemnified Party from and against any and all Indemnification Obligations suffered or sustained by such Indemnified Party by reason of any acts, omissions or alleged acts or omissions of any broker or agent of the Company; *provided*, that such broker or agent was selected, engaged or retained by such Indemnified Party directly or on behalf of the Company in accordance with the standard of care set forth above. The termination of a proceeding by settlement or upon a plea of *nolo contendere*, or its equivalent, shall not, of itself, create a presumption that such Indemnified Party's conduct constituted bad faith, gross negligence, willful misconduct or fraud. Expenses (including legal and other professional fees and disbursements) incurred in any proceeding may, with the consent of the Manager, be paid by the Company in advance of the final disposition of such proceeding upon receipt of an undertaking by or on behalf of such Indemnified Party to repay such amount if it shall ultimately be determined that such Indemnified Party is not entitled to be indemnified by the Company as authorized hereunder.

(b) Notwithstanding any of the foregoing to the contrary, the provisions of this 17 shall not be construed so as to provide for the indemnification of an Indemnified Party for any liability (including liability under Federal securities laws which, under certain circumstances, impose liability even on persons that act in good faith), to the extent (but only to the extent) that such indemnification would be in violation of applicable law, but shall be construed so as to effectuate the provisions of this 17 to the fullest extent permitted by law.

Section 18. Sale of Assets; Merger; Liquidation. Upon the consent of the Manager, the Company may (a) sell or otherwise dispose of all or substantially all of its assets; or (b) merge, liquidate, dissolve, reorganize or file for voluntary bankruptcy.

Section 19. No Third Party Rights. Except for the provisions of 16 and 17, the provisions of this Agreement are not intended to be for the benefit of any creditor or other person (other than the Members in their capacities as such) to whom any debts, liabilities or obligations are owed by (or who otherwise have a claim against or dealings with) the Company or any Member, and, to the fullest extent permitted by law, no such creditor or other person shall obtain any rights under any of such provisions (whether as a third party beneficiary or otherwise) or shall by reason of any such provisions make any claim in respect to any debt, liability or obligation (or otherwise) including any debt, liability or obligation, against the Company or any Member.

Section 20. Integration. This Agreement constitutes the entire agreement among the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith.

Section 21. Headings. The headings of the sections of this Agreement are for convenience of reference only, and are not to be considered in construing the terms and provisions of this Agreement. References to "Section" in this Agreement shall be deemed to refer to the indicated Section of this Agreement, unless the context clearly indicates otherwise.

Section 22. Counterparts. This Agreement may be executed by the parties hereto in counterparts, each of which shall be considered an original, and all of which shall together constitute but one and the same instrument.

Section 23. Choice of Law. Notwithstanding the place where this Agreement may be executed by any of the parties hereto, the parties expressly agree that all of the terms and provisions hereof shall be construed under the laws of the State of Delaware applicable to contracts made and to be entirely performed in such state and, without limitation thereof, that the Act as now adopted or as may be hereafter amended shall govern the partnership aspects (if any) of this Agreement.

Section 24. Amendments. This Agreement may be amended only by written instrument executed by the Manager.

Section 25. Survival. Section 9(f), Section 15, Section 16 and 17 shall survive a Member's withdrawal as a Member of the Company and any termination of this Agreement.

ATTACHMENT 1

IN WITNESS WHEREOF, the undersigned have now duly executed this Agreement as of the date set forth above.

MANAGER

PrimeCore OpZone Fund II, LP

By: **PrimeCore GP I, LLC,**
its general partner

By: _____
Name: ARA KERJANDJIAN
Title: MANAGER.

APPLICATION FOR SPECIAL EXCEPTIONS

Project Name:	SpringHill Suites Hotel
Applicant:	PrimeCore Fall Hill Hospitality OZB, LLC (the "Applicant") 1155 Brenner Pike, Suite 100 State College, PA 16801
Owner:	GCB Briscoe I, LLC (the "Owner")
Counsel:	Charles W. Payne, Jr., Esq. Hirschler Fleischer 725 Jackson Street, Suite 200 Fredericksburg, VA 22401 (540) 604-2108 Fax (540) 604-2101 cpayne@hirschlerlaw.com
Engineer:	Bowman Consulting 650A Nelms Circle Fredericksburg, VA 22406
Property:	GPIN# 7769-77-5997, known as 0 Briscoe Lane, City of Fredericksburg, Virginia ("City"), and consisting of approximately 4.0467 acres, located along Fall Hill Avenue, all as generally depicted on the GDP (as defined below), the "Property"
GDP:	Generalized Development Plan prepared by Bowman Consulting and titled "Zoning Map Amendment & Special Exception General Development Plan SpringHill Suites Hotel GPIN: 7769-77-5997/0 Briscoe Lane," dated November 20, 2019, to be revised (the "GDP")
Request:	Special Exceptions in accordance with section 72-22.7, et al., of the City's Uniform Development Code ("UDO")
City Case No:	SE2019-02
Date:	November 27, 2019, as last revised February 5, 2020

OVERVIEW

The purpose of this application is to respectfully request, pursuant to section 72-22.7, et al. of the City of Fredericksburg's Uniform Development Code, the following Special Exceptions: (i) reduce the minimum setback under section 72-42.6.C.1, "Specific Standards for Certain Uses-Drive Through" from 100 feet to 74.95 feet from any single family detached dwelling and 38.01 feet from any single family residential zoning district, all as more particularly shown on the

attached GDP; (ii) allow an accessory structure (pool) to be located in the Property's front yard under section 72-42.3.B, "Location of accessory uses or structures"; (iii) allow an exception from section 72-42.2.B.5 to allow the pool to exceed the bulk standards of the Planned Development – Commercial Zoning ("PD-C") district; and (iv) allow an exception from section 72-33.2.D.2.E to reduce the required front setback of an accessory structure from 30 feet to 10 feet, as shown on the attached GDP.

This request is being made in conjunction with that certain rezoning application requesting that the Property be rezoned from Commercial Highway (CH) to Planned Development-Commercial (PD-C) for purposes of developing up to approximately 82,750 square feet of commercial space, including a 105-room hotel and up to 4,625 square feet for retail, office, and/or restaurant space with potential drive-through. All of the proposed aforesaid uses are generally shown and depicted on the GDP.

In relevant part and as provided under the UDO, the purpose for a special exception is:

> "to provide needed elasticity and usefulness of the zoning regulations, in extraordinary or special circumstances."

We believe the Project meets this general purpose, as well as the criteria provided more particularly below.

CRITERIA FOR SPECIAL EXCEPTION

Overview

1. ***Whether the grant of the special exception is consistent with the City's Comprehensive Plan:***

The City's Comprehensive Plan, dated September 8, 2015, as amended February 12, 2019 ("Comp Plan"), is a guide for future planning and growth within the City in a manner that embraces city values and community vision. The Comp Plan identifies the Property as within "Land Use Planning Area 1: Celebrate Virginia/Central Park." Planning Area 1 is composed predominantly of commercial and retail uses that encompasses mostly Celebrate Virginia South and Central Park. The Property is also located in sub planning area 1E, which is immediately south of Celebrate Virginia South. This area includes a mix of major retail, hotels, a convention center, multifamily and townhouse uses, high-end vehicle car sales establishments, and various service centers. Although the subject property is currently zoned Commercial Highway, the recommended land use for this sub planning area is Planned Development – Commercial.

For purposes of this application, the proposed Project is a business opportunity initiative that includes planning for commercial and retail development near and adjacent to Central Park and Celebrate Virginia South, which are two of the City's largest retail shopping areas. In addition, the Project is immediately accessible to Fall Hill Avenue, which has been recently improved and expanded to four lanes in the immediate area. Fall Hill Avenue is becoming a significant economic development thoroughfare and directly connects the City to Bragg Road and Spotsylvania County.

The proposed Project, which includes hotel, retail, office, and restaurant uses, also supports several of the City's Business Opportunity Goals, including Goal 3 (Be a Business-Friendly City), Goal 4 (Enhance and Support the City as a Tourism Destination), Goal 10 (Enhancing Gateways into the City), Goal 13 (Business Development), Goal 15 (Mixed-Uses in Corridors) and Goal 17 (Live Here/Work Here Community).

Further, this Project will facilitate and support several of the Comp Plan's business opportunity policies, including the pursuit of mixed-use development patterns, and the implementation of development standards that promote a human-scale and pedestrian-friendly environment. This Project also supports many of the City's business opportunity initiatives by supporting tourism and hospitality (e.g., hotel).

The proposed uses of hotel, retail, office, and restaurants, meet and further the Comp Plan's goal for this area and will support new economic development opportunities, including tourism, and further provide services to the residential uses in the immediate area.

The Project will also (we understand) be the City's first Opportunity Zone initiative in accordance with the City's Opportunity Zone map and office of Economic Development programs.

2. ***Whether the special exception is consistent with the goals, purposes, and objectives of the City's zoning ordinance***:

The purpose of the PD-C District is "to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area. The district also provides for planned employment centers with offices and professional business uses. The district should be located adjacent to major transportation arteries, with development encouraged in centers planned as a unit."

As noted, the Property is located within the Land Use Planning Area 1: "Celebrate Virginia/Central Park," and in sub planning area 1E and is currently zoned CH. As noted above, the Project is encouraged under the Comp Plan for PD-C uses and is proposed to be developed in accordance with the City's UDO, including without limitation sections 72-22.5, 72-33.2, 72-40.2, and 72-50, as may be applicable.

3. ***Whether there has been a sufficient period of time for investigation and community planning with respect to the application***:

We believe given the prior rezoning of the Property, the extensive commercial development in the immediate area, and future planning for this site, there has been sufficient time for investigation and community planning with respect to this application.

4. ***Whether the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use***:

As noted above, we believe this request for a special exception is consistent with the principles of zoning and good zoning practice, including within the district in which the special exception would be located. The use is also consistent with surrounding commercial uses in the immediate area and the City's Comp Plan.

5. ***Whether the proposed use or aspect of the development requiring a special exception is special, extraordinary, or unusual:***

We certainly believe that the Applicant's proposal is special, extraordinary, or unusual due primarily to the unique shape of the site (narrow configuration along the Fall Hill corridor and the fact that the site contains three (3) front yards). Thus, the Applicant has requested setback reductions (as shown on the GDP) which will adequately serve the site and buffer any restaurant drive-through aisles from the adjoining residential uses. In addition, there are no restaurants with drive-throughs on either the north or south side of Fall Hill Avenue within this commercial corridor. This request will likely facilitate the immediate development of a restaurant at this location and enhance economic development opportunities at the proposed center. It will also assist in serving the immediate residential community that could easily access the site via interparcel road or pedestrian access locations.

As to the special exception request for the accessory structure (pool) to be located in the front yard, it is actually located at the "back" of the proposed building away from the entrance. In addition, this is the model concept plan for the franchise user whereby the franchise user desires guests to be able to go down the elevator and exit back on to the pool deck without going through the lobby. This is an amenity that will benefit visitors to the City and the pool area will be screened from Fall Hill Avenue as shown on the GDP and described more fully in paragraph 6.

6. ***Whether the proposed exception potentially results in any adverse impact(s) on the surrounding neighborhood, or the community in general; and if so whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts:***

As noted above, the unique shape of the site drives the necessity for this request. In order to mitigate any impacts to surrounding residential property owners, the Applicant will construct a wall perpendicular to Briscoe Lane, as shown on the GDP, within an extensive landscape buffer. Along Briscoe Lane, the Applicant has proposed alternative landscaping which will be worked out with the site plan, and as shown on the GDP. Further, it is important to note that residential uses in this immediate area are planned for PD-C future uses as well under the City's Comp Plan, and are also surrounded by fairly intense commercial uses to the west (Central Park) and north (Celebrate Virginia South) of this general location.

Additionally, to mitigate any adverse impacts of the proposed pool on the surrounding neighborhood, the Applicant has proposed a decorative open air enclosure encircling the outdoor swimming pool deck, with generous foundation plantings and landscaping. The portion of the pool deck enclosure which runs parallel with Fall Hill Avenue and is nearest to the public sidewalk, would be constructed of solid wall, finished to match the hotel building. This wall

would block the direct view into the hotel's pool area from the public right-of-way, while also acting as a backdrop for attractive landscaping between the sidewalk and pool area. The two ends of the pool deck enclosure, not facing Fall Hill Avenue, would be constructed of the open metal railing with vertical pickets, permitting some view in and out of the pool area. All of the outdoor swimming pool area is located away from surrounding residential neighborhoods.

Although the proposed pool does not meet the UDO's bulk regulations for PD-C districts as outlined in section 72-42.2.B.5—specifically, the front setback requirement under section 72-33.2.D.2.E that directs accessory structures, such as swimming pools, to be located 30 feet from the public right-of-way—the Applicant's proposed location of the pool provides two distinct advantages that warrant an exception to these requirements.

First, the proposed pool's location of 10 feet from the right-of-way would net a larger landscaped area than required by the UDO. Given that the hotel is 220 feet in length, by-right it can be located as close as 30 feet from the right-of-way. Consequently, a minimum of 6,600 square feet of landscaping is required between the hotel and the right-of-way (220' × 30'). Instead, the Applicant is proposing to situate the hotel further back from the street, so that it is 47 feet from the right-of-way, and that the 75-foot wide pool deck be built to within 10 feet of the right-of-way. The net result would be 7,565 square feet of landscaping and 2,775 square feet of pool deck between the hotel and the right-of-way. The Applicant's proposal would yield a substantially larger front yard than the minimum required under the UDO, including a landscaped area that is larger than the required yard size (7,565 square feet vs. 6,600 square feet).

Second, in addition to providing a larger front yard than required, the portion of the pool area visible to passers-by will create an attractive and lively outdoor amenity which will bring life and human activity to the streetscape along Fall Hill Avenue, while relegating an unsightly parking lot to the rear of the site. The hotel's landscaped front yard would be enlivened by the added hardscape and water features of the pool, complete with decorative plantings, walls, and rails around the pool deck itself. In sum, the addition of the pool will add vitality to Fall Hill Avenue, while providing attractive landscaping to passers-by.

We respectfully request the City's approval of our Special Exception application and believe the foregoing information provided and all attached exhibits meet or exceed the criteria requirements for this application.

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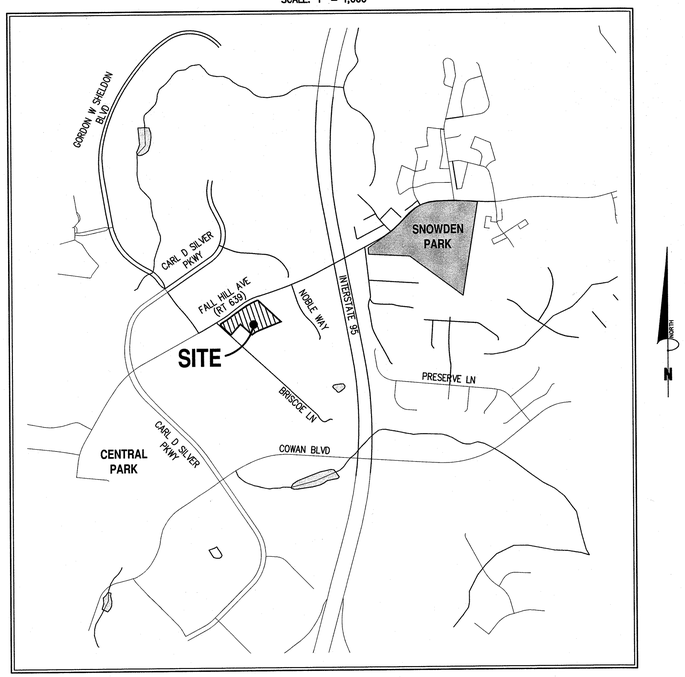
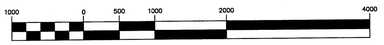
ATTACHMENT 3

ZONING MAP AMENDMENT & SPECIAL EXCEPTION
GENERAL DEVELOPMENT PLAN
SPRINGHILL SUITES HOTEL
GPIN: 7769-77-5997 / 0 BRISCOE LANE
WARD 1
CITY OF FREDERICKSBURG, VIRGINIA

VICINITY MAP
SCALE: 1" = 1,000'



GRAPHIC SCALE



(IN FEET)
1 inch = 1000 ft.

SHEET INDEX

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, NOTES & TABULATIONS
3.	CERTIFIED PLAT
4.	SCHEMATIC PLAN
5.	ENVIRONMENTAL ANALYSIS
6.	TRANSPORTATION ANALYSIS
7.	PUBLIC FACILITIES ANALYSIS
8.	CONCEPTUAL LANDSCAPING PLAN

8 SHEETS IN TOTAL

PROPERTY OWNER/APPLICANT	CONTRACT PURCHASER/APPLICANT
GCB BRISCOE I LLC 1740 BRISCOE LANE FREDERICKSBURG, VA 22401	PRIMECORE FALL HILL HOSPITALITY OZB, LLC ATTN: MR. JON JAHANSHAHI 1155 BRENNER PIKE, SUITE 100 STATE COLLEGE, PA 16801 PH: (703) 688-8655
CIVIL ENGINEER/LAND PLANNING	**LAND USE ATTORNEY**
BOWMAN CONSULTING GROUP ATTN: WILLIAM S. PYLE, P.E. 650-A NELMS CIRCLE FREDERICKSBURG, VA 22406 PH: (540) 371-0268	CHARLES W. PAYNE, JR. C/O HIRSCHLER 725 JACKSON STREET, SUITE 200 FREDERICKSBURG, VA 22401 PH: (540) 604-2108

Bowman CONSULTING

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COVER SHEET
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: AS NOTED ABOVE V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 1 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\001-140081-D-ZP-001-CVR.dwg

ATTACHMENT 3

LEGEND

EXISTING	DESCRIPTION	PROPOSED
40	INDEX CONTOUR	40
38	INTERMEDIATE CONTOUR	38
EX. E/P	EDGE OF PAVEMENT	PROP. E/P
EX. C & G	CURB AND GUTTER	CG-6
–	TRANSITION FROM CG-6 TO CG-6R	CG-6R
–	PROPOSED HEADER CURB	
–	PROPERTY LINE	
–	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
–	CLEARING AND GRADING	
	TREE LINE	
–	FLOW LINE OF SWALE	
–	STREAM	
–	OVERLAND RELIEF PATHWAY	
x x	FENCE LINE	x x
	EASEMENT	
EX 8" W/L	WATER LINE	8" DIP W/L
EX. W/V	WATER VALVE	PROP. W/V
EX. R.	REDUCER	PROP. R.
EX 8" SAN	SANITARY SEWER	8" PVC SAN
EX 18"	STORM SEWER	18" RCP
–	CABLE TV	CATV
E E	ELECTRIC SERVICE	E E
T T	TELEPHONE SERVICE	T T
G	GAS LINE	G
+ 25.32	SPOT ELEVATION	x25.32
	UTILITY POLE	
	SIGN	
EX 5 / EX 1	SANITARY SEWER IDENTIFIER	A / 1/A
EX / EX	STORM DRAIN IDENTIFIER	2 / 1/2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
–	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
–	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
–	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
–	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
–	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
–	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A
- A — AREA OF ARC
- AD — ALGEBRAIC DIFFERENCE
- AASHTO — AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
- ASTM — AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AC. — ACRE
- AGGR. — AGGREGATE
- ANSI — AMERICAN NATIONAL STANDARDS INSTITUTE
- ASPH — ASPHALT
- AWWA — AMERICAN WATER WORKS ASSOCIATION

B
- B — BREADTH
- BC — BOTTOM OF CURB
- BF — BASEMENT FLOOR
- BLDG — BUILDING
- BM — BENCHMARK
- BMP — BEST MANAGEMENT PRACTICES (WATER QUALITY)
- BOV — BLOW OFF VALVE
- BRL — BUILDING RESTRICTION LINE
- BVCS — BEGINNING VERTICAL CURVE STATION
- BVCE — BEGINNING VERTICAL CURVE ELEVATION
- BW — BOTTOM OF WALL

C
- c,e — CENTER CORRECTION ON VERTICAL CURVE
- C — COEFFICIENT OF RUNOFF
- CATV — CABLE TELEVISION
- CB — CATCH BASIN OR CHORD BEARING
- CC — CENTER TO CENTER
- CFS (Q) — CUBIC FEET PER SECOND
- CH — CHORD
- CG — CURB AND GUTTER
- CIP — CAST IRON PIPE
- C — CENTERLINE
- CL — CLASS
- CMP — CORRUGATED METAL PIPE
- CONC. — CONCRETE
- CO — CLEAN OUT
- CONT. — CONTINUATION
- CS — CURB STOP
- CT — COURT
- C/L — CENTERLINE

D
- D,d — DEPTH
- DA — DRAINAGE AREA
- DB — DEED BOOK
- DEQ — VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
- DET. — DETAIL
- DI — DROP INLET
- DIA. — DIAMETER
- DIP — DUCTILE IRON PIPE
- DM — DROP MANHOLE
- DR. — DRIVE
- DRNG — DRAINAGE
- DRWG. — DRAWING
- D/W — DRIVE WAY
- Δ — DELTA
- DU — DWELLING UNITS
- DOM — DOMESTIC

E
- e — RATE OF SUPER ELEVATION IN FEET PER FOOT
- EC — EROSION CONTROL
- EGL — ENERGY GRADIENT LINE
- EQC — ENVIRONMENTAL QUALITY CORRIDOR
- ESM'T — EASEMENT
- EG — EDGE OF GUTTER
- ELEV. — ELEVATION
- ENT. — ENTRANCE
- EP — EDGE OF PAVEMENT
- ES — END SECTION
- EVCS — ENDING VERTICAL CURVE STATION
- EVCE — ENDING VERTICAL CURVE ELEVATION
- EW — END WALL
- EX. — EXISTING
- ELEC. — ELECTRICAL
- EBL — EAST BOUND LANE

F
- F — FIRE LINE
- FAR — FLOOR AREA RATIO
- FC — FACE OF CURB
- FSWA — FREDERICKSBURG SEWER AND WATER AUTHORITY
- FF — FIRST FLOOR
- FG — FINISHED GRADE
- FH — FIRE HYDRANT
- FL — FLOW LINE
- FP — FLOOD PLAIN
- FS — FACTOR OF SAFETY
- FT. — FOOT
- FSPA — FREDERICKSBURG-STAFFORD PARK AUTHORITY
- FOY. — FOYER
- FPS — FEET PER SECOND

G
- g — GRAVITY
- G — GAS
- GFA — GROSS FLOOR AREA
- Gr. — GRADE
- GR — GUARD RAIL
- GAR — GARAGE

H
- H,h — HEIGHT
- H — HEAD
- HC — HANDICAPPED PARKING SPACE
- HGL — HYDRAULIC GRADIENT LINE
- HP — HIGH POINT
- HR — HAND RAIL
- HT. — HEIGHT
- HW — HEADWATER

I
- I — RAINFALL INTENSITY
- ID — INSIDE DIAMETER
- IN — INCH
- INV. — INVERT
- IP — IRON PIPE
- IPF — IRON PIPE FOUND
- IPS — IRON PIPE SET

J
- JB — JUNCTION BOX

K
- K — SIGHT DISTANCE COEFFICIENT
- Ke — CULVERT ENTRANCE LOSS COEFFICIENT

L
- L — LENGTH
- LAT. — LATERAL
- LF — LINEAR FOOT
- LL — LOWER LEVEL
- LOS — LINE OF SIGHT
- LP — LOW POINT
- LS — LOADING SPACE
- LCG — LIMITS OF CLEARING & GRADING
- LT — LEFT

M
- M — MONUMENT FOUND
- MECH. — MECHANICAL
- MH — MANHOLE
- MI. — MILE
- MPH — MILES PER HOUR
- MS — MEDIAN STRIP
- MSL — MEAN SEA LEVEL
- MIN — MINIMUM
- MAX — MAXIMUM

N
- N/F — NOW OR FORMERLY
- NFA — NET FLOOR AREA
- NO.,# — NUMBER
- NBL — NORTH BOUND LANE
- N/A — NOT APPLICABLE

O
- OC — ON CENTER
- OD — OUTSIDE DIAMETER
- OH — OVERHANG
- O/H — OVERHEAD

P
- P — PERIMETER
- PC — POINT OF CURVATURE
- PCC — POINT OF COMPOUND CURVE
- PCEP — POINT OF CURVE EDGE OF PAVEMENT
- PCTC — POINT OF CURVATURE TOP OF CURB
- PFM — PUBLIC FACILITIES MANUAL
- PG. — PAGE
- PGL — POINT OF GRADE LINE
- PI — POINT OF INTERSECTION
- PL — PROPERTY LINE
- PRC — POINT OF REVERSE CURVES
- PRELIM. — PRELIMINARY
- PROP. — PROPOSED
- PT — POINT OF TANGENCY
- PVC — POINT OF VERTICAL CURVATURE
- PVC — POLY VINYL CHLORIDE
- PVI — POINT OF VERTICAL INTERSECTION
- PVM'T — PAVEMENT
- PVRC — POINT OF VERTICAL REVERSE CURVE
- PVT — POINT OF VERTICAL TANGENT
- P&P — PLAN AND PROFILE

Q
- Q(C.F.S.) — AMOUNT OF RUNOFF

R
- R,r — RADIUS
- REQD — REQUIRED
- RCP — REINFORCED CONCRETE PIPE
- RD. — ROAD
- RET. — RETAINING
- REV. — REVISION
- RR — RAILROAD
- RTE. — ROUTE
- R/W — RIGHT OF WAY
- RGP — ROUGH GRADING PLAN
- ROM — REMOTE OUTSIDE MONITOR
- RMA — RESOURCE MANAGEMENT AREA
- RPA — RESOURCE PROTECTION AREA
- RT — RIGHT

S
- S — SPEED OR SLOPE
- SAN. — SANITARY
- SBL — SOUTH BOUND LANE
- SD — SIGHT DISTANCE
- SECT. — SECTION
- SEW. — SEWER
- SH. — SHOULDER
- SF — SQUARE FEET
- SP. — SPACE
- SP — SITE PLAN
- SPEC. — SPECIFICATION
- STA. — STATION
- STD. — STANDARD
- STK. — STACK
- STM. — STORM
- SVC. — SERVICE
- SWM — STORM WATER MANAGEMENT
- S/W — SIDE WALK
- Sx — CROSS SLOPE

T
- T — TANGENT
- TB — TEST BORE
- TC — TOP OF CURB
- Tc — TIME OF CONCENTRATION
- TEL — TELEPHONE
- TP — TEST PIT
- TP — TREE PROTECTION
- TB — TOP OF BANK
- TW — TOP OF WALL
- TW — TAILWATER

U
- UD — UNDERDRAIN
- UG — UNDERGROUND
- UL — UPPER LEVEL
- UP — UTILITY POLE
- VAN — HANDICAPPED VAN PARKING SPACE

V
- V — VELOCITY
- V — VOLUME
- VA — VIRGINIA
- VC — VERTICAL CURVE
- VDOT — VA. DEPT. OF TRANSPORTATION
- VF — VERTICAL FOOT

W
- W — WEIGHT OR WIDTH
- W/M — WATER MAIN
- WBL — WEST BOUND LANE
- WQIA — WATER QUALITY IMPACT ASSESSMENT

X
- XF — TRANSFORMER

Y
- YI — YARD INLET
- YR — YEAR

Z
- Z — SIDE SLOPES

SITE TABULATIONS

EXISTING SITE CONDITIONS				
GPIN:	7769-77-5997			
PROPERTY ADDRESS:	0 BRISCOE LANE			
OWNER:	GCB BRISCOE I LLC			
CURRENT USE:	VACANT			
CURRENT ZONING:	COMMERCIAL-HIGHWAY DISTRICT (CH)			
GROSS SITE AREA:	4.0467	ACRES	/ 176,275.99	SQ. FT.

PROPOSED DEVELOPMENT				
PROPOSED ZONING:	PLANNED DEVELOPMENT-COMMERCIAL DISTRICT (PD-C)			
PROPOSED USES:	HOTEL WITH 105 ROOMS RESTAURANT, FAST-FOOD			
LOT SIZE REQUIREMENTS:				
MINIMUM LOT SIZE:	NONE			
PROPOSED LOT SIZE (GROSS):	4.0467	ACRES	/ 176,275.99	SQ. FT.
RIGHT-OF-WAY DEDICATION:	0.0000	ACRES	/ 0.00	SQ. FT.
PROPOSED LOT SIZE (NET):	**4.0467**	**ACRES**	**/ 176,275.99**	**SQ. FT.**
MINIMUM LOT WIDTH:	NONE			
BULK REGULATIONS:				
MAXIMUM BUILDING HEIGHT:	90	FEET		
PROPOSED BUILDING HEIGHT:	5 STORIES (56 FEET TO ROOF DECK / 68 FEET TO ELEVATOR)			
MINIMUM SETBACK REQUIREMENTS:				
FRONT SETBACK	NONE			
SIDE SETBACK	NONE			
REAR SETBACK	NONE			
FROM RESIDENTIAL USES OUTSIDE PDC:	50	FEET		
FROM PUBLIC STREET RIGHTS-OF-WAY:	30	FEET		
FROM INTERNAL TRAVEL LANES & DRIVES:	15	FEET		
MAXIMUM FLOOR AREA RATIO (F.A.R.):	**1.00**	**=**	**176,275.99**	**SQ. FT.**
PROPOSED FLOOR AREA RATIO (F.A.R.):	**0.44**			
PROPOSED GROSS FLOOR AREA:	78,125.00	SQ. FT.		
HOTEL:	73,500.00	SQ. FT.		
RESTAURANT, FAST-FOOD	4,625.00	SQ. FT.		
MINIMUM OPEN SPACE:				
LOTS OF MORE THAN 2 ACRES:	**10%**	**=**	**17,627.60**	**SQ. FT.**
PROVIDED OPEN SPACE (%):	**32.63 %**			
PROVIDED OPEN SPACE (SQ. FT.):	**57,527.00**	**SQ. FT.**		
SUN DECK / POOL:	2,700.00	SQ. FT.		
OTHER:	54,827.00	SQ. FT.		
LOT COVERAGE (IMPERVIOUS AREA)				
BUILDINGS:	19,500.00	SQ. FT.		
ROADS / PARKING LOT:	80,400.00	SQ. FT.		
SIDEWALKS:	11,200.00	SQ. FT.		
TOTAL:	111,100.00	SQ. FT.		
PERCENTAGE LOT COVERAGE:	**63%**			
(NOTE: IMPERVIOUS AREA DOES NOT INCLUDE NOYACK LANE ROADWAY)				

NOTE: FINAL COMMERCIAL SQUARE FOOTAGE MAY INCREASE AT THE TIME OF SITE PLAN SUBMISSION; SUBJECT TO THE MAXIMUM ALLOWABLE FLOOR AREA RATIO OF THE PLANNED DEVELOPMENT–COMMERCIAL DISTRICT (SECTION 72–33.2 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE) AND THE PROVISION OF ALL REQUIRED PARKING SPACES. SEE SHEET 8 FOR OPEN SPACE SHADED DIAGRAM.

PARKING CALCULATIONS

REQUIRED PARKING				
PARKING STANDARDS - HOTEL				
HOTEL =	1	SPACE PER ROOM + 75% OF SPACES REQUIRED FOR ACCESSORY USES		
CONFERENCE CENTER (MEETING SPACE) =	1.00	SPACE PER	400	SQ. FT.
REQUIRED PARKING CALCULATIONS - HOTEL				
PROPOSED HOTEL ROOMS =	105	ROOMS		
REQUIRED PARKING SUB-TOTAL =	105	SPACES		
PROPOSED MEETING SPACE =	2,080.00	SQ. FT.		
REQUIRED PARKING SUB-TOTAL =	4	SPACES	(2,080/400 = 5.2 SPACES x 75% = 3.9 SPACES)	
TOTAL REQUIRED PARKING - HOTEL =	**109**	**SPACES**		
PARKING STANDARDS - RESTAURANT, FAST-FOOD				
RESTAURANT, FAST-FOOD	1	SPACE PER	100	SQ. FT.
REQUIRED PARKING CALCULATIONS - RESTAURANT, FAST-FOOD				
PROPOSED G.F.A. =	4,625.00	SQ. FT.		
REQUIRED PARKING SUB-TOTAL =	47	SPACES		
TOTAL REQUIRED PARKING =	**156**	**SPACES**		
PROVIDED PARKING				
HOTEL =	133	SPACES		
RESTAURANT, FAST-FOOD =	22	SPACES		
SHADMOOR PARALLEL SPACES -SITE SIDE	11	SPACES		
TOTAL PROVIDED PARKING =	**166**	**SPACES**	(HANDICAP SPACES REQ'D = 6; HC SPACES PROVIDED = 6)	
STACKING SPACES				
REQUIREMENT = 3 SPACES PER WINDOW + 3 SPACES PER ORDER BOARD				
REQUIRED STACKING SPACES =	**9**	**SPACES**	(1 PROPOSED WINDOW + 2 PROPOSED ORDER BOARDS)	
PROVIDED STACKING SPACES =	**9**	**SPACES**		
REQUIRED LOADING SPACES				
HOTEL =	0 (PER TABLE 72-53.1.E(1) OF THE UDO NO LOADING SPACES ARE REQUIRED)			
RESTAURANT, FAST-FOOD =	0 (PER TABLE 72-53.1.E(1) OF THE UDO NO LOADING SPACES ARE REQUIRED FOR EATING ESTABLISHMENTS WITH UNDER 10,000 SQUARE FEET OF GROSS FLOOR AREA)			
PROVIDED LOADING SPACES	**1**	**SPACES**		

NOTES

1. THE SUBJECT PROPERTY IDENTIFIED AS GPIN 7769–77–5997 AND IS ZONED CH (COMMERCIAL HIGHWAY) AND CONSISTS OF 4.04674 ACRES.
2. THE SUBJECT PROPERTY IS NOW IN THE NAME OF GCB BRISCOE I, LLC AND IS RECORDED IN INSTRUMENT NUMBER 2019–125 AMONG THE LAND RECORDS OF CITY OF FREDERICKSBURG, VIRGINIA. SEE SHEET #5 FOR ADJACENT PROPERTY OWNER INFORMATION.
3. BOUNDARY INFORMATION AND NORTH MERIDIAN AS SHOWN ON THIS PLAN IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF FREDERICKSBURG, VIRGINIA AND IS THE RESULT OF A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JUNE 27, 2019.
4. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO THE NATIONAL GEODETIC SURVEY MONUMENT DI6638 FALL HILL.
5. THE SITE IS LOCATED WITHIN THE FOLLOWING: CHESAPEAKE BAY OVERLAY DISTRICT, HUB ZONE TRACT 5, CELEBRATE VIRGINIA SOUTH TOURISM ZONE, TECHNOLOGY ZONE, VA FEDERAL OPPORTUNITY ZONE, AND THE CELEBRATE VA/CENTRAL PARK SMALL AREA PLAN.
6. THE SURVEYED PROPERTY AS SHOWN HEREON IS NOT IN A 100–YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN–SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY–PANEL NUMBER 5100650020C, EFFECTIVE DATE SEPTEMBER 9, 2007.
7. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY. MORE SPECIFICALLY, BASED ON A REVIEW OF THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES' (DHR) VIRGINIA CULTURAL RESOURCE INFORMATION SYSTEM (VCRIS), THERE ARE NO DOCUMENTED ARCHAEOLOGICAL SITES OR HISTORIC RESOURCES WITHIN THE PROPERTY LIMITS. TWO HOUSES LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY ALONG BRISCOE LANE (DHR IDS 111–5321 AND 111–5278) ARE IDENTIFIED BY DHR, BUT WERE DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP). A THIRD HOUSE (GRAVES HOUSE, 3430 FALL HILL AVENUE, DHR ID 111–5285) IS LOCATED OFFSITE AND JUST TO THE SOUTH OF THE PROPERTY; THIS RESOURCE WAS ALSO DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NRHP BY DHR. THE PROPERTY IS LOCATED WITHIN THE DESIGNATED BANK'S FORD/SALEM CHURCH BATTLEFIELD DISTRICT (DHR ID 088–5181). HOWEVER, GIVEN THE SURROUNDING LAND USES AND CURRENT SITE CONDITIONS, NO ADVERSE IMPACTS TO HISTORIC RESOURCES ARE ANTICIPATED AS A RESULT OF THE PROPOSED DEVELOPMENT ACTIVITIES AT THE PROPERTY.
8. THERE ARE COMMERCIAL USES PROPOSED ON THIS SITE WITH SUPPORTING INFRASTRUCTURE TO INCLUDE, BUT NOT BE LIMITED TO, ROADS AND UTILITIES.
9. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
10. THE PROPOSED DEVELOPMENT WILL CONTAIN PRIVATE ROADS (NOYACK LANE), PARKING LOTS, AND TRAVELWAYS TO BE MAINTAINED BY THE PROPERTY OWNERS.
11. THE STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG'S DESIGN STANDARDS MANUAL.
12. STORMWATER MANAGEMENT FACILITY(S) AND OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
13. REFUSE AND RECYCLING SHALL BE HANDLED BY A PRIVATE HAULER.
14. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
15. STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VASWMH.
16. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

SPECIAL EXCEPTION REQUESTS

IN CONJUNCTION WITH THIS REZONING APPLICATION THE APPLICANT REQUESTS THE APPROVAL OF THE FOLLOWING TWO (2) SPECIAL EXCEPTIONS AS PERMITTED BY SECTION 72–22.7 (SPECIAL EXCEPTIONS) OF THE UDO:

REQUEST #1:

UDO CODE SECTION: 72–42.3 (B) (LOCATION OF ACCESSORY USES OR STRUCTURES)

REQUIREMENT: NO ACCESSORY STRUCTURE EXCEPT A FENCE SHALL BE LOCATED IN ANY FRONT YARD. NO ACCESSORY STRUCTURE REQUIRING A BUILDING PERMIT SHALL BE CLOSER TO A FRONT LOT LINE THAN THE PRINCIPAL STRUCTURE.

SPECIFIC REQUEST: TO ALLOW FOR THE CONSTRUCTION OF A PROPOSED SWIMMING POOL/DECK, AS AN ACCESSORY USE, WITHIN THE FRONT YARD. MORE SPECIFICALLY, THE POOL SHALL BE LOCATED BEHIND THE HOTEL BUILDING AND ALONG FALL HILL AVENUE.

JUSTIFICATION: TO BETTER SERVE GUESTS OF THE PROPOSED HOTEL, AND TO ACHIEVE A MORE PRACTICAL SITE DESIGN, THE HOTEL BUILDING HAS BEEN POSITIONED SUCH THAT ITS FRONT DOOR FACES THE NORTHEAST AND THE BUILDING'S REAR FACES FALL HILL AVENUE. IN KEEPING WITH INDUSTRY STANDARDS A SWIMMING POOL/DECK IS PROPOSED BEHIND THE HOTEL BUILDING AS AN AMENITY FOR GUESTS.

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE GOALS OF THE CITY'S COMPREHENSIVE PLAN; SPECIFICALLY THE BUSINESS AND CORRIDOR GOALS FOUND IN PART II, AS WELL AS THE LAND USE GOALS FOUND IN PART III OF THE COMPREHENSIVE PLAN.

THE REQUESTED SPECIAL EXCEPTION IS NECESSARY IN PART OWING TO THE UNIQUE SHAPE (NARROWLY SHAPED) OF THE SUBJECT PROPERTY. TO MITIGATE ANY POTENTIAL IMPACTS OF THE PROPOSED DRIVE THROUGH THE APPLICANT HAS PROPOSED TO A LANDSCAPED BUFFER ALONG THE PROPERTY'S FALL HILL AVENUE FRONTAGE.

REQUEST #2:

UDO CODE SECTION: 72–42.6 (C)(1) (SPECIFIC STANDARDS FOR CERTAIN USES – DRIVE THROUGH)

REQUIREMENT: DRIVE THROUGH FACILITIES SHALL BE LOCATED AT LEAST 100 FEET FROM ANY DETACHED SINGLE–FAMILY DETACHED DWELLING OR SINGLE–FAMILY RESIDENTIAL ZONING DISTRICT.

SPECIFIC REQUEST: TO ALLOW FOR THE CONSTRUCTION OF THE PROPOSED DRIVE THROUGH LANE TO BE LOCATED LESS THAN 100 FEET FROM A SINGLE–FAMILY DETACHED DWELLING. MORE SPECIFICALLY, THE DRIVE THROUGH FACILITY SHALL BE APPROXIMATELY 74.95 FEET FROM THE ADJACENT SINGLE–FAMILY DETACHED DWELLING AND APPROXIMATELY 38.01 FEET FROM A SINGLE–FAMILY RESIDENTIAL ZONING DISTRICT.

JUSTIFICATION: THE SUBJECT PROPERTY IS IDENTIFIED BY THE CITY'S COMPREHENSIVE PLAN AS BEING LOCATED IN PLANNING AREA 1 / SUB–PLANNING AREA 1–E WITH A RECOMMENDED LAND USE DESIGNATION OF PLANNED DEVELOPMENT–COMMERCIAL. THE ADJACENT PROPERTY CONTAINING A SINGLE–FAMILY DWELLING IS SIMILARLY LOCATED IN SUB–PLANNING AREA 1–E WITH A RECOMMENDED LAND USE DESIGNATION OF PLANNED DEVELOPMENT–COMMERCIAL. THE PROPOSED DEVELOPMENT WILL ALSO BE CONSISTENT WITH THE INTENT OF THE PLANNED DEVELOPMENT–COMMERCIAL ZONING DISTRICT.

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE GOALS OF THE CITY'S COMPREHENSIVE PLAN; SPECIFICALLY THE BUSINESS AND CORRIDOR GOALS FOUND IN PART II, AS WELL AS THE LAND USE GOALS FOUND IN PART III OF THE COMPREHENSIVE PLAN.

THE REQUESTED SPECIAL EXCEPTION IS NECESSARY IN PART OWING TO THE UNIQUE SHAPE (NARROWLY SHAPED) OF THE SUBJECT PROPERTY. TO MITIGATE ANY POTENTIAL IMPACTS OF THE PROPOSED DRIVE THROUGH THE APPLICANT HAS PROPOSED TO CONSTRUCT A SIX (6) FOOT HIGH MASONRY WALL WITHIN A LANDSCAPED BUFFER ALONG THE PROPERTY LINE.

SEE THE SPECIAL EXCEPTION NARRATIVES SUBMITTED UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.

GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72–33.

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LEGEND, NOTES & TABULATIONS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: NONE V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 2 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\002-140081-D-ZP-001-LGD.dwg

ATTACHMENT 3

TITLE COMMITMENT SCHEDULE B–SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 761537, COMMITMENT DATE: MAY 5, 2019 AT 8:00 A.M., AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

7. A. TAXES SUBSEQUENT TO JUNE 30, 2019 ARE A LIEN NOT YET DUE AND PAYABLE. EXCEPTION IS TAKEN TO ANY AND ALL SUPPLEMENTAL TAXES POSTED AFTER THE DATE OF THIS COMMITMENT AND ALL OTHER GOVERNMENTAL CHARGES INCLUDING HOMESTEAD AUDIT FEES, PUBLIC SPACE RENTAL FEES, BUSINESS IMPROVEMENT DISTRICT TAXES, CLEAN CITY FEES AND NUISANCE TAXES. B. SPECIAL ASSESSMENTS SUBSEQUENT TO THE DATE OF CLOSING ARE A LIEN NOT YET DUE AND PAYABLE. C. LIENS FOR WATER AND SEWER CHARGES SUBSEQUENT TO THE DATE OF CLOSING ARE A LIEN NOT YET DUE AND PAYABLE.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

8. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTEREST. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

9. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

10. RIGHTS OF TENANTS AS TENANTS ONLY UNDER UNRECORDED, UNEXPIRED LEASES WITH NO OPTION OR RIGHTS TO PURCHASE.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

11. DECLARATION OF EASEMENTS AND COVENANTS DATED FEBRUARY 20, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000359.
REMARKS: EXISTING EASEMENTS SHOWN ON SURVEY AS <DU>, <IE2>, <SN> & <TC>.

12. SETBACK LINES, EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, NOTES AND ALL OTHER MATTERS AS SHOWN ON THE PLAT ENTITLED, "EXHIBIT SHOWING VARIOUS EASEMENTS & OPEN SPACE AREAS, HAMPTONS, PHASE II", WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000359.
REMARKS: EXISTING EASEMENTS SHOWN ON SURVEY AS <DU>, <IE2>, <SN> & <TC>.

13. RIGHT OF WAY GRANTED TO VEPCO DATED SEPTEMBER 4, 1946 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 138, FOLIO 478.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

14. RIGHT OF WAY GRANTED TO VEPCO DATED DECEMBER 16, 1953 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 159, FOLIO 131.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

15. RIGHT OF WAY GRANTED TO VEPCO DATED SEPTEMBER 9, 1957 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 183, FOLIO 434.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

16. RIGHT OF WAY GRANTED TO VEPCO DATED NOVEMBER 23, 1959 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 191, FOLIO 220.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

17. RIGHT OF WAY GRANTED TO VEPCO DATED DECEMBER 1, 1961 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 200, FOLIO 352.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

18. RIGHT OF WAY GRANTED TO VEPCO DATED AUGUST 16, 1966 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 227, FOLIO 353.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

19. RIGHT OF WAY GRANTED TO VEPCO DATED JULY 29, 1969 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 248, FOLIO 10.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

20. RIGHT OF WAY GRANTED TO VEPCO DATED DECEMBER 9, 1969 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 254, FOLIO 282.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

21. RIGHT OF WAY GRANTED TO VEPCO DATED JUNE 25, 1976 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 395, FOLIO 109.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

22. BOUNDARY LINE AGREEMENT BY AND BETWEEN RALPH T. CURTIS AND ELEANOR FRANCES FAULCONER CURTIS, JACK BRISCOE AND CHRISTA C. BRISCOE, AND DOROTHY C. PEEK AND VAUGHAN PEEK, DATED MAY 8, 1970 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 259, FOLIO 354.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

23. RIGHT OF WAY GRANTED TO C&P TELEPHONE DATED DECEMBER 1, 1959 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 190, FOLIO 406.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

24. RIGHT OF WAY GRANTED TO C&P TELEPHONE DATED SEPTEMBER 20, 1961 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 199, FOLIO 366.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

25. RIGHT OF WAY GRANTED TO C&P TELEPHONE DATED JUNE 15, 1981 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 543, FOLIO 390.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

26. CERTIFICATE OF TAKING BY THE STATE HIGHWAY COMMISSIONER OF VIRGINIA DATED JULY 10, 1961 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 198, FOLIO 12.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

27. DEED GRANTED TO THE COMMONWEALTH OF VIRGINIA DATED OCTOBER 7, 1982 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 571, FOLIO 303.
REMARKS: NOT PLOTTABLE, LOCATION WAS NOT ABLE TO BE DETERMINED FROM THE INFORMATION CONTAINED IN THE DOCUMENT.

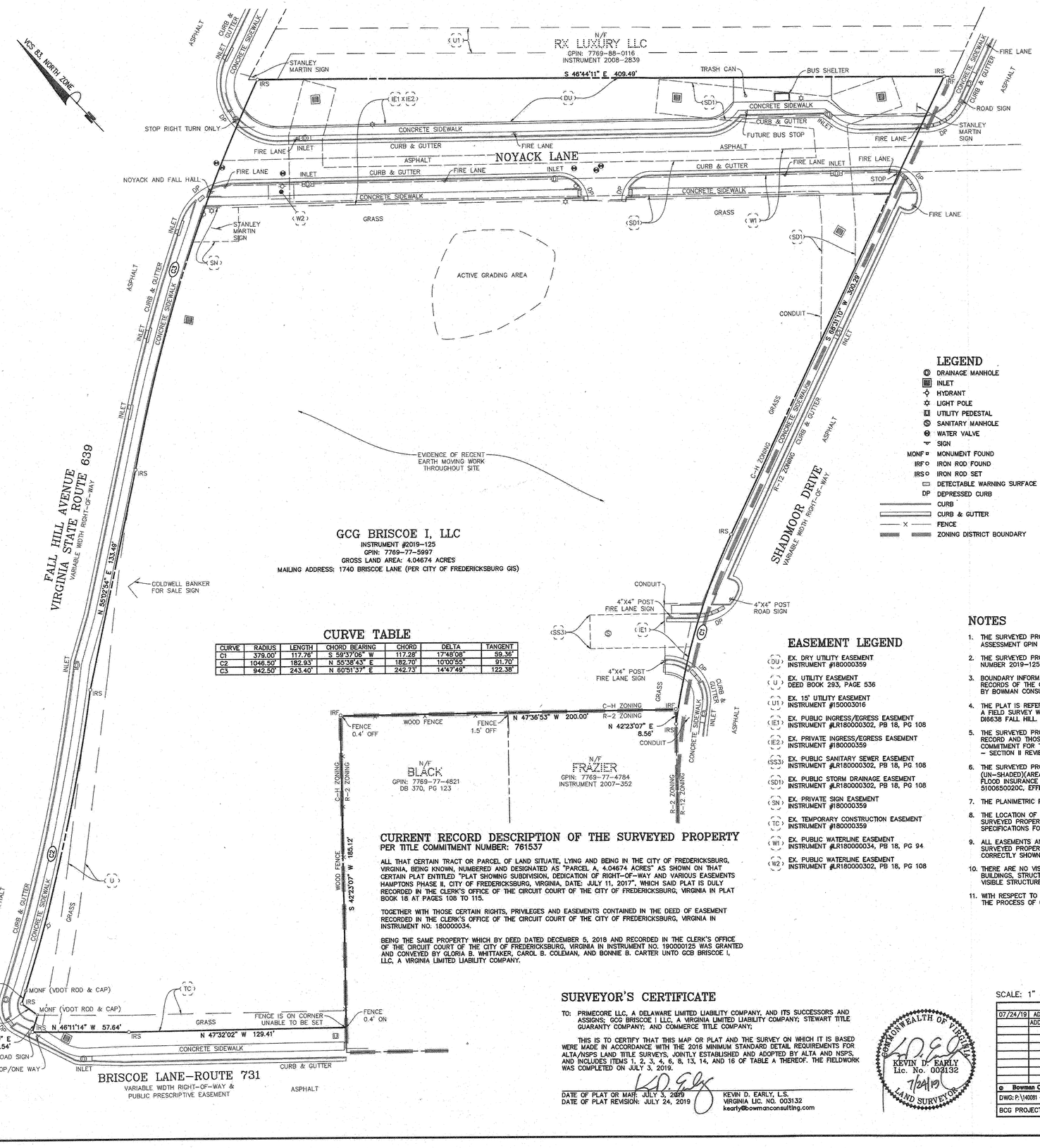
28. DEED OF EASEMENT GRANTED TO HOUSING AMERICA, INC. DATED JUNE 4, 1973 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 319, FOLIO 185.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

29. DEED OF EASEMENT AND PARTIAL RELEASE GRANTED TO THE CITY OF FREDERICKSBURG, VIRGINIA DATED SEPTEMBER 10, 1996 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN LIBER 293, FOLIO 527.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

30. DEED OF EASEMENT AND PARTIAL RELEASE GRANTED TO THE CITY OF FREDERICKSBURG, VIRGINIA DATED AUGUST 20, 1996 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN LIBER 293, FOLIO 536.
REMARKS: EXISTING EASEMENT SHOWN ON SURVEY AS <U>. TEMPORARY CONSTRUCTION EASEMENT NO LONGER LOCATED ON THE SURVEYED PROPERTY.

31. DEED OF EASEMENT GRANTED TO THE CITY OF FREDERICKSBURG, VIRGINIA DATED DECEMBER 15, 2017 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000034.
REMARKS: EXISTING EASEMENT SHOWN ON SURVEY AS <W1>.

32. DEED OF DEDICATION, EASEMENT, AND VACATION BETWEEN GLORIA B. WHITTAKER, CAROL B. COLEMAN, AND BONNIE B. CARTER AND TO THE CITY OF FREDERICKSBURG, VIRGINIA DATED JANUARY 31, 2018 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000302.
REMARKS: EXISTING EASEMENTS SHOWN ON SURVEY AS <IE1>, <SD1>, <SS3> & <W2>.



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	379.00'	117.76'	S 59°37'06" W	117.28'	17°48'08"	59.36'
C2	1046.50'	182.93'	N 55°38'43" E	182.70'	10°00'55"	91.70'
C3	942.50'	243.40'	N 60°51'37" E	242.73'	14°47'49"	122.38'

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

PER TITLE COMMITMENT NUMBER: 761537

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FREDERICKSBURG, VIRGINIA, BEING KNOWN, NUMBERED AND DESIGNATED AS "PARCEL A, 4.04674 ACRES" AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT SHOWING SUBDIVISION, DEDICATION OF RIGHT-OF-WAY AND VARIOUS EASEMENTS HAMPTONS PHASE II, CITY OF FREDERICKSBURG, VIRGINIA, DATE: JULY 11, 2017", WHICH SAID PLAT IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA IN PLAT BOOK 18 AT PAGES 108 TO 115.

TOGETHER WITH THOSE CERTAIN RIGHTS, PRIVILEGES AND EASEMENTS CONTAINED IN THE DEED OF EASEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA IN INSTRUMENT NO. 180000034.

BEING THE SAME PROPERTY WHICH BY DEED DATED DECEMBER 5, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA IN INSTRUMENT NO. 190000125 WAS GRANTED AND CONVEYED BY GLORIA B. WHITTAKER, CAROL B. COLEMAN, AND BONNIE B. CARTER UNTO GCB BRISCOE I, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

SURVEYOR'S CERTIFICATE

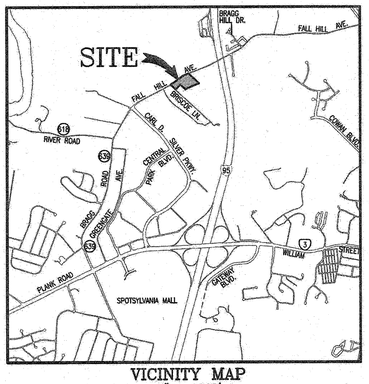
TO: PRIMECORE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS; GCG BRISCOE I LLC, A VIRGINIA LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY; AND COMMERCE TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 3, 2019.

DATE OF PLAT OR MAP: JULY 3, 2019
DATE OF PLAT REVISION: JULY 24, 2019

KEVIN D. EARLY, L.S.
VIRGINIA LIC. NO. 003132
kearly@bowmanconsulting.com

COMMONWEALTH OF VIRGINIA
KEVIN D. EARLY
Lic. No. 003132
7/24/19
LAND SURVEYOR



VICINITY MAP
1" = 2000'

LEGEND

- DRAINAGE MANHOLE
- INLET
- HYDRANT
- LIGHT POLE
- UTILITY PEDESTAL
- SANITARY MANHOLE
- WATER VALVE
- SIGN
- MONF MONUMENT FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- DETECTABLE WARNING SURFACE
- DP DEPRESSED CURB
- CURB
- CURB & GUTTER
- FENCE
- ZONING DISTRICT BOUNDARY

EASEMENT LEGEND

- (DU) EX. DRY UTILITY EASEMENT INSTRUMENT #180000359
- (U) EX. UTILITY EASEMENT DEED BOOK 293, PAGE 536
- (U1) EX. 15' UTILITY EASEMENT INSTRUMENT #150003016
- (IE1) EX. PUBLIC INGRESS/EGRESS EASEMENT INSTRUMENT #LR180000302, PB 18, PG 108
- (IE2) EX. PRIVATE INGRESS/EGRESS EASEMENT INSTRUMENT #180000359
- (SS3) EX. PUBLIC SANITARY SEWER EASEMENT INSTRUMENT #LR180000302, PB 18, PG 108
- (SD1) EX. PUBLIC STORM DRAINAGE EASEMENT INSTRUMENT #LR180000302, PB 18, PG 108
- (SN) EX. PRIVATE SIGN EASEMENT INSTRUMENT #180000359
- (TC) EX. TEMPORARY CONSTRUCTION EASEMENT INSTRUMENT #180000359
- (W1) EX. PUBLIC WATERLINE EASEMENT INSTRUMENT #LR180000034, PB 18, PG 94
- (W2) EX. PUBLIC WATERLINE EASEMENT INSTRUMENT #LR180000302, PB 18, PG 108

ZONING

ZONE: CH (COMMERCIAL HIGHWAY)

A. BUILDING SET–BACK LINES PER CURRENT ZONING ORDINANCE:
1. MINIMUM FRONT: 25' (MIN. PROVIDED: N/A*)
2. MINIMUM SIDE: 15' (MIN. PROVIDED: N/A*)
3. MINIMUM REAR: 20' (MIN. PROVIDED: N/A*)
*LOT IS VACANT

B. WHAT IS CONSIDERED TO BE A FRONT, SIDE AND REAR FOR THIS PROPERTY:
1. FRONT: SOUTH, EAST, WEST
2. SIDE: NORTH
3. REAR: N/A

C. BUILDING SIZE
1. REQUIRED MAXIMUM BUILDING HEIGHT OR STORIES: 40'
2. CURRENT BUILDING HEIGHT OR STORIES: N/A*
*LOT IS VACANT

D. DENSITY
1. MAXIMUM LOT COVERAGE: N/A
2. MAXIMUM FLOOR AREA RATIO: NONRESIDENTIAL: 0.70
RESIDENTIAL: N/A

E. MINIMUM LOT AREA, MINIMUM LOT FRONTAGE, MINIMUM LOT WIDTH AND MINIMUM LOT DEPTH PER CURRENT ZONING ORDINANCE FOR THIS PROPERTY:
1. MINIMUM LOT AREA: 20,000 SQUARE FEET
2. MINIMUM LOT FRONTAGE: N/A
3. MINIMUM LOT WIDTH: 150'
4. MINIMUM LOT DEPTH: N/A

F. PARKING
1. PARKING SPACE FORMULA: N/A*
0 PARKING SPACES ARE PROVIDED ON–SITE*
*LOT IS VACANT

PER ZONING REPORT PREPARED BY MKASSOCIATES, INC. DATED JUNE 5, 2019

NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED AT THE CITY OF FREDERICKSBURG TAX ASSESSMENT GPIN 7769–77–5997 AND IS ZONED CH (COMMERCIAL HIGHWAY).
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF GCG BRISCOE I, LLC AND IS RECORDED IN INSTRUMENT NUMBER 2019–125 AMONG THE LAND RECORDS OF CITY OF FREDERICKSBURG, VIRGINA.
3. BOUNDARY INFORMATION AND NORTH MERIDIAN AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF FREDERICKSBURG, VIRGINIA AND IS THE RESULT OF A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. JUNE 27, 2019.
4. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO THE NATIONAL GEODETIC SURVEY MONUMENT DI6636 FALL HILL.
5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE AS IDENTIFIED AND ADDRESSED IN THE TITLE COMMITMENT, SCHEDULE B – SECTION II REVIEW.
6. THE SURVEYED PROPERTY AS SHOWN HEREON IS NOT IN A 100–YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN–SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY–PANEL NUMBER 5100650020C, EFFECTIVE DATE SEPTEMBER 9, 2007.
7. THE PLANIMETRIC FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
8. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
9. ALL EASEMENTS AND RIGHTS–OF–WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B – SECTION II OF THE COMMITMENT FOR TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
10. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
11. WITH RESPECT TO TABLE A, ITEM 16, THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE SITE IS UNDER CONSTRUCTION.

PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
GCG BRISCOE I, LLC
INSTRUMENT NUMBER 2019–125
CITY OF FREDERICKSBURG, VIRGINIA

SCALE: 1" = 30'
DATE: JULY 3, 2019

REVISION		
07/24/19	ADD TITLE COMMITMENT & ADDRESS ATTORNEY COMMENTS	

Bowman CONSULTING
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Herndon, VA 20171
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www.bowmanconsulting.com

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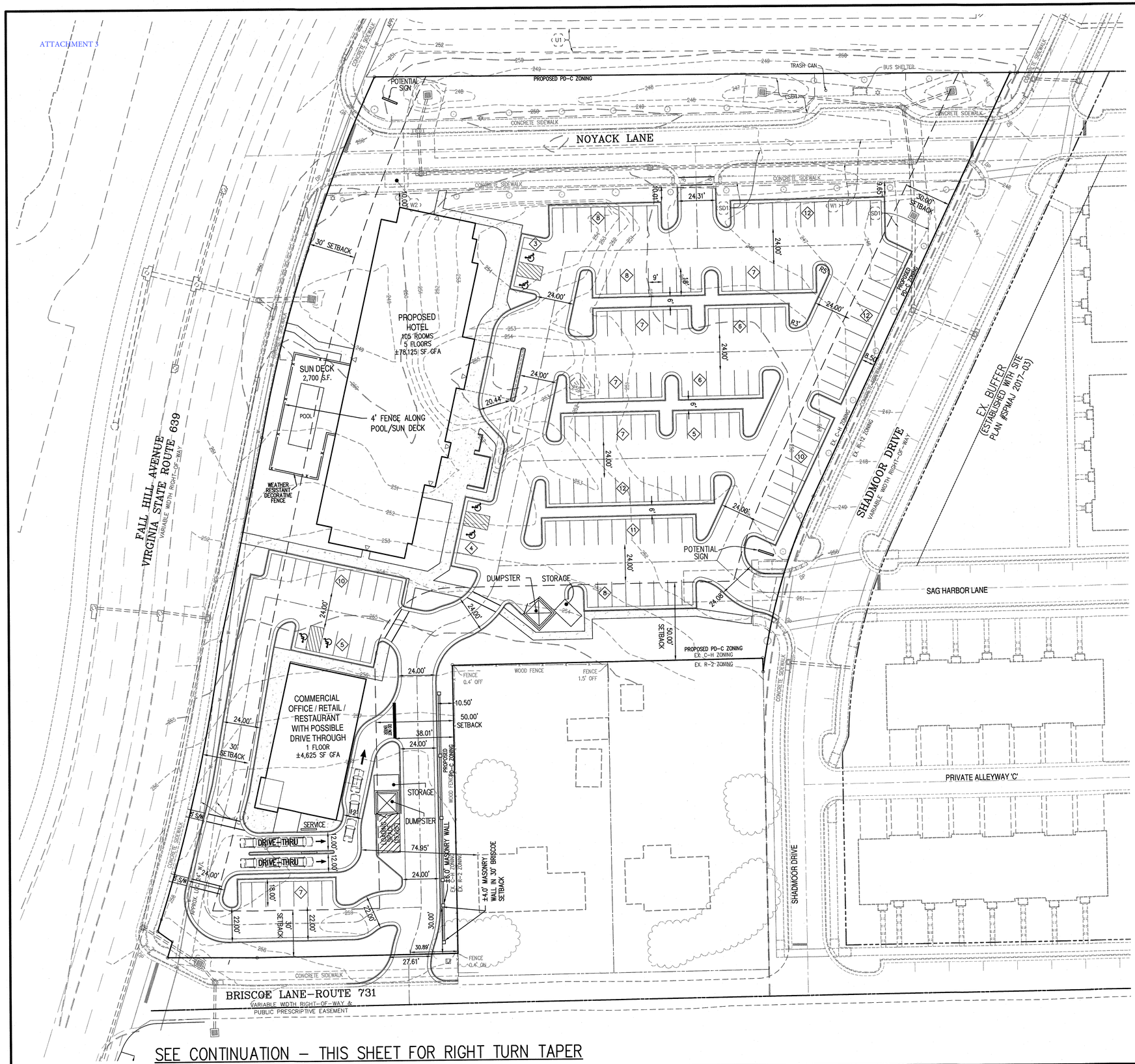
DWG: P:\140081 – Springhill Suites Hotel\140081-01-001 (SUR)\Survey\Plats\Boundary\140081-0-BP-001.dwg | BY: DJK | CHK: KDE | QC:
BCG PROJECT NO: 140081-01-001 | TASK: 00002 | COUNTY REF NO: | SHEET 1 OF 1

SHEET 3 OF 8

140081-D-BP-001

ATTACHMENT 3

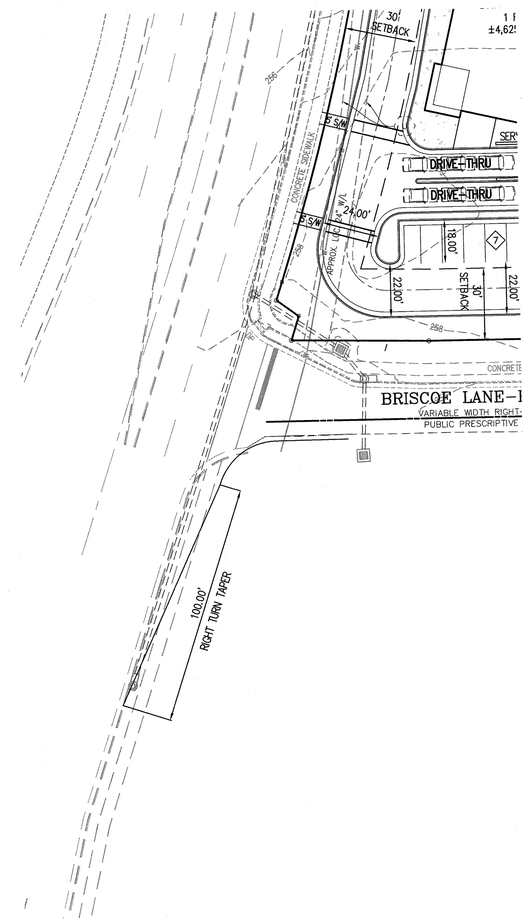


SEE CONTINUATION – THIS SHEET FOR RIGHT TURN TAPER

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. STREET LIGHTING REQUIREMENTS SHALL BE MET PER 72.-52.1.B.(7); THIS SHALL BE DEMONSTRATED WITH THE SITE PLAN.
3. BASED ON THE TURN LANE WARRANT ANALYSIS, CONSTRUCTION OF THE 100' TAPER FROM FALL HILL ONTO BRISCOE IS NOT REQUIRED UNTIL SITE PLAN APPROVAL FOR THE FAST FOOD USE IS SOUGHT.

SEE CONTINUATION – THIS SHEET



GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33. THE APPLICANT IS INTERESTED IN POTENTIAL COMMERCIAL OFFICE, RETAIL, RESTAURANT WITH POSSIBLE DRIVE THROUGH.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

Bowman CONSULTING

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© Bowman Consulting Group, Ltd.

SCHEMATIC PLAN
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

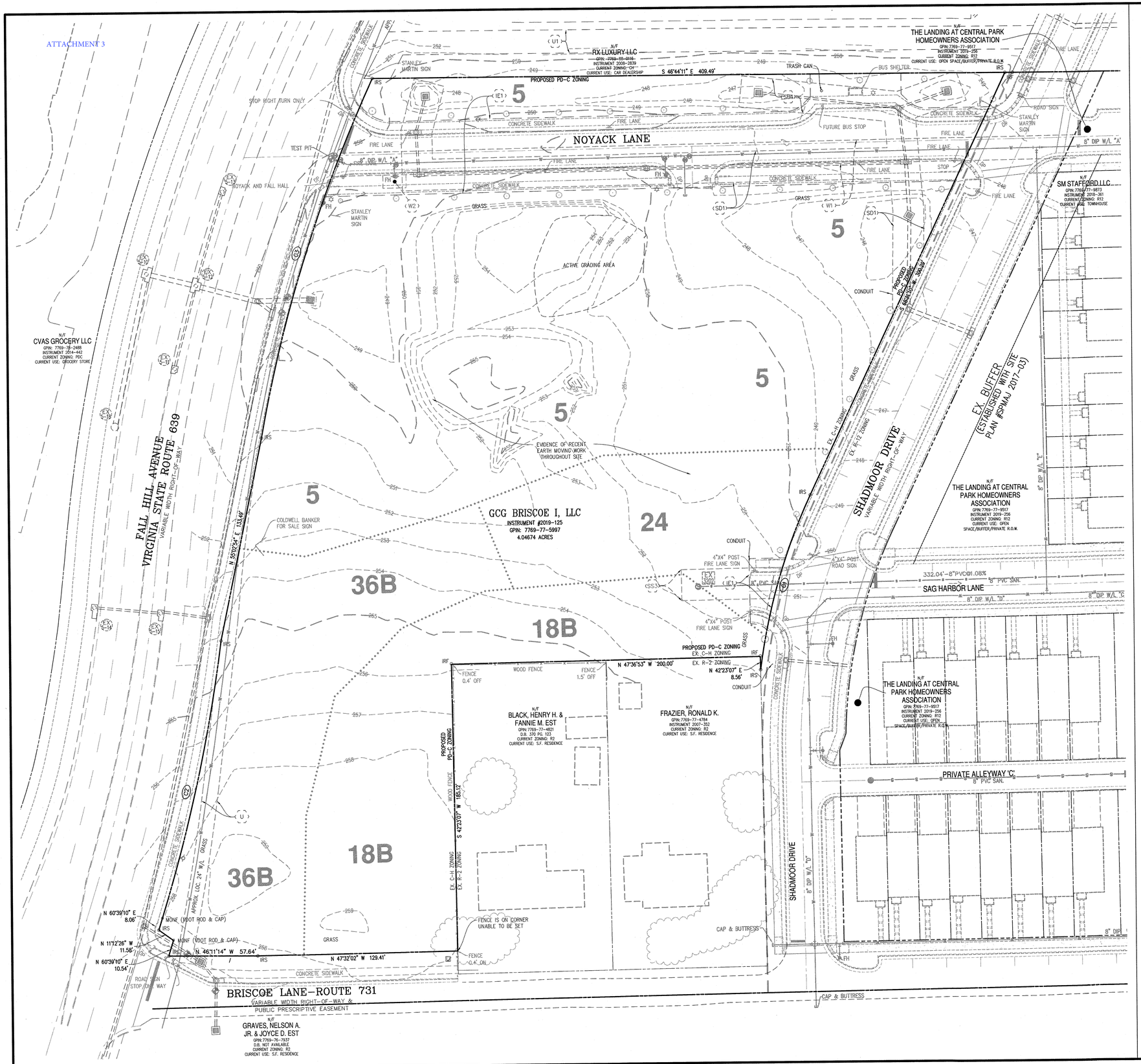
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 4 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\004-140081-D-ZP-001-SCHEMATIC PLAN.dwg

ATTACHMENT 3



NOTES

1. PREVIOUSLY IDENTIFIED ON-SITE WETLAND AREAS WERE IMPACTED/ REMOVED AS ALLOWED BY VIRGINIA WATER PROTECTION (VWP) GENERAL PERMIT WP4-17-1600; ISSUED DECEMBER 6, 2017. THEREFORE NO WETLAND AREAS REMAIN ON THE SITE AND NO FURTHER IMPACTS ARE PROPOSED.
2. PER CITY OF FREDERICKSBURG INFORMATION THE SITE HAS BEEN IDENTIFIED AS BEING WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT.
3. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0075B.
4. THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.
5. THERE ARE NO SLOPES IN EXCESS OF 20 PERCENT LOCATED ON THE SUBJECT PROPERTY.

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
5	AQUULTS, CLAYEY SUBSOIL
18B	EMPORIA SANDY LOAM
24	GOLDSBORO SANDY LOAM
36B	SAVANNAH SANDY LOAM

GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33.

GRAPHIC SCALE 1" = 30'

Bowman CONSULTING

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ENVIRONMENTAL ANAYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

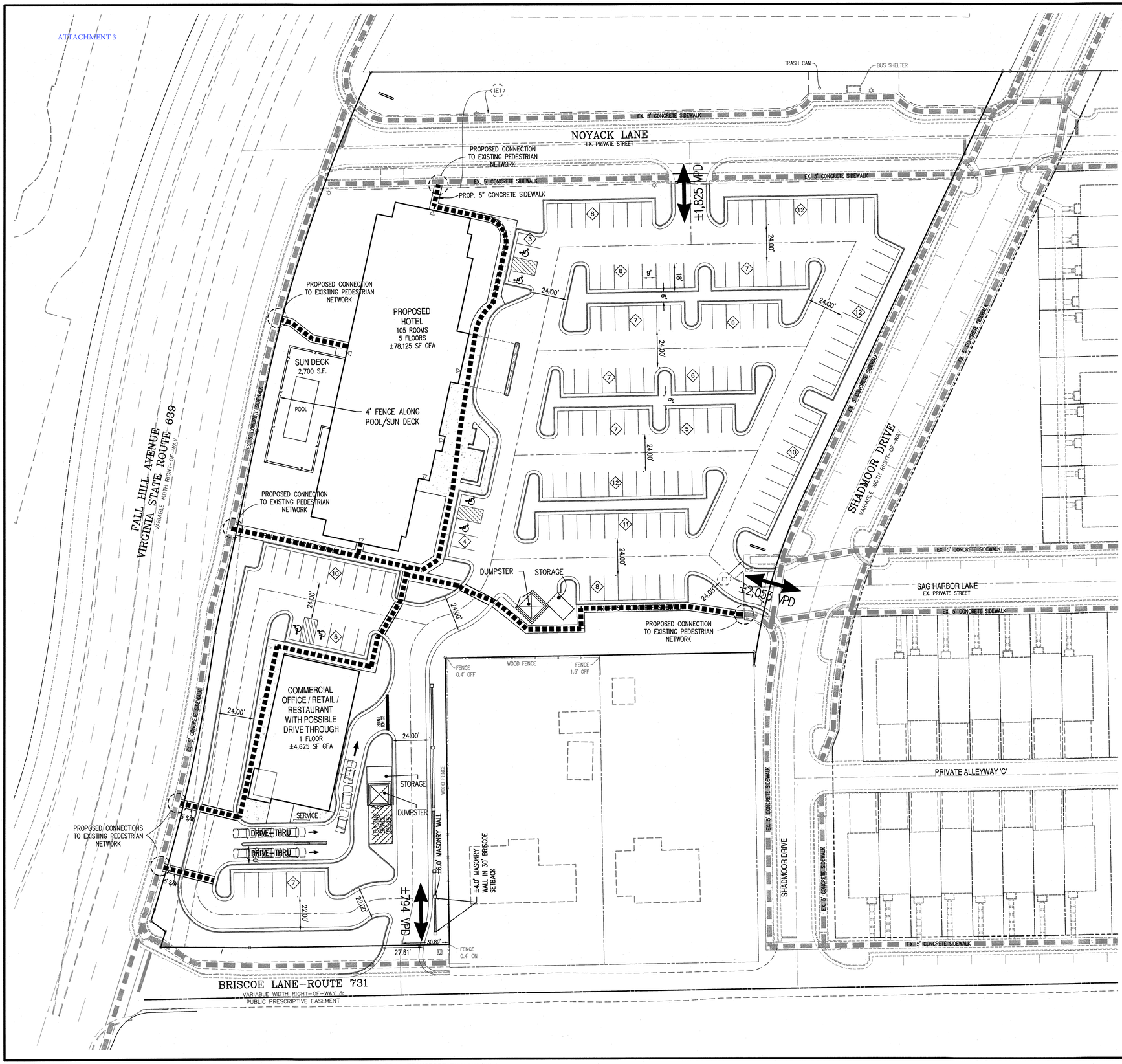
COMMONWEALTH OF VIRGINIA
WILLIAM S. PAYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 5 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\005-140081-D-ZP-001-ENVR ANALYSIS.dwg

ATTACHMENT 3



LEGEND

EXISTING PEDESTRIAN ROUTE

PROPOSED PEDESTRIAN FACILITIES/CONNECTIONS

±000 VPD — PROPOSED SITE ACCESS & ESTIMATED VPDs

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL SEWER AND WATER UTILITY LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.

GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

Bowman CONSULTING

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TRANSPORTATION ANALYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 6 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\006-140081-D-ZP-001-TRANSPORTATION ANALYSIS.dwg

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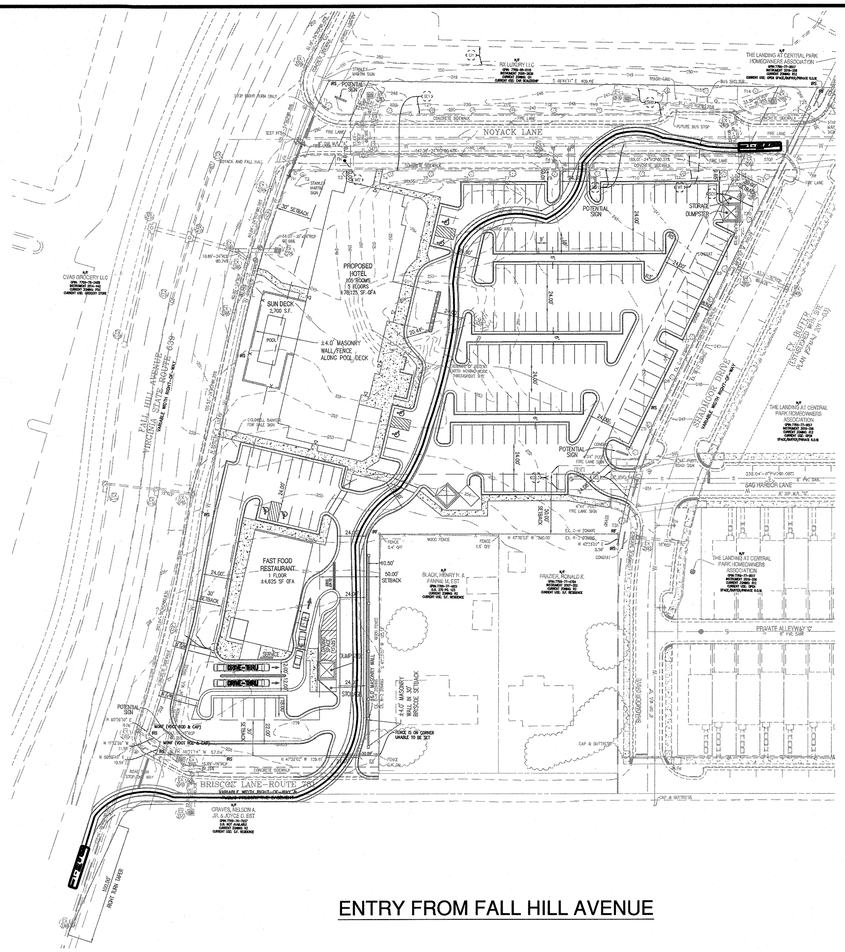
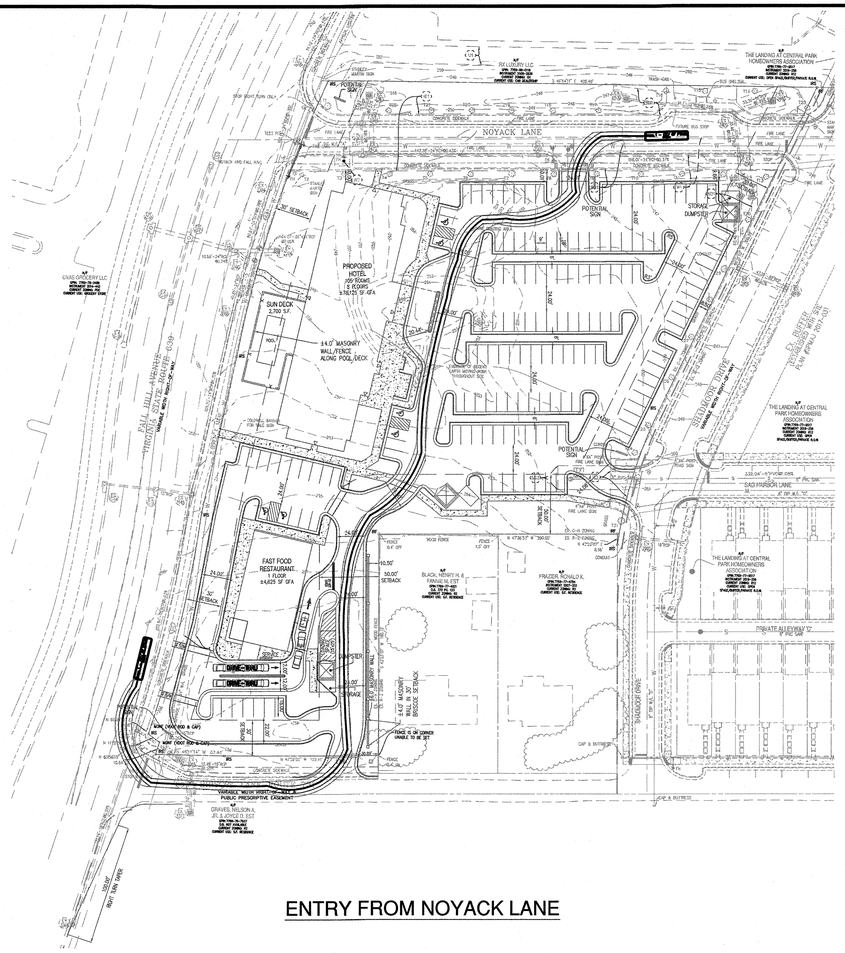


ENTRY FROM FALL HILL AVENUE



ENTRY FROM NOYACK LANE

LEGEND

CHASSIS ENVELOPE

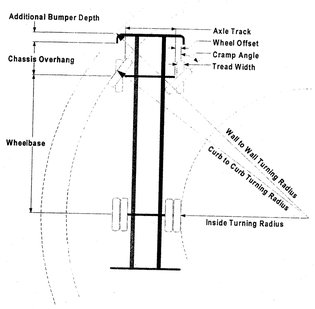
TIRE PATH

Pierce

Turning Performance Analysis

Tower 1

12/4/01



Parameters:

Inside Cramp Angle:	45.00 °
Axle Track:	81.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	22.00 in.
Wheelbase:	254.00 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 0 in.
Curb to Curb:	36 ft. 3 in.
Wall to Wall:	44 ft. 10 in.

Comments:

Aerial Application

Fredericksburg, VA

Components	PRIDE #	Description
Front Wheels	0019618	Wheels, Frt, Alum, Alcoa, 22.50" x 13.00" (425/445)
Front Tires	0031621	Tires, Michelin, 425/65R22.50 20 ply XZY tread
Chassis	0050220	Dash-2000 Chassis
Front Bumper	0012246	Bumper, 22" extended - all chassis'
Aerial Device	0022160	Aerial, 100' Pierce Platform

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

Reduce turning radius by 33% if vehicle is equipped with all-wheel steer.

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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FIRE TRUCK TURNING PATH
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V:

JOB No. 140081-01-001

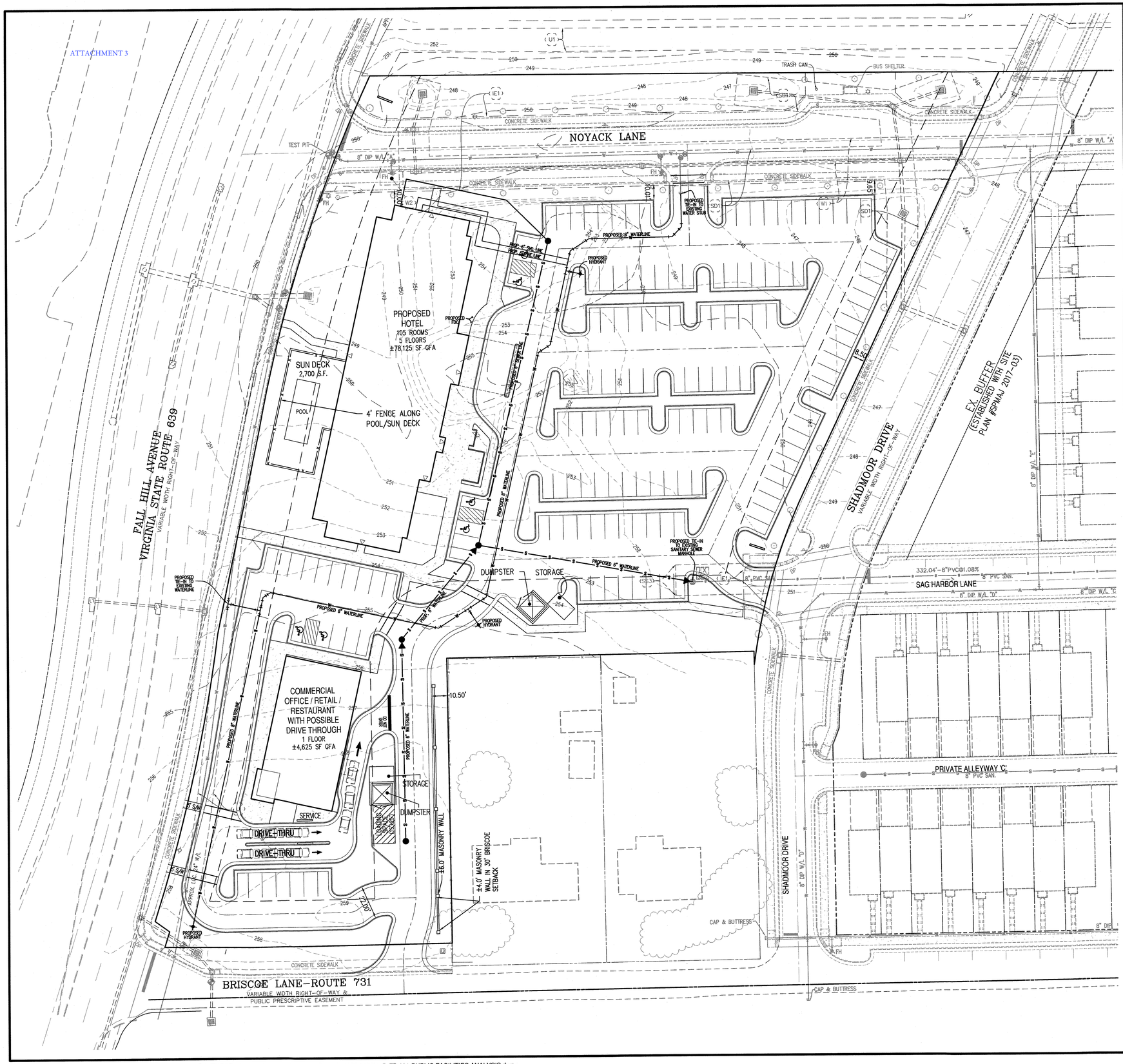
DATE : OCT 2019

FILE No. 140081-D-ZP-001

SHEET 6A OF 8

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\006A-140081-D-ZP-001-FIRE TRUCK TURNING.dwg

ATTACHMENT 3



LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATERLINE
- PROPOSED HYDRANT

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL SEWER AND WATER UTILITY LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. ALL UTILITY CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED BY THE CITY OF FREDERICKSBURG.
3. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC WATER SYSTEM. THE POTENTIAL CONNECTIONS WILL IMPROVE SYSTEM PRESSURE AND REDUNDANCY.
4. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC SANITARY SEWER SYSTEM. THE PROJECT WILL CONNECT TO AN EXISTING 8" SEWER MAIN LOCATED IN SAG HARBOR LANE AND THEN TIE INTO AN EXISTING 15" SEWER MAIN LOCATED ALONG INTERSTATE 95. ADDITIONAL STUDY MAY BE REQUIRED TO ASCERTAIN THE ADEQUACY OF CAPACITY AND OUTFALL.
5. STORMWATER AND BMP DESIGN WILL BE IN ACCORDANCE WITH ALL STATE AND CITY REQUIREMENTS. A STORM POND HAS BEEN CONSTRUCTED ADJACENT TO THE INTERSTATE 95 RIGHT-OF-WAY AS PART OF THE HAMPTONS-PHASE II (SITE PLAN #SPMAJ2017-03). THIS FACILITY WILL SERVE THE SITE TO HANDLE THE STORMWATER GENERATED BY THE PROPOSED PROJECT. ADDITIONAL STUDY WILL BE REQUIRED TO VERIFY THE ADEQUACY OF THE EXISTING POND.
6. SEE THE APPLICATION NARRATIVE FOR FURTHER DISCUSSION OF IMPACTS TO PUBLIC FACILITIES.

GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

Bowman CONSULTING

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PUBLIC FACILITIES ANALYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

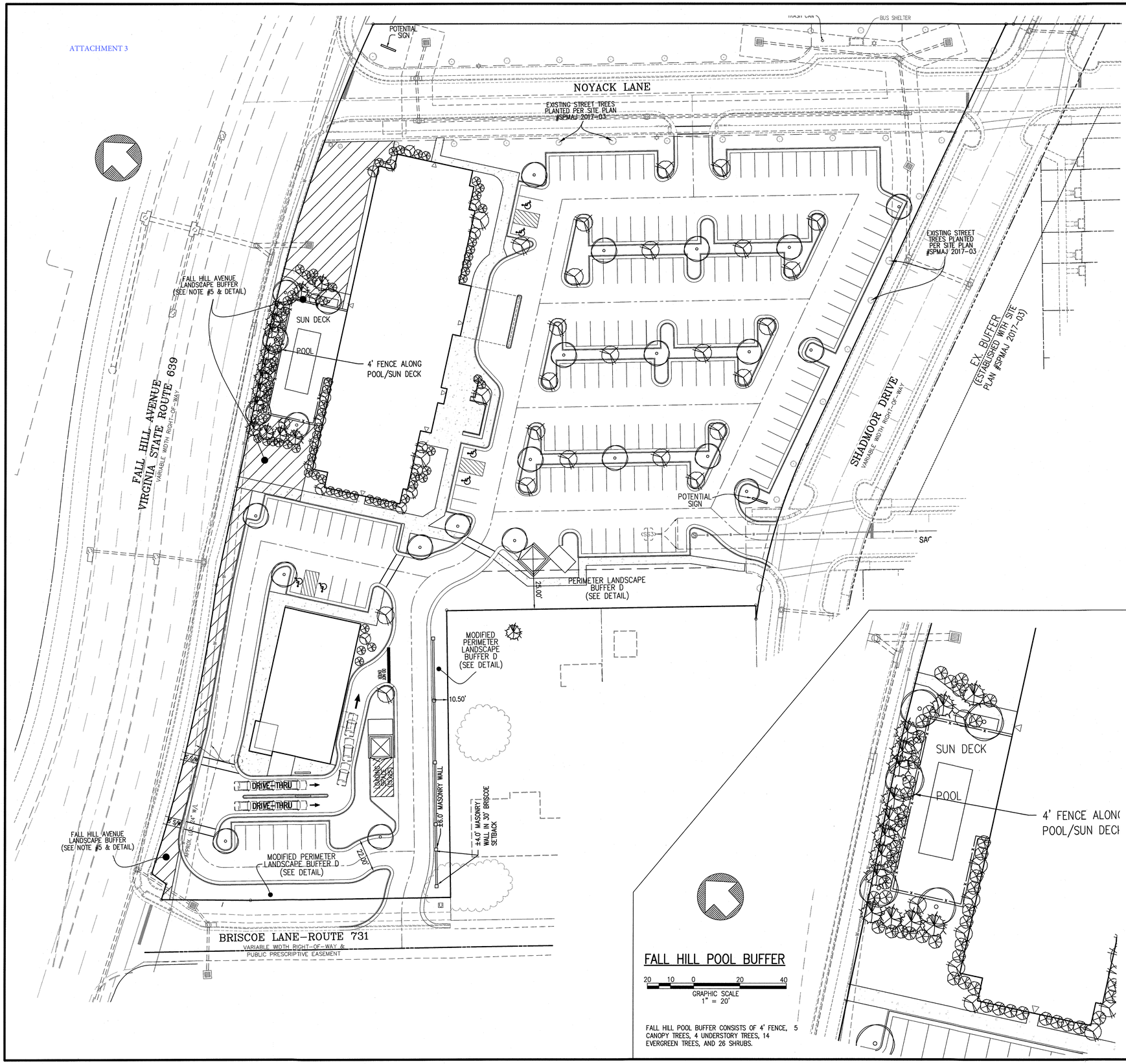
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 7 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\007-140081-D-ZP-001-PUBLIC FACILITIES ANALYSIS.dwg

ATTACHMENT 3



FALL HILL POOL BUFFER

20 10 0 20 40

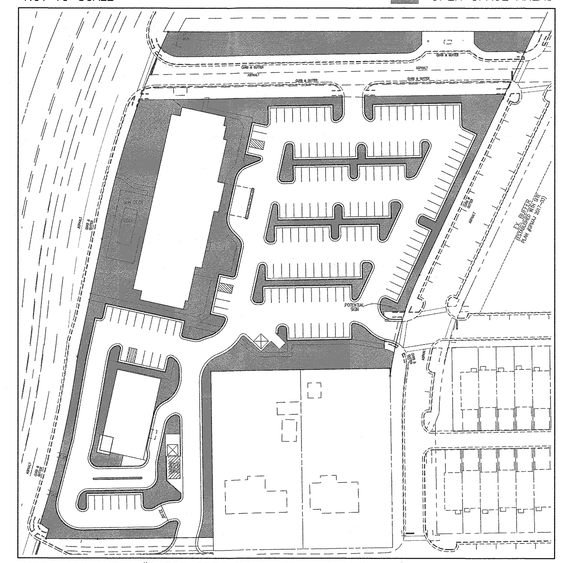
GRAPHIC SCALE
1" = 20'

FALL HILL POOL BUFFER CONSISTS OF 4' FENCE, 5 CANOPY TREES, 4 UNDERSTORY TREES, 14 EVERGREEN TREES, AND 26 SHRUBS.

PROPOSED OPEN SPACE

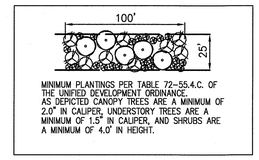
NOT TO SCALE

OPEN SPACE AREAS



NOTE: SEE SHEET #2 FOR OPEN SPACE CALCULATIONS.

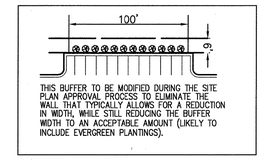
BUFFER TYPE "D" DETAIL



MINIMUM PLANTINGS PER TABLE 72-55.4.C. OF THE UNIFIED DEVELOPMENT ORDINANCE. AS DEPICTED CANOPY TREES ARE A MINIMUM OF 2.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 4.0' IN HEIGHT.

NOT TO SCALE

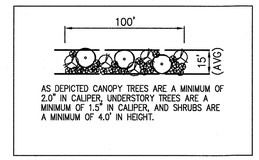
MODIFIED BUFFER TYPE "D" DETAIL



THIS BUFFER TO BE MODIFIED DURING THE SITE PLAN APPROVAL PROCESS TO ELIMINATE THE WALL THAT TYPICALLY ALLOWS FOR A REDUCTION IN WIDTH, WHILE STILL REDUCING THE BUFFER WIDTH TO AN ACCEPTABLE AMOUNT (LIKELY TO INCLUDE EVERGREEN PLANTINGS).

NOT TO SCALE

FALL HILL BUFFER DETAIL



AS DEPICTED CANOPY TREES ARE A MINIMUM OF 2.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 4.0' IN HEIGHT.

NOT TO SCALE

LANDSCAPING LEGEND

- CANOPY TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH SECTION 72-59 OF THE UDO. MORE SPECIFICALLY, NO SIGN SHALL BE ERECTED UNTIL A SIGN DESIGN PACKAGE HAS BEEN SUBMITTED AND APPROVED BY THE DEVELOPMENT ADMINISTRATOR IN ACCORDANCE WITH SECTION 72-59.6.C. OF THE UDO. ADDITIONAL SIGNS MAY BE PROPOSED IN THE FUTURE SUBJECT TO COMPLIANCE WITH THE UDO AND AN APPROVED SIGN DESIGN PACKAGE.
5. THE FALL HILL AVENUE BUFFER SHALL AVERAGE 15 FEET IN WIDTH WITH LANDSCAPING GENERALLY CONSISTING OF CANOPY TREES PLANTED THIRTY (30) FEET ON CENTER WITH A MINIMUM D.B.H. OF 2.0 INCHES. IN ADDITION, UNDERSTORY TREES SHALL BE PLANTED TWENTY (20) FEET ON CENTER WITH EIGHT (8) ORNAMENTAL SHRUBS PLANTED BETWEEN EACH THIRTY (30) TREE SECTION. IN AREAS WHERE THE BUFFER WIDTH IS LESS THAN THE MINIMUM AVERAGE THE PROPOSED LANDSCAPING MAY BE REDUCED.
6. STREET TREES, VEHICULAR USE AREA LANDSCAPING, FOUNDATION PLANTINGS FOR BOTH BUILDINGS, SCREENING, PERIMETER BUFFER, AND ANY ALTERNATIVE COMPLIANCE OR MODIFICATION OF PLANTINGS MEETING THE STANDARDS & REQUIREMENTS OF THE CITY'S UDO OR MODIFICATIONS THEREOF SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN. THIS INCLUDED ADDITIONAL PLANTINGS/SCREENING FOR THE POOL AND DECK AREA ALONG FALL HILL AVENUE.

Bowman CONSULTING

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CONCEPTUAL LANDSCAPING PLAN
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

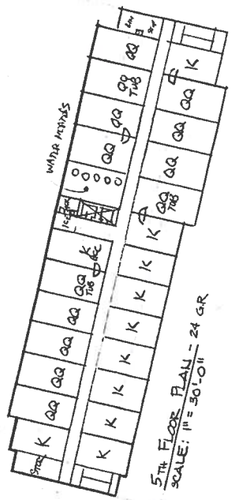
COMMONWEALTH OF VIRGINIA
WILLIAM S. FYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

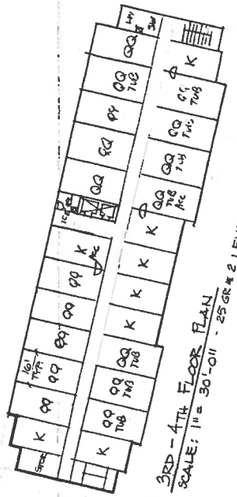
DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 8 OF 8		

Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\008-140081-D-ZP-001-CONCEPTUAL LANDSCAPING PLAN.dwg

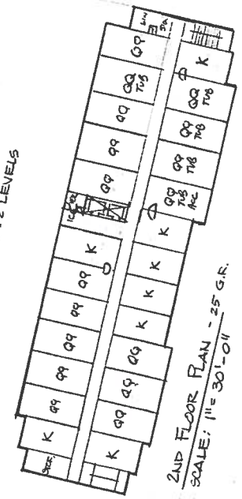
ATTACHMENT 3



5TH FLOOR PLAN - 24 G.R.
SCALE: 1" = 30'-0"



3RD - 4TH FLOOR PLAN
SCALE: 1" = 30'-0" - 25 GR x 2 LEVELS



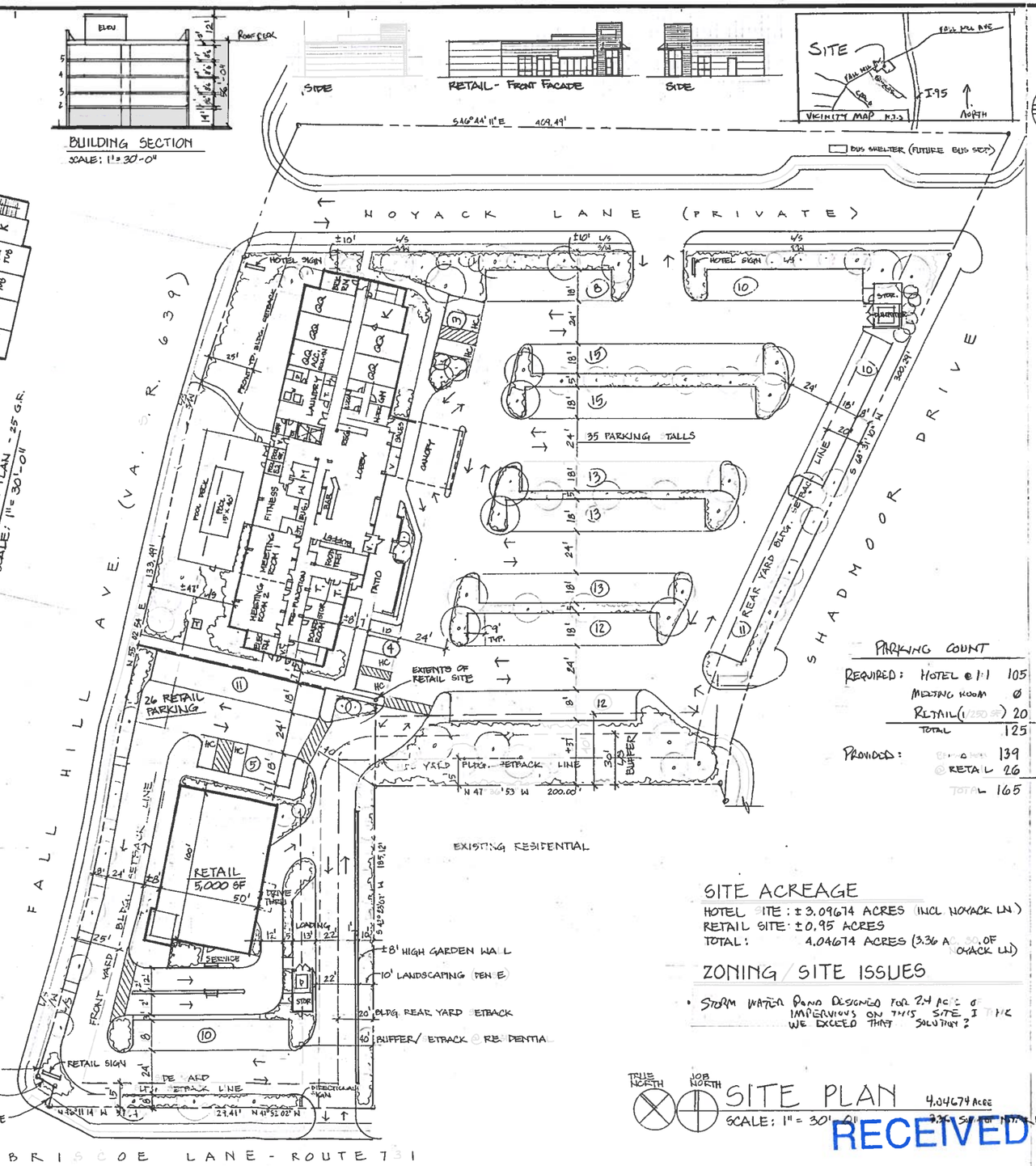
2ND FLOOR PLAN - 25 G.R.
SCALE: 1" = 30'-0"

BUILDING SECTION
SCALE: 1" = 30'-0"

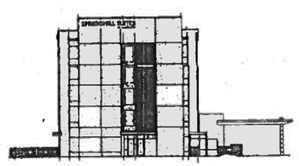
SIDE

RETAIL - FRONT FACADE

SIDE



GUESTROOM MIX SUMMARY						
FLOOR	KING	KING ACC	Q/Q	Q/Q TUB	QQ ACC	TOTAL
5	10	1	10	3	—	24
4	7	1	9	7	1	25
3	7	1	9	7	1	25
2	8	—	12	4	1	25
1	1	—	4	—	1	6
	33	3	44	21	4	105
	36 KING		69 QQ			
	34% K		66% QQ			



SIDE ELEVATION (NORTH)
SCALE: 1" = 30'-0"

MAIN ENTRANCE ELEVATION (EAST)
SCALE: 1" = 30'-0"

FALL HILL AVE. ELEVATION (WEST)
SCALE: 1" = 30'-0"

PARKING COUNT

REQUIRED:	HOTEL @ 1:1	105
	MEETING ROOM	Ø
	RETAIL (1/250 SF)	20
	TOTAL	125
PROVIDED:	[illegible]	139
	@ RETAIL	26
	TOTAL	165

SITE ACREAGE

HOTEL SITE: ± 3.09674 ACRES (INCL NOYACK LN)
RETAIL SITE: ± 0.95 ACRES
TOTAL: 4.04674 ACRES (3.36 AC. SO. OF NOYACK LN)

ZONING / SITE ISSUES

- STORM WATER POND DESIGNED FOR 2.4 ACRE OF IMPERVIOUS ON THIS SITE. I THINK WE EXCEED THAT SOLUTION?

TRUE NORTH JOB NORTH

SITE PLAN 4.04674 ACRE
SCALE: 1" = 30'-0"

RECEIVED
DEC 13 2019
BY:

ROBERT W. PONDER ARCHITECT
3140 Lakeview Drive
Duluth GA 30096
770-833-2915
770-440-8861 fax

THIS DRAWING IS PRELIMINARY, AND NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

No.	Date	Revision

Owner:

Project:
SPRINGHILL SUITES & RETAIL CENTER
FREDERICKSBURG, VA.

SCHEMATIC
SITE PLAN, FLOOR PLANS, BLDG. SECTION, ELEVATIONS

SCALE: 1" = 30'

job no.: 17021
date: 11/12/19
by: CGP & RWP
app:
file name:
sheet no.: C1

2018 COPYRIGHT - ROBERT W. PONDER ARCHITECT

ATTACHMENT 3

ATTACHMENT 3

ATTACHMENT 3

ATTACHMENT 3

ATTACHMENT 3

ATTACHMENT 4

Bowman CONSULTING

Memorandum

To: James Newman, AICP, CZO

Fredericksburg Zoning Administrator

From: Carlos G. Garcia, P.E.

Date: 01/22/2020

Re: SpringHill Suites Development – Right-Turn Lane Warrant Analysis

---

The purpose for this memorandum is to provide an addendum/supplemental analysis to the Traffic Impact Analysis prepared for the SpringHill Suites Hotel dated October 30th, 2019.

The City requested Bowman to re-evaluate the site trip distribution for the proposed 3,500 SF Fast Food with a Drive-Through Restaurant. The revised trip distribution redirected eastbound traffic from Noble Way to Briscoe Lane. Bowman prepared and submitted the revised site trip distribution on January 9th, 2019. The City approved the new distribution on January 10th, 2019. The new distribution figures and the approval from the City are attached to this memorandum.

The City also requested the preparation of a right-turn lane warrant analysis for eastbound vehicles turning right from Fall Hill Avenue into Briscoe Lane and the evaluation for the need of an acceleration lane for vehicles turning from Briscoe Lane into Fall Hill Avenue.

In order to address the City's concerns, Bowman prepared a right turn lane warrant analysis in accordance with the criteria established in Appendix F of VDOT's Roadway Design Manual. The following two scenarios were evaluated:

- 2035 Buildout development without the proposed Fast Food with a Drive-Through Restaurant.
- 2035 Buildout development with the proposed Fast Food with a Drive-Through Restaurant.

The site trips for the proposed Fast Food with a Drive-Through Restaurant were developed based on the revised site trip distribution approved by the City. See **Figures 1 and 3.**

2035 Buildout development without Fast Food with a Drive-Through Restaurant

Based on the overall trip generation for the development, it is anticipated that during the 2035 Build conditions volumes the Springhill Development (not including the Fast Food with Drive-Through Restaurant) would generate the following traffic volumes on Briscoe Lane: 9 morning peak trips (2 inbound trips and 7 outbound trips), and 11 evening trips (7 inbound trips and 4 outbound trips). Considering the updated trip distribution and 2035 No Build volumes, **Figure 1** depicts the total trip volumes along Briscoe Lane.

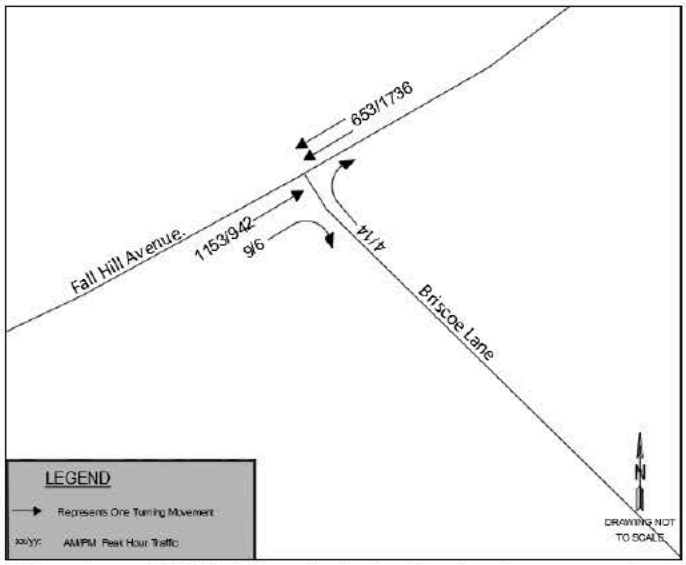


Figure 1. Anticipated Briscoe Lane 2035 Build out (w/o the fast food restaurant) peak hour traffic volumes

Right Turn Lane Warrant Analysis

The forecasted right turn volumes depicted on **Figure 1** were evaluated to determine the need for the installation of an eastbound right-turn lane along Fall Hill Avenue to access Briscoe Lane for the 2035 Build out without the fast food and drive-through restaurant conditions.

Figure 2 has been extracted from the VDOT Access Management Design Standards for Entrances and Intersections (VDOT's Roadway Design Manual – Appendix F). This figure outlines the traffic volumes required to satisfy a right turn lane warrant at an intersection.

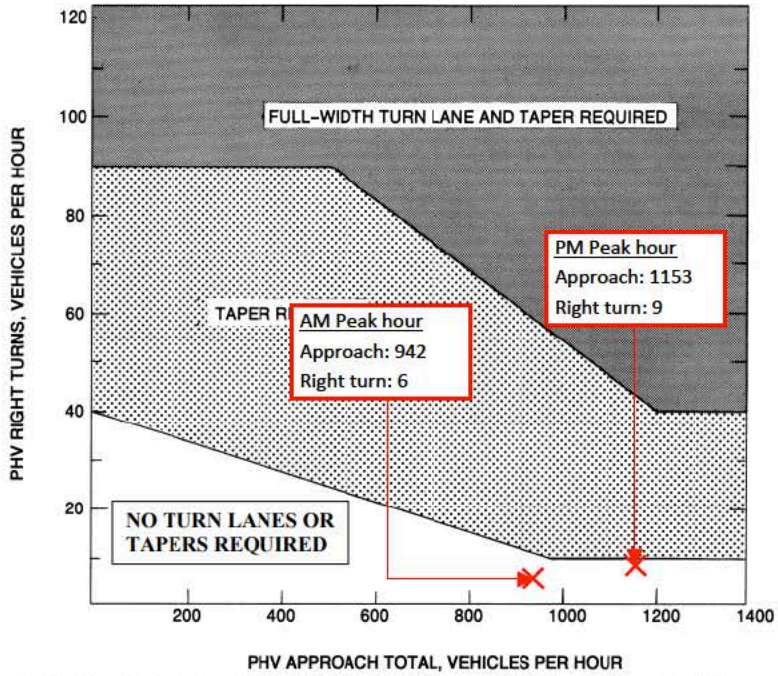


Figure 2. VDOT Right Turn Lane Evaluation Warrant without Fast Food Restaurant

The anticipated right turn volumes as well as the total approach volumes are depicted graphically in **Figure 2.** Based on the criteria from Appendix F, the threshold for a taper is not met during the morning and evening peak hours. Therefore, a right-turn lane and/or taper are not required for the right turn movement from Fall Hill Avenue into Briscoe Lane.

2035 Buildout development with a Drive-Through Restaurant

Based on the overall trip generation for the development, it is anticipated that during the 2035 Build conditions volumes the Springhill development (including the Fast Food with Drive-Through Restaurant) would generate the following additional traffic volumes on Briscoe Lane: 57 morning peak trips (31 inbound trips and 26 outbound trips), and 50 evening trips (31 inbound trips and 19 outbound trips). Considering the updated trip distribution and 2035 No Build volumes, **Figure 3** depicts the total trip volumes along Briscoe Lane.

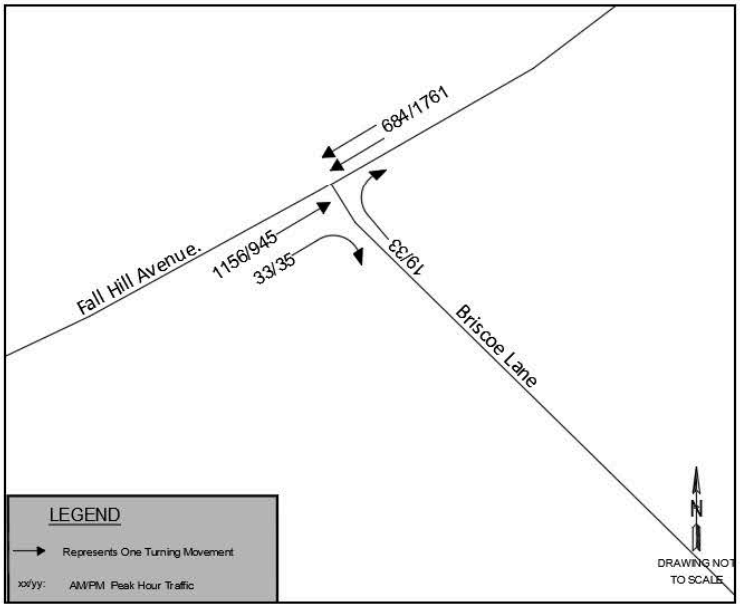


Figure 3. Anticipated Briscoe Lane 2035 Build out (including a fast food with drive-through Restaurant peak hour traffic volumes

Right Turn Lane Warrant Analysis

The forecasted right turn volumes depicted above were evaluated to determine the need for the installation of an eastbound right-turn lane along Fall Hill Avenue to access Briscoe Lane.

Figure 4 has been extracted from the VDOT Access Management Design Standards for Entrances and Intersections (VDOT's Roadway Design Manual – Appendix F). This figure outlines the traffic volumes required to satisfy a right turn lane warrant at an intersection.

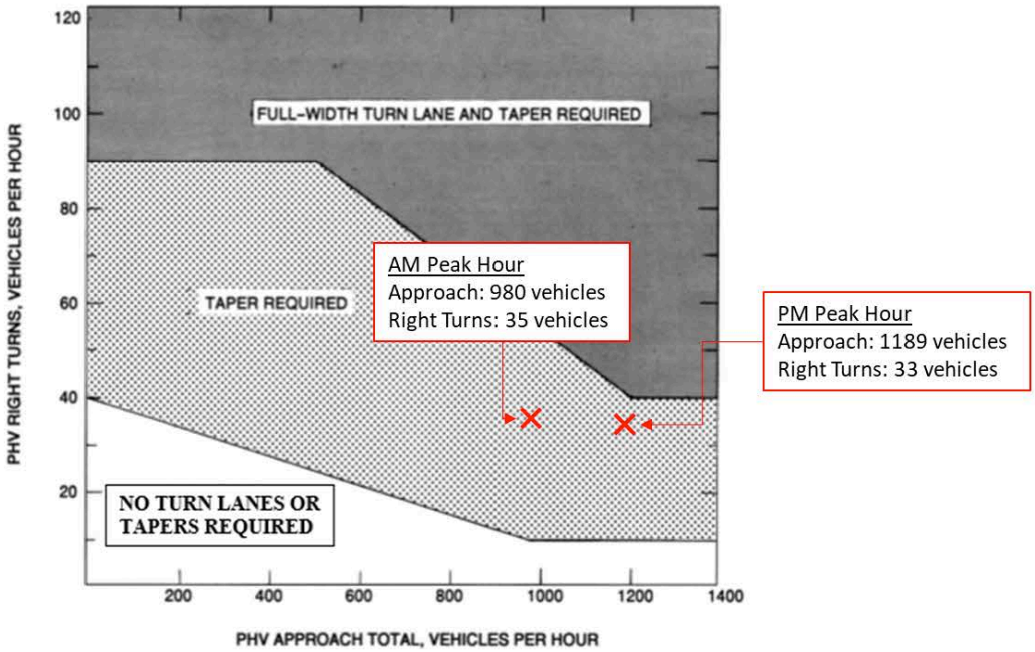


Figure 4. VDOT Right Turn Lane Evaluation Warrant with Fast Food Restaurant

As shown in **Figure 4**, the eastbound right turning movements at the intersection of Fall Hill Avenue and Briscoe Lane do not meet the criteria for the installation of a right turn lane. The installation of a right turn lane is not warranted during the morning and evening peak hours. However, the threshold for the installation of a taper is met.

Acceleration Lane Evaluation

Bowman also evaluated the need for the installation of an acceleration lane on Fall Hill Avenue for vehicles turning right from Briscoe Lane into Fall Hill Avenue. Bowman considered the following:

- *Levels of Service:* The levels of service along Fall Hill Avenue are expected to be acceptable (LOS A) and levels of service on Briscoe Lane are expected to be acceptable (LOS C or better). These results indicate that there are adequate gaps for vehicles entering the system from Briscoe Lane.

- *Available Gaps:* There are two traffic signals that meter and control traffic along Fall Hill Avenue. The traffic signal on Gordon W. Shelton Blvd is located approximately 285 feet west of Briscoe Lane; the traffic signal on Noble way is located approximately 1,175 feet east of Briscoe Lane. These two signalized intersections generate adequate gaps for vehicles to enter Fall Hill Avenue. Furthermore, they alert the drivers to be cautious due to the traffic signal operation changes throughout the day.

- *Stopping Sight Distance*: The available stopping sight distance exceeds the minimum required for a 35 MPH roadway which is 250 feet (See **Figure 5)**.

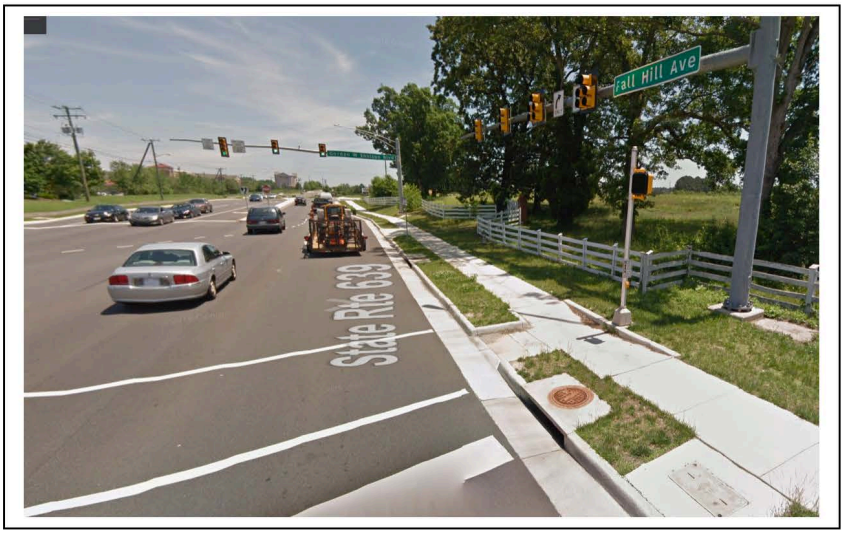


Figure 5. Sight view from adjacent signalized intersection at Gordon W. Shelton Blvd.

Based on the items listed in this memorandum, it is our opinion that an acceleration lane on Fall Hill Avenue is not needed for the anticipated traffic volumes turning right from Briscoe Lane.

Conclusions

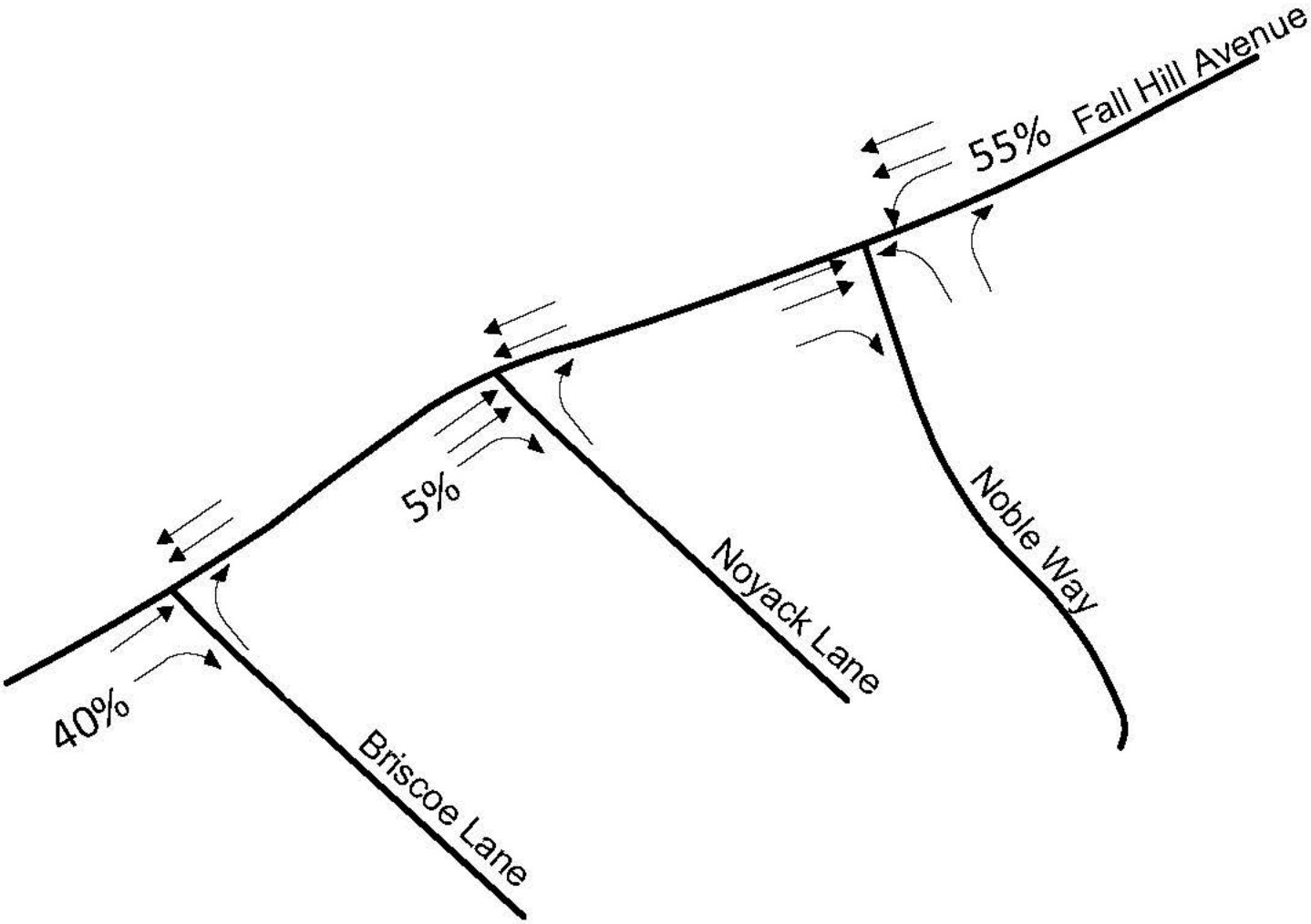
- The installation of a right turn lane and/or taper is not required at the eastbound approach of the intersection of Fall Hill Avenue/Briscoe Lane without the proposed Fast Food with Drive-through Restaurant.

- The installation of a taper is required at the eastbound approach of the intersection of Fall Hill Avenue/Briscoe Lane with the proposed Fast Food with Drive-through Restaurant.

- The installation of an acceleration lane on Fall Hill Avenue is not needed for the anticipated traffic volumes turning right from Briscoe Lane.

FALL HILL AVENUE BETWEEN NOBLE WAY AND BRISCOE LANE

*Percentages derived from 2016 traffic volume counts



LEGEND

→ Represents One Travel Lane

xx(xx): Average Daily Traffic AM/PM

N

Bowman CONSULTING

Fast-Food Entering Trip Distribution
SpringHill Suites Hotel TIA
City of Fredericksburg, Virginia

FIGURE 1

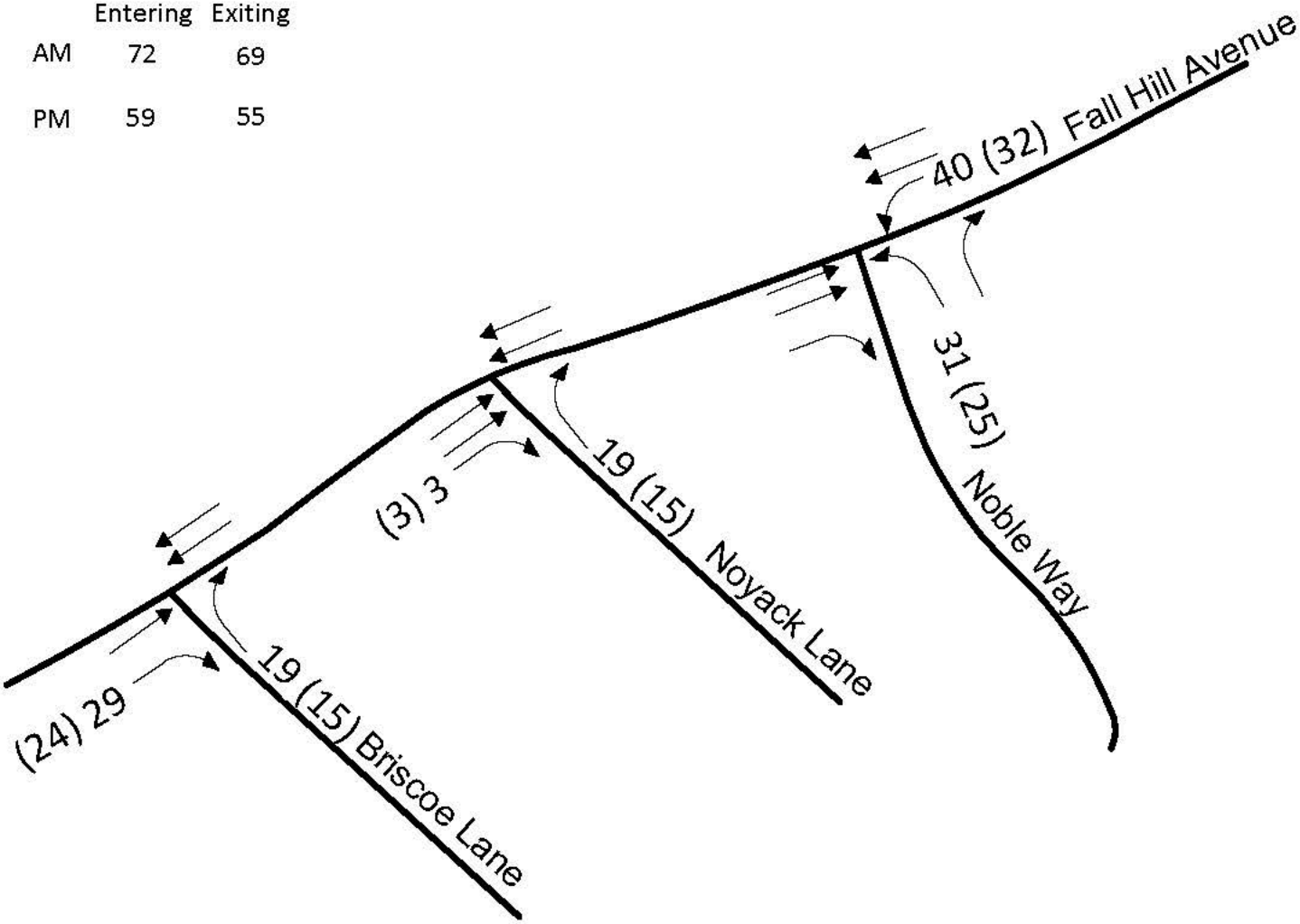
Job #140081-01-002

NOT TO SCALE

FALL HILL AVENUE BETWEEN NOBLE WAY AND BRISCOE LANE

Projected Trip Generation

	Entering	Exiting
AM	72	69
PM	59	55



LEGEND

→ Represents One Travel Lane

xx(xx): Average Daily Traffic AM/PM

N

Bowman CONSULTING

Forecasted Fast-Food Trips
SpringHill Suites Hotel TIA
City of Fredericksburg, Virginia

FIGURE 2

Job #140081-01-002

NOT TO SCALE

ATTACHMENT 4

From: James D. Newman
To: Bill Pyle; Carlos Garcia; Michael Young
Cc: Charlie Payne; Troy A. Knecht; Michael J. Craig; Mark King; Erik Nelson; Bassam Amin; Doug Fawcett; Ara M. Kervandjian; Charles R. Johnston
Subject: RE: Traffic Impact Analysis for Springhill Suites
Date: Friday, January 10, 2020 4:27:13 PM
Attachments: image003.png
image004.png
image005.png

Good afternoon,

The percentage assignments that you sent us regarding development for Springhill Suites are acceptable. Please submit a revised right turn warrant analysis regarding Briscoe Lane with traffic making a right turn from Fall Hill Avenue, and check if an acceleration lane is needed for traffic making a right turn from Briscoe Lane on to Fall Hill Avenue. Thank you.

James Newman, AICP, CZO
Fredericksburg Zoning Administrator
540-372-1179 Ext 231

DISCLAIMER: Information contained in this e-mail does not take the place of a written zoning determination and is not intended to be an official zoning decision. To obtain an official written zoning decision, contact the Zoning Administrator for more information.

From: Bill Pyle [mailto:bpyle@bowmanconsulting.com]
Sent: Thursday, January 09, 2020 12:40 PM
To: Carlos Garcia; James D. Newman; Michael Young
Cc: Charlie Payne; Troy A. Knecht; Michael J. Craig; Mark King; Erik Nelson; Bassam Amin; Doug Fawcett; Ara M. Kervandjian
Subject: [EXTERNAL] RE: Traffic Impact Analysis for Springhill Suites

Carlos, Mike –

Per the discussions at TRC, Mike and James and Bassam will review all this and the percentage assignments and get back to you on
those so you can check the right turn lane warrants. One thing that came up after we got off the phone, if we do trip the right turn
lane warrants, what happens if we take the fast food out from the warrant (by delaying construction/OP of the fast food until there
is a turn lane if it's warranted), will the retail or other commercial use, and the hotel, trigger the turn lane without the fast food,
and maybe they phase the construction? Something to check when we hear back from them and if we trigger the turn lane…

thanks,

ATTACHMENT 4

Bill

Bill Pyle, P.E. | Bowman Consulting

From: Carlos Garcia <cgarcia@bowmanconsulting.com>
Sent: Thursday, January 9, 2020 9:51 AM
To: James D. Newman <jdnewman@fredericksburgva.gov>; Michael Young <myoung@bowmanconsulting.com>
Cc: Bill Pyle <bpyle@bowmanconsulting.com>; Charlie Payne <cpayne@hirschlerlaw.com>; Troy A. Knecht <troyk@primecorefund.com>; Michael J. Craig <mjcraig@fredericksburgva.gov>; Mark King <mking@bowmanconsulting.com>; Erik Nelson <enelson@fredericksburgva.gov>; Bassam Amin <bamin@fredericksburgva.gov>; Doug Fawcett <dfawcett@fredericksburgva.gov>
Subject: RE: Traffic Impact Analysis for Springhill Suites

As requested, we are sending you the inserts from the TIA pertinent to the evaluation at Noble Way.

Intersection of Fall Hill Avenue and Noble Way

Based on the results of the capacity analysis during the morning peak hour, the intersection of Fall Hill Avenue and Noble Way is projected to operate at an acceptable overall level of service "A" during both the No Build and Build Conditions, with an increase in overall delay of 2.9 seconds.

All turning movements and approaches are projected to operate at a level of service "C" or better during both the No Build and Build Conditions.

The queue results from SimTraffic do not appear to exceed the available storage for the auxiliary lanes. The capacity results are summarized in **Table 3.**

Table 3. 2035 AM Peak Hour Capacity Analysis – Fall Hill Avenue and Noble Way

INTERSECTION			AM Peak (No Build) Conditions			AM Peak (Build) Conditions		
	Approach	Movement	DELAY (S)	LOS	95th % Queue (ft)*	DELAY (S)	LOS	95th % Queue (ft)*
Intersection #1: Fall Hill Avenue and Noble Way (2035 No Build Conditions vs. 2035 Build Conditions)	WB	L	24.2	C	40	20.4	C	65
		R	20.8	C	22	23.5	C	50
		Approach	23.2	C	--	22.0	C	--
	NB	T	1.8	A	56	4.0	A	89
		R	1.2	A	17	2.6	A	29
		Approach	1.8	A	--	3.9	A	--
	SB	L	2.2	A	32	5.5	A	46
		T	1.5	A	52	3.2	A	80
		Approach	1.5	A	--	3.3	A	--
	OVERALL		2.1	A	--	5.0	A	--

*Extracted from SimTraffic simulation software

Based on the results of the capacity analysis during the evening peak hour, the intersection of Fall Hill Avenue and Noble Way is projected to operate at an acceptable overall level of service "A" during both the No Build and Build Conditions, with an increase in overall delay of 3.5 seconds.

All turning movements and approaches are projected to operate at a level of service "C" or better during both the No Build and Build Conditions.

The queue results from SimTraffic do not appear to exceed the available storage for the auxiliary lanes. The capacity results are summarized in **Table 4.**

ATTACHMENT 4

Table 4. 2035 PM Peak Hour Capacity Analysis – Fall Hill Avenue and Noble Way

INTERSECTION			PM Peak (No Build) Conditions			PM Peak (Build) Conditions		
	Approach	Movement	DELAY (S)	LOS	95th % Queue (ft)*	DELAY (S)	LOS	95th % Queue (ft)*
Intersection #1: Fall Hill Avenue and Noble Way (2035 No Build Conditions vs. 2035 Build Conditions)	WB	L	31.8	C	52	20.5	C	66
		R	32.2	C	39	21.9	C	43
		Approach	32.0	C	--	21.1	C	--
	NB	T	1.8	A	80	4.6	A	105
		R	1.0	A	16	2.6	A	24
		Approach	1.8	A	--	4.5	A	--
	SB	L	2.3	A	31	8.4	A	41
		T	3.0	A	154	7.2	A	118
		Approach	3.0	A	--	7.3	A	--
	OVERALL		3.2	A	--	6.7	A	--

*Extracted from SimTraffic simulation software

We hope you find this information helpful.

Please let us know if you have any questions.

Thanks

Carlos G. Garcia, PE
Principal - Director of Transportation
Bowman Consulting

3951 Westerre Parkway, Suite 150, Richmond, VA 23233
direct: 804.616.3247| | mobile: 804.698.9953
cgarcia@bowmanconsulting.com | bowmanconsulting.com |

— Go Green! Please consider the environment before printing this email.

From: James D. Newman <jdnewman@fredericksburgva.gov>
Sent: Wednesday, January 8, 2020 3:48 PM
To: Michael Young <myoung@bowmanconsulting.com>
Cc: Bill Pyle <bpyle@bowmanconsulting.com>; Charlie Payne <cpayne@hirschlerlaw.com>; Troy A. Knecht <troyk@primecorefund.com>; Carlos Garcia <cgarcia@bowmanconsulting.com>; Michael J. Craig <mjcraig@fredericksburgva.gov>; Mark King <mking@bowmanconsulting.com>; Erik Nelson <enelson@fredericksburgva.gov>; Bassam Amin <bamin@fredericksburgva.gov>; Doug Fawcett <dfawcett@fredericksburgva.gov>
Subject: RE: Traffic Impact Analysis for Springhill Suites

Good afternoon Mr. Young,

Thank you for the information. The previous TIA for the site did not envision traffic on Briscoe because the development did not connect directly to Briscoe. Since the new use (fast food restaurant) does connect to Briscoe, we'll need to have updated traffic figures. Please calibrate the TIA for this project to reflect the new use and entrance onto Briscoe by proposing revised trip distribution and assignment percentages for the fast food use. We can discuss this tomorrow morning at the Technical Review Committee. Once new percentages have been agreed upon, an updated right-turn lane warrant analysis can be performed for Briscoe Lane.

ATTACHMENT 4

James Newman, AICP, CZO
Fredericksburg Zoning Administrator
540-372-1179 Ext 231

DISCLAIMER: Information contained in this e-mail does not take the place of a written zoning determination and is not intended to be an official zoning decision. To obtain an official written zoning decision, contact the Zoning Administrator for more information.

From: Michael Young [mailto:myoung@bowmanconsulting.com]
Sent: Wednesday, January 08, 2020 9:24 AM
To: James D. Newman
Cc: Bill Pyle; Charlie Payne; Troy A. Knecht; Carlos Garcia; Michael J. Craig; Mark King
Subject: [EXTERNAL] RE: Traffic Impact Analysis for Springhill Suites

Good morning Mr. Newman,

I am contacting you to follow up regarding your concerns/comments for the TIA submitted for the proposed SpringHill Suites development (we received your comments via email on 01/02/2020).

We would like to provide additional clarification since the project and the preparation of the traffic impact analysis was prepared in coordination with the City.

The traffic impact analysis was developed as an update to the approved traffic impact analysis for the old site. Mr. Craig in his e-mail dated 9/24/19 provided the following guidance (the e-mail is included in Appendix B of the current TIA and it is also attached to this e-mail for your reference):

"After discussion with Transportation and Public Works, please update the Traffic impact Analysis Study for The Hamptons Phase II (attached to this e-mail). The update will entail changing the land use designations for the site from 20,300 square feet of Auto Sales space to a 106 room hotel and 3,500 square feet of fast food with a drive through, recalibrating infrastructure warrants, recalibrating level of service analysis at the intersections, and adding a turn / queuing warrant analysis at the site entrance of Shadmoor Drive."

Based on the City's guidance, the parameters and assumptions contained in the approved TIA were unchanged for this submission. The land use designation was adjusted, the warrants and levels of service were recalibrated, and the turn lane warrants were added to the site entrance on Shadmoor Drive (including the queue evaluation) as requested/directed by the City.

The trip distribution in question follows the parameters set fort in the original study. As such, we tried to clarify our approach as stated on page 17 of the updated TIA, "As is consistent with the original TIA, the primary site trip distribution for the SpringHill Suites Hotel parcel was assumed to be to/from Noyack Lane (100%)." The traffic for the proposed hotel and fast-food restaurant is present at this location.

Furthermore, the original traffic impact analysis only evaluated the morning and evening peak periods. Therefore, we only evaluated the same peak periods for consistency with the original study.

We have also evaluated the results of the traffic impact analysis at the intersection of Fall Hill and Briscoe Lane (RIRO access to Briscoe Lane). The results indicate that the intersection is projected to operate at acceptable levels of service B or better. It is our opinion that the intersection would continue to operate at acceptable levels of service even if we add additional traffic on Briscoe Lane based on a new site distribution. This distribution is not expected to be significant in nature since we are probably looking at 20 to 30 additional trips turning right. The adjacent traffic signal would also provide adequate gaps for vehicles exiting Briscoe Lane.

Based on the information presented in this e-mail, we believe that the proposed SpringHill Suites is not expected to impact the traffic operations along Fall Hill Avenue.

We hope you find this information helpful.

Please let us know if you have any questions or any additional concerns.

Respectfully,

Michael Young, P.E. | Senior Traffic Engineer
Bowman Consulting

3951 Westerre Parkway, Suite 150, Richmond, VA 23233
phone: 804.616.3240
myoung@bowmanconsulting.com | bowmanconsulting.com

— Go Green! Please consider the environment before printing this email.

From: Bill Pyle <bpyle@bowmanconsulting.com>
Sent: Thursday, January 2, 2020 3:38 PM
To: Michael Young <myoung@bowmanconsulting.com>; Carlos Garcia <cgarcia@bowmanconsulting.com>
Subject: Fwd: Traffic Impact Analysis for Springhill Suites

See below please?

Sent from my phone...

-------- Original message --------
From: "James D. Newman" <jdnewman@fredericksburgva.gov>
Date: 1/2/20 3:34 PM (GMT-05:00)
To: Bill Pyle <bpyle@bowmanconsulting.com>, Charlie Payne <cpayne@hirschlerlaw.com>, troyk@primecorefund.com

ATTACHMENT 4

Cc: "Michael J. Craig" <mjcraig@fredericksburgva.gov>
Subject: Traffic Impact Analysis for Springhill Suites

Good afternoon,

This is regards to Bowman Job #140081-01-002/Springhill Suites. We've had an internal review of the traffic impact analysis for the hotel and fast food buildings to be located at GPIN 7769-77-5997 in Fredericksburg VA. Some questions arose about Briscoe Lane. Page 29 of the analysis shows *Figure 15 – Right Turn Lane Evaluation Warrant at Fall Hill Avenue and Briscoe Lane*.

The peak hours listed:
AM: Right Turns – 6
PM: Right Turns – 9

This seems undercounted for a use that will also have peak hours at typical lunch time of 12 noon. Please confirm that the numbers provided are suitable for a fast-food restaurant with peak hours typical of that use. What are the peak hours (morning, afternoon, evening) for the fast-food use and how many right-turns will that typically generate? Please modify Figure 15 to show those peak hours. Thank you.

James Newman, AICP, CZO
Fredericksburg Zoning Administrator
540-372-1179 Ext 231

DISCLAIMER: Information contained in this e-mail does not take the place of a written zoning determination and is not intended to be an official zoning decision. To obtain an official written zoning decision, contact the Zoning Administrator for more information.

ATTACHMENT 5

SPRINGHILL HOTEL
FREDERICKSBURG, VA

ECONOMIC IMPACT ANALYSIS

JANUARY 29, 2020

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

ECONOMIC IMPACTS

This report provides estimates of economic impacts to the City of Fredericksburg (the "City") resulting from the Springhill Hotel Development (the "Development"). The economic impacts include one-time construction impacts, one-time fees, and recurring revenues. This report also provides an estimate of the additional tax revenues that the City may receive or incur as a result of the Development. Detailed calculations related to the economic impacts are included in the schedules appended hereto.

Development

The Development is situated on one parcel within the City. As of January 1, 2018, the total assessed value of the parcel is $2,644,100. The Development is expected to include 4,625 square feet of general retail/restaurant space and a 105-room hotel. Table A below shows the projected assessed value and real property taxes resulting from the completed Development.

TABLE A
Summary of Development

	Property Area[a]		Estimated Assessed Value(b)		
Property Type	**Units/Rooms**	**GSF**	**Per Unit**	**Per SF**	**Total Estimated Assessed Value**
Commercial					
Limited-Service Restaurant	-	4,625	-	$394	$1,823,297
Hotel	105	68,900	$105,753	-	$11,104,112
Sub-total commercial		73,525			$12,927,409
Total projected assessed value at full build-out (current dollars)					$12,927,409
Current real property tax rate (per $100)[b]					$0.85
Total projected real property tax at full build-out (current dollars)					$109,883

[a]Based on project information provided by PrimeCore OpZone Fund, LP.

[b]Represents the Fiscal Year 2020 tax rate.

As shown in Table A on the previous page, the total projected real property tax revenues are estimated to be $109,883 at full build-out.

Projection of Impacts

In estimating future economic impacts on the City, MuniCap employed a combination of accepted approaches for such forecasts.

To calculate construction employment and economic impacts, MuniCap used IMPLAN Professional 3.0 software developed by IMPLAN Group, LLC. IMPLAN is an industry-accepted economic impact assessment software system with which trained users can create local area *Social Accounting Matrices* and develop *Multiplier Models* that can be used to estimate detailed economic impacts.

For the inputs used in developing the models, such as density and cost, MuniCap relied on a variety of sources, which are noted in the appended schedules to this report. MuniCap. analyzed current commuting trends among employees in the City to estimate the percentage of non-resident employees that represent an increase to the City's current service population.

To estimate population increases, MuniCap adopted U.S. Census Bureau data regarding median residents per owner-occupied units in the City.

For the calculation of economic benefits, primarily those in the form of increased tax revenue, MuniCap applied the actual taxing methodology by multiplying the applicable tax rate by the estimated taxable item in question whenever possible. For instance, MuniCap estimated real property taxes by multiplying projected assessed value by the current applicable real property tax rate. Other revenues calculated in this manner include personal property taxes levied upon vehicles, vehicle license fees, consumer utility taxes, and recordation taxes. In some instances, MuniCap estimated revenues on a per capita basis, typically when the revenue source was not in the form of a tax.

MuniCap assumed a uniform net annual increase in revenues of two percent in future years, except where otherwise noted. Tax rates are current as of the date of this report.

The schedules appended hereto provide specific calculations of impacts, along with the sources of the underlying assumptions.

Results of the Study

A. Employment Impacts and Economic Output

Table B below summarizes the projected one-time employment impacts and economic impacts resulting from the construction of the Development. Direct jobs are jobs at the development site; indirect jobs are jobs created within the City but not at the Development. Total jobs represent full-time equivalent ("FTE") positions, converting both part-time and full-time employees to the equivalent number of full-time employees. Total wages are derived from total employee compensation, which includes salary, benefits, payroll taxes, proprietor's income. Impacts assume a one-year duration.

TABLE B
Construction-Related Impacts

Construction (One-Time) Impacts[1]		
Employment and Wages	*Jobs*	*Wages*
Direct impacts	94	$5,063,526
Indirect impacts	34	$1,699,857
Total	128	$6,763,383
Economic Output		
Direct impacts (construction cost)		$12,500,000
Indirect impacts		$4,951,891
Total		$17,451,891
Average annual labor income per full-time employee		$53,987

[1]Employment, wages, and economic outputs are calculated using IMPLAN software based on industry multipliers derived from national income and product accounts data published by the U.S. Bureau of Economic Analysis. Detailed calculations are provided in the attached projections.

Table C, below, shows the permanent impacts from the commercial properties within the development. Direct and indirect jobs and output are shown in the same manner as on the previous page.

TABLE C
Permanent Employment Impacts

Permanent Employment Impacts		
Limited-Service Restaurant	*Jobs*	*Wages*
Direct impacts	15	$317,702
Indirect impacts	4	$176,376
Total	19	$494,078
Hotel		
Direct impacts	39	$1,050,332
Indirect impacts	17	$661,503
Total	56	$1,711,835
Total direct impacts	**54**	**$1,368,034**
Total indirect impacts	**21**	**$837,879**
Total permanent impacts	**75**	**$2,205,913**

B. Population Impacts

No permanent residents are expected to result from the Development.

C. Economic Impacts

Table D summarizes the projected revenues to the City through fiscal year ending June 30, 2052 based on the projected development under the current plan. Annual revenues are shown at full build-out in current dollars. The thirty-year cumulative revenues reflect projected absorption and inflation.

TABLE D
Projected Revenues - Cumulative through Fiscal Year Ending June 30, 2052

City of Fredericksburg Gross Tax Revenues - Full Build-Out	*Annual (Current Dollars at Full Build-Out)*	*Cumulative through Fiscal Year Ending June 30, 2052*
Real property tax revenues (commercial)	$109,883	$4,305,335
Commercial personal property tax revenues	$24,749	$1,193,126
Utility tax revenues	$8,986	$488,369
Recordation tax revenues	$0	$0
Sales tax revenues	$11,882	$645,770
Meals tax revenues	$71,292	$3,874,618
Business license tax revenues	$14,858	$730,546
Transient lodging tax revenues	$208,022	$9,806,657
Additional tax revenues	$1,828	$88,107
City of Fredericksburg gross revenues	**$451,500**	**$21,132,527**

Table E, below, summarizes the projected City revenues by the Development, both annually and cumulatively over a thirty-year period.

TABLE E
Projected Revenues - Cumulative Through Fiscal Year Ending June 30, 2052

City of Fredericksburg Projected Gross Revenues	*Annual (Current Dollar at Full Build-Out)*	*Cumulative Through Fiscal Year Ending June 30, 2052*
City of Fredericksburg projected gross revenues	**$451,500**	**$21,132,527**

The projected revenues from the Development would translate to an approximate 0.50 percent increase over the current City budget as shown in Table F below.

TABLE F
Projected Increase to Current City Revenues

Projected Revenues	*Revenues*
City of Fredericksburg current revenues[a]	$89,811,202
Proposed Development projected revenues	$451,500
Overall increase in projected revenues	**0.50%**

[a]Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020.*

Limitations

Projecting economic and employment impacts is inherently imprecise, particularly when results are extrapolated over several years. Furthermore, there are different methods of projecting economic and employment impacts and different analysts will arrive at different conclusions. The conclusions in this study are not intended to be precise results; they are intended to represent reasonable estimates of the potential economic and employment impacts to the City from the Development.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Economic Impact Analysis

Prepared By:

MuniCap, Inc.
Public Finance

January 29, 2020

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

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ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule S-1: Summary of Economic Impacts

Fiscal Impacts to City of Fredericksburg	Cumulative Impacts 30 Years[1]	Schedule
Real property tax revenues (commercial)	$4,305,335	Schedule III-B
Commercial personal property tax revenues	$1,193,126	Schedule IV
Utility tax revenues	$488,369	Schedule V-C
Recordation tax revenues	$0	Schedule VI-B
Sales tax revenues	$645,770	Schedule VII
Meals tax revenues	$3,874,618	Schedule VIII
Business license tax revenues	$730,546	Schedule IX-C
Transient lodging tax revenues	$9,806,657	Schedule X
Additional tax revenues	$88,107	Schedule XI-B
Total projected tax revenues to the City of Fredericksburg	**$21,132,527**	**Schedule XII**

	Permanent Jobs from New Development[2] (Full Time Equivalents and Wages)		
Permanent Employment Impacts:	Permanent Jobs	Annual Compensation	Wage per Employee
Hotel			
Direct impacts (full time equivalents)	39	$1,050,332	$26,969
Indirect impacts (full time equivalents)	17	$661,503	$39,911
Sub-total impacts	56	$1,711,835	
Limited-Service Restaurant			
Direct impacts (full time equivalents)	15	$317,702	$20,631
Indirect impacts (full time equivalents)	4	$176,376	$44,439
Sub-total impacts	19	$494,078	
Total direct impacts	54	$1,368,034	$25,173
Total indirect impacts	21	$837,878	$40,785
Total permanent impacts	**75**	**$2,205,913**	

	Temporary Jobs from Construction[2] (Full Time Equivalents and Wages)		
Temporary Construction Employment Impacts:	Temporary Jobs	Annual Compensation	Wage per Employee
Temporary:			
Direct impacts (full time equivalents)	94	$5,063,526	$53,987
Indirect impacts (full time equivalents)	34	$1,699,857	$50,085
Total temporary impacts	**128**	**$6,763,383**	

MuniCap, Inc. *29-Jan-20*

[1]Represents cumulative impacts over the period shown, including inflation.

[2]Jobs and wages represent full time equivalent positions. See Appendix G.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Development Summary

Springhill Hotel
Fredericksburg, Virginia

Schedule I: Summary of Proposed Development

Property Type	Property Area[1] Rooms	GSF Per Room	GSF	Estimated Assessed Value[2] Per Room	Per SF	Total Estimated Assessed Value
Commercial						
Hotel	105	656	68,900	$105,753	$161	$11,104,112
Limited-Service Restaurant	-	-	4,625	-	$394	$1,823,297
Total	105		73,525			$12,927,409

MuniCap, Inc. *29-Jan-20*

[1]Estimated property area based on comparable property research based on project information provided by PrimeCore OpZone Fund, LP.

[2]See Appendix C.

Springhill Hotel
Fredericksburg, Virginia

Schedule II-A: Projected Absorption[1] (Hotel)

Development	Hotel			
Year Ending	Rooms	Cumulative	GSF	Cumulative
31-Dec-21	0	0	0	0
31-Dec-22	105	105	68,900	68,900
31-Dec-23	0	105	0	68,900
31-Dec-24	0	105	0	68,900
31-Dec-25	0	105	0	68,900
31-Dec-26	0	105	0	68,900
31-Dec-27	0	105	0	68,900
31-Dec-28	0	105	0	68,900
31-Dec-29	0	105	0	68,900
31-Dec-30	0	105	0	68,900
31-Dec-31	0	105	0	68,900
31-Dec-32	0	105	0	68,900
31-Dec-33	0	105	0	68,900
31-Dec-34	0	105	0	68,900
31-Dec-35	0	105	0	68,900
31-Dec-36	0	105	0	68,900
31-Dec-37	0	105	0	68,900
31-Dec-38	0	105	0	68,900
31-Dec-39	0	105	0	68,900
31-Dec-40	0	105	0	68,900
31-Dec-41	0	105	0	68,900
31-Dec-42	0	105	0	68,900
31-Dec-43	0	105	0	68,900
31-Dec-44	0	105	0	68,900
31-Dec-45	0	105	0	68,900
31-Dec-46	0	105	0	68,900
31-Dec-47	0	105	0	68,900
31-Dec-48	0	105	0	68,900
31-Dec-49	0	105	0	68,900
31-Dec-50	0	105	0	68,900
Total	105		68,900	

MuniCap, Inc. *29-Jan-20*

[1]Based on information provided PrimeCore OpZone Fund, LP.

Springhill Hotel
Fredericksburg, Virginia

Schedule II-B: Projected Absorption[1] (Limited-Service Restaurant)

Development	Commercial	
	Limited-Service Restaurant	
Year Ending	GSF	Cumulative
31-Dec-21	0	0
31-Dec-22	4,625	4,625
31-Dec-23	0	4,625
31-Dec-24	0	4,625
31-Dec-25	0	4,625
31-Dec-26	0	4,625
31-Dec-27	0	4,625
31-Dec-28	0	4,625
31-Dec-29	0	4,625
31-Dec-30	0	4,625
31-Dec-31	0	4,625
31-Dec-32	0	4,625
31-Dec-33	0	4,625
31-Dec-34	0	4,625
31-Dec-35	0	4,625
31-Dec-36	0	4,625
31-Dec-37	0	4,625
31-Dec-38	0	4,625
31-Dec-39	0	4,625
31-Dec-40	0	4,625
31-Dec-41	0	4,625
31-Dec-42	0	4,625
31-Dec-43	0	4,625
31-Dec-44	0	4,625
31-Dec-45	0	4,625
31-Dec-46	0	4,625
31-Dec-47	0	4,625
31-Dec-48	0	4,625
31-Dec-49	0	4,625
31-Dec-50	0	4,625
Total	4,625	

MuniCap, Inc. *29-Jan-20*

[1]Based on information provided PrimeCore OpZone Fund, LP.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Projected Fiscal Impacts

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule III-A: Projected Real Property Value - Projected Assessed Value (Commercial)

					Commercial						
					Hotel			Limited-Service Restaurant			
Development Year Ending	Assessed As Of[1]	Tax Due Date[2]	Fiscal Year Ending[2]	Inflation Factor[3]	Rooms[4]	Value Per Room[5]	Total Assessed Value	GSF[4]	Value Per GSF[5]	Total Assessed Value	Total Projected Assessed Value
31-Dec-21	1-Jul-22	15-May-23	30-Jun-23	100.0%	0	$105,753	$0	0	$394	$0	$0
31-Dec-22	1-Jul-23	15-May-24	30-Jun-24	100.0%	105	$105,753	$11,104,112	4,625	$394	$1,823,297	$12,927,409
31-Dec-23	1-Jul-24	15-May-25	30-Jun-25	100.0%	105	$105,753	$11,104,112	4,625	$394	$1,823,297	$12,927,409
31-Dec-24	1-Jul-25	15-May-26	30-Jun-26	108.2%	105	$114,471	$12,019,448	4,625	$427	$1,973,596	$13,993,044
31-Dec-25	1-Jul-26	15-May-27	30-Jun-27	108.2%	105	$114,471	$12,019,448	4,625	$427	$1,973,596	$13,993,044
31-Dec-26	1-Jul-27	15-May-28	30-Jun-28	108.2%	105	$114,471	$12,019,448	4,625	$427	$1,973,596	$13,993,044
31-Dec-27	1-Jul-28	15-May-29	30-Jun-29	108.2%	105	$114,471	$12,019,448	4,625	$427	$1,973,596	$13,993,044
31-Dec-28	1-Jul-29	15-May-30	30-Jun-30	117.2%	105	$123,907	$13,010,237	4,625	$462	$2,136,283	$15,146,520
31-Dec-29	1-Jul-30	15-May-31	30-Jun-31	117.2%	105	$123,907	$13,010,237	4,625	$462	$2,136,283	$15,146,520
31-Dec-30	1-Jul-31	15-May-32	30-Jun-32	117.2%	105	$123,907	$13,010,237	4,625	$462	$2,136,283	$15,146,520
31-Dec-31	1-Jul-32	15-May-33	30-Jun-33	117.2%	105	$123,907	$13,010,237	4,625	$462	$2,136,283	$15,146,520
31-Dec-32	1-Jul-33	15-May-34	30-Jun-34	126.8%	105	$134,121	$14,082,699	4,625	$500	$2,312,382	$16,395,081
31-Dec-33	1-Jul-34	15-May-35	30-Jun-35	126.8%	105	$134,121	$14,082,699	4,625	$500	$2,312,382	$16,395,081
31-Dec-34	1-Jul-35	15-May-36	30-Jun-36	126.8%	105	$134,121	$14,082,699	4,625	$500	$2,312,382	$16,395,081
31-Dec-35	1-Jul-36	15-May-37	30-Jun-37	126.8%	105	$134,121	$14,082,699	4,625	$500	$2,312,382	$16,395,081
31-Dec-36	1-Jul-37	15-May-38	30-Jun-38	137.3%	105	$145,177	$15,243,566	4,625	$541	$2,502,996	$17,746,563
31-Dec-37	1-Jul-38	15-May-39	30-Jun-39	137.3%	105	$145,177	$15,243,566	4,625	$541	$2,502,996	$17,746,563
31-Dec-38	1-Jul-39	15-May-40	30-Jun-40	137.3%	105	$145,177	$15,243,566	4,625	$541	$2,502,996	$17,746,563
31-Dec-39	1-Jul-40	15-May-41	30-Jun-41	137.3%	105	$145,177	$15,243,566	4,625	$541	$2,502,996	$17,746,563
31-Dec-40	1-Jul-41	15-May-42	30-Jun-42	148.6%	105	$157,144	$16,500,127	4,625	$586	$2,709,324	$19,209,450
31-Dec-41	1-Jul-42	15-May-43	30-Jun-43	148.6%	105	$157,144	$16,500,127	4,625	$586	$2,709,324	$19,209,450
31-Dec-42	1-Jul-43	15-May-44	30-Jun-44	148.6%	105	$157,144	$16,500,127	4,625	$586	$2,709,324	$19,209,450
31-Dec-43	1-Jul-44	15-May-45	30-Jun-45	148.6%	105	$157,144	$16,500,127	4,625	$586	$2,709,324	$19,209,450
31-Dec-44	1-Jul-45	15-May-46	30-Jun-46	160.8%	105	$170,098	$17,860,268	4,625	$634	$2,932,659	$20,792,927
31-Dec-45	1-Jul-46	15-May-47	30-Jun-47	160.8%	105	$170,098	$17,860,268	4,625	$634	$2,932,659	$20,792,927
31-Dec-46	1-Jul-47	15-May-48	30-Jun-48	160.8%	105	$170,098	$17,860,268	4,625	$634	$2,932,659	$20,792,927
31-Dec-47	1-Jul-48	15-May-49	30-Jun-49	160.8%	105	$170,098	$17,860,268	4,625	$634	$2,932,659	$20,792,927
31-Dec-48	1-Jul-49	15-May-50	30-Jun-50	174.1%	105	$184,119	$19,332,528	4,625	$686	$3,174,405	$22,506,933
31-Dec-49	1-Jul-50	15-May-51	30-Jun-51	174.1%	105	$184,119	$19,332,528	4,625	$686	$3,174,405	$22,506,933
31-Dec-50	1-Jul-51	15-May-52	30-Jun-52	174.1%	105	$184,119	$19,332,528	4,625	$686	$3,174,405	$22,506,933

MuniCap, Inc. *29-Jan-20*

[1]Real property is assessed for taxation as of July 1.

[2]Property assessed as of July 1, 2022 will pay it's final property tax payment of the year on May 15, 2023, which corresponds with fiscal year ending June 30, 2023.

[3]Assumes an annual inflation rate of 2%. Inflation rate accounts for annual increasing assessed value. Property in the City of Fredericksburg is reassessed every fourth year; as a result, the inflation factor is set to adjust in years of the quadrennial revaluation. Source: City of Fredericksburg, VA Commissioner of the Revenue.

[4]See Schedules II-A and II-B.

[5]See Schedule I.

Springhill Hotel
Fredericksburg, Virginia

Schedule III-B: Projected Real Property Tax - Projected Tax Revenues (Commercial)

Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Inflation Factor[3]	Estimated Assessed Value[4]	City Tax Rate Per $100 A.V[5]	Estimated Real Property Tax Revenues
31-Dec-21	1-Jul-22	15-May-23	30-Jun-23	100.0%	$0	$0.85	$0
31-Dec-22	1-Jul-23	15-May-24	30-Jun-24	100.0%	$12,927,409	$0.85	$109,883
31-Dec-23	1-Jul-24	15-May-25	30-Jun-25	100.0%	$12,927,409	$0.85	$109,883
31-Dec-24	1-Jul-25	15-May-26	30-Jun-26	108.2%	$13,993,044	$0.85	$118,941
31-Dec-25	1-Jul-26	15-May-27	30-Jun-27	108.2%	$13,993,044	$0.85	$118,941
31-Dec-26	1-Jul-27	15-May-28	30-Jun-28	108.2%	$13,993,044	$0.85	$118,941
31-Dec-27	1-Jul-28	15-May-29	30-Jun-29	108.2%	$13,993,044	$0.85	$118,941
31-Dec-28	1-Jul-29	15-May-30	30-Jun-30	117.2%	$15,146,520	$0.85	$128,745
31-Dec-29	1-Jul-30	15-May-31	30-Jun-31	117.2%	$15,146,520	$0.85	$128,745
31-Dec-30	1-Jul-31	15-May-32	30-Jun-32	117.2%	$15,146,520	$0.85	$128,745
31-Dec-31	1-Jul-32	15-May-33	30-Jun-33	117.2%	$15,146,520	$0.85	$128,745
31-Dec-32	1-Jul-33	15-May-34	30-Jun-34	126.8%	$16,395,081	$0.85	$139,358
31-Dec-33	1-Jul-34	15-May-35	30-Jun-35	126.8%	$16,395,081	$0.85	$139,358
31-Dec-34	1-Jul-35	15-May-36	30-Jun-36	126.8%	$16,395,081	$0.85	$139,358
31-Dec-35	1-Jul-36	15-May-37	30-Jun-37	126.8%	$16,395,081	$0.85	$139,358
31-Dec-36	1-Jul-37	15-May-38	30-Jun-38	137.3%	$17,746,563	$0.85	$150,846
31-Dec-37	1-Jul-38	15-May-39	30-Jun-39	137.3%	$17,746,563	$0.85	$150,846
31-Dec-38	1-Jul-39	15-May-40	30-Jun-40	137.3%	$17,746,563	$0.85	$150,846
31-Dec-39	1-Jul-40	15-May-41	30-Jun-41	137.3%	$17,746,563	$0.85	$150,846
31-Dec-40	1-Jul-41	15-May-42	30-Jun-42	148.6%	$19,209,450	$0.85	$163,280
31-Dec-41	1-Jul-42	15-May-43	30-Jun-43	148.6%	$19,209,450	$0.85	$163,280
31-Dec-42	1-Jul-43	15-May-44	30-Jun-44	148.6%	$19,209,450	$0.85	$163,280
31-Dec-43	1-Jul-44	15-May-45	30-Jun-45	148.6%	$19,209,450	$0.85	$163,280
31-Dec-44	1-Jul-45	15-May-46	30-Jun-46	160.8%	$20,792,927	$0.85	$176,740
31-Dec-45	1-Jul-46	15-May-47	30-Jun-47	160.8%	$20,792,927	$0.85	$176,740
31-Dec-46	1-Jul-47	15-May-48	30-Jun-48	160.8%	$20,792,927	$0.85	$176,740
31-Dec-47	1-Jul-48	15-May-49	30-Jun-49	160.8%	$20,792,927	$0.85	$176,740
31-Dec-48	1-Jul-49	15-May-50	30-Jun-50	174.1%	$22,506,933	$0.85	$191,309
31-Dec-49	1-Jul-50	15-May-51	30-Jun-51	174.1%	$22,506,933	$0.85	$191,309
31-Dec-50	1-Jul-51	15-May-52	30-Jun-52	174.1%	$22,506,933	$0.85	$191,309
Total							$4,305,335

MuniCap, Inc. *29-Jan-20*

[1]Real property is assessed for taxation as of July 1.

[2]Property assessed as of July 1, 2022 will pay it's final property tax payment of the year on May 15, 2023, which corresponds with fiscal year ending June 30, 2023.

[3]Assumes an annual inflation rate of 2%. Inflation rate accounts for annual increasing assessed value. Property in the City of Fredericksburg is reassessed every fourth year; as a result, the inflation factor is set to adjust in years of the quadrennial revaluation. Source: City of Fredericksburg, VA Commissioner of the Revenue.

[4]See Schedule III-A.

[5]Represents the fiscal year 2020 rate. Source: City of Fredericksburg, Virginia Commissioner of the Revenue.

Springhill Hotel
Fredericksburg, Virginia

Schedule IV: Projected Personal Property Tax Revenues - Commercial

Development Type	New SF/Rooms[1]	Assessed Value Per SF/Room[2 3]	Projected Assessed Value	Personal Property Tax Rate (Per $100)[4]	Total Personal Personal Property Tax Revenue from Businesses[5]
	(Square Feet)				
Hotel	105	$5,479	$575,295	$3.40	$19,560
Limited-Service Restaurant	4,625	$33	$152,625	$3.40	$5,189
Total					$24,749

MuniCap, Inc. *29-Jan-20*

[1]See Schedule I.

[2]Represents the personal property values for hotel rooms provided by the Fairfax County, Virginia Department of Tax Administration.

[3]Values for retail personal property based on averages for furniture, fixtures, and equipment according to Tax Field Appraiser's Guide 2003, Texas Window on State Government.

[4]Represents the fiscal year 2020 tax rate for business furniture and fixtures. Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020*.

[5]Figure assumes full build out and is expressed in current dollars.

Springhill Hotel
Fredericksburg, Virginia

Schedule V-A: Projected Utility Tax Revenues - Commercial

Table 1: Annual Electric Utility Tax Revenue - Consumption Utility Tax Revenue

Property Use	New Square Feet[1]	Average Annual Electric Consumption Per Square Foot[2]	Total Annual Electric Consumption	Monthly Electric Consumption	Flat City Tax[3]	City Electric Utility Tax Rate < 30,630 kWh[3]	City Electric Utility Tax Rate > 30,630 kWh[3]	City Electric Utility Tax Revenue
		(kWh/SF)	*(kWh)*	*(kWh)*				
Hotel	68,900	90.60	6,242,340	520,195	$2.15	$0.005194	$0.001494	$892.65
Limited-Service Restaurant	4,625	12.50	57,813	4,818	$2.15	$0.005194	$0.001494	$27.17

Table 2: Annual Electric Utility Tax Revenue - Projected Total Annual Electric Utility Tax Revenue

	Total Monthly City Electric Tax Revenue Per Account			Annual
Property Use	Monthly City Revenue Per Account	Total Revenue Per Account	Months Per Year	Total Electric Utility Tax Revenue[4]
Hotel	$892.65	$892.65	12	$10,711.83
Limited-Service Restaurant	$27.17	$27.17	12	$326.08
Total				$326.08

MuniCap, Inc. *29-Jan-20*

[1]See Schedule I.

[2]Based on national average consumption for mercantile and lodging commercial buildings. Source: Energy Information Administration, *Electricity consumption totals and conditional intensities by building activity subcategories, 2012*

[3]Commercial consumers are subject to an electric utility tax of a minmum $1.40 and a rate of $.005194 on each kWh delivered monthly for the first 30,630 kWh and at a rate of $.001494 on each kWh thereafter. Source: *City of Fredericksburg, VA Code of Ordinances, Ch. 70, Article 272.*

[4]Figure assumes full build out and is expressed in current dollars.

Springhill Hotel
Fredericksburg, Virginia

Schedule V-A: Projected Utility Tax Revenues - Commercial, continued

Table 3: Annual Gas Service Utility Revenue

Property Use	New Square Feet[1]	Average Annual Gas Consumption Per Square Foot[2]	Total Annual Gas Consumption	Monthly Gas Consumption	Flat City Tax[3]	City Gas Utility Tax Rate < 835 *CCF*[3]	City Gas Utility Tax Rate >835 CCF[3]	Monthly City Gas Utility Tax Revenue[4]
		(CCF/SF)	*(CCF)*	*(CCF)*				
Hotel	68,900	42.50	29,283	2,440	$5.65	$0.09139	$0.008430	$95.49
Limited-Service Restauran	4,625	21.50	994	83	$5.65	$0.09139	$0.008430	$13.22

Table 4: Annual Gas Service Tax Revenue - Projected Total Annual Gas Service Utility Tax Revenue

	Total Monthly City Gas Tax Revenue Per Account			
Property Use	Monthly City Revenue Per Account	Total Revenue Per Account	Months Per Year	Annual City Gas Utility Tax Revenue[4]
Hotel	$95.49	$95.49	12	$1,145.91
Limited-Service Restauran	$13.22	$13.22	12	$158.68
Total				$158.68

MuniCap, Inc. *29-Jan-20*

[1]See Schedule I.

[2]Based on national average consumption for lodging and mercantile commercial buildings. Source: U.S. Energy Information Administration Natural gas consumption and conditional energy intensities (cubic feet) by end use, 2012.

[3]Commercial consumers are subject to a gas utility tax of a minmum $5.65 at a rate of $.09139 on each 835 CCF delivered monthly and at a rate of $.008430 per CCF thereafter. Source: *City of Fredericksburg, VA Code of Ordinances, Ch. 70, Article 274.*

[4]Figure assumes full build out and is expressed in current dollars.

Springhill Hotel
Fredericksburg, Virginia

Schedule V-B: Projected Utility Tax Revenues - Total Annual

Property Type	City Utility Tax Revenue		
	Electric	Natural Gas	Total[1]
Commercial			
Hotel	$10,712	$1,146	$11,858
Limited-Service Restaurant	$326	$159	$485
Total	$11,038	$1,305	$12,342

MuniCap, Inc. *29-Jan-20*

[1]Figure assumes full build out and is expressed in current dollars.

Springhill Hotel
Fredericksburg, Virginia

Schedule V-C: Projected Utility Tax Revenues, Total

Development Year Ending	Fiscal Year Ending[1]	Inflation Factor[2]	Commercial Total Tax Revenues[3]	Total Projected Utility Tax Revenues
31-Dec-21	30-Jun-23	100.0%	$0	$0
31-Dec-22	30-Jun-24	102.0%	$12,589	$12,589
31-Dec-23	30-Jun-25	104.0%	$12,841	$12,841
31-Dec-24	30-Jun-26	106.1%	$13,098	$13,098
31-Dec-25	30-Jun-27	108.2%	$13,360	$13,360
31-Dec-26	30-Jun-28	110.4%	$13,627	$13,627
31-Dec-27	30-Jun-29	112.6%	$13,900	$13,900
31-Dec-28	30-Jun-30	114.9%	$14,178	$14,178
31-Dec-29	30-Jun-31	117.2%	$14,461	$14,461
31-Dec-30	30-Jun-32	119.5%	$14,750	$14,750
31-Dec-31	30-Jun-33	121.9%	$15,045	$15,045
31-Dec-32	30-Jun-34	124.3%	$15,346	$15,346
31-Dec-33	30-Jun-35	126.8%	$15,653	$15,653
31-Dec-34	30-Jun-36	129.4%	$15,966	$15,966
31-Dec-35	30-Jun-37	131.9%	$16,286	$16,286
31-Dec-36	30-Jun-38	134.6%	$16,611	$16,611
31-Dec-37	30-Jun-39	137.3%	$16,944	$16,944
31-Dec-38	30-Jun-40	140.0%	$17,282	$17,282
31-Dec-39	30-Jun-41	142.8%	$17,628	$17,628
31-Dec-40	30-Jun-42	145.7%	$17,981	$17,981
31-Dec-41	30-Jun-43	148.6%	$18,340	$18,340
31-Dec-42	30-Jun-44	151.6%	$18,707	$18,707
31-Dec-43	30-Jun-45	154.6%	$19,081	$19,081
31-Dec-44	30-Jun-46	157.7%	$19,463	$19,463
31-Dec-45	30-Jun-47	160.8%	$19,852	$19,852
31-Dec-46	30-Jun-48	164.1%	$20,249	$20,249
31-Dec-47	30-Jun-49	167.3%	$20,654	$20,654
31-Dec-48	30-Jun-50	170.7%	$21,067	$21,067
31-Dec-49	30-Jun-51	174.1%	$21,489	$21,489
31-Dec-50	30-Jun-52	177.6%	$21,918	$21,918
Total			$488,369	$488,369

MuniCap, Inc. *29-Jan-20*

[1]Revenues are assumed to be collected in the fiscal year following development completion.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule V-A. Revenues are shown over time, based on absorption including the inflation factor shown. See Schedules II-A and II-B for absorption.

Springhill Hotel
Fredericksburg, Virginia

Schedule VI-A: Projected Recordation Tax Revenues - Commercial

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Commercial: Hotel: Value Per Room[2]	Commercial: Hotel: Initial Room Sale[3]	Commercial: Hotel: Projected Assessed Value of Transaction	Commercial: Limited-Service Restaurant: Value Per SF[2]	Commercial: Limited-Service Restaurant: Initial SF[3]	Commercial: Limited-Service Restaurant: Projected Assessed Value of Transaction	Total Projected Assessed Value of Transactions
31-Dec-21	30-Jun-22	100.0%	$105,753	0	$0	$394	0	$0	$0
31-Dec-22	30-Jun-23	102.0%	$107,869	0	$0	$402	0	$0	$0
31-Dec-23	30-Jun-24	104.0%	$110,026	0	$0	$410	0	$0	$0
31-Dec-24	30-Jun-25	106.1%	$112,226	0	$0	$418	0	$0	$0
31-Dec-25	30-Jun-26	108.2%	$114,471	0	$0	$427	0	$0	$0
31-Dec-26	30-Jun-27	110.4%	$116,760	0	$0	$435	0	$0	$0
31-Dec-27	30-Jun-28	112.6%	$119,096	0	$0	$444	0	$0	$0
31-Dec-28	30-Jun-29	114.9%	$121,477	0	$0	$453	0	$0	$0
31-Dec-29	30-Jun-30	117.2%	$123,907	0	$0	$462	0	$0	$0
31-Dec-30	30-Jun-31	119.5%	$126,385	0	$0	$471	0	$0	$0
31-Dec-31	30-Jun-32	121.9%	$128,913	0	$0	$481	0	$0	$0
31-Dec-32	30-Jun-33	124.3%	$131,491	0	$0	$490	0	$0	$0
31-Dec-33	30-Jun-34	126.8%	$134,121	0	$0	$500	0	$0	$0
31-Dec-34	30-Jun-35	129.4%	$136,803	0	$0	$510	0	$0	$0
31-Dec-35	30-Jun-36	131.9%	$139,539	0	$0	$520	0	$0	$0
31-Dec-36	30-Jun-37	134.6%	$142,330	0	$0	$531	0	$0	$0
31-Dec-37	30-Jun-38	137.3%	$145,177	0	$0	$541	0	$0	$0
31-Dec-38	30-Jun-39	140.0%	$148,080	0	$0	$552	0	$0	$0
31-Dec-39	30-Jun-40	142.8%	$151,042	0	$0	$563	0	$0	$0
31-Dec-40	30-Jun-41	145.7%	$154,063	0	$0	$574	0	$0	$0
31-Dec-41	30-Jun-42	148.6%	$157,144	0	$0	$586	0	$0	$0
31-Dec-42	30-Jun-43	151.6%	$160,287	0	$0	$598	0	$0	$0
31-Dec-43	30-Jun-44	154.6%	$163,493	0	$0	$609	0	$0	$0
31-Dec-44	30-Jun-45	157.7%	$166,763	0	$0	$622	0	$0	$0
31-Dec-45	30-Jun-46	160.8%	$170,098	0	$0	$634	0	$0	$0
31-Dec-46	30-Jun-47	164.1%	$173,500	0	$0	$647	0	$0	$0
31-Dec-47	30-Jun-48	167.3%	$176,970	0	$0	$660	0	$0	$0
31-Dec-48	30-Jun-49	170.7%	$180,509	0	$0	$673	0	$0	$0
31-Dec-49	30-Jun-50	174.1%	$184,119	0	$0	$686	0	$0	$0
31-Dec-50	30-Jun-51	177.6%	$187,802	0	$0	$700	0	$0	$0
31-Dec-51	30-Jun-52	181.1%	$191,558	0	$0	$714	0	$0	$0
									$0

MuniCap, Inc. *29-Jan-20*

[1]Assumes an annual inflation rate of 2%.

[2]See Schedule I.

[3]Commercial properties are assumed to not be sold or refinanced within the 30-year outlook; therefore, no recordation taxes will be generated.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule VI-B: Projected Recordation Tax Revenues - Total

				Recordation Tax				
				Grantee Tax		Grantor Tax		
Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Total Projected Assessed Value of Transactions[2]	Recordation Tax Rate (Per $100)[3]	Total Projected Recordation Tax Revenues	Recordation Tax Rate (Per $500)[3]	Total Projected Recordation Tax Revenues	Total Projected Recordation Tax Revenues
31-Dec-21	30-Jun-22	100.0%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-22	30-Jun-23	102.0%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-23	30-Jun-24	104.0%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-24	30-Jun-25	106.1%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-25	30-Jun-26	108.2%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-26	30-Jun-27	110.4%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-27	30-Jun-28	112.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-28	30-Jun-29	114.9%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-29	30-Jun-30	117.2%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-30	30-Jun-31	119.5%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-31	30-Jun-32	121.9%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-32	30-Jun-33	124.3%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-33	30-Jun-34	126.8%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-34	30-Jun-35	129.4%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-35	30-Jun-36	131.9%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-36	30-Jun-37	134.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-37	30-Jun-38	137.3%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-38	30-Jun-39	140.0%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-39	30-Jun-40	142.8%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-40	30-Jun-41	145.7%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-41	30-Jun-42	148.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-42	30-Jun-43	151.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-43	30-Jun-44	154.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-44	30-Jun-45	157.7%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-45	30-Jun-46	160.8%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-46	30-Jun-47	164.1%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-47	30-Jun-48	167.3%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-48	30-Jun-49	170.7%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-49	30-Jun-50	174.1%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-50	30-Jun-51	177.6%	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-51	30-Jun-52	181.1%	$0	$0.0833	$0	$0.2500	$0	$0
Total					$0			$0

MuniCap, Inc. *29-Jan-20*

[1]Assumes an annual inflation rate of 2%.

[2]See Schedules VI-A.

[3]Local recordation tax rate is equal to one-third of the amount of the State recordation tax provided in *Code of Virginia Section 58.1-801*. The State rate is $0.25 for every $100 for the grantee. Therefore, the County rate is $0.0833 per $100. The local recordation tax rate is $.25 per $500 for the grantor. Source: Virginia Supreme Court *Circuit Court Deed Calculation*

Springhill Hotel
Fredericksburg, Virginia

Schedule VII: Projected Local Sales Tax Revenues

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending[1]	Inflation Factor[2]	Limited-Service Restaurant Square Feet[3]	Sales Per SF[4]	Estimated Sales	Total Estimated Sales	Local Sales Tax Rate[5]	Sales Tax Revenues
31-Dec-21	20-Jan-23	30-Jun-23	100.0%	0	$353	$0	$0	1.0%	$0
31-Dec-22	20-Jan-24	30-Jun-24	102.0%	4,625	$360	$1,664,688	$1,664,688	1.0%	$16,647
31-Dec-23	20-Jan-25	30-Jun-25	104.0%	4,625	$367	$1,697,982	$1,697,982	1.0%	$16,980
31-Dec-24	20-Jan-26	30-Jun-26	106.1%	4,625	$374	$1,731,941	$1,731,941	1.0%	$17,319
31-Dec-25	20-Jan-27	30-Jun-27	108.2%	4,625	$382	$1,766,580	$1,766,580	1.0%	$17,666
31-Dec-26	20-Jan-28	30-Jun-28	110.4%	4,625	$390	$1,801,912	$1,801,912	1.0%	$18,019
31-Dec-27	20-Jan-29	30-Jun-29	112.6%	4,625	$397	$1,837,950	$1,837,950	1.0%	$18,379
31-Dec-28	20-Jan-30	30-Jun-30	114.9%	4,625	$405	$1,874,709	$1,874,709	1.0%	$18,747
31-Dec-29	20-Jan-31	30-Jun-31	117.2%	4,625	$413	$1,912,203	$1,912,203	1.0%	$19,122
31-Dec-30	20-Jan-32	30-Jun-32	119.5%	4,625	$422	$1,950,447	$1,950,447	1.0%	$19,504
31-Dec-31	20-Jan-33	30-Jun-33	121.9%	4,625	$430	$1,989,456	$1,989,456	1.0%	$19,895
31-Dec-32	20-Jan-34	30-Jun-34	124.3%	4,625	$439	$2,029,245	$2,029,245	1.0%	$20,292
31-Dec-33	20-Jan-35	30-Jun-35	126.8%	4,625	$448	$2,069,830	$2,069,830	1.0%	$20,698
31-Dec-34	20-Jan-36	30-Jun-36	129.4%	4,625	$456	$2,111,227	$2,111,227	1.0%	$21,112
31-Dec-35	20-Jan-37	30-Jun-37	131.9%	4,625	$466	$2,153,451	$2,153,451	1.0%	$21,535
31-Dec-36	20-Jan-38	30-Jun-38	134.6%	4,625	$475	$2,196,520	$2,196,520	1.0%	$21,965
31-Dec-37	20-Jan-39	30-Jun-39	137.3%	4,625	$484	$2,240,451	$2,240,451	1.0%	$22,405
31-Dec-38	20-Jan-40	30-Jun-40	140.0%	4,625	$494	$2,285,260	$2,285,260	1.0%	$22,853
31-Dec-39	20-Jan-41	30-Jun-41	142.8%	4,625	$504	$2,330,965	$2,330,965	1.0%	$23,310
31-Dec-40	20-Jan-42	30-Jun-42	145.7%	4,625	$514	$2,377,584	$2,377,584	1.0%	$23,776
31-Dec-41	20-Jan-43	30-Jun-43	148.6%	4,625	$524	$2,425,136	$2,425,136	1.0%	$24,251
31-Dec-42	20-Jan-44	30-Jun-44	151.6%	4,625	$535	$2,473,639	$2,473,639	1.0%	$24,736
31-Dec-43	20-Jan-45	30-Jun-45	154.6%	4,625	$546	$2,523,111	$2,523,111	1.0%	$25,231
31-Dec-44	20-Jan-46	30-Jun-46	157.7%	4,625	$556	$2,573,574	$2,573,574	1.0%	$25,736
31-Dec-45	20-Jan-47	30-Jun-47	160.8%	4,625	$568	$2,625,045	$2,625,045	1.0%	$26,250
31-Dec-46	20-Jan-48	30-Jun-48	164.1%	4,625	$579	$2,677,546	$2,677,546	1.0%	$26,775
31-Dec-47	20-Jan-49	30-Jun-49	167.3%	4,625	$591	$2,731,097	$2,731,097	1.0%	$27,311
31-Dec-48	20-Jan-50	30-Jun-50	170.7%	4,625	$602	$2,785,719	$2,785,719	1.0%	$27,857
31-Dec-49	20-Jan-51	30-Jun-51	174.1%	4,625	$614	$2,841,433	$2,841,433	1.0%	$28,414
31-Dec-50	20-Jan-52	30-Jun-52	177.6%	4,625	$627	$2,898,262	$2,898,262	1.0%	$28,983
									$645,770

MuniCap, Inc. *29-Jan-20*

[1]Sales taxes are due the 20th of the month following the month of sales. Note revenues were recognized one full fiscal year following development year completion. Source: City of Fredericksburg Commissioner of the Revenue.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule II-B. A full year of revenues will occur in the year following completion of construction.

[4]See Appendix E. Sales per square foot are assumed to increase with inflation factor shown.

[5]Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020*. Figures represent FY 2020 adopted amounts that go to the city.

Springhill Hotel
Fredericksburg, Virginia

Schedule VIII: Projected Local Meals Tax Revenues

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending[1]	Inflation Factor[2]	Limited-Service Restaurant Square Feet[3]	Sales Per SF[4]	Estimated Sales	Total Estimated Sales	Local Meals Tax Rate[5]	Meals Tax Revenues
31-Dec-21	20-Jan-23	30-Jun-23	100.0%	0	$353	$0	$0	6.0%	$0
31-Dec-22	20-Jan-24	30-Jun-24	102.0%	4,625	$360	$1,664,688	$1,664,688	6.0%	$99,881
31-Dec-23	20-Jan-25	30-Jun-25	104.0%	4,625	$367	$1,697,982	$1,697,982	6.0%	$101,879
31-Dec-24	20-Jan-26	30-Jun-26	106.1%	4,625	$374	$1,731,941	$1,731,941	6.0%	$103,916
31-Dec-25	20-Jan-27	30-Jun-27	108.2%	4,625	$382	$1,766,580	$1,766,580	6.0%	$105,995
31-Dec-26	20-Jan-28	30-Jun-28	110.4%	4,625	$390	$1,801,912	$1,801,912	6.0%	$108,115
31-Dec-27	20-Jan-29	30-Jun-29	112.6%	4,625	$397	$1,837,950	$1,837,950	6.0%	$110,277
31-Dec-28	20-Jan-30	30-Jun-30	114.9%	4,625	$405	$1,874,709	$1,874,709	6.0%	$112,483
31-Dec-29	20-Jan-31	30-Jun-31	117.2%	4,625	$413	$1,912,203	$1,912,203	6.0%	$114,732
31-Dec-30	20-Jan-32	30-Jun-32	119.5%	4,625	$422	$1,950,447	$1,950,447	6.0%	$117,027
31-Dec-31	20-Jan-33	30-Jun-33	121.9%	4,625	$430	$1,989,456	$1,989,456	6.0%	$119,367
31-Dec-32	20-Jan-34	30-Jun-34	124.3%	4,625	$439	$2,029,245	$2,029,245	6.0%	$121,755
31-Dec-33	20-Jan-35	30-Jun-35	126.8%	4,625	$448	$2,069,830	$2,069,830	6.0%	$124,190
31-Dec-34	20-Jan-36	30-Jun-36	129.4%	4,625	$456	$2,111,227	$2,111,227	6.0%	$126,674
31-Dec-35	20-Jan-37	30-Jun-37	131.9%	4,625	$466	$2,153,451	$2,153,451	6.0%	$129,207
31-Dec-36	20-Jan-38	30-Jun-38	134.6%	4,625	$475	$2,196,520	$2,196,520	6.0%	$131,791
31-Dec-37	20-Jan-39	30-Jun-39	137.3%	4,625	$484	$2,240,451	$2,240,451	6.0%	$134,427
31-Dec-38	20-Jan-40	30-Jun-40	140.0%	4,625	$494	$2,285,260	$2,285,260	6.0%	$137,116
31-Dec-39	20-Jan-41	30-Jun-41	142.8%	4,625	$504	$2,330,965	$2,330,965	6.0%	$139,858
31-Dec-40	20-Jan-42	30-Jun-42	145.7%	4,625	$514	$2,377,584	$2,377,584	6.0%	$142,655
31-Dec-41	20-Jan-43	30-Jun-43	148.6%	4,625	$524	$2,425,136	$2,425,136	6.0%	$145,508
31-Dec-42	20-Jan-44	30-Jun-44	151.6%	4,625	$535	$2,473,639	$2,473,639	6.0%	$148,418
31-Dec-43	20-Jan-45	30-Jun-45	154.6%	4,625	$546	$2,523,111	$2,523,111	6.0%	$151,387
31-Dec-44	20-Jan-46	30-Jun-46	157.7%	4,625	$556	$2,573,574	$2,573,574	6.0%	$154,414
31-Dec-45	20-Jan-47	30-Jun-47	160.8%	4,625	$568	$2,625,045	$2,625,045	6.0%	$157,503
31-Dec-46	20-Jan-48	30-Jun-48	164.1%	4,625	$579	$2,677,546	$2,677,546	6.0%	$160,653
31-Dec-47	20-Jan-49	30-Jun-49	167.3%	4,625	$591	$2,731,097	$2,731,097	6.0%	$163,866
31-Dec-48	20-Jan-50	30-Jun-50	170.7%	4,625	$602	$2,785,719	$2,785,719	6.0%	$167,143
31-Dec-49	20-Jan-51	30-Jun-51	174.1%	4,625	$614	$2,841,433	$2,841,433	6.0%	$170,486
31-Dec-50	20-Jan-52	30-Jun-52	177.6%	4,625	$627	$2,898,262	$2,898,262	6.0%	$173,896
									$3,874,618

MuniCap, Inc. *29-Jan-20*

[1]Sales taxes are due the 20th of the month following the month of sales. Note revenues were recognized one full fiscal year following development year completion. Source: City of Fredericksburg Commissioner of the Revenue.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule II-B. A full year of revenues will occur in the year following completion of construction.

[4]See Appendix E. Sales per square foot are assumed to increase with inflation factor shown.

[5]Source: *City of Fredericksburg, VA Code of Ordinances, Ch. 70, Article 432.* Figures represent FY 2020 adopted amounts that go to the city.

Springhill Hotel
Fredericksburg, Virginia

Schedule IX-A: Projected Business License Tax (Hotel)

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending	Inflation Factor[2]	Hotel Rooms[3]	Hotel Rate Per Night[4]	Hotel Assumed Occupancy[4]	Hotel Days	Hotel Total Revenues	Business License Tax Rate (Per $100)[5]	Transient Occupancy Tax Revenues
31-Dec-21	15-Mar-23	30-Jun-23	100.0%	0	$121	66%	365	$0	$0.36	$0
31-Dec-22	15-Mar-24	30-Jun-24	106.6%	105	$129	73%	365	$3,609,065	$0.36	$12,993
31-Dec-23	15-Mar-25	30-Jun-25	109.8%	105	$133	75%	365	$3,807,146	$0.36	$13,706
31-Dec-24	15-Mar-26	30-Jun-26	113.1%	105	$137	75%	365	$3,921,360	$0.36	$14,117
31-Dec-25	15-Mar-27	30-Jun-27	116.5%	105	$141	75%	365	$4,039,001	$0.36	$14,540
31-Dec-26	15-Mar-28	30-Jun-28	120.0%	105	$145	75%	365	$4,160,171	$0.36	$14,977
31-Dec-27	15-Mar-29	30-Jun-29	123.6%	105	$150	75%	365	$4,284,976	$0.36	$15,426
31-Dec-28	15-Mar-30	30-Jun-30	127.3%	105	$154	75%	365	$4,413,525	$0.36	$15,889
31-Dec-29	15-Mar-31	30-Jun-31	131.1%	105	$159	75%	365	$4,545,931	$0.36	$16,365
31-Dec-30	15-Mar-32	30-Jun-32	135.1%	105	$163	75%	365	$4,682,309	$0.36	$16,856
31-Dec-31	15-Mar-33	30-Jun-33	139.1%	105	$168	75%	365	$4,822,778	$0.36	$17,362
31-Dec-32	15-Mar-34	30-Jun-34	143.3%	105	$173	75%	365	$4,967,462	$0.36	$17,883
31-Dec-33	15-Mar-35	30-Jun-35	147.6%	105	$179	75%	365	$5,116,486	$0.36	$18,419
31-Dec-34	15-Mar-36	30-Jun-36	152.0%	105	$184	75%	365	$5,269,980	$0.36	$18,972
31-Dec-35	15-Mar-37	30-Jun-37	156.6%	105	$189	75%	365	$5,428,080	$0.36	$19,541
31-Dec-36	15-Mar-38	30-Jun-38	161.3%	105	$195	75%	365	$5,590,922	$0.36	$20,127
31-Dec-37	15-Mar-39	30-Jun-39	166.1%	105	$201	75%	365	$5,758,650	$0.36	$20,731
31-Dec-38	15-Mar-40	30-Jun-40	171.1%	105	$207	75%	365	$5,931,409	$0.36	$21,353
31-Dec-39	15-Mar-41	30-Jun-41	176.2%	105	$213	75%	365	$6,109,351	$0.36	$21,994
31-Dec-40	15-Mar-42	30-Jun-42	181.5%	105	$220	75%	365	$6,292,632	$0.36	$22,653
31-Dec-41	15-Mar-43	30-Jun-43	186.9%	105	$226	75%	365	$6,481,411	$0.36	$23,333
31-Dec-42	15-Mar-44	30-Jun-44	192.6%	105	$233	75%	365	$6,675,853	$0.36	$24,033
31-Dec-43	15-Mar-45	30-Jun-45	198.3%	105	$240	75%	365	$6,876,129	$0.36	$24,754
31-Dec-44	15-Mar-46	30-Jun-46	204.3%	105	$247	75%	365	$7,082,413	$0.36	$25,497
31-Dec-45	15-Mar-47	30-Jun-47	210.4%	105	$255	75%	365	$7,294,885	$0.36	$26,262
31-Dec-46	15-Mar-48	30-Jun-48	216.7%	105	$262	75%	365	$7,513,732	$0.36	$27,049
31-Dec-47	15-Mar-49	30-Jun-49	223.2%	105	$270	75%	365	$7,739,144	$0.36	$27,861
31-Dec-48	15-Mar-50	30-Jun-50	229.9%	105	$278	75%	365	$7,971,318	$0.36	$28,697
31-Dec-49	15-Mar-51	30-Jun-51	236.8%	105	$287	75%	365	$8,210,457	$0.36	$29,558
31-Dec-50	15-Mar-52	30-Jun-52	243.9%	105	$295	75%	365	$8,456,771	$0.36	$30,444
										$601,392

MuniCap, Inc. *29-Jan-20*

[1]Business License taxes are due the 15th of March the year following the year of revenue collection. Note revenues were recognized one full fiscal year following development year completion. Source: City of Fredericksburg, VA Commissioner of the Revenue.

[2]Assumes an initial growth of 6.6% in the rate per night and 3% thereafter. Source: PrimeCore OpZone Fund, LP.

[3]See Schedule II-A. A full year of revenues will occur in the year following completion of construction.

[4]Represents projected average daily rates per room and projected occupancy rates for comparable hotels. Source: PrimeCore OpZone Fund, LP.

[5]Source: City of Fredericksburg, VA Commissioner of the Revenue.

Springhill Hotel
Fredericksburg, Virginia

Schedule IX-B: Projected Business License Tax (Limited-Service Restaurant)

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending[1]	Inflation Factor[2]	Limited-Service Restaurant Square Feet[3]	Sales Per SF[4]	Estimated Sales	Business License Tax Rate (Per $100)[5]	Transient Occupancy Tax Revenues
31-Dec-21	15-Mar-23	30-Jun-23	100.0%	0	$353	$0	$0.20	$0
31-Dec-22	15-Mar-24	30-Jun-24	102.0%	4,625	$360	$1,664,688	$0.20	$3,329
31-Dec-23	15-Mar-25	30-Jun-25	104.0%	4,625	$367	$1,697,982	$0.20	$3,396
31-Dec-24	15-Mar-26	30-Jun-26	106.1%	4,625	$374	$1,731,941	$0.20	$3,464
31-Dec-25	15-Mar-27	30-Jun-27	108.2%	4,625	$382	$1,766,580	$0.20	$3,533
31-Dec-26	15-Mar-28	30-Jun-28	110.4%	4,625	$390	$1,801,912	$0.20	$3,604
31-Dec-27	15-Mar-29	30-Jun-29	112.6%	4,625	$397	$1,837,950	$0.20	$3,676
31-Dec-28	15-Mar-30	30-Jun-30	114.9%	4,625	$405	$1,874,709	$0.20	$3,749
31-Dec-29	15-Mar-31	30-Jun-31	117.2%	4,625	$413	$1,912,203	$0.20	$3,824
31-Dec-30	15-Mar-32	30-Jun-32	119.5%	4,625	$422	$1,950,447	$0.20	$3,901
31-Dec-31	15-Mar-33	30-Jun-33	121.9%	4,625	$430	$1,989,456	$0.20	$3,979
31-Dec-32	15-Mar-34	30-Jun-34	124.3%	4,625	$439	$2,029,245	$0.20	$4,058
31-Dec-33	15-Mar-35	30-Jun-35	126.8%	4,625	$448	$2,069,830	$0.20	$4,140
31-Dec-34	15-Mar-36	30-Jun-36	129.4%	4,625	$456	$2,111,227	$0.20	$4,222
31-Dec-35	15-Mar-37	30-Jun-37	131.9%	4,625	$466	$2,153,451	$0.20	$4,307
31-Dec-36	15-Mar-38	30-Jun-38	134.6%	4,625	$475	$2,196,520	$0.20	$4,393
31-Dec-37	15-Mar-39	30-Jun-39	137.3%	4,625	$484	$2,240,451	$0.20	$4,481
31-Dec-38	15-Mar-40	30-Jun-40	140.0%	4,625	$494	$2,285,260	$0.20	$4,571
31-Dec-39	15-Mar-41	30-Jun-41	142.8%	4,625	$504	$2,330,965	$0.20	$4,662
31-Dec-40	15-Mar-42	30-Jun-42	145.7%	4,625	$514	$2,377,584	$0.20	$4,755
31-Dec-41	15-Mar-43	30-Jun-43	148.6%	4,625	$524	$2,425,136	$0.20	$4,850
31-Dec-42	15-Mar-44	30-Jun-44	151.6%	4,625	$535	$2,473,639	$0.20	$4,947
31-Dec-43	15-Mar-45	30-Jun-45	154.6%	4,625	$546	$2,523,111	$0.20	$5,046
31-Dec-44	15-Mar-46	30-Jun-46	157.7%	4,625	$556	$2,573,574	$0.20	$5,147
31-Dec-45	15-Mar-47	30-Jun-47	160.8%	4,625	$568	$2,625,045	$0.20	$5,250
31-Dec-46	15-Mar-48	30-Jun-48	164.1%	4,625	$579	$2,677,546	$0.20	$5,355
31-Dec-47	15-Mar-49	30-Jun-49	167.3%	4,625	$591	$2,731,097	$0.20	$5,462
31-Dec-48	15-Mar-50	30-Jun-50	170.7%	4,625	$602	$2,785,719	$0.20	$5,571
31-Dec-49	15-Mar-51	30-Jun-51	174.1%	4,625	$614	$2,841,433	$0.20	$5,683
31-Dec-50	15-Mar-52	30-Jun-52	177.6%	4,625	$627	$2,898,262	$0.20	$5,797
								$129,154

MuniCap, Inc. *29-Jan-20*

[1]Business License taxes are due the 15th of March the year following the year of revenue collection. Note revenues were recognized one full fiscal year following development year completion. Source: City of Fredericksburg, VA Commissioner of the Revenue.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule II-B. A full year of revenues will occur in the year following completion of construction.

[4]See Appendix E.

[5]Source: *City of Fredericksburg, VA Code of Ordinances, Ch. 70, Article 357.*

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule IX-C: Projected Business License Tax Revenues, Total

Development Year Ending	Fiscal Year Ending[1]	Inflation Factor[2]	Hotel Projected Tax Revenues[3]	Limited-Service Restaurant Projected Tax Revenues[3]	Total Projected Business License Tax Revenues
31-Dec-21	30-Jun-23	100.0%	$0	$0	$0
31-Dec-22	30-Jun-24	102.0%	$12,993	$3,329	$16,322
31-Dec-23	30-Jun-25	104.0%	$13,706	$3,396	$17,102
31-Dec-24	30-Jun-26	106.1%	$14,117	$3,464	$17,581
31-Dec-25	30-Jun-27	108.2%	$14,540	$3,533	$18,074
31-Dec-26	30-Jun-28	110.4%	$14,977	$3,604	$18,580
31-Dec-27	30-Jun-29	112.6%	$15,426	$3,676	$19,102
31-Dec-28	30-Jun-30	114.9%	$15,889	$3,749	$19,638
31-Dec-29	30-Jun-31	117.2%	$16,365	$3,824	$20,190
31-Dec-30	30-Jun-32	119.5%	$16,856	$3,901	$20,757
31-Dec-31	30-Jun-33	121.9%	$17,362	$3,979	$21,341
31-Dec-32	30-Jun-34	124.3%	$17,883	$4,058	$21,941
31-Dec-33	30-Jun-35	126.8%	$18,419	$4,140	$22,559
31-Dec-34	30-Jun-36	129.4%	$18,972	$4,222	$23,194
31-Dec-35	30-Jun-37	131.9%	$19,541	$4,307	$23,848
31-Dec-36	30-Jun-38	134.6%	$20,127	$4,393	$24,520
31-Dec-37	30-Jun-39	137.3%	$20,731	$4,481	$25,212
31-Dec-38	30-Jun-40	140.0%	$21,353	$4,571	$25,924
31-Dec-39	30-Jun-41	142.8%	$21,994	$4,662	$26,656
31-Dec-40	30-Jun-42	145.7%	$22,653	$4,755	$27,409
31-Dec-41	30-Jun-43	148.6%	$23,333	$4,850	$28,183
31-Dec-42	30-Jun-44	151.6%	$24,033	$4,947	$28,980
31-Dec-43	30-Jun-45	154.6%	$24,754	$5,046	$29,800
31-Dec-44	30-Jun-46	157.7%	$25,497	$5,147	$30,644
31-Dec-45	30-Jun-47	160.8%	$26,262	$5,250	$31,512
31-Dec-46	30-Jun-48	164.1%	$27,049	$5,355	$32,405
31-Dec-47	30-Jun-49	167.3%	$27,861	$5,462	$33,323
31-Dec-48	30-Jun-50	170.7%	$28,697	$5,571	$34,268
31-Dec-49	30-Jun-51	174.1%	$29,558	$5,683	$35,241
31-Dec-50	30-Jun-52	177.6%	$30,444	$5,797	$36,241
Total					$730,546

MuniCap, Inc. *29-Jan-20*

[1]Revenues are assumed to be collected in the fiscal year following development completion.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedules IX-A and IX-B.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule X: Projected Lodging Tax Revenues

Development Year Ending	Revenue Period Ending[1]	Fiscal Year Ending[1]	Growth Factor[2]	Limitied-Service Hotel Rooms[3]	Rate Per Night[4]	Assumed Occupancy[4]	Days	Total Revenues	Lodging Tax Rate[5]	Transient Occupancy Tax Revenues
31-Dec-21	20-Jan-23	30-Jun-23	100.0%	0	$121	66%	365	$0	6.0%	$0
31-Dec-22	20-Jan-24	30-Jun-24	106.6%	0	$129	73%	365	$0	6.0%	$0
31-Dec-23	20-Jan-25	30-Jun-25	109.8%	105	$133	75%	365	$3,807,146	6.0%	$228,429
31-Dec-24	20-Jan-26	30-Jun-26	113.1%	105	$137	75%	365	$3,921,360	6.0%	$235,282
31-Dec-25	20-Jan-27	30-Jun-27	116.5%	105	$141	75%	365	$4,039,001	6.0%	$242,340
31-Dec-26	20-Jan-28	30-Jun-28	120.0%	105	$145	75%	365	$4,160,171	6.0%	$249,610
31-Dec-27	20-Jan-29	30-Jun-29	123.6%	105	$150	75%	365	$4,284,976	6.0%	$257,099
31-Dec-28	20-Jan-30	30-Jun-30	127.3%	105	$154	75%	365	$4,413,525	6.0%	$264,812
31-Dec-29	20-Jan-31	30-Jun-31	131.1%	105	$159	75%	365	$4,545,931	6.0%	$272,756
31-Dec-30	20-Jan-32	30-Jun-32	135.1%	105	$163	75%	365	$4,682,309	6.0%	$280,939
31-Dec-31	20-Jan-33	30-Jun-33	139.1%	105	$168	75%	365	$4,822,778	6.0%	$289,367
31-Dec-32	20-Jan-34	30-Jun-34	143.3%	105	$173	75%	365	$4,967,462	6.0%	$298,048
31-Dec-33	20-Jan-35	30-Jun-35	147.6%	105	$179	75%	365	$5,116,486	6.0%	$306,989
31-Dec-34	20-Jan-36	30-Jun-36	152.0%	105	$184	75%	365	$5,269,980	6.0%	$316,199
31-Dec-35	20-Jan-37	30-Jun-37	156.6%	105	$189	75%	365	$5,428,080	6.0%	$325,685
31-Dec-36	20-Jan-38	30-Jun-38	161.3%	105	$195	75%	365	$5,590,922	6.0%	$335,455
31-Dec-37	20-Jan-39	30-Jun-39	166.1%	105	$201	75%	365	$5,758,650	6.0%	$345,519
31-Dec-38	20-Jan-40	30-Jun-40	171.1%	105	$207	75%	365	$5,931,409	6.0%	$355,885
31-Dec-39	20-Jan-41	30-Jun-41	176.2%	105	$213	75%	365	$6,109,351	6.0%	$366,561
31-Dec-40	20-Jan-42	30-Jun-42	181.5%	105	$220	75%	365	$6,292,632	6.0%	$377,558
31-Dec-41	20-Jan-43	30-Jun-43	186.9%	105	$226	75%	365	$6,481,411	6.0%	$388,885
31-Dec-42	20-Jan-44	30-Jun-44	192.6%	105	$233	75%	365	$6,675,853	6.0%	$400,551
31-Dec-43	20-Jan-45	30-Jun-45	198.3%	105	$240	75%	365	$6,876,129	6.0%	$412,568
31-Dec-44	20-Jan-46	30-Jun-46	204.3%	105	$247	75%	365	$7,082,413	6.0%	$424,945
31-Dec-45	20-Jan-47	30-Jun-47	210.4%	105	$255	75%	365	$7,294,885	6.0%	$437,693
31-Dec-46	20-Jan-48	30-Jun-48	216.7%	105	$262	75%	365	$7,513,732	6.0%	$450,824
31-Dec-47	20-Jan-49	30-Jun-49	223.2%	105	$270	75%	365	$7,739,144	6.0%	$464,349
31-Dec-48	20-Jan-50	30-Jun-50	229.9%	105	$278	75%	365	$7,971,318	6.0%	$478,279
31-Dec-49	20-Jan-51	30-Jun-51	236.8%	105	$287	75%	365	$8,210,457	6.0%	$492,627
31-Dec-50	20-Jan-52	30-Jun-52	243.9%	105	$295	75%	365	$8,456,771	6.0%	$507,406
										$9,806,657

MuniCap, Inc. *29-Jan-20*

[1]Sales taxes are due the 20th of the month following the month of sales in conjunction with Virginia sales tax levies. Note revenues were recognized one full fiscal year following development year completion. Source: *City of Fredericksburg Code of Ordinances Chapter 70, Article 61 (B)*.

[2]Assumes an initial growth of 6.6% in the rate per night and 3% thereafter. Source: PrimeCore OpZone Fund, LP.

[3]See Schedule II-A. A full year of revenues will occur in the year following completion of construction.

[4]Represents projected average daily rates per room and projected occupancy rates for comparable hotels. Source: PrimeCore OpZone Fund, LP.

[5]Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020*.

Schedule XI-A: Projected Additional Revenues to City of Fredericksburg - Annual

Annual Revenues[1]	Current City Revenues[2]	Basis for Projecting Revenues[3]	Percent Impacted	Current City Service Factors[4]	Revenues by Factor[3] Per Resident	Service Population	Per Employee	Projected Increase in Service Factor[5]	Total Additional Revenues[6]
Real property tax	$30,044,758	Schedule III-B	-	-	-	-	-	-	-
Sales tax	$11,376,302	Schedule VII	-	-	-	-	-	-	-
Meals tax	$11,141,603	Schedule VIII	-	-	-	-	-	-	-
Loging tax	$1,524,371	Schedule X	-	-	-	-	-	-	-
Personal property tax	$8,622,738	Schedule IV	-	-	-	-	-	-	-
PPTRA	$1,728,833	not impacted	-	-	-	-	-	-	-
Business license tax	$6,320,104	Schedule IX-C	-	-	-	-	-		
Telecommunication sales tax	$1,682,625	service population	100%	45,229	-	$37.20	-	49	$1,823
Consumer utility tax	$1,808,256	Schedules V-A and V-B	-	-	-	-	-	-	-
Charges for services	$2,595,981	not impacted	-	-	-	-	-	-	-
Permits & fees	$677,060	not impacted	-	-	-	-	-	-	-
State revenues	$5,833,166	not impacted	-	-	-	-	-	-	-
Federal aid	$89,337	not impacted	-	-	-	-	-	-	-
Other	$5,752,568	not impacted	-	-	-	-	-	-	-
Transfers	$613,500	not impacted	-	-	-	-	-	-	-
Fund balance	-	not impacted	-	-	-	-	-	-	-
Total budget	$89,811,202				$0	$37	$0		$1,823

MuniCap, Inc. *29-Jan-20*

[1] Not all sources of revenues are expected to be impacted as a result of the project. Revenues shown represent general fund revenues only. In addition, some fees are assumed to directly offset specific expenditures also not included in this analysis.

[2] Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020*. Figures represent FY 2020 adopted amounts.

[3] Method of apportioning revenues: Per resident revenues are calculated by taking current revenues and apportioning them among current resident population. Per service population revenues are calculated by taking current revenues and apportioning them among current service population. Per employee revenues are calculated by taking current revenues and apportioning them among current employees.

[4] Represents current statistics for the City. See Appendix A.

[5] Represents projected increase to City as a result of the proposed development. See Appendix A.

[6] Represents total increase in revenues as a result of proposed project on an annual basis. Figures assume full build out and are expressed in current dollars.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule XI-B: Projected Additional Revenues to City of Fredericksburg - 30 Years

			Projected Additional Revenues to City of Fredericksburg									
			Resident Revenues			Service Population Revenues			Employee Revenues			
Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Revenues Per Resident[2]	Anticipated Residents[3]	Total Resident Revenues	Revenues Per Service Population[2]	Anticipated Service Population[3]	Total Service Population Revenues	Revenues Per Employee[2]	Anticipated Employees[3]	Total Employee Revenues	Total Projected Additional Revenues
31-Dec-21	30-Jun-23	100.0%	$0	0	$0	$37	0	$0	$0	0	$0	$0
31-Dec-22	30-Jun-24	106.6%	$0	0	$0	$40	49	$1,948	$0	54	$0	$1,948
31-Dec-23	30-Jun-25	109.8%	$0	0	$0	$41	49	$2,007	$0	54	$0	$2,007
31-Dec-24	30-Jun-26	113.1%	$0	0	$0	$42	49	$2,067	$0	54	$0	$2,067
31-Dec-25	30-Jun-27	116.5%	$0	0	$0	$43	49	$2,129	$0	54	$0	$2,129
31-Dec-26	30-Jun-28	120.0%	$0	0	$0	$45	49	$2,193	$0	54	$0	$2,193
31-Dec-27	30-Jun-29	123.6%	$0	0	$0	$46	49	$2,259	$0	54	$0	$2,259
31-Dec-28	30-Jun-30	127.3%	$0	0	$0	$47	49	$2,327	$0	54	$0	$2,327
31-Dec-29	30-Jun-31	131.1%	$0	0	$0	$49	49	$2,396	$0	54	$0	$2,396
31-Dec-30	30-Jun-32	135.1%	$0	0	$0	$50	49	$2,468	$0	54	$0	$2,468
31-Dec-31	30-Jun-33	139.1%	$0	0	$0	$52	49	$2,542	$0	54	$0	$2,542
31-Dec-32	30-Jun-34	143.3%	$0	0	$0	$53	49	$2,619	$0	54	$0	$2,619
31-Dec-33	30-Jun-35	147.6%	$0	0	$0	$55	49	$2,697	$0	54	$0	$2,697
31-Dec-34	30-Jun-36	152.0%	$0	0	$0	$57	49	$2,778	$0	54	$0	$2,778
31-Dec-35	30-Jun-37	156.6%	$0	0	$0	$58	49	$2,861	$0	54	$0	$2,861
31-Dec-36	30-Jun-38	161.3%	$0	0	$0	$60	49	$2,947	$0	54	$0	$2,947
31-Dec-37	30-Jun-39	166.1%	$0	0	$0	$62	49	$3,036	$0	54	$0	$3,036
31-Dec-38	30-Jun-40	171.1%	$0	0	$0	$64	49	$3,127	$0	54	$0	$3,127
31-Dec-39	30-Jun-41	176.2%	$0	0	$0	$66	49	$3,221	$0	54	$0	$3,221
31-Dec-40	30-Jun-42	181.5%	$0	0	$0	$68	49	$3,317	$0	54	$0	$3,317
31-Dec-41	30-Jun-43	186.9%	$0	0	$0	$70	49	$3,417	$0	54	$0	$3,417
31-Dec-42	30-Jun-44	192.6%	$0	0	$0	$72	49	$3,519	$0	54	$0	$3,519
31-Dec-43	30-Jun-45	198.3%	$0	0	$0	$74	49	$3,625	$0	54	$0	$3,625
31-Dec-44	30-Jun-46	204.3%	$0	0	$0	$76	49	$3,733	$0	54	$0	$3,733
31-Dec-45	30-Jun-47	210.4%	$0	0	$0	$78	49	$3,845	$0	54	$0	$3,845
31-Dec-46	30-Jun-48	216.7%	$0	0	$0	$81	49	$3,961	$0	54	$0	$3,961
31-Dec-47	30-Jun-49	223.2%	$0	0	$0	$83	49	$4,080	$0	54	$0	$4,080
31-Dec-48	30-Jun-50	229.9%	$0	0	$0	$86	49	$4,202	$0	54	$0	$4,202
31-Dec-49	30-Jun-51	236.8%	$0	0	$0	$88	49	$4,328	$0	54	$0	$4,328
31-Dec-50	30-Jun-52	243.9%	$0	0	$0	$91	49	$4,458	$0	54	$0	$4,458
Total					$0			$88,107				$88,107

MuniCap, Inc. *29-Jan-20*

[1]Assumes an annual inflation rate of 2%.

[2]See Schedule XI-A.

[3]See Appendix B. The Development is not expected to produce any permanent residents.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Schedule XII: Projected Revenues to City of Fredericksburg - 30 Year Projection

Fiscal Year Ending	Inflation Factor	Projected Real Property Tax- Commercial (Schedule III-B)	Projected Commercial Personal Property Tax (Schedule IV)[1]	Projected Utility Tax Revenues (Schedule V-C)	Projected Recordation Tax (Schedule VI-B)	Projected Sales Tax Revenues (Schedule VII)	Projected Meals Tax Revenues (Schedule VIII)	Projected Business License Tax Revenues (Schedule IX-C)	Projected Lodging Tax Revenues (Schedule X)	Projected Additional Tax Revenues (Schedule XI-B)	Estimated Total Revenues
30-Jun-23	100.0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
30-Jun-24	106.6%	$109,883	$26,386	$12,589	$0	$16,647	$99,881	$16,322	$0	$1,948	$283,657
30-Jun-25	109.8%	$109,883	$27,177	$12,841	$0	$16,980	$101,879	$17,102	$228,429	$2,007	$516,297
30-Jun-26	113.1%	$118,941	$27,992	$13,098	$0	$17,319	$103,916	$17,581	$235,282	$2,067	$536,197
30-Jun-27	116.5%	$118,941	$28,832	$13,360	$0	$17,666	$105,995	$18,074	$242,340	$2,129	$547,336
30-Jun-28	120.0%	$118,941	$29,697	$13,627	$0	$18,019	$108,115	$18,580	$249,610	$2,193	$558,783
30-Jun-29	123.6%	$118,941	$30,588	$13,900	$0	$18,379	$110,277	$19,102	$257,099	$2,259	$570,544
30-Jun-30	127.3%	$128,745	$31,506	$14,178	$0	$18,747	$112,483	$19,638	$264,812	$2,327	$592,435
30-Jun-31	131.1%	$128,745	$32,451	$14,461	$0	$19,122	$114,732	$20,190	$272,756	$2,396	$604,854
30-Jun-32	135.1%	$128,745	$33,424	$14,750	$0	$19,504	$117,027	$20,757	$280,939	$2,468	$617,616
30-Jun-33	139.1%	$128,745	$34,427	$15,045	$0	$19,895	$119,367	$21,341	$289,367	$2,542	$630,730
30-Jun-34	143.3%	$139,358	$35,460	$15,346	$0	$20,292	$121,755	$21,941	$298,048	$2,619	$654,819
30-Jun-35	147.6%	$139,358	$36,524	$15,653	$0	$20,698	$124,190	$22,559	$306,989	$2,697	$668,669
30-Jun-36	152.0%	$139,358	$37,620	$15,966	$0	$21,112	$126,674	$23,194	$316,199	$2,778	$682,901
30-Jun-37	156.6%	$139,358	$38,748	$16,286	$0	$21,535	$129,207	$23,848	$325,685	$2,861	$697,528
30-Jun-38	161.3%	$150,846	$39,911	$16,611	$0	$21,965	$131,791	$24,520	$335,455	$2,947	$724,047
30-Jun-39	166.1%	$150,846	$41,108	$16,944	$0	$22,405	$134,427	$25,212	$345,519	$3,036	$739,495
30-Jun-40	171.1%	$150,846	$42,341	$17,282	$0	$22,853	$137,116	$25,924	$355,885	$3,127	$755,372
30-Jun-41	176.2%	$150,846	$43,611	$17,628	$0	$23,310	$139,858	$26,656	$366,561	$3,221	$771,690
30-Jun-42	181.5%	$163,280	$44,920	$17,981	$0	$23,776	$142,655	$27,409	$377,558	$3,317	$800,895
30-Jun-43	186.9%	$163,280	$46,267	$18,340	$0	$24,251	$145,508	$28,183	$388,885	$3,417	$818,132
30-Jun-44	192.6%	$163,280	$47,655	$18,707	$0	$24,736	$148,418	$28,980	$400,551	$3,519	$835,848
30-Jun-45	198.3%	$163,280	$49,085	$19,081	$0	$25,231	$151,387	$29,800	$412,568	$3,625	$854,057
30-Jun-46	204.3%	$176,740	$50,558	$19,463	$0	$25,736	$154,414	$30,644	$424,945	$3,733	$886,232
30-Jun-47	210.4%	$176,740	$52,074	$19,852	$0	$26,250	$157,503	$31,512	$437,693	$3,845	$905,470
30-Jun-48	216.7%	$176,740	$53,636	$20,249	$0	$26,775	$160,653	$32,405	$450,824	$3,961	$925,243
30-Jun-49	223.2%	$176,740	$55,246	$20,654	$0	$27,311	$163,866	$33,323	$464,349	$4,080	$945,568
30-Jun-50	229.9%	$191,309	$56,903	$21,067	$0	$27,857	$167,143	$34,268	$478,279	$4,202	$981,029
30-Jun-51	236.8%	$191,309	$58,610	$21,489	$0	$28,414	$170,486	$35,241	$492,627	$4,328	$1,002,504
30-Jun-52	243.9%	$191,309	$60,368	$21,918	$0	$28,983	$173,896	$36,241	$507,406	$4,458	$1,024,579
Total		$4,305,335	$1,193,126	$488,369	$0	$645,770	$3,874,618	$730,546	$9,806,657	$88,107	$21,132,527

MuniCap, Inc. *29-Jan-20*

[1]Revenues were phased in with absorption. See Schedule II.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Appendices

Springhill Hotel
Fredericksburg, Virginia

Appendix A: Revenues and Cost Allocation to Fredericksburg (Allocation Factors)

City of Fredericksburg permanent population [1]	28,360
City of Fredericksburg labor force[2]	18,661
Non-resident workers[2]	16,869
Employee population equivalent (100% of Non-resident workers)	16,869
Total service population (City of Fredericksburg permanent population + employee population equivalent)	45,229
Service population rates:	
Resident	1.00
Employee[3]	1.00
Expected employee increase:	
Projected new employees	54
Projected non-resident employees (90.40%)[2]	49
Projected employee population equivalent	49
Total projected service population increase	49
Current citywide real property tax revenues (per $1,000)[4]	$30,045
Projected increase in countywide real property tax revenues (per $1,000)[5]	$191
Current citywide tax revenues (per $1,000)[4]	$89,811
Projected increase in countywide general tax revenues (per $1,000)[6]	$1,003

MuniCap, Inc. *29-Jan-20*

[1]Source: Fredericksburg, Virginia *Comprehensive Annual Financial Report 2018* .

[2]Source: U.S. Census Bureau, Center for Economic Studies, LEHD (OnTheMap application, 2017 data).

[3]Service rate assumes full-time employees generates costs at the same rate as full-time residents.

[4]Source: City of Fredericksburg, VA *City Manager's Recommended Budget Fiscal Year 2020* .

[5]See Schedules III-B.

[6]See Schedule XII.

Springhill Hotel
Fredericksburg, Virginia

Appendix B: Projected Employees

Development Year Ending	Hotel: Hotel Rooms[1]	Hotel: Employees Per 1,000 Room(FTEs)[2]	Hotel: Total	Restaurant: Restaurant SF[1]	Restaurant: Employees Per 1,000 SF(FTEs)[2]	Restaurant: Total	Total Employees
31-Dec-21	0	0.37	0	0	3.33	0	0
31-Dec-22	105	0.37	39	4,625	3.33	15	54
31-Dec-23	105	0.37	39	4,625	3.33	15	54
31-Dec-24	105	0.37	39	4,625	3.33	15	54
31-Dec-25	105	0.37	39	4,625	3.33	15	54
31-Dec-26	105	0.37	39	4,625	3.33	15	54
31-Dec-27	105	0.37	39	4,625	3.33	15	54
31-Dec-28	105	0.37	39	4,625	3.33	15	54
31-Dec-29	105	0.37	39	4,625	3.33	15	54
31-Dec-30	105	0.37	39	4,625	3.33	15	54
31-Dec-31	105	0.37	39	4,625	3.33	15	54
31-Dec-32	105	0.37	39	4,625	3.33	15	54
31-Dec-33	105	0.37	39	4,625	3.33	15	54
31-Dec-34	105	0.37	39	4,625	3.33	15	54
31-Dec-35	105	0.37	39	4,625	3.33	15	54
31-Dec-36	105	0.37	39	4,625	3.33	15	54
31-Dec-37	105	0.37	39	4,625	3.33	15	54
31-Dec-38	105	0.37	39	4,625	3.33	15	54
31-Dec-39	105	0.37	39	4,625	3.33	15	54
31-Dec-40	105	0.37	39	4,625	3.33	15	54
31-Dec-41	105	0.37	39	4,625	3.33	15	54
31-Dec-42	105	0.37	39	4,625	3.33	15	54
31-Dec-43	105	0.37	39	4,625	3.33	15	54
31-Dec-44	105	0.37	39	4,625	3.33	15	54
31-Dec-45	105	0.37	39	4,625	3.33	15	54
31-Dec-46	105	0.37	39	4,625	3.33	15	54
31-Dec-47	105	0.37	39	4,625	3.33	15	54
31-Dec-48	105	0.37	39	4,625	3.33	15	54
31-Dec-49	105	0.37	39	4,625	3.33	15	54
31-Dec-50	105	0.37	39	4,625	3.33	15	54

MuniCap, Inc. *29-Jan-20*

[1]See Schedule II-B.
[2]Jobs were calculated using IMPLAN software by IMPLAN Group, LLC. See Appendix G.

Springhill Hotel
Fredericksburg, Virginia

Appendix C: Projected Assessed Value (Comparables)[1]

Property	GPIN	Address	Year Built	Area Units	Area GSF	Assessed Value Land	Assessed Value Improvement	Assessed Value Total	Total Assessed Value Per Unit	Total Assessed Value Per GSF
Commercial										
Hotel										
Courtyard by Marriott	7789-14-9165	620 Caroline Street	2009	98	63,683	$1,063,200	$10,662,614	$11,725,814	$119,651	$184
Hyatt Place	7779-56-2506	1241 Jefferson Davis Highway	2013	93	64,799	$941,700	$11,706,369	$12,648,069	$136,001	$195
Hilton Garden Inn	7769-89-4007	1060 Hospitality Lane	2005	148	84,750	$1,987,000	$11,295,100	$13,282,100	$89,744	$157
Hampton Inn & Suites	7769-88-3772	1080 Hospitality Lane	2007	122	71,754	$1,614,300	$9,482,057	$11,096,357	$90,954	$155
Average per SF									$105,753	**$171**
Limited-service restaurant[2]										
Mcdonald's	36-A-2A	5228 Jefferson Davis HWY	-	-	4,313	$890,600	$794,700	$1,685,300	-	$391
Dairy Queen Grill & Chill	23A-6-B	10907 Courthouse RD	1984	-	2,152	$524,200	$294,400	$818,600	-	$380
Dunkin'	24D-3-D	5101 Jefferson Davis HWY	-	-	2,856	$317,100	$712,600	$1,029,700	-	$361
Taco Bell	36-17-E	4720 Mine RD	1996	-	2,630	$871,600	$306,200	$1,177,800	-	$448
Average per SF										**$394**

MuniCap, Inc. *29-Jan-20*

[1]Information obtained through the City of Fredericksburg Real Estate Office database.

[2]Information obtained through the Spotsylvania County Real Estate Office database.

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

Appendix D: Project Parcels[1]

GPIN	Address	Owner	Assessment (Effective 2018)		
			Land	Building	Total Value
Project parcels:					
7769-77-5997	0 Briscoe Lane	GCB Briscoe I LLC	$2,644,100	$0	$2,644,100

MuniCap, Inc. *29-Jan-20*

[1]Base parcels provided by PrimeCore OpZone Fund, LP.

Springhill Hotel
Fredericksburg, Virginia

Appendix E: Sales Data

Development Type	Sales PSF	Type of SF	Adjusted Sales PSF[2]	Avg. SF Per Store
Fast Food Restaurant[1]				
Panera Bread	$305	Gross	$229	4,500
Chipotle Mexican Grill	$694	Selling	$521	2,530
Burger King	$482	Selling	$362	2,600
Potbelly Sandwich Shop	$401	Gross	$301	2,300
Weighted average sales per SF			$353	

MuniCap, Inc. *29-Jan-20*

[1]Based on sales data available for potential tenants. Actual tenants are not yet known. Sales data provided by *2018 Retail Sales Per Square Foot Report* prepared by Bizminer.

[2]Adjusted Sales PSF adjusts selling square footage to 75% of total sales per square foot.

Springhill Hotel
Fredericksburg, Virginia

Appendix F: Hotel Revenue Assumptions

	Limited-Service Hotel
Income Capitalization	
Average daily rate per room[1]	$149.76
Gross annual income per room	$54,663.73
Assumed occupancy rate[1]	74.8%
Effective gross income per room	$40,868.59
Assumed expense ratio[2]	62.6%
Less: assumed expenses	($25,583.74)
Net operating income per room	$15,284.85

MuniCap, Inc. *29-Jan-20*

[1]Represents a weighted average for projected average daily rates per room and projected occupancy rates for comparable hotels over a ten-year period. Source: PrimeCore OpZone Fund, LP.
[2]Includes estimated departmental and undistributed operating expenses. Source: U.S. Hotel Operating Statistics *HOST Almanac 2017.*

Springhill Hotel
Fredericksburg, Virginia

Appendix G-1: Limited-Service Hotel Jobs and Indirect Impacts

	Total
Hotel-limited service rooms[1]	105
Average nightly room rate[2]	$149.76
Average nightly occupancy[2]	75%
Hotel operating revenue	$4,291,202
Total hotel-limited service jobs[3]	43
Full time equivalent factor[4]	0.91
Total full time equivalent employees ("FTE")	39
Total FTE jobs per room	0.37
Multiplier for hotel limited service jobs[3]	1.5740
Total jobs	61
Indirect and induced jobs	18
Total labor income[3]	$1,205,305
Labor income to wage factor[5]	1.1475
Sub-total employee wages	$1,050,332
Average hotel income per FTE -- annual	$30,948
Average hotel wage per FTE -- annual	$26,969
Multiplier for hotel limited service wages[3]	1.6298
Total income	$1,964,410
Indirect and induced income	$759,105
Multiplier for hotel limited service output[3]	1.5512
Total economic output	$6,656,369
Indirect and induced output	$2,365,167

MuniCap, Inc. *29-Jan-20*

[1]Based on projected development at full buildout. See Schedule II.

[2]Represents national averages for average daily rate per room and occupancy rate for the national full-service and limited service midscale lodging market segment as published in *Third Quarter 2019 PwC Real Estate Investor Survey*.

[3]Limited-Service Hotel wages, jobs, and output were calculated using IMPLAN software by IMPLAN Group, LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects of hotel development, within the Springhill Hotel development, will have in the City of Fredricksburg. The multiplier for hotel jobs is 1.5773, meaning that for each job at the development, 1.5773 jobs will be created in the City of Fredericksburg, including the job at the development. Similarly, the multiplier for hotel wages is 1.6298, meaning that for every $1.00 paid in restaurant wages at the development, $1.6298 will be paid in the City of Fredericksburg, including the $1.00 at the development. The multiplier for hotel output is 1.5512, meaning that for each dollar of restaurant economic activity at the development, the economic activity in the City of Fredericksburg will be $1.5512 including the $1.00 at the development.

[4]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into total full-time equivalent employees ("FTE's").

[5]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

Springhill Hotel
Fredericksburg, Virginia

Appendix G-2: Limited-Service Restaurant Jobs and Indirect Impacts

	Total
Restaurant square feet[1]	4,625
Sales per square foot[2]	$353
Total restaurant sales	$1,632,047
Total restaurant jobs[3]	19
Full time equivalent factor[4]	0.7938
Total full time equivalent employees ("FTE")	15
Total FTE jobs per 1,000 square feet	3.33
Multiplier for restaurant jobs[3]	1.2577
Total jobs	24
Indirect and induced jobs	5
Total labor income[3]	$369,194
Labor income to wage factor[5]	1.1621
Sub-total employee wages	$317,702
Average restaurant income per FTE -- annual	$23,974
Average restaurant wage per FTE -- annual	$20,631
Total operating revenue	$1,632,047
Multiplier for restaurant wages[3]	1.5552
Total income	$574,156
Indirect and induced income	$204,962
Multiplier for restaurant output[3]	1.4343
Total economic output	$2,340,770
Indirect and induced output	$708,723

MuniCap, Inc. *29-Jan-20*

[1]Based on projected development at full buildout. See Schedule I.

[2]See appendix E.

[3]See Appendix G-1 to reference the impacts of the multipliers.

[4]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into total full-time equivalent employees ("FTE's").

[5]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

Springhill Hotel
Fredericksburg, Virginia

Appendix G-3: Construction Jobs and Indirect Impacts

	Total
Total estimated construction costs:[1]	$12,500,000
Total construction jobs[2]	97
Construction full-time equivalent factor[3]	0.9669
Total construction full-time equivalent employees ("FTE's")	94
Multiplier for construction jobs[2]	1.3619
Total construction jobs (one year full time equivalent)	132
Indirect and induced jobs (one year full time equivalent)	35
Total construction labor income[2]	$5,236,707
Labor income to wage factor[4]	0.9669
Total wages	$5,063,526
Average labor income per construction FTE -- annual	$55,833
Average wage per construction FTE -- annual	$53,987
Multiplier for construction wages[2]	1.3139
Total income	$6,880,349
Indirect and induced income	$1,643,642
Multiplier for construction output[5]	1.3962
Total economic output	$17,451,891
Indirect and induced output	$4,951,891

MuniCap, Inc. *29-Jan-20*

[1]All cost estimates were provided by PrimeCore OpZone Fund, LP.

[2]Construction wages, indirect jobs and output were calculated using the IMPLAN software by IMPLAN Group LLC. Multipliers function in the same manner as with restaurant impacts.

[3]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group LLC, converts total jobs into total full-time equivalent employees ("FTE's").

[4]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group LLC. converts total labor income into direct wages and salary.

[5]See Appendix H-1 to reference the impacts of the multipliers.

ITEM #7C

MEMORANDUM

TO: Chairman Rodriguez and Planning Commissioners
FROM: Mike Craig, Senior Planner
DATE: February 6, 2020 (for the February 11 meeting)
RE: Residential Use in the Planned Development – Commercial Zoning District

ISSUE

Should the Planning Commission recommend approval of permitting additional residential use in the Planned Development – Commercial Zoning District (PD-C) by special use permit?

BACKGROUND

The PD-C Zoning District permits 10% of the total acreage within the district to be used for residential land use at a density of 24 units per acre. Celebrate Virginia South, a single PD-C district, is a total of 541 acres. The entire 54 acres of that development available for residential use has now been developed into the Seasons / Havens (totaling 483) and the Silver Collection (totaling 576 multi-family units).

Property owners within Celebrate Virginia South have come forward to discuss new proposals. Two proposals have been discussed. One is for 100 additional senior housing units. The other is for 372 multi-family units on 20 +/- acres in conjunction with the development of between 60,000 and 100,000 square feet of employment center uses on 40 +/- acres.

The Citywide market analysis prepared by Streetsense in December of 2018 indicates that the City's land use market is in a state of evolution. Retail centers are set to contract and the market for employment centers and offices is limited. The market analysis also indicates that, while the City is digesting existing residential entitlement, additional future residential use may be appropriate within Area 1 Central Park / Celebrate Virginia.

CONCEPTUAL TEXT AMENDMENT

The text amendment would permit up to an additional 10% of the land in a PD-C district to be allocated to residential land use by special use permit. This code change would permit the City Council to authorize the change in land use allocation within a PD-C district so that 20% of the district could be residential, a minimum of 25% would be open space, and up to 55% would be non-residential.

Additional residential acreage would also be limited in the total amount of additional units. The additional number of residential units so approved would not exceed the number determined by multiplying 12 times the total additional acreage available for residential use by special use permit. For example, where a district consists of 500 acres, 50 acres may be developed for residential uses by right, at 24 units per acre. An additional 50 acres may be developed by special use permit with no more than 600 units (50 x 12). An additional provision limits the amount of non-age restricted multi-family units to 60% of the additional residential use.

The purpose of the PD-C Zoning District is:

> "to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area. The district also provides for planned employment centers with offices and professional business uses. The district should be located adjacent to major transportation arteries, with development encouraged in centers planned as a unit."

The proposed amendment includes modifications to the purpose of the PD-C Zoning District to add review criteria for applications for additional residential use. Those criteria would be:

- Retaining the primacy of commercial use in the district with respect to land area developed or reserved for commercial uses, visibility of uses, and the timing and phasing of development.
- a strong emphasis on pedestrian scale;
- providing urban development and amenities;
- incorporating high quality neighborhood design and innovative arrangement of building and open space uses;
- designing with a hierarchy of interconnected streets and blocks, walkable streets;
- provisions for transit, and a variety of housing types; and
- including opportunities for active recreational facilities or formal open spaces for residential segments of the development.

These criteria would be in addition to the existing special use review criteria in § 72-22.6 Special Use Permits, which include an evaluation of adverse impacts related to:

- Traffic or parking congestion;
- Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;
- Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
- Undue density of population or intensity of use in relation to the community facilities existing or available;
- Reduction in the availability of affordable housing in the neighborhood;
- Impact on school population and facilities;
- Destruction of or encroachment upon conservation or historic districts;
- Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and
- Massing and scale of the project.

In addition, any proposed development within Celebrate Virginia South will have to comply with the Celebrate Virginia South agreement that contains covenants and restrictions to development within that project.

<u>LAND USE ANALYSIS</u>

The proposed text amendment would apply to all PD-C Districts City wide. See attached map of the City showing the location of the three PD-C districts. Those districts are:

- Celebrate Virginia South 541 +/- Acres:
  78 acres within Celebrate Virginia South contain commercial use. In total there are 634,372 square feet of non-residential space in use or under construction on these acres. The total includes the baseball stadium and the hotel / office building under construction. 54 acres within the Celebrate Virginia South contain 1,059 residential units. This is the maximum amount of land that can be used for residential use under the current PD-C rules. 150 +/- acres are within open space.

The proposed text amendment would permit applications for additional residential use on 54 additional acres in Celebrate Virginia South. As currently written, a total of 648 additional residential units could be approved in Celebrate Virginia South by special use permit. The current ordinance would limit a maximum of 389 (60%) of those units to non-age restricted multi-family.

- Central Park 310 +/- Acres
  Central Park is subject to a General Development Plan that limits the use of the site to non-residential use. 280 acres within Central Park contains 2,100,000 +/- square feet of non-residential space. 30 acres of the development are dedicated open space. The site could only be used for residential use if a proffer amendment is approved. Proffer amendments require the same public review and public hearing process as a rezoning.

- DVD's on the Run 2.34 Acres
  DVD's on the run is subject to a General Development Plan that limits the use of the site to non-residential use. 1.27 acres of the site contains a 12,264 square foot commercial building. The remainder of the site is vacant. The site could only be used for residential use if a proffer amendment is approved. Proffer amendments require the same public review and public hearing process as a rezoning.

The total net effect of the ordinance would be to permit applications for special use permits for 54 additional acres of residential use in the City's PD-C Zoning Districts. The total number of units that could be applied for would be 648. Central Park and DVD's on the Run could apply for a proffer amendment in the future to permit residential use. Together, the two sites total 313.34 acres. If both parcels changed their zoning to permit the current permitted levels of residential use on the property under the PD-C district, then 31.33 of those acres could be developed for residential use with a maximum of 752 dwelling units. Under this revised ordinance and if those rezonings were approved, then applicants could apply for an additional 31.33 acres of residential use with a maximum of 376 dwelling units.

COMPREHENSIVE PLAN ANALYSIS

All of the Planned Development – Commercial zoning in the City of Fredericksburg is within Land Use Planning Area 1. Streetsense began the preliminary planning for a report on Area 1 last fall. The work included a four day charrette within Central Park October 21-24. Streetsense is currently working on the report draft, which will be the subject of a worksession with the Planning Commission on March 11. Streetsense commented on the proposal to permit more residential use in the PD-C Zoning District. They stated that, "at this stage in our exploration, we believe that Neighborhood 1 should be an area that promotes and encourages appropriate new residential supply for Fredericksburg" as stated during the charrette in October.

In the 2015 Comprehensive Plan, the listed opportunities for Area 1 (page 11(1)-1) include:

- Redevelop Central Park as a regional commercial activity center, through revised land use regulations that effectively promote higher levels of mixed use development. A critical component of this redevelopment will be an improved roadway network and bicycle / pedestrian access; and
- Protect residential neighborhoods from existing and proposed commercial development through transitional uses and design standards that minimize adverse impacts.

Chapter 7 Residential Neighborhoods and Housing includes policies for residential use in the City. The chapter emphasizes Neighborhood Design (page 7-2 / 3) including the following guidelines: function, order, identity, and appeal. Neighborhood Design also includes some transportation principles such as: provide a pedestrian-friendly environment, ensure pedestrian connections, provide interconnected streets, maintain a clear hierarchy of streets, maintain / reestablish alleys, provide linkages, and ensure the safety of all users. The Goals for Residential Neighborhoods and Housing (page 7-7) include: Neighborhood Character, Neighborhood Quality, Distinct and Attractive Neighborhoods, Adequate Public Services and Facilities, Enhanced Connections, Compatible Design and Functionality, Affordable Housing, Variety of Housing, Homeownership, and Housing Maintenance and Upkeep.

As noted above, the ordinance has been crafted so that the Planning Commission and City Council have criteria reflective of these values by which they could review a potential special use permit for additional residential.

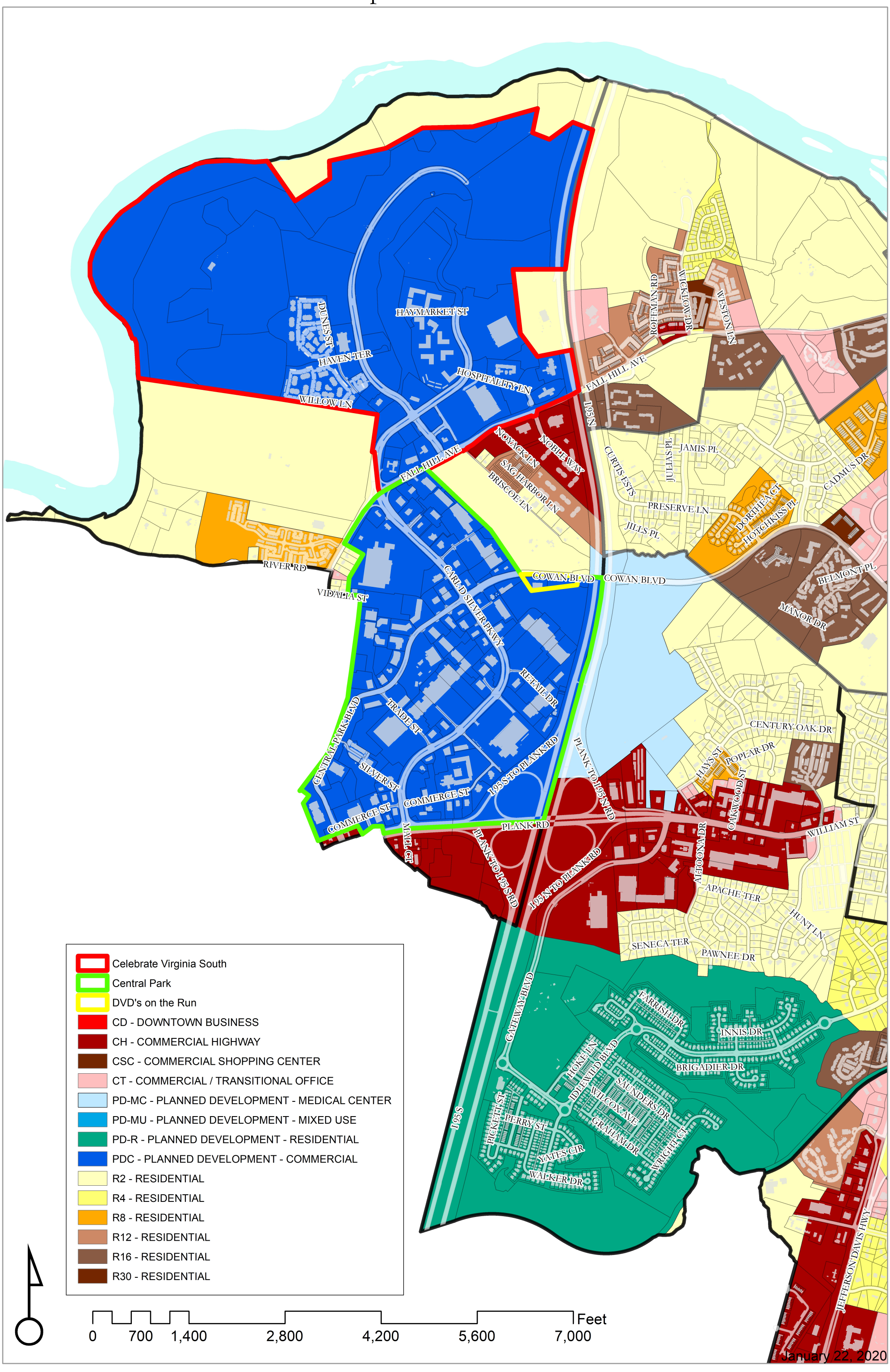
CONCLUSION

The purpose of the proposed text amendment is to permit applications for an increase in residential use in the PD-C zoning district by special use permit. The ordinance would not permit any additional residential units in these areas by-right. It would require additional public review and hearings on any future residential proposals. This review would utilize criteria related to the quality and character of the proposed development as well as the proposals impacts on public facilities and services. The Planning Commission should recommend approval of the ordinance to the City Council.

ATTACHMENTS

1. Map of Planned Development – Commercial Districts in the City.
2. Draft Unified Development Ordinance Text Amendment.

Planned Development - Commercial Districts



MOTION:

SECOND:

draft 2020 01 16
Regular Meeting
Ordinance No. 20-__

RE: **Amending the Unified Development Ordinance to permit additional residential development in the Planned Development-Commercial zoning district by special use permit.**

ACTION: **APPROVED; Ayes:0; Nays: 0**

First read: _____ **Second read:** _____

It is hereby ordained by the Fredericksburg City Council that City Code Chapter 72, "Unified Development Ordinance," is amended as follows.

I. Introduction.

The purpose of the Planned Development –Commercial (PD-C) District is to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area. The district also provides for planned employment centers with offices and professional business uses. The district is appropriate for land located adjacent to major transportation arteries, with development encouraged in centers planned as a unit. The PD-C District currently permits the development of 10% of the acreage of the district for residential uses, at a density of 24 units per acre. The purpose of this amendment is to permit additional residential development in the district by special use permit, for an additional 10% of the district acreage, but limited as to the number of additional residential units.

The City Council adopted a resolution to initiate this text amendment at its meeting on _____. The Planning Commission held its public hearing on the amendment on _____, after which it voted to recommend the amendment to the City Council. The City Council held its public hearing on this amendment on _____.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested rezoning.

II. City Code Amendment.

City Code Chapter 72, "Unified Development Ordinance," is amended as follows:

1. **Section 72-33.2, "Planned Development-Commercial District,"** shall be amended as follows:

Sec. 72-33.2. Planned Development-Commercial District.

A. Purpose and intent.

(1) The Planned Development-Commercial (PD-C) District is established to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area. The district also provides for planned employment centers with offices and professional business uses. The district should be located adjacent to major transportation arteries, with development encouraged in centers planned as a unit.

(2) The district should be reserved for development on contiguous land areas of at least 150 acres under single ownership or control capable of containing an aggregate gross floor area in excess of 500,000 square feet.

(3) *The PD-C District is suitable for limited residential development, but the predominant character of the district shall remain commercial, through the primacy of this use category with respect to land area developed or reserved for commercial uses, visibility of uses, and the timing and phasing of development. Residential development in the PD-C District must be designed with special care and sensitivity to create truly livable spaces within an area otherwise characterized by commercial development. The criteria for successful integration of commercial and residential uses include, but are not limited to, a strong emphasis on pedestrian scale, urban development and amenities, high quality neighborhood design and innovative arrangement of building and open space uses, a hierarchy of interconnected streets and blocks, walkable streets, provisions for transit, and a variety of housing types; in addition to the provision of opportunities for active recreational facilities or formal open spaces for all segments of the development.*

[Subsections B and C are not amended.]

D. Bulk regulations. Bulk regulations for PD-C Districts are as follows:

(1) Maximum building height. Building heights of up to 90 feet are permitted, and may be increased to 199 feet for telecommunication towers, subject to approval of a special use permit.

(2) Minimum setback requirements.
(a) Front setback, no requirement.
(b) Side setback, no requirement.
(c) Rear setback, no requirement.
(d) From all residential uses outside the PDC District, 50 feet.
(e) From public street rights-of-way, 30 feet.
(f) From internal travel lanes and drives, 15 feet.

(3) Maximum floor area ratio. The maximum floor area ratio shall be 1.00.

(4) Residential density use limitations. Residential uses shall not exceed 10% of the ~~overall~~ *gross acreage of the specific* PD-C District and 24 units per acre. *City Council may approve up to 20% of the gross acreage of the specific PD-C District for residential uses, by special use permit.*

a. *The additional number of residential units so approved shall not exceed the number determined by multiplying 12 times the total additional acreage available for residential use by special use permit.*

b. *No more than 60% of the additional residential units approved by special use permit may be multi-family residential units. This cap does not apply to "Housing for Older Persons," under the federal Fair Housing Act and federal regulations implementing the Act.*

SEC. III. <u>Effective Date</u>.

This ordinance is effective immediately.

<u>Votes</u>:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Approved as to form:

_____
Kathleen Dooley, City Attorney

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of <u>Ordinance No. 20-</u> duly adopted at a meeting of the City Council meeting held <u>Date, 2020</u> at which a quorum was present and voted.

_____
Tonya B. Lacey, CMC
Clerk of Council