City of Fredericksburg, Virginia

City Council

AGENDA

Council Chambers

715 Princess Anne Street

Fredericksburg, Virginia 22401

Hon. Mary Katherine Greenlaw, Mayor
Hon. William C. Withers, Jr., Vice-Mayor, Ward Two
Hon. Kerry P. Devine, At-Large
Hon. Matthew J. Kelly, At-Large
Hon. Jason N. Graham, Ward One
Hon. Timothy P. Duffy, Ph.D., Ward Three
Hon. Charlie L. Frye, Jr., Ward Four

March 10, 2020
7:30 p.m.
Mary Katherine Greenlaw, Presiding
Agenda

1. **Call To Order**

2. **Invocation**
   Councilor Matthew J. Kelly

3. **Pledge Of Allegiance**
   Mayor Mary Katherine Greenlaw

4. **Presentations**

   A. Corona Virus – Deputy Chief Mike Jones

   B. R-Board Presentation – Joe Buchanan, Director

   C. City Manager's Recommended Operating And Capital Budget For FY 2021

5. **Public Hearing**

   A. Ordinance 20-__, First & Second Read, Amending The Unified Development Ordinance To Regulate Infill Development, By Amending The Designated Front Yards, Secondary Front Yards, And Rear Yards On Corner Lots And Through Lots

      Documents:

5A UDO AMEND CORNER LOTS.PDF

B. Ordinance 20-__, First Read, Rezoning Approximately 4.04 Acres Of Land Along Fall Hill Avenue At GPIN 7769-77-5997 From Commercial Highway To Planned Development – Commercial

Documents:

5B PRIMECORE REZONE.PDF

C. Resolution 20-__, Granting Special Exceptions For Setbacks, Location Of Accessory Structures And Bulk Standards For A Swimming Pool, And Drive-Through Standards For The Springhill Suites Hotel Project Located At The Corner Of Fall Hill Avenue And Briscoe Lane

Documents:

5C PRIMECORE SPEC EXCEPTIONS.PDF

6. **Comments From The Public**

City Council provides this opportunity each regular meeting for comments from citizens who have signed up to speak before the start of the meeting. To be fair to everyone, please observe the five-minute time limit and yield the floor when the Clerk of Council indicates that your time has expired. Decorum in the Council Chambers will be maintained. Comments that are not relevant to the City business and behavior that is disruptive, such as applause, are inappropriate and out of order.

7. **Council Agenda**

A. R-Board Commercial Rate Adjustment – Vice-Mayor Withers

B. Federal Coworking Space – Councilor Graham

8. **Consent Agenda**

A. Transmittal Of Board And Commission Minutes (Approved Minutes Can Be Found On The Board/Commission Webpages After They Are Approved At Subsequent Meeting Of Said Board/Commission).

A.i. Board Of Social Services – December 20, 2019

Documents:

8A1 BSS 12-20-19.PDF

A.ii. Fredericksburg Clean & Green Commission – February 3, 2020

Documents:

8A2 CLEAN GREEN MINUTES 2-3-20.PDF

A.iii. Green Committee – February 11, 2020

Documents:

8A3 GREEN COMMITTEE 2-11-20.PDF

A.iv. Memorials Advisory Commission – January 16, 2020

Documents:

8A4 MAC 1-16-20.PDF

A.v. Planning Commission Work Session – October 23, 2019

Documents:

8A5 PLANNING 10-23-19.PDF

A.vi. Planning Commission – January 15, 2020

Documents:

8A6 PLANNING 01-15-20.PDF

A.vii. Planning Commission – February 12, 2020

Documents:

8A7 PLANNING 02-12-20.PDF

A.viii. Recreation Commission – October 17, 2019

Documents:

8A8 REC 10-17-19.PDF

9. **Minutes**

A. Work Session – October 8, 2019

Documents:

9A 10-08-19 WORK SESSION MINUTES.PDF

B. Work Session – October 15, 2019

Documents:

9B 10-15-19 WORK SESSION MINUTES.PDF

C. Work Session – October 22, 2019

Documents:

9C 10-22-19 WORK SESSION MINUTES.PDF

D. Work Session – November 12, 2019

Documents:

9D 11-12-19 WORK SESSION MINUTES.PDF

E. Work Session – November 26, 2019

Documents:

9E 11-26-19 WORK SESSION MINUTES.PDF

F. Work Session – December 10, 2019

Documents:

9F 12-10-19 WORK SESSION MINUTES.PDF

G. Regular Session – February 25, 2020

Documents:

9G 02-25-20 REGULAR SESSION MINUTES.PDF

10. **City Manager Agenda**

A. Resolution 20-__, Amending The Fiscal Year 2020 Budget In The Public Safety Capital Fund To Provide For A Grant To Replace Emergency Medical Services Equipment

Documents:

10A FIRE EQUIP.PDF

B. Resolution 20-__, First Read, Amending The Fiscal Year 2020 Budget To Increase The Forecast For Local Option Sales Tax Revenue To Increase General Fund Contingency And Decrease The Budget For Use Of Fund Balance

Documents:

10B SALES TAX REVENUE.PDF

C. Resolution 20-__, Approving An Amendment To The Stafford-Fredericksburg Regional Landfill Operational Agreement To Allocate Future Liabilities Resulting From The Construction And Operation Of Landfill Cell F3

Documents:

10C RBOARD AGREEMENT.PDF

D. Resolution 20-__, Authorizing A Study Period For The Potential Sale Of Up To 15 Acres In Idlewild To Mary Washington Healthcare For Development Of New Administrative Offices

Documents:

10D STUDY PERIOD WITH MWH.PDF

E. City Manager's Update

Documents:

10E CITY MANAGER REPORT.PDF

F. Calendar

Documents:

10F CALENDAR.PDF

11. **Adjournment**

ITEM #5A

MEMORANDUM

TO: Tim Baroody, City Manager
FROM: Chuck Johnston, Community Planning and Building Director
RE: Unified Development Ordinance amendments addressing the definition of required yards for corner and through lots.
DATE: 2020 February 25 for March 10 meeting

ISSUE

At its 2020 February 11 meeting, the City Council approved amendments to the Unified Development Ordinance to improve city policies and regulations to ensure that new construction and additions would be compatible and consistent with existing patterns of development. One of the components of this amendment was to redefine yards on corner lots so that instead of having two front and two side yards, such lots would have a primary front, secondary front, rear, and side yard. This change was included in the proposed ordinance for Council initiation and Planning Commission review, but was inadvertently omitted from the ordinance subsequently placed before Council. This amendment would address this omission. As this change has been previously discussed, it is proposed for first and second read action.

RECOMMENDATION

Approval, on first and second read, of the attached ordinance amending the Unified Development Ordinance: Article 72-8.4.B (3) "Definitions and Interpretations; Required Yards; Corner lots and through lots" (see top of page 2 for text amendment). The amendment would apply to all zoning districts and would establish rear yards on corner lots.

BACKGROUND

One of the purposes of zoning ordinances in the Code of Virginia is in Section 15.2-2283 *(iii): to facilitate the creation of a convenient, attractive and harmonious community.* Chapter 7 of the 2015 Comprehensive Plan includes the following statements concerning infill:

Goals for Residential Neighborhoods and Housing

Goal 3. Distinct and Attractive Neighborhoods:

Ensure the residential areas of the City continue to comprise a collection of distinct and attractive neighborhoods, each possessing a sense of place, history, and shared identity.

Goal 6. Compatible Design and Functionality:

Ensure the development and redevelopment is visually compatible with the overall character of the City….

Policies for Residential Neighborhoods and Housing:

Policy 1. Respect the integrity and the character of the City's neighborhoods.

Policy 15. Encourage infill development that is compatible with established neighborhoods, in terms of scale and massing

Initiatives for Residential Neighborhoods and Housing:

Initiative 1. Continue to evaluate infill regulations to ensure that additional and new construction does not adversely impact the character of existing neighborhoods.

This amendment is proposed to achieve the state code intent for a harmonious community, Comprehensive Plan goals, policies, and initiatives, as well as new Comprehensive Plan text. All of these items highlight the importance of protecting neighborhood integrity, character, and scale, specifically in this instance the method of determining front, side, and rear yard setbacks for infill development on corner lots.

As discussed in previous staff reports, the method of front yard setback calculations for corner residential lots would be modified. The current ordinance states that corner lots have two front setbacks and two side setbacks so as to ensure new construction respects both streets it faces. However, it was historically a common practice in Fredericksburg to have minimal setbacks for the secondary street frontage (not the side of the house with the front door). The new text states that corner lot setbacks, for both the primary and secondary street frontage, is based on the four corner lots at an intersection.

- Result: New construction or additions will follow the most visible pattern at each intersection. Infill development would be more consistent with traditional patterns.

It is further proposed to make this change applicable to site plan applications submitted after adoption. There are commercial projects that have been under review and to change this method of calculation would adversely affect such projects that are on the verge of approval.

CONCLUSION

The proposed changes would result in new construction and additions that will be more 'harmonious' to neighborhoods in accord with Virginia Code and the City's Comprehensive Plan. The amendments should be approved on both reads.

ATTACHMENT

1. Ordinance

MOTION:

SECOND:

March 10, 2020
Regular Meeting
Ordinance No. 20-__

RE: **Amending the Unified Development Ordinance to Regulate Infill Development, by Amending the designated Front Yards, Secondary Front Yards, and Rear Yards on Corner Lots and Through Lots**

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 City Council adopted a resolution to initiate UDO text amendments to regulate infill development in the R-2, R-4, R-8, R-12, and CT zoning districts at its meeting on November 12, 2019, by adoption of Resolution 19-104. The initiated text amendments included amendments to City Code 72-82, "Rules of Measurement, 72-82.4, "Required yards," in paragraph 10 of the draft ordinance. The Planning Commission held its public hearing on the amendment on January 15, 2020, after which it voted to recommend the amendment, including paragraph 10, to the City Council. Amendments to 72-82.4(B)(3), included in paragraph 10 of the ordinance as initiated, were omitted from the version of the ordinance published for the City Council public hearing on January 15, 2020, adopted on first reading on that date, and adopted on second reading on February 11, 2020 as Ordinance 20-02. The omission was inadvertent.

City Council advertised and held a public hearing on this amendment on March 10, 2020.

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 72-82, "Rules of Measurement," 72-82.4, "Required yards," shall be amended as follows:

[Subsection A is not amended. Subsections B(1) and (2) are not amended.]

(3) Corner lots and through lots. On a corner lot or through lot, the yards adjacent to the front yard line~~s~~ *parallel to the building front* shall be considered front yards. *The yards adjacent to the front*

lot line that are not parallel to the building front shall be secondary front yards (for the purposes of averaging setbacks). The yard opposite the front yard shall be the rear yard. ~~; and t~~ The remaining yards shall be considered side yards.

SEC. III. <u>Effective Date</u>.

This ordinance is effective immediately. However, any application submitted and accepted as complete before the date of adoption of this ordinance, but still awaiting final action as of that date, shall be reviewed and decided in accordance with the regulations in effect when the application was accepted. To the extent such an application is approved and proposes development that does not comply with this ordinance, the subsequent development, although permitted, shall be lawfully nonconforming and subject to the provisions of Article 72-6, Nonconformities.

<u>Votes</u>:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Approved as to form:

_____
Kathleen Dooley, City Attorney

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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, MMC
Clerk of Council

ITEM #5B

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: James Newman, Zoning Administrator
DATE: March 3, 2020 for the March 11, 2020 City Council 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 Council approve the proposed rezoning from CH to PDC?

RECOMMENDATION

Approval

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, and the Graves tract/GPIN 7769-76-7937). 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) (RZ 2016-03) by City Council on November 22, 2016. At the time, the owner was to develop 4.31 acres for "automotive sales" with the remaining 16.53 acres being single family attached dwellings and multifamily residential. The rezoning was subject to conditions in Ordinance No. 16-26. If the rezoning is approved, the existing proffers for this property would become null and void and the proposed proffers would come into effect. In addition to the rezoning, four Special Exceptions are required regarding the location of the pool and a drive-through, which are discussed in a separate report.

PROFFERS

The Applicant proposes to rezone to property subject to a series of 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.*

PLANNING COMMISSION PUBLIC HEARING – FEBRUARY 12, 2020

The Planning Commission held a public hearing for this application on February 12, 2020. Five members were present, with two absent. Springhill Suites is operated by Marriot International Inc.

The Commission asked staff for clarification on the application proffers and how those would conflict with existing proffers. The existing proffers require that the property be developed as an automotive sales business, which would be replaced by the new proffers. It would be developed as a hotel and commercial space.

No public spoke at the Planning Commission hearing, nor has any comment been received by the Planning Department. The Commission voted 5-0 (2 absent) to recommend **approval** of the rezoning request. A copy of the minutes is attached to this staff report.

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 shows this property being within the **Area 1 Sub-Planning Area 1.E**. As described on page 11(1)-5, the 21.5 acre Sub-Planning Area 1.E "*extends from Fall Hill Avenue to Interstate 95, but access is 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 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 the new 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 is required for the proposed development. While there is a suggested minimum zoning district size, there is no required minimum district size. This four acre property is adjacent to 541acres of PD-C zoning (containing business such as Wegmans and PNC Bank), the PD-C 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 PD-C District has several requirements. The maximum permitted floor-area-ratio in PD-C 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 PD-C District. They provide 31.5% open space. The maximum permitted by-right height is 90 feet; the hotel will be approximately 68 feet tall. 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 proposed buildings 50 feet from Fall Hill Avenue, 360 feet from the townhomes and residential development on the opposite side of Shadmoor Drive, and 90 feet from the homes on Briscoe Lane.

(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 commercial space 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 commercial space.

(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 few if any 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 Drive.

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 public streets: 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 commercial space would directly employ 54 people. The economic analysis is attached.

SPECIAL EXCEPTIONS

There are aspects of the site that will require a special exception (addressed by a public hearing on this Council agenda). 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 a separate staff report.

ADMINISTRATIVE SITE PLAN EXCEPTIONS

In addition, other site aspects are anticipated to need three administratively approved site plan exceptions due to the constraints of the site. The site plan exceptions would be regarding dumpster location (so that it is located as far as possible from adjacent residential uses) and allowing a solid wall with less landscaping in the buffer to adjacent single-family house and in the buffer along Briscoe Road, across from property now zoned R2 (single-family residential with a maximum of two units per acre).

CONCLUSION

The applicant is seeking a rezoning from CH to PD-C. 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.

ATTACHMENTS

1. Application
2. Narrative
3. GDP
4. Traffic Impact Analysis
5. Economic Impact
6. Ordinance
7. RZ2016-03 – Prior rezoning and proffer statement
8. Planning Commission meeting minutes – Feb 12, 2020

MOTION:

SECOND:

March 10, 2020
Regular Meeting
Ordinance No. 20-__

RE: **Rezoning Approximately 4.04 Acres of Land Along Fall Hill Avenue at GPIN 7769-77-5997 from Commercial Highway to Planned Development – Commercial**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

FIRST READ:_____ SECOND READ:_____

Sec. I Introduction.
This is a request to rezone approximately 4.04 acres of land, located at the corner of Fall Hill Avenue and Briscoe Lane, from Commercial Highway (CH) to Planned Development – Commercial (PDC). The purpose of this zoning map amendment is to facilitate the development of a 105-room hotel and a commercial/retail/restaurant space of up to 4,625 square feet.

The property is subject to existing proffers associated with a November 22, 2016 rezoning (Ordinance No. 16-26) from Residential-2 (R2) to Commercial Highway (CH). The applicant proposes to rezone the property subject to a series of new proffers. This ordinance accepts the new proffers and repeals the proffers associated with Ordinance No. 16-26.

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.

Sec. II. Zoning Map Amendment.
The Official Zoning Map of the City of Fredericksburg, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land from Commercial Highway (CH) to Planned Development – Commercial (PDC)

> Approximately 4.04 acres of land, identified in the City's Geographic Information System as GPINs 7769-77-5997, as more particularly described in the exhibit entitled, "Plat Showing ALTA/NSPS Land Title Survey on the Lands of GCG Briscoe I, LLC, Instrument Number 2019-125, City of Fredericksburg, Virginia," by Bowman Consulting, dated July 3, 2019 and last revised on July 24, 2019.

Sec. III. Proffered conditions.
This is a conditional rezoning. The proffers accepted by City Council by adopting Ordinance No. 16-26 on November 22, 2016 are hereby repealed with respect to this property. The voluntary proffers dated February 14, 2020, are accepted and shall govern the use and development of this land.

Sec. IV. Effective date.
This ordinance becomes effective immediately. The applicant shall record a certified copy of this ordinance with a notice of conditional zoning, in a form approved by the City Attorney, in the land records of the Fredericksburg Circuit Court Clerk, with the owner as the "grantor" and the City as the "grantee."

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Approved as to form:

_____
Kathleen Dooley, City Attorney

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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 Ordinance No. 20-_ duly adopted at a meeting of the City Council meeting held _____, 2020 at which a quorum was present and voted.

_____
Tonya B. Lacey, MMC
Clerk of Council

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.

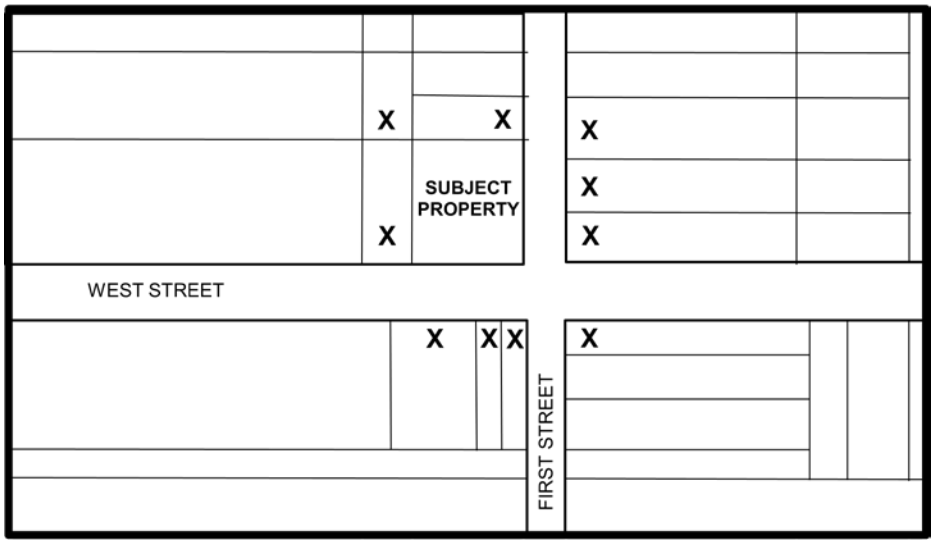
By: PrimeCore GPI LLC its General Partner	PrimeCore Fall Hill Hospitality OZB, LLC
Applicant Signature	**Applicant Printed Name**
814-238-4000	1/30/2020
Telephone Number	**Date**

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

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

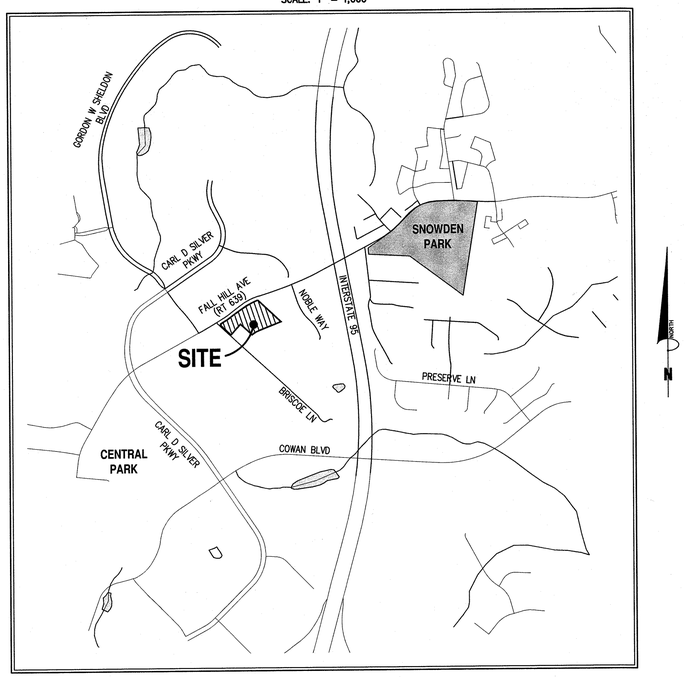
Print Name: Brian E McCulley
My Commission Expires: 10-24-20
Registration No.: _____[SEAL]

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

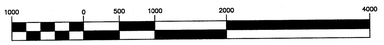
ATTACHMENT 3

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



(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.
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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.

Bowman CONSULTING

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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.

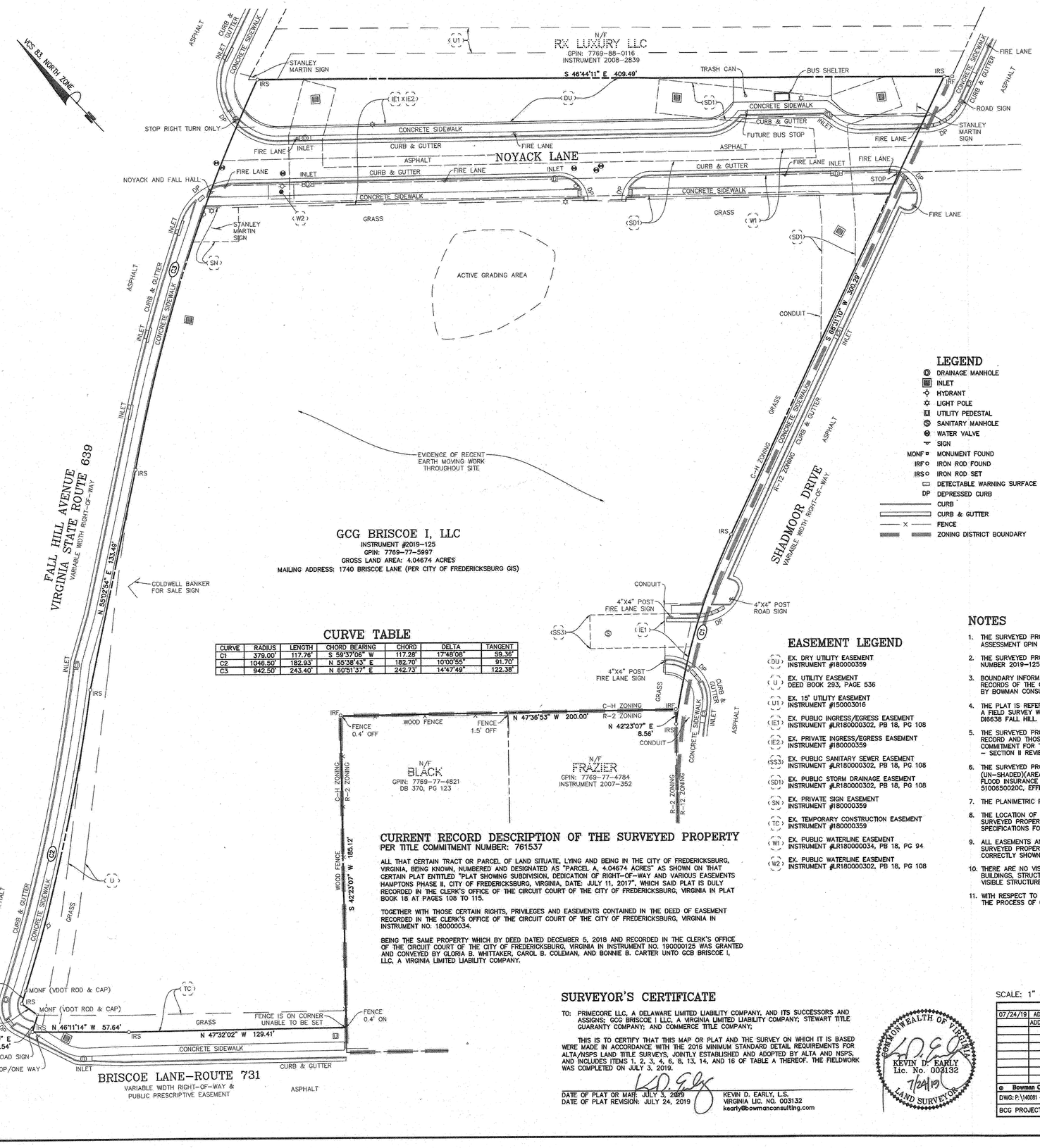
28. DEED OF EASEMENT GRANTED TO HOUSING AMERICA, INC. DATED JUNE 4, 1973 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 319, FOLIO 185.
REMARKS: EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY.

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

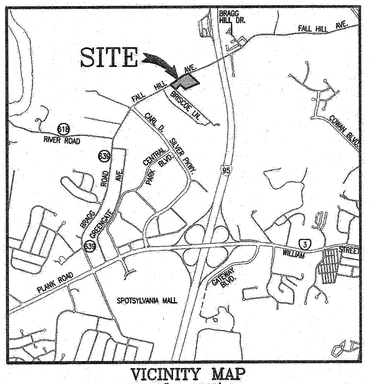
TO: PRIMECORE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS; GCG BRISCOE I LLC, A VIRGINIA LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY; AND COMMERCE TITLE COMPANY;

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	

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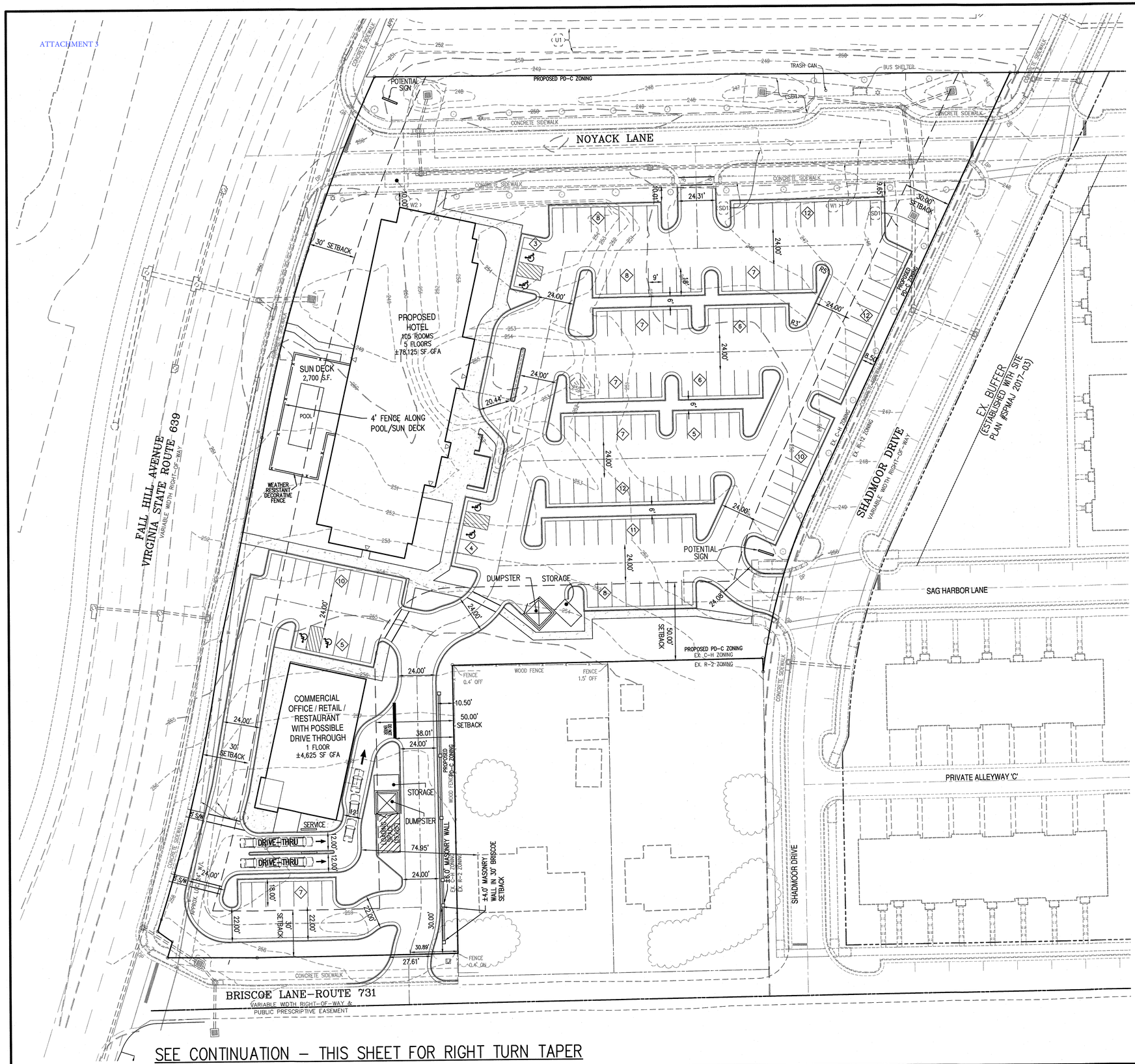
DWG: P:\140081 – Springhill Suites Hotel\140081-01-001 (SUR)\Survey\Plats\Boundary\140081-0-BP-001.dwg | BY: DJK | CHK: KDE | QC:
BCG PROJECT NO: 140081-01-001 | TASK: 00002 | COUNTY REF NO: | SHEET 1 OF 1

SHEET 3 OF 8

140081-D-BP-001

ATTACHMENT 3

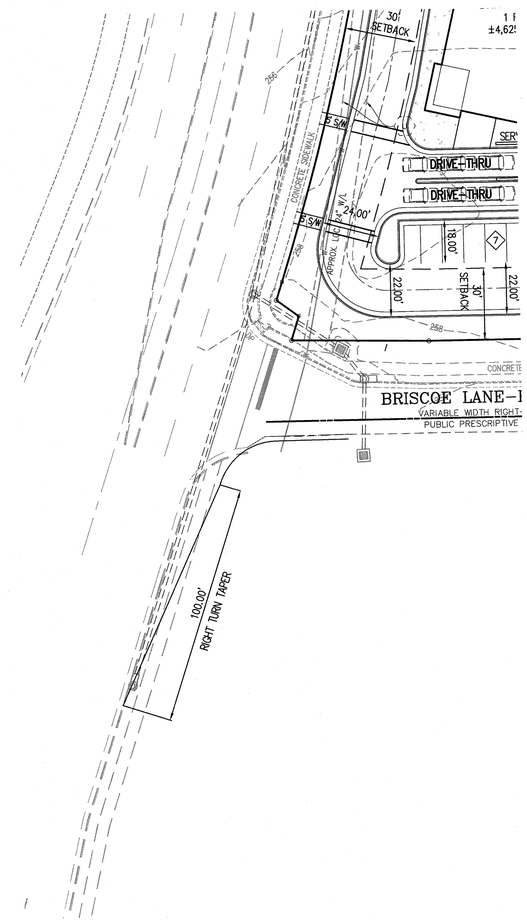


SEE CONTINUATION – THIS SHEET FOR RIGHT TURN TAPER

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

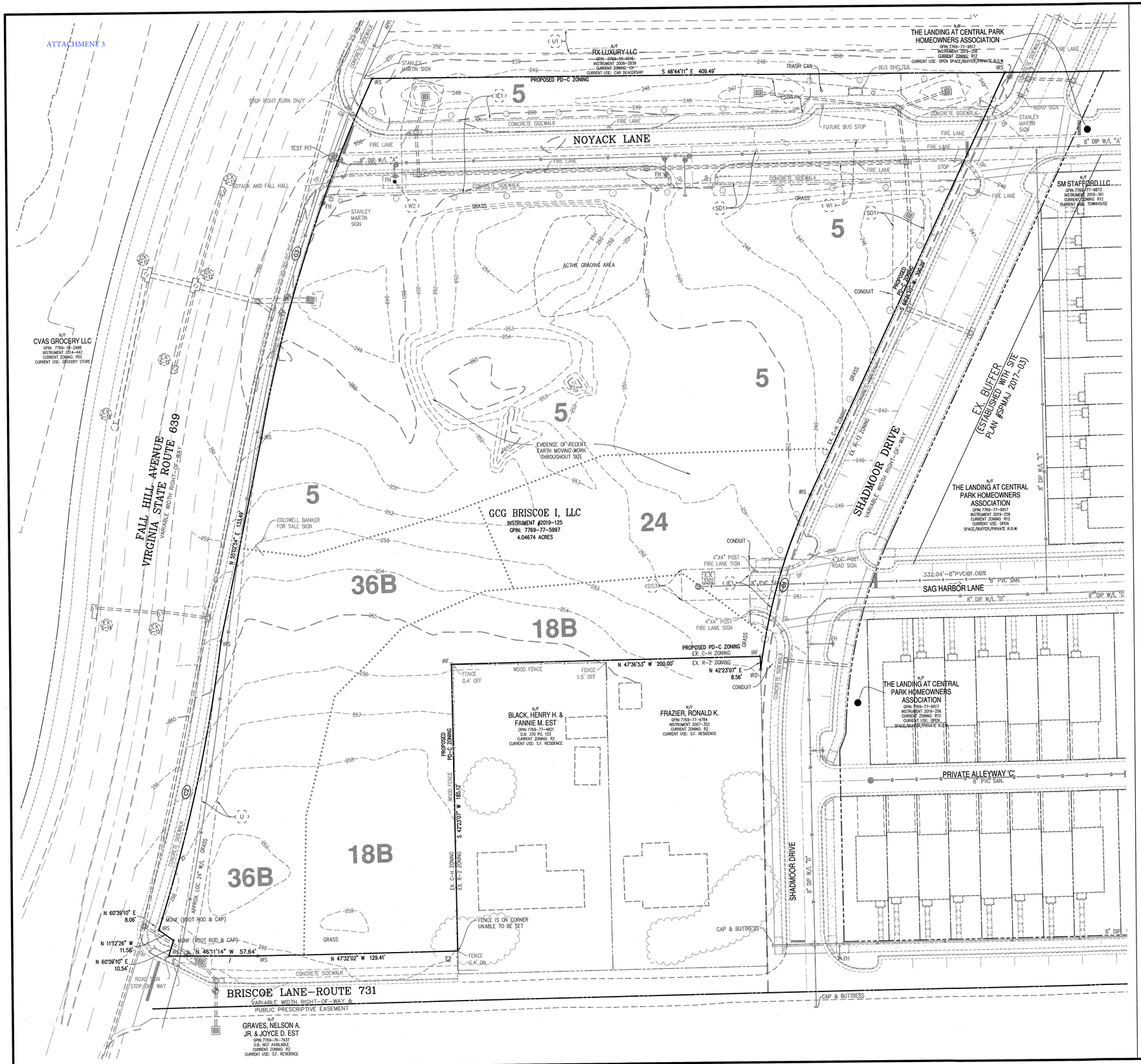
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

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.

GRAPHIC SCALE 1" = 30'

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ENVIRONMENTAL ANAYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

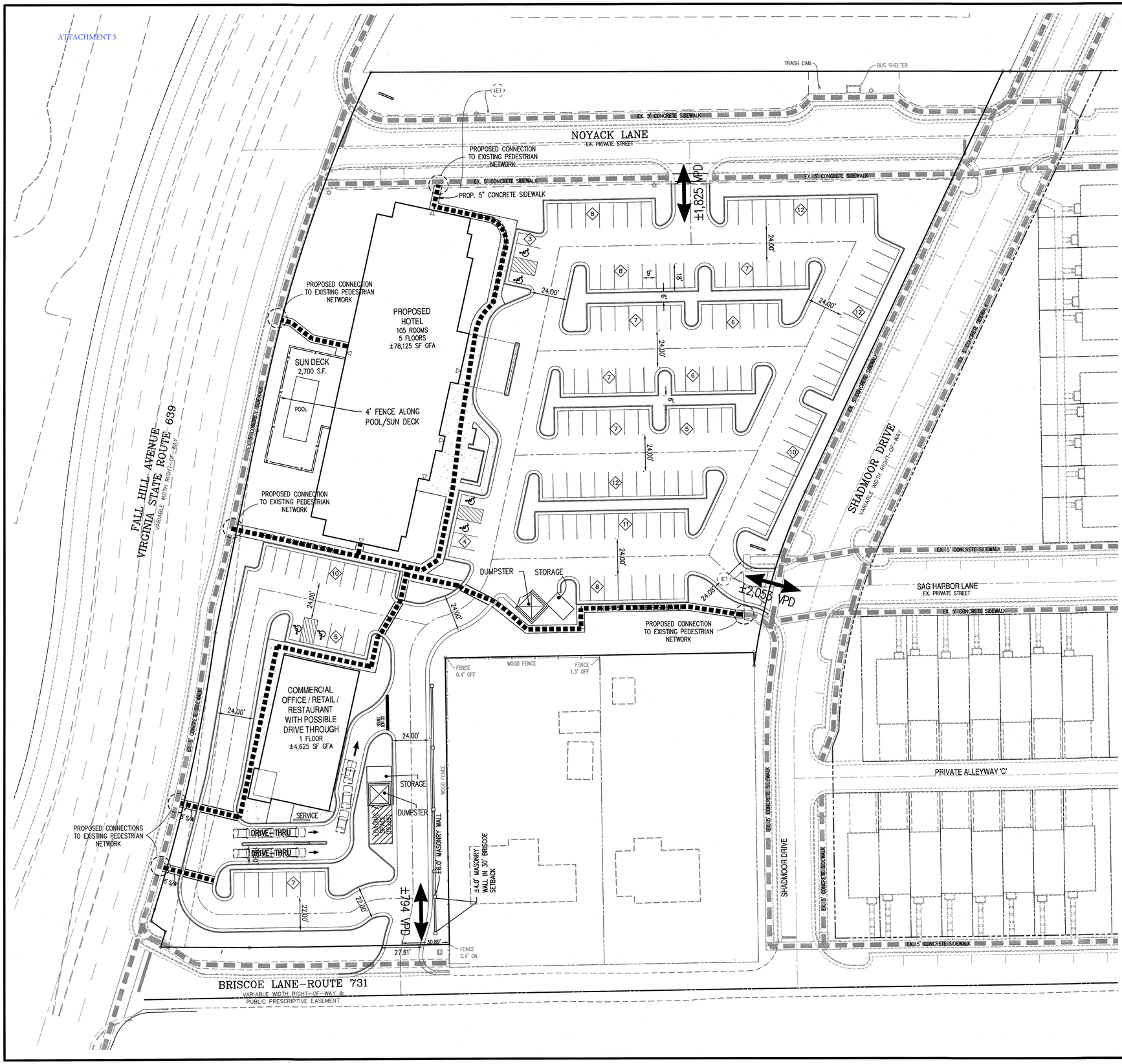
COMMONWEALTH OF VIRGINIA
WILLIAM S. PAYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

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'

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TRANSPORTATION ANALYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

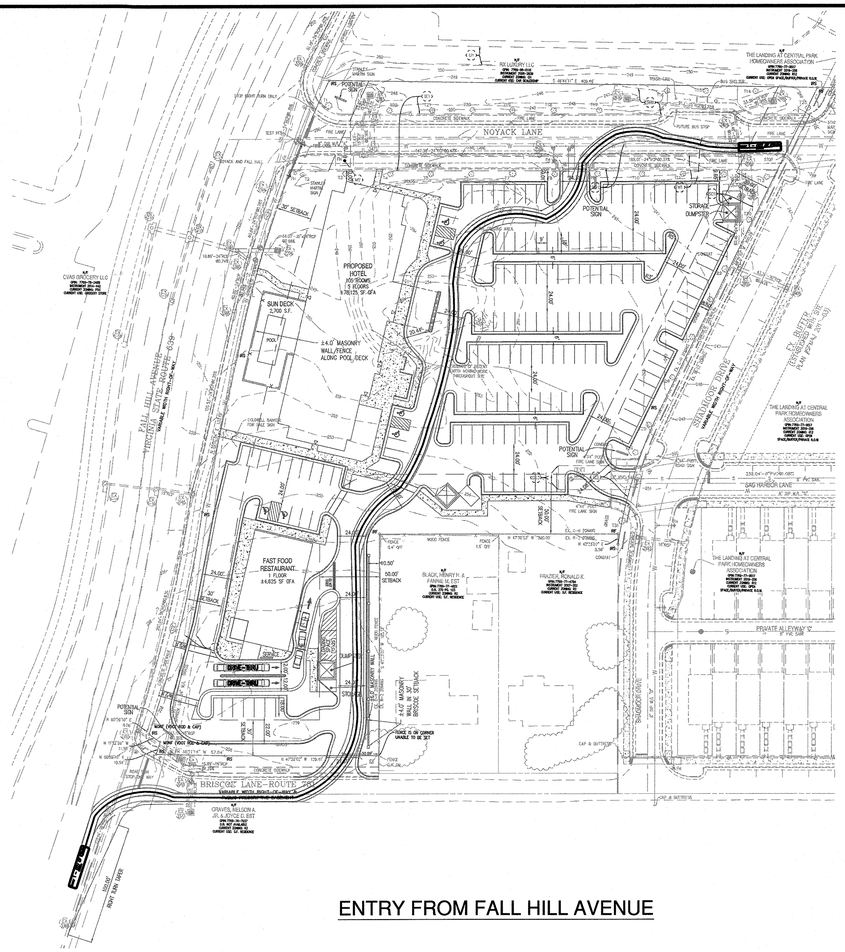
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

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

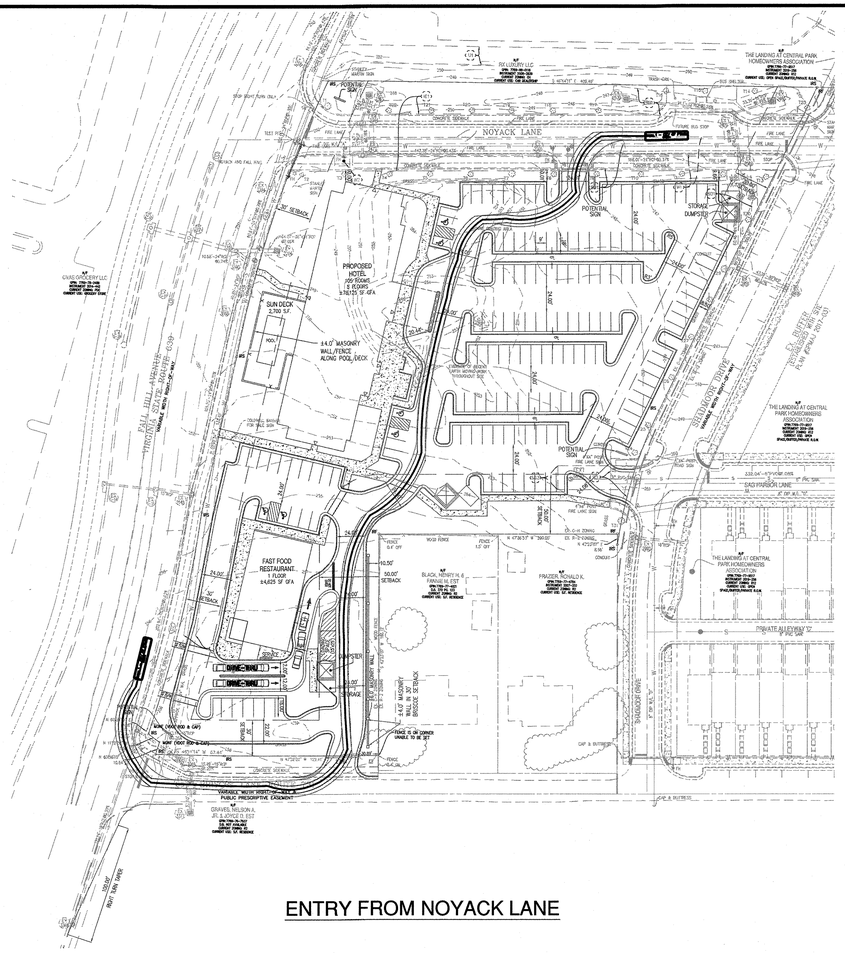
DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 140081-01-001		
DATE : OCT 2019		
FILE No. 140081-D-ZP-001		
SHEET 6 OF 8		

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

ATTACHMENT 3



ENTRY FROM FALL HILL AVENUE



ENTRY FROM NOYACK LANE

LEGEND

CHASSIS ENVELOPE

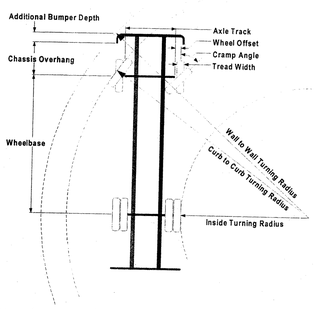
TIRE PATH

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

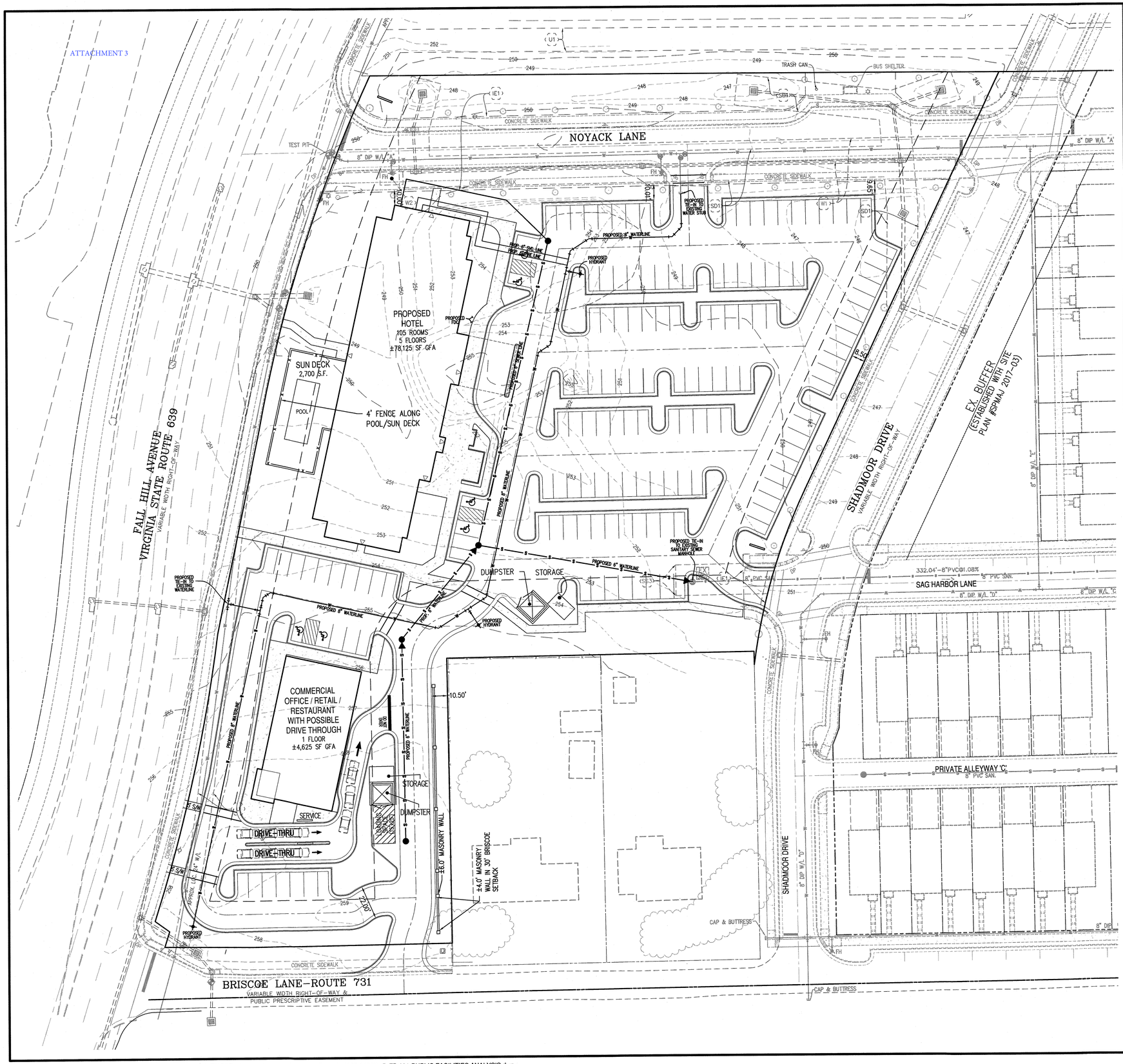
DATE : OCT 2019

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'

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PUBLIC FACILITIES ANALYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

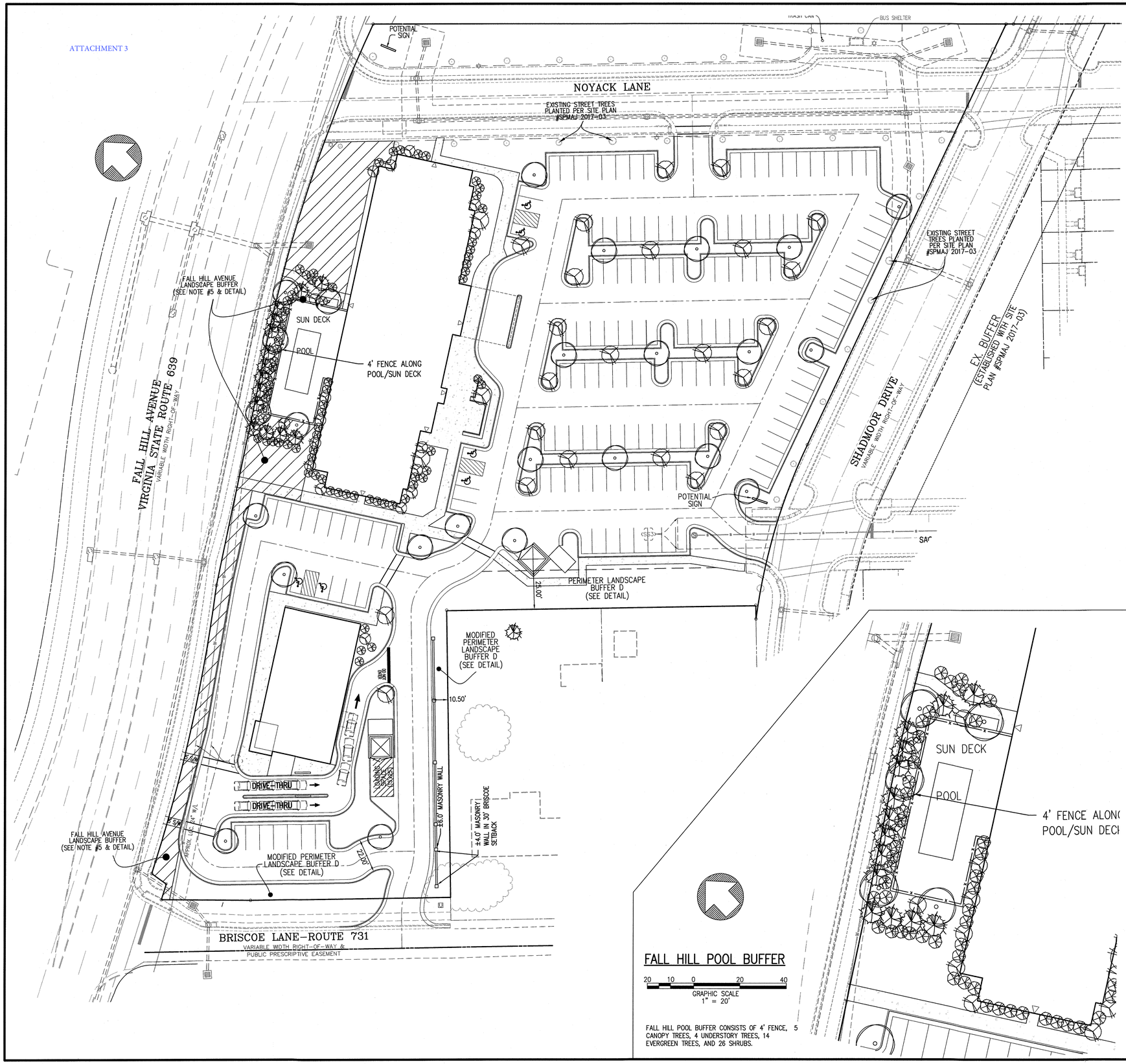
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
02/05/20
PROFESSIONAL ENGINEER

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

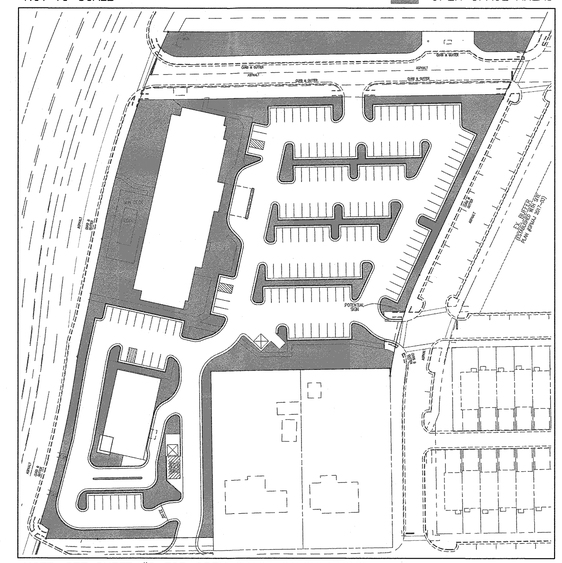
GRAPHIC SCALE
1" = 20'

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

PROPOSED OPEN SPACE

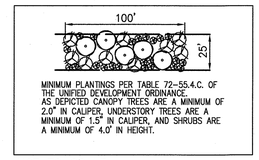
NOT TO SCALE

OPEN SPACE AREAS



NOTE: SEE SHEET #2 FOR OPEN SPACE CALCULATIONS.

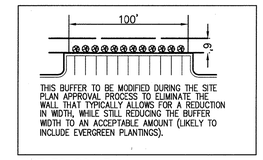
BUFFER TYPE "D" DETAIL



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

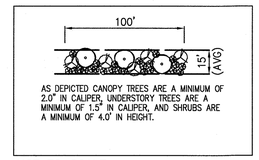
MODIFIED BUFFER TYPE "D" DETAIL



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
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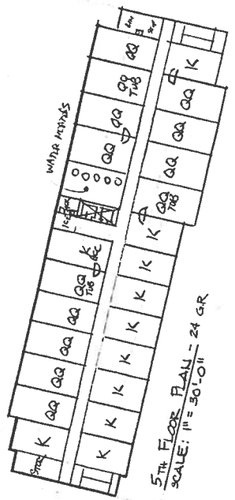
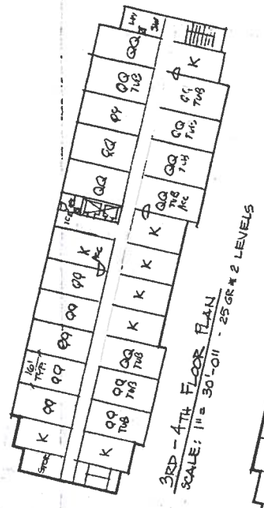
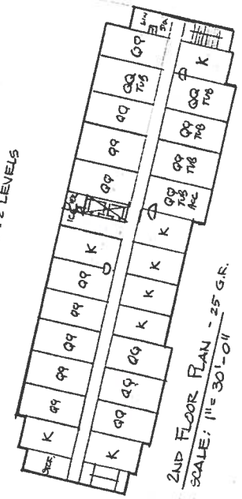
FILE No. 140081-D-ZP-001		
SHEET 8 OF 8		

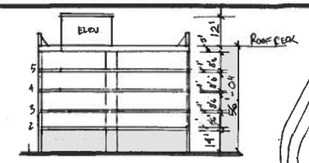
Cad file name : P:\140081 - Springhill Suites Hotel\140081-01-001 (ENG)\Engineering\Engineering Plans\Rezoning\008-140081-D-ZP-001-CONCEPTUAL LANDSCAPING PLAN.dwg

ATTACHMENT 3

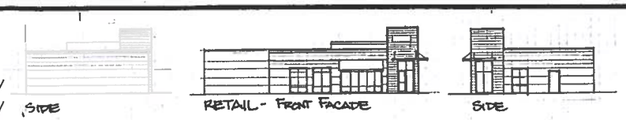


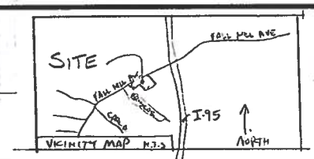


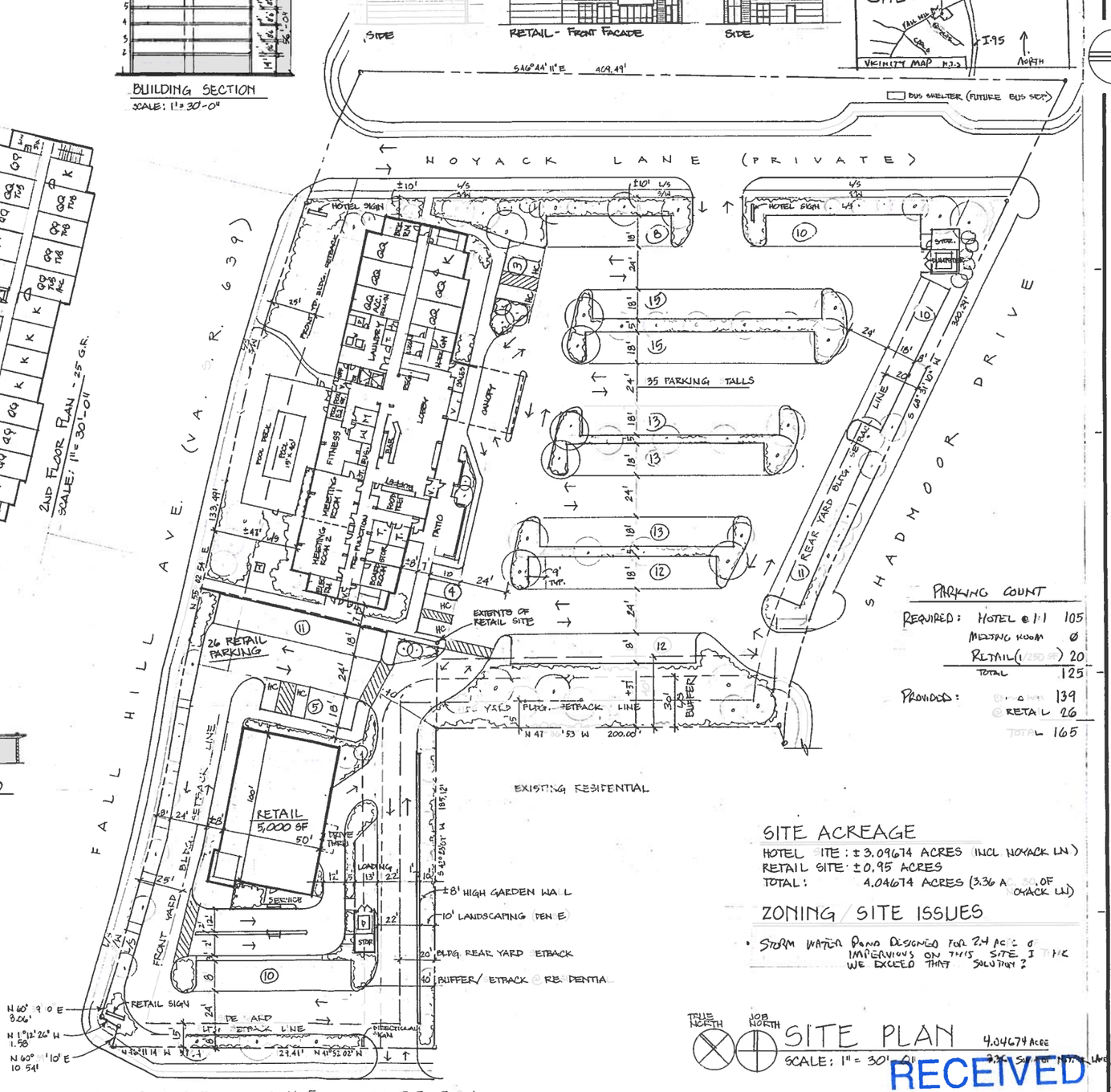




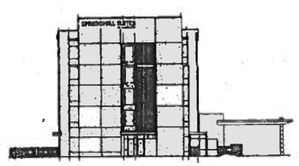
BUILDING SECTION
SCALE: 1" = 30'-0"



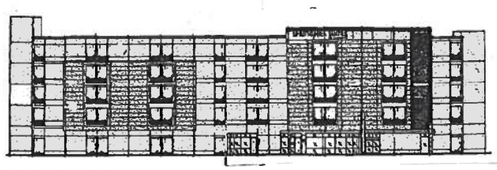




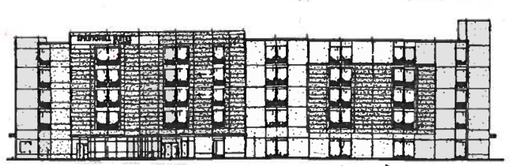
GUESTROOM MIX SUMMARY						
FLOOR	KING	KING ACC	Q/Q	Q/QTUB	QQ ACC	TOTAL
5	10	1	10	3	—	24
4	7	1	9	7	1	25
3	7	1	9	7	1	25
2	8	–	12	4	1	25
1	1	–	4	–	1	6
	33	3	44	21	4	105
	36 KING		69 QQ			
	34% K		66% QQ			



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: 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 A[illegible] 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" [illegible] SQ. FT. NOYACK LANE

RECEIVED
DEC 13 2019
BY:

ROBERT W. PONDER ARCHITECT
240 Lakeview Drive
Duluth, GA 30096
770-833-208
770-440-0866 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.

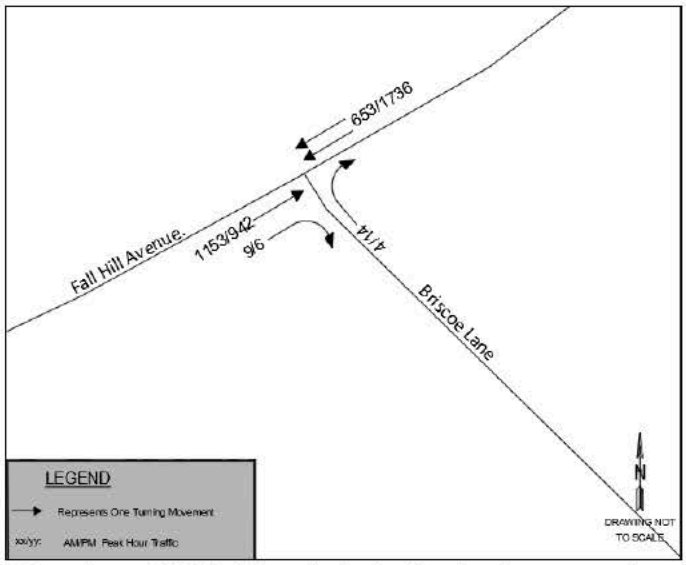


Figure 1. Anticipated Briscoe Lane 2035 Build out (w/o the fast food restaurant) peak hour traffic volumes

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.

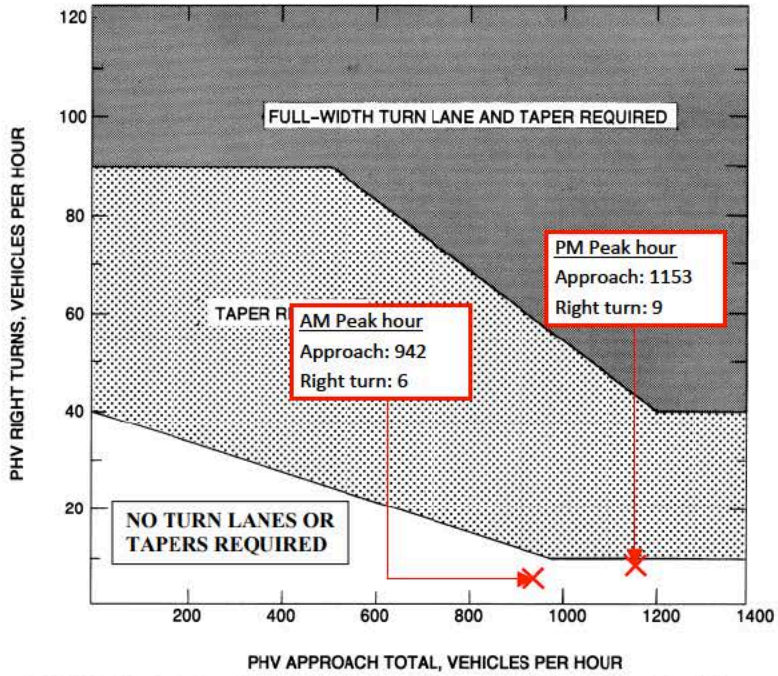


Figure 2. VDOT Right Turn Lane Evaluation Warrant without Fast Food Restaurant

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.

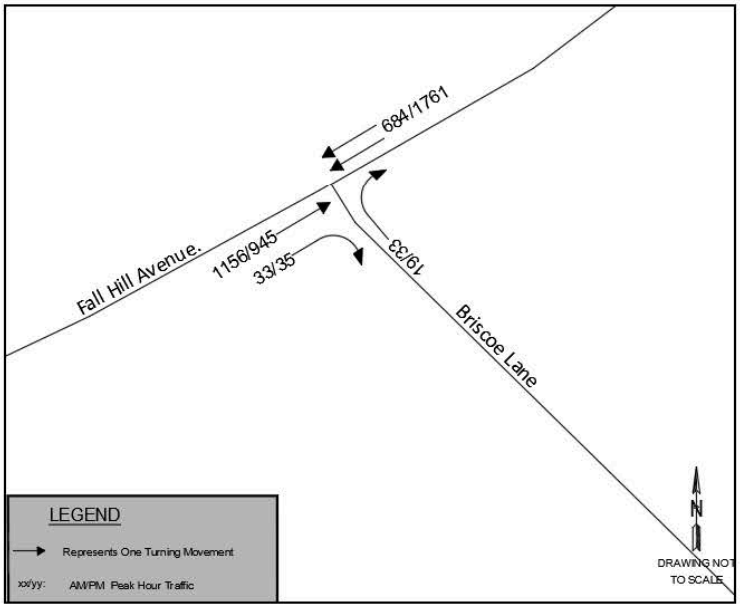


Figure 3. Anticipated Briscoe Lane 2035 Build out (including a fast food with drive-through Restaurant peak hour traffic volumes

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.

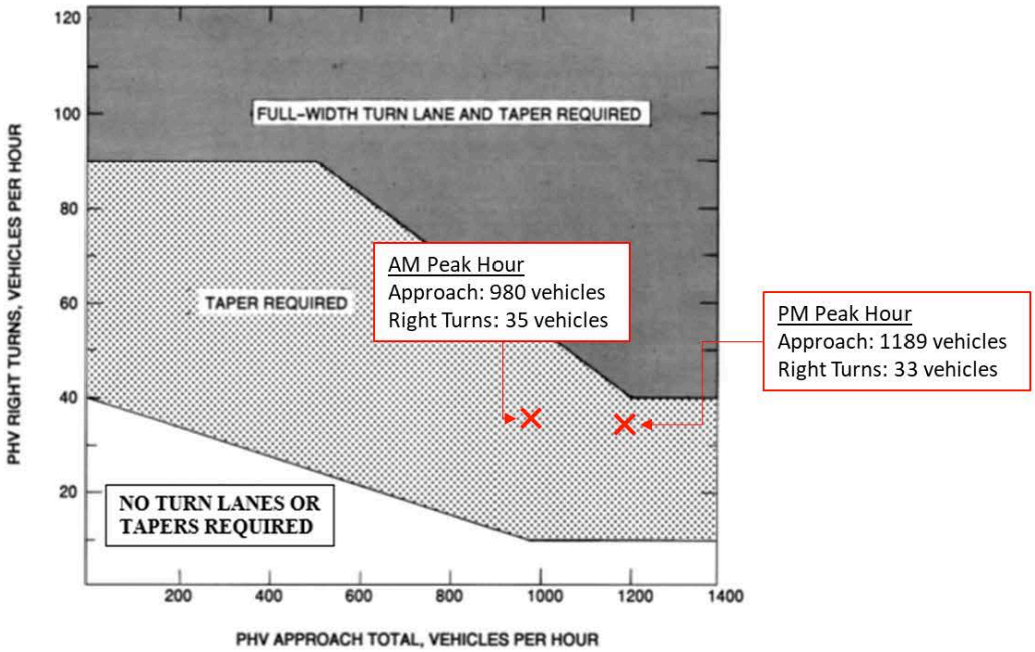


Figure 4. VDOT Right Turn Lane Evaluation Warrant with Fast Food Restaurant

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)**.

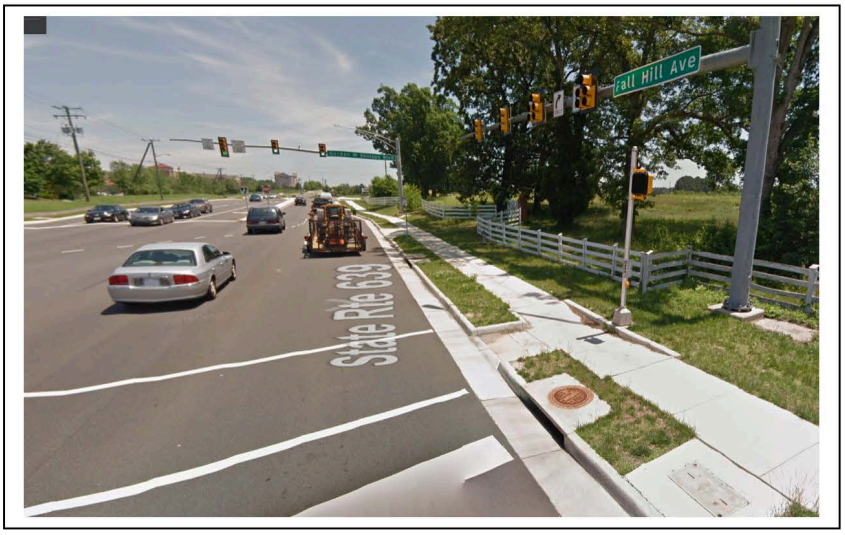


Figure 5. Sight view from adjacent signalized intersection at Gordon W. Shelton Blvd.

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

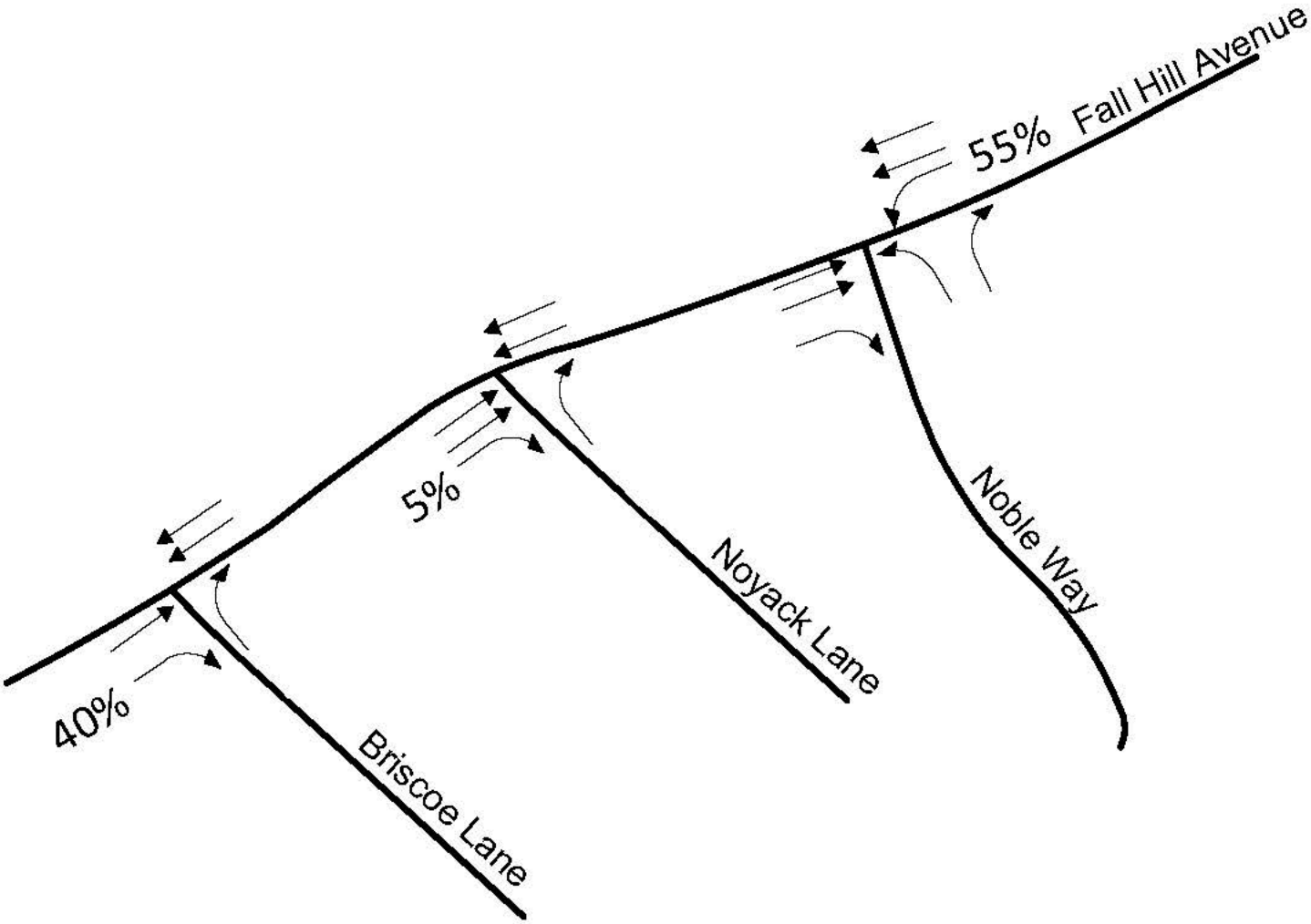
- The installation of a right turn lane and/or taper is not required at the eastbound approach of the intersection of Fall Hill Avenue/Briscoe Lane without the proposed Fast Food with Drive-through Restaurant.

- 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

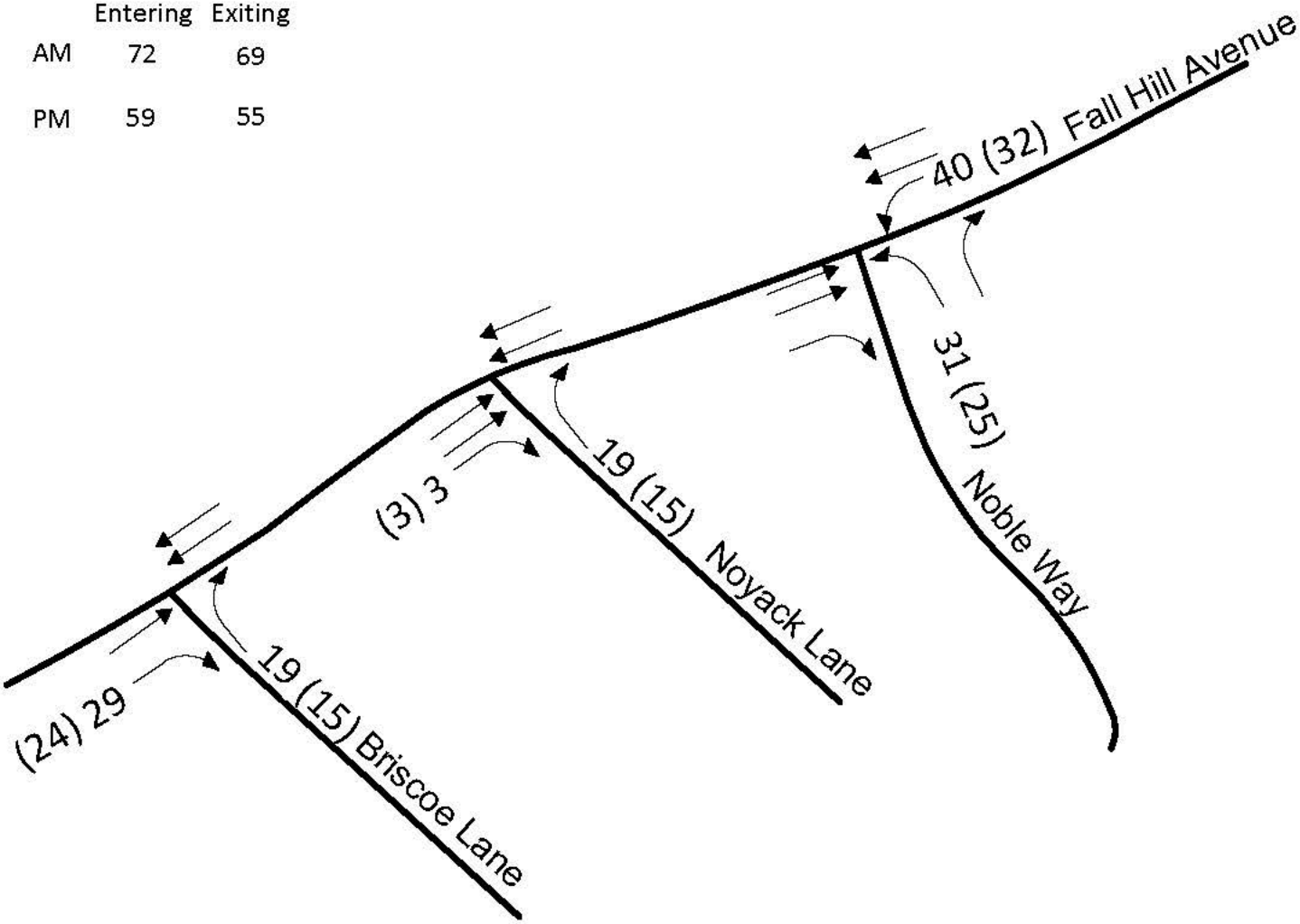
Job #140081-01-002

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

Table of Contents

	Summary of Economic Impacts	S-1
	Development Summary	
I.	Summary of Proposed Development	1
II.	Projected Absorption	
	A. Hotel	2
	B. Limited-Service Restaurant	3
	Projected Econimic Impacts	
III.	Projected Real Property Tax	
	A. Projected Assessed Value - Commercial	4
	B. Projected Tax Revenues - Commercial	5
IV.	Projected Personal Property Tax Revnues	6
V.	Projected Utility Tax Revenues	
	A. Commercial	7
	C. Total Annual	9
	D. Total	10
VI.	Projected Recordation Tax Revenues	
	A. Commercial	11
	B. Total	12
VII.	Projected Local Sales Tax Revenues	13
VIII.	Projected Local Meals Tax Revenues	14
IX.	Projected Business License Tax	
	A. Hotel	15
	B. Limited-Service Restaurant	16
	C. Total	17
X.	Projected Lodging Tax Revenues	18
XI.	Projected Additional Revenues to Fredericksburg	
	A. Annual	19
	B. 30 Years	20
XI.	Total Projected Revenues to Fredericksburg	21
	Appendices	
	A. Revenues and Costs to Spotsylvania County (Allocation Factors)	A-1
	B. Projected Employees	B-1
	C. Projected Assessed Value (Comparables)	C-1
	D. Project Parcels	D-1
	E. Sales Data	E-1
	F. Hotel Revenue Assumptions	F-1
	G. Jobs and Indirect Impacts	
	1. Hotel	G-1
	2. Limited-Service Restaurant	G-2
	3. Temporary Construction	G-3

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.

CITY OF FREDERICKSBURG
PLANNING COMMISSION
MINUTES
February 12, 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/corfrg5mlj

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

MEMBERS
Rene Rodriguez, Chairman
Steve Slominski, Vice-Chairman (absent)
David Durham
Kenneth Gantt (absent)
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 7:30 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
Five members present.

4. APPROVAL OF MINUTES
September 11, 2019 Work Session;
October 9, 2019 Work Session;
October 23, 2019 Charrette Session; and
January 15, 2020 Regular Meeting

Mr. Durham moved for approval of all the minutes as submitted. Mr. Hornung seconded. **Motion passed 5-0-2.**

5. DECLARATION OF CONFLICT OF INTEREST

After consulting the City Attorney, Mr. Hornung recused himself from Item 7.C, UDOTA-01 amendments to the Planned Development-Commercial Zoning District, due to a possible conflict as he has provided real estate development services to various landowning entities in this district. There were no further conflicts of interest reported.

6. APPROVAL OF AGENDA

7. PUBLIC HEARING

Items 7.A. and 7.B were presented combined, but the items were voted on separately.

A. PrimeCore Fall Hill Hospitality OZB LLC requests a rezoning from Commercial Highway (CH) to Planned Development – Commercial (PDC), at GPIN 7769-77-5997, located on the south side of Fall Hill Avenue between Briscoe Lane and Noyack Lane.

B. PrimeCore Fall Hill Hospitality OZB LLC requests four Special Exceptions at GPIN 7769-77-5997. The property is zoned Commercial-Highway and proposed for Planned Development Commercial:
   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 72-42.6.C.1 to establish a drive-through within 100 feet of a residential zoning district.
   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.

Mr. Newman reviewed the staff presentation along with a Power Point (Attachment A) and stated that the Commission should recommend approval to Council.

Mr. Durham asked if applicant provided any alternate sites for the swimming pool, which is requiring several exceptions. Mr. Newman said no, this was the only site that met Marriott's (the proposed hotel operator) stringent guidelines and requirements. Discussion ensued regarding the location of the pool.

Chairman Rodriguez questioned what could occur on this property under the current zoning of Commercial Highway. Mr. Newman stated the proffers established for this property, when it was rezoned in 2016, limited commercial uses to auto sales. The PD-C zoning was requested because the Comprehensive Plan calls for this and it allows a by-right maximum 90 feet for the hotel. Mr. Rodriguez asked if they could have just done a special exception for the height. Mr. Craig stated that due to proffer conditions the only permitted use on the property at this time is a car dealership since it is zoned Commercial Highway, with conditions. He further noted that the 2016 rezoning was a bifurcated zoning as Commercial Highway/Residential 12. Mr. Johnston clarified that the owner of this property is new but they are still bound by the proffers.

Chairman Rodriguez asked for clarification on the possible revenue of the car dealership in the original proffer agreement and the possible revenue of the hotel. Mr. Craig stated they do not have that information.

Mr. Pates asked if the proffers run with the land and are the cash proffers current. Mr. Newman said yes. Discussion ensued regarding the proffer synopsis status.

Mr. Pates then noted his displeasure with the public notice that was advertised for this public hearing regarding PrimeCore Fall Hill Hospitality rezoning and special exceptions as it only stated the Geographic Property Identification Number, without a street address or reference to nearby landmarks. Although this may be a legally adequate notice, Mr. Pates feels the City has a moral obligation to be sure the public knows where the specific location of the property in the public notice advertisement. Mr. Newman noted that the vacant property does not have an address, but agreed that future notices would better describe a proposed sites location.

Mr. Durham questioned if the current owners of Valor West have been notified and are aware they are responsible for the proffers. Mr. Craig stated there has been no written notification, but the current owners are very aware of the proffers as it is working with the City's Development Administrator and Building Official. Mr. Pates noted that the proffers get recorded with the Circuit Court.

Charlie Payne, Hirschler Fleischer, the Applicant's representative, noted that the Applicants and the owners of Valor West are aware of the proffers running with the land and proffers are being paid as occupancy permits are issued. The Applicants are requesting the rezoning and special exceptions specifically for the requirements necessary for the hotel. Mr. Payne reviewed a presentation to the Commission (Attachment B).

Mr. Pates questioned if the owners of Valor West should not pay the proffers, would the Applicant be responsible. Mr. Payne stated that some of the proffers may apply to the proposed rezoning property, but not the residential cash proffers, as they apply only the R12 component of the Valor West property. Mr. Craig noted that if the cash proffers are not paid at the time a certificate of occupancy is requested, no occupancy permit would be issued. Mr. Hornung further explained that the new proffers are superseding any proffers on the CH portion only. Once this rezoning is approved, the property would no longer be subject to the previous proffers.

Mr. Pates asked what it means for the Applicant that this is an Opportunity Zone project. Mr. Kervandoian, Applicant noted that there are benefits: tax incentives and deferments on interest on capital gains. The Applicant further discussed the capital gains, tax incentives, and deferments.

Mr. Pates asked if the sole reason for seeking PD-C is regarding the height requirement. Mr. Payne noted it was consistent with the Comprehensive Plan and also that PD-C is a more viable zoning. Mr. Pates asked if the special exceptions relevant to the fast food use could be sought later. Mr. Payne noted that the exceptions are needed to market this property for this project. There have been no comments or concerns from any neighboring property owners.

Mr. Durham asked if this is the only swimming pool site that fits the Marriott guidelines and requirements. Mr. Payne said yes. Discussion ensued regarding the impacts of this site and the rationale for having an outdoor pool. Applicant stated that Marriott has stringent guidelines and

requirements that is the science for the Marriott floor plans. Mr. Payne noted that there are not a lot of areas to build in; this is an area that will attract tourists.

Chairman Rodriguez asked if the fact that there are other Marriott hotels within a five mile radius determined the plans for this hotel. Applicant stated this hotel caters to a different clientele with the suites and this is the best result for the area.

Chairman Rodriguez opened the public hearing. No public comments were made. Chairman Rodriguez closed the public hearing.

Mr. Hornung motioned to approve RZ2019-09, rezoning from Commercial Highway to Planned Development – Commercial, as submitted. Mr. O'Toole seconded.
Motion passed 5-0-2.

Mr. Hornung questioned if there had been any comments received from any of the surrounding property owners regarding the special exception requests. Mr. Newman said no.

Mr. Hornung motioned to approve SE2019-02, four special exceptions at GPIN 7769-77-5997, as submitted. Mr. O'Toole seconded. Mr. Durham noted he was reluctantly supporting this due to the manner in which the Applicants have approached this with staff. He believes Applicants have hidden behind the recurring statement of "following Marriott guidelines and requirements."
Motion passed 4-1-2 (Pates no).

Mr. Hornung was recused from the next item and left the meeting.

C. The City of Fredericksburg proposes to amend § 72-33.2 "Planned Development – Commercial District" (PD-C) to permit additional residential development in the district by special use permit, for an additional 10% of the district acreage, but limiting the number of additional residential units to not more than 12 units times the additional acreage permitted and not more than 60% of the units shall be multifamily housing that is not age restricted.

Mike Craig reviewed the staff presentation and stated that the Commission should recommend approval to Council.

Mr. Durham asked whether staff has done an analysis and is sure that increasing to 20% will be enough. Mr. Craig discussed the development calculations in the Planned Development – Commercial Zoning District and how those were used to determine the 20% limit. Mr. Durham asked if any evaluation of other localities was done. Mr. Craig stated that the biggest concern is to make sure the land use in the PD-C district remains predominantly commercial.

Discussion ensued regarding the impact of the text amendment on the Celebrate Virginia South PD-C district. Mr. Craig stated that the other two PD-C zoning districts have General Development Plans that prohibit residential uses entirely and their owners would have to request a proffer amendment to have any percentage of residential uses. He said all land use within a zoning district is treated uniformly.

Mr. Durham clarified that because of current general development plans this text amendment only applies to Celebrate Virginia South. However, he questioned the Area 1 contemplation of changes to allow for residential in Central Park yet Central Park is no longer an entity. Mr. Craig noted that Central Park has a conditional zoning, which is a significant affirmative government action. To change zoning rules in Central Park would take a coordinated effort. Conditional zoning can only be changed by the property owner's request. Mr. Johnston clarified that each PD-C zoning action creates a separate PD-C district of which 10% could be devoted to residential. Mr. Durham noted that what is being considered is the adoption of a text amendment such that in a PD-C zoning district an applicant can request an additional 10% of the parcel be devoted to residential which sets the stage for the property owner to be able to make this request at a future date. Mr. Johnston said yes, this would allow the request but must meet the criteria.

Mr. Pates clarified that this won't be split but will apply to all PD-C zoning districts. Mr. Craig said yes.

Mr. O'Toole questioned if there was only one owner in Celebrate Virginia South. Mr. Craig said there were multiple owners and each owner could request an additional 10% of their parcel be devoted to residential use.

Mr. Rodriguez questioned what percentage of the non-age restricted housing might be designated as affordable. Mr. Craig noted the Commission can make whatever recommendations they deem appropriate, but that the affordable housing policies are currently being developed in the regional housing study which will define exactly what this should be in the City.

Mr. Craig reviewed and discussed the map from page 5 of the staff report showing the Planned Development – Commercial districts. Mr. O'Toole clarified that unless the other two PD-C districts apply for a rezoning/proffer amendment, this text amendment will not apply to them. Mr. Craig said yes.

Chairman Rodriguez opened the public hearing.

Caryn Prasse, 13601 McLane Place, opposed the text amendment due to overcrowding of the roads and schools. She also believes this will overburden sanitation, police, fire, and landfill, and as a Fred Transit bus driver, she said a better use of the City's resources would be to apply them to City transit.

Ann Little, 726 William Street, spoke against the text amendment, saying development can be managed better and believes there is no overall strategic plan for the City's growth. Allowing more residential will only overcrowd schools and increase infrastructure costs for water, sewer, fire, and police resulting in increased taxes. Ms. Little discussed the associated problems with adding more residential density to the City.

No further public comments, Chairman Rodriguez closed the public hearing.

Mr. Durham questioned the potential impacts on City infrastructure on the potential 372 additional multi-family units. Mr. Craig said the particulars would be developed at the time of the application and discussed the infrastructure in place in Celebrate Virginia South. He further clarified that this text amendment only allows an application for an additional 10% residential and the infrastructure issues would be addressed with each application. Mr. O'Toole asked if at

the time of the special use permit, proffers could be requested. Mr. Craig said yes, an analysis would be done on the impact to the schools and conditions could be applied. Mr. Durham clarified that any application would be separate and distinct and not necessarily burdensome. Mr. Craig said yes and that's why the City put in sufficient review criteria.

Mr. O'Toole questioned how much money per child is needed to increase school capacity. Mr. Craig said that for each application the City will ask how many children this development will produce, what is the capacity in our school system now, and then determine if this will exceed our capacity. Mr. Johnston said that the City is restrained by Virginia Code and Court decisions and precedents from larger localities who have greater development patterns.

Mr. Durham motioned to recommend to Council that it approve permitting additional residential use by special use permit in Planned Development – Commercial Zoning Districts, but request Council to consider a percentage of affordable housing units be allocated. Mr. O'Toole seconded.

Mr. Pates stated he is strongly opposed to this motion, as it is inconsistent with the Comprehensive Plan. He also believes that there needs to be more transparency with this text amendment as the public doesn't really know what is happening here. This text amendment changes the rules, but the public can't really see that, only the developers.

Mr. Rodriguez said he is concerned with the potential for over development and believes the City needs to have controls in place but the fact that a special use permit must be applied for before any residential growth can happen alieved his concerns.

Mr. O'Toole also believed the special use permit being required will help the City control the residential development, but wanted to add a friendly amendment that the ordinance will employ a proffer standard. Mr. Durham accepted the amendment to his motion.

Mr. Johnston suggested a modification. In that a special use permit requires conditions, not proffers, the wording of the motion should be for 'conditions' setting established standards for infrastructure impacts. Mr. O'Toole and Mr. Durham agreed to this clarification.
Motion passed 3-1-1-2 (Pates no, Hornung recused).

8. GENERAL PUBLIC COMMENT

Bob Straight, volunteer with the Fredericksburg Chapter of Virginia Organizing, Southpoint Lane, Stafford, spoke regarding affordable housing. He said that Virginia Organizing defines affordable housing as that which does not consume more than 25% of a working class family's total annual income between $24,000 and $61,000. Mr. Straight further discussed the percentage of working class families living in Fredericksburg and the epidemic of evictions in the City (Attachment C). This puts an extreme negative impact on Social Services, the police, and schools.

Caryn Prasse, 13601 McLane Place, spoke regarding the working class family's situation in the City and the Fred Transit system, from her experience as a Fred Transit bus driver. She said many ride the bus but then have to walk to the homeless shelters from the bus stops. The routes get behind schedule, there is not enough service, and the working class suffers. Ms. Prasse requested several changes to Fred Transit: a bus stop at the homeless shelter, longer hours in the evening, more weekend service, and more buses.

9. OTHER BUSINESS

A. Calendar Events

- Mr. Johnston said the proposed FY2021 Capital Improvement Plan would be presented at a second Commission meeting in March, on the 25th. Mr. Johnston suggested that the Commission form a subcommittee to work on draft Commission recommendations after March 25, so that at its April 8 meeting, the full Commission may be able to vote on recommendations to Council.
- Mr. Johnston noted that an RFP is in progress for a new consultant for the small area plans and would like a Commissioner to sit on the review committee. The RFPs closing date is March 3, 2020.
- Mr. Johnston said a joint work session with City Council to discuss changes to height standards for infill development will be scheduled once the Council adopts a budget.

B. Bylaws – discuss possible proposed amendments.

Mr. Durham thinks the possible amendment may have been handled and the Commission will be allowed to make presentations at Council meetings without it being a public comment matter. Mr. Rodriguez said he will confirm this arrangement.

C. Planning Commissioner Comments

There were no comments from Commissioners.

D. Planning Director Comments

- Council actions at its February 11 meeting:

Mr. Johnston said the Council passed the Archaeological Ordinance on February 11, 2020, which will take effect July 1, 2020. He said the infill regulations ordinance was adopted. He said Council initiated several UDO text amendments regarding (a) the definition of different types of dwelling units, (b) parking regulations; and (c) establishing the Creative Maker Zoning District. He said all these items will come to the Planning Commission on March 11, 2020.

- Reminder of second February Planning Commission meeting:

Mr. Johnston said the February 26 Commission meeting would focus on the proposed Comprehensive Plan amendments for the Area 7 Downtown.

- March 11 work session for Small Area Plans for Areas 1 (Central Park/Celebrate) and 2 (Fall Hill)

Mr. Johnston noted that Mr. Craig will transmit several documents regarding the small area plans for Areas 1 and 2 to the Commissioners to review in the next few days.

Mr. Johnston further noted on March 11 there will be a public hearing for a special use permit for a new retail business at 915 Lafayette Boulevard. Mr. Pates said he would recuse himself as this was his daughter's floral business.

8. ADJOURNMENT

There being no further items to be discussed, the Planning Commission adjourned at 9:54 pm.

Next meeting is February 26, 2020.

Rene Rodriguez, Chairman

ITEM #5C

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: James Newman, Zoning Administrator
DATE: March 2, 2020 for the March 11, 2020 City Council meeting
RE: *SE2019-02* PrimeCore Fall Hill Hospitality OZB LLC requests four special exceptions for hotel and commercial development located on 4 acres at GPIN 7769-77-5997.

ISSUE

Should City Council approve the four proposed special exceptions?

RECOMMENDATION

Approval

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 townhomes and apartments), and R2 (single-family detached residences along Briscoe Lane, and the Graves tract/GPIN 7769-76-7937). 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. This development requires four Special Exceptions. 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 a potential fast-food restaurant. The physical location of these items requires approval of Special Exceptions from City Code.

PLANNING COMMISSION PUBLIC HEARING – FEBRUARY 12, 2020

The Planning Commission held a public hearing for this application on February 12, 2020. Five members were present, with two absent. Springhill Suites is operated by Marriot International Inc.

The Commission asked the applicant about Marriott's rules for placement of pools and if alternative locations were possible, such as an interior pool or a different exterior location. The applicant responded that Marriott's rules for pool placement require that it be located between Fall Hill Avenue and the rear of the hotel, and the layout of the site makes it difficult to place the pool without violating Code requirements that accessory structures cannot be placed within a front yard. The Commission expressed reservations about approving exceptions to the City's rules rather than Marriott modifying their rules.

No public spoke at the Planning Commission hearing, nor has any comment been received by the Planning Department. The Commission voted 4-1 (2 absent) to recommend **approval** of the special exception requests. A copy of the minutes is attached to this staff report.

PROPOSED SPECIAL EXCEPTION REQUESTS

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.

Pool

The applicant is requesting three special exceptions for a proposed hotel pool:

1) *from Code Section 72-42.3.B for the installation of an accessory structure within a front yard.*
2) *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) *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.*

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 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.

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 rezoning is for a hotel and a commercial space. A major site plan is 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 shows this property being within the **Area 1 Sub-Planning Area 1.E**. As described on page 11(1)-5, the 21.5 acre Sub-Planning Area 1.E "*extends from Fall Hill Avenue to Interstate 95, but access is 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:

<u>Goal 3 – Business Development:</u>
"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.

<u>Goal 4 – Enhance the City as a Tourism Destination,</u> 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 the new Baseball Stadium.

<u>Business Opportunity Initiatives</u> (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;*
B. *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.

ADMINISTRATIVE SITE PLAN EXCEPTIONS

In addition, other site aspects are anticipated to need three administratively approved site plan exceptions due to the constraints of the site. The site plan exceptions would be regarding dumpster location (so that it is located as far as possible from adjacent residential uses) and allowing a solid wall with less landscaping in the buffer to adjacent single-family house and in the buffer along Briscoe Road, across from property now zoned R2 (single-family residential with a maximum of two units per acre).

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.

ATTACHMENTS

1. Application
2. Narrative
3. GDP
4. Traffic Impact Analysis
5. Economic Impact
6. Resolution
7. Planning Commission meeting minutes – Feb 12, 2020

MOTION: **March 10, 2020**
Regular Meeting
SECOND: **Resolution 20-**

RE: **Granting Special Exceptions for Setbacks, Location of Accessory Structures and Bulk Standards for a Swimming Pool, and Drive-Through Standards for the Springhill Suites Hotel Project Located at the Corner of Fall Hill Avenue and Briscoe Lane**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

PrimeCore Fall Hill Hospitality OZB, LLC has applied for four special exceptions for property consisting of approximately 4.04 acres, located at Fall Hill Avenue and Briscoe Lane, across from the Wegman's supermarket. The proposed development consists of 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 a potential drive-through. The requested exceptions would permit the swimming pool, an accessory structure, to be located in front of the building, reduce its minimum setback and permit it to exceed bulk standards, and reduce the minimum setback for the drive-through from an adjacent residential structure and residential zoning district.

The project is described on a Generalized Development Plan entitled, "Zoning Map Amendment & Special Exception General Development Plan, Springhill Suites Hotel, GPIN: 7769-77-5997 / 0 Briscoe Lane, Ward 1, City of Fredericksburg, Virginia," by Bowman Consulting, dated October 2019, last revised February 5, 2020. The request for special exceptions is being made in conjunction with a rezoning application requesting that the property be rezoned from its current designation of Commercial Highway (CH) to Planned Development Commercial.

Therefore, the City Council hereby resolves that:

- Council makes the following findings with respect to the special exception applications: (a) the proposed use is unique and unlikely of recurrence; (b) the grant of the special exceptions is consistent with the City's Comprehensive Plan; (c) the special exceptions are consistent with the goals, purposes and objectives of the City's zoning ordinance; (d) there has been a sufficient period of time for investigation and community planning with respect to the applications; (e) the special exceptions are 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; (f) the proposed use or aspect of the development requiring the special exceptions is special, extraordinary or unusual; and (g) the applicant has demonstrated that its application meets all these criteria.

- Pursuant to Section 72.22.7 of the City of Fredericksburg Uniform Development Ordinance, Council hereby grants special exceptions for the Springhill Suites Hotel project from:

    1. Section 72-42.6.C.1, "Specific Standards for Certain Uses-Drive Through" to

reduce the minimum setback 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;

2. Section 72-42.3.B, "Location of accessory uses or structures" to allow an accessory structure—the swimming pool—to be located in the property's front yard, closer to the front lot line than the principal structure;
3. Section 72-42.2.B.5 to allow the swimming pool to exceed the bulk standards of the PDC district; and
4. Section 72-33.2.D.2.E to reduce the required minimum front setback from 30 feet to 10 feet, as shown on the attached GDP.

- The special exceptions are conditioned upon the development of the mixed use project in substantial conformance with the Generalized Development Plan entitled "Zoning Map Amendment & Special Exception General Development Plan, Springhill Suites Hotel, GPIN: 7769-77-5997 / 0 Briscoe Lane, Ward 1, City of Fredericksburg, Virginia," by Bowman Consulting, dated October 2019, last revised February 5, 2020.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20-_ , adopted at a meeting of the City Council held _____, 2020, at which a quorum was present and voted.

_____

Tonya B. Lacey, MMC
Clerk of Council

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.

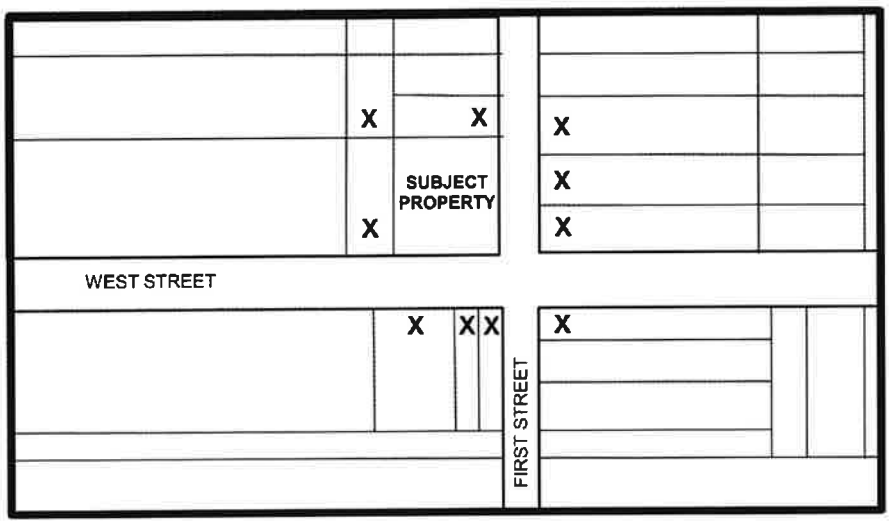
By: PrimeCore GPI LLC its General Partner	PrimeCore Fall Hill Hospitality OZB, LLC
Applicant Signature	**Applicant Printed Name**
814-238-4000	1/30/2020
Telephone Number	**Date**

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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City of Fredericksburg
Department of Social Services
Helping people triumph over hardships to promote healthier futures within our community

Christen Gallik, Director
608 Jackson St, Ste 100
Fredericksburg, VA 22401
540.372.1032
540.372.1157 (fax)

City of Fredericksburg
Department of Social Services
Board of Directors Meeting
Meeting Minutes – December 20, 2019
DSS Conference Room – 608 Jackson Street, Fredericksburg, VA 22401

Present for the meeting: Christen Gallik, Beth Girone, Bea Paolucci, (Chair), Debe Fults, Thom Schiff, Brian Vaughan, and Christian Zammas.

I. **Call to Order**: Meeting called to order at 8:10 a.m. by Bea Paolucci, Chair, and a quorum was established. Bea reiterated the importance of meeting attendance by Board members stating that it was becoming increasingly difficult to establish a quorum. She asked that members check the meeting date schedule in the attachments and to please mark their calendars accordingly. This was the first meeting that Board members used the new Board Paq tablets. The hope is to be completely paperless by our next meeting in February.

II. **Approval of Minutes:** Brian Vaughan made a motion to approve the minutes of October 3, 2019. Christian Zammas seconded. The Board unanimously approved the minutes.

III. **Director's Report:**

a. **Budget** – The City of Fredericksburg DSS Financial Report for October, 2019 was presented and discussed.

b. **Performance Metrics –** The Quarterly Local Agency Dashboard was presented and discussed.

c. **Management Report –** Ms. Gallik's Director's report was presented and discussed.

d. **Agency Reviews –** Ms. Gallik shared with the board that the agency had a Quality Assurance Review and 2 SNAP reviews this quarter.

IV. **Old Business:** There was no old business to discuss.

V. **New Business:**

a. **Workplace Satisfaction Survey** – Distributed and Discussed.

b. **2020 Board Meeting Dates** – Shared.

c. **Strategic Plan** – Distributed and Discussed.

VI. **Executive Session:**

***WHEREAS*, the Social Services Board desires to discuss in Executive Session matters relating to confidential personnel issues; and**

***WHEREAS*, pursuant to Section 2.2-3711 VA Code such discussions may occur in Executive Session; NOW THEREFORE, BE IT RESOLVED that the Social Services Board does hereby authorize discussion of the afore-stated matter in Executive Session:**

City of Fredericksburg
Department of Social Services
Helping people triumph over hardships to promote healthier futures within our community

Christen Gallik, Director
608 Jackson St, Ste 100
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Call for the motion to move into Executive Session:

Motion made by Christian Zammas and seconded by Debe Fults for the meeting to move into Executive Session at 8:51 a.m. to protect the privacy of individuals involved in personal matters not related to public business.

Motion passed.

CERTIFICATION:

***WHERAS*, the Social Services Board has this day adjourned into Executive Session in accordance with a formal vote of the Board in accordance with the provisions of the Virginia Freedom of Information Act; and,**

***WHEREAS*, the Freedom of Information Act requires certification that such Executive Session was conducted in the conformity with the law;**

***NOW, THEREFORE BE IT RESOLVED* that the City of Fredericksburg Social Services Board does hereby certify that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in the Executive Session to which this certification applies, and (ii) only such public business matters as were identified in the Motion by which said Executive Session was convened were heard, discussed or considered by the Board. No matter dissents from the afore-stated certification.**

Call for the motion to move out of Executive Session:

Motion made by Christian Zammas and seconded by Thom Schiff to move out of Executive Session at 9:05 a.m. Motion carried and roll call was taken.

VII. Items for Consent/Approval:

a. **FY 2021 Budget**: Presented and discussed. Brian Vaughan made a motion to approve. Thom Schiff seconded. All were in favor. Motion passed.

b. **Business Continuity Plan**: Presented and signed by Bea Paolucci, Chair.

VIII. Adjournment: Motion was made by Christian Zammas and seconded by Bea Paolucci for the meeting to adjourn. All were in favor. The next meeting is scheduled for **February 6, 2020 at 4:00 p.m.**

Respectfully Submitted:

Beth Girone 2/20/2020

Beth Girone, Assistant Director — Date

B Paolucci 2-20-2020

Bea Paolucci, Chair — Date

APPROVED

CLEAN & GREEN COMMISSION

Clean and Green Commission
Monthly Meeting Minutes
Monday, February 3, 2020
City Hall, 2nd Floor Conference Room
6:30PM

Commissioners in Attendance: Robert Courtnage (Chair), Michelle Crow-Dolby (Vice-Chair), Kerry Devine (City Council), Carolyn Helfrich (Arborist), Christi Carver, Damian Cobey, Sarah Hurst, George Solley, Amanda Stebbins

Ex-Officio Members: Mike Ward (Parks and Rec), Diane Jones (R-Board), M.C. Morris (R-Board), Diane Beyer (Public Works), Holly Chichester (Green Committee Chair)

* **Call to order at 6:30 p.m.**

*** Approval of January Minutes** of motioned by Sarah Hurst and seconded with suggested adjustments by Michelle Crow-Dolby.

*** Public Comments:** Paula Chow spoke on behalf of 'Save Trestle Park' and asked the Commission to support Darbytown residents to designate and preserve the open space by the train station known as Trestle Park. The action requested is for the Commission to send a letter on or before Feb 26, 2020, to City Council requesting that the open space south of the current train station be formally designated and preserved as a city park named Trestle Park. That the proposed location for the new bathrooms and bike storage be built south of current train station, as appears in Proposed Comprehensive Plan Amendment to Area 7.
Conway Elementary School Student Lily Tipling shared her idea to encourage restaurants to use more sustainable products by giving them a tax break. Commissioners applauded this effort and encouraged Lily to share her ideas at the next City Council's meeting.

*** Commission Sustainability Award**
The Green Spotlight Designation annual renewable guidelines draft was presented and discussed. Shooting for an announcement on Earth Day.

*** C&G 2020 Initiatives**
Council will be taking this up in their Feb. 25 work session.

*** Green Drinks, 3/18**
Robert and David Cooper were to tentatively talk about their work at the Thurman Brisben Center.

*** Committee Updates**

Clean Committee: Damian Cobey reported all Butt Butlers have been installed on city trashcans. A list of all the Butler locations was compiled. The Commission plans to buy two additional Buttlers for high use areas. The Commission sent a press release to the city to distribute. Michelle will attend a stormwater/litter prevention, day-long workshop at Randolph Macon College on March 10 and will bring back information to the Public Works Department. Interns continue their work servicing Butlers and mutt mitt stations, are beginning to plan a Spring butt cleanup, and tabled at the film screening for 'Eating Up Easter' at Gari Melchers Home and Studio. M.C. will send a recycling flyer to the JMHS librarian who will copy and laminate them and recruit student to affix on all school recycling receptacles.

Green Committee: Holly Chichester was introduced as the new Green Committee Chair. There will be two spring tree plantings at the baseball stadium for a total of 200 trees. In addition, they plan two tree giveaways on March 28 (400 trees, city residents) and April 8 (1,000 trees at Earth Day Festival) as well as an Arbor Day celebration on April 8.

Sustainability Committee: Robert reported that the Thurman Brisben Center's solar project launch party planning is now underway. The baseball stadium's solar parking light project is a go and additional solar projects are being discussed. An implementation task force is being encouraged for the renewable energy resolution that City Council passed last year.

Meeting was adjourned at 7:50 pm.
Next meeting March 2, 2020.

CLEAN & GREEN COMMISSION

Tuesday, February 11, 2020, 9:00 am

Green Committee – Minutes

City Hall, Room 214

Meeting called to order by Anne Little, acting chair, at 9:00 am.

Green Committee Members present: Jason Coiner, Christien Conniff, Lisa Durham, Carolyn Helfrich, Jason Ogle, Anne Little, Carl Little, Adam Lynch, Jason Ogle, and Aaron Simmons.

- Introduction – Guests and new members:

- Approve January 14, 2020 Minutes:
  - Minutes were approved as submitted.
- Public Comments:
  - None
- Baseball Stadium Design Update:
  - A visit was made to check out the stadium site on Wednesday, February 5. There were some concerns about stormwater control measures in place with the forecast rainstorm due the next day. The storm was not as severe as expected so there was apparently no significant damage.
  - There will be two plantings at the stadium, April 4 and April 25. We are working on the tree planting plan and in some cases swapping out the types of trees in the plan. Tree locations will remain as planned. For the two plantings trees will be unloaded in one location in the parking lot where they will be bare rooted and carried to the planting spots.
  - The baseball team is planning to give away 1,000 trees at one of the last game of the season, probably on either September 5th or 6th.
  - Solar in the parking lot (FYI): All of the lights in the parking lot will be solar powered, thus eliminating cabling to them, and the cost of electricity to run them.
- The Hackberry (Celtis occidentalis), Society of Municipal Arborists (SMA) 2020 Urban Tree of the Year
  - Committee members noted that in this area they tend to get a lot of aphids, and are probably not a great street tree.
- Pumphouse Project Update:
  - Still in limbo due to lack of funding. We will look at writing a grant to cover the cost of landscaping. Carolyn will update the committee on the cost.

- Parks, Recreation and Events Update – Aaron Simmons:
  - Getting ready for Earth Day.
  - Court kids are scheduled to mulch Dixon Park in February .
  - Parks is collecting cigarette butts, which will be sent to a recycler.
- Tree Fredericksburg Update – Carl Little
  - Two plantings scheduled at the Baseball Park.
  - Other Spring planting will be focused on replacement tree planting along the streets.
  - The tree giveaway planned for March 28th has been cancelled.
  - We will be doing a tree giveaway at Earth Day, April 18th. One-gallon trees will be given away. A tree check area is planned so people can check their trees until they head home.
  - We are planning more tree giveaways in the Fall. We already have one grant to help fund this give away.
- City Updates – Jason Ogle:
  - The city collected Christmas trees, which were chipped up and taken to the landfill.
  - A city representative talked with KFC regarding topping the elm trees along the Hanson St side of the business. Their landscaper did this pruning.
  - There have been other instances of residents pruning street trees.
  - We will do a letter to the editor about crepe murder
  - We will see about posting information on Facebook regarding pruning of street trees, what to do and what not to do. It was suggested that we possibly have a poster at Earth Day event to address this issue.
  - Leaf pickup is finishing up this week. The city may be getting a new truck that is designed for leaf pick up. This will facilitate the process.
- UMW Update – Holly Chichester (not present):
  - UMW Sustainability Earth Day upcoming, April 22nd.
  - Efforts to clone the Brompton Oak are ongoing to determine how to best do this. Bartlett Tree Experts is working on this.
- Tree Steward Update – Christien Conniff:
  - A Tree Steward class is ongoing with 21 participants.
  - A Tree Steward meeting is scheduled for February 12th.
  - Tree Stewards will again be tabling at the Farmers Market this year at Hurkamp Park.
  - Will be participating in scheduled plantings, tree giveaway, etc.

- Friends of the Rappahannock
  - FOR has found a very large American Elm that they are working to save. They will measure it for Heritage Tree Status. Bartlett Tree Experts volunteered to treat for Dutch Elm Disease if desired.
  - A new large building is being planned on the corner of William St and Sophia St, to replace an existing building once the Chatham Bridge project is complete. It will have a significant footprint on the bank of the river. FOR wants to work closely with the developer to protect the river at this site. The developer is also talking about supporting a river walk across this property, and possibly working with Face the River.
- Member Comments:
  - Frank Widic – Trestle Park is the green space between the train station and Frederick St. Currently the neighborhood is trying to get this space designated as a park. The city is also looking at installing a restroom facility at the train station. The city is looking at part of the park space for installation of this restroom. Planning Commission is going to be addressing these upcoming proposed changes.
  - Frank Widic – Reminded us of a recent Washington Post article emphasizing the importance of maintaining large existing trees.
  - Frank Widic – If anyone sees improper planting ongoing in the city, bring it to the city's attention so it can be corrected.
  - Anne Little – half of the newly planted city trees (over the last 10 years) were pruned this winter. The other half will be pruned next fiscal year.
  - Anne Little – Trees Virginia and the Department of Forestry will be convening a state canopy legislation effort this summer to work with the builders and farmers to come up with comprehensive canopy legislation to introduce at the next general assembly in 2021.
- Upcoming Events:
  - January 7 through March 3 – Tree Steward Certification Classes (ongoing)
  - April 4 & 25 – Tree planting @ Fred Nats baseball park
  - April 8 – Garden Club Arbor Day ceremony at Kenmore at 10:00 am
  - April 18 – City of Fredericksburg Earth Day – 11 am-4 pm + 1000 Trees Giveaway at Old Mill Park
  - April 22 – UMW Sustainability Earth Day Festival, Ball Circle 3-6 pm
- Next Meeting – Tuesday, March 10, 2020 at 9:00 am
- Meeting was adjourned at 10:05 am.

Memorials Advisory Commission
Meeting Minutes

Thursday, January 16, 2020
Conference Room, City Hall, 715 Princess Anne Street
Fredericksburg, VA

Commission Members Present: Nancy Moore, Michael Spencer, Betty Massey, Tina Morris, Pauline Felder, John Lyles, Paula Raudenbush

Commission Members Absent: Jervis Hairston

Others Present: John Hennessey, National Park Service and facilitator of the newly formed committee to interpret the Slave Block

Chair Nancy Moore called the meeting to order at 4:00 p.m.

Approval of Minutes

Pauline Felder moved to approve the minutes from the September 19, 2019, meeting. Betty Massey seconded. Motion passed unanimously.

Old Business

Status of Slave Block Removal

The removal of the slave block is on hold until the suit brought against the City by owners of businesses on the corner of William and Charles Streets is resolved. Complete information regarding the slave block, can be found on the city website: fredericksburgva.gov, search for slave auction block.

Update on the interpretation of the Auction Block site.

John Hennessey reported that the roundtable discussions among members of the interpretation committee are helping to establish the way the majority wants to see this site interpreted. He said that research shows there were at least 20 documented slave sales at the corner of Charles and William Streets (though the involvement of the block is not mentioned).

The committee is also looking at the larger story of African Americans in Fredericksburg and themes are being articulated in a document that is being created. Three or four alternatives for the auction block corner will be presented to this commission for approval. The next meeting of this group is Thursday, January 30, 2020, at 7:00 p.m. at The Central Rappahannock Regional Library.

Status of Caretaker's Cottage

Nancy reported that the City met with an anonymous donor who would lease the cottage from the city, underwrite $500,000 worth of improvements, and rent to a resident or nonprofit.

Update on History Panels

Nancy reported that the Boy Scout who wanted to install interpretative signs in front of the Mary Washington Monument for his Eagle Scout project will work on signs at Hurkamp Park instead. The Garden Club of Virginia is responsible for the monument and the area around it and they do not want more signs there.

New Business

Vacancy on the Commission with resignation of Susan Spears

Nancy asked for suggestions.

Meeting schedule for 2020:

February 20
April 16
June 18
September 17
November 19

Meeting was adjourned at 4:55 p.m.

Respectfully submitted,

Paula Raudenbush, recording secretary

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

1270 Carl D. Silver Parkway

MEMBERS
Rene Rodriguez, Chairman
Steve Slominski, Vice Chairman (absent)
David Durham, Secretary
Kenneth Gantt
Chris Hornung (absent)
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.

Rene Rodriguez, Chairman

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.

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.

Rene Rodriguez, Chairman

Fredericksburg

Comprehensive Plan Amendment
UDO Text Amendment 2019-06

Infill Calculations

ATTACHMENT A

Comprehensive Plan Amendment

- **Balance Community Character / Resiliency**
- Patterns of existing structures including building scale and massing, front setbacks, side setbacks and height are major contributors to community character. Together they influence the existing intensity of residential use and create a cohesive semi-public realm that determines whether a neighborhood is walkable, automobile dependent, urban, or naturalistic. Dating back at least to the 1960's the City's zoning ordinance included infill provisions related to front setbacks. Over time, these important provisions extended to side setbacks, height, as well as exempting houses from off-street parking requirements where paving over yards was disruptive to community character. These provisions protect established building patterns and meaningful open spaces.
- Without compromising a neighborhood's ability to evolve to meet changing housing needs, evaluate setback and height infill requirements as a means to ensure modern homes and additions are consistent with the quality, uniqueness, and attractiveness of existing neighborhoods.

Existing Comprehensive Plan Goals, Polices, and Initiatives

- *Goals for Residential Neighborhoods and Housing*
- 3. Distinct and Attractive Neighborhoods: Ensure the residential areas of the City continue to comprise a collection of distinct and attractive neighborhoods, each possessing a sense of place, history, and shared identity.
- 6. Compatible Design and Functionality: Ensure the development and redevelopment is visually compatible with the overall character of the City….
- *Policies for Residential Neighborhoods and Housing:*
- 1. Respect the integrity and the character of the City's neighborhoods.
- *15.* Encourage infill development that is compatible with established neighborhoods, in terms of scale and massing
- *Initiatives for Residential Neighborhoods and Housing:*
- 1. Continue to evaluate infill regulations to ensure that additional and new construction does not adversely impact the character of existing neighborhoods.

UDO Amendments
Infill Calculations – Setbacks

The UDO provides that the front and side setbacks on residential lots created before April 25, 1984 are calculated based on the pattern of the structures along the street where the new construction is to occur. This date was the effective date of the previous zoning ordinance.

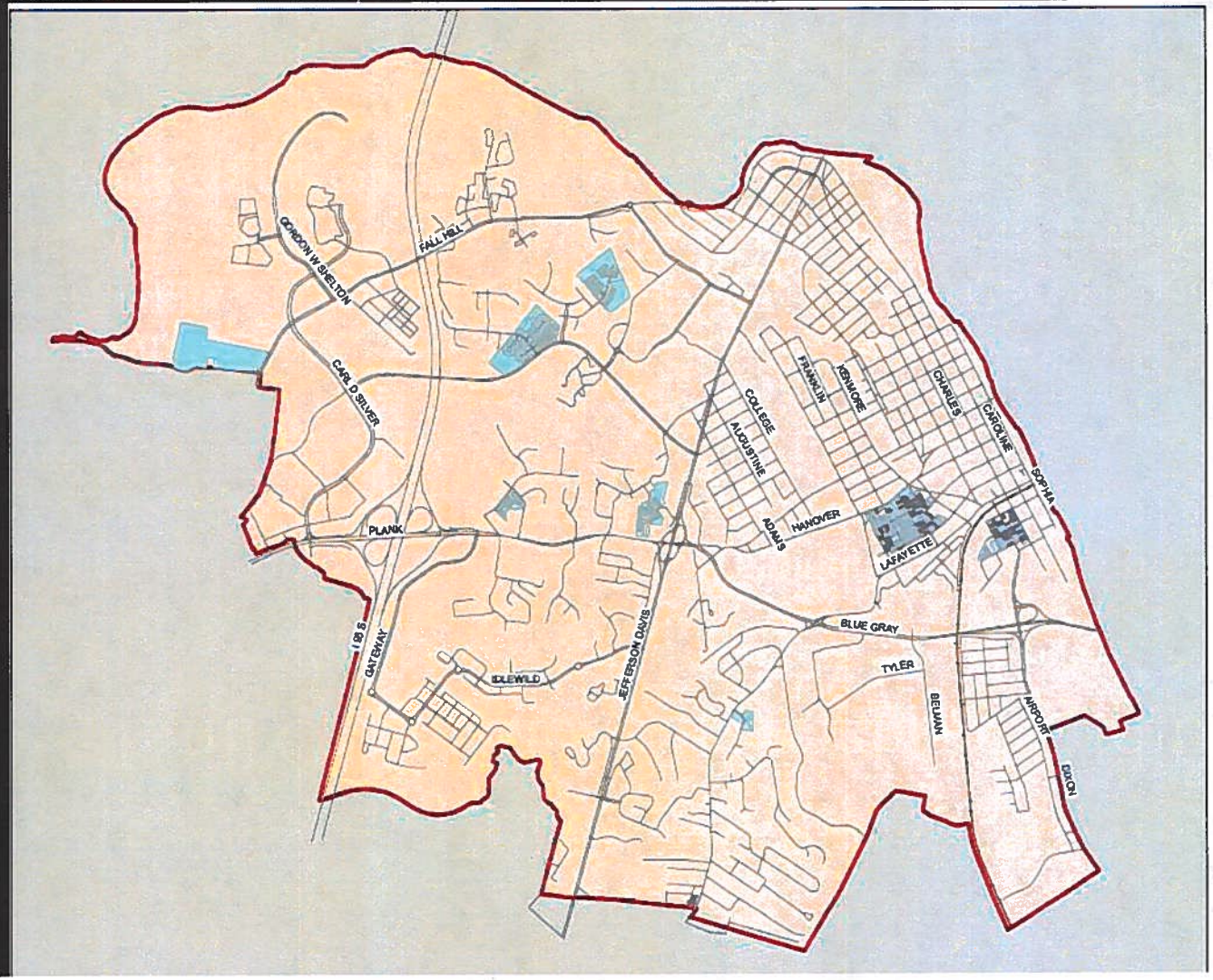
The proposal is to apply such calculations to all lots existing as of the adoption of this Ordinance, and lots created in future Administrative Subdivisions (9 or fewer lots). This would ensure the new subdivisions within existing neighborhoods would also follow existing development patterns.

UDO Amendments
Infill Calculations – Height of Additions

The proposed amendment states that on lots smaller than the minimum lot size in R4 and R8 Zoning Districts, a horizontal addition to a dwelling will be no taller than the main dwelling or 27 feet, whichever is taller.

The result would be that a two story house could have a two-story addition, no taller than the main house. A one-story house could have two-story addition, but it could not be taller than 27 feet. It is common for residential parcels in the City to be smaller than the zoning district minimum lot size.

R8 – Substandard Lots Citywide



City of Fredericksburg

Citywide
141 R8 Parcels
Less Than 3,750 sq ft

23% of Total R8 Parcels

Dec 2019

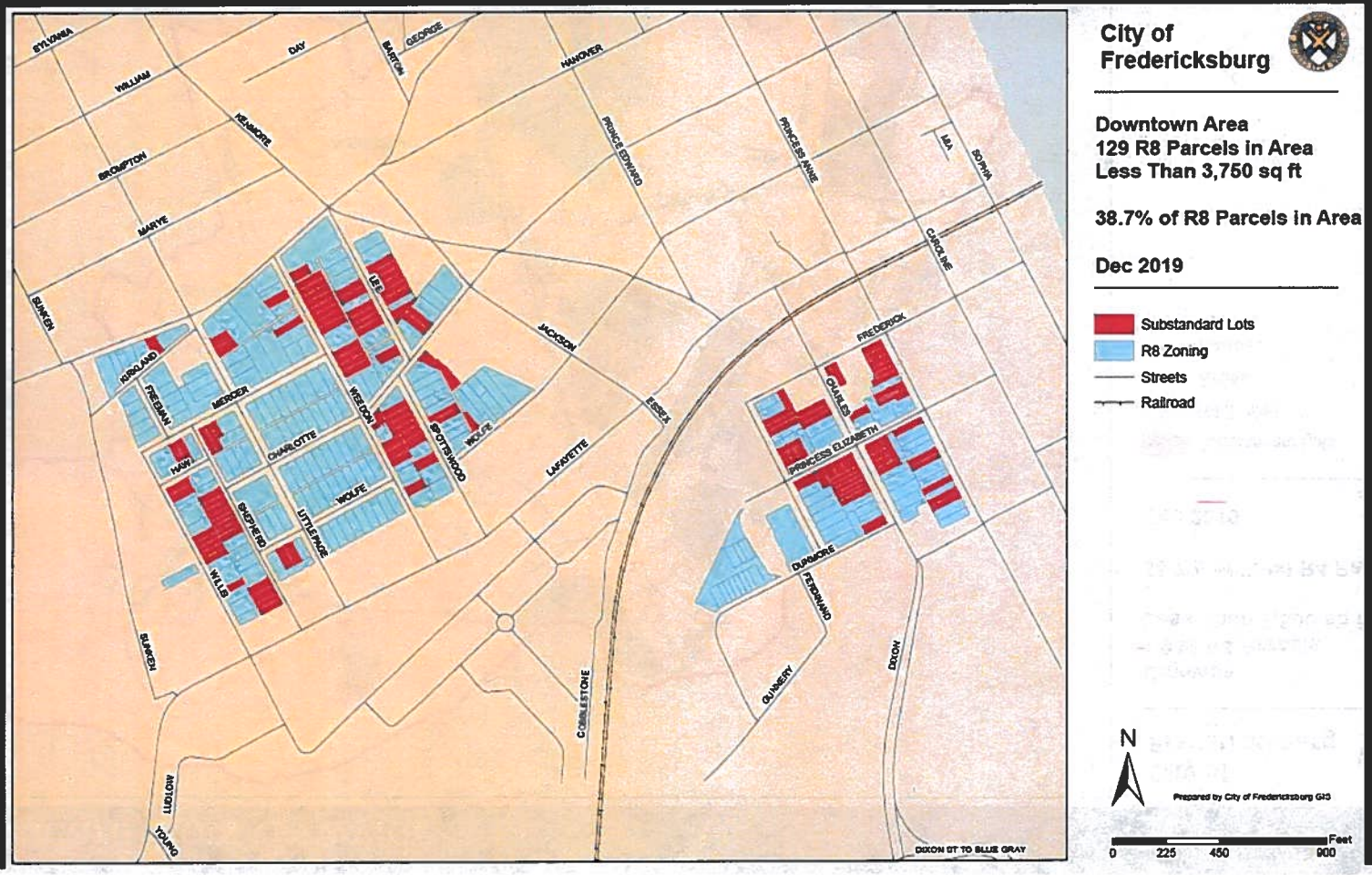
- Substandard Lots
- R8 Zoning
- Streets
- Railroad

N

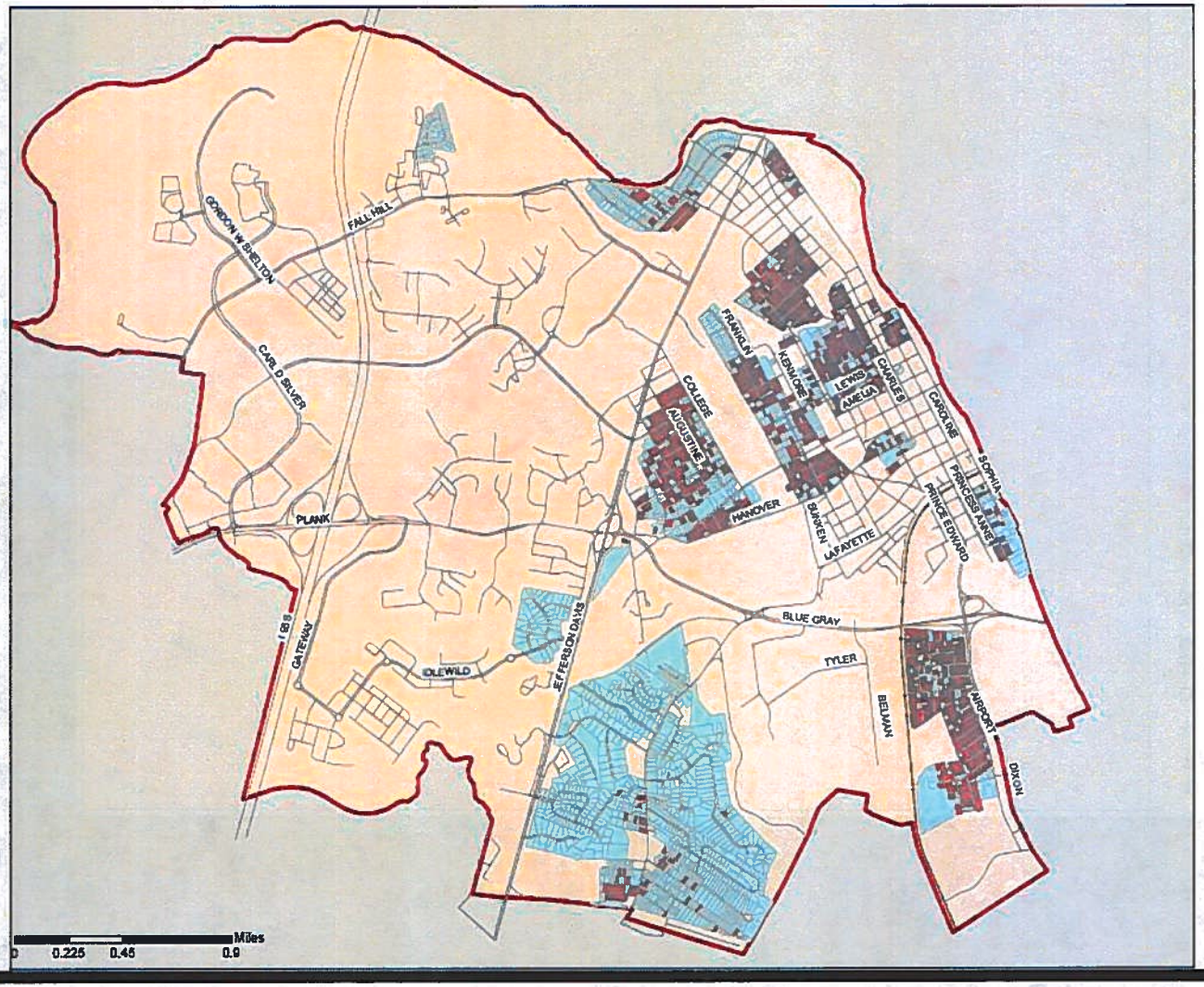
Prepared by City of Fredericksburg GIS

Miles
0 0.25 0.5 1

R8 – Substandard Lots
Downtown



R4 – Substandard Lots Citywide



City of Fredericksburg

Citywide
1,949 R4 Parcels
Less Than 7,500 sq ft

53.7% of Total R4 Parcels

Dec 2019

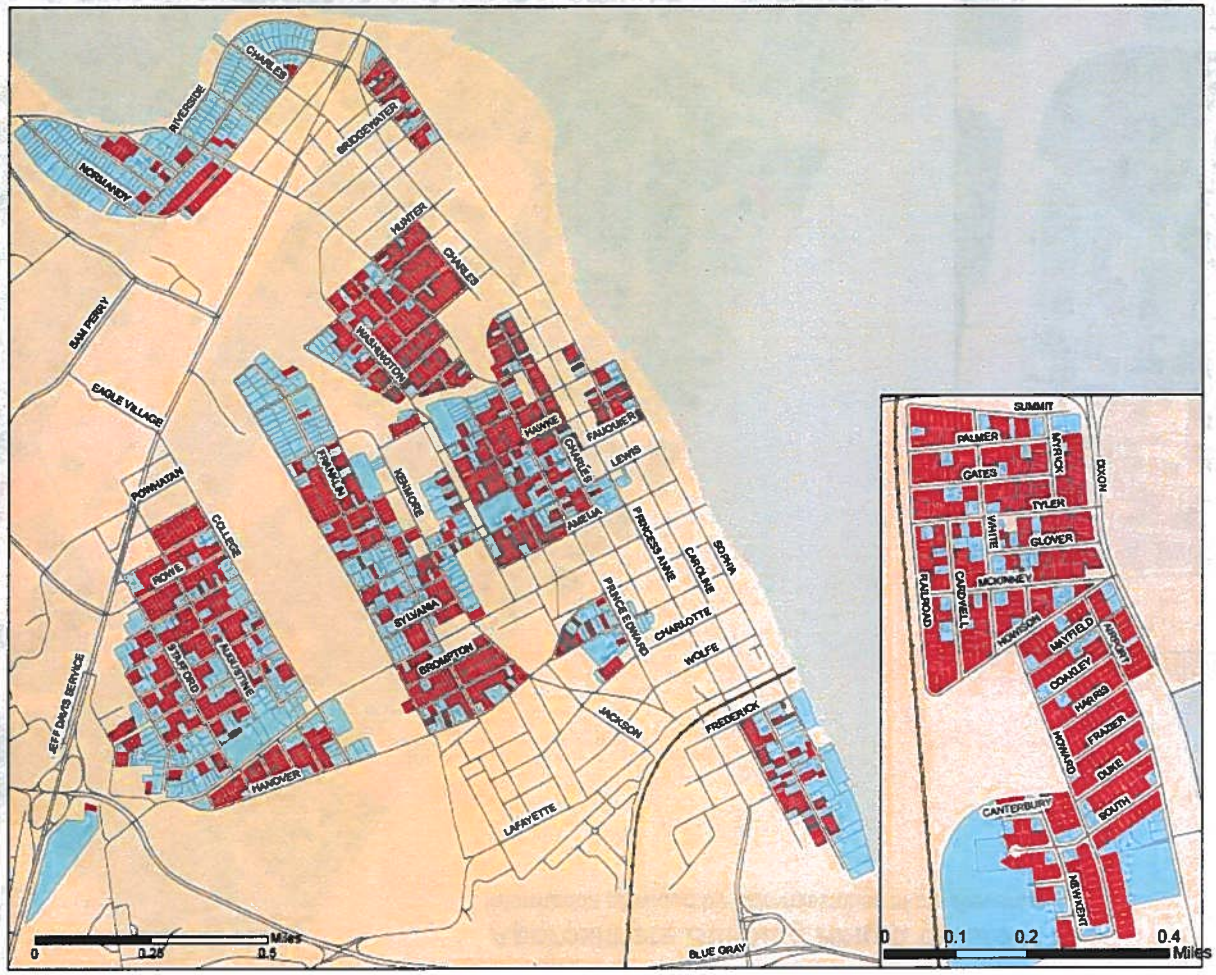
- Substandard Lots
- R4 Zoning
- Roads
- Railroad

N

Prepared by City of Fredericksburg GIS

0 0.25 0.5 1 Miles

R4 – Substandard Lots
Downtown



City of Fredericksburg

Downtown Area, Normandy Village, College Heights, Mayfield

1,891 R4 Parcels Less Than 7,500 sq ft

71.8% of R4 Parcels in Area

Dec 2019

- Substandard Lots
- R4 Zoning
- Roads
- Railroad

N

Prepared by City of Fredericksburg GIS

Approximate Building Height by Story

Information provided by Commissioner of the Revenue

December 23, 2019
Fredericksburg Planning Dept.

Legend

Road Centerline

Parcels

STORIES

- 0
- 1-1.4 stories
- 1.5-2.4 stories
- 2.5-3.4 stories
- 3.5-3.9 stories
- 4 stories
- 5 stories
- 6 stories
- 7 stories
- City_Boundary

UDO Amendments
Infill Calculations- Accessory Structures

Increase in height from 10 feet to 12 feet for accessory structures located in a rear or side yard, so as to permit useable garages.

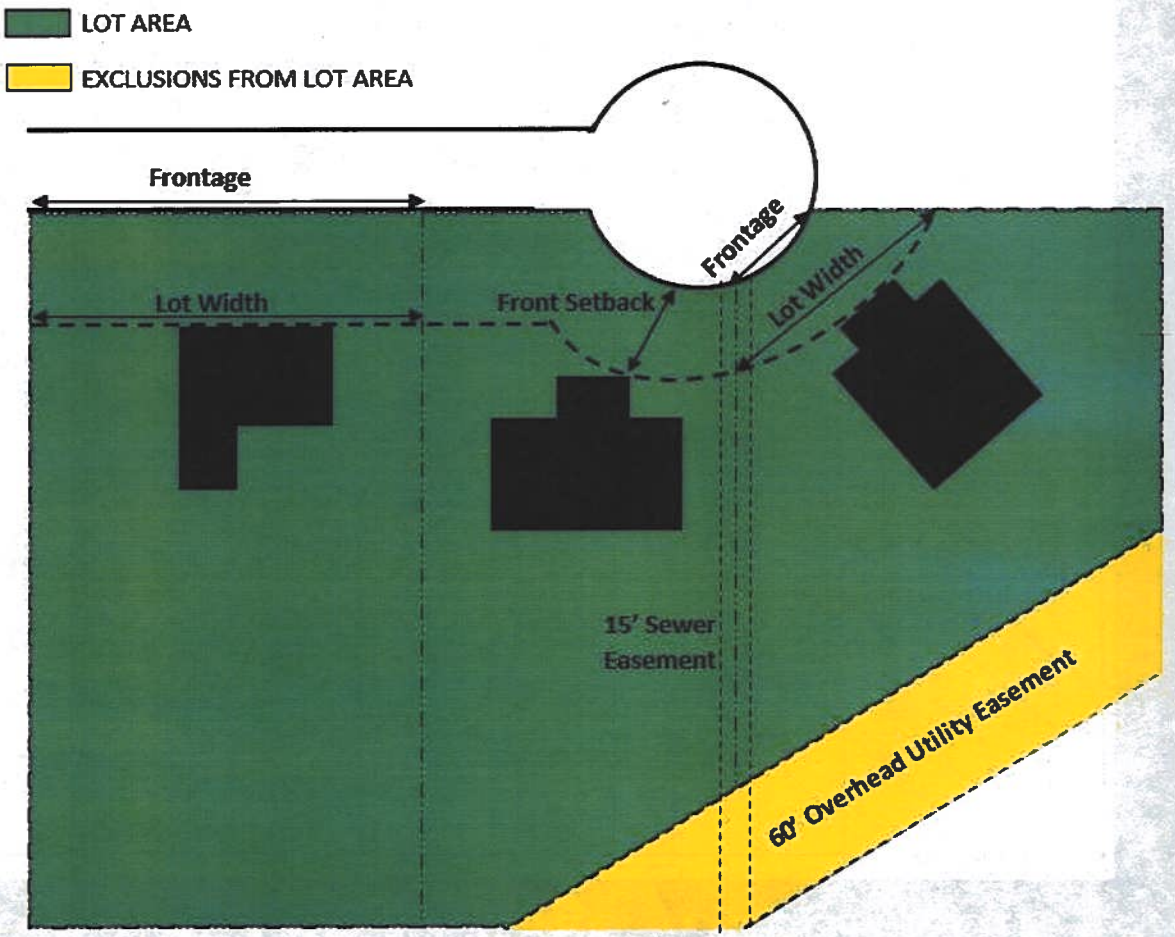
In-ground pools shall not count towards occupancy of the rear/side yard, and may exceed 25% of the buildable area of the lot/heated area of the principle use.

All other Accessory Structures in residential rear yards are allowed so long they don't cover more than 30% of the rear yards, or exceed 25% of the heated floor area of the principal building. To ensure adequate on–site open space, a minimal distance of 5 feet between the principle structures and any accessory structure requiring a building permit.

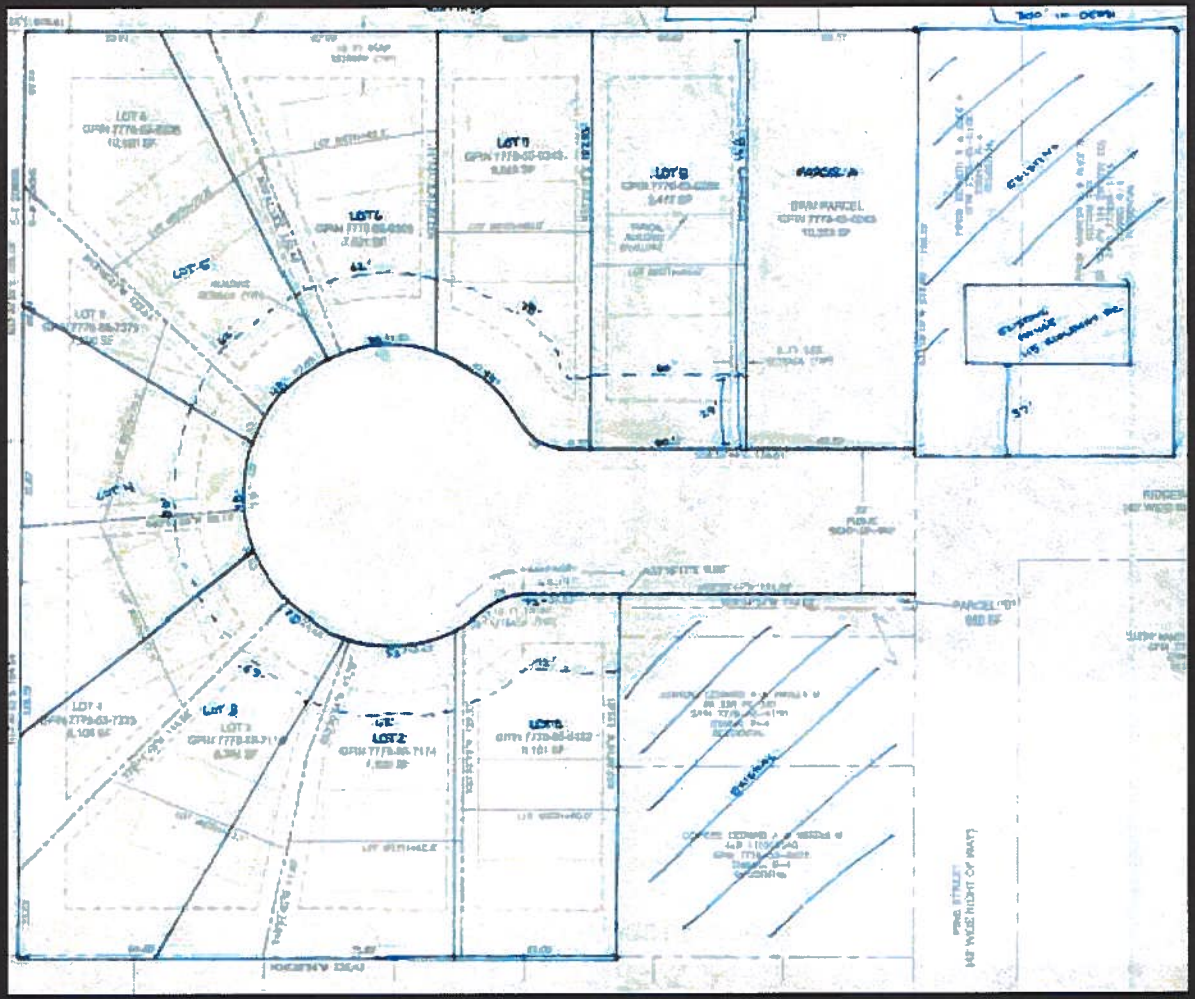
UDO Amendments
Infill Calculations- - Minimum Lot Width

It is proposed that lot width be measured at the front setback line where a dwelling is to be located, instead of the front lot line (along the street), which is the current standard and that the lot dimension at the street would be at least 80% of required width. In addition, to provide for regular shaped lots, it is proposed that lot depth could not exceed five times lot width

Revised: Figure 72-82.3A(1). Lot Area Measurement



Changes in action -"The Vintage" Subdivison



Changes in action -"The Vintage" Subdivision

ZONING: R-4
RESIDENTIAL

OCKDILL DAVID J
N 7778-55-9482
ZONING: R-4
RESIDENTIAL

LOT DEPTH - LOT 8 PROPOSED RATIO

DEPTH → AVERAGE OF SIDE LOT LINES → 157.43' + 158' = 315.43 / 2 = 157.65

WIDTH → 60'

RATIO → 157.65 : 60 OR **2.63 : 1**

LOT DEPTH PERMITTED

5:1 MAXIMUM
(DEPTH : WIDTH)

IF LOT IS 60' IN WIDTH IT IS PERMITTED TO BE UP TO 300' IN DEPTH

R-4 ZONING DISTRICT (72-31.3)

LOT WIDTH - CONVENTIONAL

INTERIOR LOT	60' MINIMUM
CORNER LOT	75' MINIMUM

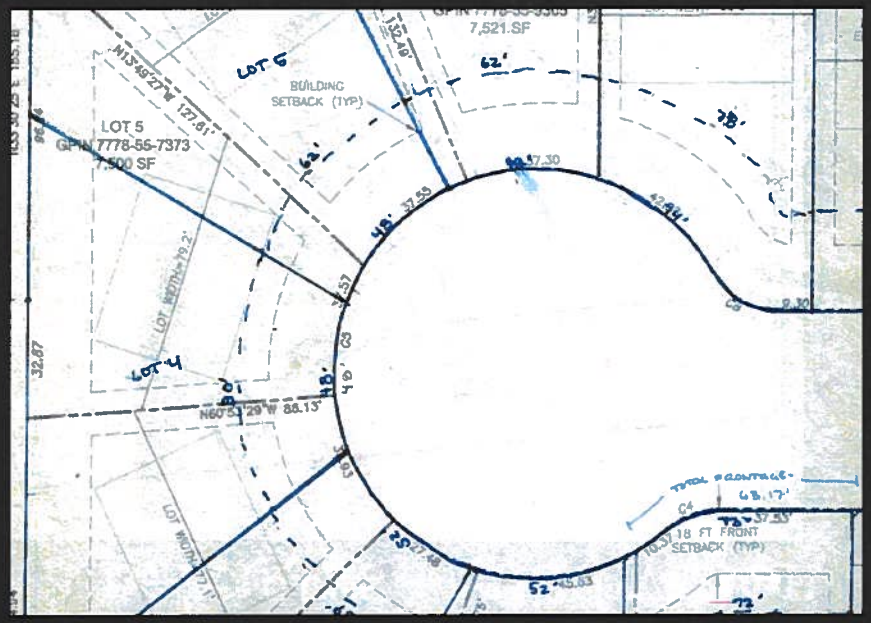
SETBACKS - CONVENTIONAL

FRONT	18' MINIMUM
SIDE	6' MINIMUM
REAR	18' MINIMUM

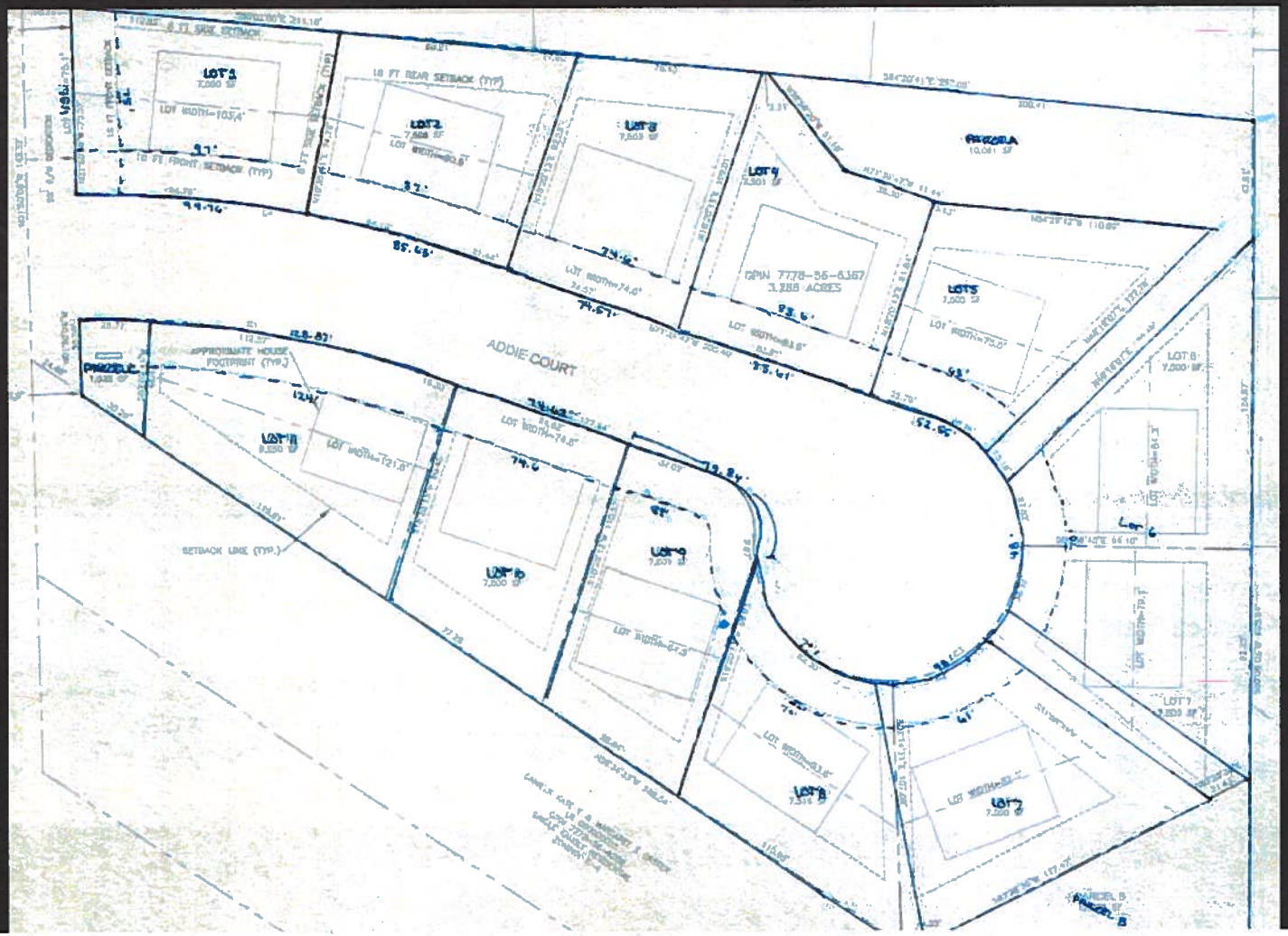
LOT AREA - CONVENTIONAL

7,500 SF MINIMUM

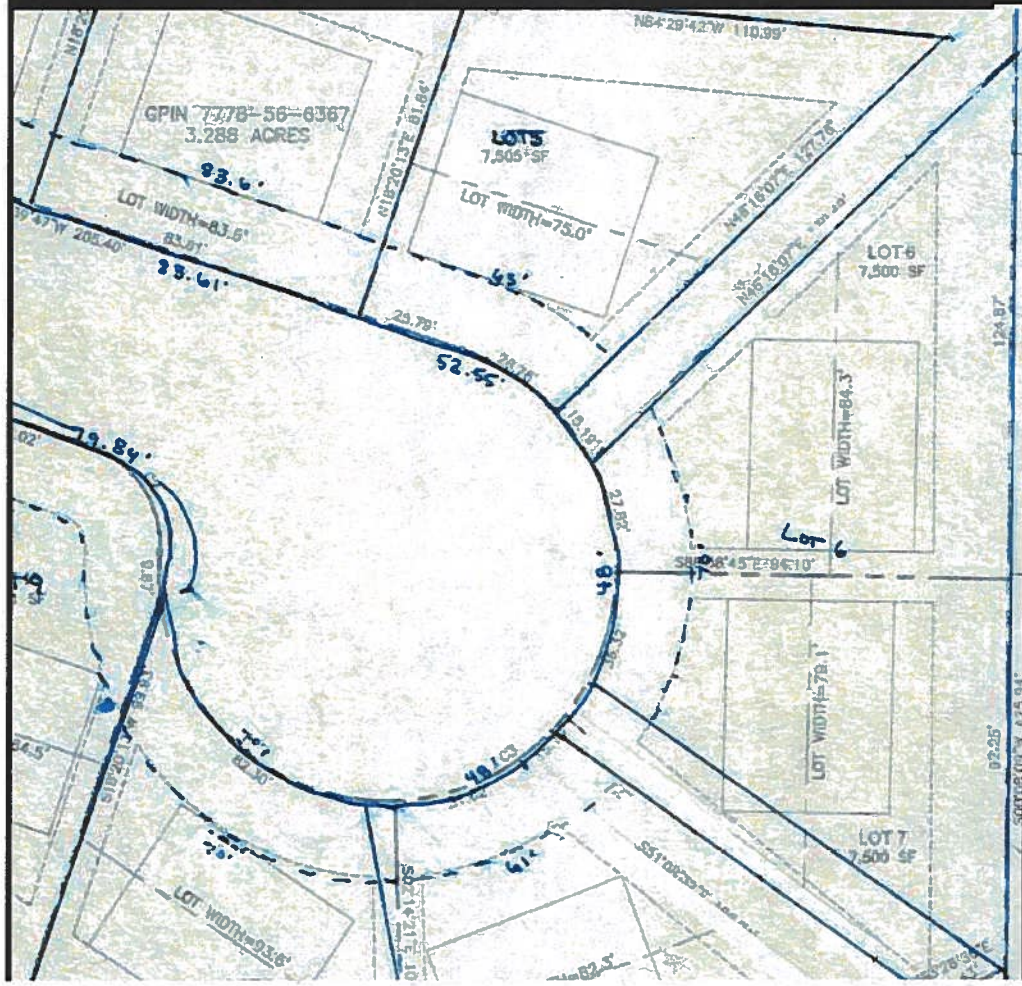
PROPOSED FRONTAGE REQUIREMENT (80'). REQUIRED LOT WIDTH) > INTERIOR LOT 48' MINIMUM, CORNER LOT 60' MINIMUM



Changes in action -"Stonewall Heights" Subdivision



Changes in action -"Stonewall Heights" Subdivision



ASSUMPTIONS:

18' FRONT SETBACK
6' SIDE SETBACK
18' REAR SETBACK
60' LOT WIDTH MINIMUM
48' LOT FRONTAGE MINI
7,500 SF LOT SIZE MINI

MINOR SUBDIVISION
10+ LOTS

REVISED YIELD: 11 LOTS

[redacted]

R-4 ZONING DISTRICT (72-31.

LOT WIDTH - CONVENTIONAL

INTERIOR LOT	60' MINIMUM
CORNER LOT	75' MINIMUM

SETBACKS - CONVENTIONAL

FRONT	18' MINIMUM
SIDE	6' MINIMUM
REAR	18' MINIMUM

LOT AREA - CONVENTIONAL

7500 SF MINIMUM

PROPOSED FRONTAGE REQUIREMENT
(80% REQUIRED LOT WIDTH)

INTERIOR LOT	48' MINIMUM
CORNER LOT	60' MINIMUM

ORIGINAL YIELD: 12 LOTS

UDO Amendments

Infill Calculations - Corner Lot Setbacks & Increased Rear Yard Setbacks

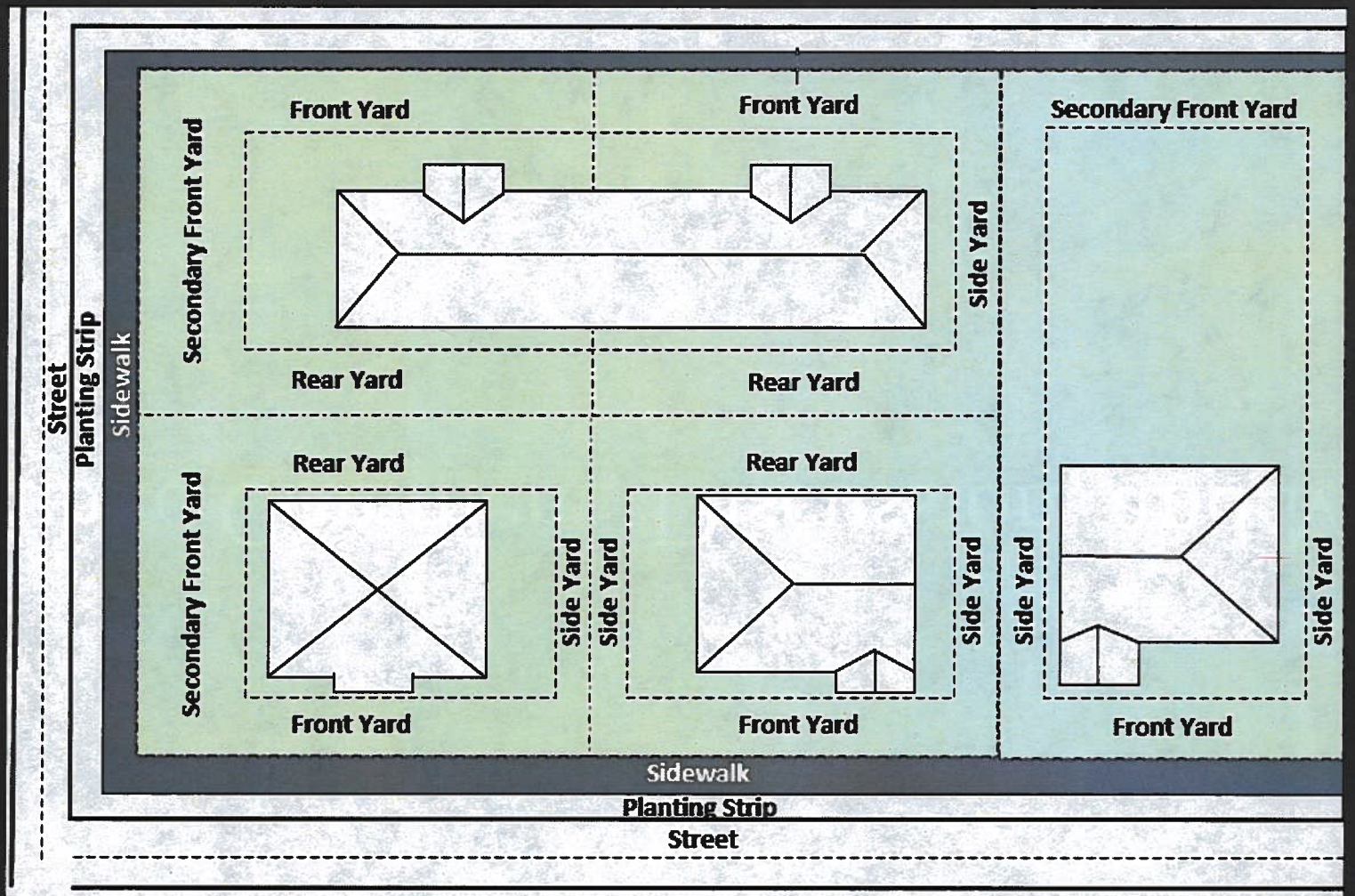
The UDO established that corner residential lots have two front setback and two side setbacks so as to ensure new construction is respectful of both of the streets it fronts. However, it was a common practice in Fredericksburg to have minimal setback for the secondary street frontage (not the side of the house with a front door) and a full rear yard setback.

The potential amendments would go back to the tradition arrangement for older lots, possibly pre-October 8, 2013, but the appropriate cut-off date is being studied. This would make infill development more consistent with the pattern of the traditional neighborhood arrangement.

Corner lots will no longer have two side yards. The side yard opposite the primary front yard will now be considered a rear yard.

In addition, rear yard setbacks are being increased, generally from 18 feet to 24 feet

Revised Figure 72-82.4A Yard Types



Public Comment, Discussion, and Motion

ATTACHMENT B

Revised 1/17/20

Proposed Ordinance to Amend Infill Development Requirements
January 15, 2020 Planning Commission Meeting
Motion Proposed by Commissioners Pates and Durham
AS AMENDED AT THE MEETING

Motion to Approve the Draft Infill Ordinance Regarding Height Restrictions:

I move:

1. To recommend approval of the proposed ordinance with the following amendments in Section II relating to building heights:
    a. Deleting Section 72-31.2(C)(3):
    b. Deleting Section 72-31.3(C)(2);
    c. Deleting Section 72-31.4(C)(4); and
    ~~d. Deleting Section 72-42.4.~~

2. To direct the City staff to prepare a new draft ordinance that addresses height restrictions contained in the deleted provisions and that includes alternatives to the deleted proposed text, including, at a minimum, the following:

    a. **Residential Districts -** Amend the dimensional standards for R-2, R-4, and R-8 zoning districts to eliminate the residential height limit of 35 feet and replace it with a standard establishing the maximum height by using the median height of other houses on the same block face, calculated using rules equivalent to those in § 72-82.4(B)(2) for establishing setbacks. The resulting height limit may be varied by plus or minus 10%. There shall be no minimum height;

    b. **CT and ~~H~~CD Districts –** The same methodology for calculating height limits shall be used for the CT and Commercial Downtown ~~Historic~~ Districts, except that building heights may be higher by special use permit (or special exception). For example, a building in the ~~Historic~~ CD District located on a block where the median height is 32 feet may go 10% higher, or 35.2 feet, or, by special permit or special exception, up to 50 feet. This will help ensure that new development in these districts is more compatible with existing development patterns;

    c. **Residential Additions –** The maximum height of a horizontal addition to a single-family dwelling on an existing lot smaller than the minimum lot area shall not exceed 27 feet or the height of the existing dwelling whichever is less; and

    d. **Accessory Structures on Residential Lots –** No accessory structure on an existing residential lot shall exceed the height of the principal dwelling structure on the lot or 25 feet, whichever is less, or 12 feet if located in a side or rear yard.

Revised 1/17/20

Proposed Ordinance to Amend Infill Development Requirements
January 15, 2020 Planning Commission Meeting
Motion Proposed by Commissioners Pates and Durham
AS AMENDED AT THE MEETING

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2. To direct the City staff to prepare a new draft ordinance that addresses height restrictions contained in the deleted provisions and that includes alternatives to the deleted proposed text, including, at a minimum, the following:

    a. Residential Districts - Amend the dimensional standards for R-2, R-4, and R-8 zoning districts to eliminate the residential height limit of 35 feet and replace it with a standard establishing the maximum height by using the median height of other houses on the same block face, calculated using rules equivalent to those in § 72-82.4(B)(2) for establishing setbacks. The resulting height limit may be varied by plus or minus 10%. There shall be no minimum height;

    b. CT and HD Districts – The same methodology for calculating height limits shall be used for the CT and Downtown Historic Districts, except that building heights may be higher by special use permit (or special exception). For example, a building in the Historic District located on a block where the median height is 32 feet may go 10% higher, or 35.2 feet, or, by special permit or special exception, up to 50 feet. This will help ensure that new development in these districts is more compatible with existing development patterns;

    c. Residential Additions – The maximum height of a horizontal addition to a single-family dwelling on an existing lot smaller than the minimum lot area shall not exceed 27 feet or the height of the existing dwelling whichever is less; and

    d. Accessory Structures on Residential Lots – No accessory structure on an existing residential lot shall exceed the height of the principal dwelling structure on the lot or 25 feet, whichever is less, or 12 feet if located in a side or rear yard.

Ask Pates to send this electronically

Proposed Ordinance To Amend Infill Development Requirements
January 15, 2020 Planning Commission Meeting
Motion Proposed by Commissioners Pates and Durham

Motion to Approve the Draft Infill Ordinance Regarding Height Restrictions:

I move:

1. To recommend approval of the proposed ordinance with the following amendments in Section II relating to building heights:
   a. In Paragraph 2, deleting Section 72-31.2(C)(3): not an amendment/withdrawn
   b. In Paragraph 4, deleting Section 72-31.3(C)(2) and (D)(3) – actually Para 3
   c. ? (4) In Paragraph 5, deleting Section 72-31.4(C)(4) and (D)(3); and not an amendment/withdrawn
   d. Deleting Paragraph 8. – only the 12' change

2. To direct the City staff to prepare a new draft ordinance that addresses height restrictions contained in the deleted provisions and that includes the following provisions and additional alternatives, if appropriate:

   a. **Residential Districts -** Amend the dimensional standards for R-2, R-4, and R-8 zoning districts to eliminate the residential height limit of 35 feet and replace it with a standard establishing the maximum height by using the median height of other houses on the same block face, calculated using rules equivalent to those in § 72-82.4(B)(2) for establishing setbacks. The resulting height limit may be varied by plus or minus 10%. There shall be no minimum height;

   b. **CT and HD Districts** – The same methodology for calculating height limits shall be used for the CT and Downtown Historic Districts, except that building heights may be higher by special use permit (or special exception). For example, a building in the Historic District located on a block where the median height is 32 feet may go 10% higher, or 35.2 feet, or, by special permit or special exception, up to 50 feet. This will help ensure that new development in these districts is more compatible with existing development patterns;

   c. **Residential Additions** – The maximum height of a horizontal addition to a single-family dwelling on an existing lot smaller than the minimum lot area shall not exceed 27 feet or the height of the existing dwelling whichever is less; and

   d. **Accessory Structures on Residential Lots** – No accessory structure on an existing residential lot shall exceed the height of the principal dwelling structure on the lot or 25 feet, whichever is less, or 12 feet if located in a side or rear yard.

* The draft ordinance paragraphs are mis-numbered. For example, on page 4, paragraph "3" should be paragraph "5."

Cathryn A. Eckles

From: James Pates <jmpates@outlook.com>
Sent: Tuesday, January 21, 2020 5:40 PM
To: Charles R. Johnston; james.pates@dot.gov
Cc: Cathryn A. Eckles
Subject: [EXTERNAL] Re: Copy of Printed Motion

Yes, but I would insert today's date at the top.

Thanks for your help on this.

Jim

Sent from Outlook

From: Charles R. Johnston <crjohnston@fredericksburgva.gov>
Sent: Tuesday, January 21, 2020 5:19 PM
To: James Pates <jmpates@outlook.com>; james.pates@dot.gov <james.pates@dot.gov>
Cc: Cathryn A. Eckles <caeckles@fredericksburgva.gov>
Subject: RE: Copy of Printed Motion

Hello Jim
Just to be clear, you would alter your text as shown in the attached?
Thanks
Chuck

Charles Johnston AICP CNU-A
Director
Community Planning & Building Department

City of Fredericksburg
715 Princess Anne Street
Fredericksburg, VA 22401
540-372-1180

From: James Pates [mailto:jmpates@outlook.com]
Sent: Tuesday, January 21, 2020 5:12 PM
To: Cathryn A. Eckles; james.pates@dot.gov
Cc: Charles R. Johnston
Subject: Re: Copy of Printed Motion

Cathy-

My apologies. These amendments got very confusing to me because there was language in certain sections of the ordinance that I did not intend to alter as part of the amended motion but that I would like for us to re-visit when a new ordinance on height limitations is re-introduced. I think the best solution for the language in paragraph 1(d) that you pointed out is simply to delete it. It was not my intent in the amended motion to make any change to section 72-42.4 at this time and to keep the language presented by staff.

Also, in 2(b), you are correct. It should be referred to as C-D.

Please feel free to make these changes if Chuck's okay with them and attach the revised version to the minutes.

Jim

Sent from Outlook

From: Cathryn A. Eckles <caeckles@fredericksburgva.gov>
Sent: Tuesday, January 21, 2020 1:55 PM
To: James Pates <jmpates@outlook.com>; james.pates@dot.gov <james.pates@dot.gov>
Cc: Charles R. Johnston <crjohnston@fredericksburgva.gov>
Subject: RE: Copy of Printed Motion

Good afternoon,

We've run into a few more questions regarding your motion:

1.d Deleting Section 72-42.4
– should this actually say
Deleting the amendment to Section 72-42.4

Also,
2.b. All references to historic downtown, should those all read Commercial Downtown?

Thanks, Cathy

From: Cathryn A. Eckles
Sent: Tuesday, January 21, 2020 10:45 AM
To: 'James Pates'
Cc: Charles R. Johnston
Subject: RE: Copy of Printed Motion

Good morning Mr. Pates:

Would we not need the original motion also to include with the minutes? Additionally, on the amended motion, you were going to correct the reference in No. 2(b) to be CD districts rather than HD district.

Thanks, Cathy

From: James Pates [mailto:jmpates@outlook.com]
Sent: Saturday, January 18, 2020 4:17 PM
To: Cathryn A. Eckles

Cc: Charles R. Johnston
Subject: RE: Copy of Printed Motion

Cathy-

Here is the written motion, as amended to reflect the changes made at the 1/15/20 meeting. If you or Chuck have a different recollection of how the motion was amended, please let me know.

Jim

From: Cathryn A. Eckles <caeckles@fredericksburgva.gov>
Sent: Thursday, January 16, 2020 9:39 AM
To: James Pates <jmpates@outlook.com>
Subject: RE: Copy of Printed Motion

Thanks, appreciate it.

Thanks, Cathy

From: James Pates [mailto:jmpates@outlook.com]
Sent: Thursday, January 16, 2020 9:27 AM
To: Cathryn A. Eckles
Subject: [EXTERNAL] Re: Copy of Printed Motion

Thanks. I will have to send it tomorrow when I have access to my home computer.

Sent from Outlook

From: Cathryn A. Eckles <caeckles@fredericksburgva.gov>
Sent: Thursday, January 16, 2020 8:18 AM
To: Jim Pates <jmpates@outlook.com>
Subject: Copy of Printed Motion

Good morning,

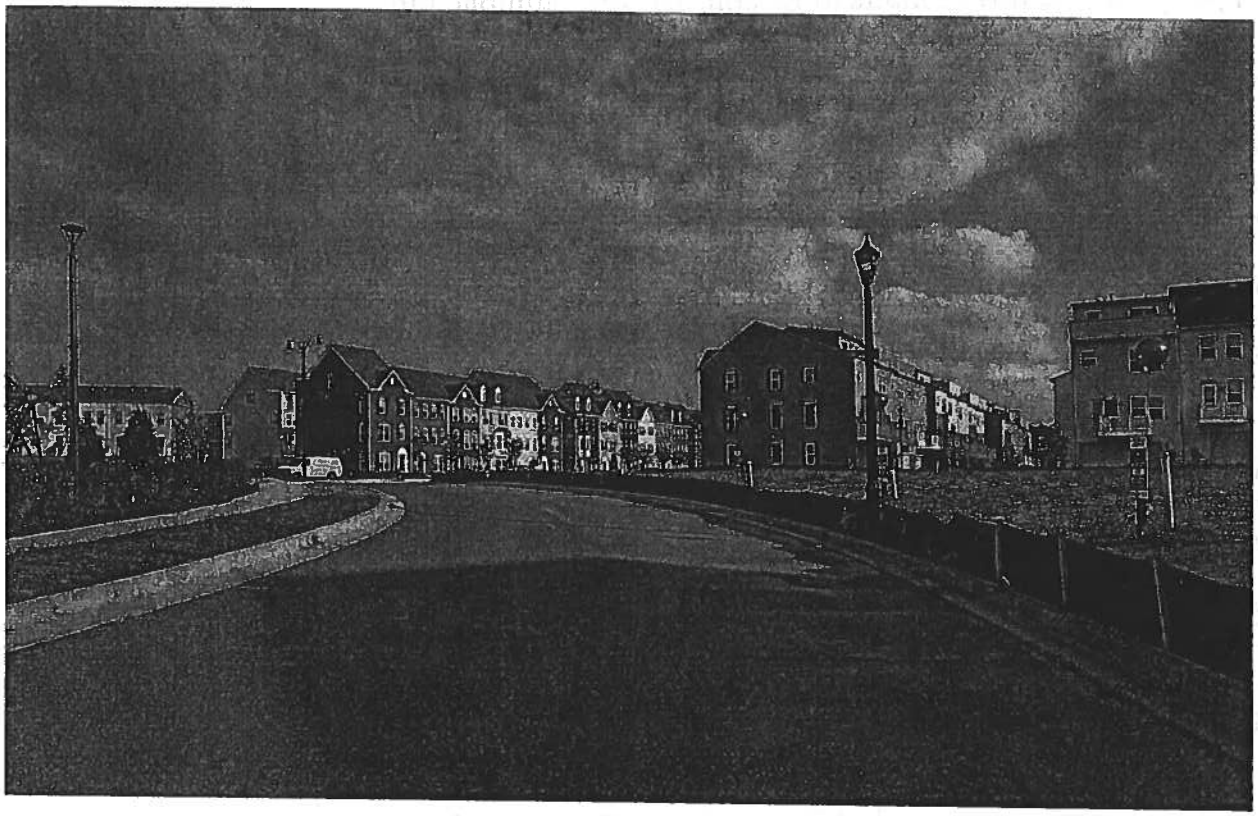
Can you send me an electronic version of your printed motion from last night so I can attach it to the draft minutes.

Thanks!

Cathryn Eckles
Administrative Specialist IV
Planning Services Division
540-372-1179
caeckles@fredericksburgva.gov

ATTACHMENT C

An Amazon warehouse instead of offices. Townhouses in place of an airport. Zoning 'tool' allows changes with little scrutiny.



New homes in Westphalia, where a recent zoning text amendment passed by the Prince George's County Council would allow a warehouse instead of office space in what is supposed to be a town center-type development. (Ricky Carioti/The Washington Post)

By
Rachel Chason

September 3, 2019 at 5:00 p.m. EDT

Grassy hills where residents were promised bustling office buildings could now hold a massive warehouse. A small airport could be replaced with more than 500 townhouses. A church property could include housing for the elderly.

Each of the projects is dependent on fast-track changes to existing zoning by the Prince George's County Council, which relies on bills called "text amendments" to circumvent what lawmakers describe as an outdated and cumbersome zoning process.

For decades, text amendments have paved the way for some of the biggest projects in the Maryland suburb, including FedEx Field in Landover and MGM National Harbor in Oxon Hill. To date this year, 22 of 41 bills being considered by the council involve text amendments; they constituted 35 of 85 bills enacted by the council last year.

But residents are increasingly objecting, with the loudest outcry coming in response to a text amendment that would have allowed Amazon to build a 4 million-square-foot "merchandise logistics center" in Westphalia, a subdivision in Upper Marlboro that was supposed to rival town centers in Reston, Va., or Columbia, Md.

Amazon announced Aug. 23 that it was pulling back from the project, following opposition from residents and an appeal in court.
Homeowners in Westphalia say they are thrilled by Amazon's decision but will continue to pressure the council to change the way it uses text amendments, which critics say can be shrouded in secrecy and rob the public of the chance to voice concerns.

"We have to be really vigilant — a year from now, it could be another warehouse owner," said Briana Bostic, whose family bought a home in the neighborhood last year. "The bigger story is that this is a pattern."

Prince George's County Executive Angela D. Alsobrooks (D), who has met with homeowners and the developers of Westphalia, said she was "deeply dissatisfied" with the experience of Westphalia residents and shares their concerns about how the zoning process played out.

"A process that lacks public input does not benefit anybody," Alsobrooks said in a statement. "I think that a process that allows adequate time for public comment in a transparent way not only benefits the community, but also businesses that come here."
Macy Nelson, a land-use lawyer hired by the Westphalia residents, said other Maryland jurisdictions also use text amendments, but the Prince George's council has long "led the pack."

Unlike zoning-map amendment applications, text amendments do not include the names of applicants or properties that will be affected, or require staff reports, or analysis of the potential impact that zoning changes could have, including on schools or roads. Sometimes there is confusion, even among council members, about the affected properties. As a result, citizens rarely show up to public hearings on the amendments, often held on the same day as the council vote.

"It is important to have consistency and certainty," said Stewart Schwartz, who heads the D.C.-based Coalition for Smarter Growth, noting that in other jurisdictions, a change as substantial as the proposed warehouse would likely have gone through full zoning review processes.

M.H. Jim Estepp, a former council member who now leads the Greater Prince George's Business Roundtable, said text amendments are important because the zoning process

can be expensive and lengthy. A 2018 zoning update will not take effect for several years.

"No one agrees on everything, but most people now would say they are thrilled with National Harbor," Estepp said. "That and other signature projects were made possible because of these tools."

Staff at the Prince George's planning board, which sometimes reviews text amendments, have frequently opposed those that appear designed to make changes at specific properties.

"This process defeats the entire purpose of zoning by preventing uniform application of objective development standards," read one letter last year by Legislative Coordinator Rana Hightower, about a bill sponsored by council member Mel Franklin (D-At Large) that would have allowed townhouses to be built in certain areas zoned rural-residential and did not initially have design standards.

Hightower wrote that townhouses were "incompatible" with the zone, and they would also be prohibited by the county's new zoning ordinance.

Franklin, who at the time represented District 9, added design standards to the bill, which passed 8 to 1. Franklin said the bill related to a "unique circumstance," but said he could not further discuss it because of a pending appeal.

The bill was one of several Franklin sponsored that allowed townhouses to be built on land where such a use had not previously been permitted, upsetting some residents who say they do not want suburban sprawl without a clear vision. One of the bills allowed smaller townhouses more closely together in mixed-use zones.

Franklin said the current zoning ordinance "does not sufficiently embrace residential density, which is why we have struggled to attract quality retail."

Daniel Donohue, a farmer in Accokeek, said he has closely watched zoning changes and is "very concerned about the whole rural tier," and especially whether local roads can handle the new residents.

"We just can't support it," he said.

Although council members typically defer to the member whose district is affected by the project, some newly elected lawmakers, including Thomas E. Dernoga (D-District 1), Jolene Ivey (D-District 5) and Monique Anderson-Walker (D-District 8) have raised concerns about the text amendment process in committee hearings this year.

Dernoga, a lawyer who spent his early career fighting development projects and previously served two terms on the council, has abstained from voting on site-specific

text amendments and vocally criticized the process for its lack of transparency.

After Amazon announced its decision to pull back from the Westphalia project, Dernoga said in a statement that he congratulated "the residents who, against long odds, demonstrated the ability of positive civic engagement to protect their community from unplanned incompatible development."

Ivey, a former state delegate, said she only sponsors text amendments after she has heard from residents in the area that would be affected. In one case, she submitted a text amendment after speaking with members of First Baptist Church of Highland Park, which needed the change to build housing for seniors.

"What I think needs to be reformed is that we have so many cases where we need text amendments," Ivey said, adding that she is not yet confident that the zoning rewrite passed last year will address the issues. "And there should be a formalized process for holding public hearings for these changes."

Council member Dannielle M. Glaros (D-District 3), who chairs the planning, housing and economic development committee, said the council last year increased the interval between when zoning bills are presented and go to committee, allowing planning staff more time to analyze the impact of the bills.

"We have just done an update to the process, but it is good to continually look at our legislative processes and consider if improvements are needed," Glaros said.

Corryne Carter, who lives directly across the road from where the warehouse facility would have been built, said she received two letters from the Walton Development Group, the developer of Westphalia, informing her of possible changes at the property.

But she said the first official public meeting she heard about was a planning board hearing on June 27 — after the council had approved the legislative change.

The amendment's lead sponsor was council member Derrick Leon Davis (D-District 6), whose district includes Westphalia. He declined an interview, citing the ongoing case.

But Davis has said in public hearings that he consulted with residents before introducing the amendments that would have paved the way for the warehouse, which he thought would be a catalyst for development.

He also said residents would have an opportunity to weigh in at a planning board hearing to review the "detailed site plan" — which includes information about the size of the facility, the number of parking spaces and the appearance of the facility.

At that July 17 hearing, which lasted for nine hours, planning board chair Elizabeth M. "Betty" Hewlett said it was not the board's role to approve or disapprove the warehouse,

since the law permitting its use was approved by the council 10 to 1 on June 18.

Hewlett said in an interview that the planning board is "not thrilled about text amendments that are site specific, but there are times when they are warranted," citing a bill this year to add urban farming as an approved use in a variety of zones.

Carter described it like this: "In the text amendment process, you're not being asked whether you want a car. You're being told that you're getting a car, and being asked what color you want it to be."

She and other Westphalia residents are working with residents in Bowie, about 15 miles north, who have been fighting a text amendment that would allow townhouses to be built on the site of tiny Freeway Airport. The Westphalia residents said they would continue to work with those fighting the Bowie project.

That amendment, also sponsored by Davis, was opposed by the planning board, which said it thought the bill "was drafted for a specific parcel." It has not yet been voted on by the full council.

Eric Afoakwah, a scientist who moved with his young family to a house across from the airport two years ago, said the area does not have the capacity for townhouses, citing already overcrowded schools and concerns about traffic in the area.

"I know about the dynamics of city life and needing housing," said Afoakwah, 37, who moved from downtown Silver Spring. "But it feels as though the county council is working for developers, not the residents."

CITY OF FREDERICKSBURG
PLANNING COMMISSION
MINUTES
February 12, 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/corfrg5mlj

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

MEMBERS
Rene Rodriguez, Chairman
Steve Slominski, Vice-Chairman (absent)
David Durham
Kenneth Gantt (absent)
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 7:30 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
Five members present.

4. APPROVAL OF MINUTES
September 11, 2019 Work Session;
October 9, 2019 Work Session;
October 23, 2019 Charrette Session; and
January 15, 2020 Regular Meeting

Mr. Durham moved for approval of all the minutes as submitted. Mr. Hornung seconded. **Motion passed 5-0-2.**

5. DECLARATION OF CONFLICT OF INTEREST

After consulting the City Attorney, Mr. Hornung recused himself from Item 7.C, UDOTA-01 amendments to the Planned Development-Commercial Zoning District, due to a possible conflict as he has provided real estate development services to various landowning entities in this district. There were no further conflicts of interest reported.

6. APPROVAL OF AGENDA

7. PUBLIC HEARING

Items 7.A. and 7.B were presented combined, but the items were voted on separately.

A. PrimeCore Fall Hill Hospitality OZB LLC requests a rezoning from Commercial Highway (CH) to Planned Development – Commercial (PDC), at GPIN 7769-77-5997, located on the south side of Fall Hill Avenue between Briscoe Lane and Noyack Lane.

B. PrimeCore Fall Hill Hospitality OZB LLC requests four Special Exceptions at GPIN 7769-77-5997. The property is zoned Commercial-Highway and proposed for Planned Development Commercial:
   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 72-42.6.C.1 to establish a drive-through within 100 feet of a residential zoning district.
   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.

Mr. Newman reviewed the staff presentation along with a Power Point (Attachment A) and stated that the Commission should recommend approval to Council.

Mr. Durham asked if applicant provided any alternate sites for the swimming pool, which is requiring several exceptions. Mr. Newman said no, this was the only site that met Marriott's (the proposed hotel operator) stringent guidelines and requirements. Discussion ensued regarding the location of the pool.

Chairman Rodriguez questioned what could occur on this property under the current zoning of Commercial Highway. Mr. Newman stated the proffers established for this property, when it was rezoned in 2016, limited commercial uses to auto sales. The PD-C zoning was requested because the Comprehensive Plan calls for this and it allows a by-right maximum 90 feet for the hotel. Mr. Rodriguez asked if they could have just done a special exception for the height. Mr. Craig stated that due to proffer conditions the only permitted use on the property at this time is a car dealership since it is zoned Commercial Highway, with conditions. He further noted that the 2016 rezoning was a bifurcated zoning as Commercial Highway/Residential 12. Mr. Johnston clarified that the owner of this property is new but they are still bound by the proffers.

Chairman Rodriguez asked for clarification on the possible revenue of the car dealership in the original proffer agreement and the possible revenue of the hotel. Mr. Craig stated they do not have that information.

Mr. Pates asked if the proffers run with the land and are the cash proffers current. Mr. Newman said yes. Discussion ensued regarding the proffer synopsis status.

Mr. Pates then noted his displeasure with the public notice that was advertised for this public hearing regarding PrimeCore Fall Hill Hospitality rezoning and special exceptions as it only stated the Geographic Property Identification Number, without a street address or reference to nearby landmarks. Although this may be a legally adequate notice, Mr. Pates feels the City has a moral obligation to be sure the public knows where the specific location of the property in the public notice advertisement. Mr. Newman noted that the vacant property does not have an address, but agreed that future notices would better describe a proposed sites location.

Mr. Durham questioned if the current owners of Valor West have been notified and are aware they are responsible for the proffers. Mr. Craig stated there has been no written notification, but the current owners are very aware of the proffers as it is working with the City's Development Administrator and Building Official. Mr. Pates noted that the proffers get recorded with the Circuit Court.

Charlie Payne, Hirschler Fleischer, the Applicant's representative, noted that the Applicants and the owners of Valor West are aware of the proffers running with the land and proffers are being paid as occupancy permits are issued. The Applicants are requesting the rezoning and special exceptions specifically for the requirements necessary for the hotel. Mr. Payne reviewed a presentation to the Commission (Attachment B).

Mr. Pates questioned if the owners of Valor West should not pay the proffers, would the Applicant be responsible. Mr. Payne stated that some of the proffers may apply to the proposed rezoning property, but not the residential cash proffers, as they apply only the R12 component of the Valor West property. Mr. Craig noted that if the cash proffers are not paid at the time a certificate of occupancy is requested, no occupancy permit would be issued. Mr. Hornung further explained that the new proffers are superseding any proffers on the CH portion only. Once this rezoning is approved, the property would no longer be subject to the previous proffers.

Mr. Pates asked what it means for the Applicant that this is an Opportunity Zone project. Mr. Kervandoian, Applicant noted that there are benefits: tax incentives and deferments on interest on capital gains. The Applicant further discussed the capital gains, tax incentives, and deferments.

Mr. Pates asked if the sole reason for seeking PD-C is regarding the height requirement. Mr. Payne noted it was consistent with the Comprehensive Plan and also that PD-C is a more viable zoning. Mr. Pates asked if the special exceptions relevant to the fast food use could be sought later. Mr. Payne noted that the exceptions are needed to market this property for this project. There have been no comments or concerns from any neighboring property owners.

Mr. Durham asked if this is the only swimming pool site that fits the Marriott guidelines and requirements. Mr. Payne said yes. Discussion ensued regarding the impacts of this site and the rationale for having an outdoor pool. Applicant stated that Marriott has stringent guidelines and

requirements that is the science for the Marriott floor plans. Mr. Payne noted that there are not a lot of areas to build in; this is an area that will attract tourists.

Chairman Rodriguez asked if the fact that there are other Marriott hotels within a five mile radius determined the plans for this hotel. Applicant stated this hotel caters to a different clientele with the suites and this is the best result for the area.

Chairman Rodriguez opened the public hearing. No public comments were made. Chairman Rodriguez closed the public hearing.

Mr. Hornung motioned to approve RZ2019-09, rezoning from Commercial Highway to Planned Development – Commercial, as submitted. Mr. O'Toole seconded.
Motion passed 5-0-2.

Mr. Hornung questioned if there had been any comments received from any of the surrounding property owners regarding the special exception requests. Mr. Newman said no.

Mr. Hornung motioned to approve SE2019-02, four special exceptions at GPIN 7769-77-5997, as submitted. Mr. O'Toole seconded. Mr. Durham noted he was reluctantly supporting this due to the manner in which the Applicants have approached this with staff. He believes Applicants have hidden behind the recurring statement of "following Marriott guidelines and requirements."
Motion passed 4-1-2 (Pates no).

Mr. Hornung was recused from the next item and left the meeting.

C. The City of Fredericksburg proposes to amend § 72-33.2 "Planned Development – Commercial District" (PD-C) to permit additional residential development in the district by special use permit, for an additional 10% of the district acreage, but limiting the number of additional residential units to not more than 12 units times the additional acreage permitted and not more than 60% of the units shall be multifamily housing that is not age restricted.

Mike Craig reviewed the staff presentation and stated that the Commission should recommend approval to Council.

Mr. Durham asked whether staff has done an analysis and is sure that increasing to 20% will be enough. Mr. Craig discussed the development calculations in the Planned Development – Commercial Zoning District and how those were used to determine the 20% limit. Mr. Durham asked if any evaluation of other localities was done. Mr. Craig stated that the biggest concern is to make sure the land use in the PD-C district remains predominantly commercial.

Discussion ensued regarding the impact of the text amendment on the Celebrate Virginia South PD-C district. Mr. Craig stated that the other two PD-C zoning districts have General Development Plans that prohibit residential uses entirely and their owners would have to request a proffer amendment to have any percentage of residential uses. He said all land use within a zoning district is treated uniformly.

Mr. Durham clarified that because of current general development plans this text amendment only applies to Celebrate Virginia South. However, he questioned the Area 1 contemplation of changes to allow for residential in Central Park yet Central Park is no longer an entity. Mr. Craig noted that Central Park has a conditional zoning, which is a significant affirmative government action. To change zoning rules in Central Park would take a coordinated effort. Conditional zoning can only be changed by the property owner's request. Mr. Johnston clarified that each PD-C zoning action creates a separate PD-C district of which 10% could be devoted to residential. Mr. Durham noted that what is being considered is the adoption of a text amendment such that in a PD-C zoning district an applicant can request an additional 10% of the parcel be devoted to residential which sets the stage for the property owner to be able to make this request at a future date. Mr. Johnston said yes, this would allow the request but must meet the criteria.

Mr. Pates clarified that this won't be split but will apply to all PD-C zoning districts. Mr. Craig said yes.

Mr. O'Toole questioned if there was only one owner in Celebrate Virginia South. Mr. Craig said there were multiple owners and each owner could request an additional 10% of their parcel be devoted to residential use.

Mr. Rodriguez questioned what percentage of the non-age restricted housing might be designated as affordable. Mr. Craig noted the Commission can make whatever recommendations they deem appropriate, but that the affordable housing policies are currently being developed in the regional housing study which will define exactly what this should be in the City.

Mr. Craig reviewed and discussed the map from page 5 of the staff report showing the Planned Development – Commercial districts. Mr. O'Toole clarified that unless the other two PD-C districts apply for a rezoning/proffer amendment, this text amendment will not apply to them. Mr. Craig said yes.

Chairman Rodriguez opened the public hearing.

Caryn Prasse, 13601 McLane Place, opposed the text amendment due to overcrowding of the roads and schools. She also believes this will overburden sanitation, police, fire, and landfill, and as a Fred Transit bus driver, she said a better use of the City's resources would be to apply them to City transit.

Ann Little, 726 William Street, spoke against the text amendment, saying development can be managed better and believes there is no overall strategic plan for the City's growth. Allowing more residential will only overcrowd schools and increase infrastructure costs for water, sewer, fire, and police resulting in increased taxes. Ms. Little discussed the associated problems with adding more residential density to the City.

No further public comments, Chairman Rodriguez closed the public hearing.

Mr. Durham questioned the potential impacts on City infrastructure on the potential 372 additional multi-family units. Mr. Craig said the particulars would be developed at the time of the application and discussed the infrastructure in place in Celebrate Virginia South. He further clarified that this text amendment only allows an application for an additional 10% residential and the infrastructure issues would be addressed with each application. Mr. O'Toole asked if at

the time of the special use permit, proffers could be requested. Mr. Craig said yes, an analysis would be done on the impact to the schools and conditions could be applied. Mr. Durham clarified that any application would be separate and distinct and not necessarily burdensome. Mr. Craig said yes and that's why the City put in sufficient review criteria.

Mr. O'Toole questioned how much money per child is needed to increase school capacity. Mr. Craig said that for each application the City will ask how many children this development will produce, what is the capacity in our school system now, and then determine if this will exceed our capacity. Mr. Johnston said that the City is restrained by Virginia Code and Court decisions and precedents from larger localities who have greater development patterns.

Mr. Durham motioned to recommend to Council that it approve permitting additional residential use by special use permit in Planned Development – Commercial Zoning Districts, but request Council to consider a percentage of affordable housing units be allocated. Mr. O'Toole seconded.

Mr. Pates stated he is strongly opposed to this motion, as it is inconsistent with the Comprehensive Plan. He also believes that there needs to be more transparency with this text amendment as the public doesn't really know what is happening here. This text amendment changes the rules, but the public can't really see that, only the developers.

Mr. Rodriguez said he is concerned with the potential for over development and believes the City needs to have controls in place but the fact that a special use permit must be applied for before any residential growth can happen alieved his concerns.

Mr. O'Toole also believed the special use permit being required will help the City control the residential development, but wanted to add a friendly amendment that the ordinance will employ a proffer standard. Mr. Durham accepted the amendment to his motion.

Mr. Johnston suggested a modification. In that a special use permit requires conditions, not proffers, the wording of the motion should be for 'conditions' setting established standards for infrastructure impacts. Mr. O'Toole and Mr. Durham agreed to this clarification.
Motion passed 3-1-1-2 (Pates no, Hornung recused).

8. GENERAL PUBLIC COMMENT

Bob Straight, volunteer with the Fredericksburg Chapter of Virginia Organizing, Southpoint Lane, Stafford, spoke regarding affordable housing. He said that Virginia Organizing defines affordable housing as that which does not consume more than 25% of a working class family's total annual income between $24,000 and $61,000. Mr. Straight further discussed the percentage of working class families living in Fredericksburg and the epidemic of evictions in the City (Attachment C). This puts an extreme negative impact on Social Services, the police, and schools.

Caryn Prasse, 13601 McLane Place, spoke regarding the working class family's situation in the City and the Fred Transit system, from her experience as a Fred Transit bus driver. She said many ride the bus but then have to walk to the homeless shelters from the bus stops. The routes get behind schedule, there is not enough service, and the working class suffers. Ms. Prasse requested several changes to Fred Transit: a bus stop at the homeless shelter, longer hours in the evening, more weekend service, and more buses.

9. OTHER BUSINESS

A. Calendar Events

- Mr. Johnston said the proposed FY2021 Capital Improvement Plan would be presented at a second Commission meeting in March, on the 25th. Mr. Johnston suggested that the Commission form a subcommittee to work on draft Commission recommendations after March 25, so that at its April 8 meeting, the full Commission may be able to vote on recommendations to Council.
- Mr. Johnston noted that an RFP is in progress for a new consultant for the small area plans and would like a Commissioner to sit on the review committee. The RFPs closing date is March 3, 2020.
- Mr. Johnston said a joint work session with City Council to discuss changes to height standards for infill development will be scheduled once the Council adopts a budget.

B. Bylaws – discuss possible proposed amendments.

Mr. Durham thinks the possible amendment may have been handled and the Commission will be allowed to make presentations at Council meetings without it being a public comment matter. Mr. Rodriguez said he will confirm this arrangement.

C. Planning Commissioner Comments

There were no comments from Commissioners.

D. Planning Director Comments

- Council actions at its February 11 meeting:

Mr. Johnston said the Council passed the Archaeological Ordinance on February 11, 2020, which will take effect July 1, 2020. He said the infill regulations ordinance was adopted. He said Council initiated several UDO text amendments regarding (a) the definition of different types of dwelling units, (b) parking regulations; and (c) establishing the Creative Maker Zoning District. He said all these items will come to the Planning Commission on March 11, 2020.

- Reminder of second February Planning Commission meeting:

Mr. Johnston said the February 26 Commission meeting would focus on the proposed Comprehensive Plan amendments for the Area 7 Downtown.

- March 11 work session for Small Area Plans for Areas 1 (Central Park/Celebrate) and 2 (Fall Hill)

Mr. Johnston noted that Mr. Craig will transmit several documents regarding the small area plans for Areas 1 and 2 to the Commissioners to review in the next few days.

Mr. Johnston further noted on March 11 there will be a public hearing for a special use permit for a new retail business at 915 Lafayette Boulevard. Mr. Pates said he would recuse himself as this was his daughter's floral business.

8. ADJOURNMENT

There being no further items to be discussed, the Planning Commission adjourned at 9:54 pm.

Next meeting is February 26, 2020.

Rene Rodriguez, Chairman

Springhill Suites

Rezoning from CH to PDC, with Special Exceptions

RZ2019-09, SE2019-02

Fredericksburg

ATTACHMENT A

Overview

Issue– Rezoning of GPIN 7769-77-5997 from Commercial-Highway (CH) to Planned Development – Commercial (PDC). Request for four Special Exceptions. Applicant is PrimeCore Fall Hill Hospitality OZB LLC.

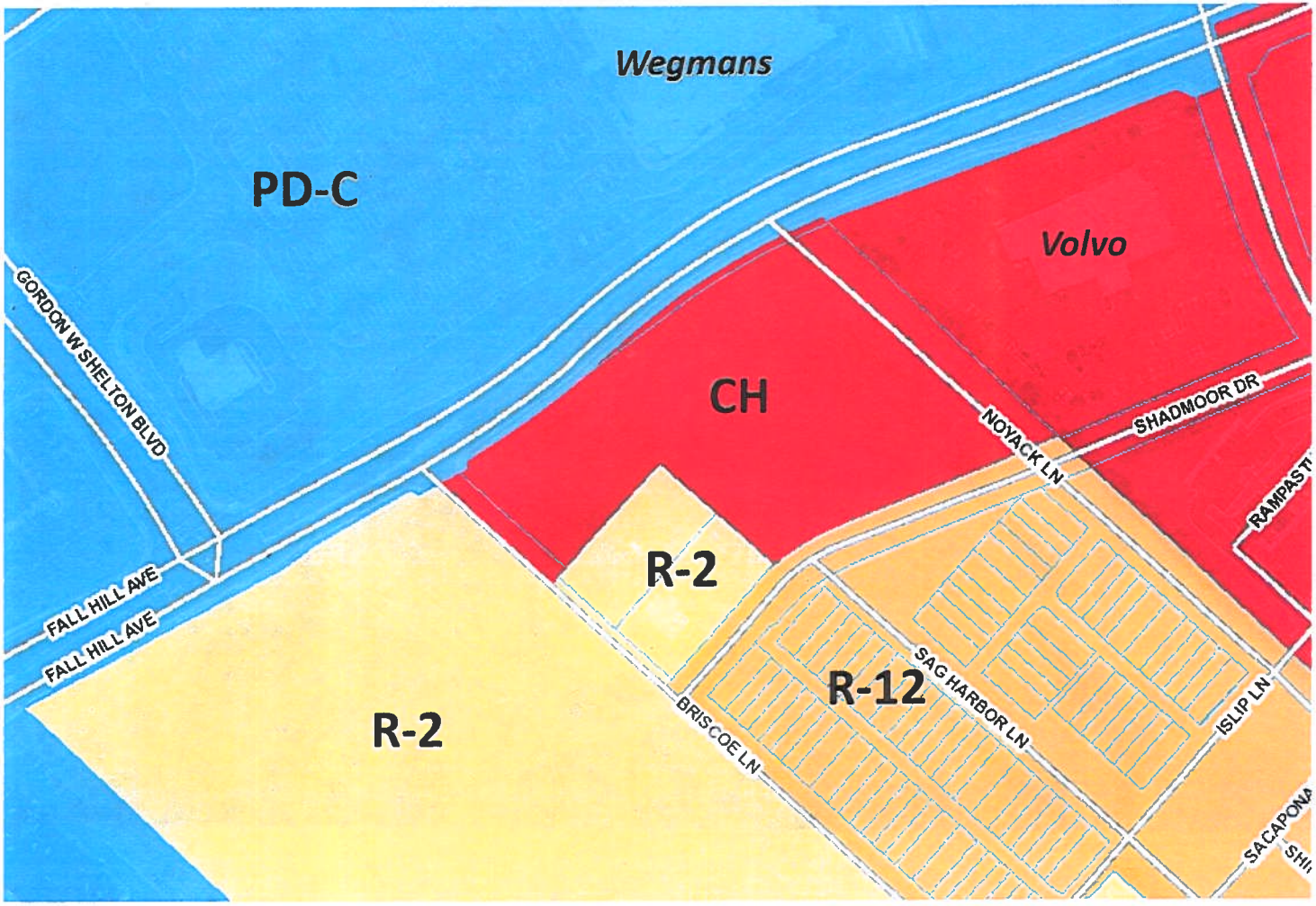
Recommendation – **Approval.**

Technical Analysis –

- 2015 Comprehensive Plan designates area for PDC
- Proposed development is a hotel and also a commercial/restaurant space
- Special exceptions for location of pool and drive-through

Site Location

Current Zoning



Background

- Dec. 12, 2016: Rezoned from R2 to Commercial-Highway, and Residential-12.
- General Development Plan (GDP) for rezoning showed car dealerships and townhomes.
- Subject to a series of proffers
- New proffers would repeal existing proffers only on the subject property

Existing proffer synopsis:

1. Adhere to GDP (*automotive sales use was shown on this parcel*)
2. Make improvements to Briscoe Lane and Shadmoor Drive (*completed*)
3. Extend the Fall Hill Avenue sidewalk (*completed*)
4. Install a FRED Transit stop
5. Place a crosswalk at the intersection of Fall Hill Avenue and Gordon Shelton Blvd (*completed*)
6. Add a taper lane from Fall Hill Avenue to Noyack Lane (*completed*)
7. A series of cash proffers for residential units
8. A landscape buffer for the automotive sales use (*which will no longer be built*)

Rezoning

- From Commercial-Highway to Planned Development-Commercial
- Comprehensive Plan designates area for PDC
- No minimum PDC district size
- Conforms to the goals of the Comprehensive Plan and the Unified Development Ordinance (UDO).
- Subject to a new set of voluntary proffers

UDO PDC Development Standards synopsis:

1. Orderly and creative arrangement of land uses
2. Comprehensive & integrated transportation system that separates pedestrians from cars
3. Adequate public facilities are provided for
4. No travel routes are on a slope greater than 30%
5. Sidewalk connections provided
6. Architecture and layout design that are harmonious with size of lot and proposed use
7. Screening of storage and loading areas
8. Refuse facilities to be screened

Proffers

1. ***Land 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").*

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.*

Special Exceptions

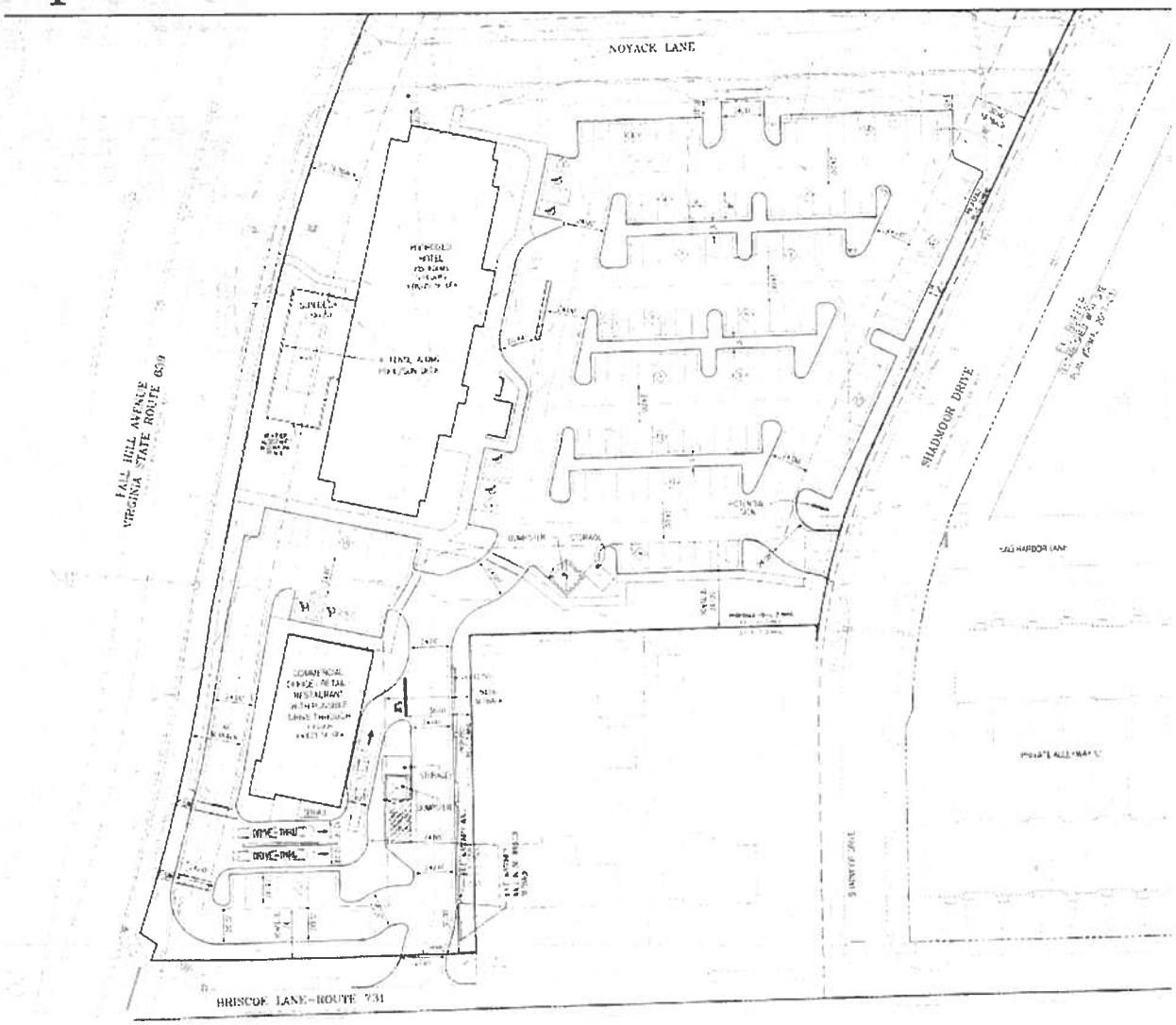
An exception from Code Section 72-42.6.C.1 to establish a drive-through within 100 feet of a residential zoning district.

An exception from Code Section 72-42.3.B for the installation of an accessory structure within a front yard.

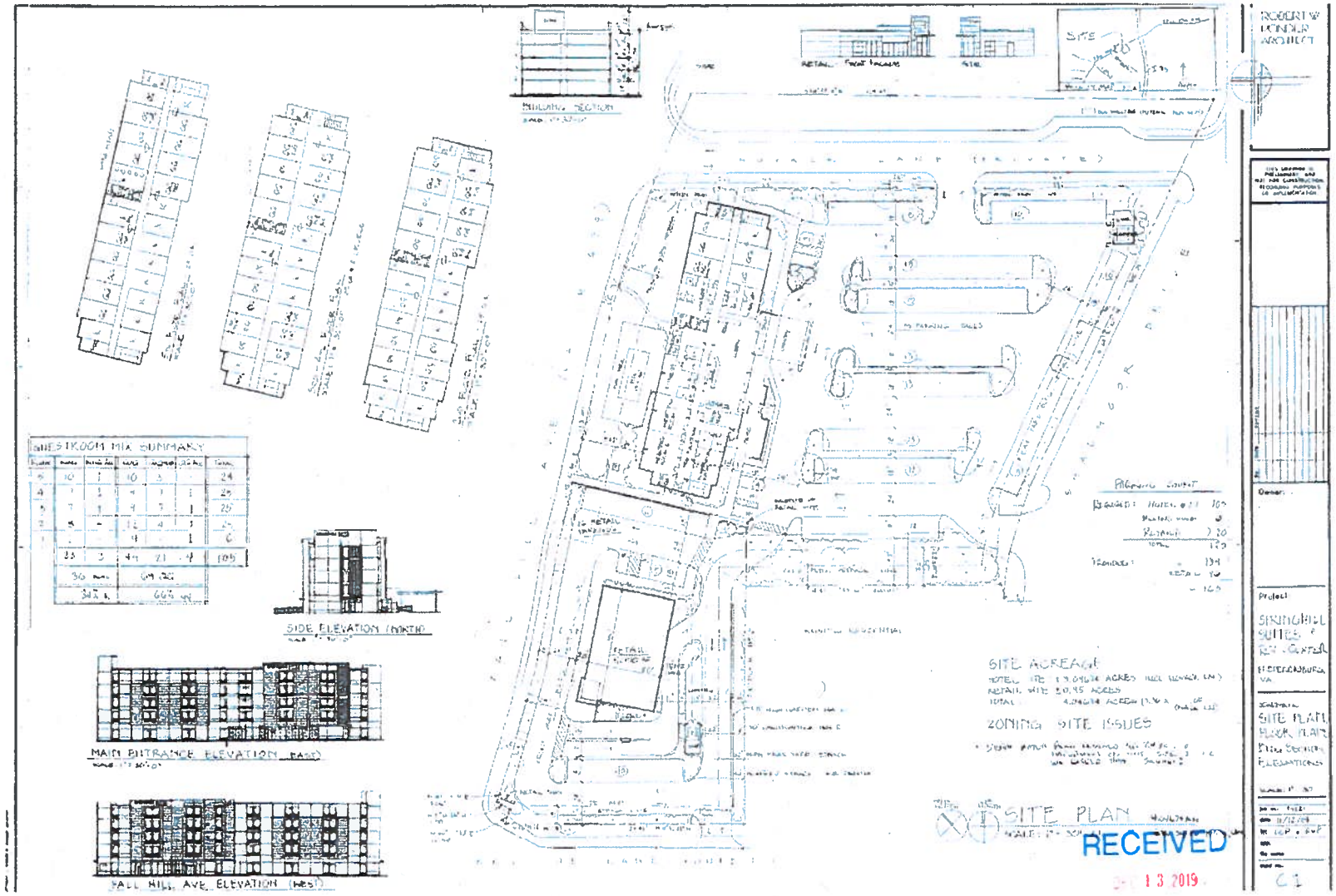
An exception from Code Section 72-42.2.B.5 to have an accessory structure exceed the bulk standards of the Planned Development - Commercial Zoning district

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.

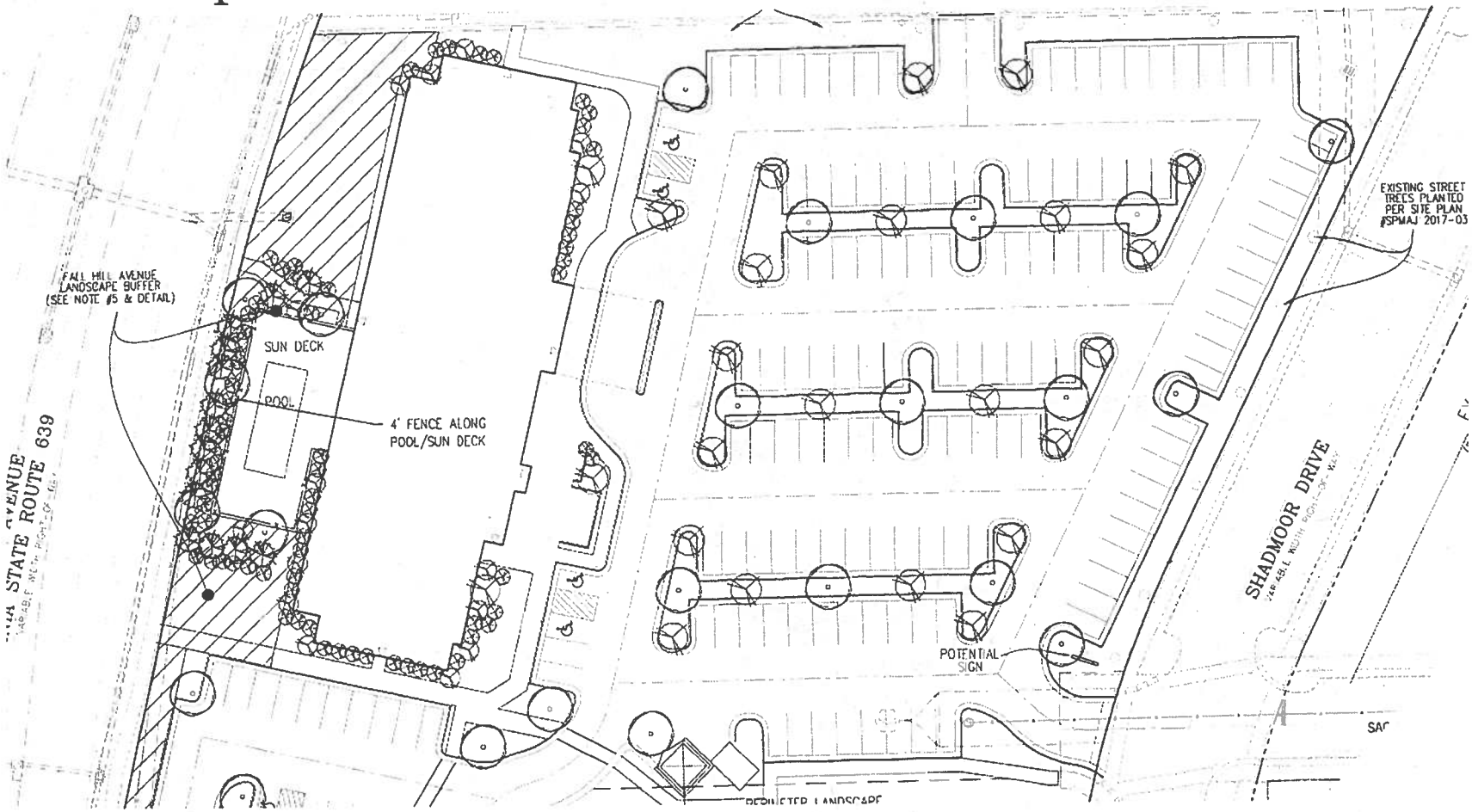
General Development Plan



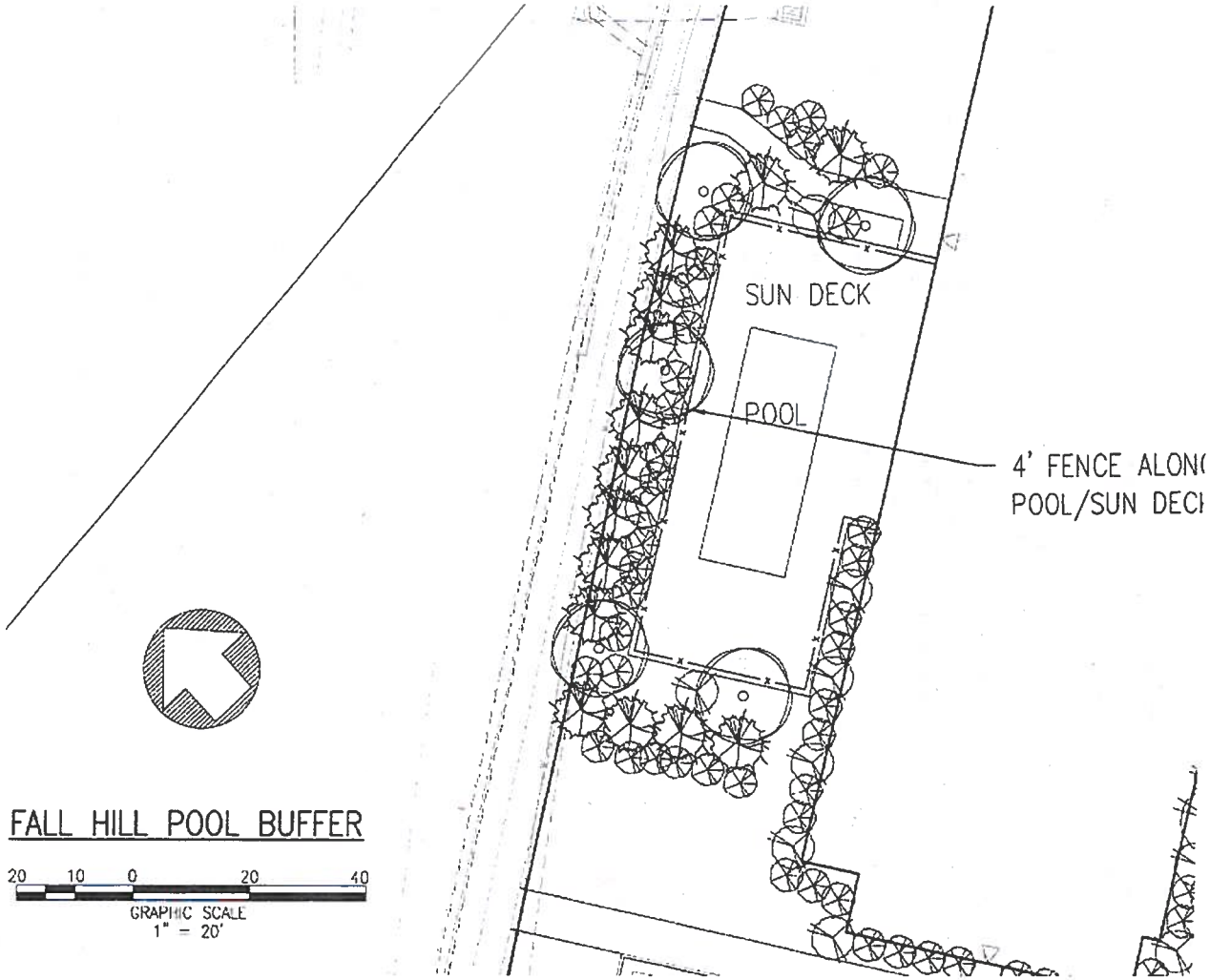
Design Details



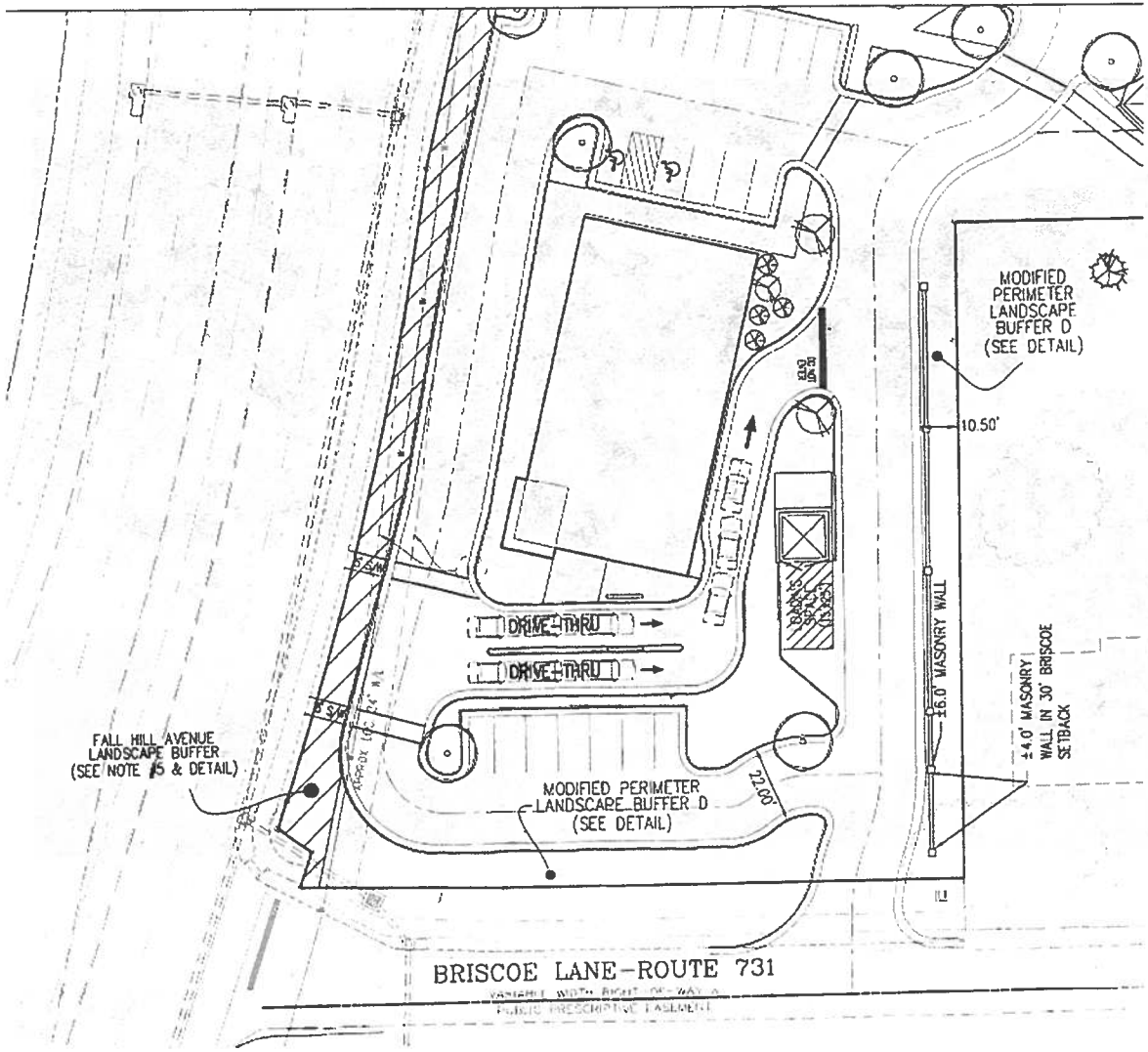
General Development Plan - Hotel



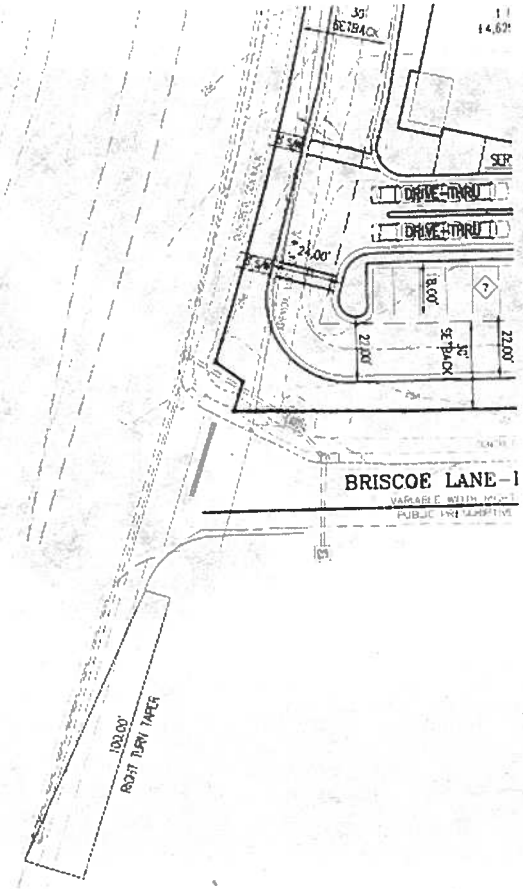
General Development Plan – Hotel Pool



General Development Plan – Commercial Space



Detail - Taper



Design

Design

Design

Design

Design

Conclusion

- Rezoning meets all requirements of Comprehensive Plan and Unified Development Ordinance
- Applicant has voluntary proffers

- Drive-through requires special exception
- Adjacent house is screened from drive-through with a masonry wall and landscaping
- Shape of lot restricts drive-through from being placed in accordance with Code requirements

- Pool requires three special exceptions
- A recreation feature located in a landscape buffer
- Marriott has specific requirements for location of pool, hence special exception request

- No recommended conditions for special exceptions
- Any conditions must relate to the pool and drive-through

Staff Recommendation

Recommend approval to the City Council

SpringHill Suites

Rezoning Proposal RC2019-09

Special Exception Request SE2019-02

ATTACHMENT B

Company Background

PRIMECORE FALL HILL HOSPITALITY OZB, LLC

- Headquartered in State College, PA, with offices in Arlington, VA.
- Over 30 years award-winning expertise in virtually every aspect of real estate development
- Management team has over $1 billion in development and operating experience

Property

- Property consists of one parcel totaling approximately 4.0467 acres (GPIN #7769-77-5997)
- Located along Fall Hill Avenue between intersections with Briscoe and Noyack Lanes
- Adjacent to two of City's largest shopping areas and along significant economic development thoroughfare
- Currently undeveloped and zoned commercial highway (CH)
- Property previously proffered to be developed as automotive sales dealership (RZ2016-03/Ordinance 16-26)
- Request is to rezone from CH to Planned Development – Commercial (PD-C) to allow commercial space to include:
  - 105-room hotel (82,000 + SF)
  - Over 4,600 SF of commercial uses for retail, office, and restaurants

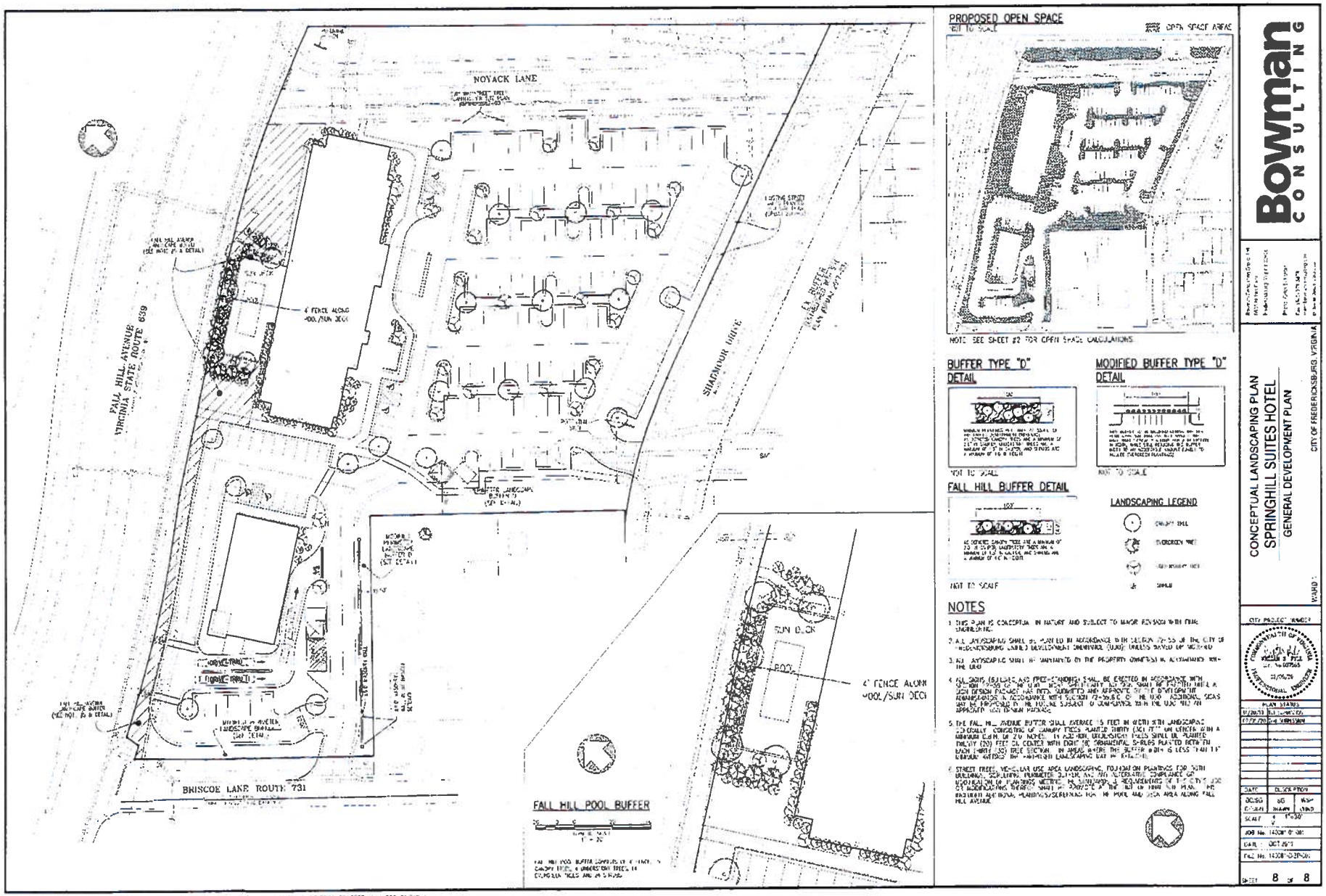
SPEX Purposes

- Reduce setback of restaurant drive through aisles from residential uses
- Allow accessory structure (pool) to be located in Property's front yard
- Allow an exception to the UDO's bulk standards for the PD-C district
- Reduce the pool's setback requirements

Recommended Land Use

- Future recommended use of Property is PD-C
- Proposed hotel, retail, office, and restaurant uses will support new economic development opportunities, including tourism
- Project will provide further services to residential properties in immediate area
- Project will generate positive net tax revenues

GDP Overview



Economic Development

- FIA estimates that the Project will generate annual gross revenues of $451,500 for a total of $21,132,527 to City over next 30 years
- Project will also create one-time construction impacts, including 128 jobs, with a total of $6,763,383 in wages paid
- Project will also create approximately 75 new permanent jobs with a total of $2.2 million in annual wages
- Project is City's first Opportunity Zone initiative [Investment incentive]

Phasing Plan

- Project anticipated to commence late 2020 or early 2021
- Project will be completed within 14–16 months of commencement
- Hotel is anticipated to be constructed first
- Commercial and retail components of development will be constructed incrementally after hotel

Architectural Features

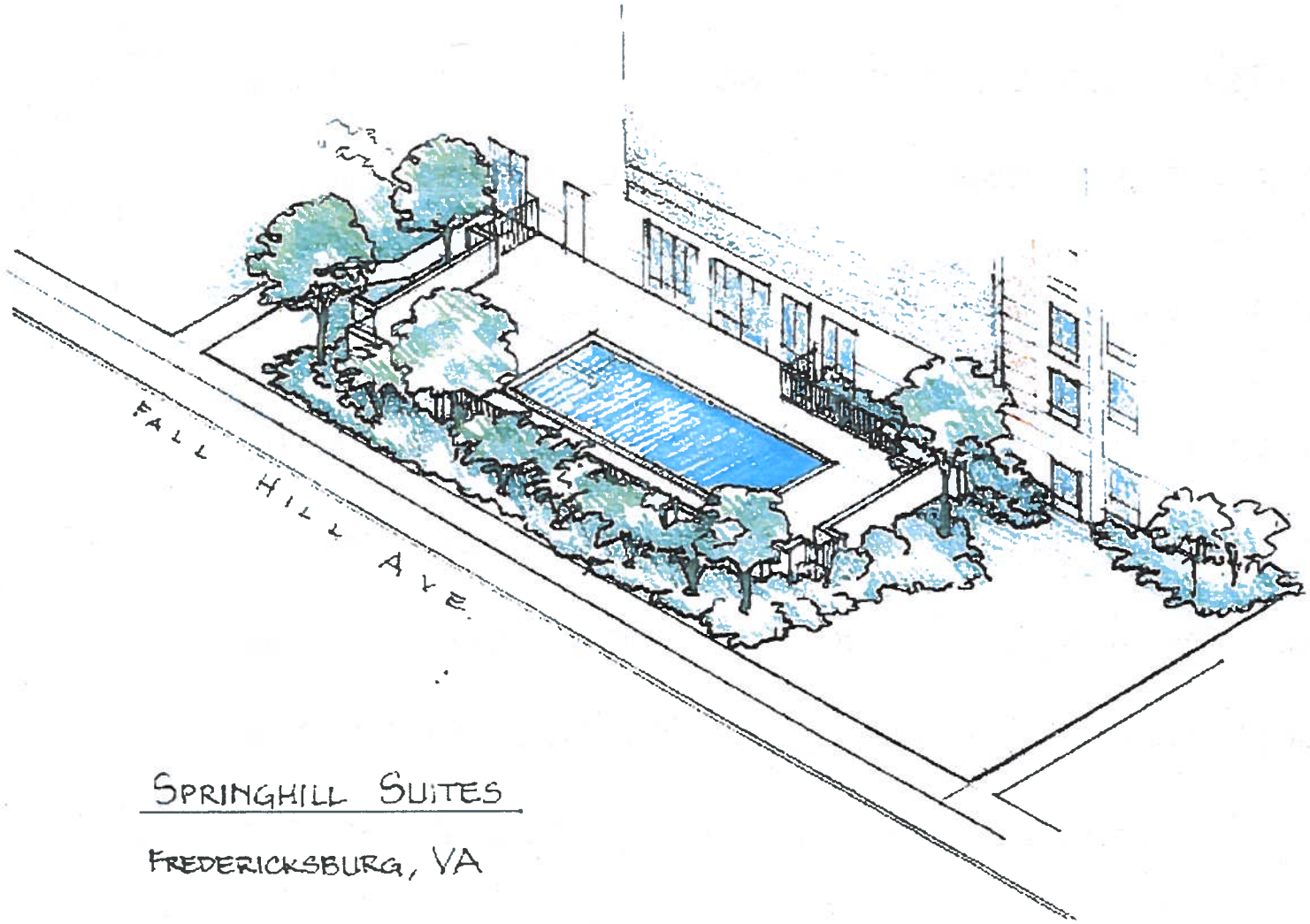
Architectural Features

Architectural Features

Architectural Features

Hotel Interior

Hotel Interior



SPRINGHILL SUITES

FREDERICKSBURG, VA

Transportation

- Access to Project 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, as consistent with 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)

Transportation Continued

- Results of auxiliary turn lane analysis at the study intersections indicate the following:
  - Installation of an eastbound right turn lane and taper is required at the intersection of Fall Hill Avenue and Noyack Lane (completed with Hamptons Phase II development)
  - Installation of an eastbound right turn lane or taper is not required at the intersection of Fall Hill Avenue and Briscoe Lane if site is developed without fast-food with a drive-through restaurant
  - If 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 (Completed prior to CO)
  - At full build-out of the hotel, there are no projected capacity constraints and/or long queues at site entrance

Comprehensive Plan Analysis

- Comp Plan identifies 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.
- Property is also located in sub planning area 1E, which is immediately south of Celebrate Virginia South.
  - Area includes a mix of major retail, hotels, convention center, multifamily and townhouse uses, high-end vehicle car sales establishments, and various service centers.

Comprehensive Plan Analysis Continued

- Project supports several of the City's Business Opportunity Goals:
  - 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)
  - Goal 17 (Live Here/Work Here Community)

QUESTIONS?

EVICTIONS

The following data reflects the number of evictions, by locality, in PD-16 during July 2018 – July 2019, inclusive.

- Fredericksburg: **757**
  - 58/month; 15/week
- Stafford: **741**
  - 57/month; 14/week
- Spotsylvania: **289**
  - 22/month; 6/week
- Caroline: **85**
  - 7/month; 2/week
- King George: **41**
  - 3/month; 1/week

Total: **1913**

ATTACHMENT C

RECREATION COMMISSION
Minutes of October 17, 2019

The October meeting of the Fredericksburg Recreation Commission was held on Thursday, October 17, 2019 at the Dorothy Hart Community Center.

Commissioners Present: Mr. David Dorsey, Mr. Cameron John, Mr. Brandon McVade, Mrs. Sue Sargeant, Dr. John Russ, Mrs. Sharon Null, Dr. Tim Duffy
Absent: Mr. DaCorey Carter, Mr. Eric Keeler
Also in attendance: Director Jane Shelhorse, Mrs. Janice Lasker, Mr. Malik White

I. **Approval of Minutes** – The minutes of September 19, 2019 were approved with one correction.

II. **Introduction of Malik White, Department Intern** – Malik joined the Department in August and has been busy since then. He helped with the Urban Slide, employee field day, various sports projects, and coached a girls' field hockey team. Malik will continue to assist the Department until he completes his internship and graduates from Old Dominion University in December 2019.

III. **Opportunity for Public Comment** – Jim and Ginny Branscome presented a petition in opposition to the Department installing lights and additional pickleball courts at Memorial Park. While they enjoy playing pickleball, they are concerned about how the noise of the game has already impacted their quiet neighborhood. Adding more courts and lights will only extend the time and volume of the noise. They suggested that if the City decides to add courts, they consider a park area where the noise will not impact homeowners. Linda Harris, a City resident and pickleball player, added that beginner level players are being run off the courts by the more advanced players, and that often, those advanced players are not City residents. The commissioners discussed the issue and Director Shelhorse agreed to discuss the play time, lighting, and consideration of additional courts with Department staff.

IV. **Communications from Director**:
   A. **Commission List** – Director Shelhorse shared the updated list.

B. **Financial Report –** Director Shelhorse reviewed the financial reports. She was unable to explain the decrease in program and rental revenue, but will follow up with Wendy Stone.
C. **Leisure Report –** Director Shelhorse noted that 280 people participated in the Big Fall Clean Up. She stated that Zach Naegele is leaving the Nature Department to return to Yosemite. We are currently accepting applications for his position.
D. **Special Events –** The Bee Flix events have been a huge success, and B101.5 will be bringing them back in May. The Department is not doing a New Year's Eve event this year due to the expense, staff requirement, and low attendance.
E. **Sports and Parks –** Park updates will be discussed in Old Business.

V. **Noteworthy Dates –** Director Shelhorse reviewed noteworthy dates.

VI. **Old Business:**

A. **Rock the Red –** The lines have been painted, the surface is ready to be stenciled, and the Ribbon Cutting is scheduled for October 27, 2019. Director Shelhorse encouraged the commissioners to attend.
B. **Riverfront Park –** The City has received the bids.
C. **Strategic Plan –** Over 270 people completed the survey and Lose is compiling the information.
D. **City Branding Project –** no update
E. **Director's Fund –** We received over $4500 in addition to the $10,000 grant. Director Shelhorse will follow up to see if the Garden Council scholarship should get donated to the Director's Fund or to a grant fund added to the Department budget.
F. **Memorial Park Restroom –** The final inspection is on October 18, 2019, and then the project will be complete. During this fiscal year, the Department will be improving the ADA accessibility of the Old Mill Park restrooms.

VII. **New Business:**

A. **Volunteer Award Nominations:** The commissioners reviewed the nominees for awards and approved the following:

Sunshine Lady Foundation Contributor of the Year: Washington Capitals
Sports Volunteer of the Year: Patrick Whalen
New Volunteer Coach of the Year: Ronis Benitez
Alvin Staples Leisure Volunteer of the Year Award: Keith Homza
Hall of Fame Award: Jennifer Gallaway
Special Support Award: Keep Virginia Beautiful and Kevin Brown
Golden Partnership Award: Fredericksburg Trails Alliance – Rob Maple and the Washington Capitals
Recreation Commission Award: Barbara "Buzzy" Benton
Parks and Recreation Appreciation Award: Economic Development and Tourism
Eagle Scout Service Projects: Owen Olson, Ryan Sweet, Ben Grabber, and Steven Fry
Past Recreation Commission: Dr. Marcus Tepaske and Mr. James Bailey

B. **Sportsmanship Penalty Card –** Director Shelhorse shared information that Jillian Franklin and Bill Mitchell learned about during a recent sportsmanship conference. A purple card can be used to warn and then penalize teams who have unruly spectators.

VIII. **Directors/Commission Concerns and Topics –** none

Meeting adjourned at 8:05p.m.

Jane C. Shelhorse 2/20/20

Jane C. Shelhorse **Date**
Director

The Volunteer Appreciation Social on November 21 will take the place of our regularly scheduled meeting for November.

Next Meeting December 19, 2019 6:30pm at the Dorothy Hart Community Center

ITEM #9A

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

Council Work Session
October 8, 2019

School Working Group Discussion
Planning Issues

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, October 8, 2019, beginning at 6:00 p.m. in the City Hall, Executive Suite.

Council Present. Mayor Mary Katherine Greenlaw Presiding. Vice-Mayor William C. Withers, Jr., Councilors Kerry P. Devine, Timothy P. Duffy, Charlie L. Frye, Jr. (6:17) Jason N. Graham and Matthew J. Kelly.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, Assistant City Manager Doug Fawcett, City Attorney Kathleen A. Dooley, Chief David Nye, Community Planning and Building Services Director Charles Johnston, Business Development Manager Angela Freeman, Transportation Administrator Erik Nelson, Public Information Officer Sonya Cantu and Clerk of Council Tonya B. Lacey.

Downtown Pedestrian and Vehicular Traffic Safety Measures – Current and Potential. Staff presented a PowerPoint which discussed the current downtown environment, enforcement issues, potential future actions, and the role of everyone in improving safety. (See Attachment I for more information.)

City Attorney Dooley explained the proposed amendments to the "pedestrian in roadway" code section. The purpose for this section was to facilitate normal flow of traffic on public streets and highways and to promote the safety and convenience of motorists and pedestrians on public streets. Ms. Dooley also discussed its impact on speech activities. (See Attachment II for more information.)

Councilor Graham said he would like to see greater enforcement for yielding to pedestrians He also asked for clarification on when the speed tables would be completed at Sophia and the Riverfront Park. Mr. Fawcett said the plan was to resurface Sophia Street and install them at that

time. Councilor Graham asked if there was any way not to do the speed tables because they could be hard for kids to get around and Mr. Fawcett said he would take that into consideration. Councilor Graham said he was in support of staff's recommendation of no red light cameras.

Councilor Duffy asked what the ideas were to promote pedestrian/vehicle safe behaviors. Chief Nye said they did a "Feet First" promotion which emphasized people walking. Mr. Fawcett said they would work on the education piece.

Councilor Graham asked if there was any interest in the 3D crosswalks and Mr. Fawcett said they were not consistent with the Manual on Uniform Traffic Control Devices (MUTCD).

Parking Actions Related to Start of Riverfront Park Construction. Mr. Fawcett explained that the Executive Plaza lot would convert to public parking (approximately 39 spaces). He addressed the mud which was coming from a lot that was not actually a lot but people have been using it. He said it would be lost because it is a part of the Riverfront Park. Mr. Fawcett said there is parking along the front of Riverfront Park was all parking and it was very lightly used. He said they would be extending the parking in the garage from three free hours to four hours free.

Mr. Baroody said that would give approximately 72 parking space.

Councilor Kelly was concerned that there would be an issue with parking on the weekends and as the Chatham Bridge work begins. Mr. Fawcett explained that there may be some that will have to move into the parking garage and that was the reason for extending the hours of free parking from three hours to four hours.

Mr. Baroody said they would be talking with Main Street to try and find a good balance.

Councilor Duffy asked if this could be sent to the Parking Advisory group to take a look at it.

Adjournment. There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 7:08 p.m.

_____

Tonya B. Lacey
Clerk of Council
City of Fredericksburg

Downtown pedestrian and Traffic safety measures – Current and potential

City Council Work Session
October 8, 2019

Attachment I

THIS PRESENTATION

- Current Downtown Environment
- Enforcement Issues
- Potential Future Actions
- The Role Everyone Can Play in Improving Safety
- Questions and Comments

PEDESTRIAN SAFETY DOWNTOWN - GENERAL

- Downtown's Walk Score is an impressive 91 (of a possible 100)

	Walk Score	Bike Score
90-100	Walker's Paradise – daily errands do not require a car	Biker's Paradise – daily errands can be accomplished on a bike

- The City's Overall Walk Score is 45.

25-49	Car Dependent – most errands require a car	Somewhat Bikeable – minimal bike infrastructure

Source: Walk Score

SIGN STANDARDIZATION

- FAR LEFT / NEAR RIGHT ONE WAY SIGNS
- SPEED LIMIT SIGNAGE
- OBJECT MARKER SIGNAGE

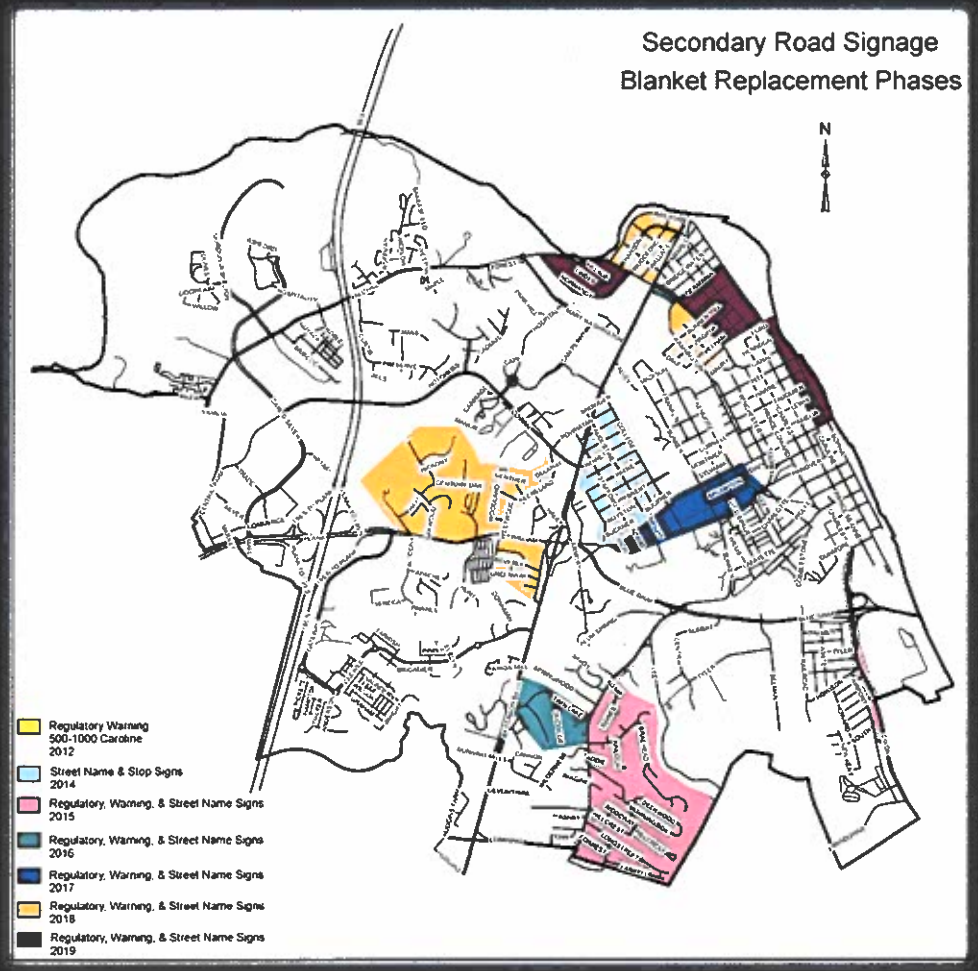
Manual on Uniform Traffic Control Devices
for Streets and Highways
2009 Edition

High Intensity Prismatic (HIP) Sign Upgrades

Regulatory Signs

Warning Signs

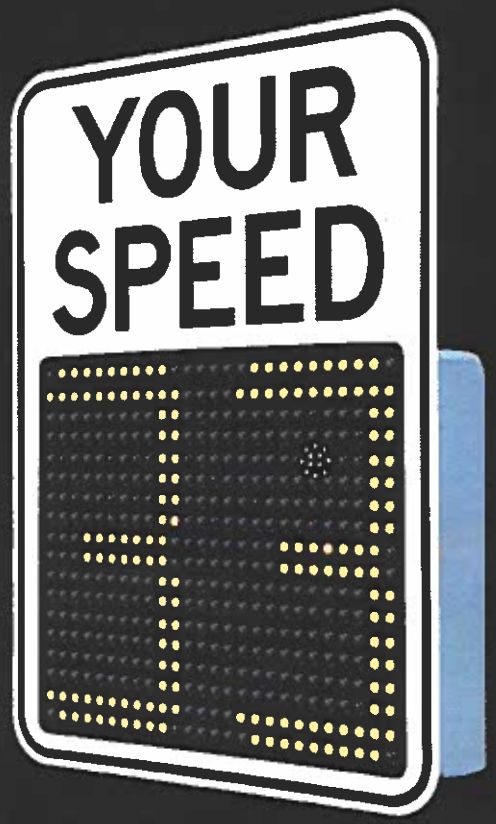
Street Name Signs



Radar Feedback Signs

Radar speed signs are an effective and affordable tool to slow drivers down.

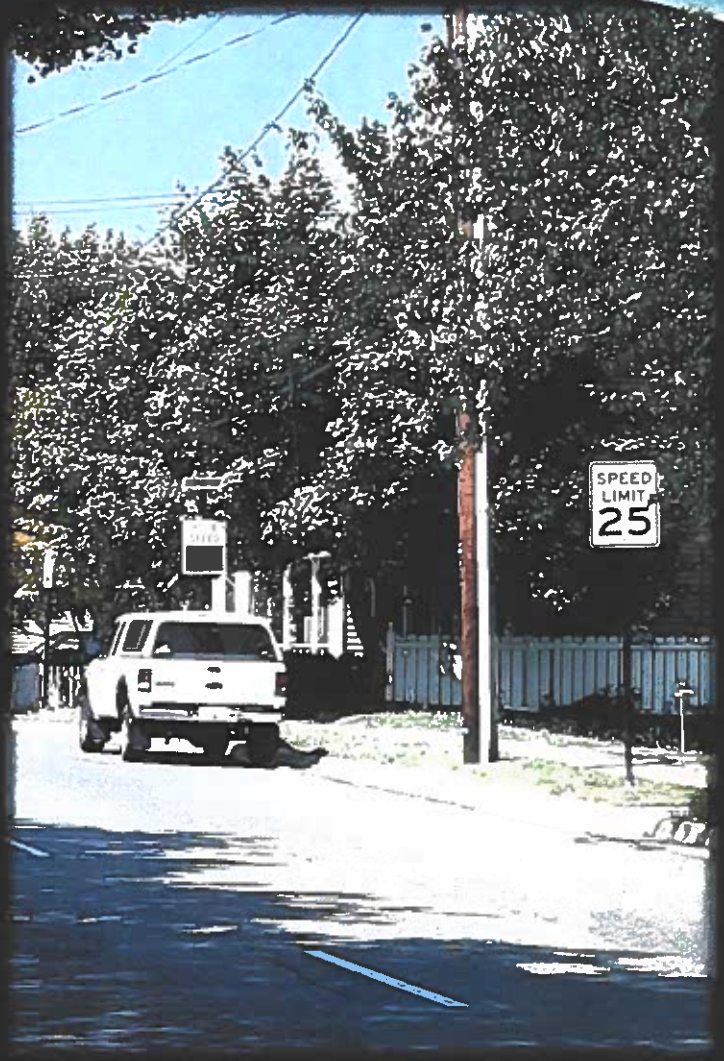
Studies have shown radar signs produce 10-20% reductions in average roadway speeds, along with an increase in compliance with the posted speed limit.



Radar Feedback Signs

LOCATIONS

- 1407 Caroline St
- 1900 Washington Ave
- 921 William St



In-Street Pedestrian Crosswalk Signs

Alert motorists to local laws concerning yielding to or stopping for pedestrians in crosswalks ideal for mid-block crosswalk identification.

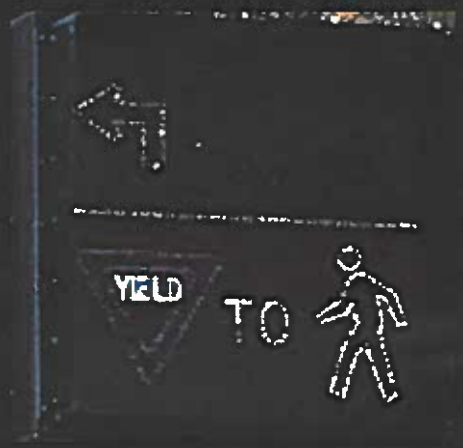
In-Street Pedestrian Crosswalk Signs

In-Street Yield Sign Locations

- Amelia St @ Charles St
- Caroline St @ Wolfe St
- Caroline St @ Charlotte St
- Caroline St @ Hanover St
- Caroline St @ Lewis St
- Caroline St @ Germania St
- Caroline St @ Pitt St
- College Ave @ Payne St
- Fall Hill Ave/Canal St @ Rappahannock Canal path
- Fall Hill Ave @ Hunter St
- Fall Hill Ave @ Germania St/ Washington Ave
- Fall Hill Ave @ Linden Ave
- Princess Anne St @ Hanover St
- Princess Anne St @ Charlotte St
- Princess Anne St @ Wolfe St
- Princess Anne St @ Hunter St
- Stafford Ave @ Brent St
- Washington Ave @ Rappahannock Canal path
- William St @ Charles St
- Hanover @ Kenmore
- Airport Ave

New Traffic Signals

- Amelia Street/Caroline Street
- Amelia Street/Princess Anne Street
- Amelia Street/Prince Edward Street
- Lafayette Boulevard/Princess Anne Street
- Lafayette Boulevard/Caroline Street

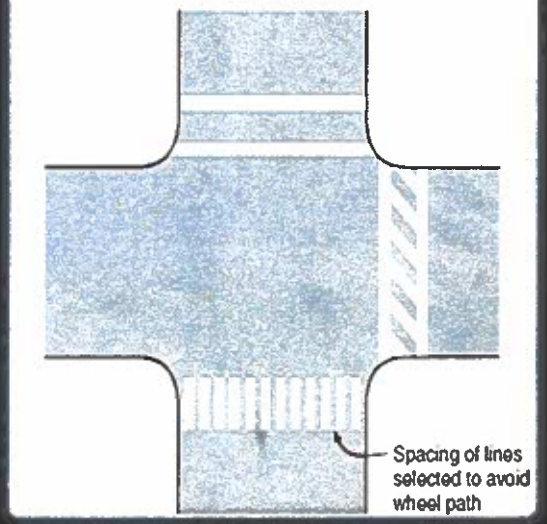


Continental Style CrossWalks

Crosswalk markings provide guidance for pedestrians who are crossing roadways by defining and delineating paths on approaches to intersections.

Crosswalk markings also serve to alert road users of a pedestrian crossing point across roadways not controlled by traffic signals or STOP signs.

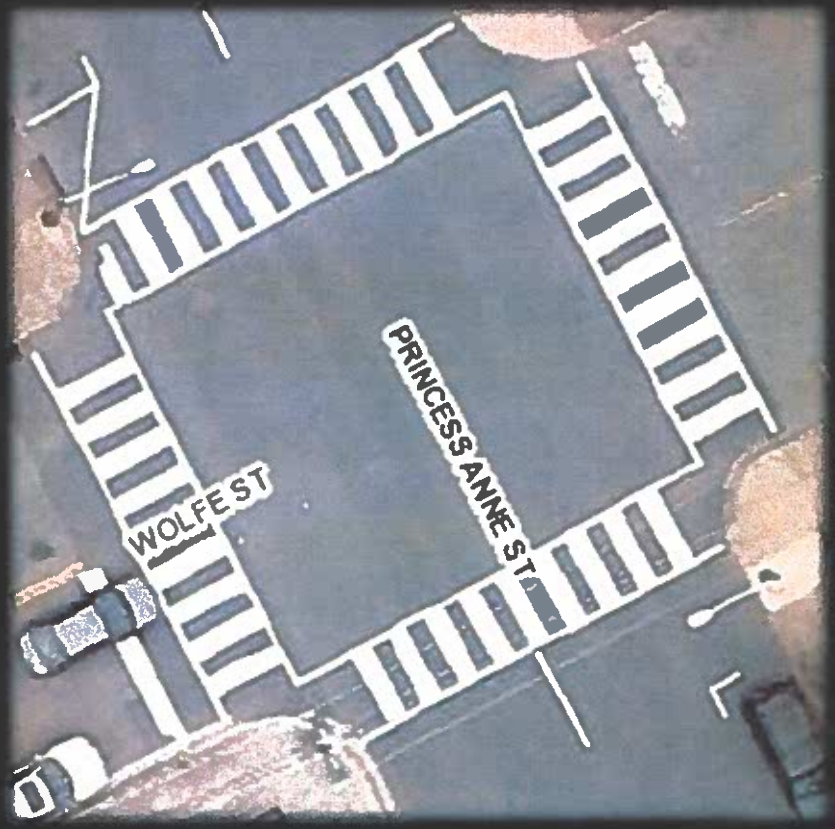
Figure 3B-19. Examples of Crosswalk Markings



Continental Style CrossWalks

Downtown Locations

- Prince Edward St @ Amelia St
- Prince Edward St @ William St
- Prince Edward St @ George St
- Charles St @ Amelia St
- Charles St @ William St
- Princess Anne St @ Amelia St
- Princess Anne St @ William St
- Princess Anne St @ George St
- Princess Anne St @ Hanover St
- Princess Anne St @ Charlotte St
- Princess Anne St @ Wolfe St
- Princess Anne St @ Lafayette Blvd
- Caroline St @ Amelia St
- Caroline St @ William St
- Caroline St @ George St
- Caroline St @ Hanover St
- Caroline St @ Charlotte St
- Caroline St @ Wolfe St
- Caroline St @ Lafayette Blvd



Traffic Calming

Curb extensions / "Bump Outs"

Extend the sidewalk or curb line out into the parking lane, reducing the effective street width.

Curb extensions significantly improve pedestrian crossings by:

- reducing the pedestrian crossing distance (and thus, the time pedestrians are in the street); and
- improving the ability of pedestrians and motorists to see each other.

Signalized pedestrian LPI crosswalks

Leading Pedestrian Interval

An LPI gives pedestrians an **advance walk signal** before motorists get a green signal, giving the pedestrian several seconds to start crossing before a concurrent signal is provided to vehicles.

This makes **pedestrians more visible to motorists** and motorists more likely to yield to them.

Speed Tables & Raised Pedestrian Walkways

Traffic Calming Raised Pavement Locations

- 1400 Blk Airport Ave
- 1700 Blk Airport Ave
- 1800 Blk Airport Ave
- Charles St @ Hanson Ave
- Wellford St @ Hanson Ave
- Woodford St @ Hanson Ave
- Washington Ave @ Canal Path

Speed tables are **midblock traffic calming devices** that raise the entire wheelbase of a vehicle to reduce its traffic speed.

Speed tables are **longer than speed humps and flat-topped**.

Additional Improvements

Completed
April 19, 2019

Caroline St @ Herndon St

Additional Pedestrian Crossing marked in thermoplastic.

Remarked Yellow and White Gore in thermoplastic.

Installed Yield to Pedestrians signage.

Trimmed trees for sight distance visibility.

Additional Improvements

Completed
August 28, 2019

Caroline Street @ Pitt Street

Additional pedestrian crossing marked in thermoplastic.

Installed additional STOP sign on left.

Trimmed trees for sight distance visibility.

Recent Improvements

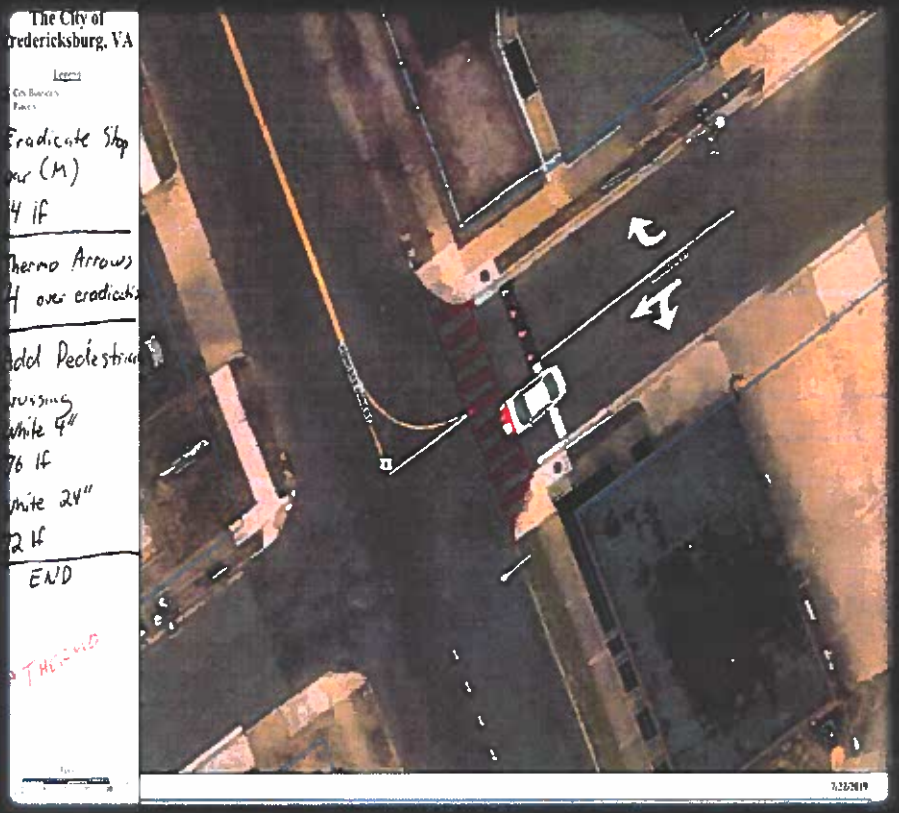
Completed September 23, 2019

Princess Anne Street @ Herndon Street

Eradicated right lane stop bar.

Added Pedestrian Crossing and Yield triangles marked in thermoplastic.

Installed Yield to Pedestrians sign.



Recent Improvements

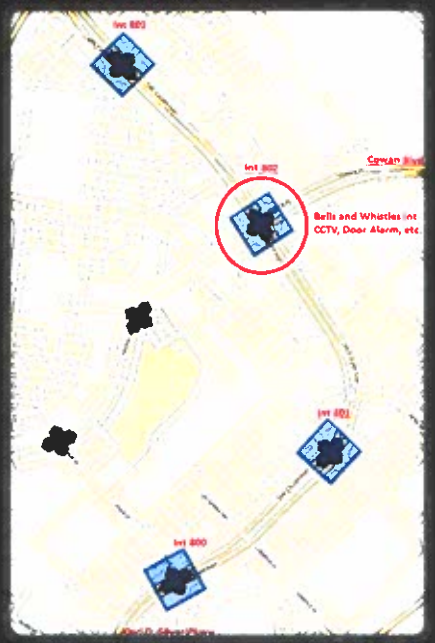
Completed
September 23, 2019

Caroline Street @ Hawke Street

Add GORE to reinforce the "no parking here to corner" signage and improve sight distance visibility.

CONNECTED CITY INITIATIVE

TRAVEL SAFELY MOBILE APP & CONNECTED VEHICLE EQUIPMENT PILOT DEMO



applied INFORMATION

Making cities smarter

The Glance Smart City Supervisory System™ allows cities to manage all their traffic and ITS assets under one, easy-to-use web-based application

Connect and monitor all your devices

Glance is a comprehensive smart city software system that delivers the right information at the right time. By integrating wired, wireless and cellular devices, Glance shows you the status of your complete network. The cloud-based platform provides unparalleled access to key performance indicators so you can easily analyze and create valuable reports.

- Simple to deploy and easy to maintain, Glance allows for low friction delivery and connection of your ITS devices
- Reduce downtime and improve response times by knowing the location and status of each unit before sending service personnel
- Self-configuring communications alleviate the need for costly and time consuming manual configuration
- Instant status change notifications are delivered via SMS/Email when exception events occur so you are aware of any changes to the network

Gain unparalleled insight to your traffic systems with Glance.

The Glance Smart City Supervisory platform seamlessly connects all your ITS devices into a single, easy to use application that is accessible in the office or in the field

Intersections

Monitor and control all your traffic intersection cabinet equipment. Information includes AC power, battery back up, cabinet flash, stop time, door switches, fan status and more.

Pedestrian Safety

Easily view and control school beacon flashers and their schedules from anywhere. Reduce downtime and improve response times by knowing the beacon status before sending service personnel.

Preemption

Provide green lights to emergency vehicles using the latest GPS, Cellular and Radio technologies. Utilize adaptive preemption to ensure your emergency vehicles always receive green lights.

ITS Management

Glance enables the control of dynamic message signs, portable signs, overheight detection systems, wrong way detection, warning signals and many more

Mobile

Track vehicles in real-time and play back events to see how vehicles responded. Glance provides dynamic information overlays that draw maps of the current roadway conditions.

Parking

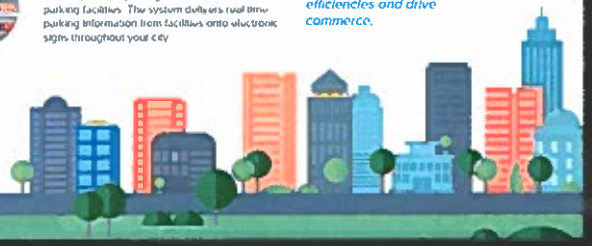
Glance provides parking solutions to cities and parking facilities. The system delivers real time parking information from facilities onto electronic signs throughout your city

Bring smart city technology directly to your citizens

Extend smart city technology to your citizens with Glance TravelSafely. This app combines Smart City solutions with advances in Connected Vehicle technology to create a network of knowledge that makes your roads safer for motorists, cyclists and pedestrians.

TRAVELSAFELY

Partner with Applied Information and let our team of experts connect your organization so your transportation system can save lives, improve efficiencies and drive commerce.



Traffic Summons Report

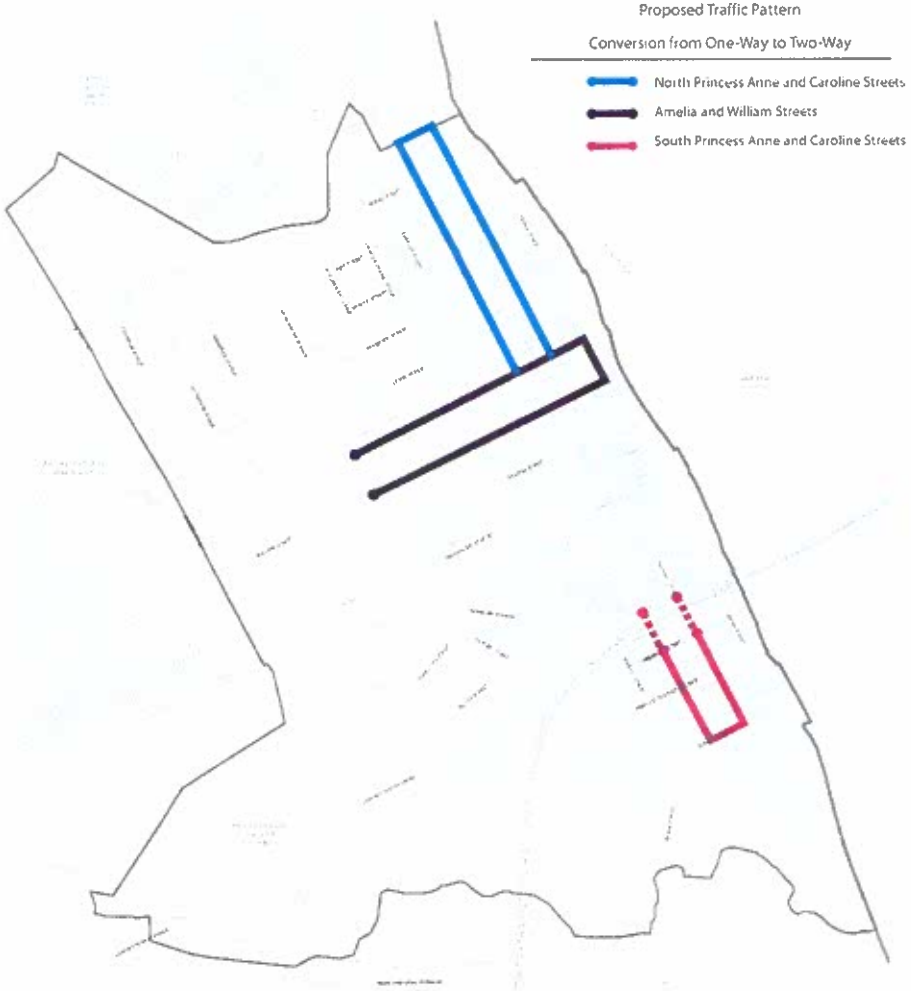
Dates	Speeding violations	Red Light violations	Other	Total
October – December 2016	285	72	527	884
January – March 2017	236	52	650	938
April – June 2017	328	46	663	1037
July – September 2017	255	66	586	907
Total:	**1104**	**236**	**2426**	**3766**
Dates	**Speeding violations**	**Red Light violations**	**Other**	**Total**
October – December 2017	486	73	766	1325
January – March 2018	647	95	889	1631
April – June 2018	621	82	794	1497
July – September 2018	376	55	679	1110
Total:	**2130**	**305**	**3128**	**5563**
Dates	**Speeding violations**	**Red Light violations**	**Other**	**Total**
October – December 2018	384	73	814	1271
January – March 2019	537	115	1212	1864
April 2019 – June 2019	597	118	1075	1790
July – September 2019	584	156	1207	1947
Total:	**2102**	**462**	**4308**	**6872**

Downtown Traffic Safety Detail	
September 2019	
Violations	How many?
Drive Suspended	2
DUI	1
Expired Inspection	10
Expired OLN (Drivers License)	1
Expired State Registration	9
Fail to Carry Registration	1
Fail to Obey Highway Sign	22
Fail to Obey Traffic Signal	2
Fail to Signal Lane Change	5
Fail to Yield Right of Way	1
Fail to Yield to a Pedestrian	1
Failure to Carry a License	5
Improper Right Turn	1
No Insurance	1
No Registration	2
Red Light	5
Seatbelt	2
Speeding	13
Stop Sign	56
Total Violations	140

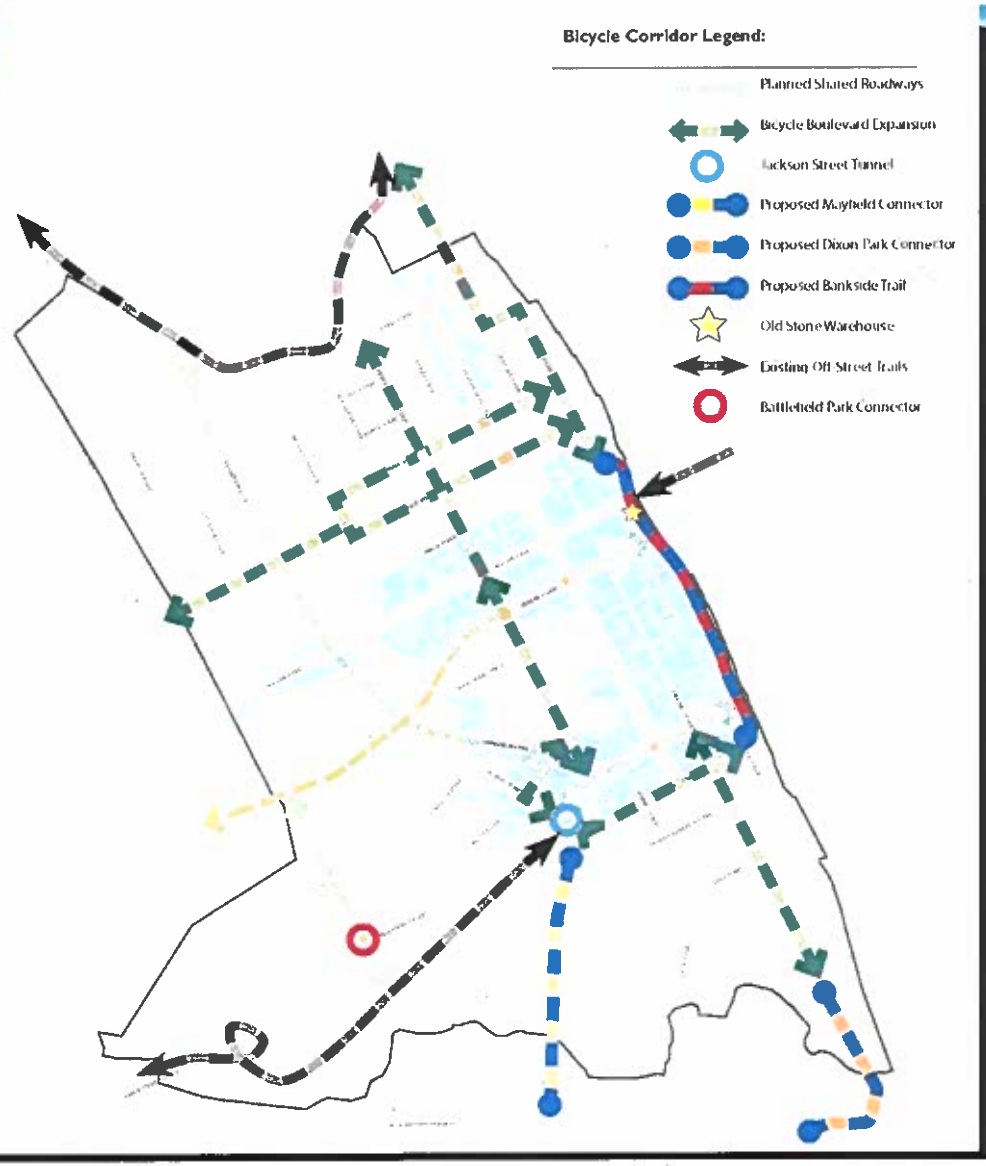
Downtown Pedestrian Safety/Traffic Management Plan

- Identify the impacts to changing traffic patterns on Downtown streets
- Develop appropriate solutions
- Evaluate additional traffic calming practices
- Evaluate additional bicycle route and pedestrian improvements

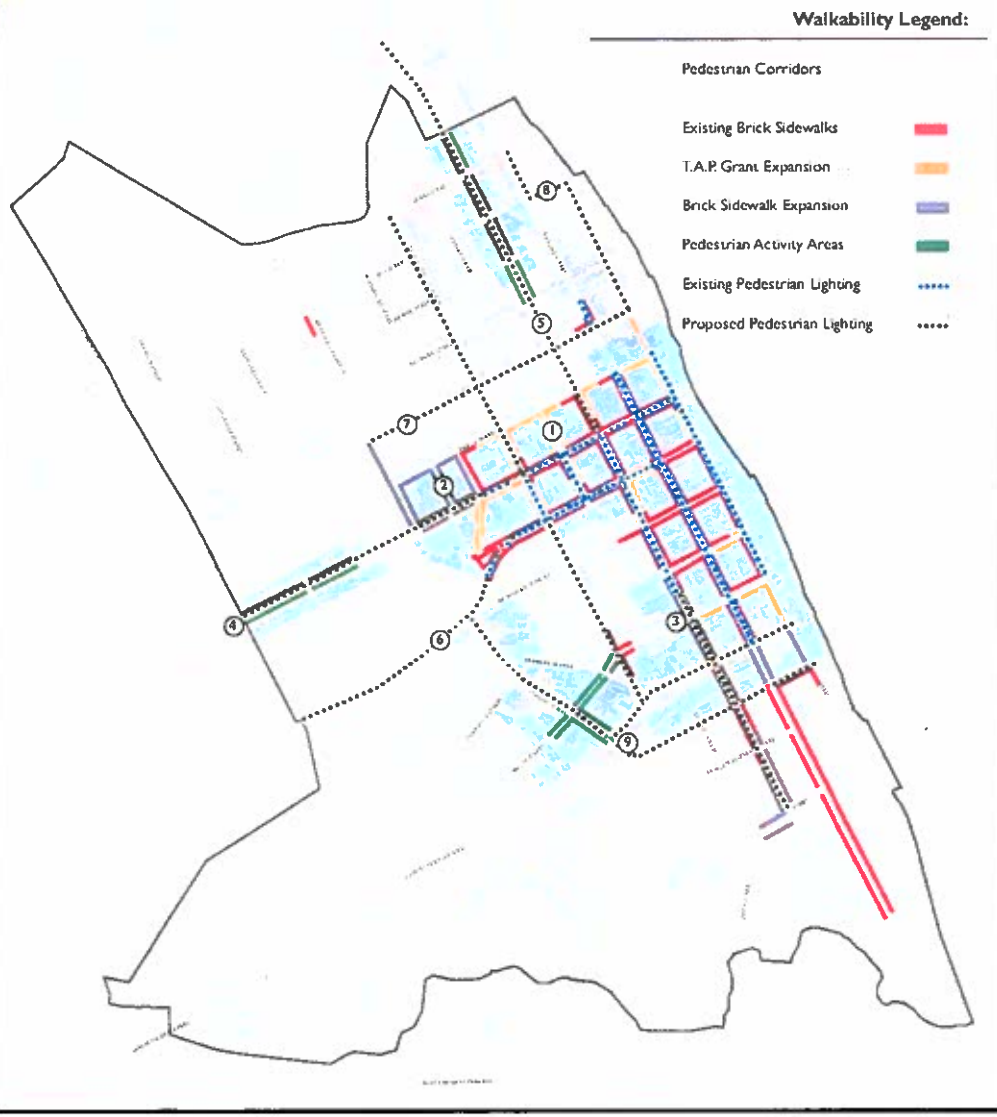
CONVERT ONE-WAY TO TWO-WAY TRAFFIC



EXPAND BICYCLE CORRIDORS



UPGRADE PEDESTRIAN CORRIDORS



POTENTIAL FUTURE IMPROVEMENTS

- Pedestrian improvements at Princess Anne and George Streets
- Speed tables on Sophia Street at Riverfront Park
- Reduce speed limit on Caroline Street
  - To 20 MPH in central business district
  - To 25 MPH (Herndon Street to Amaret Street)
- Pedestrian improvements associated with Lafayette Boulevard roundabout at Kenmore and Charles Streets.

Red Light Camera Enforcement

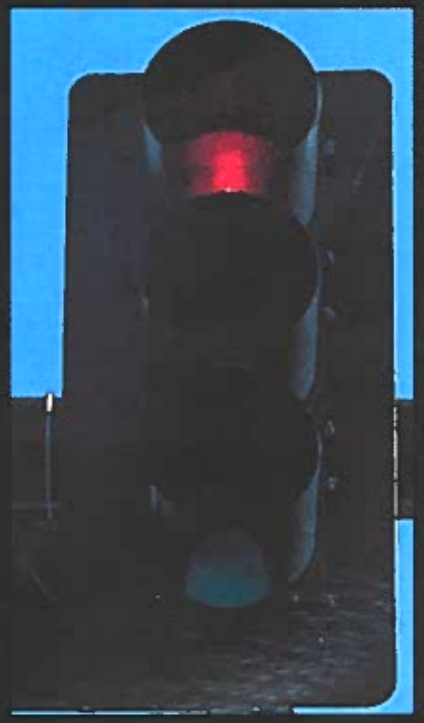
By State law, Fredericksburg:

Could have cameras at **TWO** intersections.

Would have to justify selection of the intersections for installation of cameras.

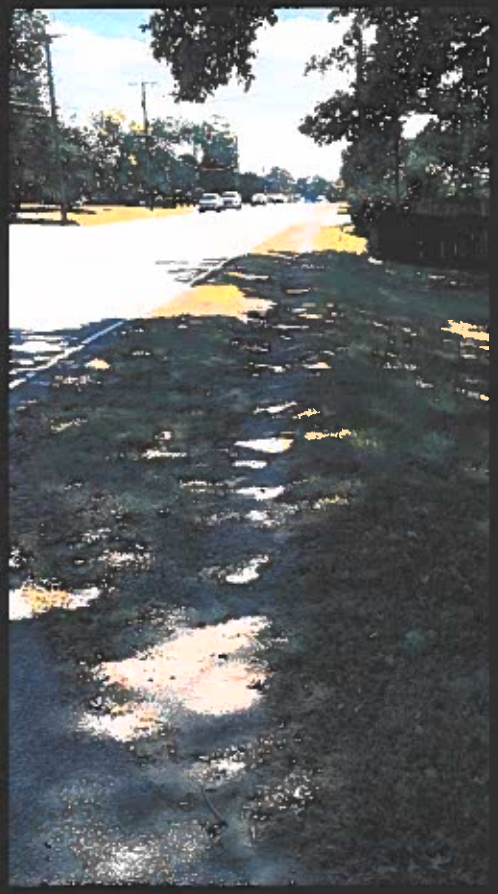
Red light camera enforcement, although supported by many, has become controversial in recent years. (At least fifteen states have outlawed their use.)

Staff does not recommend pursuing this option at this time.



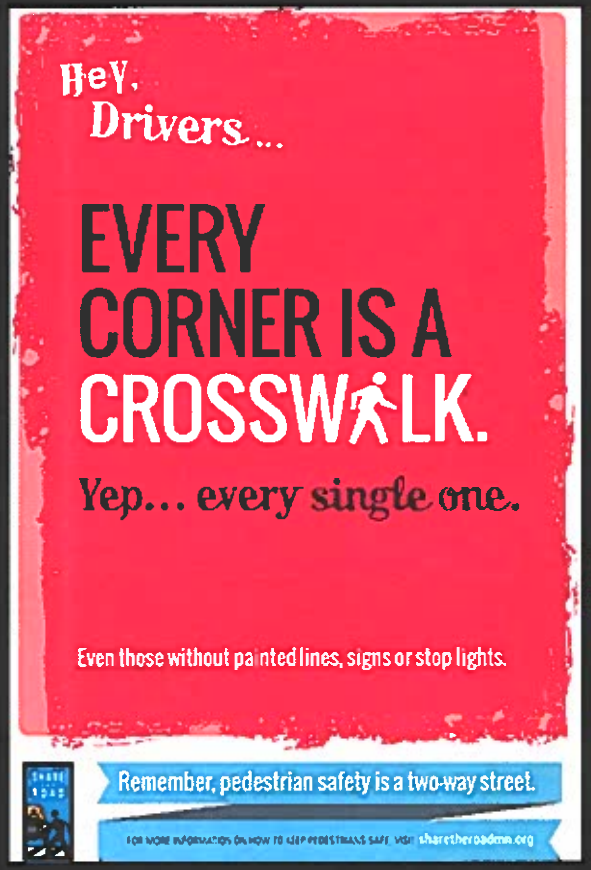
AMENDMENT TO CITY CODE – STANDING IN THE ROADWAY

Ordinance is scheduled for first reading later this evening.



THE ROLE EVERYONE CAN PLAY IN IMPROVING SAFETY

- Drivers
  - Be on high alert in heavy pedestrian areas
  - **Yield** to pedestrians in crosswalks (**It's the law!**)
- Pedestrians
  - **Cross only at crosswalks** (or at nearest intersection if no crosswalk nearby)
  - Never enter the travel lane from between parked cars
  - **Do not assume** a driver has seen you; **Make eye contact** with the driver before entering the travel lane
  - Be a "**Defensive Walker**"



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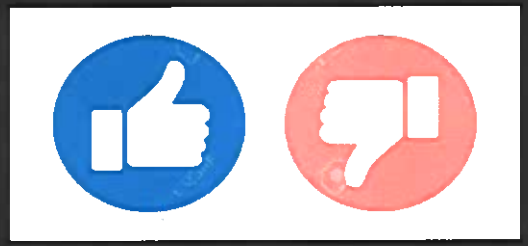

Attachment II

ITEM #10D

MEMORANDUM

TO: **City Council**

FROM: **Kathleen Dooley, City Attorney**
David W. Nye, Chief of Police

DATE: **September 30, 2019**

RE: **Proposed amendments to City Code §66-56**

Issue:

Shall City Council amend City Code §66-56, "Pedestrians in roadway," to repeal the prohibition against standing, sitting, or laying within three feet of the public roadway shoulder?

Recommendation:

Yes. Council may narrow the reach of this ordinance and still accomplish the purpose of the ordinance, which is to facilitate the normal flow of traffic on public streets and highways and to promote the safety and convenience of motorists and pedestrians on the public streets. The existing prohibition reaches many places where people may safely stand, sit, or lay. Because the ordinance regulates speech activities, it is very important to narrow the scope of the ordinance to better fit the public interests that it promotes.

Background:

- **The purpose of the ordinance and its impact on speech activities:**

The purpose of City Code §66-56 is to facilitate the normal flow of traffic on public streets and highways and to promote the safety and convenience of motorists and pedestrians on the public streets. Generally speaking, this section prohibits people from standing, sitting, or laying in the public streets and public street medians in specific places where this activity would be dangerous to the pedestrian or would interfere with the normal flow of motor

vehicle traffic. Those specific places are: (1) where the roadway has four or more travel lanes, including when those lanes are divided by a median; (2) where the roadway has a posted speed limit of 35 miles per hour or greater; (3) within 75 feet of any intersection that has a posted speed limit of 35 miles per hour or greater on one of the intersecting roadways, or within 75 feet of any intersection that is controlled by a traffic light. The ordinance provides exceptions to the prohibition, for pedestrians legally crossing the street, emergency personnel and public employees or contractors performing work, and persons occupying public rights of way under a special events permit.

The prohibition in City Code §66-56 currently applies to any place "within three feet of the public roadway shoulder." The "roadway shoulder" is defined as "that part of a roadway between the portion regularly traveled by vehicular traffic and the lateral curbline or ditch."[1] The "roadway" itself is "that portion of a highway improved, designed, or ordinarily used for vehicular travel." Many public sidewalks throughout the City, for example, are located within three feet of the roadway shoulder. Standing or walking outside the roadway shoulder, even within three feet of the roadway shoulder, need not be prohibited.

- **Constitutional protections for speech activities:**

The ordinance is not a direct prohibition of speech as such. However, to the extent that a person may stand or sit in the regulated areas for the purpose of speaking – for example soliciting funds or donations, panhandling, promoting commercial activity, distributing pamphlets, or conveying a political message – that conduct is regulated or prohibited by the ordinance, and the ordinance is therefore subject to review under the First Amendment.

Public streets and sidewalks are "traditional public forums" – places which by long tradition have been devoted to public assembly and debate – where legal protections of speech are particularly strong, and where the rights of the government to limit speech are sharply circumscribed.

The government's power to regulate speech in a traditional public forum is limited, though not foreclosed. A restriction on speech in a public forum will pass constitutional muster only if (1) it is content-neutral; (2) it is narrowly tailored to serve a significant governmental interest; and (3) it leaves open ample alternative channels for communication of the information. These regulations are generally considered "time, place, and manner"

[1] This definition is derived from Code of Virginia §46.2-100, the "Definitions" section of the Motor Vehicle code.

restrictions, which typically are valid exercises of the police power (protection of public health, safety, and welfare) of the government. The element of "narrow tailoring" means that the regulation does not "burden substantially more speech than is necessary to further the government's legitimate interests." The regulation need not be the least restrictive or least intrusive means of serving the government's interests, but it should not regulate expression in such a manner that a substantial portion of the burden on speech does not serve to advance the government's legitimate goals.

- **Recommendation to narrow the scope of the ordinance:**

The ordinance as it currently stands is content-neutral but not as "narrowly tailored" as it should be. The proposed amendment will leave a robust prohibition that accomplishes the public purposes of the ordinance and also conforms to Constitutional protections for speech activities.

Fiscal Impact:

None.

MOTION:

SECOND:

October 8, 2019
Regular Meeting
Ordinance No. 19-__

RE: **Amending City Code §66-56, "Pedestrians in Roadway" to Repeal the Prohibition Against Standing Within Three Feet of the Public Roadway Shoulder**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

FIRST READ:_____ **SECOND READ:**_____

Sec. I Introduction.

The purpose of City Code §66-56 is to facilitate the normal flow of traffic on public streets and highways and to promote the safety and convenience of motorists and pedestrians on the public streets. Generally speaking, this section prohibits people from standing, sitting, or laying in the public streets and public street medians in specific places where this activity would be dangerous to the pedestrian or would interfere with the normal flow of motor vehicle traffic. The section provides exceptions, including for pedestrians legally crossing the street, or persons occupying public rights of way under a special events permit.

The prohibition is not a direct prohibition of speech as such. However, to the extent that a person may stand or sit in the regulated areas for the purpose of speaking – for example soliciting funds or donations, panhandling, promoting commercial activity, distributing pamphlets, or conveying a political message – that conduct is regulated or prohibited by the ordinance, and the ordinance is therefore subject to review under the First Amendment.

The prohibition in City Code §66-56 currently applies to any place "within three feet of the public roadway shoulder," an area which includes some places where a person may safely stand. In adopting this ordinance, City Council intends to narrow the scope of the prohibition to meet the significant public interests of facilitating the normal flow of traffic on public roadways and the promotion of the safety and convenience of persons on the public streets and in other public places.

Sec. II. City Code amendment.

City Code §66-56 is hereby amended as follows:

Sec. 66-56. Pedestrians in roadway.

A. Purpose. The purpose of this section is to facilitate the normal flow of traffic on public roadways and to promote the safety and convenience of persons on the public streets and in other public places.

B. Definitions. For the purposes of this section, the following terms shall have the meanings indicated:

INTERSECTION
Shall have the same meaning as in Code of Virginia, § 46.2-100.

MOTOR VEHICLE
Shall have the same meaning as in Code of Virginia, § 46.2-100.

ROADWAY
That portion of a highway improved, designed, or ordinarily used for vehicular travel.

ROADWAY MEDIAN
A physical barrier or barriers or unpaved area that divides two or more roadways.

ROADWAY SHOULDER
That part of a roadway between the portion regularly traveled by vehicular traffic and the lateral curbline or ditch.

TRAFFIC LIGHT
A traffic control signal, intersection control beacon, or beacon as defined by the Federal Highway Administration's Manual on Uniform Traffic Control Devices.

C. No person shall stand, sit, or lay in the public roadway, public roadway median, ***or*** public roadway shoulder~~, or within three feet of the public roadway shoulder~~:

(1) Where the roadway has four or more travel lanes, including when those lanes are divided by a median; *or*

(2) Where the roadway has a posted speed limit of 35 miles per hour or greater; *or*

(3) Within 75 feet of any intersection that has a posted speed limit of 35 miles per hour or greater on one of the intersecting roadways; or

(4) Within 75 feet of any intersection that is controlled by a traffic light.

D. The prohibition in § 66-56C does not apply to:

(1) Pedestrians legally crossing the street;

(2) Emergency personnel and City, state, and federal employees and contractors when performing within the course of their duties;

(3) Activities within the scope of a special event permit approved under Chapter 66, Article II, of the City Code.

(4) Emergency situations.

E. Penalties. Violation of this section shall constitute a misdemeanor punishable by 10 hours of community service. Any person convicted of a third or subsequent violation of this article is guilty of a misdemeanor punishable by confinement in jail for not more than 12 months and a fine of not less than $250 or more than $2,500, either or both. In lieu of the imposition of a fine and confinement in jail for a third or subsequent offense, the court may order the defendant to perform a mandatory minimum of 20 hours of community service.

Sec. III. Effective date.
This ordinance becomes effective immediately.

Votes:
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 Ordinance No. 19-_ duly adopted at a meeting of the City Council meeting held Date, 2019 at which a quorum was present and voted.

_____
Tonya B. Lacey, CMC
Clerk of Council

ITEM #9B

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

Council Work Session
October 15, 2019

Tour of Old Stone Warehouse
Joint Work Session with Economic Development Authority

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, October 15, 2019, beginning at 5:30 p.m. Old Stone Warehouse 923 Sophia Street; 7:00 p.m. in the City Hall, Large Conference Room.

Council Present. Mayor Mary Katherine Greenlaw Presiding. Vice-Mayor William C. Withers, Jr., Councilors Kerry P. Devine, Timothy P. Duffy, Charlie L. Frye, Jr. (7:03) Jason N. Graham and Matthew J. Kelly.

Economic Development Authority Present. Mary Beth Black, Chair. Mitzi Brown, Will MacIntosh, William Murray and Suzy Stone.

Economic Development Authority Absent. William Beck, Vice-Chair and Christian Waller.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen A. Dooley, Economic Development Director Bill Freehling, Business Development Manager Angela Freeman, Economic Development Specialist Amy Peregoy and Clerk of Council Tonya B. Lacey.

Tour of Old Stone Warehouse. The Council was taken on a tour of the Old Stone Warehouse.

Joint Work Session with Economic Development Authority. The Economic Development Authority explained their objectives was to give the Council comprehensive updates on two critical programs of the EDA, which they requests Council's support, the workforce development and their loan program which is called Invest FXBG. She explained that the loan program was created because they no longer offered the grant program and a business owner, worthy of support wanted a grant and they did not have a grant to offer her and the EDA

challenged themselves to find a way to help. Ms. Black spoke of how supportive the Economic Development and Tourism (EDT) staff had been to them through the process of trying to create the loan program. They have met with Rappahannock Economic Development Corporation (REDCO) and Virginia Community Capital (VCC) and they have drafted a credit policy, a manual and an application to launch this program and they hope to have it up and running by spring 2020.

Mr. MacIntosh said they have a mission statement that says they want to provide capital for business community and economic development purposes with the goal of creating jobs, encouraging private investment and recirculating capital through prudent lending practices within the City. Their five goals are: provide capital for small and growing businesses below the level at which commercial banking is interested in working with, support investments that create jobs particularly jobs that create life sustaining wages, provide capital increase to business ownership/entrepreneurship particularly under represented communities, stimulate development of underutilized or deteriorated industrial properties and seeking out investment opportunities in which EDA capital leverages additional private capital investments.

Mr. Murray said banks will loan $100,000 and up, Main Street will loan $5,000 max and they landed on a target range of $15,000 to $50,000 with the caveat that they could go outside of that range if they needed to. He said they will eventually need seed money. Mr. Murray said they were not asking the Council for anything at this point but may in the future. The loans will charge interest and they were working with REDCO who will serve as the underwriters of the loans.

Mr. MacIntosh said they would be investing some of their own capital to start with but they also talked about teaming up with a commercial bank. Ms. Black said VCC suggested teaming up with a private foundation as a secondary investor in the program with the EDA.

Vice-Mayor Withers said he liked the idea but he asked why the EDA would do large loans if businesses could get those from a bank and Mr. Murray explained that if the business checked all the boxes of the EDA and City Council but only checked one box of the bank they may consider it. Vice-Mayor Withers cautioned if a bank would not do a loan he would be concerned with the EDA doing the loan.

Councilor Kelly noted that REDCO was not only helping Fredericksburg's EDA but also the Stafford program. He also mention a program in northern Virginia and the program give a lot of loans through it but they are very hands on and they teach businesses how to do business plans and how to get it started. Ms. Black said they have included in their plan to refer business to the University's Small Business program.

Vice-Mayor Withers asked who would be making the decisions on the loans and Ms. Black said the initial applications would go to EDT and there would be a pre-application process that information would be given to the loan committee who would send the information to REDCO and they will do a lot of the research and get it back to the loan committee who would make a recommendation to the EDA and the EDA would discuss. She said the EDA was also in the process of hiring an outside attorney to look at their application for purposes such as making sure they were not discriminating against anyone.

Councilor Kelly asked if the City was brought to the table to provide funding how much involvement would the City have in the decisions and EDA representative said they had not thought through that and asking for city assets would be a phase II and they wanted to see what the requests looked like first.

Mr. Murray said REDCO had been very helpful with documentation and figuring out what the document should look like for Fredericksburg. He said they also have language in the package so that they don't overweight and any one area with one type of business.

Councilor Devine said this was a great avenue to start small businesses especially for those women owned and minority businesses. Mr. MacIntosh said they are looking at creative ways to get this information out.

Mayor Greenlaw said this was very impressive work.

Councilor Dufy said he was enthusiastic about this and it would be great for attracting new groups to the City.

Mr. Murray said this program would give those who may not have an opportunity otherwise to start a business. Ms. Brown said they were being very intentional to get those who assume they would not be eligible and help them to become entrepreneurs or to be better entrepreneurs.

Councilor Frye suggested maybe there could be some type of program where businesses could talk shop so that people could learn about minority businesses in Fredericksburg.

Ms. Black clarified that the loans were for expansion or new businesses as long as it furthers the joint objective of the City and the EDA.

Mayor Greenlaw said the EDA had full support of the Council to move forward.

Workforce Development. Ms. Black said fifty percent of their 2020 budget had been devoted to workforce development. They dedicated $50,000 toward the Germanna Allied Health building at the Locust Grove campus. She said Germanna does a remarkable job with its nursing and health tech which aligns with the Mary Washington Hospital workforce. They dedicated $26,000 to the Library Maker Lab because of their committed to STEM education and City Schools

and because it revitalized the Princess Anne corridor. Ms. Black said they continue to support FREDCAT. They gave them $25,000 and they devoted $7,000 to UMW CISSP (Cyber Security Professionals Program). The CISSP program certifies cyber security professionals and gets them into jobs that are not fulfilled in this region. The EDA said the workforce development and the education was closely tied. The EDA passed a resolution requesting that two members of the EDA be put on the Workforce Development Committee and joint taskforce between the City Schools and the City Council. They were requesting a seat at the table when discussing the capacity taskforce because they believe the two are intertwined.

Ms. Stone said she would hope they would be able to work together because they are intertwined. She said there are many tradesman missing in the taskforce and she said the City could fill that by getting students involved in those trades in school.

Ms. Brown said businesses come where there is a workforce and the City does not have a workforce. She said to provide as many avenues as possible to provide a workforce in IT, trades, internships and apprenticeship so that kids would not drop out of school. She said it was important that they be a part of the group so they can make plans on first-hand knowledge.

Mayor Greenlaw clarified that there was no Workforce Development group and she said it was appropriate for them to be involved in the School Capacity Group.

Superintendent Cattlet said they know they need to advance the offering in the schools but there was an issue with affording a facility that would support a Career Technical offering. She said they were being creative with including partners. She said they have a small group working on this and they would like to branch off and partner with everyone else as well.

Ms. Freeman reported that the "Good Jobs" program was a collaborative effort lead by the Planning District Commission in partnership with Fredericksburg Regional Alliance and it would deliver a regional economic development plan that has a shared vision and a large component of that was fed by workforce needs and the identification among businesses, agencies, partners, school systems and how everyone will pull in the same direction.

Councilor Frye noted that he talks about workforce development at every opportunity. He asked the EDA at what level did they want to be involved. He added that the City was the bank for the school and the Schools make the decision on how they use the money. He said Mayor Greenlaw and Councilor Kelly were working with the School Working Group and he did not want people getting confused with the EDA at the meetings.

Ms. Stone explained that the EDA was hoping to get involved because there were not going to be enough tradesman coming out of high school and there must be a push in the schools and she said they hoped they could work with the schools to make it happen.

Ms. Brown said they want to provide an avenue for the students because businesses come where there is a workforce and right now the City does not have one.

Ms. Black stated that if they were at the table they expect to have a voice. She said although they are an independent body but if they could help and they wanted to help.

Ms. Brown said it would be easier for the EDA to fill in the gaps if they were a part of the process from the beginning they can be part of the solution.

Councilor Kelly said there are things administratively and programmatic that the EDA could do that the City Council could not. He said they will need some funding to get workforce development on track and the city must have people in place to do this.

Councilor Devine said a workforce development group does excite her and could make a difference. She said the schools have attempted programs over the years but they have not been sustainable. She noted that college was not for everyone and there had not been other options for the students. Councilor Devine said staffing and space would be an issue but they were solvable and she said maybe that's where the EDA could help.

Dr. Catlett said there were needs for internships and apprenticeships and she said they needed to continue the academic diploma for higher education but all student needed other skills as well. She said this is an opportunity for economic development to help form partnerships.

Councilor Devine said there was only room for opportunity and that this was an exciting potential partnership.

Councilor Graham noted that more of the capacity issues were felt more in the elementary classrooms and he said there must be some focus on the lower age range and not on the higher levels.

Ms. Black said that was why they issued funding for the Maker's Lab (STEM research) because of the developmental skills that early education would have on the students in the City.

Mayor Greenlaw recapped that the EDA would like to help anyway they can with workforce development and she said the Council offered to help fund a position in the schools. She said the school Working Group had been appointed and the Capacity Taskforce have not all been appointed and the EDA would like a seat at that table and any Workforce Development Group that may be formed. Mr. Baroody clarified that the Taskforce had been appointed and Mayor Greenlaw corrected it by saying the community representatives had not been appointed.

Ms. Brown said they would like a seat at both groups working and taskforce and Mayor Greenlaw explained that the working Group was set up for Council and School Board only so that they could discuss budgeting issues so there were no surprises.

Councilor Kelly said the EDA had been involved for months now on the Working Group and he believes it would be important to continue to work with them.

Adjournment. There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 8:12 p.m.

_____

Tonya B. Lacey, MMC
Clerk of Council
City of Fredericksburg

ITEM #9C

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
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HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

Council Work Session
October 22, 2019

Area 1 & 2 Charrette with Streetsense
Joint Meeting with the Planning Commission on Annual Land Use Reprot & CIP Process
The Lodge (Caretaker's Cottage)

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, October 22, 2019, beginning at 4:30 p.m. 1270 Carl D. Silver Boulevard; 6:00 p.m. in the City Hall, Large Conference Room.

Council Present. Mayor Mary Katherine Greenlaw Presiding. Vice-Mayor William C. Withers, Jr. (4:39), Councilors Kerry P. Devine, Timothy P. Duffy, Charlie L. Frye, Jr. (5:03) Jason N. Graham (4:45) and Matthew J. Kelly.

Planning Commission. David Durham (via phone), Thomas O'Toole and Steve Slominski.

Planning Commission Absent. Kenneth Gantt, Christopher Hornung, James Pates and Rene Rodriguez.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, Assistant City Manager Doug Fawcett, City Attorney Kathleen A. Dooley, Economic Development Director Bill Freehling, Community Planning and Building Services Director Charles Johnston, Senior Planner Michael Craig, Historic Resources Planner Kate Schwartz, Community Development Planner Susanna Finn and Clerk of Council Tonya B. Lacey.

Others Present. Colin Greene and Beth Hessler both of Streetsense.

Area 1 & 2 Charrette with Streetsense. The Council participated in a Charrette for Areas 1 & 2 and they were given a PowerPoint presentation by Mr. Green. The presentation showed maps of Areas 1 & 2, major roads framework, major uses, slopes, area wide considerations, land use opportunities, planning elements for consideration and process schedule.

Joint Meeting with the Planning Commission on Annual Land Use Report & CIP Process. Mr. Johnston explained that there was a memo from the Planning Commission to give a summary of the Land Use Plan. He said this report was prepared in accordance to Virginia Code to provide an annual report of the land use status. Mr. Johnston stated that the Planning Commission would also like clarification of their role in reviewing the Capital Improvements Plan (CIP).

Mr. Craig gave an overview of the Annual Land Use Report. The purpose of the report was to give a statistical look at what had been done over the year. The report had tables to show the rezonings, text amendments, Comprehensive Plan amendments, zoning permits, certificates of appropriateness, all data on what had been done with the Council and administratively, and maps and charts that show trends. Mr. Craig said the biggest policy focus was on area plans. They created and adopted a form base code. There was an update to Old and Historic Overlay District and for a business development they worked on data centers.

Councilor Graham asked what the Planning Commission was hoping the staff would be able to provide with the Parking Action Plan and whether there was a timeline. Mr. Johnston said there were no timelines and some were supportive and others were not. Councilor Duffy asked whether there was support for paid parking and Mr. O'Toole said there was no parking for some development but the development would be beneficial to the City and they wanted to know how the Council felt about it.

Councilor Kelly asked if the Planning Commission felt their role was to move initiatives and whether they wanted to be more proactive. Mr. Durham stated that there were ad hoc committees that were put together and the Planning Commission was asked to participate and then there were some that the Planning Commission was not asked to participate. Mr. Durham said going forward the Planning Commission is willing to participate but he did not think it had been standard operating procedure to get a commissioner on all ad hoc committees and when dealing with land use policies, he said he would like to see that changed. He noted that the Parking Advisory Committee does not have a Planning Commissioner on the committee and he thought there needed to be.

Councilor Kelly asked if the Planning Commission wanted the Council to send things down to it or if they wanted to present initiatives to the Council. Mayor Greenlaw noted that she thought there were some initiative that Planning Commission would be moving forward. Mr. Johnston said there were some initiatives they would like to move with but they do not want to get out in front of the Council because the Council makes the policies. He said the Commission was seeking guidance on how they could be of help to the Council on many of the issues.

Councilor Graham said he thinks the Planning Commission could look at anything that was within the City Council's goals/visions.

Mr. Durham said he feels that the staff was a little shy getting out in front of the Council but the Commission needed the staff's help. He was understating of staffs work load.

Councilor Devine said she would like to figure out a direction for Council and Planning Commission so they could work together. She thought it was a good idea to have a Planning Commissioner on the Parking Committee.

Vice-Mayor Wither said they must be careful not to overwork the staff and when asking for something everyone must make sure the staff has the time. He said coordinating was the best way to go instead of everyone bringing items to the table.

Mr. Slominki said the Planning Commissioners were advisors and he feels like they need more guidance. He said they do not want to run the City and he asked other than land planning were there other things they should be looking at.

Councilor Graham suggested that maybe the Planning Commission could make recommendations to the staff and the staff bring the recommendation to City Council to determine if the Council wanted staff to look at it.

Mr. Slominski said they just need direction.

The Lodge (Caretaker's Cottage). Mr. Freehling explained that they were urged to talk to different organizations about the property and they spoke with University of Mary Washington, the National Park Service, Washington Heritage Museum, the Garden Club, the George Washington Foundation, Historic Fredericksburg Foundation, Inc., and Preservation Virginia and no one expressed interest in leasing or purchasing. The Council directed staff to market the property and that was completed but to move forward there needed to be a Comprehensive Plan amendment to the Unified Development Ordinance (UDO) and rezoning the property to R-4. The Planning Commission voted 6-0 against selling the property and staff was seeking direction from the Council. The staff recommended moving forward with the Public Hearing on November 26 with the various planning measures and moving forward with an RFP to sell or lease the property. Staff recommended selling or leasing because they feel that selling or leasing the property was the best way to ensure the property gets the care and investment that it deserves. Mr. Freehling said he talked with the CEO of Preservation Virginia and they have sold or conveyed nine of their thirty-eight historic properties with success despite some initial controversies. He said they drafted a deed of easement which would protect the historic elements and the ARB would also protect the historic elements. The deed of easement could be conveyed to the Virginia

Department of Historic Resources. Sale proceeds would help to fund various city preservation goals. There was some talk about making this a museum but staff stated that it was more appropriate as a residence. Mr. Freehling said putting an RFP out would be the best way to see who was interested in the property.

City Attorney said she drew up an easement based on the Memorials Commissions recommendation and she asked for Council's direction on whether she should contact Department of Historic Resources (DHR) with creating an easement for the property and the Council agreed that would be a great idea.

Councilor Kelly asked if there would be opportunity for other groups to come forward and Ms. Dooley explained the timeline. Councilor Kelly said whoever leases the property must be able to show that they could financially keep up the property.

Ms. Suzy Stone said everyone that had contacted her, have the resources to take care of it.

Adjournment. There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 6:55 p.m.

_____

Tonya B. Lacey
Clerk of Council
City of Fredericksburg

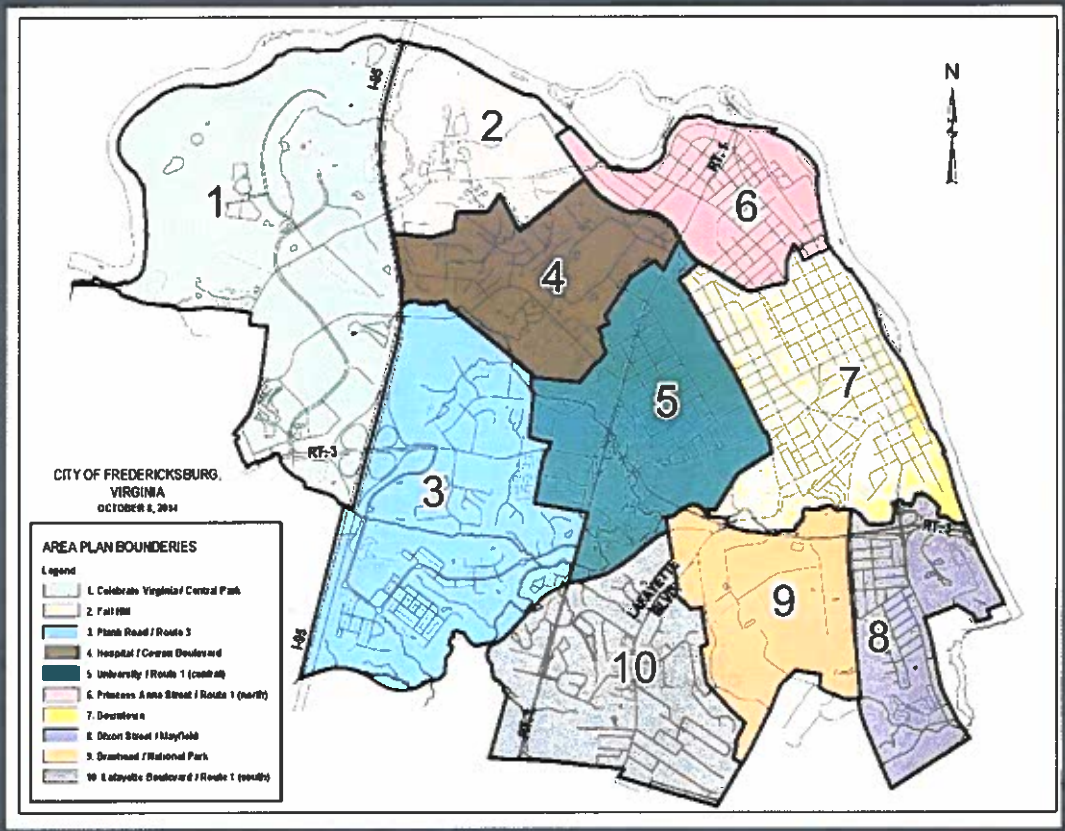
CITY OF FREDERICKSBURG, VIRGINIA

SMALL AREA PLANNING

NEIGHBORHOOD AREA 1

KICK-OFF PRESENTATION

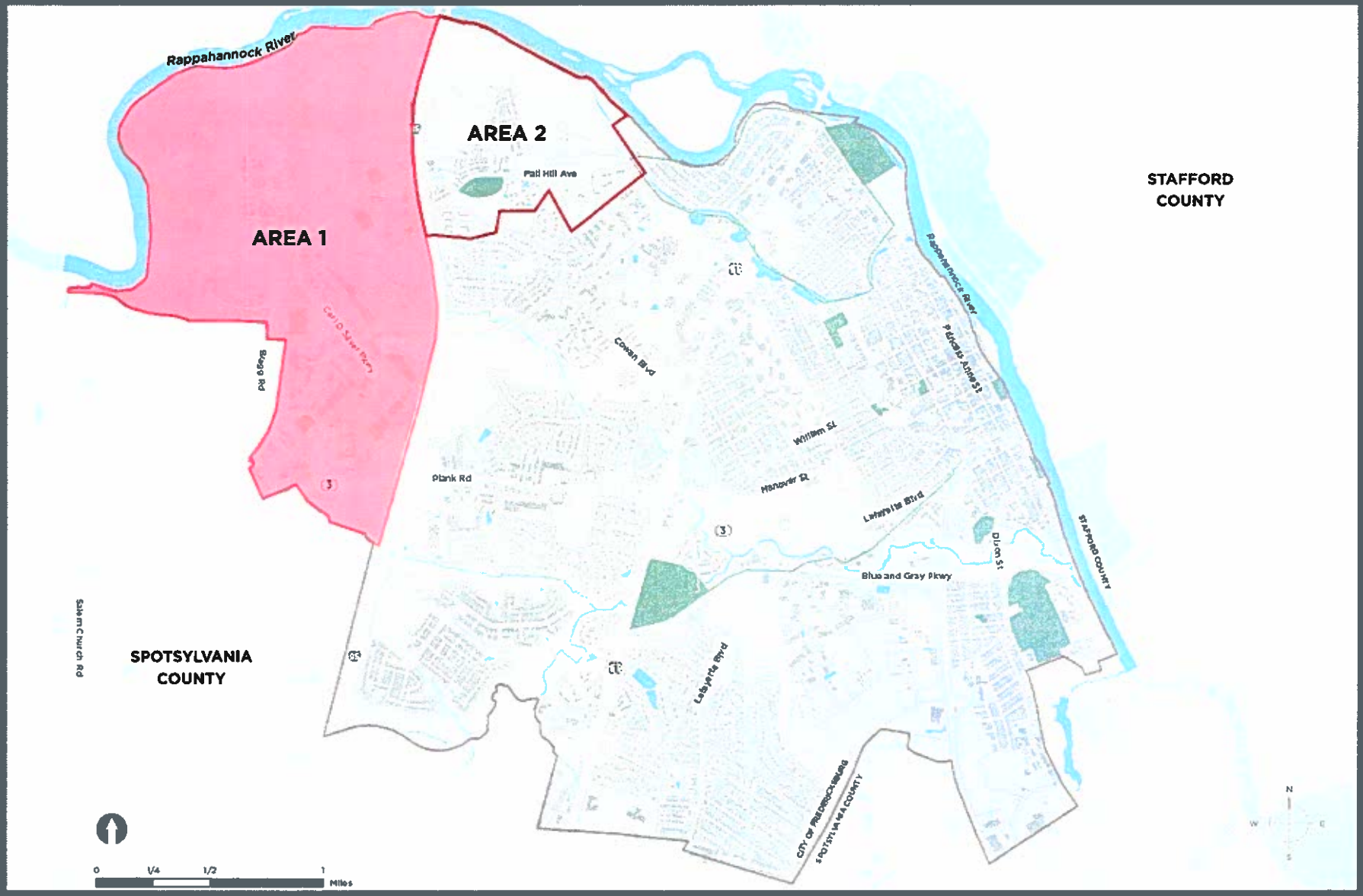
10.21.19



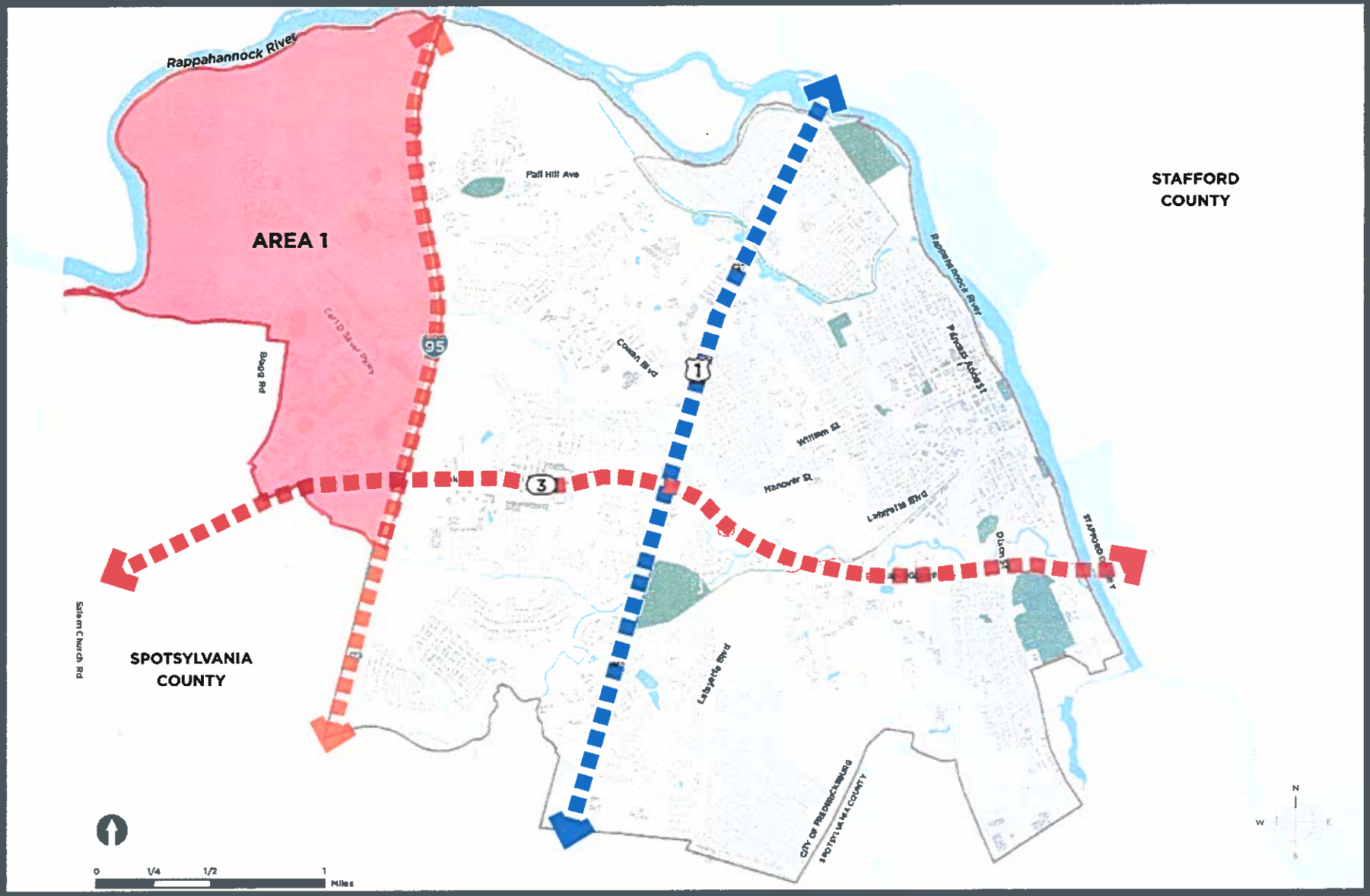
CITY OF FREDERICKSBURG, VIRGINIA

streetsense.

Attachment H



FREDERICKSBURG, VA NEIGHBORHOOD AREA 1



FREDERICKSBURG, VA NEIGHBORHOOD AREA 1

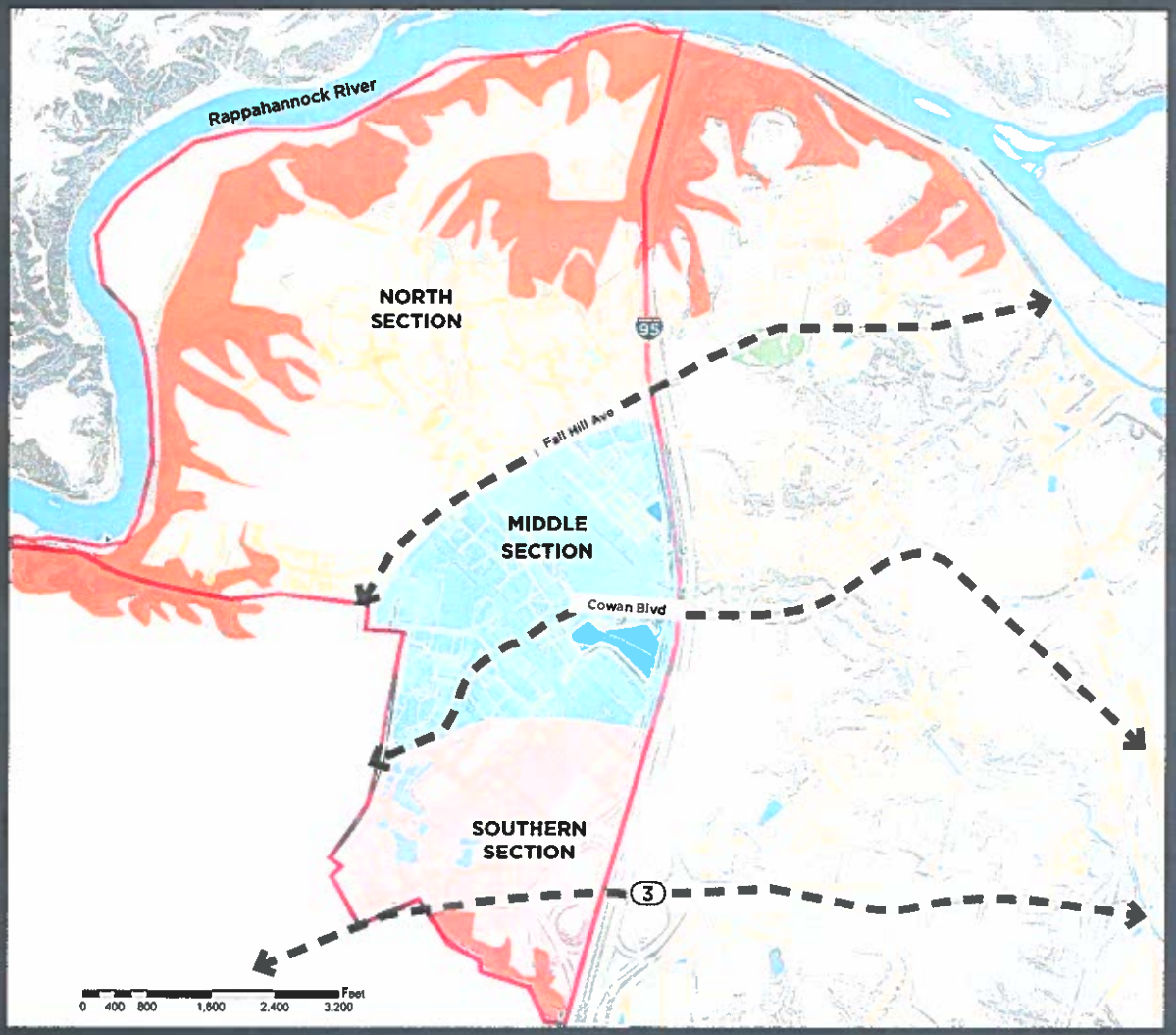
MAJOR ROADS FRAMEWORK

- I-95
- Plank Road/Route 3
- Fall Hill Avenue
- Cowan Boulevard
- Carl D. Silver Parkway
- Gordon W. Shelton Boulevard

MAJOR USES

- Residential
- Commercial

FREDERICKSBURG, VA | NEIGHBORHOOD AREA 1



SLOPES

25% OR GREATER SLOPE

AREA-WIDE CONSIDERATIONS

NORTH SECTION

Growth boundary
New infrastructure
Recreation
Re-greening
New development

MIDDLE SECTION

Distribution
Residential growth
New thoroughfare framework
New development

SOUTHERN SECTION

New thoroughfare framework
More compact density
Re-use of buildings
Additional land uses/ building functions

CURRENT COMPREHENSIVE PLAN

LAND USE OPPORTUNITIES

LAND USE OPPORTUNITIES

I-95 GATEWAY

- Develop a new off-ramp at Interstate-95 to serve the Celebrate Virginia area while also providing regional congestion relief
- Enhance this gateway to the City, which is highly visible from the Interstate-95 corridor, to provide a distinctive and appealing sense of arrival.
- Work with other jurisdictions and resource agencies to establish a regional visitor center.

LAND USE OPPORTUNITIES

TRAILS & OPEN SPACES

- Integrate the Eco-tourism component of the Celebrate Virginia Tourism Campus into the protected natural area, while preserving the integrity of natural and historic features.
- Expand recreational activities into the protected river floodplain and natural resource areas so visitors can experience scenic vistas, intact natural areas, and historic sites.
- Develop greenways and nature trails so they do not erode or damage the natural area and avoid damage to historic sites.

LAND USE OPPORTUNITIES

ECONOMIC DEVELOPMENT

- Support development of a multi-use Minor League Baseball stadium and additional ball fields for tournaments and training through long-term financial support of the stadium at Celebrate Virginia South, consider developing a surface parking lot adjacent to the new facility as a City project.

LAND USE OPPORTUNITIES

NEIGHBORHOOD IMPROVEMENTS

- Protect residential neighborhoods from existing and proposed commercial development through transitional uses and design standards that minimize adverse impacts.

PLANNING ELEMENTS FOR CONSIDERATION

1. COMPLETE **TRANSPORTATION NETWORK**

   BUS - PEDESTRIAN - BICYCLE - TRAILS

2. **PUBLIC OPEN SPACES**

   PARKS - PLAYGROUNDS - NATURAL AREAS

3. LAND USE + COMMUNITY FACILITIES

   HOUSING - SCHOOLS - RECREATION CENTERS

4. PUBLIC SERVICES + UTILITIES

5. ENVIRONMENTAL CONSIDERATIONS

PROCESS SCHEDULE

1. **ANALYSIS:** FALL

2. **FRAMEWORK REGULATING PLANS:** WINTER

3. **COMMUNITY UPDATE:** WINTER

4. **PRESENTATION TO CITY COUNCIL:** SPRING

Thank You!

fredericksburg@streetsense.com

https://www.surveymonkey.com/r/FredericksburgOnlinePlanningSurvey

streetsense.

Attachment II

City of Fredericksburg
Planning Commission
P.O. Box 7447
Fredericksburg, VA 22404-7447

Kenneth Gantt, Chairman
Rene Rodriguez, Vice-Chair
David Durham
Chris Hornung
James M. Pates
Tom O'Toole
Steve Slominski

October 9, 2019

Hon. Mary Katherine Greenlaw
Members, Fredericksburg City Council
Mr. Tim Baroody, City Manager
P. O. Box 7447
Fredericksburg, Virginia 22404

RE: Planning Commission Annual Report for FY 2019

Mayor Greenlaw, Members of City Council, and City Manager Baroody:

On behalf of the Fredericksburg Planning Commission ("Commission"), I am pleased to transmit the "Status of Land Use, Annual Report for Fiscal Year 2019" ("Annual Report"). This document has been prepared in accordance with Virginia Code §15.2-2221 and Section 5-14 of the Planning Commission's Bylaws[1] to provide City Council ("Council") with an annual report on the operation of the Commission and the status of planning within the City for the past fiscal year.

The attached document was prepared by the Community Planning and Building Department ("Department") and provides many facts and statistics summarizing development and planning activities within the City during FY 2019. The Commission would like to express our appreciation to the Department for its efforts in compiling this data in such a professional and logical manner.

As an overview of the progress being made regarding Land Use measures, the Mayor and City Council has developed a vision to guide the work of the Comprehensive Plan (CP) in the areas below leading to a Desired Future State for the City:

- Be an Employment Epicenter.

[1] Section 5-14 states:

> "Not later than December 1 of each year, the Commission shall make recommendations and an annual report to the Council concerning the operation of the Commission and the status of planning within the City. The report shall include statistics on land use development during the preceding fiscal year, enforcement activities, and the implementation of recommendations set forth in the Comprehensive Plan."

- Deliver quality core public services including clean water and sanitary services, public safety, health, and social services;
- Be home to Distinct and Linked Neighborhoods;
- Value Learning as a Way of Life;
- Be a Leader in Historic Preservation;
- Build Community Through Cultural Vibrancy;
- Foster a Green, Clean Environment; and
- Provide Cutting Edge Transportation Solutions.

The execution of which is conducted by the Mayor, City Council, Planning Commission, and Community Planning and Building Department working together in advancing these values through the following land use planning efforts in FY19:

A. Significant Planning Commission Achievements and Actions in FY 2019

1. *Continue the Accelerated Adoption of the Small Area Plans (SAPs) and the Unified Development Ordinance (UDO) Amendments Required to Fulfill the Plan and Council's Vision* – The Planning Commission, Board of Zoning Appeals, and planning staff continue to implement zoning map amendments, special use permits, special exceptions, variances, etc., such as completing Area 6, implementing the regulatory changes identified by the plans (i.e., the Commercial Highway Form Based Code and associated re-zonings were finalized in June), and others which you will see throughout the report.

2. *Collaborate with the Commission in Bolstering the Downtown as an Economically Vibrant Historic Center* – Ensuring that the City can accommodate and capture its share of regional economic growth is a core piece of the City Council's priorities and the CP. The Council, Commission, and Department continue to work together to ensure that the City's regulations keep pace with economic innovation and to process major economic development projects

3. *Code Changes: Encourage Redevelopment of the City's Commercial Corridors* – The state of planning also includes administering the permitting of the City's land use market. As identified in the Streetsense Market Report, the City is digesting the residential entitlement that came online between 2015 and 2017. Also, based on statistics tracked by the Building Department, the non-residential land use market is undergoing a cycle of repurposing and repositioning to reflect changes in office and retail demand

4. *Become A Leader Among Virginia Localities in protecting Our Natural Environment and System Planning* – In FY 19 attention was directed towards environmental and trafficability considerations and plans for conservation over the next few years, this work will focus on upgrading the City's environmental and multi-modal transportation infrastructure.

B. Planning Recommendations for FY 2020 (Carryover from 2019)

To further implement the goals and objectives in the CP, the Commission recommends that the City pursue the following planning and land-use opportunities in the coming year:

1. Continue Accelerating the Completion of the City's Small Area Plans

The City's Small Area Plans will provide important planning recommendations specific to each of the City's Planning Areas that can be used to shape future land-use decisions. The Commission recommends that the City accelerate the schedule for completion of this planning effort and ensure that the Commission participates in the selection of the consultant(s) and development of the Scope of Work and require that the consultant(s) meet regularly with the Commission throughout the process.

The Area Plans should address the following initiatives outlined in the CP and Action Plan:

a. Encourage development/redevelopment activity by creating plans, especially for older shopping centers, that will diversify uses and provide for improved multi-modal access, landscaped parking areas, and improved lighting and signage;[2]
b. Investigate new concepts in street design, such as shared-space intersections that maintain vehicular access while enhancing pedestrian safety;[3]
c. Implement traffic-calming measures in neighborhoods where driving patterns endanger resident safety;[4]
d. Actively examine the potential for redesigning one-way paired streets to make them more compatible with the residential neighborhoods they traverse;[5]
e. Develop complete-streets standards and guidelines;[6]
f. Identify potential locations for pocket parks throughout the City, to enhance neighborhoods and the community's overall quality of life;[7]
g. Recommend revitalization strategies for key corridors of Princess Anne Street, Kenmore Avenue, William Street, and Lafayette Boulevard;[8] and
h. Provide recommendations for amendments to the CP and UDO to implement the recommendations of the Small Area Plans.

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[2] Business Opportunity Initiative No. 4, Comprehensive Plan.
[3] Transportation Initiative No. 15, Comprehensive Plan.
[4] Transportation Initiative No. 9, Comprehensive Plan.
[5] Transportation Initiative No. 14, Comprehensive Plan.
[6] Transportation Initiative No. 4, Comprehensive Plan.
[7] Public Facilities and Services Initiative No. 17, Comprehensive Plan.
[8] Business Opportunity Initiative No. 9, Comprehensive Plan.

2. *Adopt Proffer Guidelines*

   As residential development trends continue, the Commission recommends that the City evaluate the potential impact of growth on the City's future CIP needs and, using the exclusions in Virginia Code §15.2-2303.4, adopt a policy establishing guidelines for the evaluation and acceptance of conditional rezoning proffers.

3. *Adaptive Reuse of City Properties*

   The Action Plan recommends a comprehensive study of City-owned properties and facilities that are vacant or obsolete and development of plans for their removal/reuse.[9] The Commission recommends that City Manager and Council provide the financial resources needed to continue and complete this planning effort.

4. *Downtown Parking & Riverfront Park Initiatives*

   The CP identifies improved downtown parking facilities and the construction of the Riverfront Park as important initiatives for the City. Acknowledging that these two initiatives are interdependent, the Commission recommends that the City prioritize the completion of the Parking Action Plan and the implementation of recommendations to right size public parking capacity and to accelerate the construction of Riverfront Park.

5. *Archaeology Program*

   The Commission recommends that the City continue efforts to adopt an Archaeology Program to identify and protect historic structures and archaeological resources.

In conclusion, the Commission feels its work with the City's Planning and Development Department is on a solid glide path and the continuation of modifications as warranted, supports the Mayor's and City Council's endeavor for a Desired Future State as defined in the vision. And while we have sustained our recommendations from 2018, this is to maintain the momentum with which change within Land Use is evolving based upon execution of the CP. The Commission looks forward to working with you in the months ahead to build upon the past year's collective planning efforts, many of which are summarized in the Annual Report, and to support the development of an FY 2021-2022 CIP that furthers the goals, policies and initiatives in the City Council's 2036 Vision Statement and Amended 2017 CP.

Respectfully,

Kenneth D. Gantt

Kenneth D. Gantt, Chair
Fredericksburg Planning Commission

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[9] Public Facilities and Services Initiative No. 5, Comprehensive Plan.

Code of Virginia

§ 15.2-2239. Local planning commissions to prepare and submit annually capital improvement programs to governing body or official charged with preparation of budget.

A local planning commission may, and at the direction of the governing body shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the locality for a period not to exceed the ensuing five years. The commission shall submit the program annually to the governing body, or to the chief administrative officer or other official charged with preparation of the budget for the locality, at such time as it or he shall direct. The capital improvement program shall include the commission's recommendations, and estimates of cost of the facilities and life cycle costs, including any road improvement and any transportation improvement the locality chooses to include in its capital improvement plan and as provided for in the comprehensive plan, and the means of financing them, to be undertaken in the ensuing fiscal year and in a period not to exceed the next four years, as the basis of the capital budget for the locality. In the preparation of its capital budget recommendations, the commission shall consult with the chief administrative officer or other executive head of the government of the locality, the heads of departments and interested citizens and organizations and shall hold such public hearings as it deems necessary.

Attachment III

City of Fredericksburg Status of Land Use Annual Report

Planning, Building, and Public Infrastructure

Fiscal Year 2018-2019
(July 1, 2018 – June 30, 2019)

Prepared by:
Community Planning and Building Department
August 2019

Transmitted to City Council by:
Fredericksburg Planning Commission
August 22, 2019

TABLE OF CONTENTS

I. Summary 2

II. Charge 3

III. Commission, Board, and Department Structure 3

IV. City Vision 5

V. Promoting and Sustaining a Liveable Community 7

- Comprehensive Plan Amendments 7
- Comprehensive Plan Compliance Reviews 7
- Text Amendments 7
- Transportation Improvements and their Funding Status 8
- Comprehensive Plan Capital Improvements 8
- Policy Proposals and City Council Values by Comprehensive Plan Chapter 9

VI. Land Use 15

- Small Area Plans 15
- Zoning Map Amendments 17
- Special Use Permits and Special Exceptions 18
- Variances and Appeals of Administrative Actions 18
- Zoning Permits 19
- Site Development Plans 20
- Subdivisions 22
- Building Permits and Inspections 23
- Enforcement 23
- Technical Review Committee 24

Appendix

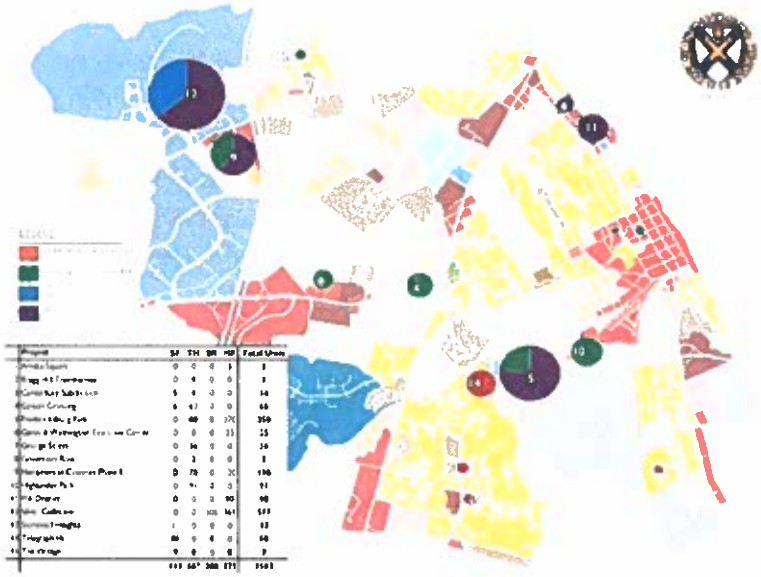
- Table 1 - Transportation Improvements and their Funding Status
- Table 2 - Comprehensive Plan Capital Improvements
- Map 1 - Zoning Map Amendments, Special Use Permits, Special .. Exception, and Variances
- Map 2 - Major Site Plan, Minor Site Plan, and Subdivision Applications
- Chart 1 – Permit, Development, and Construction Trends

I. SUMMARY

In Fiscal Year (FY) 2019 Planning Commission and the Community Planning and Building Department continued to dive deep into the policy challenges facing the City of Fredericksburg all the while processing a steady high volume of permits and other planning documents. Looking back on the year, three noteworthy trends emerged:

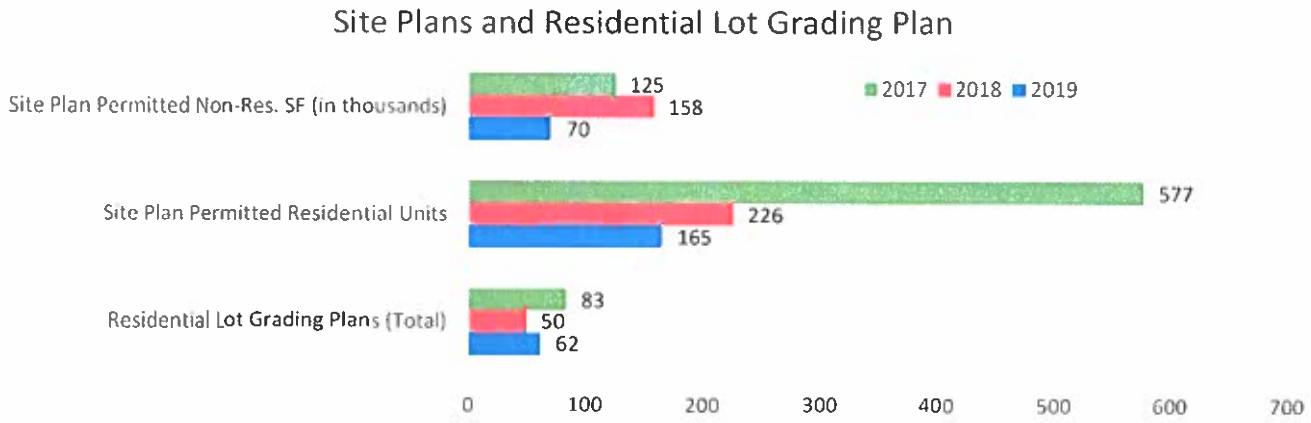
Policy wise, focus remained on updating the City's infrastructure and regulatory framework to stay ahead of the global changes affecting twenty-first century life. The Area 6 (Princess Anne / Route 1) Small Area Plan was adopted in January 2019, which proposes a new approach to revitalizing ageing commercial corridors through a Creative Maker District and Transfer of Development Rights program to protect historic structures. The City created a form based code to guide the evolution of ageing shopping centers into walkable urban place and rezoned the necessary land in Areas 3 (Plank Road / Route 3) and 6 to implement those plans. Public outreach, a five day charrette, and the project consultant Streetsense's land use report were completed to advance the Area 7 (Downtown) planning effort. On the environmental front, improvements to Pond "D" (located between the Great Oaks subdivision and Police Head Quarters) that will help reduce the amount of nutrients flowing into the Rappahannock River and Chesapeake Bay are included in the proposed Capital Improvements for FY 20/21. Focusing on historic preservation, the Old and Historic Fredericksburg Overlay District rules and guidelines were updated for the first time since the adoption of the Unified Development Ordinance in 2013. From a business development standpoint, the City updated its regulatory structure to respond to the growing demand for Data Centers.

The second trend relates to land use. The FY 17 Annual Report included a map on page 19 indicating that 1,563 new residential units had been entitled or submitted for plan approval since 2015. The 2019 Market Report prepared by Streetsense as part of the Area plan process stated, on page 19, that there were a significant amount of residential units in the development pipeline that would need several years to be absorbed.

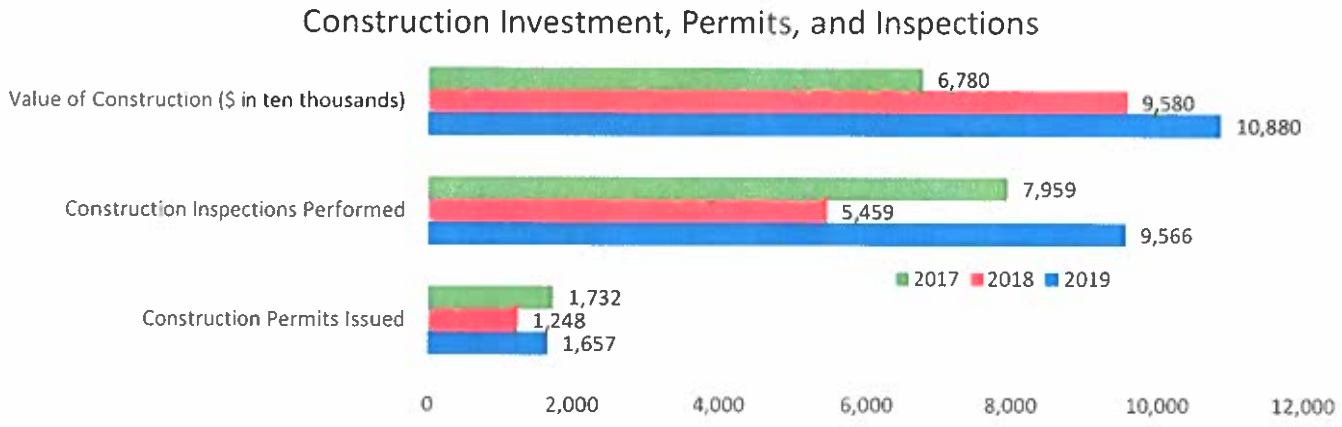


Looking at the data trends for rezonings, site plans, residential lot grading plans, and building permits shows that, starting in 2017, the digestion of those units is underway. No new major residential rezonings or special use approvals were processed in FY 18 or 19. 968 of the units received site plan approval between FY 17-19. Out of that number, only the 6 additional units at Hanover One, the 21 units at the Frederick Street Lofts, and the 64 unit Valley Run townhome

project were in addition to the units listed in the FY 17 map and chart. Residential lot grading plans approvals increased, which indicates that the absorption of individual units approved as part of an overall site plan grew in pace. However, there are still an additional 600 + residential units out of the 1,563 identified in 2017 that are entitled, but have not yet received site plan approval. The absorption of these units (including the 204 units anticipated in the Fredericksburg Park development, which received an early grading plan in FY 19, and the 91 units in the Highlander Park project, which obtained a preliminary plat in FY 19) will occur over the next few years.



Finally, the Streetsense Market Study also indicated, on page 39 and 61 that office and retail markets were in need of repurposing and repositioning. In FY 18, the total amount of new non-residential square footage approved through site plans (generally tracking new or wholesale redevelopment) declined (158,000 square feet in FY 18 and 70,000 square feet in FY 19). Yet, overall construction (building) permits and construction inspections, measuring in part build out of residential buildings or the retrofitting of existing non-residential buildings, increased from 2018. Total construction investment in the City increased by $13 million. These are indicators that repositioning of the non-residential land use market is underway. In addition, new opportunities for new construction may also arise in the next few fiscal years, especially considering that a masterplan and early grading plan for a multipurpose stadium in Celebrate Virginia South (CVAS) were approved in FY 19.



II. CHARGE

Under Virginia Code § 15.2-2221 and Section 5-14 of its Bylaws, the Planning Commission shall make an annual report that includes "statistics on land use development during the preceding fiscal year, enforcement activities, and the implementation of recommendations set forth in the Comprehensive Plan." The City of Fredericksburg Status of Land Use Annual Report – *Planning, Building, and Public Infrastructure* (the Report) provides statistics on the processing of permits, entitlement applications, enforcement activities, and other policy activities performed during FY 19 which spans from July 1, 2018 – June 30, 2019. The Planning Commission uses this document to report on the status of planning and Capital Improvements to the City Council.

III. BOARD, COMMISSION, AND DEPARTMENT STRUCTURE

This report focuses on the planning activities of the following groups:

- Boards and Commissions –
  The City Council, Planning Commission, Architectural Review Board, the Board of Zoning Appeals, the Wetlands Board, and the Housing Advisory Committee focus on the use and development or private property and public infrastructure. They participate in the implementation of vision to improve the public health, safety, convenience, and welfare of the City's citizens. Collectively, along with the City staff, they implement the vision for the community.

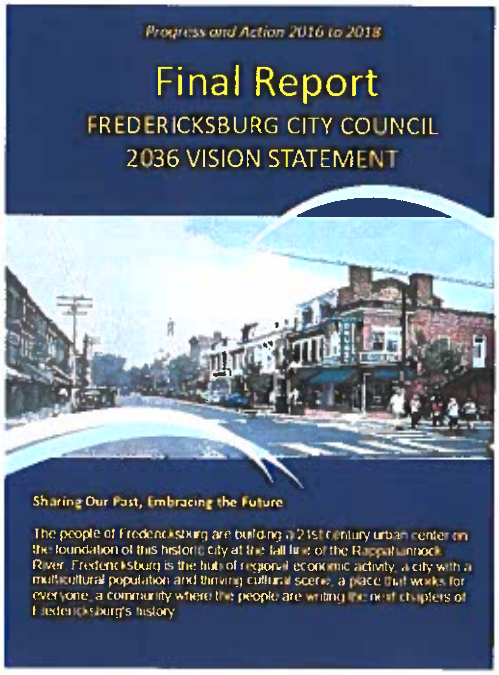
- Community Planning and Building Department (CPBD) – Planning Services Division (PSD) –
  The Planning Services Division is comprised of eight full-time and one part-time employees, in addition to the Department Director. The staff administers the zoning ordinance to ensure that new uses are compatible with the existing community character (including the City's Old and Historic Overlay District to protect the City's Historic District), statewide environmental programs for flood plain and Chesapeake Bay water quality improvement, and the City's Community Development Block Grant (from the U.S. Department of Housing and Urban Development) to help with housing needs for modest income households. The staff reviews and makes recommendations on comprehensive plan amendments, special use permits, special exceptions, and rezonings to the City Council and the Planning Commission.

- Community Planning and Building Department (CPBD) – Building Services Division (BSD) –
  The Building Services Division is comprised of eight full-time and one part-time employees. The mission of Building Services Division is to promote the health, safety, and general welfare of the public and to ensure safety to life and property from all hazards incident to building design, construction, maintenance, use, repair, removal or demolition. BSD is responsible for enforcing local ordinances, the Virginia Uniform Statewide Building Code, and the Virginia Construction Code through the issuance of building permits for all new construction, additions, installations, alterations/remodeling, demolition, changes of use, changes of occupancy, removal or disturbing any asbestos, and any work not specifically exempted by the Virginia Building Code. BSD also enforces the Virginia Property Maintenance Code. The property maintenance code regulates the maintenance and repair of existing structures and the property maintenance official also assists in enforcing the general nuisance codes.

IV. CITY VISION

In 2016, the City Council generated a 2036 Vision Statement, which reads:

> "Sharing Our Past, Embracing the Future. The people of Fredericksburg are building a 21st century urban center on the foundation of this historic city at the fall line of the Rappahannock River. Fredericksburg is the hub of regional economic activity, a city with a multicultural population and thriving cultural scene, a place that works for everyone, a community where the people are writing the next chapters of Fredericksburg's history."



Based on this vision, the City Council established Eight Desired Future States. Both the vision and the Desired Future States were adopted into the Comprehensive Plan in 2017:

- Be an employment epicenter,
- Have effective public services,
- Have distinct and linked neighborhoods,
- Be a place where learning is a way of life,
- Be a leader in historic preservation,
- Build a community through cultural vibrancy,
- Have a green and clean environment, and
- Implement cutting edge transportation solutions

The vision statement is to be implemented by a list of 35 "Council Priorities" that form the core work plan for the different City Departments for FY 19, 20, and 21. The Priorities were updated by the City Council in April of 2019 to reflect progress made over the last two fiscal years. The Priorities associated with the CPBD were modified and renumbered, but were not substantially different in terms of policy work or direction from the previous set of Priorities. During FY19, the PSD worked to develop policies, working plans, etc. to further the updated Council Priorities.

Virginia State Code directs every local jurisdiction to prepare a Comprehensive Plan. The purpose of the Comprehensive Plan is to identify existing conditions, growth trends, and probable future requirements and then develop a plan for "the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory, which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities" (Code of Virginia Section 15.2-2223.A).

The Comprehensive Plan and this report are broken into two parts:

1. *Promoting and Sustaining a Liveable Community.*

   This section consists of seven chapters each containing its own goals, policies and initiatives:

   - Transportation;
   - Public Services, Public Facilities, and Preserved Open Space;
   - Environmental Protection;

- Business Opportunity;
- Residential Neighborhoods;
- Historic Preservation; and
- Institutional and Jurisdictional Partnerships

To describe the annual achievements in this part, this report details the review and adoption of planning policies (general Comprehensive Plan amendments [other than small area plans], Comprehensive Plan compliance reviews, and zoning text amendments,). The report also identifies the status of the transportation improvements and capital improvements called for within the City's Comprehensive Plan. Finally, the report focuses on individual policy areas by Comprehensive Plan chapter tracking focus group and committee work, work on Council Priorities, as well as Certificates of Appropriateness and the City's Community Development Block Grant appropriation.

2. *Land Use.*

The 2015 Comprehensive Plan delineates the City into ten land use areas that focus on addressing specific land use conditions to make land use recommendations for each area. The Area 3 (Plank Road / Route 3) Small Area Plan was adopted by City Council in FY 18. The Area 6 (Princess Anne Street / Route 1) Small Area Plan was adopted by City Council in FY 19. The Area 7 (Downtown) Small Area Plan is under review in the first two quarters of FY 20 by the Planning Commission and PSD. Over the next two fiscal years, the City will develop and adopt each remaining small area plan. The small areas and their scheduled timeframe are:

Area 1 Celebrate Virginia / Central Park	INITIATE	EARLY FY 20
Area 2 Fall Hill	INITIATE	EARLY FY 20
Area 3 Plank Road / Route 3	ADOPTED	FY 18
Area 4 Hospital / Cowan Boulevard	INITIATE	FY 22
Area 5 University / Route 1 (central)	INITIATE	LATE FY 20
Area 6 Princess Anne Street / Route 1 (north)	ADOPTED	FY 19
Area 7 Downtown	PUBLIC HEARINGS	FY 20
Area 8 Dixon Street / Mayfield	INITIATE	LATE FY 20
Area 9 Industrial / National Park	INITIATE	FY 22
Area 10 Lafayette Boulevard / Route 1 (south)	INITIATE	LATE FY 20

To measure the annual implementation of the Land Use section, this report will focus on the review and adoption of small area plans and land use applications (ie. zoning map amendments, special use permits, special exceptions, variances, etc.), zoning and building permit approvals, development plan approvals, and enforcement actions.

1. PROMOTING AND SUSTAINING A LIVEABLE COMMUNITY

The Planning Commission and the PSD implement Comprehensive Plan Part I, Promoting and Sustaining a Liveable Community, by reviewing and adopting Citywide land use policies, determining whether or not proposed public facilities are in conformance with the Comprehensive Plan as required under Code of Virginia § 15.2-2232, and reviewing the City's Capital Improvements Plan. Planning Commissioners and PSD also participate in committees and other working groups that focus on different issues around the City with an eye towards applying one of these policy tools to the issue.

A. General Comprehensive Plan Amendments to the Promoting and Sustaining a Liveable Community section.

The City adopted one general Comprehensive Plan amendment (the same as in FY 18). The amendment was to incorporate the City's vision for a public use stadium in Celebrate Virginia South into the Comprehensive Plan. Adoption of Small Area Plans is discussed in Part III Land Use.

Comprehensive Plan Amendments FY 19				
	Project Name	Proposal	PC Recommendation	CC Action
1	Celebrate Virginia Stadium	Modify Chapters 3, 4, 10, and 11 to include a public use stadium in Area 1.	Approval	Approval

B. Determination of Consistency with the Comprehensive Plan

The Comprehensive Plan controls the approximate location, character and extent of public facilities as established in Code of Virginia §15.2-2232(A). No public facility shall be constructed, established or authorized, unless and until the facility has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan. This past year, the Planning Commission reviewed three applications for consistency with the Comprehensive Plan (up from 0 in FY 18).

Comprehensive Plan Compliance Review FY 19				
	Project Name	Proposal	PC Determination	CC Action
1	Stadium	Public Use 5,000 Seat Stadium in CVAS	Approval	Approval
2	Fredericksburg Park	Alum Spring Road Realignment and Open Space.	Approval	Approval
3	Vacate Douglas Street	Vacate One Block of Douglas Street as Part of the William Square / Liberty Place Project.	Not in Accordance	Withdrawn

C. Text Amendments

Zoning and subdivision regulations are the principal vehicles in Virginia for implementing a locality's comprehensive plan. Seven zoning text amendments were developed by staff and considered by the City Council and the Planning Commission (up from four text amendments in FY 18). Six text amendments were recommended for approval by the Planning Commission and approved by the City Council.

Text Amendments FY 19				
	General Description of Text Amendment	PC Recommendation	City Council Action	Ordinance #
1	Defining and regulating Data Centers	Approval	Approval	18-16
2	Providing for Form Based Code and creating a Form Based Code for the Commercial Highway Zoning District	Approval	Approval	19-01
3	Amending the Development Standards to revise requirements for blocks, lots, access, and parking	Approval	Approval	19-02
4	Display of Temporary Banners	Modified Recommendation	Modified Approval	19-22
5	Permitting Digital Display for Drive-Through and Gasoline Sales Signage in Certain Areas of the City	Approval	Approval	19-23
6	Updating the Old and Historic Fredericksburg Overlay District Standards and Architectural Review Board Procedures	Approval	Approval	19-24
7	Differentiating between Large and Small Scale Automotive Sales and Rental Uses	Approval	Approval	19-25

Text amendment number 4 originally was related to the frequency and duration of on-site temporary banners and led to much discussion. The Planning Commission made a modified recommendation to limit extended display of temporary banners to museums and to cap the total number of banners permitted to be displayed at one. The City Council approved an ordinance with the cap, but did not include the extended display period for museums.

D. Transportation Improvements and their Funding Status

The functionality of transportation infrastructure and its integration with land use planning are necessary for the health, safety, and welfare of the general public. Receiving funding from regional, state, and federal agencies requires coordination with the Fredericksburg Area Metropolitan Organization's (FAMPO) 2045 Long Range Transportation Plan for the George Washington Region. The Plan was adopted by FAMPO in FY18 and is updated every five years. Other sources of funding for planned transportation improvements comes from private developers, the local Capital Improvements Plan (CIP) adopted annually as part of the budget cycle, Virginia Department of Transportation, and the Federal Department of Highways.

Table 1 (attached as an appendix to this report) lists the transportation projects that appear in the Comprehensive Plan. It includes the page number they are listed on, whether they are contained in FAMPO's 2045 Long Range Transportation Plan, whether they are in the City's Capital Improvements Plan, and whether or not the project has otherwise been funded. This table should be used by the Planning Commission to determine whether or not transportation improvements should be prioritized in the upcoming budget and funding cycles.

E. Capital Improvements Plan

The City's Capital Improvements Plan (CIP) is adopted annual as part of the budget process. The CIP represents a significant investment in the future of the City. It is a planning tool for the

acquisition, replacement, modernization, rehabilitation or expansion of long-term capital assets and infrastructure. The adopted 2019 CIP is included as an appendix to this report.

Under Virginia Code § 15.2-2221 and Section 5-13 of its Bylaws, the Planning Commission shall review the adopted CIP and provide suggestions, based on the Comprehensive Plan, for consideration in the next years CIP. Table 2 (attached as an appendix to this report) catalogues the initiatives and policies listed in each chapter of the Comprehensive Plan and indicates whether they were included in the FY 20 CIP. Final approval of the FY 20 CIP has been extended until September 2019 in order for City Council to better understand annual school enrollment.

F. Policy Proposals and Council Priorities by Comprehensive Plan Chapter

The Comprehensive Plan is organized by chapter. Each chapter represents values to guide the City's future. By chapter those values are environmental protection, business opportunities, residential neighborhoods and housing character, historic preservation, and institutional and jurisdicational partners. The achievement of these values takes two forms: policy work related to Council Priorities and the administration of several programs overseen by the PSD. These programs include but are not limited to state and federal stormwater and erosion control, the City's Community Development Block Grant entitlement, and management of the Certificate of Appropriateness process within the Old and Historic Overlay District. This section of the report will catalogue the programs and policy initiatives PSD undertook in FY 18 by chapter.

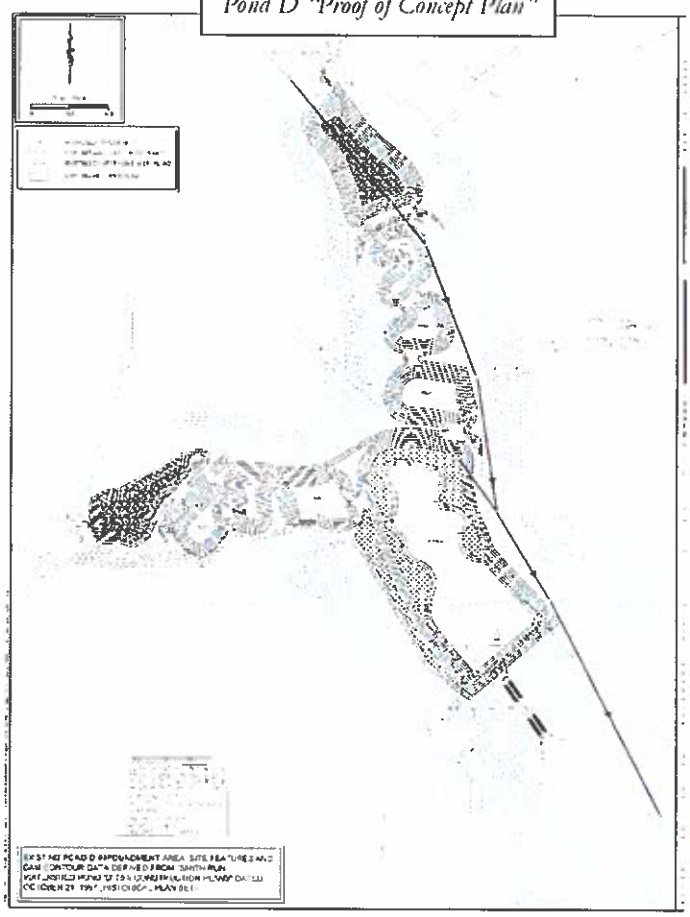
Environmental Protection (Chapter 5) -

Municipal Separate Storm Sewer System (MS4) General Permit

Discharges from municipal storm sewer systems are regulated under the Clean Water Act, the Virginia Stormwater Management Act, and the Virginia Stormwater Management Program.[1] The intent of this act is to protect the quality of Virginia's waterways and the Chesapeake Bay. The program includes administration of the Total Daily Maximum Limit program, which requires localities to track and reduce the amount of nutrients discharged into waterways.

Priority #22: Initiate stormwater facility improvements to meet Chesapeake Bay requirements. Environmental PSD undertook the following in FY 19 to progress Priority #22:

Pond D "Proof of Concept Plan"



[1] Comprehensive Plan, page 5-7

- Selected a retrofit of Pond 'D' as the best project to advance TMDL goals based on nutrient removal potential and overall cost relative to said removal
- Performed a retrofit feasibility analysis of Pond 'D', a flood control facility that impounds approximately 700 acres to determine if a Constructed Wetland or Extended Detention best management practice (BMP) could be achieved
- The Extended Detention BMP was determined to be the most feasible and was adopted into the FY 21 Capital Improvements Plan for construction
- Improvements will also need to be made to Pond 'D' to comply with Virginia Dam Safety Regulations

Environmental Planning will focus on the following projects in FY 20:

- *Pond "D"* – 100% Design of Pond D for FY 21 constructionis a City-owned stormwater facility between the Great Oaks neighborhood and the City's Police Head Quarters. A proof of concept scope for the retrofit of the City-owned Pond "D" into a Constructed Wetland BMP is currently underway.

Priority #23: Monitor, maintain, and improve our canal to ensure that it is healthy and attractive.
The Rappahannock Canal may also have potential to help meet the City's TMDL goal. Staff will continue to explore options within the Canal.

Business Opportunities (Chapter 6) -

Policy work related to the Business Opportunities chapter in FY 19 focused on developing the City into an Employment Epicenter and Building Community through Cultural Vibrancy.

- Employment Epicenter - The City Council, Planning Commission, and CPBD staff continued work on the small area plans (adopting the Area 6 small area plan, implementing the Area 3 small area plan, and undertaking the planning for the Area 7 small area plan) in accordance with Priority #2: Complete the Small Area Plans over the Next Three Years. They completed the implementation of the T-5C transect by adopting a form based code for the Commercial Highway zoning district and rezoning the remaining areas within 3 and 6 from Commercial Shopping Center to Commercial Highway. More discussion on this topic is included in Part III Land Use.

- Building Community through Cultural Vibrancy – The City Council, Planning Commission, and CPBD staff worked together on the entitlement and permitting of a Priority #7: Facilitate private development of a multipurpose stadium. Work included updating the Comprehensive Plan, reviewing and approving a special use permit, reviewing and improving a development masterplan, and reviewing an early grading plan to advance the construction of the stadium in Celebrate Virginia South.

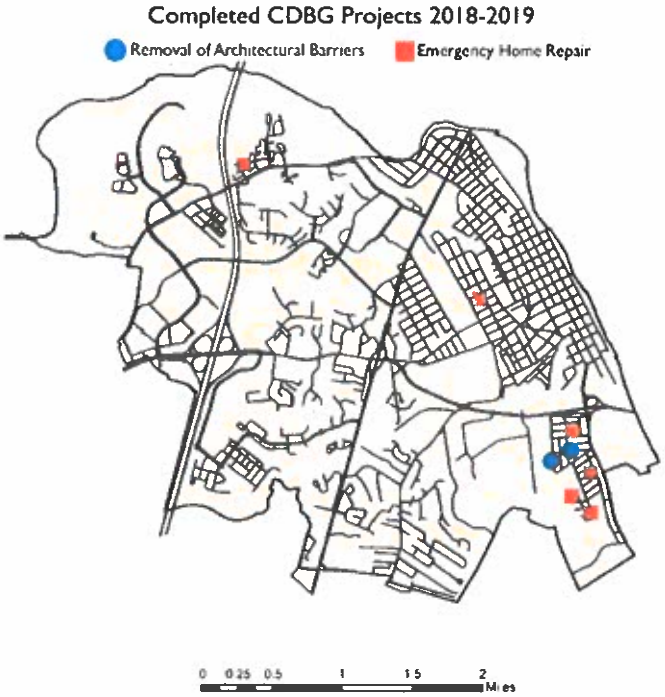
Residential Neighborhoods and Housing (Chapter 7)

Census 2020

The U.S. Census occurs every ten years. Census data determines representation in Congress and how funds are spent in the community on things like roads, schools, and hospitals. PSD, along with other groups in the region, began preliminary organizational work on the Census in preparation for the final count in April 2020. PSD participated in LUCA, the local update of census addresses, to ensure census information will be delivered to every household, developed a web-site to organize the City's Census efforts, and began the organization of a Complete Count Committee of stakeholders to help with outreach over the next year.

Community Development Block Grant

The PSD's affordable housing efforts are overseen by the Housing Advisory Committee (HAC). This year witnessed the successful implementation of the fourth year of the 2015-2020 Consolidated Plan for Community Development Block Grant programming. Through this program, 656 low-income households received services supporting the goal of affordable housing[2]. It included the rehabilitation, repair, or accessibility adaptation for 8 owner-occupied housing units. These efforts ensure safe and stable living environments for families in Fredericksburg. The PSD continues to strive to achieve the goals of affordable housing outlined in the Comprehensive Plan which states: "All persons who live and work in Fredericksburg should have the opportunity to rent or purchase safe, decent, and accessible housing within their means."[3]



[2] 2016-2017 Consolidated Annual Performance and Evaluation Report

[3] Comprehensive Plan, page 7-6

Priority #30: Work with stakeholders and partners to establish an affordable housing strategy, preferably on a regional basis.

The Housing Advisory Committee, the George Washington Regional Commission's (GWRC) Continuum of Care, and the PSD worked together in FY 19 to progress Priority #33. The Housing Advisory Committee (HAC) expanded to include the GWRC Director and two Planning Commissioners (one standing member and one alternate). The expanded HAC hired a consultant to draft a Request for Proposal for an affordable housing action plan proceeds. The City Council directed the group to take a more regional focus, so PSD and the HAC worked with the GWRC Board to support studying housing at regional level. The GWRC then submitted a grant request from the Virginia Housing Development Authority to analyze regional housing affordability and to create a housing action plan. An announcement on whether or not the grant was received will occur in the first quarter of FY 20.

Priority #31: Work with stakeholders and regional partners to further the pilot to reduce unsheltered homelessness.

The Housing Advisory Committee, the George Washington Regional Commission's Continuum of Care, and the PSD worked together in FY 19 to progress Priority #33. A pilot project was funded in conjunction with the Mary Washington Healthcare Foundation to house unsheltered homeless individuals and families. The first year of the pilot was successful in providing funds and housing four households, comprised of six individuals.

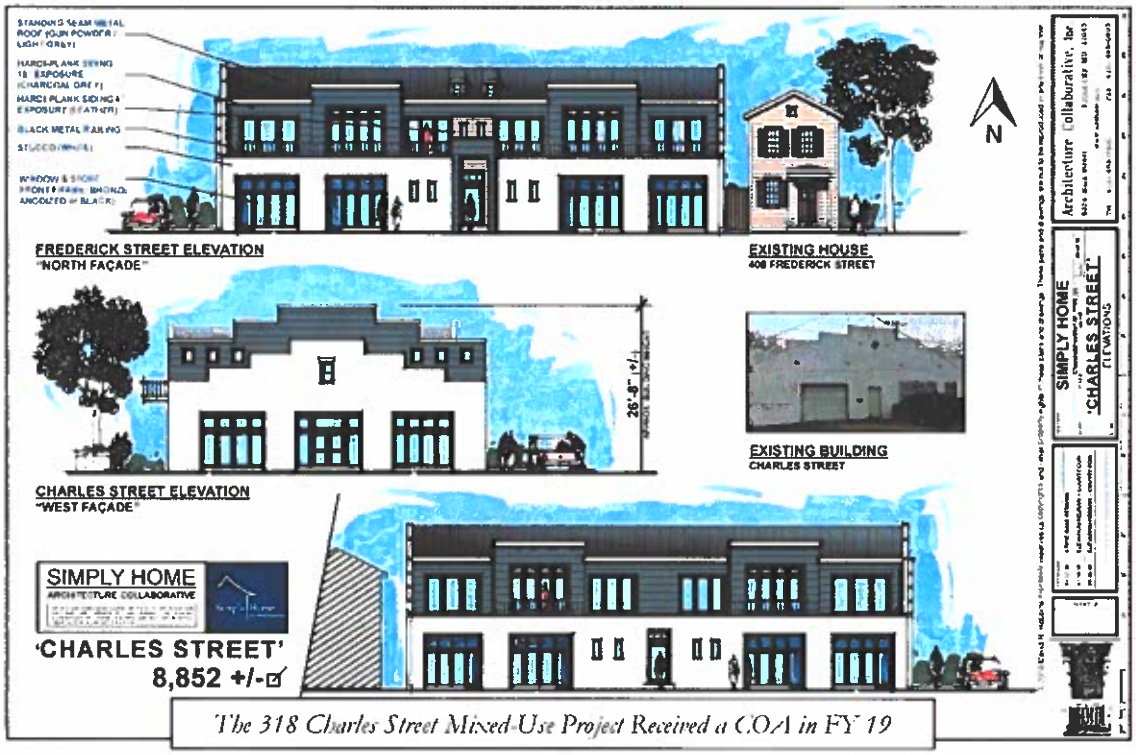
Historic Preservation (Chapter 8)

Administering the Old and Historic Fredericksburg Overlay District

The Architectural Review Board (ARB) is tasked with the review of new construction, exterior alterations/additions to existing buildings, relocation or demolition of buildings, and the installation of fences and signs within the Old and Historic Fredericksburg (HFD) Overlay Zoning District or visible from public property, pursuant to the authority conferred within Code of Virginia § 15.2-2306. The ARB is responsible for ensuring that such actions are architecturally compatible with the historic aspects of the HFD.

Architectural Review Board Certificates of Appropriateness FY 19		
Type of Application	# Approved	# Disapproved
New Construction	6	0
Additions / Exterior Alterations	37	2
Signs	22	0
Fences	13	0
Accessory Structures	8	0
Demolition	2	0
Total	**88**	**2**

The seven-member ARB held twelve regular meetings and three supplementary meetings during the year. The ARB considered 90 applications for Certificates of Appropriateness (down from 94 applications in FY 18). 88 Certificates of Appropriateness were approved. Two Certificates of Appropriateness were denied.



The 318 Charles Street Mixed-Use Project Received a COA in FY 19

Priority #18: Streamline the development and ARB process with stakeholders to improve clarity on what is required when bringing a new project to the City (ie. UDO).

PSD undertook the following in FY 19 to progress Priority #18:

- City Council, Planning Commission, Architectural Review Board, and CPBD staff produced, reviewed, and adopted UDO amendments regarding the ARB review process.
- The Historic Preservation Working Group has reviewed the Historic District Handbook and is working on a scope of work to undertake a comprehensive update.

Priority #19: Determine what to do with historic Renwick Courthouse.

CBPD staff participated in the procurement and production of an adaptive reuse feasibility study along with Fredericksburg Main Street. The report was transmitted to the City Council at a work session on February 12, 2019. Follow up work is on-going in FY 20.

Priority #20: Complete the archaeology ordinance.

PSD undertook the following in FY 19 to progress Priority #24:

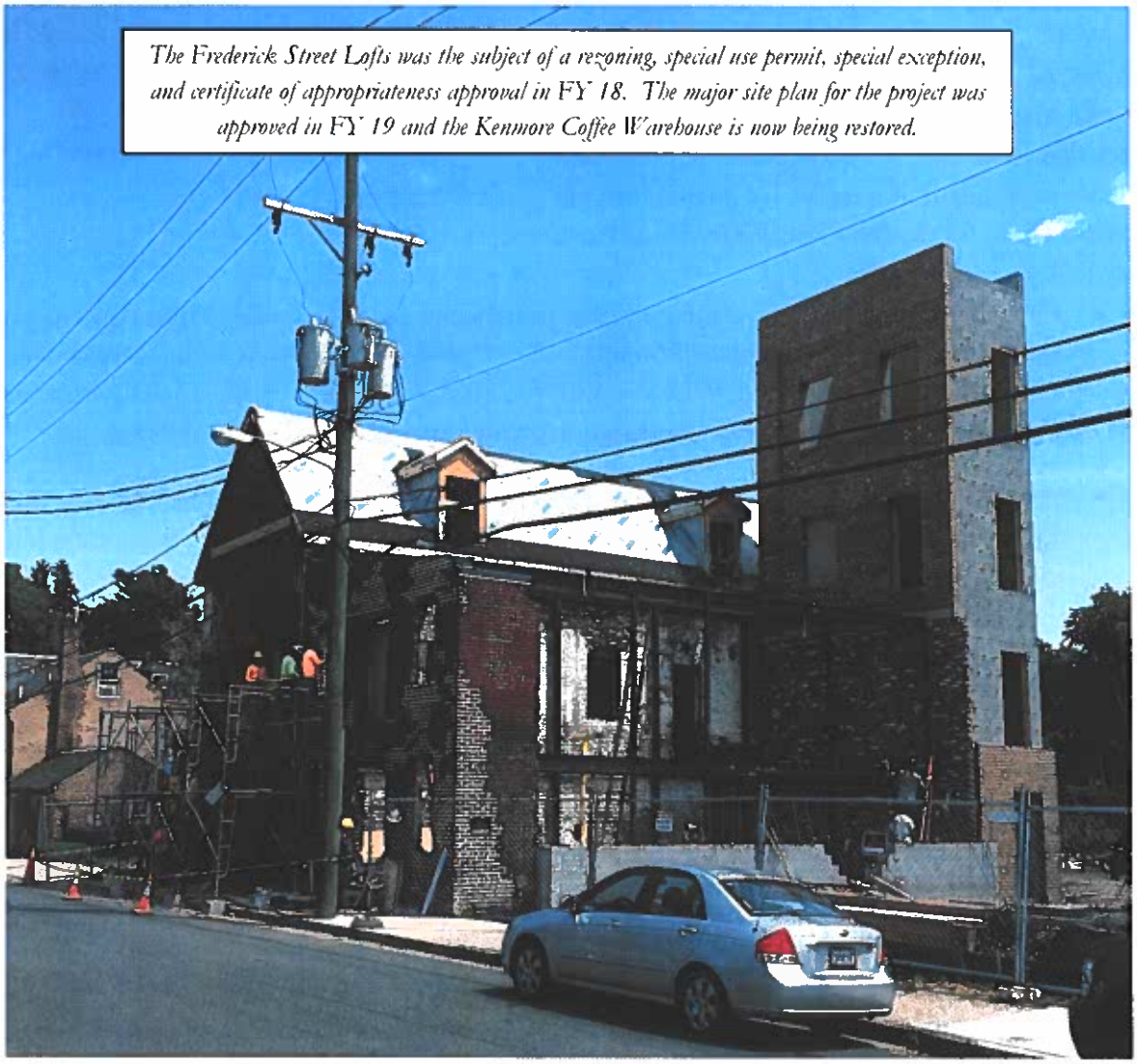
- The City Council, Archaeology Working Group, Architectural Review Board, Planning Commission, CBPD staff finalized the archaeology predictive model. The predictive model

forms the basis for an Archaeology Ordinance to be reviewed and adopted in the first two quarters of FY 2020 (Ordinance # 19-24).

- CBPD and Information Technology staff developed a story map entitled "Out of Sight, Out of Mind: Archaeological Resources in Fredericksburg, Va" and published the story map online. The story map tells the story of archaeology in Fredericksburg and provides background for how and why the proposed Archaeology Ordinance will function. The story map is visible at: Out of Sight, Out of Mind: Archaeological Resources in Fredericksburg, Va.

Institutional and Jurisdictional Partnerships (Chapter 9)

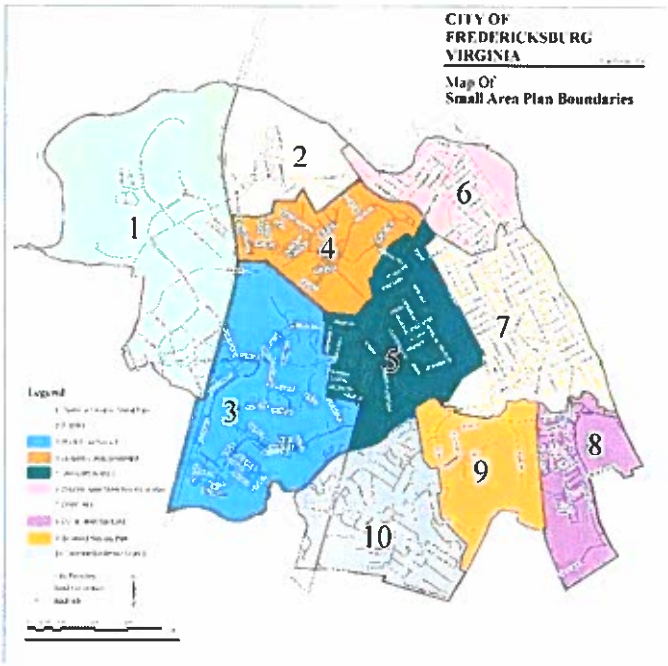
The City continued to work collaboratively in FY 19 with neighboring jurisdictions and institutional partners by exchanging information, coordinating services, and expanding efforts to achieve regional goals.



The Frederick Street Lofts was the subject of a rezoning, special use permit, special exception, and certificate of appropriateness approval in FY 18. The major site plan for the project was approved in FY 19 and the Kenmore Coffee Warehouse is now being restored.

2. *LAND USE*

The City Council, Planning Commission, Board of Zoning Appeals, and CPBD implement Part 2 Land Use by adopting small area plans, reviewing land use applications (ie. zoning map amendments, special use permits, special exceptions, variances, etc.), zoning and building permit approvals, and enforcement actions. Chart 1 - Permit, Development, and Construction Trends is included in the appendix to show the four year trend in permit, development, and construction project processing.



1. Continuation of Small Area Plan Development

In FY 19, the City Council, Planning Commission, and PSD worked on the implementation of the Area 3 Small Area Plan, formally adopted the Area 6 Small Area Plan, and completed the public outreach and the Streetsense land use report for Area 7 that will serve as a basis for the future Small Area Plan. Work included:

- City-wide Market Analysis – In FY 19, Streetsense compiled a City-wide Market Analysis as a start to the next phase of Area Planning. The Analysis was reviewed by the City Council, Planning Commission, and PSD and was formally transmitted to the City Council and Planning Commission at a joint worksession on December 11, 2018.

- Area 3 Small Area Plan - One key issue identified by the Area 3 Small Area Plan was the need for ageing shopping centers along primary corridors to evolve into walkable urban places built around human scaled urban fabric. In FY 19, the PSD and the City Attorney's Office developed a form based code to be applied to these shopping centers to ensure that as they redevelop they evolve into walkable urban places. Additionally, staff generated ordinance amendments to Articles 5 and 8 of the Unified Development Ordinance to clear up confusion regarding the City's access rules, to clarify block and lot standards, and to solidify the requirements for human scaled urban fabric. The amendments and rezonings necessary to complete the implementation of the form based code were discussed at five City Council meetings and seven Planning Commission meetings. The zoning ordinance and zoning map changes needed to implement this policy were completed on June 26, 2019.

- Area 6 Small Area Plan:
  - Work on the Area 6 Small Area Plan continued in FY 19. In addition to the work in previous fiscal years, the Area 6 Small Area Plan was further discussed at four City Council meetings and five Planning Commission meetings. The Planning Commission

recommended approval of the Area 6 Small Area Plan on December 12, 2018. The City Council adopted the Plan on February 12, 2019.

- The Canal Quarter Creative Maker District – One key issue identified by the Area 6 small area plan was the need for the ageing Princess Anne Corridor to transition into a community core equipped for the next evolution of the local economy. The PSD worked with local community members to create a community group to support the burgeoning Maker District. The main group met eleven times and subcommittees met independently throughout last year. Neighborhood residents, business owners, entrepreneurs, Planning Commissioners, members of the Architectural Review Board, and other committee members and interested people regularly attend the meetings. The group has branded the district as the Canal Quarter, attracted a 'Maker Lab' extension of the Central Rappahannock Regional Library to the district, and continues to pursue creating resources and organizational structure for the community. In response to the efforts made by the Canal Quarter group, the Fall Hill Neighborhood Association rebranded themselves as the Canal Quarter Neighborhood Association. Meetings occur every fourth Thursday of the month at the Dorothy Hart Community Center.

- Creative Maker Zoning District / Transfer of Development Rights – The Area 6 Small Area Plan contemplates the creation of a Creative Maker Zoning District to replace the inappropriate zoning and overlay districts along the US Route 1, Fall Hill Avenue, and Princess Anne Street Corridors. Additionally, a Transfer of Development Rights program is envisioned by the plan as a tool to encourage the preservation of character defining structures within the district. The City Council, Planning Commission, and PSD reviewed the proposed concepts along with the review of the Area Plan over the last two fiscal years. The concepts are under development and will be worked on further in the first two quarters of FY 20.

- Fall Hill / Washington Avenue one way to two way road conversion – The Fall Hill / Washington Avenue one way traffic pair was identified as another key issue affecting the quality of life by the Area 6 Small Area Plan. After the adoption of the Area 6 Small Area Plan, PSD contracted with EPR, P.C. (a transportation engineering consultant from Charlottesville, Virginia) to model any changes to the traffic pattern created by the shift and to create a detailed plan for the potential conversion. EPR met with stakeholders including the schools and businesses in the area and the planning department met with the Canal Quarter Neighborhood Association to discuss the changes and receive input. The engineering work will be completed in FY 20 along with community discussions and meetings with the City Council and Planning Commission prior to a change in traffic patterns.

- Area 7 Small Area Plan – The initial planning for Area 7 was completed in FY 19. The planning effort included significant public outreach including on-line surveys, community meetings, and input collection at special events within the Downtown. In addition,

Streetsense's planning team (including representatives from Nelson-Nygaard transportation engineers, Surface 678 landscape architects, and Christopher Consultants civil engineers) along with the PSD held a five-day long charrette at the historic Planters Bank at 1001 Princess Anne Street. The charrette included stakeholder meetings, public open hours, worksessions with the ARB, City Council, and Planning Commission, and opening and closing evening public meetings. In addition to the charrette, planning in Area 7 was further discussed at three City Council meetings and four Planning Commission meetings (including a joint worksession with the Architectural Review Board). On May 28, 2019 Streetsense's final Area 7 Neighborhood Report was transmitted to the City Council and Planning Commission at a joint worksession.

The work needed to translate the report into a Small Area Plan will be completed in the first two quarters of FY 20. The work includes further planning efforts in Area 7. One example is an engineering study needed to evaluate the conversion of portions of Princess Anne and Caroline Streets as well as Amelia and William Streets from one way to two way and other improvements to the Downtown street network addressing issues such as delivery spaces, speed limits, and lane widths. Another is developing details for Sophia Street and the Riverfront (ie. the Bankside trail design and Sophia bike lane design), as an enhanced corridor.

- Remaining Small Area Plans – The next phase of Area planning is ready to start. Initial planning work on Areas 1 and 2 is scheduled to begin in FY 20. Planning for Areas 5, 8, and 10 will follow in FY 21. Finally, planning for Areas 4 and 9 will occur in 2022.

2. *Zoning Map Amendments*

Four Zoning Map Amendment (rezoning) applications were reviewed by staff and considered by the Planning Commission and City Council (two more than in FY 18). All were recommended for approval by the Planning Commission and formally approved by the City Council. Map 1 attached to this report as an appendix shows the locations of Zoning Map Amendments, Special Use Permit, Special Exception, and Variance applications.

Zoning Map Amendments FY 19					
	Project Name	Proposed Use	Zoning District (From / To)	PC Recommendation	City Council Action
1	317 Bridgewater Street	Automotive Service	CT / CH	Approval	Approval - 19-11
2	Area 3 - Form Based Code	Applying the CH FBC to 28 acres in Area 3	CSC / CH	Approval	Approval - 19-26
3	Area 6 - Form Based Code	Applying the CH FBC to 13 acres in Area 6	CSC / CH	Approval	Approval - 19-37
4	Area 6 - Frontage / Transect	Adopting a Transect Map and Frontage Regulations in Area 6	N/A	Approval	Approval - 19-28

3. Special Use Permits and Special Exceptions

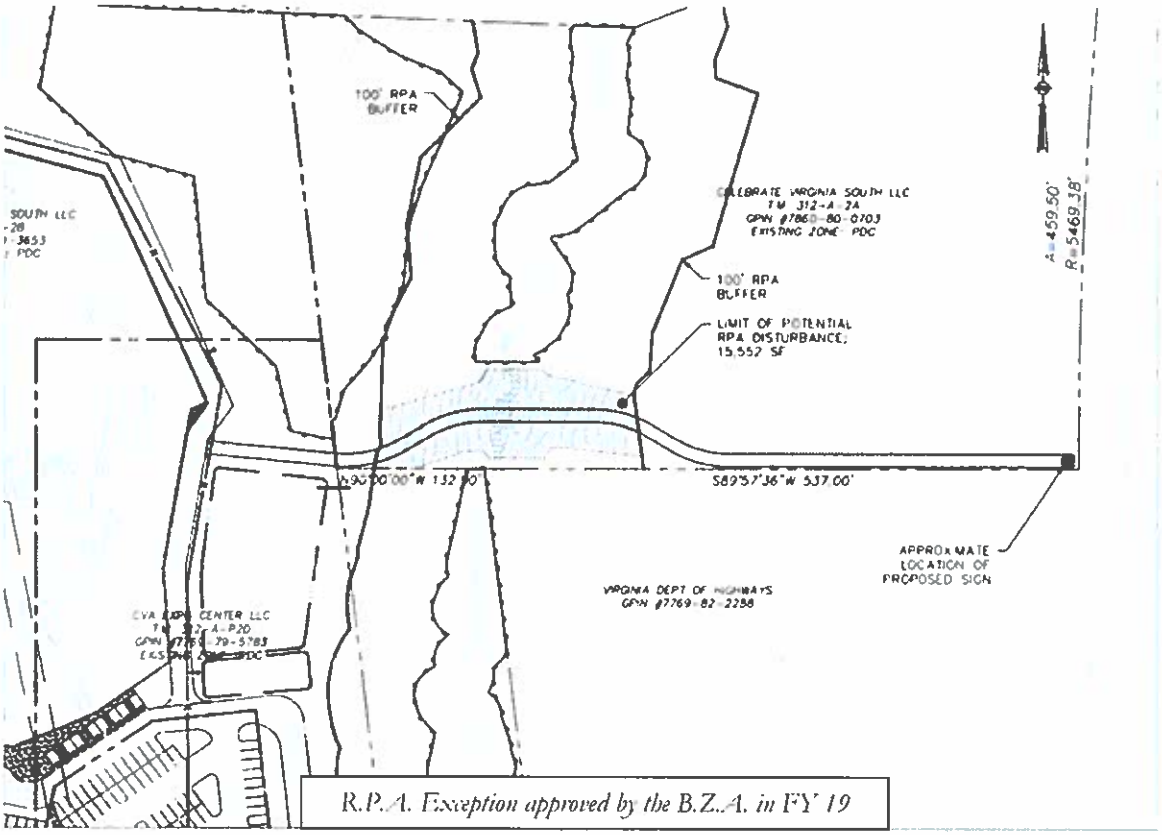
Four Special Use Permit applications and two Special Exception applications were acted on in FY 19 (equal to the number of Special Use Permits and Special Exceptions reviewed in FY 18). All of the applications were recommended for approval by the Planning Commission and formally approved by the City Council. Map 1 attached to this report as an appendix shows the locations of Zoning Map Amendments, Special Use Permit, Special Exception, and Variance applications.

Special Use Permit (SUP) and Special Exceptions (SE) FY 19							
	Type	Project Name	Proposed Use	ZD	PC Action	City Council Vote	Res. #
1	SE	Sophia Street Townhomes	Amend townhome approval in Council Resolution 16-89 and 17-78	CD	Approval	Approval	18-58
2	SE	One Hanover	Increase residential units in the Hanover One project from 18 to 24	CD	Approval	Approval	19-20
3	SUP	Stadium	Multipurpose Minor League Baseball Stadium	PDC	Approval	Approval	18-97
4	SUP	CVAS Properties	Convenience Store with Gasoline Sales	PDC	Approval	Approval	18-104
5	SUP	CVAS Properties	Automotive Service	PDC	Approval	Approval	18-104
6	SUP	Cork and Table	Alcohol Sales / Restaurant	CT	Approval	Approval	19-19

4. Variances and Appeals of Administrative Actions

The five-member Board of Zoning Appeals (BZA) held four meetings during the fiscal year and considered a variance, an exception from the City's Resource Protection Area standards, and two fence special exceptions (one more total application than in FY 18). There were no appeals of administrative actions in FY 2019. Map 1 attached to this report as an appendix shows the locations of Zoning Map Amendments, Special Use Permit, Special Exception, and Variance applications.

Board of Zoning Appeals FY 19					
	Application Type	Project Name / Address	Request	Zoning District	BZA Action
1	Fence SE	333 Braehead Drive	5 foot tall fence in front yard	R-4	Approved
2	Fence SE	1100 Dixon Street	5 foot tall fence in front yard	CT	Approved
3	Variance	Route 3 Village Center	Minimum Lot Width and Side Yard Setback	CH	Approved
4	RPA Exception	Potomac Baseball	Permit sign access through a designated Resource Protection Area	CH	Approved



R.P.A. Exception approved by the B.Z.A. in FY 19

5. *Zoning Permits*

The PSD staff administratively approved 541 Zoning Permit applications during FY 19 (12 more than were approved in FY 18).

Zoning Permits FY 19		
Type of Zoning Permit	FY 18 # Approved	FY 19 # Approved
Accessory Structure Permit	17	20
Administrative Modification	0	0
Antenna Structure Permit	1	0
Certificate of Zoning Use	182	237
Corridor Design Review	2	0
Fence Permit	112	92
Home Occupation Permit	65	54
Home Stay	-	4
Nonconforming Use, Change	1	0
Nonconforming Use, Expansion	0	2
Sidewalk Cafe	6	3
Signs	121	107
Temporary Use Permit	22	22
Total	**529**	**541**

6. Site Development Plans

In accordance with City Code §72-26.1, prior to the issuance of any building permit authorizing the use, a change of use, occupancy, construction, improvement or maintenance of any land, building or structure, an applicant must submit a site plan for review and approved by the City, in order to ensure compliance with the zoning regulations set forth within the City Code. See Map 2 for locations of Major Site Plans, Minor Site Plan, and Subdivision Applications.

- Major Site Plans (Land Disturbance of ≥ 2,500 square feet) - Fourteen Major Site Plans for commercial, residential, or mixed uses were administratively approved in FY 2019 (two more than in FY 18).

Major Site Plans FY 19				
	Project Name	Proposed Use	ZD	SF / # Residential Units
1	Valley Run	64 townhomes	CH	64 Townhome Units
2	Primary Urgent Care Revised	Waterline modification	CH	N/A
3	Telegraph Hill	80 Single Family Homes	R4	80 Single Family Homes
4	The Lofts at Frederick Street	Adaptive reuse of a historic building along with new residential	CD	17 Multi-family Units 4 townhome Units 6,400 square feet office
5	Loisann's Hope House Parking Lot	Parking Lot	CT	N/A
6	Oak Hill Cemetery Mausoleum	Mausoleum Addition	R2	893 sq ft
7	Dixon Park Hockey Rink Amendment #1	Adjust drainage and sidewalk infrastructure	CT	N/A
8	I-95 VDOT Rappahannock River Crossing, Office Trailers	Construction Trailer site with related infrastructure	PDC	Road Improvement Construction Office
9	Hamptons Phase II (Valor) - Water/Sewer Revision	Revise water and sewer connections to lots along Briscoe Lane	R4	N/A
10	CVAS Hotel Retail	24 hotel rooms and retail space	PDC	31,200 sq ft
11	I-95 VDOT River Crossing - Quarry Road Improvements	Improve existing quarry road for access to I-95 Bridge	PDC	Road Improvement Construction Access
12	Strangeways Brewery Grading and Parking Lot Improvements	Construct an aggregate driveway and accessory concert area	R4	N/A
13	CVAS Premier Eye Care	Medical Office	PDC	7,159 sq ft
14	Snowden Hospital Expansion	Snowden Hospital Addition	PDMC	13,500 sq ft
Total Square Footage of New or Renovated Commercial/Industrial Space			**58,259 Square Feet**	
Total # of New Residential Dwelling Units			**165 Units**	

- Minor Site Plans (Land Disturbance of < 2,500 square feet) - Eleven Minor Site Plans were administratively approved in FY 19 (two fewer than in FY 18).

Minor Site Plans FY 19				
	Project Name	Proposed Use	Zoning District	Square Footage / # of Residential Units
1	Catholic Student Center Parking Lot	Parking lot	R4	N/A
2	1281 Carl D. Silver Pkwy	Parking and ramp	PDC	N/A
3	Fat Boys Smokehouse Café	Outdoor cooking and seating	CH	326 sq ft
4	Hillcrest Church Addition	Rear addition	R4	450 sq ft
5	Burgerim	Outdoor seating	PDC	N/A
6	Central Park Office	Create drop off area	PDC	N/A
7	Town and Country Elite Realty	Change use of property to office	CT	1,454 sq ft
8	George Street Brownstone Barrier Arms	Install barrier arms	CD	N/A
9	Wells Fargo ATM	Install drive up ATM	CSC	N/A
10	1000 Oakwood St. - Office Addition	Construct Office	CH	507 sq ft
11	City Shop Salt Dome	Construct Salt Dome Bldg	I2	9,000 sq ft
Total Square Footage of New or Renovated Commercial/Industrial Space			**11,737 Square Feet**	
Total # of New Residential Dwelling Units			**0 Units**	

- Residential Lot Grading Plans - A residential lot grading plan is required prior to issuance of a building permit for the construction of or additions to single-family homes or townhomes where 2,500 square feet of land or more will be disturbed thereby. 62 residential lot grading plans for new residential units were approved during the fiscal year (up 12 from 50 residential lot grading plans in FY 18).

- Masterplans and Grading Plans – Masterplans and grading plans are different types of preliminary approvals that generally precede formal site plan review and submittal. Both are indicators of future construction. In FY 19, a masterplan and early grading plan for the proposed stadium in CVAS were reviewed and approved. Two other grading plans were approved, one was to regrade the berm along Fall Hill Avenue at its intersection with Hospitality Lane. The other was for the proposed Fredericksburg Park mixed-use project at the intersection of Lafayette Boulevard and Route 3. These projects are an indication of the type of development that will continue into FY 20.

- As-Built Plans – As-built plans are submitted to the Planning office at the end of the construction process to certify site construction occurred in accordance with the appropriate development plan. Seven as-built plans were reviewed and approved in FY 19.

7. *Subdivisions*

Pursuant to City Code § 72-25.1.A., if an owner of land wants to subdivide the land, he shall submit a plat of the proposed subdivision for approval in accordance with this section and other applicable requirements of this chapter, including Article 72-5. See Map 4 for locations of Subdivision applications.

- Preliminary Subdivision Plats – Two preliminary subdivision plat application for a major (> 50 lots) subdivision were approved (up one from FY 18). One was the application was for the Valley Run project (creating 64 townhome lots) and the other was the Highlander Park plat (creating 91 townhome lots).

- Minor Subdivision Plats - No applications for a minor (10-50 lots) subdivision were approved during FY 19 (equal to zero applications in FY 18).

Administrative Plats FY 19			
	Project Name	ZD	Purpose of Application
1	Hillcrest United Methodist Church	R4	Drainage Easement
2	2310 Plank Road	CH	Easement
3	Primary Urgent Care	CH	Onsite Easement
4	Canterbury Subdivision, Section 3	R4	Subdivision
5	703 and 705 Lee Avenue, 702 Jackson Street	R8	Boundary Line Adjustment
6	1954, 2002, 2004 Lafayette Blvd	R4	Boundary Line Adjustment
7	Catholic Student Center Consolidation	R4	Consolidation
8	The Hamptons Phase II – Shadmoor Drive	CH	Roadway Dedication
9	The Hamptons Phase II – Coleman Sewer Esmt.	R12	Sewer Easement
10	The Lofts at Frederick Street	CD	Boundary Line Adjustment
11	Silver Collection Easements I	PDC	Roundabout/Easement
12	Silver Collection Easements II	PDC	Easements / Consolidation
13	Snowden Hospital	PDMC	Boundary Line Adjustment
14	Valley Run	CH	Boundary Line Adjustment
15	133 Caroline Street	R4	Boundary Line Adjustment
16	Liberty Place	CD	Subdivision
17	CVAS Premier Eye Care	PDC	Easement
18	Telegraph Hill Phase I	R4	Subdivision
19	Fredericksburg Park	PDMU	R.O.W Dedication
20	Valley Run	CH	Boundary Line Adjustment
21	CVAS Stadium – Easements / Roadway Dedication	PDC	Easements / R.O.W. Dedication
22	1600 Howard Avenue, Frackelton Block	I1	Subdivision

- Administrative Plats – Administrative plats include any subdivision plats with less than 10 lots, boundary line adjustments, consolidations, easements and dedications, as well as the final plats (complete with all engineering and surveyed details) associated with approved preliminary plats. 22 Final Subdivision Plat applications were administratively approved (two more than in FY 18). The Plats produced a total of 27 new lots.

8. Building Permits and Inspections

In FY 19, the BSD issued 1,657 construction permits, conducted 9,566 building inspections, and reviewed and permitted construction plans representing $108,814,673 in investment. All three numbers represent an increase from FY 18 culminating in a net increase of $13 million (for a total of $108.8 million in investment) invested in construction in the City.

Permitting and Inspections FY 19		
Type of Activities	FY 18	FY 19
Construction Inspections Performed	5,459	9,566
Construction Plans Reviewed	975	937
Walk-In Plan Reviews	260	144
Construction Permits Issued	1,248	1,657
Value of Construction	$95,767,154	$108,814,673

9. Enforcement

The PSD executed 123 enforcement actions during FY 19 (14 fewer than FY 18) to enforce City Code regulations. Enforcement efforts by PSD targeted illegal uses of land, such as overcrowding, illegal apartments, or uses not permitted in a zoning district. Violations were also cited in cases where construction of fences, accessory structures, and signs occurred without obtaining the required zoning permits and in cases where the structures were installed in conflict with an approved permit or in violation of City Code.

BSD executed 517 enforcement actions (387 less than the 904 in FY 18) to enforce the maintenance code and nuisance ordinance. The decrease in enforcement numbers is primarily due to a more accurate method of accounting for violations. Enforcement efforts by BSD focused on the maintenance and repair of existing structures as well as violations for weeds, grass, trash, blight, graffiti, and abandoned buildings.

In all cases, the primary goal of enforcement is to correct the violation and bring the issue or site into compliance. In some cases however, fines or court action are necessary. There were no environmental violations for illegal land disturbance in FY 19. Additionally, 61 properties were charged cost abatement fees totaling of $28,308.50 for Property Maintenance Violations (weeds, grass, trash, blight, graffiti, abandoned buildings, and inoperable vehicles). The charges covered the cost abatement of the violations, mostly involving the clean-up of properties.

Additionally, in FY 19 one violation was referred to the court system. The case is on-going and regards exterior property maintenance violations in the Historic District. Taking this case to court is an effort to obtain a court abatement order require the owner to fix the issues with the two subject properties. Otherwise continue to deteriorate and would eventually need to be demolished due to neglect.

Enforcement FY 19		
Type of Violations	FY 18 # of Corrected Violations	FY 19 # of Corrected Violations
Accessory Structures	0	0
Fences	3	1
Signs	115	97
General NOV	13	17
Overcrowding / Illegal Apartments	4	8
Inoperative Vehicle Complaints	31	53
Building Maintenance Code Violations to include weeds grass, trash, blight, graffiti, and abandoned buildings	873	464
Environmental	2	0
Total	**1,041**	**640**

10. Technical Review Committee

In accordance with City Code § 72-14 and the Procedures Manual, the City's Technical Review Committee (TRC) holds pre-application conferences on and reviews site plans, subdivision plats, major building permits, zoning map amendments, special use permits, and special exception applications. The TRC consists of the following representatives or their designees: Building Official, Development Administrator, Economic Development Director, Fire Marshal, Community Planning and Building Director, Public Works Director, Stormwater Administrator, Zoning Administrator, Historic Resources Planner, Transportation Administrator, Senior Environmental Planner, and Senior Planner.

The TRC held 24 meetings with prospective developers and business persons in the community (one more than in FY 18) to review 30 pre-application concepts (27 fewer than in FY 18) for development applications, zoning map amendment applications, special use and exception applications, and changes of use. Additionally, the TRC conducted 33 in-person, post-application reviews (18 more than in FY 18) with applicants and engineers to expedite the review process of major commercial, residential, and mixed-use site development applications. Ten of the post-application reviews related to the proposed Stadium in Celebrate Virginia South.

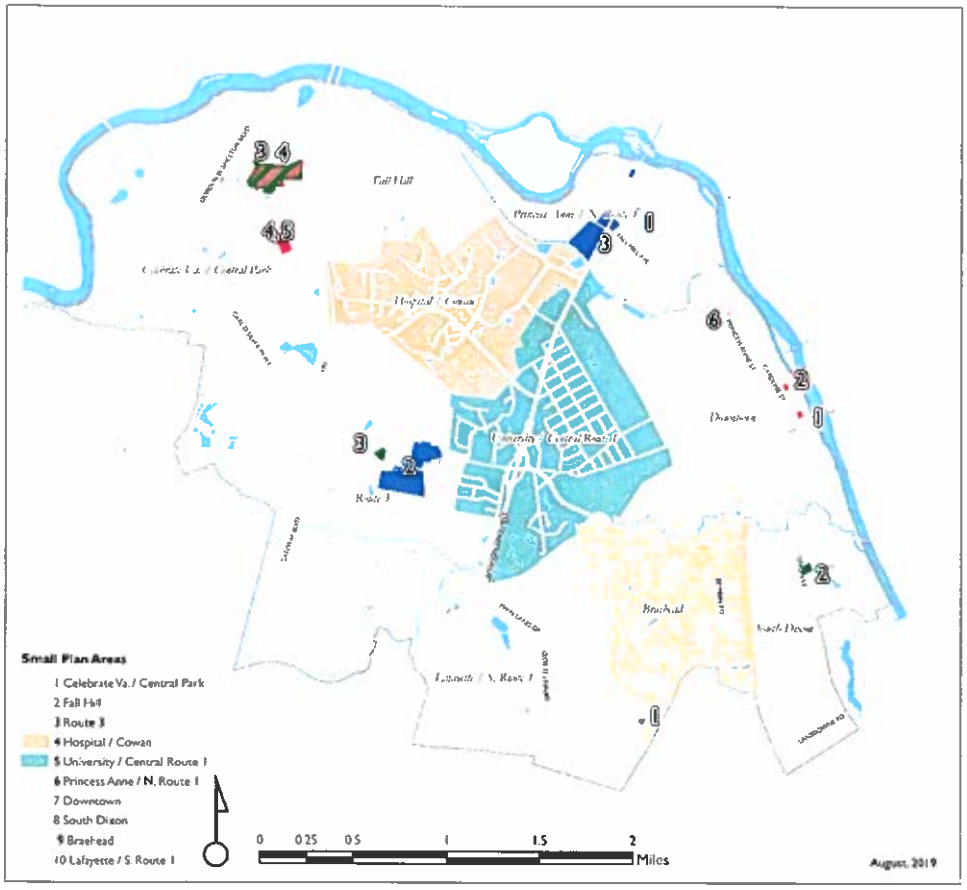
APPENDIX

TABLE 1 – PLANNED TRANSPORTATION IMPROVEMENTS FY 19

Planned Transportation Improvements FY 19				
#	Project Name	C.P. Page	Funding Source	Funding Status / Budget Page #
Regionally Funded Metropolitan Planning Organization Projects				
1	Celebrate Virginia South Interchange and Ramps	3-6	FAMPO Long Range Plan	Not funded
2	Interstate 95 HOV / HOT Lanes	3-6	FAMPO Long Range Plan	Funded - Construction in FY 2019-21
3	Falmouth Bridge Replacement	3-6	FAMPO Long Range Plan	Not funded
4	Chatham Bridge Replacement	3-7	FAMPO Long Range Plan	Funded - Construction in FY 2019-21
5	Lafayette Boulevard Roundabout at Kenmore Avenue and Safety Improvements	3-6	FAMPO Long Range Plan	Listed in VDOT Six Year Improvement Plan FY 20-22
6	Lafayette Boulevard Widening between the Blue / Gray Parkway and the South City Boundary	3-6	FAMPO Long Range Plan	Study to be completed second quarter FY 2020
7	U.S. Route 1 Canal Bridge Replacement	3-7	FAMPO Long Range Plan	Not funded
8	U.S. Route 1 / State Route 3 Interchange Improvements	3-7	FAMPO Long Range Plan	Not funded
9	U.S. Route 1 Hazel Run Bridge Replacement	3-7	FAMPO Long Range Plan	Not funded
10	U.S. Route 1 Widening and Operational Improvements	3-7	FAMPO Long Range Plan	Not funded
11	Princess Anne Street Resurfacing and Drainage	3-7	FAMPO Long Range Plan	Completed
12	William Street Widening	3-7	FAMPO Long Range Plan	Listed in VDOT Six Year Improvement Plan 2021-25
13	Gateway Boulevard Construction from William Street to Cowan Boulevard	3-6	FAMPO Long Range Plan	R.O.W. Acquired FY2018, CIP FY2020-21, Other Funding being pursued
14	Gateway Boulevard Construction from Cowan Boulevard to Fall Hill Avenue	3-6	FAMPO Long Range Plan	Not funded
15	Lansdowne Road Widening to 4 Lines from Route 2 to the south City limits	3-7	FAMPO Long Range Plan	Not listed in FAMPO Plan
16	Fall Hill Avenue / Mary Washington Blvd	3-7	FAMPO Long Range Plan	Completed
17	New Collector Street between Gordon W. Shelton Boulevard and Carl D. Silver Parkway	3-7	FAMPO Long Range Plan	Not listed in FAMPO Plan
18	New Collector Street between Fall Hill Avenue and Cowan Boulevard	3-7	FAMPO Long Range Plan	Not listed in FAMPO Plan
2	Pedestrian Bicycle bridges over the Blue and Gray Parkway and U.S. Route 1	3-17	FAMPO Long Range Plan	Not funded
19	Fall Hill / U.S Route 1 Intersection Improvements	11(6)21	FAMPO Long Range Plan	Listed in VDOT Six Year Improvement Plan 2021-25
20	Princess Anne Street / US Route 1 Intersection Improvements	11(6)21	FAMPO Long Range Plan	Listed in VDOT Six Year Improvement Plan 2021-25
5	U.S. Route 1 and Augustine Avenue Intersection Realignment	11(5)5 (Area 5)	Capital Improvements Plan	Listed in VDOT Six Year Improvement Plan 2021-25
Local Projects / Locally Funded Projects				
1	Continue to a coordinated system of safe and interconnected bicycle / pedestrian trails	3-16	Capital Improvements Plan	VCR Trail Bridge (43) FY 2020, Idlewild Connector / Embrey Dam (41) FY 2021; Kensington Connector (40) FY 2021
2	Pedestrian Bicycle bridges over the Blue and Gray Parkway and U.S. Route 1	3-17	Capital Improvements Plan	Not funded
3	Expand FRED by Adding Capacity	3-17	Capital Improvements Plan	Not funded
4	Improved Pedestrian Crossings at State Route 3 and Gateway Intersection, as well as Greenbriar and Westwood Shopping Center Intersections	11(3)11 (Area 3)	Capital Improvements Plan	Not funded
5	Stafford Avenue Reconstruction and Traffic Calming	11(5)5 (Area 5)	Capital Improvements Plan	Revenue Sharing Funds Being Pursued
6	Westwood Drive, Kenneland Road Traffic Calming	11(5)5 (Area 5)	Capital Improvements Plan	Not funded
7	Sophia Street Traffic Calming	11(7)8 (Area 7)	Capital Improvements Plan	Not funded
8	Evaluate the conversion of Washington / Fall Hill Ave one way pairs to two way	11(6)21 (Area 6)	Capital Improvements Plan	Underway
9	Virginia Railway Express Parking Deck	11(7)8 (Area 7)	Capital Improvements Plan	Under Study
10	Amelia / William Street and Caroline / Princess Anne Street one way - two way conversions	11(7)8 (Area 7)	Capital Improvements Plan	Not funded
11	Springwood Drive on-road bicycle lane	199 (Area 10)	Capital Improvements Plan	Smart Scale Funds Available – PE FY 2020

TABLE 2 – CAPITAL IMPROVEMENTS PLAN FY 19

Table 2 - Capital Improvements Plan FY 19				
#	Project Name	Comp. Plan Page #	CIP / Budget Page #	Funding Year / Notes
1	Riverfront Park	4-14 - Policy 6	N/A	Request for Proposal Issued for Construction
2	Public Acquisition of upstream Riparian Lands	4-14 - Policy 8	Not Listed	N/A
3	Enhance Trails with Amenities	4-14 - Policy 10	42, 43	Pedestrian Bridge Replacement FY 2020-23
4	Dixon Park Community Center	4-15 - Initiative 2	Not Listed	Other Dixon Park Improvements listed on page 65
5	Rehabilitate Old Walker Grant	4-15 - Initiative 3	Complete	Project complete and occupied
6	Expand the School System Classroom Capacity / Expand the Student - Teacher Ratio	4-15 - Initiative 4		CIP adoption delayed to study issue
8	Construct the New Fire Station 3	4-15 - Initiative 5	84	FY 2021-2022
9	Establish a new 100 - Acre park on Fall Hill	4-15 - Initiative 6	Not Listed	Parks Plan Development Underway
10	Establish 11 acre Smith Run Park	4-15 - Initiative 7	Not Listed	Parks Plan Development Underway
11	Develop Pocket Parks throughout the City	4-15 - Initiative 13	Not Listed	Parks Plan Development Underway
12	Retrofit Existing Stormwater Systems to comply with Total Maximum Daily Load Requirements	5-16 - Policy 8 11-3/12 – Area 3 11-6/9 – Area 6	37, 39	Canal Improvements (37) FY 2019-22 Bond "D" FY 2021
13	Ensure Neighborhood Infrastructure Needs are Met through the CIP	7-9 - Initiative 3	33, 88	Neighborhood Enhancements FY 2020-23 College Heights Water Line Replacement (281) FY 2022 - 24
14	Reinstitute the Brick Sidewalk Program in the Historic District	8-11 - Initiative 14	32	FY 2021-23
15	Relocate Utilities Underground in the Historic District	8-11 - Initiative 14	Not Listed	N/A
16	Small Area Plans	10-4	55	FY 2020-22
17	Conversion of the Downtown House to a Community Events Site	11-3/9 – Area 3 Plan	Not Listed	N/A
18	Route 3 / Interstate 95 Gateway Improvements	11-3/10 – Area 3 Plan	30	FY 2021 - 24
19	Route 1 / Princess Anne Street Gateway Improvements	11/6-24 – Area 6 Plan	30	FY 2021-24
20	Evaluate a targeted streetscape program within Area 6	11-6/-21 – Area 6 Plan	Not Listed	N/A
21	Maintain and enhance pedestrian connections from neighborhoods in Area 6 to the River	11-6/-21 – Area 6 Plan	Not Listed	N/A



Map 1
Zoning Map Amendment
Special Use Permits, Special Exception Applications, and BZA
Fiscal Year 2018-2019

Legend

Zoning Map Amendments

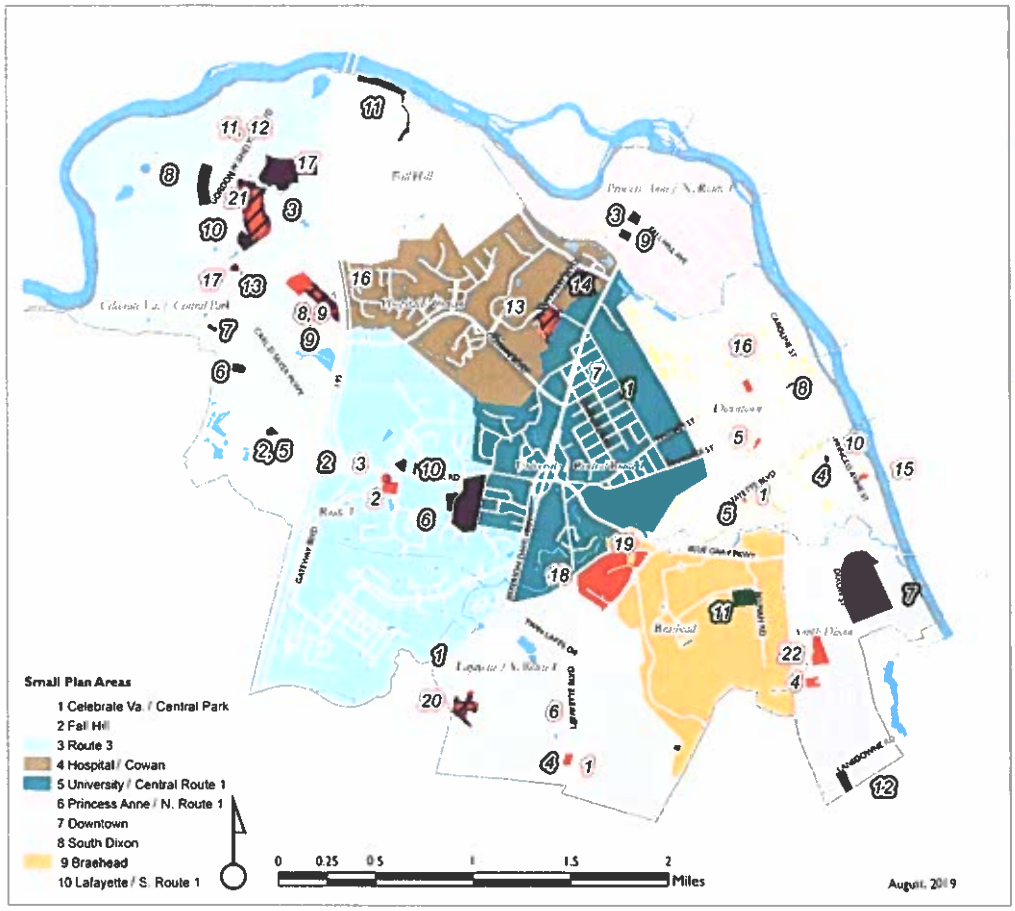
	Project Name	Small Area Plan
1	317 Bridgewater	6
2	CH PBC in Area 3	3
3	CH PBC in Area 6	6
4	Transect and Frontage	6

Special Use Permit and Special Exceptions

	Special Use (SUP) or Special Exception (SE)	Project Name	Small Area Plan
1	SE	Sophia Street Townhomes	7
2	SE	One Hanover	7
3	SUP	Stadium	1
4	SUP	Gas Station/Convenience	1
5	SUP	Auto Service	1
6	SUP	Cask and Table	7

BZA

	Type	Project Name	Small Area Plan
1	Fence Special Exception	333 Braehead Drive	10
2	Fence Special Exception	1100 Dixon Street	9
3	Variance	Route 3 Village Center	3
4	RPA Exception	Potomac Baseball	1



Map 2
Major Site Plan, Minor Site Plan, and Administrative Plats
Fiscal Year 2018-2019

FY2018 Major Site Plan Project Name	Small Area Plan
1 Valley Run	10
2 Urgent Care Revised	3
3 Telegraph Hill Phase 1	1
4 Lofts at Frederick St	7
5 Hope House Parking Lot	7
6 Oak Hill Mausoleum	3
7 Dixon Park Hockey Rink	8
8 VDOT Office Trailers	1
9 Hamptons Water/Sewer	1
10 CVAS Hotel Retail	1
11 VDOT Quarry Road	2
12 Strangeways Parking	8
13 CVAS Eye Care	1
14 Snowden Hospital	4

FY2018 Minor Site Plan Project Name	Small Area Plan
1 Catholic Student Center Parking lot	5
2 1281 Carl D Silver Parkway	1
3 Fat Boyz Smokehouse	6
4 Hillcrest Methodist Addition	10
5 BurgerFi	1
6 Central Park Office	1
7 Town and Country Realty	1
8 George Street Brownstones	7
9 Wells Fargo ATM	6
10 1000 Oakwood Office	3
11 City Shop Salt Dome	9

FY2018 Administrative Plat Project Name	Small Area Plan
1 Hillcrest Methodist Easement	10
2 2310 Plank Road	3
3 Primary Urgent Care	3
4 Canterbury Subdivision	5
5 703, 705 Lee Ave, 702 Jackson St	7
6 1954, 2002, 2004 Lafayette Blvd	10
7 Catholic Student Center	5
8 Hamptons Phase II, Shadmoor Dr	1
9 Hamptons Phase II, Coleman Sewer Easement	1
10 Lofts at Frederick St	7
11 Silver Collection Easement I	1
12 Silver Collection Easement II	
13 Snowden Hospital	5
14 Valley Run	10
15 131-133 Caroline St	7
16 Liberty Place	7
17 CVAS Premier Eye Care	1
18 Telegraph Hill Phase 1	10
19 Fredericksburg Park	9
20 Valley Run	10
21 CVAS Stadium - Easement, Roadway	1
22 Frackelton Block	8

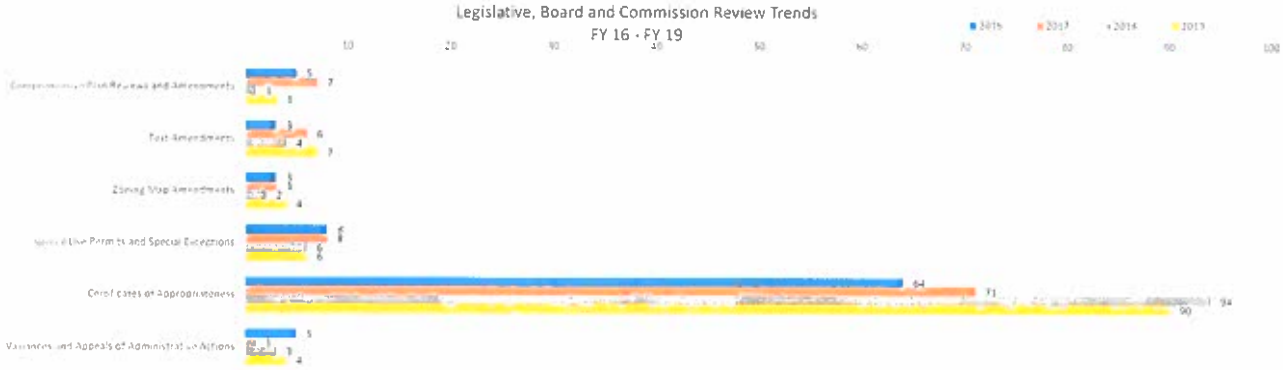
Legend

Major Site Plans

Minor Site Plans

Administrative Plats

CHART 1 – PERMIT, DEVELOPMENT, AND CONSTRUCTION TRENDS FY 19



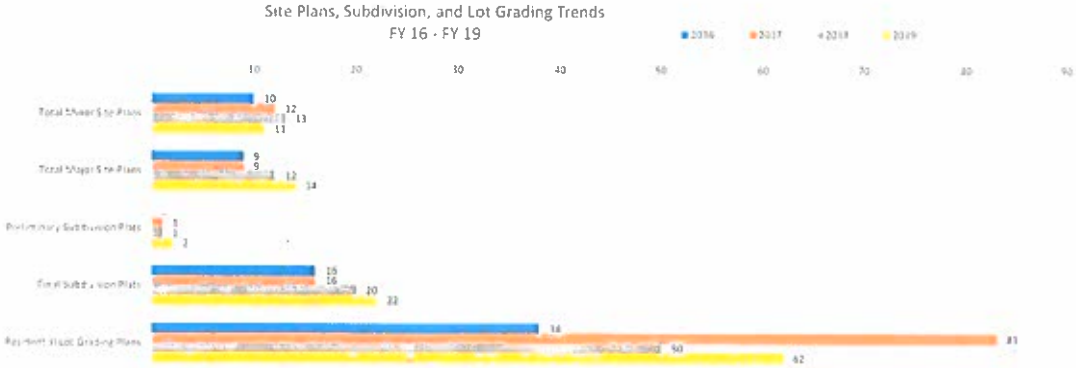
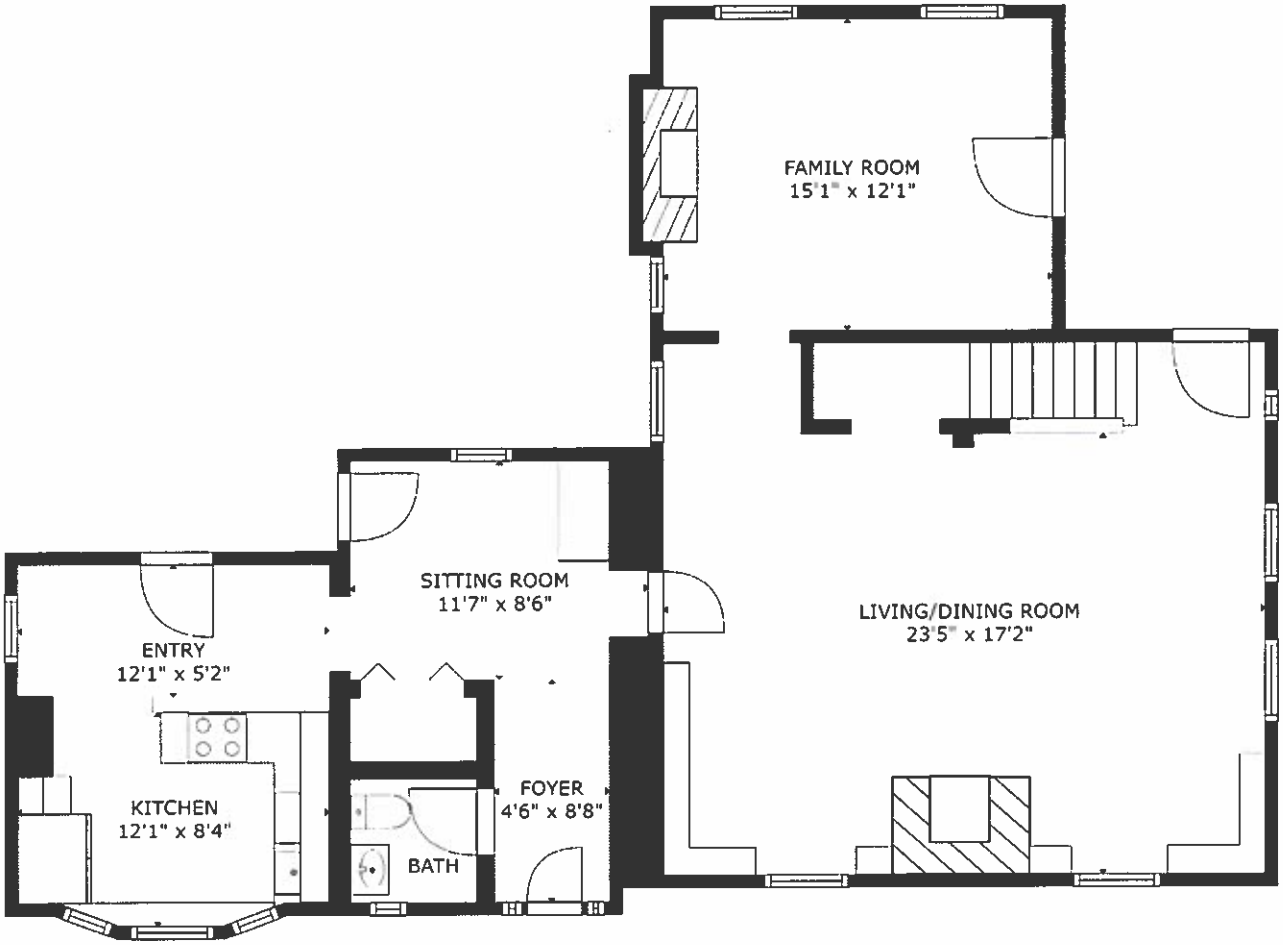


CHART 1 – PERMIT, DEVELOPMENT, AND CONSTRUCTION TRENDS FY 19



GROSS INTERNAL AREA
FLOOR 1: 1063 sq ft, FLOOR 2: 729 sq ft
EXCLUDED AREAS: : REDUCED HEADROOM BELOW 1.5M: 9 sq ft
TOTAL: 1793 sq ft

POWERED BY matterport

TO THE MEMORY OF
MRS. JOHN T. GOOLRICK
WHO INSPIRED
FREDERICKSBURG TO HONOR
MARY WASHINGTON
FREDERICKSBURG WOMEN GAVE THE LAND
AND ERECTED THIS TABLET
The Monument Lodge was restored in 1996
by Historic Kenmore
through the generous bequest of
ELIZABETH HASLER RUCKELSHAUS
Regent, Trustee and President of the Kenmore Association.
Her dedication to Kenmore and her love of Fredericksburg remain
as a high and noble standard for generations to come.

ITEM #9D

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

Council Work Session
November 12, 2019

Infill Development
Environmental Issues
Fredericksburg/Regional Tourism
Council Priorities Quarterly Update

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, November 12, 2019, beginning at 5:30 p.m. in the City Hall, Executive Conference Room.

Council Present. Mayor Mary Katherine Greenlaw Presiding. Vice-Mayor William C. Withers, Jr., Councilors Kerry P. Devine, Timothy P. Duffy, Charlie L. Frye, Jr. and Jason N. Graham.

Council Absent. Matthew J. Kelly, meeting with Secretary of Transportation.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, Assistant City Manager Doug Fawcett, City Attorney Kathleen A. Dooley, Economic Development Director Bill Freehling, Business Development Manager Angela Freeman, Visitor Center Manager/Tourism Services Manager Danelle Rose, Tourism Sales Manager Victoria Matthews, Community Planning and Building Services Director Charles Johnston, Senior Planner Michael Craig, Zoning Administrator James Newman, Public Works Director David King, Chief Information Officer Suzanne Tills and Clerk of Council Tonya B. Lacey.

Infill Development. Mr. Johnston presented a PowerPoint on the initiation of the Comprehensive Plan and Unified Development Ordinance (UDO) amendments. He discussed when and where infill calculations were applied, height of additions, greater rear yard setbacks, revised median setback measurements, accessory structures and lot measurements for R-2, R-4, R-8 and R-12 districts. (See Attachment I for more information).

There was some minor discussion on the height limitations on additions. Councilor Graham asked if there could be separate wording for corner lots. Vice-Mayor Withers said he would like to see a 24 foot limit for rear yards.

Environmental Issues. Ms. Beyer went through the proposed resolution on Renewable Energy Future. (See Attachment II for more information).

Councilor Devine said one of the issues was the event the City put on and there needed to be something to address "GO Green".

Councilor Graham would like to see a timeline placed on replacement of cars and Ms. Beyer said there were technologies that were out there that they were not aware of yet and how she did not know how quickly they would be available. Councilor Graham said there needed to be a reach and he said the resolution could be revised later if it could not be reached. He also suggested maybe having intermediate goals in the plan as well. Councilor Devine said there needed to be a hard goal and if the City falls short it could be revised but she said it must be written with today's technologies in mind.

Councilor Duffy asked the School Working Group to have the same discussion with the schools. Council said they must asked the schools to join in with the City on this effort. Ms. Diane noted that there was no building large enough to house all the buses if there was a need for charging stations.

Fredericksburg/Regional Tourism. Mr. Freehling distributed a Tourism 2020 recommendation to include recommendation for City and regional recommendations. The City-only recommendations include hiring a Tourism Manager to oversee the entire City Tourism program, invest sixty percent of lodging tax revenue into tourism (approximately $950,000), relocate and enhance Visitor Center, enhance City-Only Tourism website and add additional full-time tourism-oriented staff member. Mr. Freehling said they reallocated some of their part-time hours so they could bring on a part-time assistant to help with tourism.

Vice-Mayor Withers was in support of selling the old Visitor Center building and using the money to offset the cost for redoing/relocating the Visitor Center.

The Regional Tourism recommendations included continuing with the regional tourism program and the last MOU was extended by a year and it expires on December 31, 2019. Mr. Freehling was hoping to have some decisions by then on whether to continue in the regional efforts. Mayor asked if the regional recommendations had been shared with the regional partners and Mr. Baroody said he met with Tom Foley and Ed Petrovich and both agreed conceptually of the idea of preservation of the regional effort and he hoped to meet formally with Curry Roberts. The other recommendations were to increase per-partner contributions to $200,000 a year, establish independent 501c6 with a Board of Directors to oversee regional tourism program and fundraise privately, hire regional tourism manager and discuss involving Caroline and King George counties.

Councilor Duffy asked if changing the investment to 60 percent of the lodging tax changed the categories the money would go to. Mr. Freehling said some of it would go to personnel, advertising, promotional material but mostly full-time hours.

Mr. Freehling asked Council for direction on whether they were ready to adopt the report. Council gave permission to move forward.

Councilor Devine asked how much King George and Caroline would contribute if they joined and staff said they were not sure but the County Administrators were both happy to join.

Council Priorities Quarterly Update. City Manager gave a quarterly update of the council priorities see Attachment IV for the updates.

Adjournment. There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 7:04 p.m.

_____

Tonya B. Lacey
Clerk of Council
City of Fredericksburg

INITIATION:
Comprehensive Plan & Unified Development Ordinance Amendments

Attachment I

Comprehensive Plan

- Initiating an amendment to the 2015 Comprehensive Plan to amend Chapter 7, "Residential Neighborhoods and Housing," to discuss the importance and role of the built environment or form in creating neighborhood character.

Unified Development Ordinance

- Initiating amendments to the Unified Development Ordinance to regulate infill development in the R-2, R-4, R-8, R-12, and CT Zoning Districts:
  - When Applied
  - Height of Additions
  - Accessory Structures
  - Where Applied
  - Greater Rear Yard Setbacks
  - Lot Measurement

When Infill Calculations Applied

- Current: Infill calculations regarding front and side yard setbacks are applied to lots created before 1984.
- Proposed: Calculations applied to all lots created before adoption of this ordinance and in the future to lots in subdivisions with 9 or fewer lots.

Where Infill Calculations Applied

- Current:
  - Only principle front of corner lots
  - R-4 and R-8 Zoning Districts

- Proposed:
  - To principle and secondary front of corner lots
  - R-2 as well as R-4 and R-8 Zoning Districts

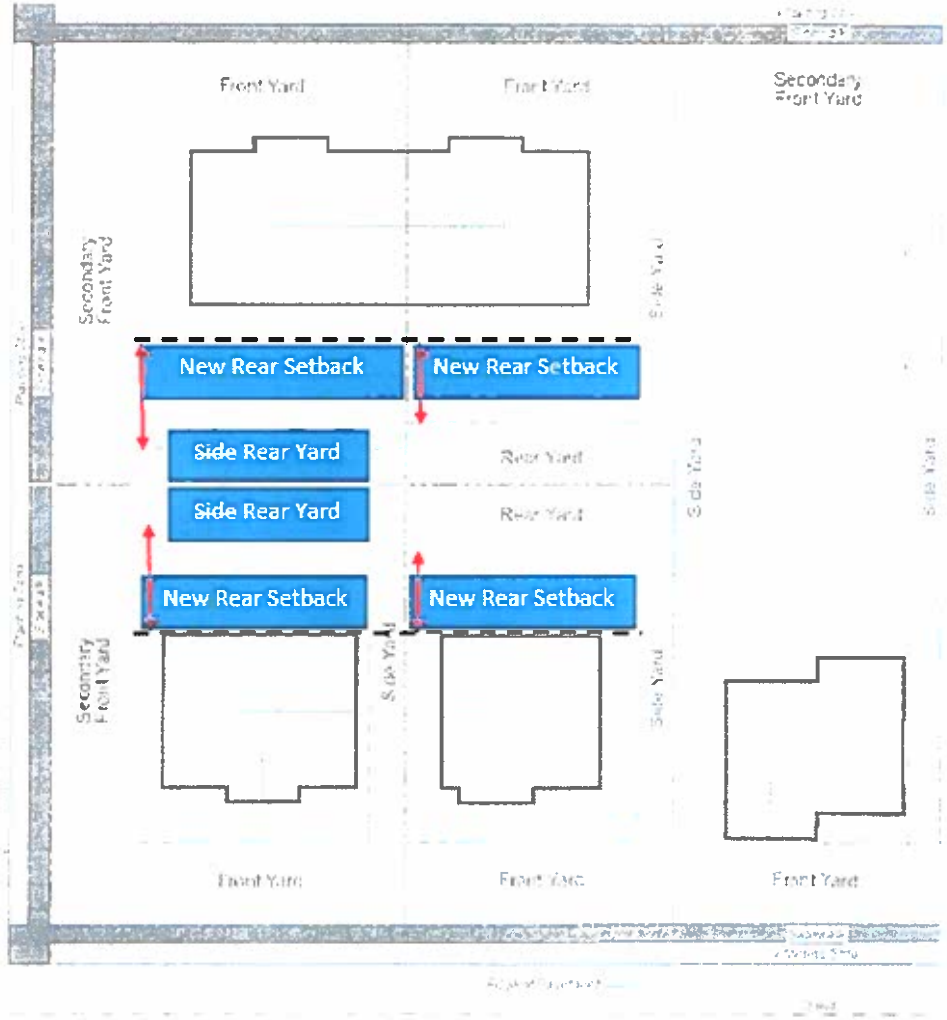
Height of Additions

- Current: Same limit as main house
- Proposed: No taller than main house or 27 feet whichever is greater
- Alternatives:
  - No taller than 27 feet
  - No taller than main house or 27 feet whichever is less

Greater Rear Yard Setbacks

- Current:
  - Corner lots have side setback on back property lines
  - Rear yard setback is 18 feet
- Proposed:
  - Corner lots have rear setback om back property lines
  - Rear yard setback is 24 feet

Revised: Figure 72-82.4A. Median Setback Measurement



Revised: Figure 72-82.4B. ~~Average~~ Median Setback Measurement

Median front setback of existing development. 10% variation from calculated setback permitted by-right

Accessory Structures

- Current:
  - No separation between accessory structures and main house
  - Height limit: 10 feet
  - In-ground pools counted toward rear yard coverage
  - (five foot setback)
- Proposed:
  - Five feet required between accessory structures and houses
  - Height limit: 12 feet
  - In-ground pools *not* counted toward rear yard coverage
  - *(five foot setback)

Lot Measurement for R-2, R-4, R-8 & R-12 Districts

- Current:
  - Lot width measured at front property line
  - No length-width ratio
- Proposed
  - Lot width measured at front setback line with 80% required at front property line
  - Length width maximum ratio of 5 to 1

Attachment II

A Proposed Resolution of the City Council of Fredericksburg, Virginia Acknowledging the Threat of Climate Change, and Committing to a Renewable Energy Future

Whereas, climate change has been identified by national and global scientific organizations as posing threats to human and other living populations;

Whereas, the governments of this world—at national, regional, and community levels—have a responsibility to reduce carbon emissions; and to educate citizens, businesses and organizations regarding carbon emissions, climate change and general environmental stewardship, that are the primary driver of contemporary climate change, as is made clear by the National Climate Assessment and other high profile reports;

Whereas, the price of zero emission, renewable energy is more affordable, such that it is sometimes commercially viable at a cost equal to or less than that of carbon-emission producing fossil fuels;

Whereas, the City of Fredericksburg seeks to create a healthy and sustainable environment for the enjoyment of its current citizens and subsequent generations;

Whereas, the City seeks to maintain and promote its uniquely historic qualities, but understands that to protect this history, it must also create a sustainable future;

Whereas, the City and community of Fredericksburg has already demonstrated leadership on environmental and climate issues through, for instance,

- The activities and programs of the Clean and Green Commission;
- Adopting a C-PACE ordinance to help local businesses finance energy efficiency;
- Participating in the George Washington Planning Region's Climate, Environment and Readiness (CLEAR) Plan;
- Facilitating and promoting Fredericksburg's thriving farmers market and locally supported agriculture;
- Promoting on site, self-sustainable composting to reduce bulk in the R-Board landfill;
- Partnering with Tree Fredericksburg to enhance and manage the City's urban forest, to include a zero waste tree program;
- Increasing attention to stormwater issues and mitigations;
- And by protecting important riparian buffer zones along the Rappahannock River.

Whereas, 131 U.S. cities—including Atlanta, GA, Charlottesville, VA, and Fayetteville, AR—and six states and the District of Columbia have already committed to 100% clean energy goals;

Therefore, be it resolved by the City Council of Fredericksburg commits to ~~achieve~~ work toward the goal of powering all municipal operations with renewable energy as current systems and vehicles fail/need replaced, and that the City commits to a community-wide goal of powering Fredericksburg with renewable energy sources. To achieve these goals, the City will:

1. Work with Fossil Free Fredericksburg and the Clean & Green Commission to secure current, proven and adequate research regarding the holistic use of clean energy to include disposition of items of limited duration, such as batteries, and solar panels, and to include sources of energy providing charging to clean energy vehicles and to provide promotional campaigns and educational programs;

2. Work with the Planning Commission, the Fredericksburg Economic Development Authority, the Downtown Historic District, the School Board, the University of Mary Washington, Dominion Energy and other interested community and environmental groups to ensure that Fredericksburg's transition to a clean-energy future respects and enhances its historic qualities;

3. Create an inclusive leadership that is reflective of the full range of backgrounds and experiences in the community, understanding that all of Fredericksburg's unique neighborhoods should have a voice and should be equally valued.

4. Designate a sustainability and energy specialist within the next several years.

Progress towards the goals set forth in this Resolution made by the City will be evaluated regularly with an annual summary provided to the City Council beginning in [date].

In signing this resolution, the City Council is taking an important step in the long-term effort to reduce impacts to the climate and adapt to climate change by transitioning Fredericksburg to a more renewable energy focused government. This resolution reflects the vision of citizens in our community who know that climate change poses significant challenges ahead, but who also believe in the strength, intelligence, creativity, and spirit of cooperation in our city.

_____	_____
Mayor	Councilor
_____	_____
Councilor	Councilor
_____	_____
Councilor	Councilor
_____	
Councilor	

Attachment II

"Tourism 2020" recommendations

A. City-only recommendations

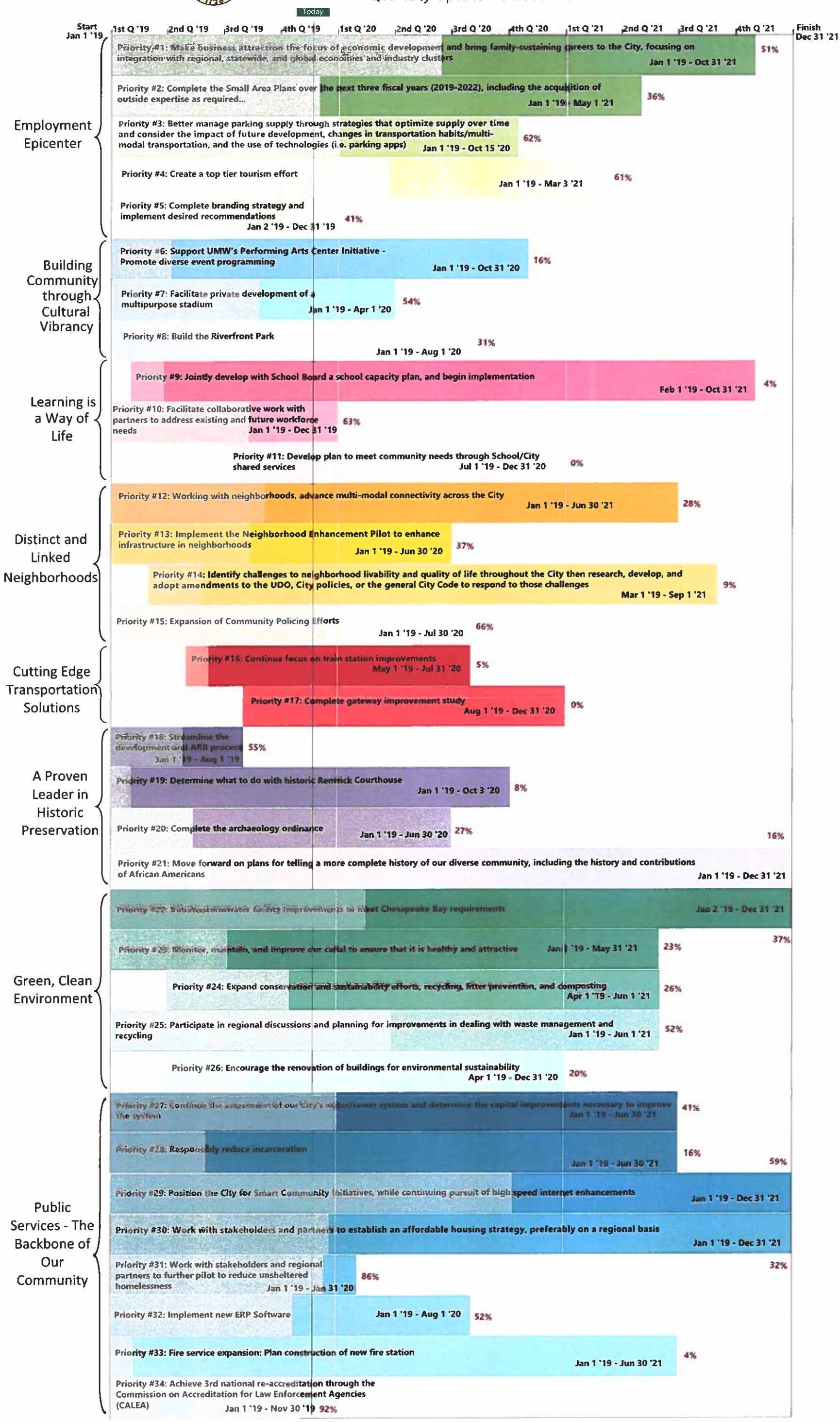
1. Hire a Tourism Manager to oversee entire City tourism program
2. Invest 60 percent of Lodging Tax revenue into tourism (something like $950,000 a year, compared to $700,000 now)
3. Relocate and enhance Visitor Center 1st Floor of Executive Plaza
4. Enhance City-only tourism website
5. Later, add additional full-time tourism-oriented staff member

B. Regional tourism recommendations

1. Continue with regional tourism program
2. Increase per-partner contribution to $200,000 a year (from $171,000 now)
3. Establish independent 501c6 with Board of Directors to oversee regional tourism program and fundraise privately (maybe through FRA)
4. Hire regional tourism manager
5. Discuss involving Caroline and King George counties

City Council 3 Year Priorities

Quarterly Update - October 2019



November 12, 2019

Attachment IV

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
2019 Council Priorities	Tue 1/1/19	Fri 12/31/21	**38%**		
Employment Epicenter	Tue 1/1/19	Sun 10/31/21	**52%**		
* **Priority #1: Make business attraction the focus of economic development and bring family-sustaining careers to the City, focusing on integration with regional, statewide and global economies and industry clusters**	Tue 1/1/19	Sun 10/31/21	**51%**	Bill Freehling	• We continue to watch VEC data on establishments and at-place employment • Significant progress was made on two major economic development projects: Liberty Place and the stadium • Additional progress made on William Square, commercial projects in Celebrate Virginia, Hylton project • Significant revenue growth in FY19 compared to FY18

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #2: Complete the Small Area Plans over the next three fiscal years (2019-2022), including the acquisition of outside expertise as required	Tue 1/1/19	Sat 5/1/21	**36%**	Chuck Johnston	• The Area 7 S.A.P. is currently being drafted. • A Planning Commission worksession on the concepts in the Plan was held on August 14 and on October 8. • A worksession with the City Council will be scheduled soon. • Initiation of the S.A.P. to start the public hearing and adoption process should occur in December. • The Area 1 and 2 planning processes are underway. The consultant team held a kick-off meeting with the City Council and Planning Commission on September 10. • An Area 2 community meeting was held on October 2 at the Family Life Center to gain public input. • A charrette for Area 1 was held October 21 - 24 at 1270 Carl D Silver Parkway to advance the planning in that area. • As of 9/19, Council directed advancement in Phase 4 (Area Plans 5, 8, and 10)

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #3: Better manage parking supply through strategies that optimize supply over time and consider the impact of future development, changes in transportation habits/multi-modal transportation, and the use of technologies (i.e. parking apps)	Tue 1/1/19	Thu 10/15/20	**62%**	Doug Fawcett	• Staff met with the Planning Advisory Committee on May 7 and June 3 to discuss parking within Area 7. Issues and solutions were identified with the group. These items were the subject of a worksession with the Planning Commission on September 11. • The Parking Advisory Committee meeting was on October 14, at which solutions to parking issues in Area 7 were finalized. • The next step will be to review the concepts with the City Council prior to working with the City Attorney and City Manager to finalize ordinance amendments for public hearing and adoption. • New UMW parking lot (a joint project) is to open - ceremony on Nov 22, 2019. • Worked with Wack/Vakos on private parking deck. Will build 4 1/2 story with 321 spaces.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
* **Priority #4: Create a top tier tourism effort**	Tue 1/1/19	Wed 3/3/21	**61%**	Bill Freehling	• DMO Proz completed and published draft tourism analysis • Consultant presented report to City Council, Tourism Advisory Council • Work session scheduled with City Council for Nov. 12 to consider accepting the report and begin to discuss implementing its recommendations • Many of recommendations proposed to be implemented in FY21 • Regional tourism MOU extension to be brought to Council in coming months As a result of findings, reallocated PT hours to create a new Tourism Assistant position

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #5: Complete branding strategy and implement desired recommendations	Wed 1/2/19	Tue 12/31/19	**41%**	Sonja Wise	• The committee and HUB have been working closely on identifying the logo and brand messaging, with several versions of drafts under consideration. • Progress is being made but process has slowed.
Building Community through Cultural Vibrancy	Tue 1/1/19	Sat 10/31/20	**37%**		

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #6: Support UMW's Performing Arts Center Initiative - Promote diverse event programming	Tue 1/1/19	Sat 10/31/20	**16%**	Tim Baroody	• Dr. Paino hosted Virginia's Secretary of Finance, Aubrey Layne on campus this past summer highlighting performing arts deficiencies. • City Council endorsed City Manager letter to General Assembly in August. • Strategizing for a potential public forum soon. • Contract awarded for Library Theater expansion, construction underway.
* **Priority #7: Facilitate private development of a multipurpose stadium**	Tue 1/1/19	Wed 4/1/20	**54%**	Bill Freehling	• Financing completed; $39M worth of bonds issued through EDA • UBS (underwriter) nominated this for "Bond Deal of the Year" • Early grading permit issued, significant site work completed • Site plan approved, preliminary building plans also approved (for seating bowl) • Team unveiled name October 5; New billboard went up on I-95 • Team moved store, front office into Executive Plaza space • Meetings held with City staff regarding events at stadium • Opening Day set for April 23, 2020

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #8: Build the Riverfront Park	Tue 1/1/19	Sat 8/1/20	**31%**	Doug Fawcett	• Bids received Friday, Oct. 11 • Contract award before Council on Nov. 12th.
Learning is a Way of Life	Tue 1/1/19	Sun 10/31/21	**14%**		
Priority #9: Jointly develop with School Board a school capacity plan, and begin implementation	Fri 2/1/19	Sun 10/31/21	**4%**	Tim Baroody	• Joint Task Force established. Public input will soon be sought.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #10: Facilitate collaborative work with partners to address existing and future workforce needs	Tue 1/1/19	Tue 12/31/19	**63%**	Angela Freeman	• EDA appointed new workforce development committee member (Suzy Stone) to replace Hap Connors. EDA committee will continue to seek opportunities to collaborate with the city and schools. • Public meetings have begun to continue the development of a regional economic development plan--Good Jobs Here (Sept, Oct, Nov). The commuter workforce study will be updated as part of this work. • Continued to work with Fredericksburg City Schools Career and Technical Education program lead. Job description developed. • Continued progress on the advanced IT certification program with UMW. Course will launch in February or March. • Continued to work with Workforce Investment Board and Virginia Community College System to expand workforce services. • Advocated to expand work-based learning programs as part of Governor's Workforce Listening Tour. This will likely result in restored Virginia Jobs Investment Program funding at the state level.
Priority #11: Develop plan to meet community needs through School/City shared services	Mon 7/1/19	Thu 12/31/20	**0%**	Tim Baroody	• No progress at this point.
Distinct and Linked Neighborhoods	Tue 1/1/19	Wed 9/1/21	**25%**		

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #12: Working with neighborhoods, advance multi-modal connectivity across the City	Tue 1/1/19	Wed 6/30/21	**28%**	Erik Nelson	• Completed the intern project this summer, Idlewild Blvd. • Plan to meet with neighborhood this fall and implement in the Spring. • Riverside Manor Connector Project funded by VDOT, implementation calendar year 2019 • 2 Transportation Alternative Program projects submitted: Kenmore Connector (on street bicycle route from Lafayette Blvd to Canal Trail) and MWH Connector (from Canal Trail to Mary Washington Blvd)
Priority #13: Implement the Neighborhood Enhancement Pilot to enhance infrastructure in neighborhoods	Tue 1/1/19	Tue 6/30/20	**37%**	Dave King	• Program is ready for rollout and being reviewed by City Management.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #14: Identify challenges to neighborhood livability and quality of life throughout the City then research, develop, and adopt amendments to the UDO, City policies, or the general City Code to respond to those challenges	Fri 3/1/19	Wed 9/1/21	**9%**	Mike Craig	• Development of a Creative Maker zoning district in Area 6 and Transfer of Development Rights program has been on-going with the City Council and Planning Commission over the last two years. • A group of residents, property owners, entrepreneurs, and other stakeholders has been meeting monthly for over a year focusing on developing a Creative Maker zoning district and has been reviewing zoning and TDR concepts. • A concept form based code is complete. • A technical group of architects, builders, and City staff had their first meeting to review the code on October 2. • The concept codes will be finalized through late October and November and may be ready for initiation by the City Council in December.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #15: Expansion of Community Policing Efforts	Tue 1/1/19	Thu 7/30/20	**66%**	Dave Nye	• Over 100 surveys were returned. • Four primary strategies were developed to address concerns. • A replacement community police officer was assigned on October 2. • Strategy implementation has begun.
Cutting Edge Transportation Solutions	Wed 5/1/19	Thu 12/31/20	**2%**		
Priority #16: Continue focus on train station improvements	Wed 5/1/19	Fri 7/31/20	**5%**	Erik Nelson	• The train station area was included as a focus area in the Land Use Report compiled by Streetsense and transmitted to the Planning Commission and City Council in May of 2019. • VRE Improvements will occur in 2020
Priority #17: Complete gateway improvement study	Thu 8/1/19	Thu 12/31/20	**0%**	Chuck Johnston	• On hold pending completion of branding effort
A Proven Leader in Historic Preservation	Tue 1/1/19	Fri 12/31/21	**25%**		

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #18: Streamline the development and ARB process with stakeholders to improve clarity on what is required when bringing a new project to the City	Tue 1/1/19	Thu 8/1/19	**55%**	Kate Schwartz	• Preservation Plan outline materials created in September 2019. These have been distributed to the working group for additional writing/editing in October 2019 • Proposals for the new Historic District Handbook are under review. A consultant was selected for the project in October 2019. Grant money recently awarded will support the project.
Priority #19: Determine what to do with historic Renwick Courthouse	Tue 1/1/19	Sat 10/3/20	**8%**	Doug Fawcett	• Public Forum was held on Nov 7th.
Priority #20: Complete the archaeology ordinance	Tue 1/1/19	Tue 6/30/20	**27%**	Kate Schwartz	• The archaeology ordinance/zoning map amendment was initiated by Council in August 2019 • Public outreach/engagement is ongoing • PC/City Council public hearings are scheduled for November and December 2019 • The archaeology program is scheduled to take effect July 1, 2020

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #21: Move forward on plans for telling a more complete history of our diverse community, including the history and contributions of African Americans	Tue 1/1/19	Fri 12/31/21	**16%**	Tim Baroody	• Memorials Commission held it's first public engagement meeting in October. • Draft job description is being reviewed - potential hire to support collateral revisions • Loan agreement with FAM, certificate of appropriateness and final relocation plan to Council in November.
Green, Clean Environment	Tue 1/1/19	Fri 12/31/21	34%		
Priority #22: Initiate stormwater facility Improvements to meet Chesapeake Bay requirements	Wed 1/2/19	Fri 12/31/21	**37%**	Chuck Johnston, Dave King	• Scope of work completed, need to solicit RFP for 100% design during next quarter. • Purchase Order submitted for Dam Failure Analysis and Alternatives Analysis to satisfy VA Dam Safety Regulations.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #23: Monitor, maintain, and improve our canal to ensure that it is healthy and attractive	Tue 1/1/19	Mon 5/31/21	**23%**	Dave King	• Construction design plans and repair costs have been received from Schwartz for Gordon Shelton Bridge (repair cost estimate: $135K) and Lompano Bridge (repair cost estimate: $140K.). • FY21 budget includes $196K for Gordon Shelton Bridge and FY22 budget includes $209K for Lompano bridge. • Bid advertisement for Gordon Shelton Bridge repairs can be scheduled for last quarter of FY20, with construction to occur first quarter of FY21. • Next vegetation management cycle is potentially scheduled to be advertised for bids in November. Work ideally will be done Jan-March 2020.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #24: Expand conservation and sustainability efforts, recycling, litter prevention, and composting	Mon 4/1/19	Tue 6/1/21	**26%**	Dave King	• New sanitation crew leader position has been filled. • Systems are being researched to automate waste mgmt/collection for efficiency/asset management. • Partnership established with City/Fairfax Co./Rboard to deliver glass to Ffx. To be reused via "purple can program". Program is currently in pilot stage. • Backyard composting education programs are being planned. Brochure has been completed. • Clean and Green video on Glass Recycling has been produced and distributed.
Priority #25: Participate in regional discussions and planning for improvements in dealing with waste management and recycling	Tue 1/1/19	Tue 6/1/21	**52%**	Mark Whitley	• Cell F3 may need to go sooner than planned, discussions continue. • R-Board hired a new director and the agreement is under review by Stafford County

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #26: Encourage the renovation of buildings for environmental sustainability	Mon 4/1/19	Thu 12/31/20	**20%**	Doug Fawcett	• Public Facilities staff and Siemens representatives provided a report to the Clean and Green Commission at September meeting on facility energy conservation practices since 1990s. • New contract with Siemens has been signed for Energy Conservation efforts.
Public Services - The Backbone of our Community	Tue 1/1/19	Fri 12/31/21	**44%**		

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
* **Priority #27: Continue the assessment of our City's water/sewer system and determine the capital improvements necessary to improve the system**	Tue 1/1/19	Wed 6/30/21	**41%**	Dave King	(VA Pollution Discharge Elimination System) • DEQ has issued new 5-Year VPDES for wastewater plant on September 1. • City staff has met with County staff in October to begin negotiations for a wastewater consolidation master agreement • City has retained outside legal representation to assist with negotiations • Options will be brought to Council soon.
Priority #28: Responsibly reduce incarceration	Tue 1/1/19	Wed 6/30/21	**16%**	Dave Nye, Mark Whitley	• There are ongoing developments nationally in the opioid litigation. • Council will determine if they wish to expand legal pursuits in November.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #29:Position the City for Smart Community Initiatives, while continuing pursuit of high speed internet enhancements	Tue 1/1/19	Fri 12/31/21	**59%**	Suzanne Tills	• 2nd Co-location project completed (Fire Station 2), 1 in planning stages (VDOT/Chatham). • Other co-location opportunities being researched, such as alignment with the brick sidewalk project. • Exploring Wi-Fi at Hurkamp Park • Project plan developed
Priority #30: Work with stakeholders and partners to establish an affordable housing strategy, preferably on a regional basis	Tue 1/1/19	Fri 12/31/21	**32%**	Chuck Johnston	• GWRC was awarded grant funds in September. • Staff met with GWRC Director 10/11 to formalize RFP will be issued this quarter and awarded with work beginning in 2020.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #31: Work with stakeholders and regional partners to further pilot to reduce unsheltered homelessness	Tue 1/1/19	Fri 1/31/20	**86%**	Susanna Finn	• Housed nine households this program year outperforming the goals of eight households. • GWRC is now seeking broader regional support to expand program.

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #32: Implement new ERP Software	Tue 1/1/19	Sat 8/1/20	**52%**	Suzanne Tills	• Phase 2 – Go Live occurred, working through remaining issues (to include e-check) • Phase 3 – Configuration & Data conversion continues. Go live for City moved to 4/20, Schools remain 1/20 • Phase 4 – System went live, final tweaks to system will occur over next month as well as work on interface to GIS and Tyler Munis system, assessment has begun • Phase 5 – System upgrade to 2018 completed, working on data conversion and system configuration

Task Name	Start	Finish	% Complete	Champion	October 2019 Status
Priority #33: Fire service expansion: Plan construction of new fire station	Tue 1/1/19	Wed 6/30/21	**4%**	Eddie Allen	• Council adopted an LOI with Hylton and extended it until March 2020.
Priority #34: Achieve 3rd national re-accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA)	Tue 1/1/19	Sat 11/30/19	**92%**	Dave Nye	• No issues were identified during the file review. • The on-site inspection was held August 11-14 and no issues were identified. • The final commission review is scheduled for November 16.

ITEM #9E

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

Council Work Session
November 26, 2019

Architectural Review Board Interviews
Unsheltered Homelessness
Face the River
E-Scooters

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, November 26, 2019, beginning at 5:30 p.m. in the City Hall, Executive Conference Room.

Council Present. Mayor Mary Katherine Greenlaw Presiding. Vice-Mayor William C. Withers, Jr., Councilors Kerry P. Devine, Timothy P. Duffy, Charlie L. Frye, Jr., Jason N. Graham and Matthew J. Kelly.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, Assistant City Manager Doug Fawcett, City Attorney Kathleen A. Dooley, Assistant City Attorney Dori Martin, Community Planning and Building Services Director Charles Johnston, Historic Resources Planner Kate Schwartz and Clerk of Council Tonya B. Lacey.

Others Present. Members of the Continuum of Care Board, Kate Gibson, George Washington Regional Commission, Clay Milhoulides, Chrismarr Properties, Christian Zammos, Katora Coffee, Meghan Cotter, Micah Ministries, Chris Payton, Thurman Brisben Center, Melissa Martin, University of Mary Washington, Tom Smith and David Dorsey.

Architectural Review Board Interviews.

Adrianna Moss – Ms. Moss explained that she was an architectural historian working in cultural resources management since she graduated. She said she has lived in the City since 2007 and she was feeling detached from the community and this was her way of connecting to the community

Ms. Moss said she thought the City did well with working with homeowners as well as commercial owners to produce an end product that both the City and the owners were happy with. She spoke of how she liked what the owners of the Purina Tower did to keep the industrial feel but

also added their own twist to the building. She said with buildings such as the coffee warehouse the developer did the best he could to save as much of the building as he could. Ms. Moss said if she was selected she would do her best by honoring the standards. She said there were many buildings sitting empty and could be better utilized and she would like to help developers realize their potential. When asked about substitute materials such as windows Ms. Moss said she would ask about the condition first, second whether they were original and whether they were added at a later date. If the windows were not in bad shape she would point to resources and if they were in bad shape she would try to get the owner to replace them with woods that would last or give better options.

Helen Ross – Ms. Ross said she wanted to apply because she thinks her skillset as an architectural historian would apply to the ARB. Ms. Ross was asked her thoughts on the Slave Auction Block and she said the decision would have been better served if the review had gone before the ARB before it was heard by the Council. She said the Coffee warehouse was saved by a business that made a plan she said she was not sure she would have done anything differently. When asked about growth and preservation she said he city must weigh all options and understand how the City competes with other jurisdictions for tourist money. She noted that you cannot save everything. She explained that if a person could not afford to replace materials with the same materials because of the costs she would like to see the fact of burden before finding ways to be flexible with substitute materials.

Withers Moncure – Mr. Moncure said he has some institutional knowledge of materials that he could use to help developers and homeowners. He said his role as an ARB member would be to maintain the historic character/development of the antebellum era and making things fit within it. Mr. Moncure said the City does a good job of balancing the way things look and keeping the character, the trails were great and he would like to be a part of the solution as the growth happens.

Unsheltered Homelessness. Ms. Gibson presented a PowerPoint and she presented a slide with each of the sponsors and she discussed the goals, homeless response system, population vs point-in-time counts, homeless population, investing in housing, housing program outcomes, unsheltered homelessness initiative pilot, pilot outcome and funding request Fiscal Year 2021. See Attachment I for more information.

Councilor Kelly said the GWRC was briefed at their last meeting and they were trying to get the counties in on this program. The Continuum of Care (COC) has tried to get the county administrators to see their presentation but had not had any success. Councilor Duffy asked if there

was anything the Council could do to try to get the counties involved and Mr. Baroody said make calls to them.

Councilor Kelly said their reason for not supporting was that we did not have data but now that there is data that excuse was no longer valid. Mayor Greenlaw said the City must publicize the success of the program.

Ms. Gibson noted that Stafford and King George counties were not participants in the COC.

Face the River. Mr. Smith presented a PowerPoint to update the Council on the Face the River project. In the presentation he covered, why they werepresenting to council, the background, we have turned our backs …time to Face the River, Why face the river, what river, need vegetation management, progress/status/happy clam parking lot, progress/status/next tot Chatham Bridge, progress/status/municipal parking lot, collaboration at work, outreach at work, stakeholders/resource structure/money flow, face the river summary and future, results of unbudgeted/unscheduled maintenance at Riverfront Park, foundation for river activation: years of study, list of plans supporting riverfront activation, relationship of plans and features, recent developments/ opportunities, Streetsense Area 7 Guiding Theme, Streetsense Riverfront Activation strategy, Streetsense Small Area Planning, Next steps, sense of place, sense of River, Example integration opportunities… Chatham Brigade, identify with the River…activate the Riverfront, overall summary …activate the Riverfront, collective/collaborative aspirations, speaking of identity, and Main Street Board of Directors recommendations/ wishes. See Attachment II for more information.

Councilor Kelly said the City owed Mr. Smith and Mr. Dorsey for keeping this alive and he was hopeful that the Council could help to get the riverfront cleared. The Council said they love what had been done.

E-Scooters. City Attorney Dooley briefly introduced the e-scooters item and noted that Assistant City Attorney Dori Martin had experience on e-scooters because she worked on this with the City of Alexandria and she said any questions should be addressed with Dori.

Adjournment. There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 7:17p.m.

_____

Tonya B. Lacey
Clerk of Council

FREDERICKSBURG REGIONAL
CONTINUUM OF CARE

Unsheltered Homelessness Initiative

Attachment I

United Way
Rappahannock United Way

County of Caroline Virginia

King George County Virginia

City of Fredericksburg Virginia

County of Spotsylvania Virginia

Stafford County Virginia Progress Since 1664

NSFM

Haven For Hero's
END VETERAN HOMELESSNESS

PF

Justice For All Est. LAW 1970 Justitia Omnibus

Department of Veterans Affairs United States of America

George Washington Regional Commission

Rappahannock Goodwill Industries

Fredericksburg Regional Food Bank
Locust Grove · Stafford · Caroline
Spotsylvania · King George · the City of Fredericksburg
Feeding America

Virginia Employment Commission

Rappahannock Area Community Services Board racsb

empower HOUSE
SUPPORTING SURVIVORS OF DOMESTIC VIOLENCE

Micah

FailSafe ERA
Changing Lives... Rebuilding Communities... Helping Families Affected by Incarceration

Fredericksburg SPCA

Dollars for Doorbells

Volunteers of America
CHESAPEAKE

Recovery in Motion
Reclaiming mental health together

Loisann's Hope House

FAHASS

JRC

S.E.R.V.E.

FCS
Fredericksburg Counseling Services, Inc.
A Free Mental Health Clinic

Refuge Christian Ministry

Brisben Center
built by love

Fredericksburg Regional Continuum of Care
partners ending homelessness

Quin Rivers

Healthy Generations
Area Agency on Aging

Central Virginia Housing Coalition

Open Hand
Faith · Community · Dignity · Care

OOY
office on youth

Caroline County Habitat for Humanity

Fredericksburg Public Schools Excellence in Education

CAC
Coupons For A Cause

Spotsylvania

Stafford County Public Schools
Stafford, Virginia

Bragg Hill Family Life Center
We Build People

The Salvation Army
Doing the Most Good
Fredericksburg VA

Warfighters Refuge Project
Helping Homeless Veterans

NVFS
Northern Virginia Family Service

Lloyd F. Moss Free Clinic

Greater Fredericksburg Habitat for Humanity

University of Mary Washington
where great minds get to work

Mary Washington Healthcare

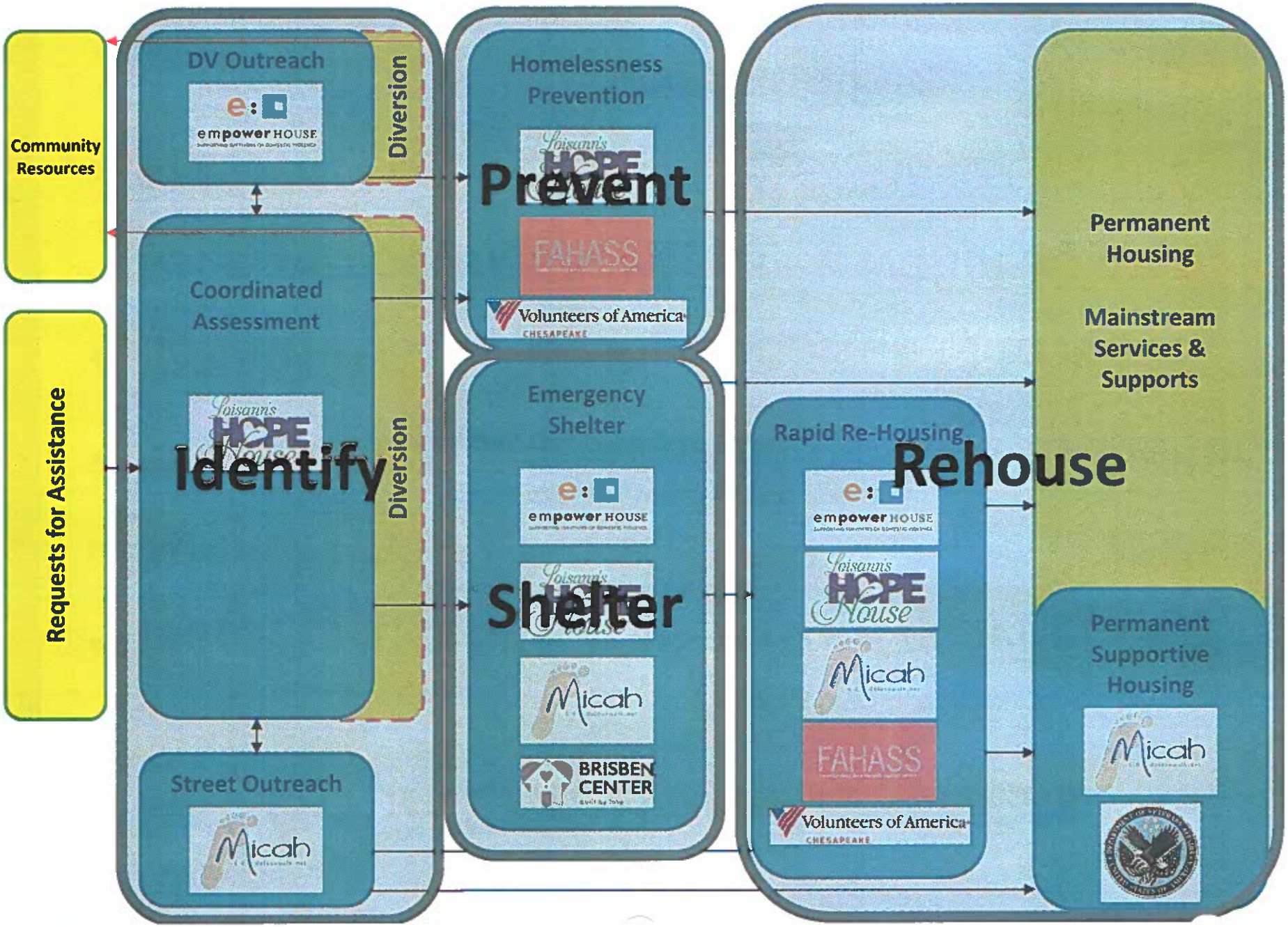
New Post Apartments

NDCOS
New Directions Community Outreach Services, Inc.

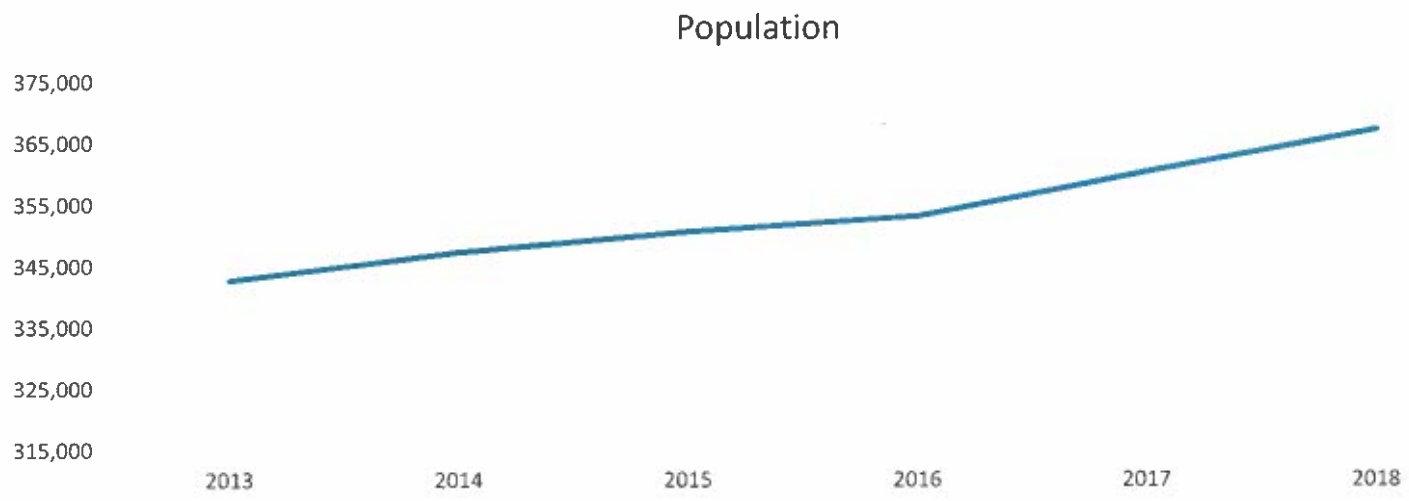
Goal: End Homelessness

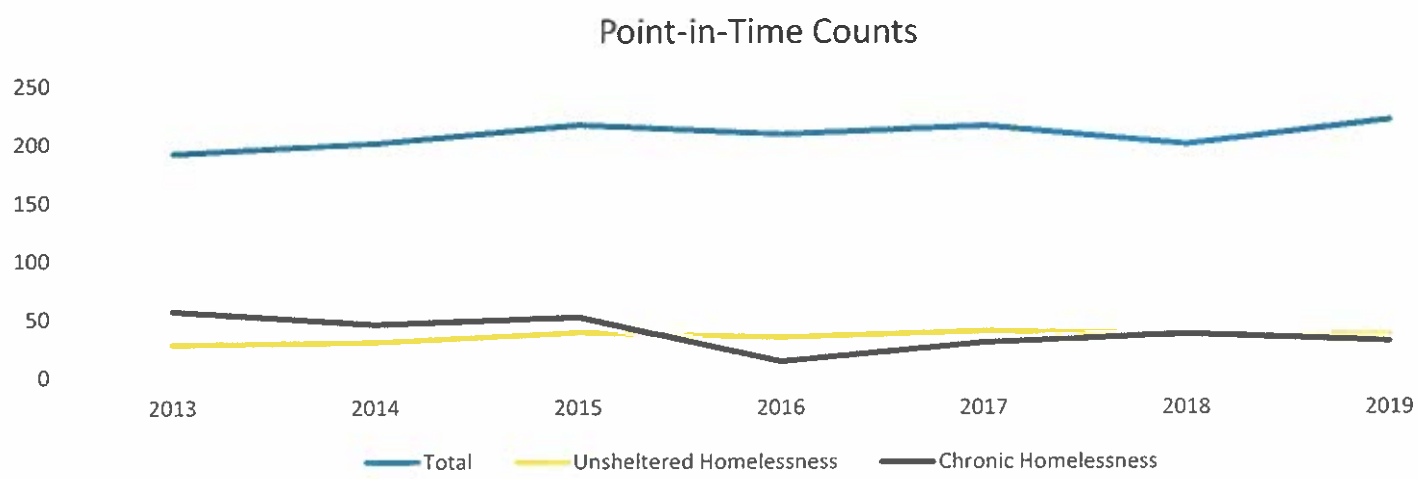
- **Identify:** Identifying all persons experiencing homelessness
- **Shelter:** Providing immediate access to shelter
- **Rehouse:** Ensuring the opportunity to move back into permanent housing within 30 days
- **Prevent:** Preventing new episodes of homelessness whenever possible

Homelessness Response System



Population vs Point-In-Time (PIT) Counts





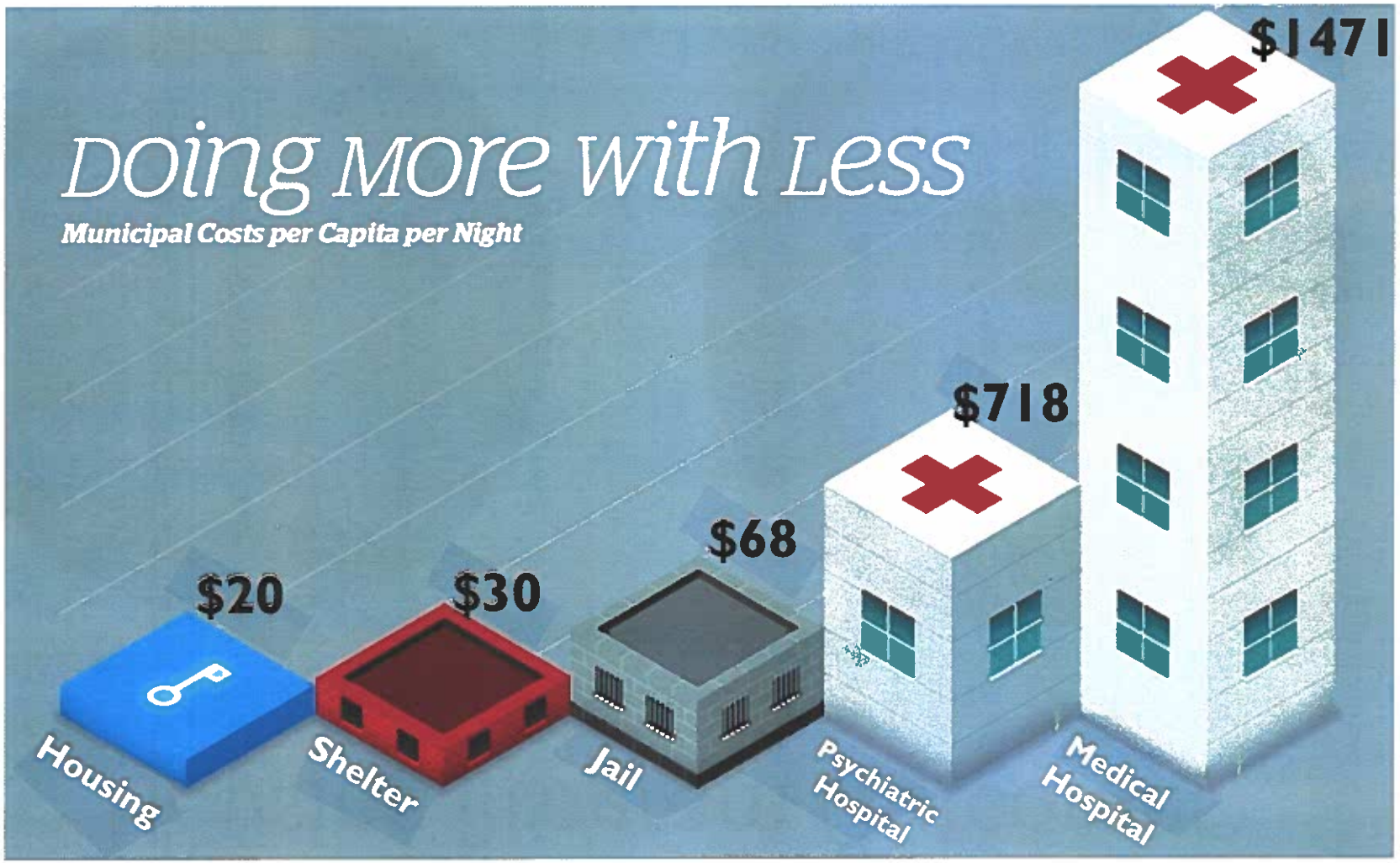
Homeless Population

FY19 Literally Homeless By County

Locality	# of Households	Percentage of PD-16
Caroline County	29	6.5%
King George County	25	5.6%
Spotsylvania County	141	31.8%
Stafford County	104	23.4%
City of Fredericksburg	145	32.7%

Regionally, about 5 people per 10,000 will become homeless.

Investing In Housing



Housing Program Outcomes

611

people moved into their own home through a CoC program in 2018.

88%

of households have not returned to homelessness 2 years after their participation in the program ends.

Unsheltered Homelessness Initiative Pilot

- $40,000 over two years (FY19-FY20)
  - City of Fredericksburg
  - Mary Washington Healthcare

Goal: Move households from street to housing; 8 households all together (1 household=$5,000)

Pilot Outcome

Year One (FY19)

- 4 households (6 people)
  - 3 people were homeless for more than a year
  - 6 people have a disability
  - 4 people have increased their income since housing
  - 4 people have assumed full financial responsibility for housing expenses

Year Two (FY20)- So Far

- 5 households (5 people)
  - 5 people were homeless for more than a year
  - 5 people have a disability
  - 4 people have been matched as roommates to assist with housing expenses

Funding Request

FY2021

Caroline County	$5,000
King George County	$5,000
Stafford County	$10,000
Spotsylvania County	$10,000
City of Fredericksburg	$10,000
Total	**$40,000**

*Requested funding is above and beyond existing allocations to local agencies for homeless services to scale-up the model

Goal: With this funding, we would be able to move another 8 households from street to housing

requesting an additional $20,000 from other resources

Thank You!

Main Street: Face The River & Beyond

City Council Work Session - November 26, 2019

Reconnecting Downtown Fredericksburg with the Rappahannock River

Enhancing Economic Vitality Through Collaborative Conservation Practices

Attachment II

Why are We Here?

- Provide a Brief Update on Main Street Face The River Project

- Present Main Street BOD Recommendations to Council
- Seek Council Support for 3 Primary Recommendations:
  1. Recognize the Downtown Riverfront Corridor as Part of City Infrastructure
  2. Provide Sustained Vegetation Management → Budgeted
  3. Plan, Implement and Sustain Riverfront Activation Strategies

     Recommended by Streetsense

     for Small Areas 7 – "The Crown Jewel"

Background

- Decades of Planning and Visioning Activities have Repeatedly Validated Opportunities to Re-Connect Downtown with the River
  - Consultants, Committees, Commissions, Boards, etc.

- ✓ **EDAW Plan**
- ✓ **Charting Downtown's Future**
- ✓ **JumpStart**
- ✓ **Comp Plan**
- ✓ **National Trust Preservation Workshop**
- ✓ **Barman Report**
- ✓ **Streetsense**

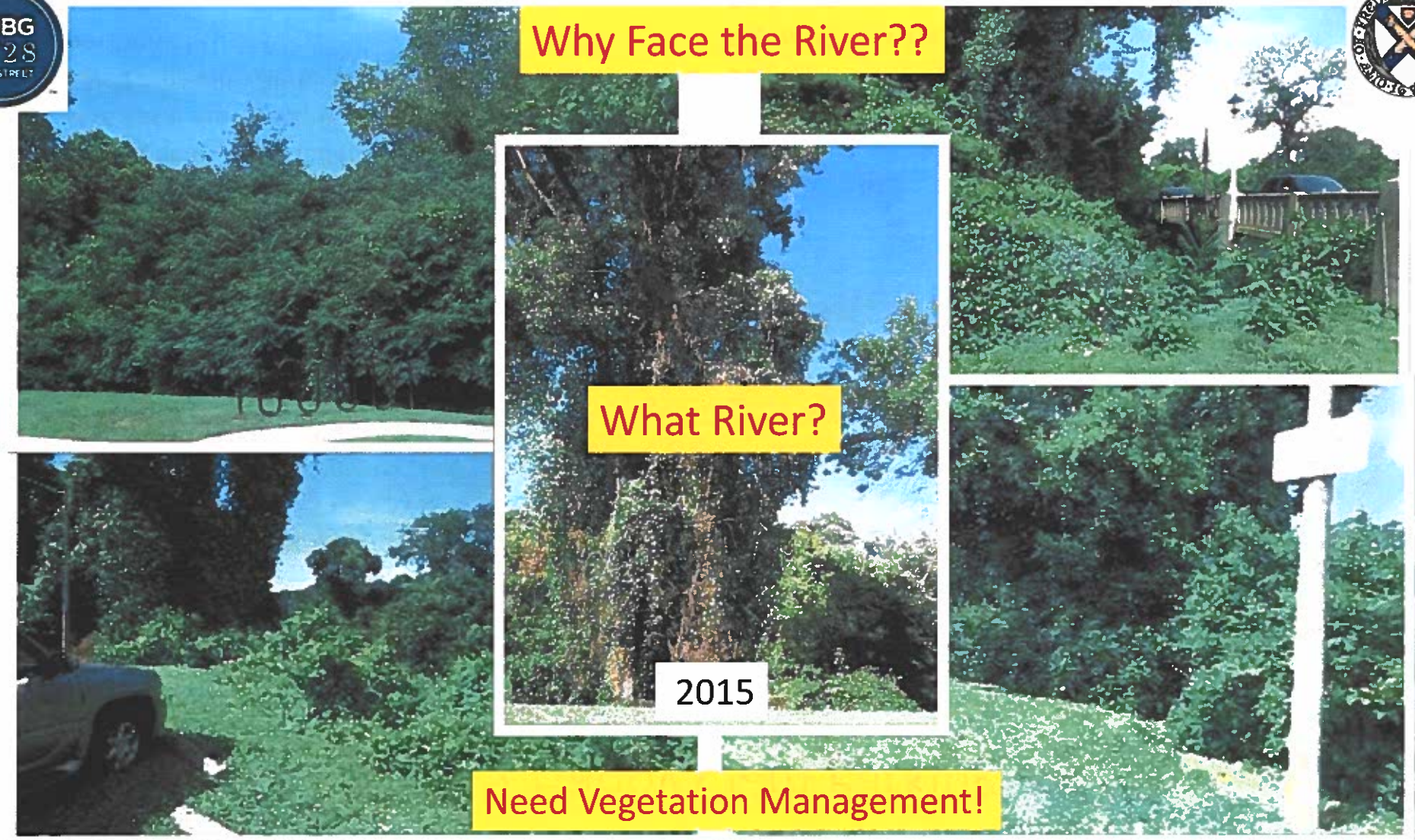
- Riverfront Improvements Usually Rank as Top Priority
- Small Area Planning Services Provided by **Streetsense** are Yet Again Validating the Opportunities

We Have Turned Our Backs →Time To Face The River!

Our Downtown Front Yard.... Our Original Main Street

- The River is Underutilized / Forgotten Asset
- The River is Not Being Leveraged
- Ripe for More Events / Activity
- Expand Improvements Beyond Riverfront Park
- River Improvements Should Contain Economic Elements
- River Is and Has Always Been Important to Economic Vitality
- **Need a Broad and Actionable River Master Plan, Including New Venues**

Improve Economics & Scenic Quality With No Negative Impact on River Health or Water Quality


Why Face the River??
What River?
2015
Need Vegetation Management!

Progress / Status / Happy Clam Parking Lot

- Removed dead trees and invasive trees
- Severed and removed invasive vines
- Sprayed area with herbicides
- Repositioned curb stops

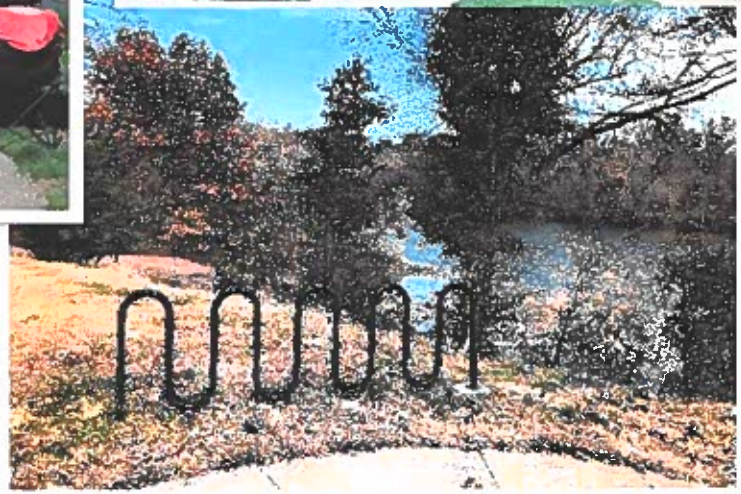
- Installed sheet-flow management system (berm, gravel filled trench) for parking lot run-off
- Planted 31 shrubs on the berm
- Planted 7 new trees
- Mulched

Progress / Status / Next to Chatham Bridge

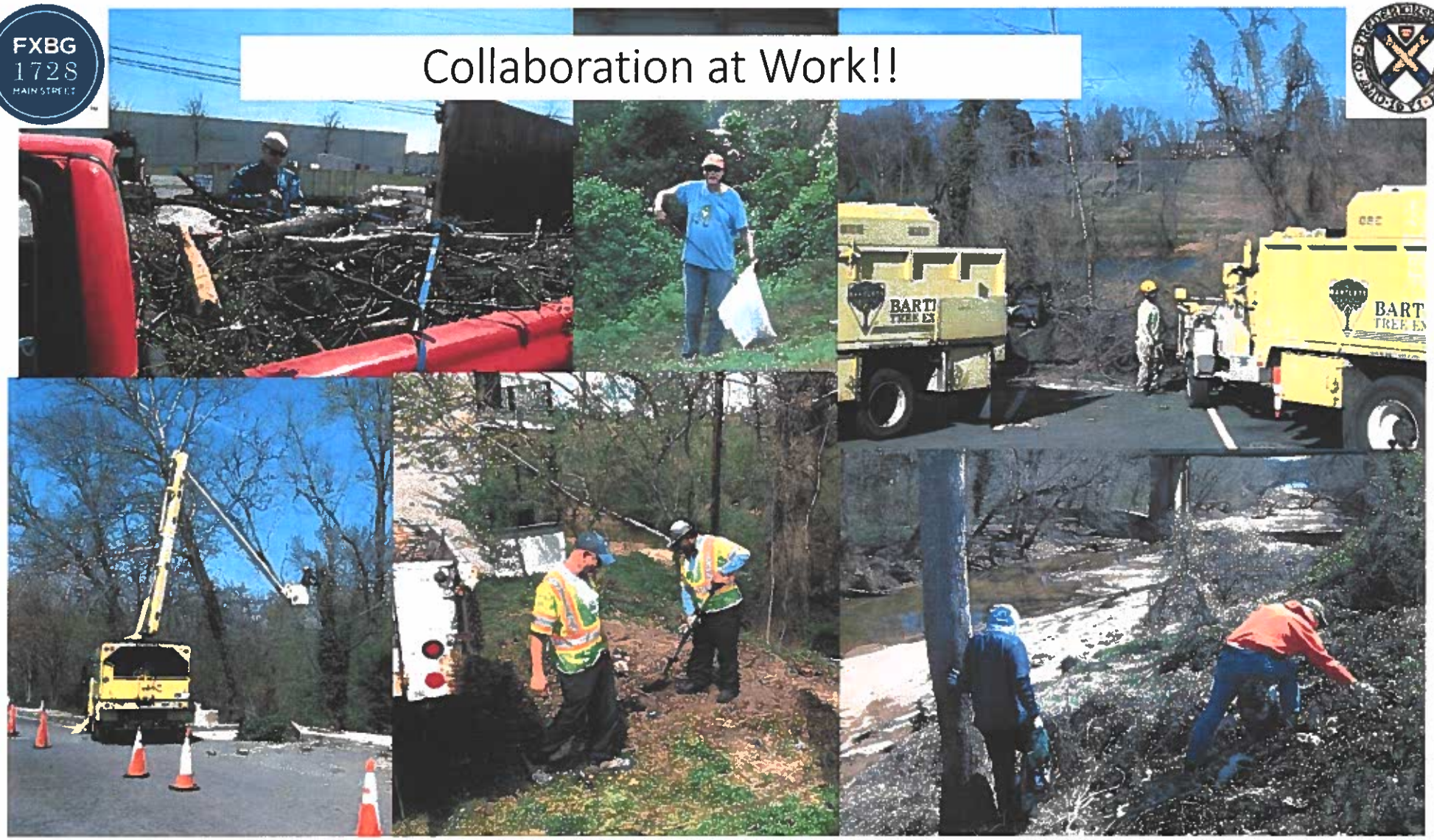
- Removed dead trees and invasive trees
- Severed and removed invasive vines
- Cleanup

Progress / Status / Municipal Parking Lot

- Removed dead trees and invasive trees
- Severed and removed invasive vines
- Sprayed area with herbicides



Collaboration at Work!!



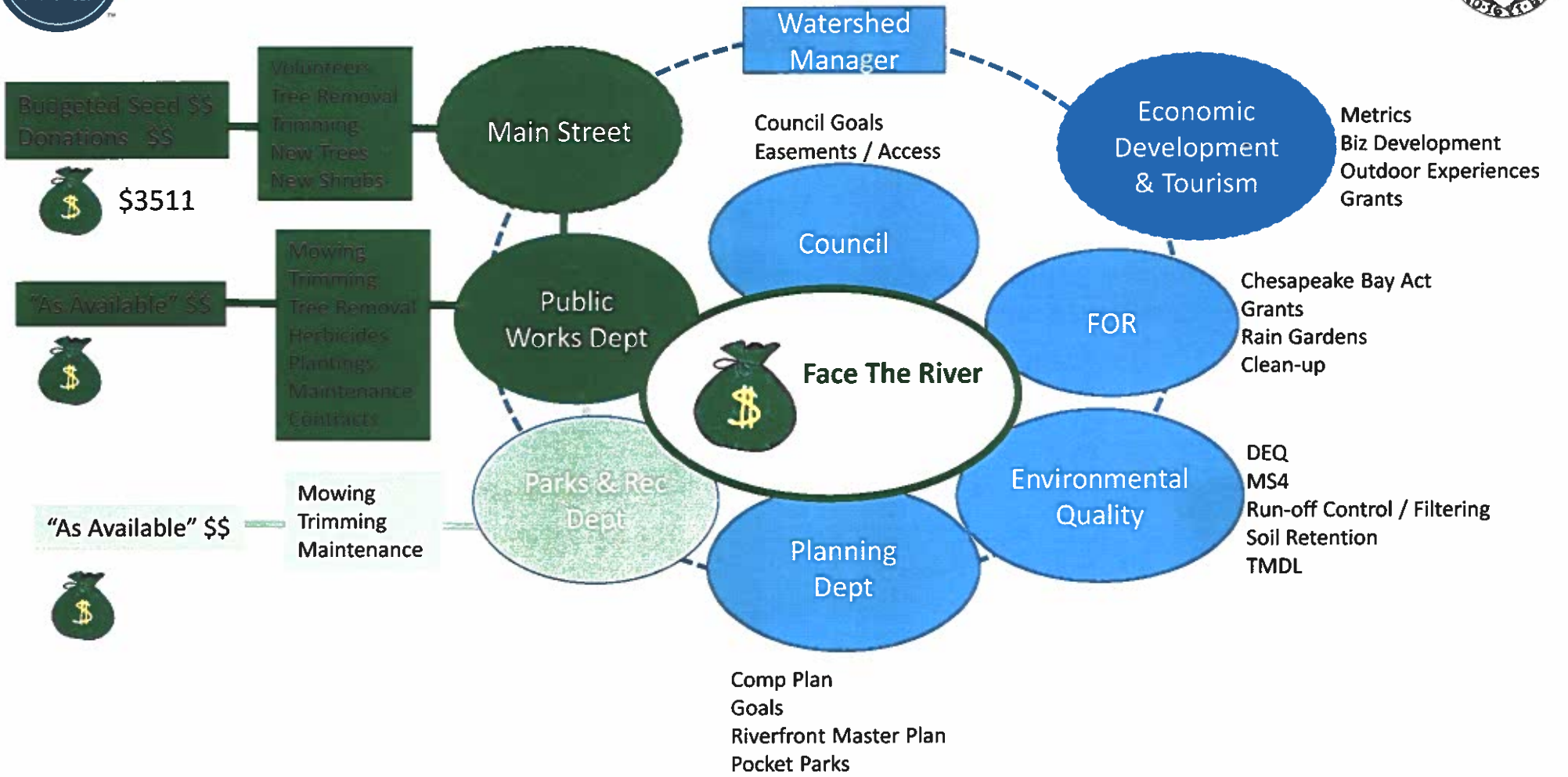
Outreach at Work!!

Riverbank Spring Clean-up

Micah Team Trimming – River Rock

Virginia Environmental Assembly Tour

Stakeholders / Resource Structure / $$ Flow



Face The River Summary and Future

"Completed" → Needs Repeating

Vegetation Management

- Removed Dead Trees and Invasive Trees
- Severed and Removed Invasive Vines
- Applied Herbicides
- Removed Debris
- Planted Trees & Shrubs / Grasses
- **Maintenance**

Sheet Flow Management System

- Happy Clam Parking Lot

"As Available"

Planned

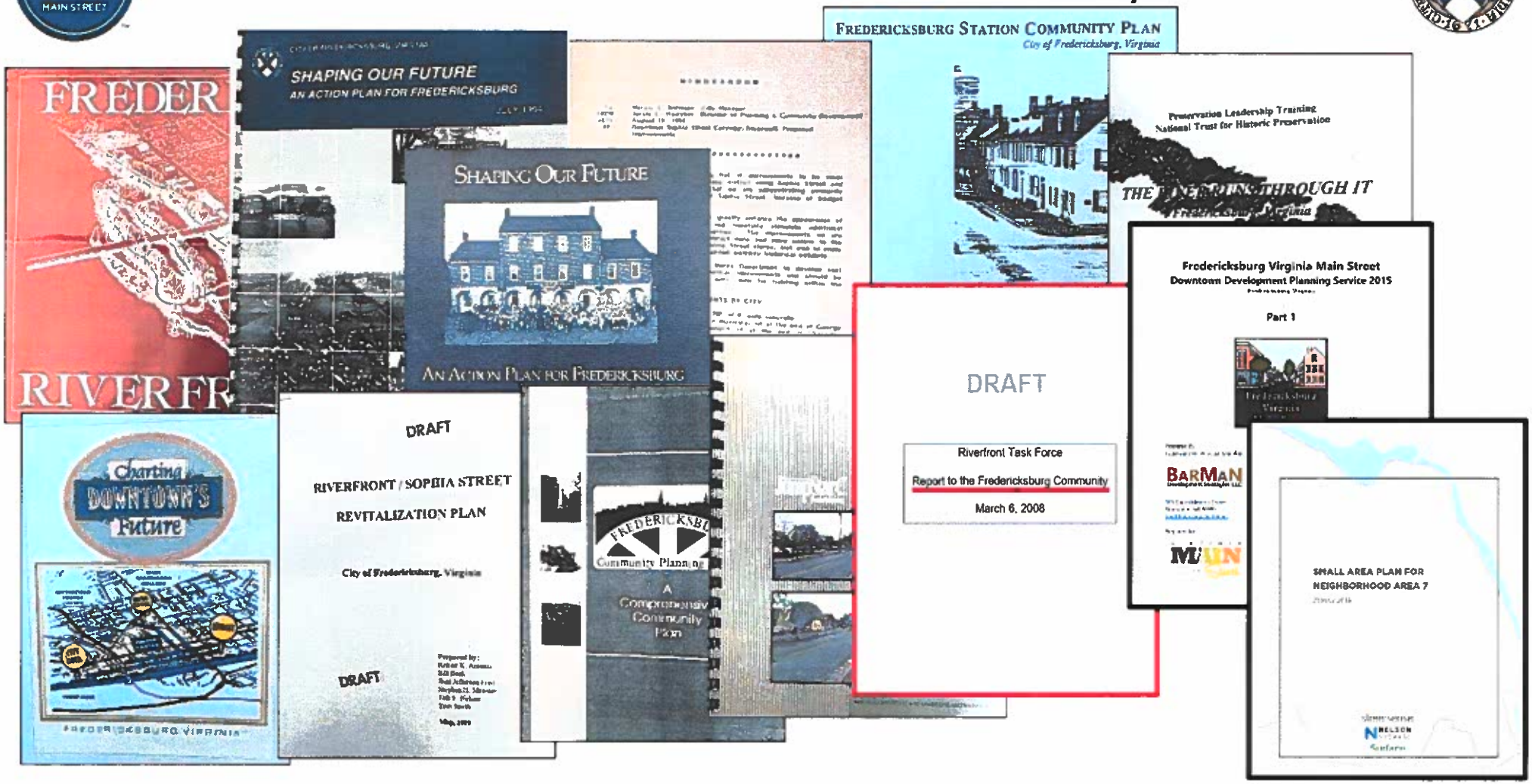
- Invasive Plant Strategy
- Additional Plant / Tree Removal
- Additional Plant /Tree Plantings
- **Maintenance**

Budgeted Project ← Sustained Vegetation Management ← 1 2 → Transition to New Planning Phase → Riverfront Activation

Results of Unbudgeted / Uscheduled Maintenance

Riverfront Park

Foundation for River Activation: Years of Study



List of Plans Supporting Riverfront Activation

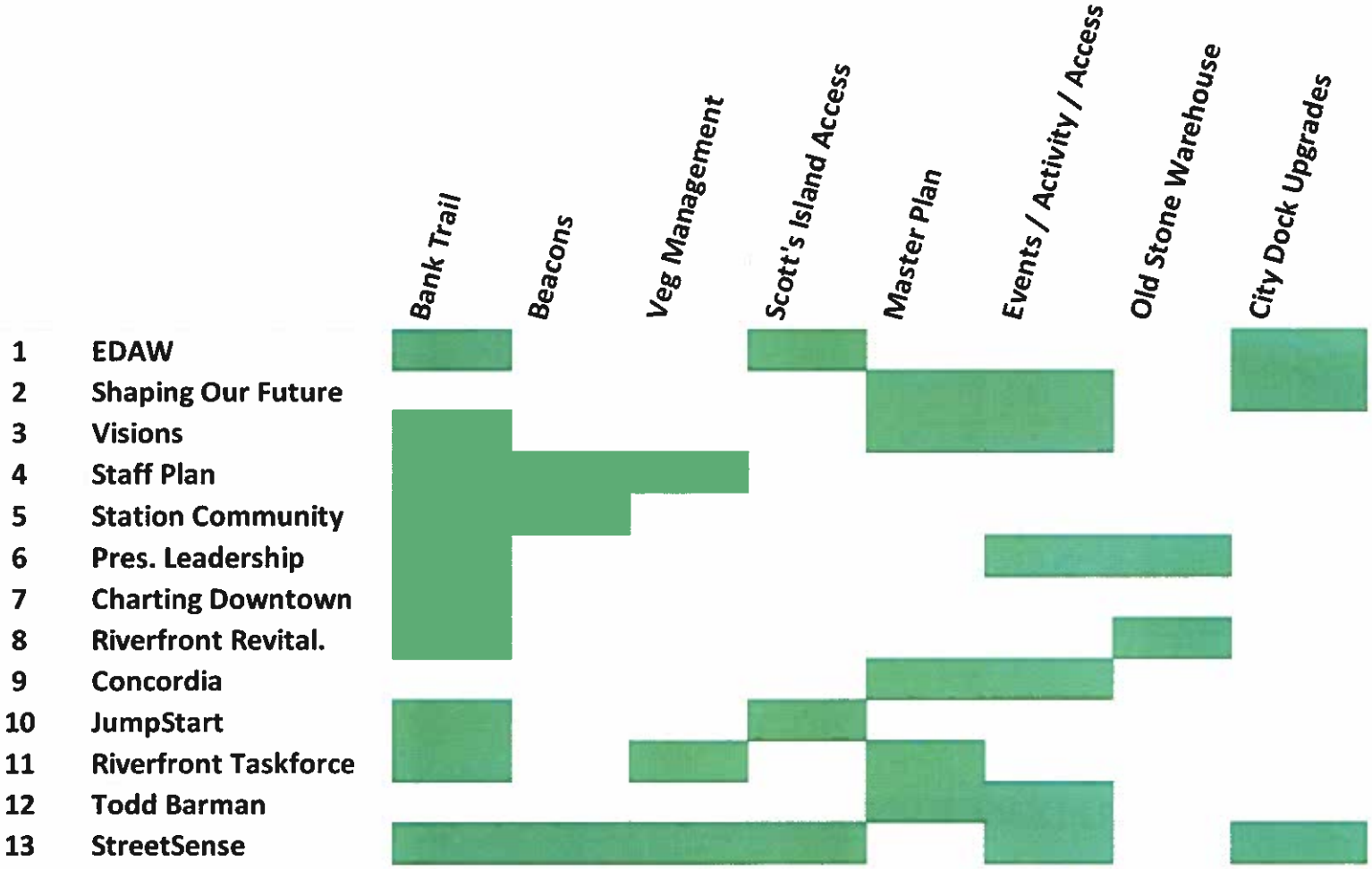
1. EDAW Inc... 1983
2. Shaping Our Future... 1994
3. Visions...1994
4. Staff Plan... 1994
5. Station Community Plan...1995
6. Preservation Leadership Training ...1996
7. Charting Downtown's Future ...1998
8. Riverfront / Sophia St Revitalization ...1998
9. Concordia...2003
10. JumpStart...2006
11. Riverfront Taskforce #1 ...2008
12. Todd Barman Report ...2015
13. StreetSense (Area 7) 2019

Recurring / Validated Themes

- Vegetation Management
- Riverfront Trail, Path, Walk
- Importance of Old Stone Warehouse
- Emphasis on Cross Street Endings (Beacons)
- Connection to Scotts Island
- City Dock Park Expansion / Upgrades
- More Access
- Master Plan
- Ripe for Human Powered Craft & Activities
- Apply Preservation / Conservation Practices

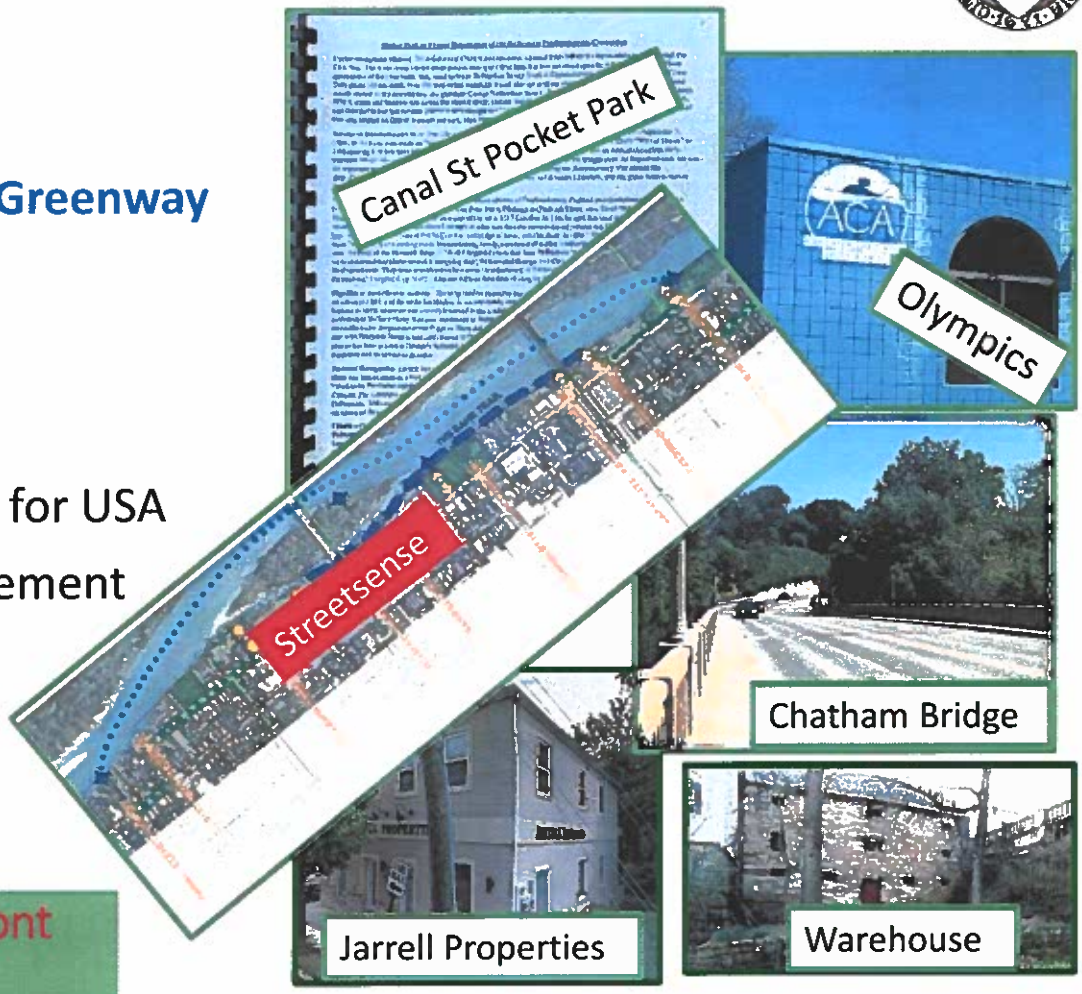
See Appendix A

Relationship of Plans and Features



Recent Developments / Opportunities

- Riverfront Park Construction
- Chatham Bridge Upgrade / East Coast Greenway
- Old Stone Warehouse Stabilization
- Outfall Upgrade at 1001 Sophia
- Canal Street Pocket Park Proposal
- ACA To Oversee Olympics Paddlesports for USA
- Jarrell Properties Redevelopment / Easement
- Streetsense → Makes Sense!!



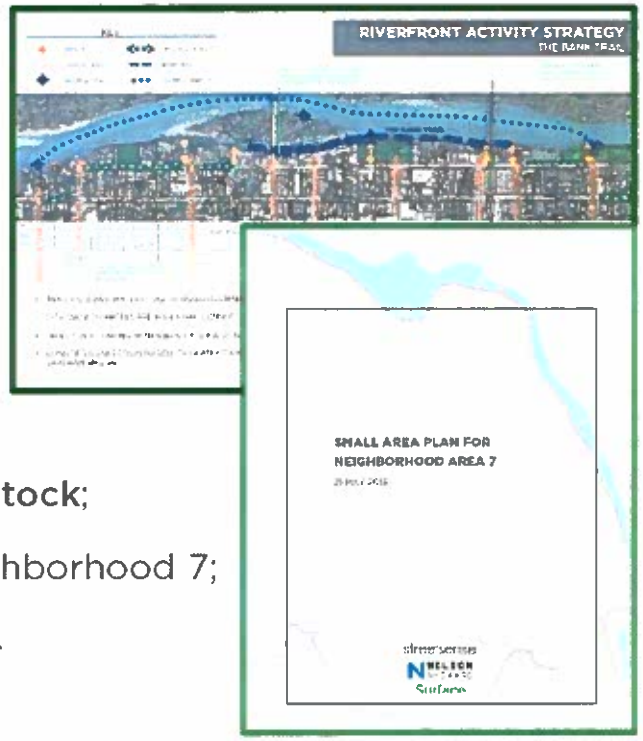
Potential to Put a New Face on the Riverfront Over the Next 2 Years

Streetsense Area 7 Guiding Theme:

Access, Mobility, Connectivity, Character

Upgrade These Assets to Their Best Condition:

- health and longevity of the **historic** core;
- **riverfront**; *
- addition of and access to **high speed rail** within the district;
- **retail priority for the William/Caroline** corridors;
- **walkability and bikeability** of Neighborhood 7's streets;
- availability, variety, and longevity of the **residential building stock**;
- expanse, variety, and opportunity for **open space** within Neighborhood 7;
- and continued expansion of the City's **walkable urban places**.



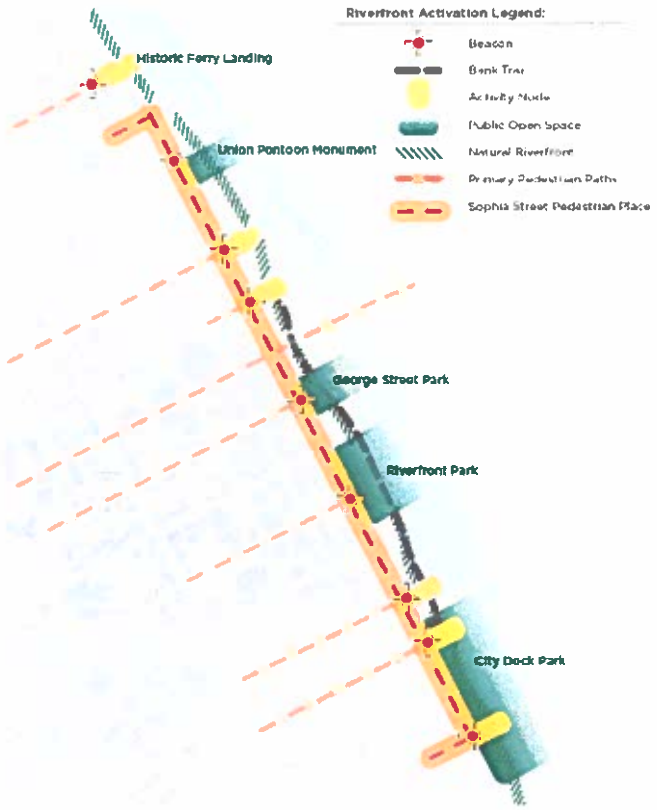
* **Activate the City's Historic Riverfront to Enhance Both Visitor and Resident Experiences**

Streetsense Riverfront Activation Strategy

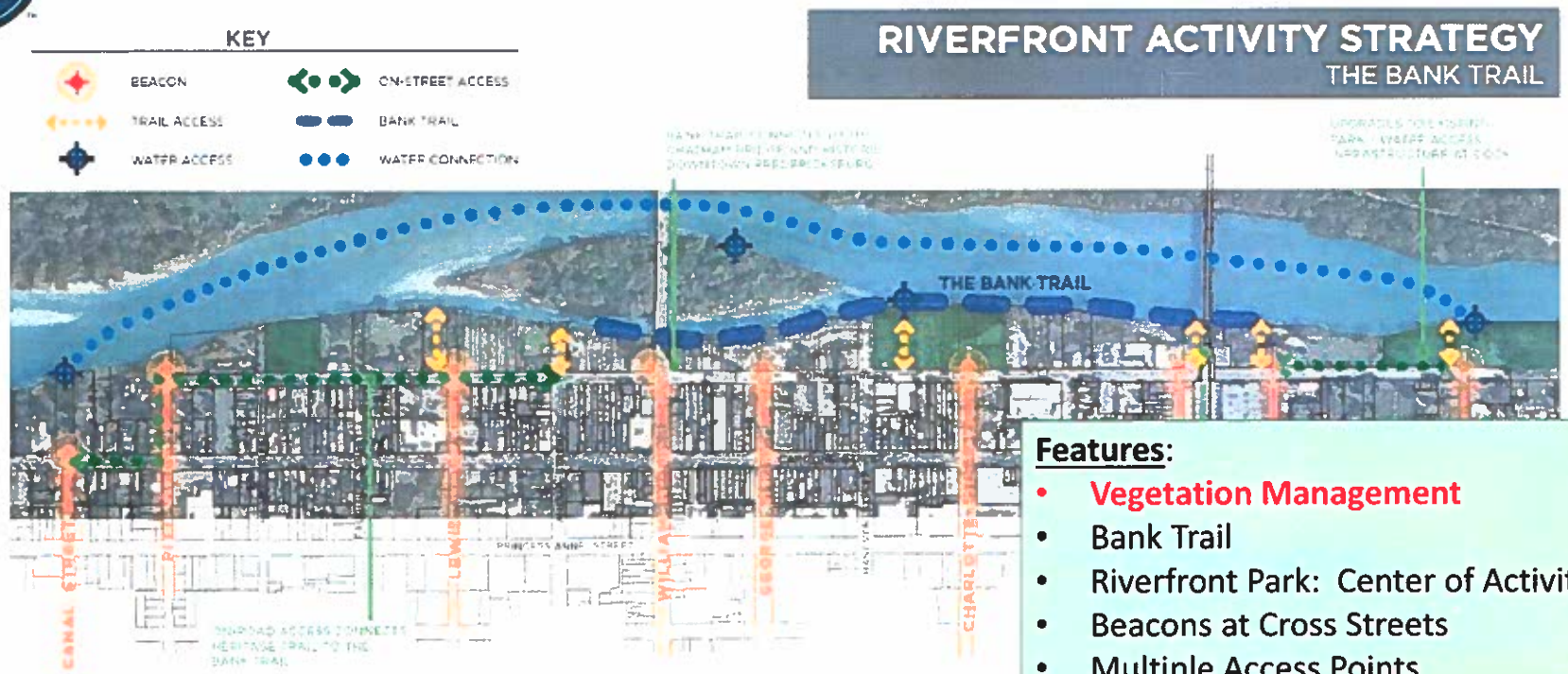
- Activate a Riverfront Open Space Network
  - Historic Ferry Landing – Canal St
  - Union Pontoon Monument
  - **George Street Park**
  - Riverfront Park
  - City Dock Park

  Integrate!
- Improve Visibility, Accessibility and Utility of the Historic Riverfront – **"Face The River"**
- Implement a Bankside Trail
- Implement Artisan Beacons – Selective Clearing
- Improve Water Access – Visually and Physically
- Leverage the Riverfront as a Distinguishing Asset
- **Elevate the Importance of the Riverfront →**

  Everything Begins with The River!!



Streetsense Small Area Planning



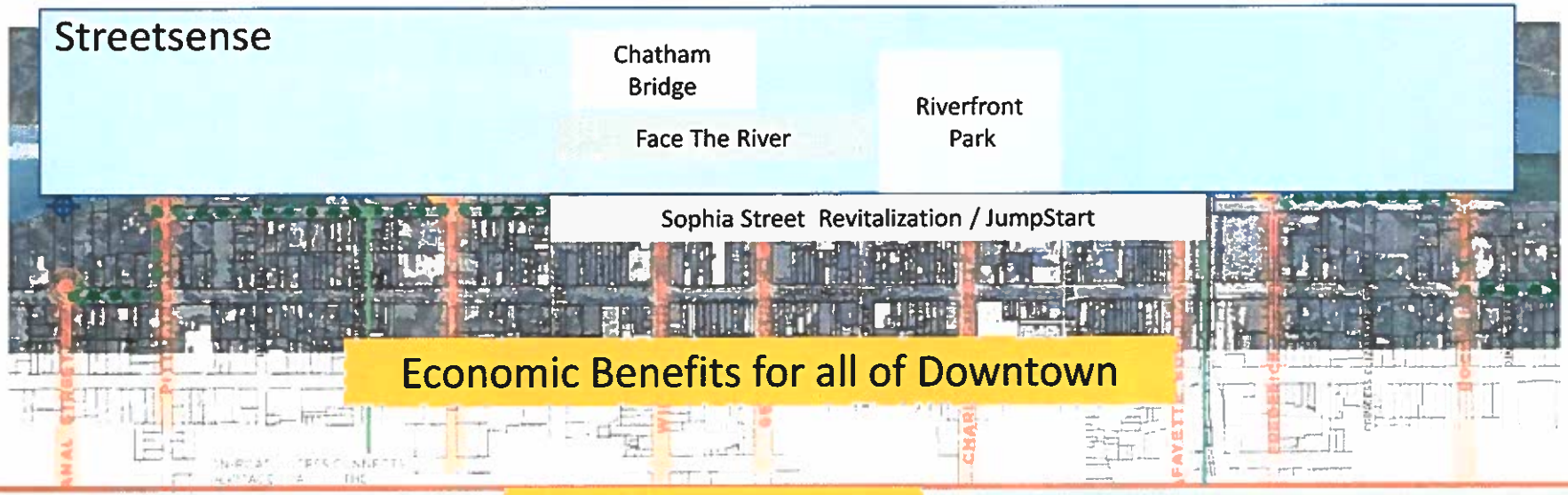
- TRAIL FOLLOWS WATERS EDGE THROUGH DOWNTOWN
- CITY OWNED PARCELS ARE POTENTIAL CONNECTION POINTS
- SELECTIVE CLEARING WITHIN BEACON VIEW ZONE
- CONSIDER CONNECTION TO SCOTTS ISLAND FROM NEW CHATHAM BRIDGE

Features:

- Vegetation Management
- Bank Trail
- Riverfront Park: Center of Activity / Events
- Beacons at Cross Streets
- Multiple Access Points
- River Activity Access
- Access to Scotts Island
- City Dock Park Upgrades
- Canal Street Landing
- Open Space Network Connectivity

Next Steps → Sense of Place → Sense of River

Integrate Streetsense and Past Plans → RiverSense



RiverSense

Integrate Riverfront Park, Face the River, Streetsense and Other Riverfront Strategies

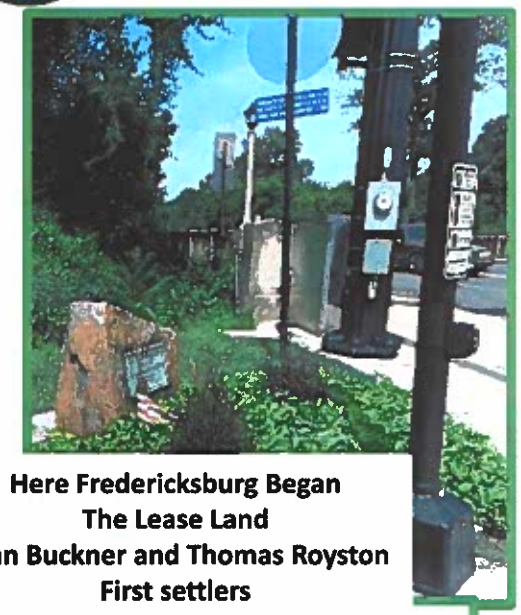
- Ideas from Past Plans + Innovative Thinking and Visionary Ideas

Prepare and Implement Long Range River Corridor Plans for Area 7

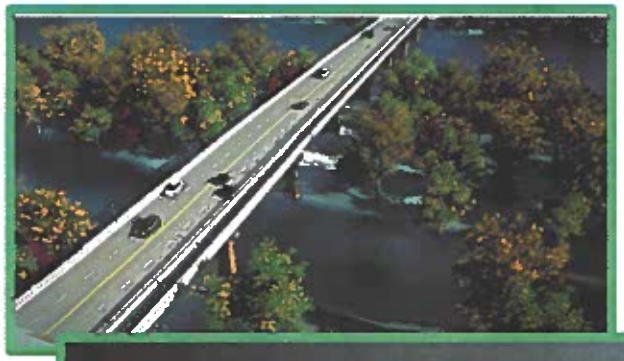
- Master Plan
- Integrated Incremental Actions

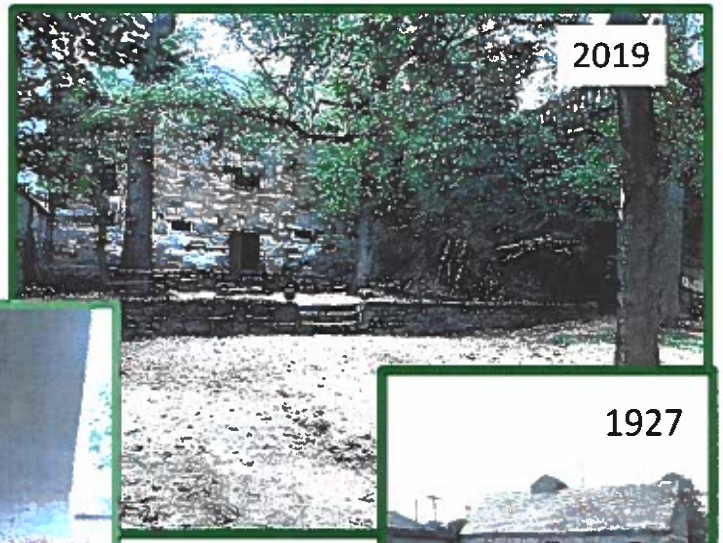
Create Framework

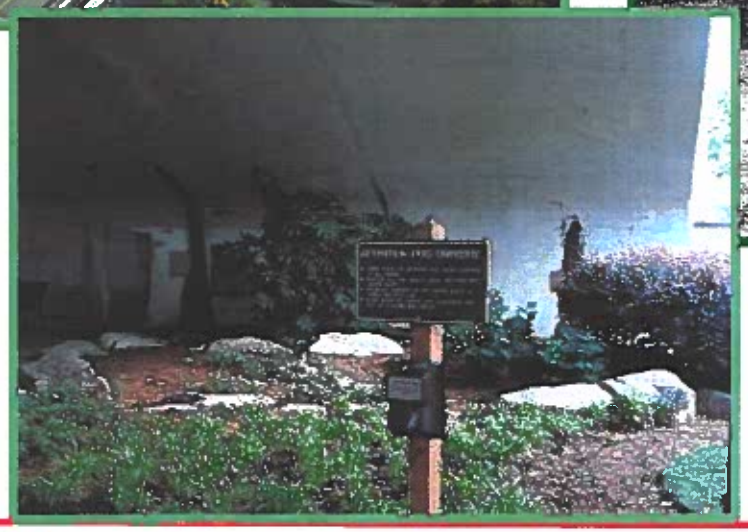
Example Integration Opportunities….Chatham Bridge

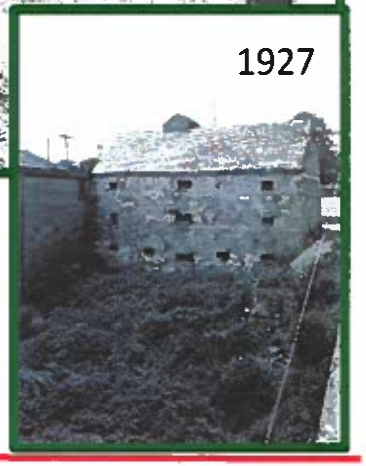


Here Fredericksburg Began
The Lease Land
John Buckner and Thomas Royston
First settlers
May 2, 1671 A.P.V.A.







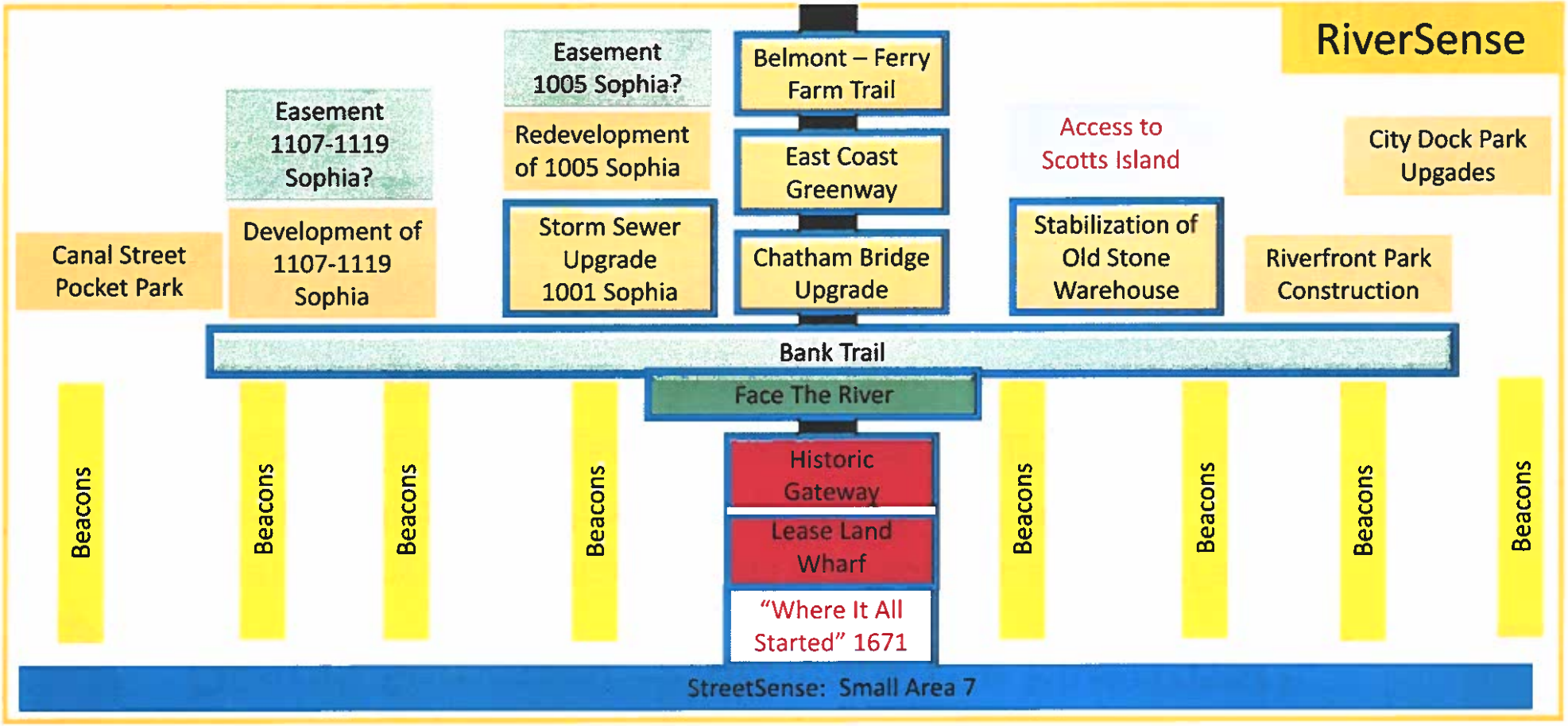


Park Under Bridge?? Access?? Scotts Island Access?? Crosswalk??

Bank Path?? Outfall Design?? Recognition of Lease Land Wharf??

Identify With The River → Activate The Riverfront!

Need Integrated Plan / Action Plan



Overall Summary → Activate The Riverfront!

- Huge Planning Investments → $ and Man-hours Spent in the Past
- Historically Repeating Planning Ideas AGAIN… and AGAIN
- Time to Integrate the Already Validated Ideas and Implement Them!!

Vegetation Management

Green Spaces

Emphasize Cross Street Ends

River Bank Trial / Path

Access Points

Access To Scotts Island

Events / Activity

Human Powered Craft

Commerce

Conservation

Historic Interpretation

Viewshed

Riverfront Activation

Sophia Street Revitalization

"The voice and active force for a healthy and scenic Rappahannock River."

"Making the World a Better Place to Paddle! Since 1880"

Collective / Collaborative Aspirations

Goal: **Connect the community to the Rappahannock River, both visually and physically**, with **parks** that provide focal points, have recreational benefits, respect local history, and promote economic vitality.

Policy: Enhance and preserve the scenic value of the urban riverfront by establishing a riverfront park as well as **clearing invasive trees and bushes**. (*aka … Vegetation Management*)

MISSION: Preserve Fredericksburg's **historic fabric and rich cultural history** while encouraging a **thriving economic future**.

VISION: Fredericksburg's downtown is a place that **balances historical identity with a strong modern presence.**

Speaking of Identity.....

FREDERICKSBURG AREA ASSOCIATION OF REALTORS

YPN

Young Professional Network

CHAMBER OF COMMERCE

FAM: A River Runs

"Permanent Exhibition: The Rappahannock River has shaped the history of our community. People settled on its banks, traveled and traded on its waters..."

Riverplace

"Striking vistas over the Rappahannock River"

Cityscape Logo:

"Features the Rappahannock River and surrounding foliage, the iconic RF&P railroad bridge and a series of steeples emblematic of the town's skyline "

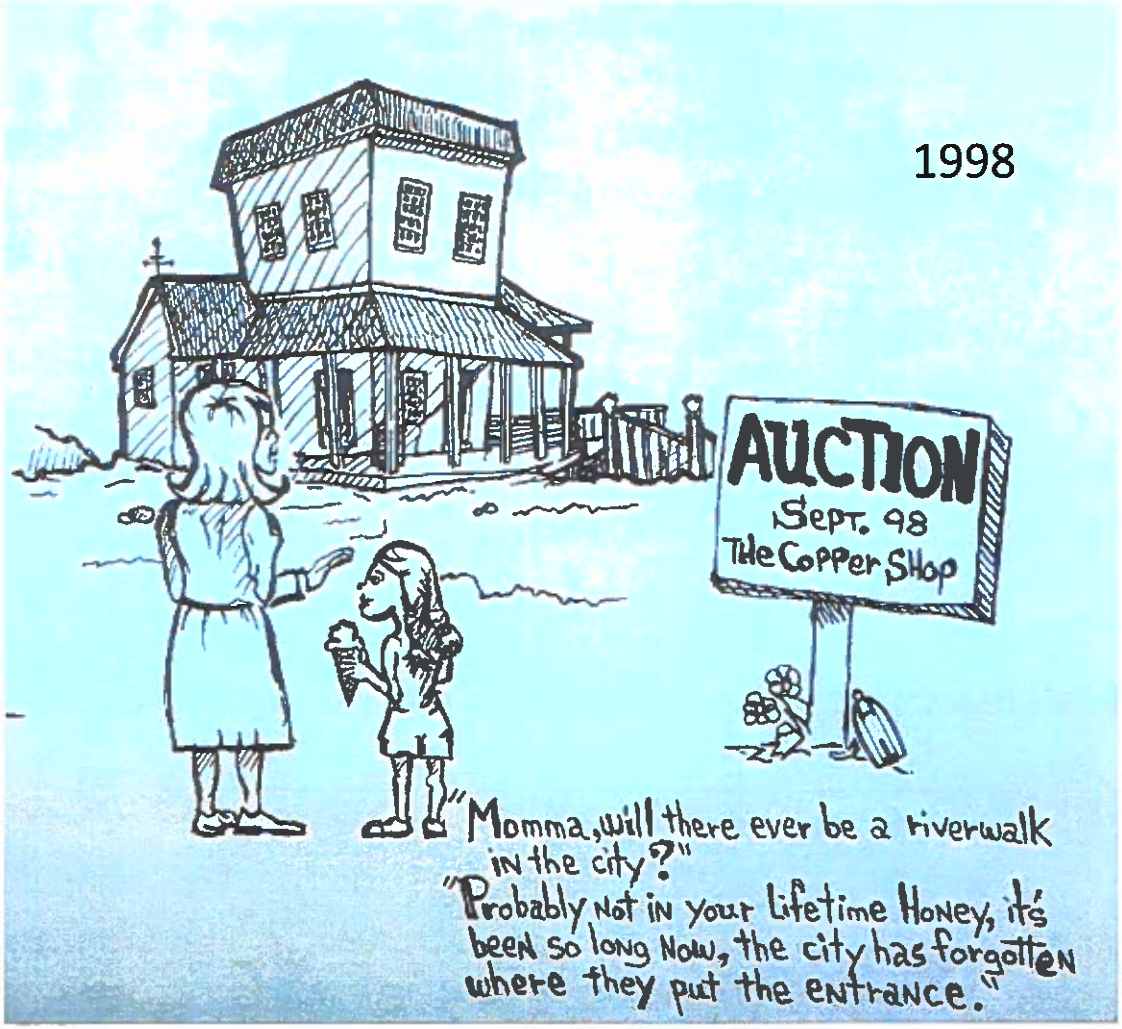
Main Street BOD Recommendations / Wishes

Broaden Investments Where the City Started!! → Activate the Riverfront

1. **Council Recognize the Downtown Riverfront Corridor as Part of City Infrastructure**
   - Distinguishing Asset
   - Fundamental for Economic Revitalization
2. **Council Support Implementation of a Sustained Riverfront Vegetation Management Program:**
   - Basic to Any Design / Plan / Improvement
   - Formalize and Fund Efforts
   - Draw from Face The River Lessons Learned
   - Broaden the Face The River Footprint

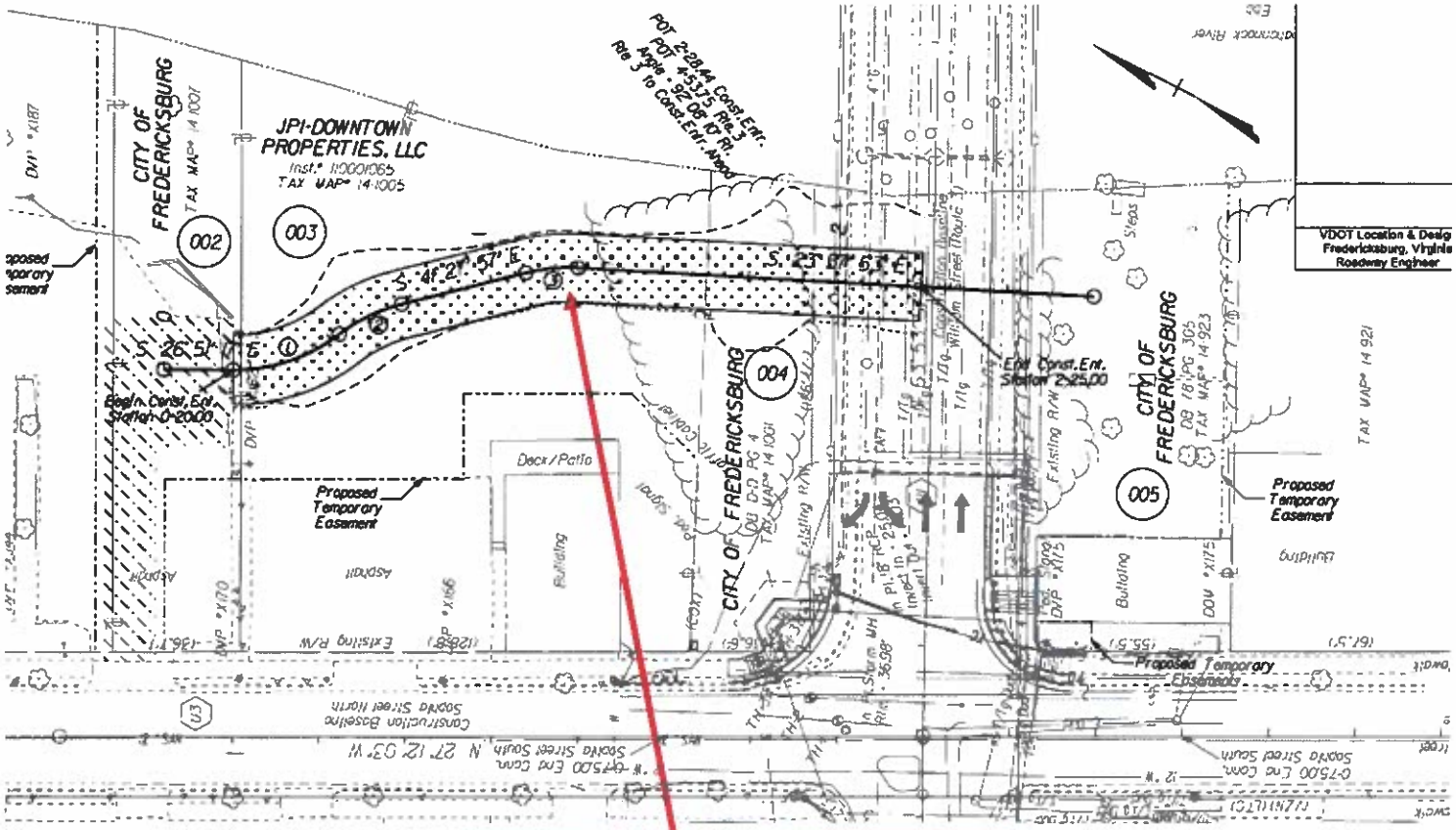
   } Continue Main Street / City Partnership
3. **Council Create a Process for Planning, Implementing and Sustaining Riverfront Activation Strategies in the Downtown Corridor:**
   - Broaden Main Street / City Partnership
   - Formalize and Incrementally Fund Efforts Based on Streetsense Riverfront Activation Recommendations for Small Area 7 → **RiverSense … a Vision … a Plan …. a Movement**

Q & A


1998
AUCTION
Sept. 98
The Copper Shop
"Momma, will there ever be a riverwalk in the city?"
"Probably not in your lifetime Honey, it's been so long now, the city has forgotten where they put the entrance."

VDOT to Blaze the Trail!!

"The Entrance"



Construction Access Road

ITEM #9F

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

Council Work Session
December 10, 2019

Public Safety
Area 7 Downtown Plan Comprehensive Plan Amendment
Council Meetings: Citizen Engagement Efforts/Technology

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, December 10, 2019, beginning at 5:30 p.m. in the City Hall, Executive Conference Room.

Council Present. Mayor Mary Katherine Greenlaw Presiding. Vice-Mayor William C. Withers, Jr., Councilors Kerry P. Devine, Timothy P. Duffy, Jason N. Graham and Matthew J. Kelly.

Council Absent. Charlie L. Frye, Jr., working.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen A. Dooley, Community Planning and Building Services Director Charles Johnston, Senior Planner Mike Craig, Community Development Planner Susanna Finn, Police Chief David Nye, Captain Brian Layton, Sargent Crystal Hill, Lieutenant Mary Mason, Fire Chief Eddie Allen, Deputy Fire Chief Mike Jones, Division Chief Calvin Balderson, Sheriff Captain Jon Foster and Clerk of Council Tonya B. Lacey.

Public Safety Police Department. Chief Nye presented a PowerPoint presentation and he discussed the vision and mission of the Police Department, CALEA Accreditation Awards, statement from the 2019 Accreditation Assessment, Patrol Staffing Plan, National Police Staffing Crisis, local dynamics, Police Officer Departures, Staffing crisis as a result of staff departures in 2016 & 2017, Current Department overview, Fredericksburg Police Department Public Safety Address Information, considerations, immediate action and future action. (See Attachment I for more information).

Councilor Kelly asked what the cost was to train a police officer and Chief Nye said with salary and benefits about $40,000. He also asked if the step process interfered with upward mobility in the department and Chief said he did not think there was a problem with upward mobility.

Councilor Graham reminded Chief Nye that they could use the down payment assistance

program as an incentive for the new recruits when they are hired. He also asked if the department had noticed a growth in the number of calls with the growth in the City and Chief Nye said yes, the calls had increased every year.

Councilor Devine said the City was working hard on economic development so that they could give employees better pay. She also asked if the shifts were comparable to Spotsylvania and Stafford counties, and Lt. Mason said they were.

Mayor asked if there were other incentives they should be looking at and Chief Nye suggested if those who live in the City could have a take home car that would be great.

Vice-Mayor Wither said he would like to move forward with the additional compensation for public safety personnel. Council agreed.

Public Safety Police Department. Deputy Mike Jones presented a PowerPoint presentation and he discussed the Manitou Study, the fire station feasibility study, what we have accomplished, what still needs to be done, what changed have brought forward new challenges, challenges and challenges and solutions.

Councilor Graham asked if there was an increase in response time and Deputy Jones said they don't have that information because there is a time lag in the system. Councilor Graham also asked what the impacts would be to homeowner's insurance if the Fire Department dropped to a class 4. Deputy Jones said he was not sure of the percentage increase but it would affect the commercial properties more than the residential properties.

Councilor Duffy asked what size training facility would the department need and Deputy Jones said they could use a fairly small burn safe building but there must be room to add on over the years. He said they currently use the shared facility in Spotsylvania but they do not get to use it often because there were a lot of people using it.

Deputy Jones explained that Station II's land was donated to the City and there had been foundation issues with the front ramp which had dropped 2-3 inches and the building always had issues.

Chief Allen said his employees were the most valuable commodity. He said they have Stafford and Spotsylvania counties to watch out for when it comes to recruiting. He thanked the City Manager for coming up with a plan to help retain their employees.

Area 7 Downtown Plan Comprehensive Plan Amendment. Mr. Craig presented a PowerPoint presentation. He stated that Fredericksburg was 6, 711 acres and according to Weldon Cooper it is going to grow by 9,500 people by 2040. Area 7 is 11% of the City at 733 acres and it contains a proximity of land uses that encourage walking and bicycling, multiple modes

of transportation, strong public open spaces and a compact form that precipitates the provision of more energy proficient public services. The American Planning Association recognizes these elements as being critical to climate sustainability. Area 7's systems would support incremental infill in conjunction with that, these systems would need upgrading to enhance the high quality of life.

The desire for sustainability was often expressed in terms of protecting community character, which was multi-faceted. It was often expressed in terms of historical architecture or established patterns of development. Another facet was the provision of a variety of housing choices accessible to the full socio-economic spectrum of the City's citizens within the same neighborhood. A third facet was the diversity of economic activity within Area 7's commercial cores ranging from destination retail and experiential dining to urban production and craft-industry.

Mr. Craig stated that residential living and the types of economic activity occurring in Area 7 would continue to evolve but they must be regulated to ensure it as a place of vibrancy and innovation. The Area 7 Plan addresses the appropriate balance between protecting the critical environmental functions of the River system, while also enhancing the community's access to it.

Mr. Craig said many members of the community focused on the fiscal sustainability of the City and view Area 7 as its most valuable asset. He also added that there are places within Area 7 that will look different in twenty years. William Square, Liberty Place, the Post Office properties, the blocks around the Train Station were all core economic development opportunities. The Area 7 Plan would put this change in the appropriate context so that the City could continue to appropriately grow and retain its vibrancy and character through the next generations. See Attachment III for more information.

Mayor Greenlaw stated that the Area plans were the best thing the City has done for a long time.

Adjournment. There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 7:08p.m.

_____

Tonya B. Lacey
Clerk of Council
City of Fredericksburg

PUBLIC SAFETY ISSUES

FREDERICKSBURG POLICE DEPARTMENT

Attachment I

FREDERICKSBURG POLICE DEPARTMENT

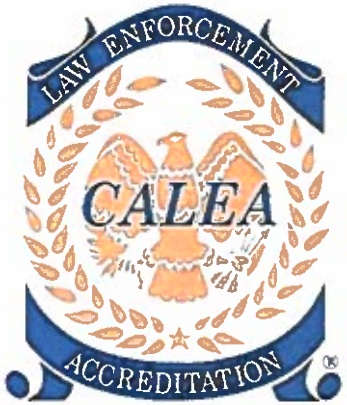
VISION STATEMENT:

Our vision is to be a premier law enforcement agency committed to delivering unparalleled service.

MISSION STATEMENT:

Our mission is to provide outstanding service through innovative policing techniques and community partnerships to improve the quality of life for everyone. We embrace the City's Values that inspire us to take pride and ownership in our Department by promoting leadership at all levels.

CALEA ACCREDITATION AWARDS



Initial Accreditation: November 21, 2009

Reaccreditation: November 21, 2012

Reaccreditation: November 21, 2015 (Advanced Accreditation with Excellence)

Reaccreditation: November 21, 2019 (Advanced Accreditation)

FROM 2019 ACCREDITATION ASSESSMENT

Community Involvement - The Fredericksburg Police Department is a very progressive agency with a high level of commitment to community involvement and internal personnel involvement. ***Through interviews with agency personnel it is apparent the agency is very forward thinking with their approach to community engagement and everyone encountered serves with pride and professionalism.***

Community involvement include many events and activities such as, drug take backs, agency tours, picnic in the park, safety classes, badges for baseball, torch run, midnight madness basketball, Christmas parade, neighborhood family days, demos and display requests, etc. Officers interviewed were very enthusiastic about the many activities that the agency either sponsored or participated in throughout the community, each officer or employee having their own particular favorites to volunteer with.

Community policing is a top down philosophy and it is clear that agency personnel enjoy and value the relationships they have within their agency and with their community.

PATROL STAFFING PLAN (AUGUST 2017)

Recommendation #1: Based on the results of the MAPP Study **(Model for the Allocation of Patrol Personnel)**, 49 patrol officers need to be assigned to the FPD Patrol Division by the end of fiscal year 2022. One additional officer was approved, January 1, 2019.

Implementation Timeframe:

FY 18 – Add 2 patrol officers
FY 19 – Add 2 patrol officers
FY 20 – Add 1 patrol officer
FY 21 – Add 2 patrol officers
FY 22 – Add 2 patrol officers

Progress: One authorized position on January 1, 2019

NATIONAL POLICE STAFFING CRISIS

- The expanding political narrative that villainizes law enforcement
- The improving economy creating greater competition with the private sector for qualified employees
- The changing generational values placing greater emphasis on work-life balance

Police Executive Research Forum Report- September 2019

- Law enforcement positions are the most difficult public-sector jobs to fill among the 40 job types cited by survey respondents

2019 Survey by the Center for State and Local Government Excellence

LOCAL DYNAMICS

- Stafford County Sheriff's Office began offering an aggressive incentive (2019):
  - $48,600 for certified officers and
  - Step-system before Board of Supervisors currently with implementation goal of July 1, 2020
  - 1.5% increase for each year of certified law enforcement experience

  A Fredericksburg Officer with 6 years of experience would start at $52,974

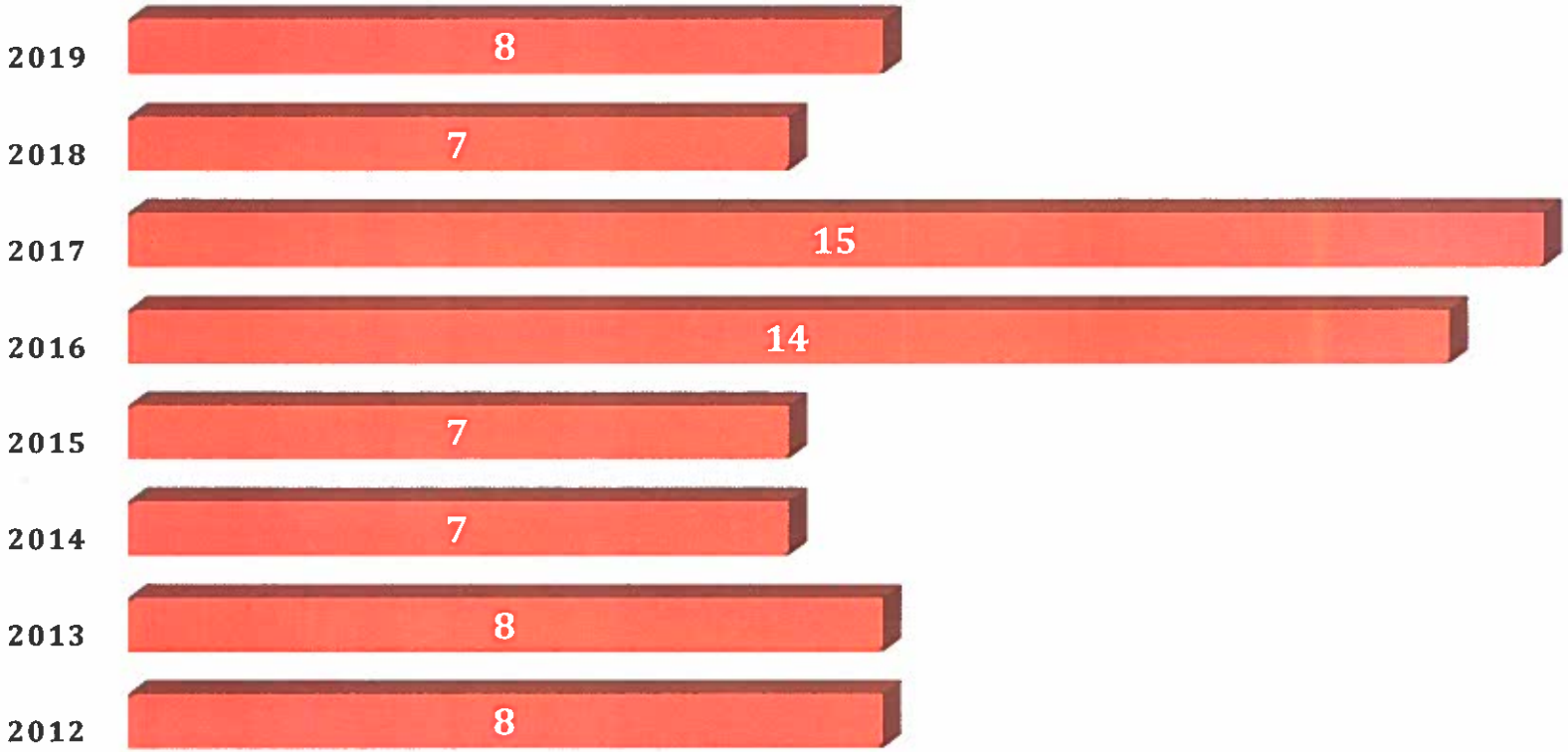
- Spotsylvania County Sheriff's Office adopted a step-system structure (2019):
  - $47,632 starting pay for an officer without experience.
  - Structured pay increases with each year of service

  A Fredericksburg Officer with 6 years of experience would start at $50,410

- Fredericksburg Police Department: Starting pay $44,303- no structured increases

  A Fredericksburg Officer with 6 years experience makes approximately $47,500 without incentives

POLICE OFFICER DEPARTURES

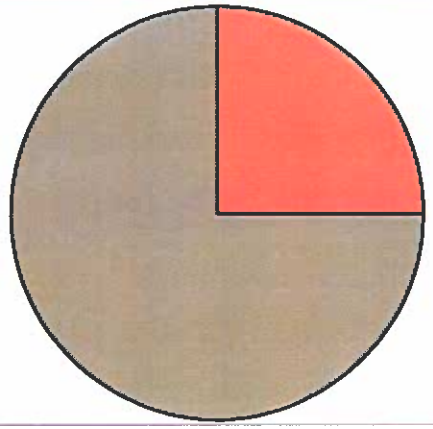


STAFFING CRISIS AS A RESULT OF STAFF DEPARTURES IN 2016 & 2017

- **Do not want to repeat the staffing crisis**
  - Elimination of 3 shifts- down to 2
  - 12 hour shifts- no overlap evening shift
  - Lasted over a year March 2017-May 2018
  - Unable to fill specialty positions such as Traffic Enforcement, Community Police Officers
  - Officers were burned-out and tired
  - Officers mandated to work overtime to meet minimum staffing requirements, and to staff special events
  - Officers working longer than 12 hours each day
  - Affected work and home-life balance

CURRENT DEPARTMENT OVERVIEW

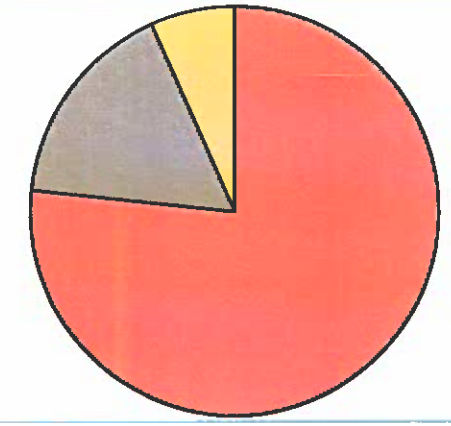
Percentage of Patrol Units in Training
"Boots-on-the-Ground Workforce"



Of the 40 officers
5 are in academy training
5 are in post academy training

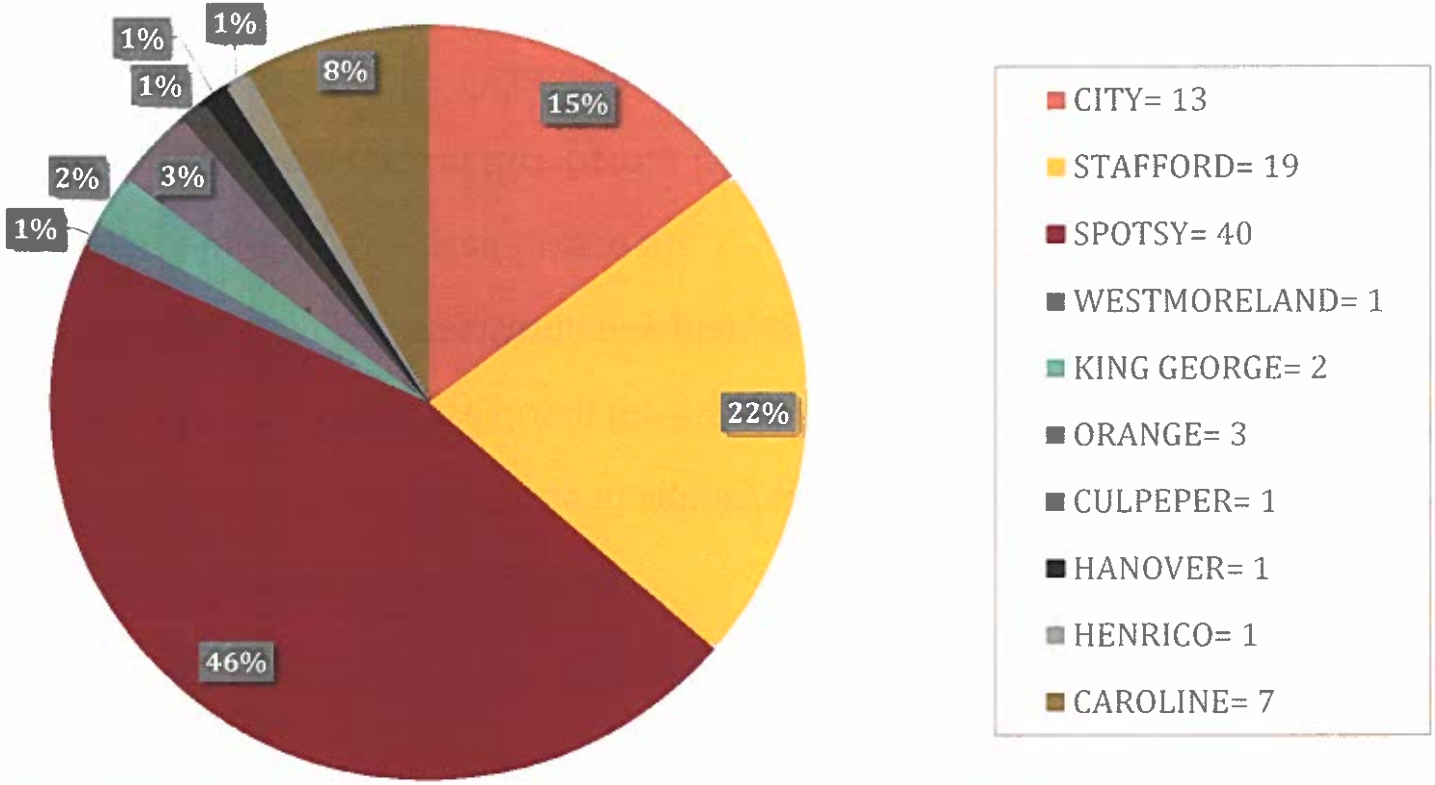
Training 25% | Independent Patrol (30 of 40 officers)

Experience among the 30 officers



0-4 years (23) | 5-9 years (5) | 10+ years (2)

Fredericksburg Police Department Public Safety Address Information (86)



2 Captains and 4 Lt. eligible for retirement

CONSIDERATIONS

- Excellent equipment and training
- Officers have tremendous pride in agency and our community
- Part One Index Crimes are down for five straight years
- Implementation of Spotsylvania pay plan is a game changer
- Officers cannot be replaced overnight
- 9-10 months from date of hire before being released to working on own
- Recent downtown calls- Thanksgiving weekend
- It is important to respond to pay disparities to prevent a staffing crisis

IMMEDIATE ACTION:

- Mid-year pay adjustments to remain competitive with surrounding jurisdictions
- Increase retirement multiplier from 1.7% to 1.85% to be consistent with the Stafford Sheriff's Office and the Spotsylvania Sheriff's Office– effective July 1, 2020

FUTURE ACTION:

- A public safety pay plan to include a step system that is comparable and competitive relative to the market and the region must be considered moving forward.
- City Committee formed to examine issue- FY21 Budget

Immediate and Future Challenges
2019

Attachment II

The Manitou Study

- Commissioned in 2017
- Final Report – January 2018
- First Study of Fire Services in Fredericksburg since 1980
- A Fire Station Feasibility Study
- Also provided additional information on Fire Service Staffing and Integration of the Fredericksburg Rescue Squad into Public Safety System

What Have We Accomplished?

- Hired a 3rd Chief Officer Position to Provide for Additional Supervision and succession planning
- Expanded Medic 1 (Downtown) to 24/7/365 Operations
  1 at fire station I + 1 at Fire station II
- Maintaining Current facilities including Harkness Blvd. Storage Facility – leased
- Completed an MOU with Fredericksburg Rescue

What Still Needs to Be Done?

- A New Fire Station in the West End of the City
  Relocation of Station #2 to Cowan Blvd. OR
  Construct and Occupy Station #3 on Snowden Tract (Fall Hill Avenue
- A Written Automatic Aid Policy with Both Stafford and Spotsylvania Counties
- An additional Fire Suppression Company (Engine 3) when new station is occupied
- Creation of Medic 3 to assist other two full-time units during peak hours (Weekdays 6am – 6pm)
- A fire/rescue Organizational Plan that bring FRS under City oversight

Fredericksburg Rescue Squad

What Changes Have Brought Forward New Challenges?

- Infrastructure - Both Fire Stations are at full capacity and all reserve apparatus and other functional items are kept at Harkness storage facility.

- Call volume continues to increase and with it additional stress on our providers and apparatus.

- Increasing competition (salary & benefits) from other localities will make it harder to recruit and maintain the well-trained and very competent staff we have now. We hire certified Firefighters only

Challenges?

- Failure to increase staffing and on-duty units may put us in a difficult situation when faced with larger fires in both commercial and multi-family residential properties.

- We do not currently meet staffing for fires based on National Standards even with help from other jurisdictions, especially for large or complex incidents

- City's ability to maintain our current ISO Rating of "Class 3" to keep insurance rates low. only 1 of 11 localities in the state w/ this rating

Challenges?

- Providing adequate training facilities for our personnel so they can stay proficient in all disciplines
- Our regional training facility is not available for use on a daily or weekly basis. need to look at other options
- Will need dedicated staff to provide comprehensive training across all operational shifts.
- Integration of the Fredericksburg Rescue Squad into a complete Fire/Rescue organization.

Challenges and Solutions

1. **How to address our immediate needs for space at both fire stations?**

ANSWER: *Develop and release an RFP to provide a needs assessment and concept plan for the rehabilitation or replacement of Fire Station #1(Downtown). This RFP is currently in development.*

Continue to look at site selection and functional and spatial needs for a new fire station in the western side of the City.

Challenges and Solutions

2. How do we recruit our future and retain our current staff in a constantly changing compensation environment?

ANSWER: *Provide a fiscally responsible compensation plan for public safety that is sustainable in future budget cycles.*

The plan must provide the employee a road map of where they are and how they can progress through the plan to retirement.

Provide a career development ladder that recognizes tenured employees and reduces salary compression issues. only 15 promotable positions in the field

Challenges and Solutions

Constantly evaluate our complete compensation package as compared to similar localities and be flexible in how we deliver these benefits.

Evaluate societal shifts in how employees perceive the job market and be able to develop strategies to meet those changing needs.

Challenges and Solutions

3. **How to address additional resources need to effectively handle larger and more complex incidents as well as the increasing requests for services?**

ANSWER: *Using data gathered from local, state and federal resources develop a plan to increase the on-duty personnel allowing the Fire Department to meet the recommended staffing requirements*

While the City has increased the EMS personnel and equipment to meet the every increasing need, resources for fire suppression and technical rescue events have not increased since 1987.

Challenges and Solutions

4. **How to provide adequate training site(s) for our personnel to maintain and increase their proficiency in the all-hazards response world?**

ANSWER: *In future budget cycles research, identify and acquire facilities that can meet and exceed the training needs of our personnel.*

- *Located within the City limits* (a must)
- *Expandable site*
- *Shared facility with other City agencies*

Challenges and Solutions

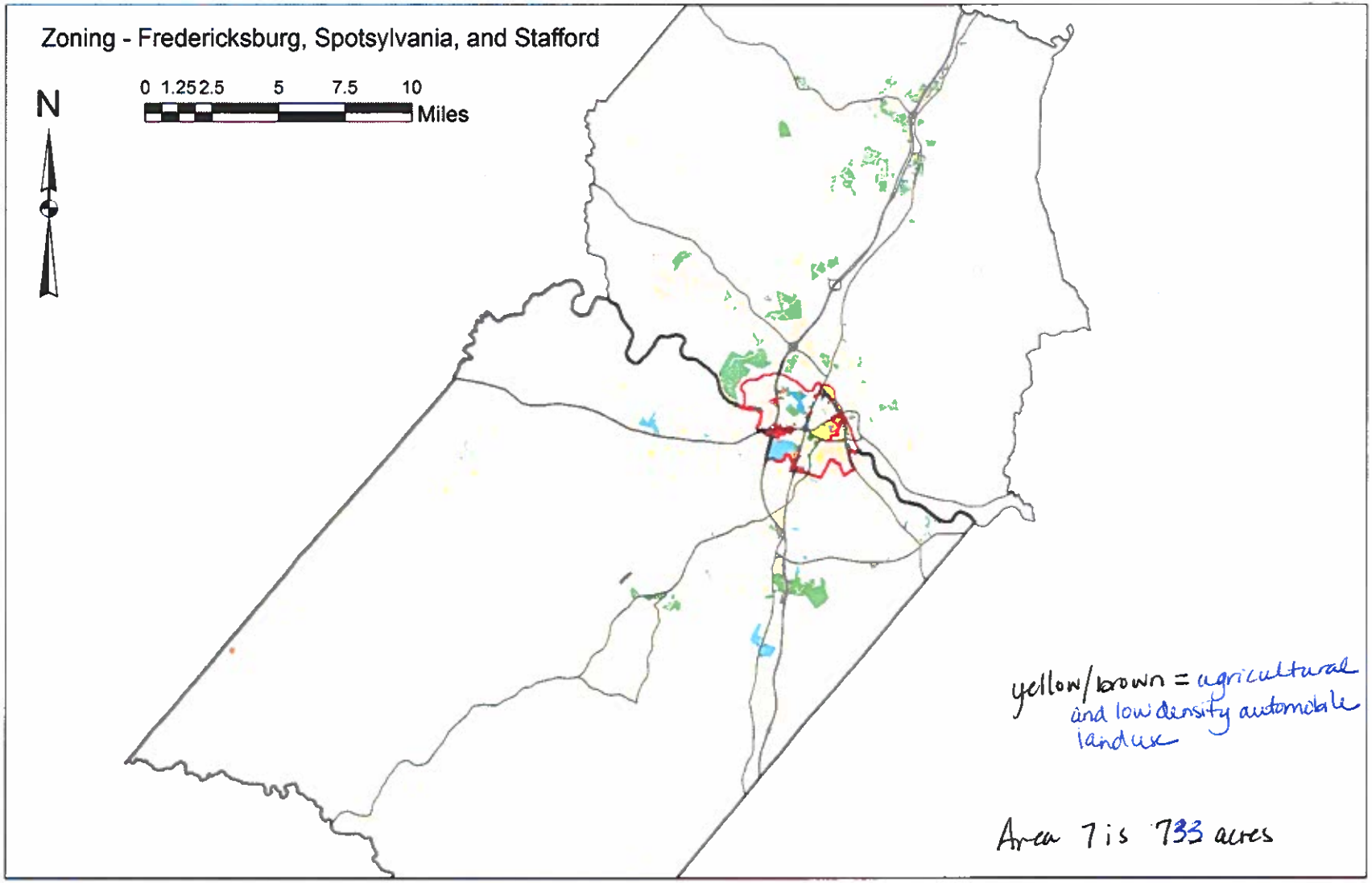
5. **Develop a fire/rescue organizational plan that encompasses the Fredericksburg Rescue Squad to provide a complete Fire/Rescue organization with proper lines of communication and oversight.**

ANSWER: *Work with the leadership of Fredericksburg Rescue to integrate them into the City's public safety system. Provide better oversight and seamless organizational structure.*

Do you have Questions for the Fire Department?

Area 7 – Small Area Plan

Attachment III

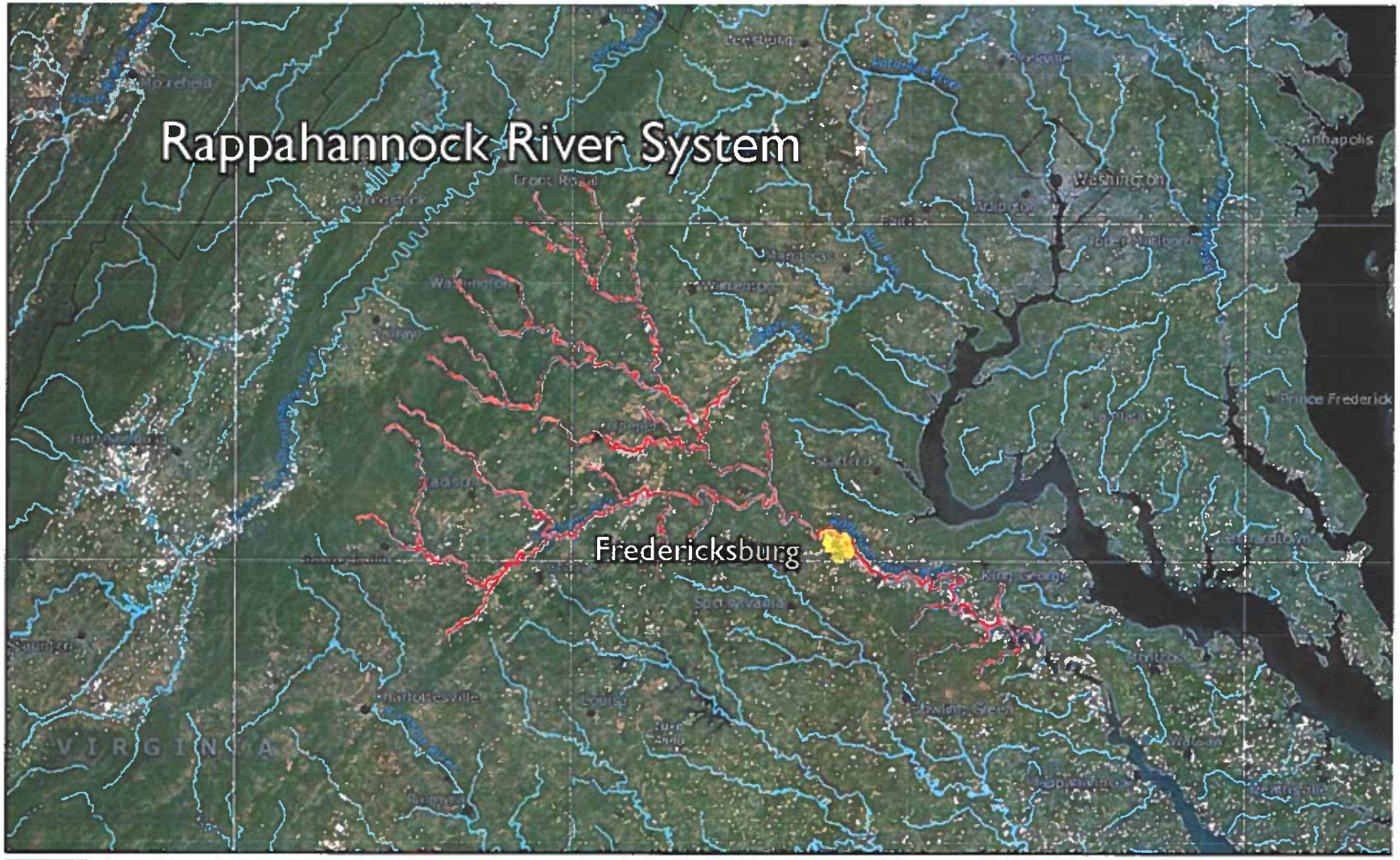

Zoning - Fredericksburg, Spotsylvania, and Stafford
N
0 1.25 2.5 5 7.5 10
Miles
yellow/brown = agricultural and low density automobile landuse
Area 7 is 733 acres

Print rec'd 27 January 1947 from Print Library. (Negative destroyed). Released

AIRWAYS -Virginia

Fredericksburg, Virginia. (5-15-33).

INDEXED



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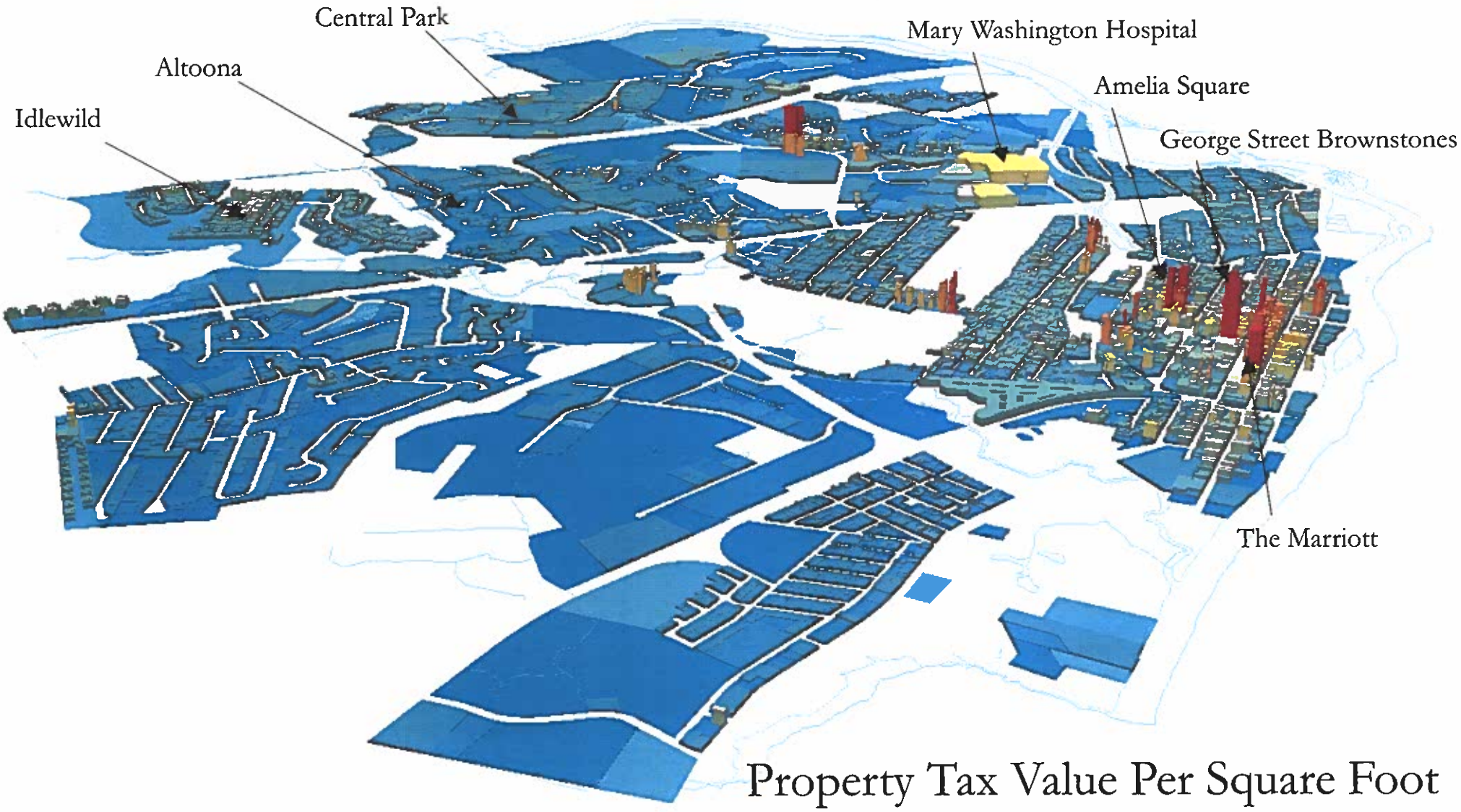
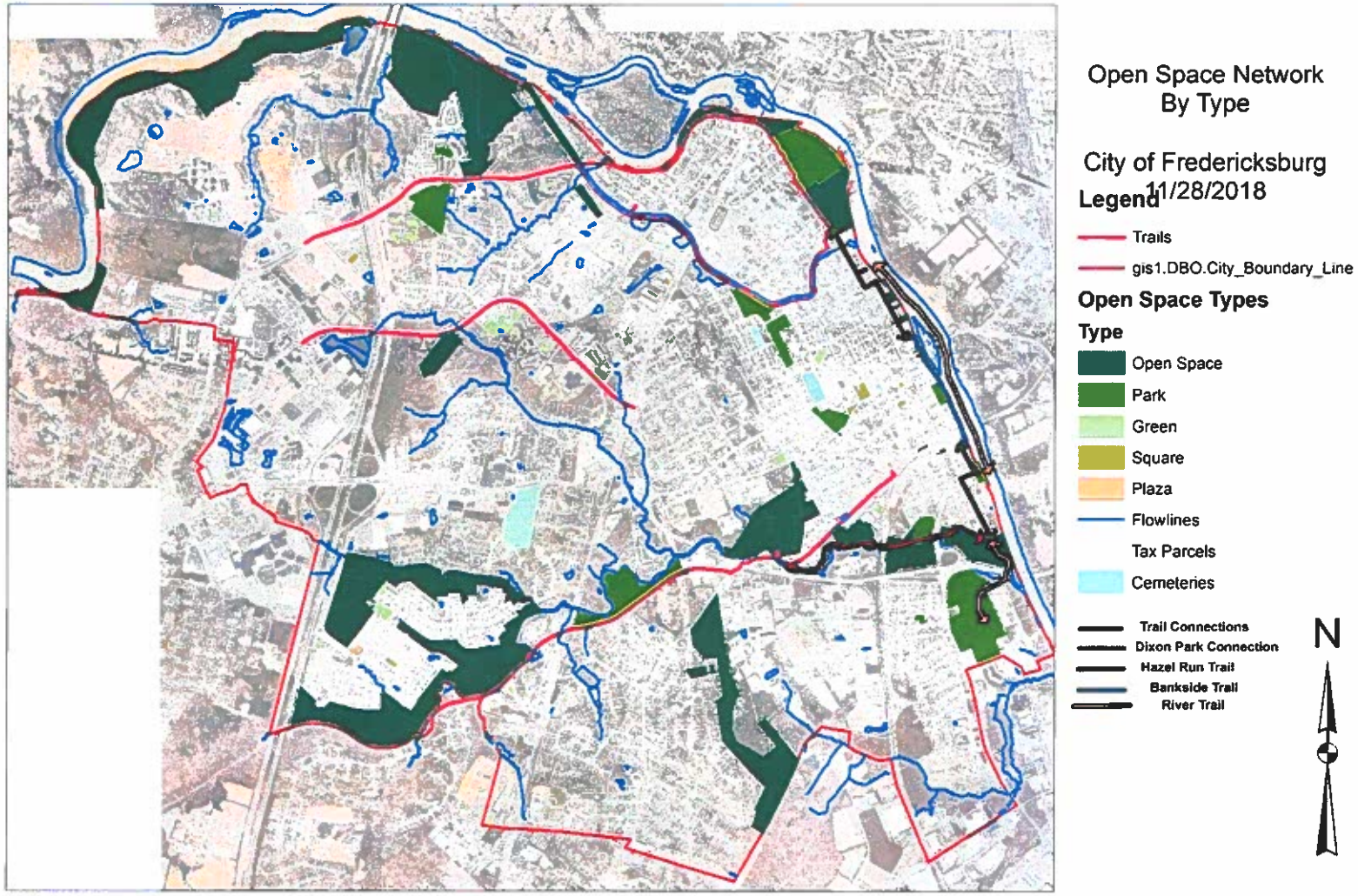


Property Tax Value Per Square Foot

System Connections



Pedestrian Mobility

- Streetscape Expansion:

  Transportation Alternative Program

  T.A.P. Grant expansion ($2.55 million grant awarded with $255,000 City general fund match)

  Princess Anne Street / Train Station Area connection (planning level cost estimate $2.5 million for brick sidewalks and pedestrian lighting)

  Funding sources include grants as well as general fund

- Pedestrian Corridor Lighting Expansion:

  William Street west (planning level cost estimate $600,000)

  Princess Anne Street north (planning level cost estimate $750,000)

  Hanover Street west (planning level cost estimate $750,000)

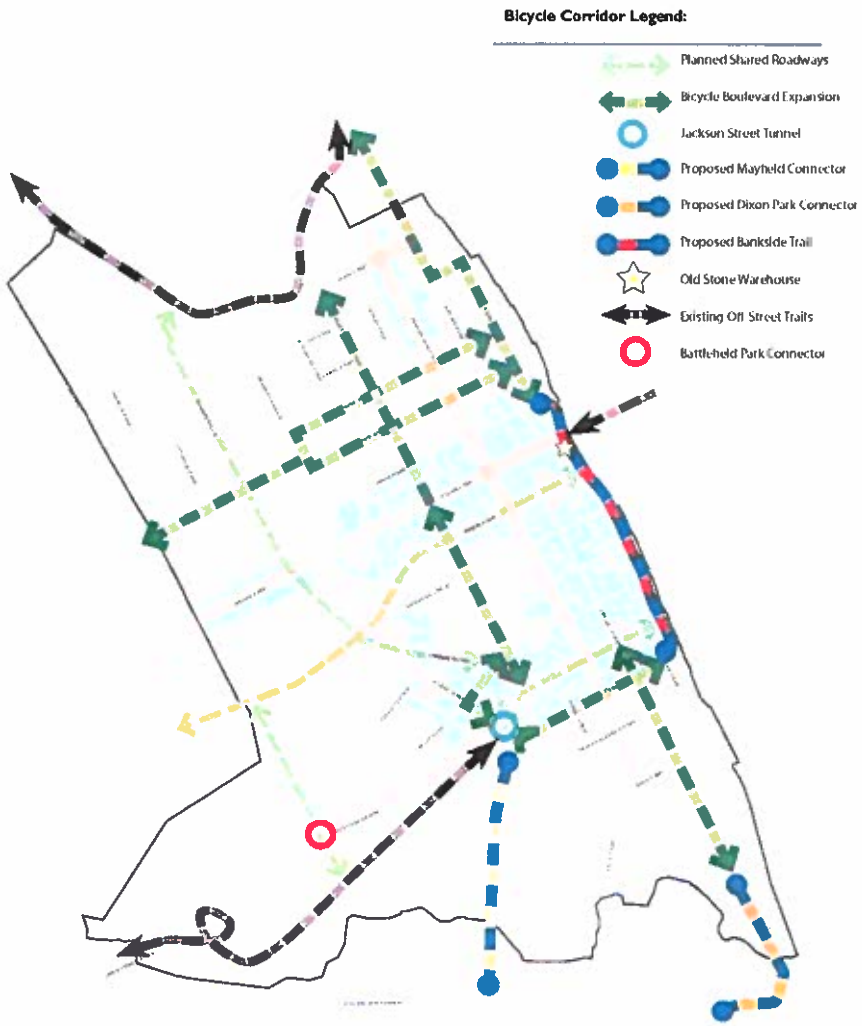
  Lewis Street bicycle boulevard (planning level cost estimate $350,000)

  North Caroline Street and Sophia Street (planning level cost estimate $400,000)

  Jackson Street, Lafayette Boulevard, and Frederick Streets (planning level cost estimate $1.5 million)

  Funding sources include grants as well as general fund

Bicycle and Trail Access



- Off-Street Trails:

  Mayfield Connector (to be built with road project)

  Dixon Park Connector (planning level cost estimate $2.25 million)

  Bankside Trail (planning level cost estimate $2.5 million)

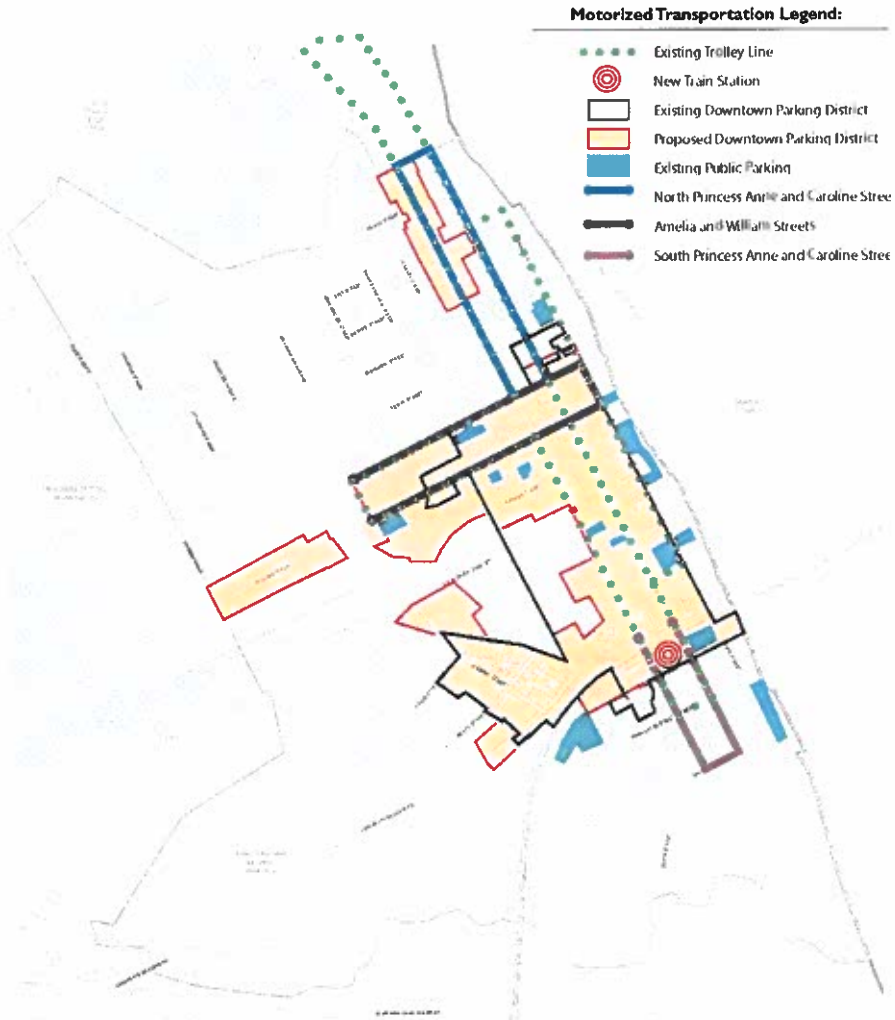
  Funding sources include grants as well as general fund

- Expand Bicycle Boulevards

  Pursue engineering study to plan appropriate improvements, develop a pavement markings plan, and provide a cost estimate to implement the proposed boulevards (cost estimate $100,000)

  Funding from general fund

Vehicular Access



- ## One-Way Traffic Conversion:

  Pursue engineering study to plan appropriate improvements, develop a pavement markings plan, and provide a cost estimate to implement traffic conversion (cost estimate $75,000)

  Funding from the general fund

- ## Trolley Line Service Expansion:

  Regularize trolley service as a permanent circulator to connect Downtown visitors to parking facilities and attractions. Increase frequency of operations to weekends in the spring and fall, provide service during major events, and advertise availability to visitors. (planning level cost estimate $50,000 annual increase in operational costs).

  Funding from the general fund

- ## Expand the Downtown Parking District:

  Expand the Downtown Parking District to include emerging walkable urban places. Permit fee-in-lieu purchase of parking spaces for the second 50% of spaces required within the District, but increase the required rate for that second 50%. Expand the use of funds to transit as well as structured parking.

Sophia Street Focus Area

Sophia Street Corridor

- ## Link Between the Riverfront and the Downtown Core:

  West side of Sophia Street constitutes an urban edge and the east side is a connective recreational corridor.

- ## Corridor Activation:

  Tie the corridor together with "beacons" or other public art displays at regular intervals within vacant City right-of-ways.

  Permit clearing of invasive species and overgrowth while maintaining healthy functional vegetation. Permit selective clearing within established "view-zones". Face the River.

  Build the Bankside Trail and structure streetscape improvements along Sophia Street.

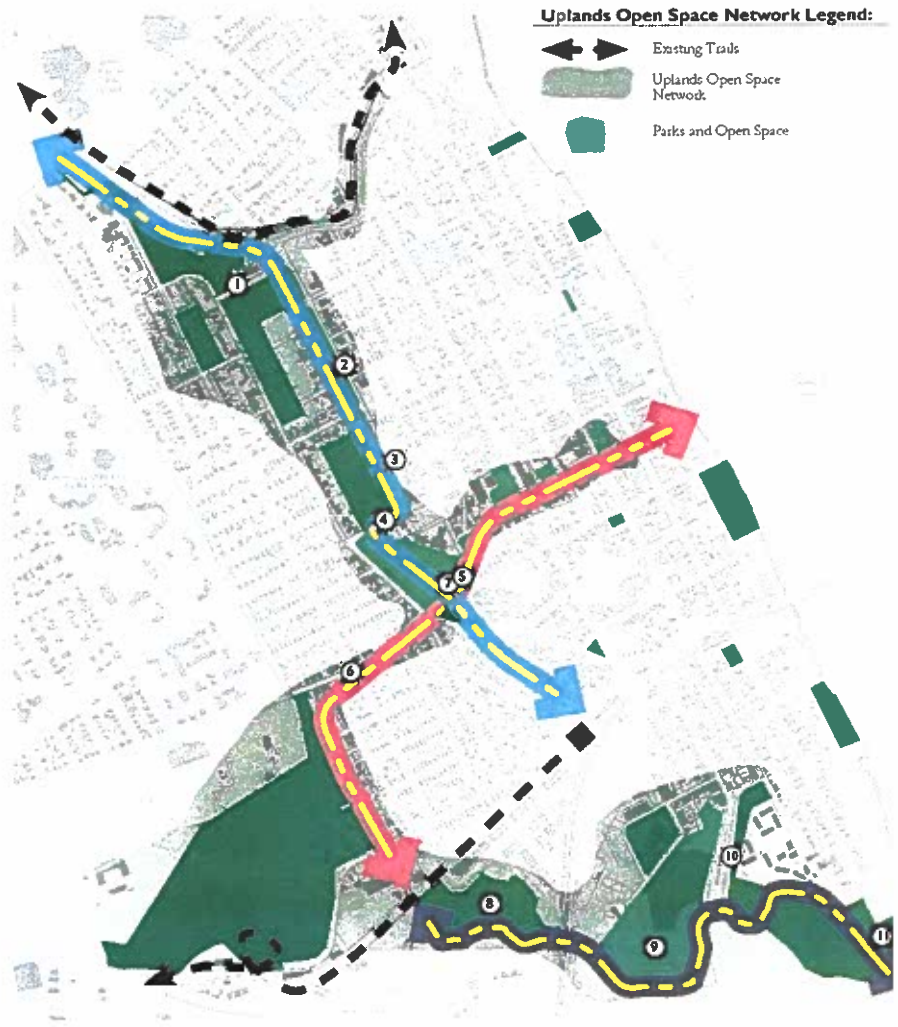
  Enhance River access. Provide access and historic interpretation at the John DeBaptiste Ferry Landing on Canal Street, creating an access location on Scotts Island, and explore re-creating the historic ferry crossing connecting Fredericksburg to Ferry Farm.

  Shift street closure activities and events to Sophia Street.

- ## Sensitivity to the Floodway:

  The floodway of the Rappahannock should be protected and incursion into the floodway should be limited.

Expand the Uplands Open Space Network



Linking the Uplands Open Space Network
Washington Avenue, Memorial Park, Maury Park and third spaces through the Jackson + Wolfe Warehouse Maker District are create a green link from the Canal Path to the VCR Trail. This link should be enhanced by:

1. Evaluate opportunities for formalized gathering spaces, accommodations (like electrical services) for future events, upgraded seating, and more complex play / climbing structures in Memorial Park and the Cossey Botanical Park area.
2. Adding lighting along the Washington Avenue Mall will make it a safer lit corridor.
3. Implementing the Fredericksburg Cemetery Sidewalks, listed on page 134 of the Pathways Plan, to add brick sidewalks, enhanced tree planting, and wooden barriers along the cemetery wall between Lewis Street and William Street.
4. Improve the northern William Street sidewalk between Kenmore and Washington Avenue for pedestrian safety.

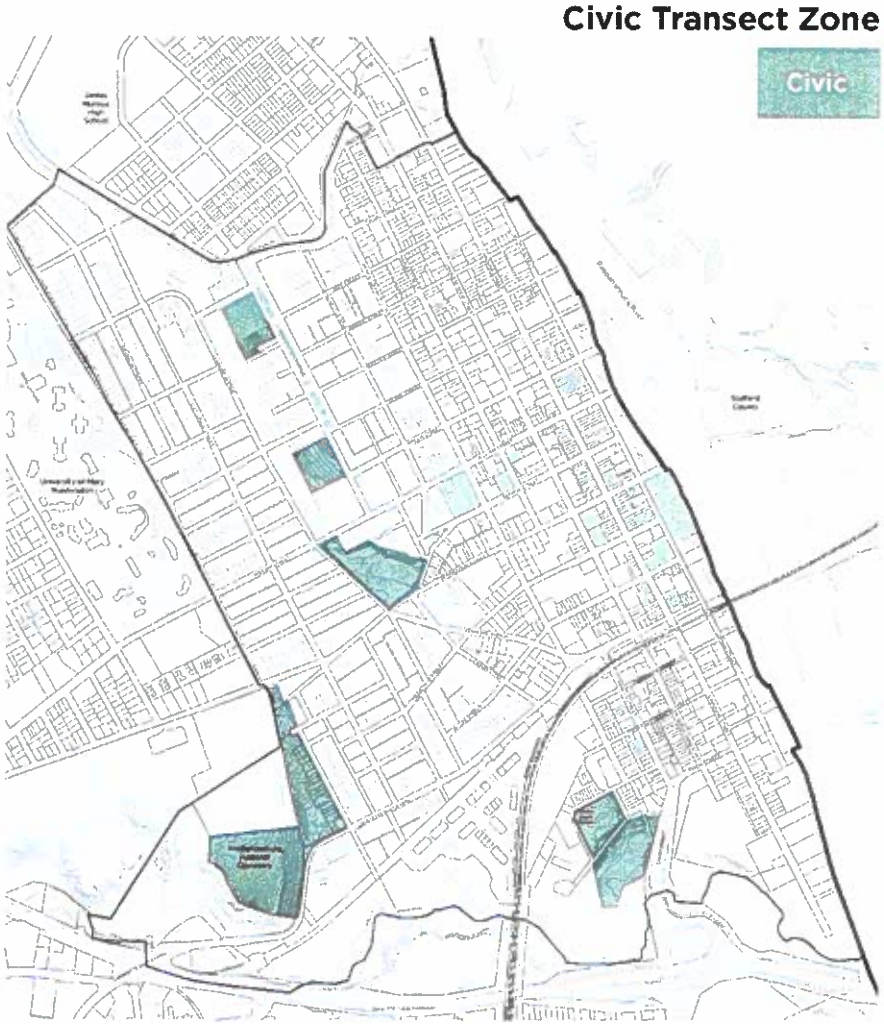
Expanding the George Street Walk: The George Street Walk connects the riverfront to Hurkamp Park and the Farmer's Market to the War Memorial and should be extended to the Fredericksburg Battlefield.

5. Excess paved areas within the right-of-way (i.e. the triangular intersections of George and Hanover and Hanover and Littlepage) should be converted to public plazas with hardscape and landscaping. The City owned triangle at the intersection of Hanover and Kenmore should also be utilized for public purposes.
6. Historically interpretation and public art should be strategically incorporated into the route. These aspects inform visitors along their journey, and provide residents with places for respite and meet-up locations along the walk.
7. The entrance to Maury Stadium along George Street should be upgraded and incorporated into the Walk.

Expanding the Uplands Open Space Network: A new Hazel Run Trail should connect the southern end of Caroline Street into the Virginia Central Railway Trail and into the Fredericksburg National Cemetery through Willis Street. Environmental constraints and water quality standards may require this trail to remain natural.

8. The Cobblestone Park should be upgraded to be more visible from the Virginia Central Railroad Trail. Upgrades to the park should make it a safer more open environment where feasible.
9. The open spaces adjacent to the Walker Grant Center should be upgraded for better utilization. Space exists for to expand existing recreational and community programs at the Center in addition to upgraded play areas, community gardens, event spaces, or formal amenities like a dog park.
10. The Downtown Greens community garden should be linked to the Walker Grant Center and Hazel Run Trail as a "gateway" to the Hazel Run Trail and Park (discussed below).
11. A Hazel Run Park should be established along the City owned acreage at the southern end of Caroline Street adjacent to the Rappahannock River. The park should emphasize its natural, waterfront setting and include naturalized play elements combined with passive-entertainment options.

Transects and Land Use



- Add Smaller Civic Spaces to Transect.
- Civic Upgrades:

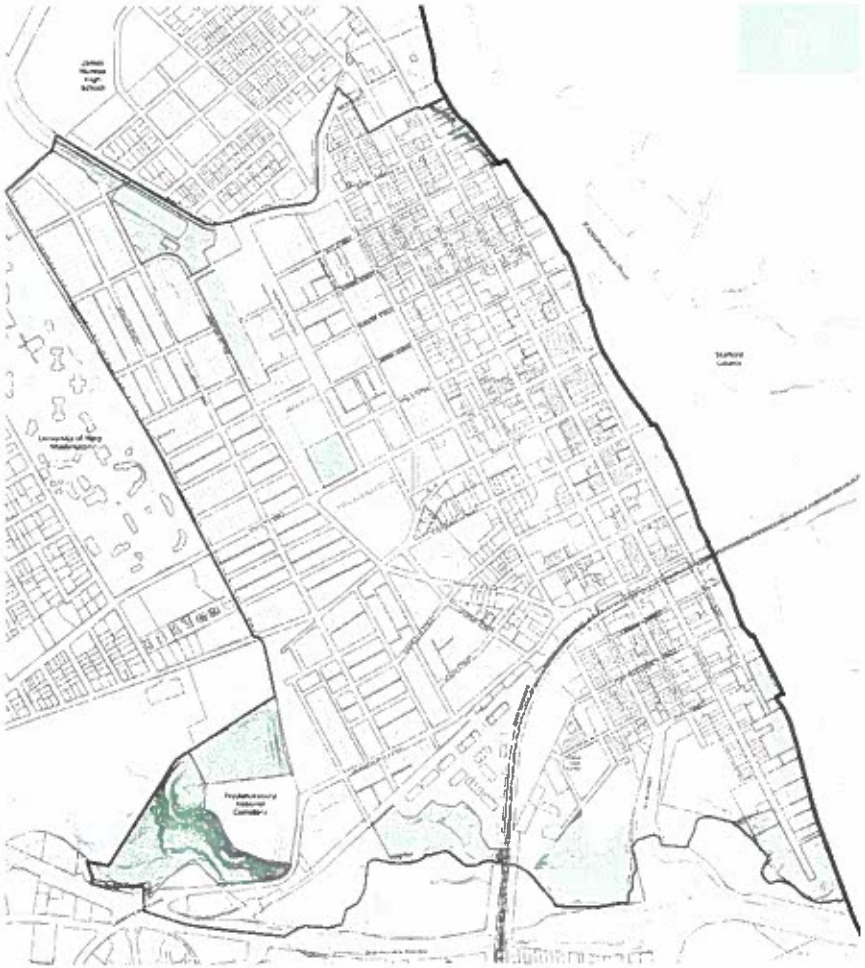
  Support the Farmer's Market in Hurkamp Park. If the Volunteer Fire Department relocates obtain their building and structures to expand the Market as a year round operation.

  Upgrade the seating and accessibility to Market Square.

  Evaluate recreational opportunities at Executive Plaza (601 Caroline Street). Consider reconstructing the plaza around the building, adding a rooftop viewing station, and / or a recreational climbing wall on one of the sides.

Transects and Land Use

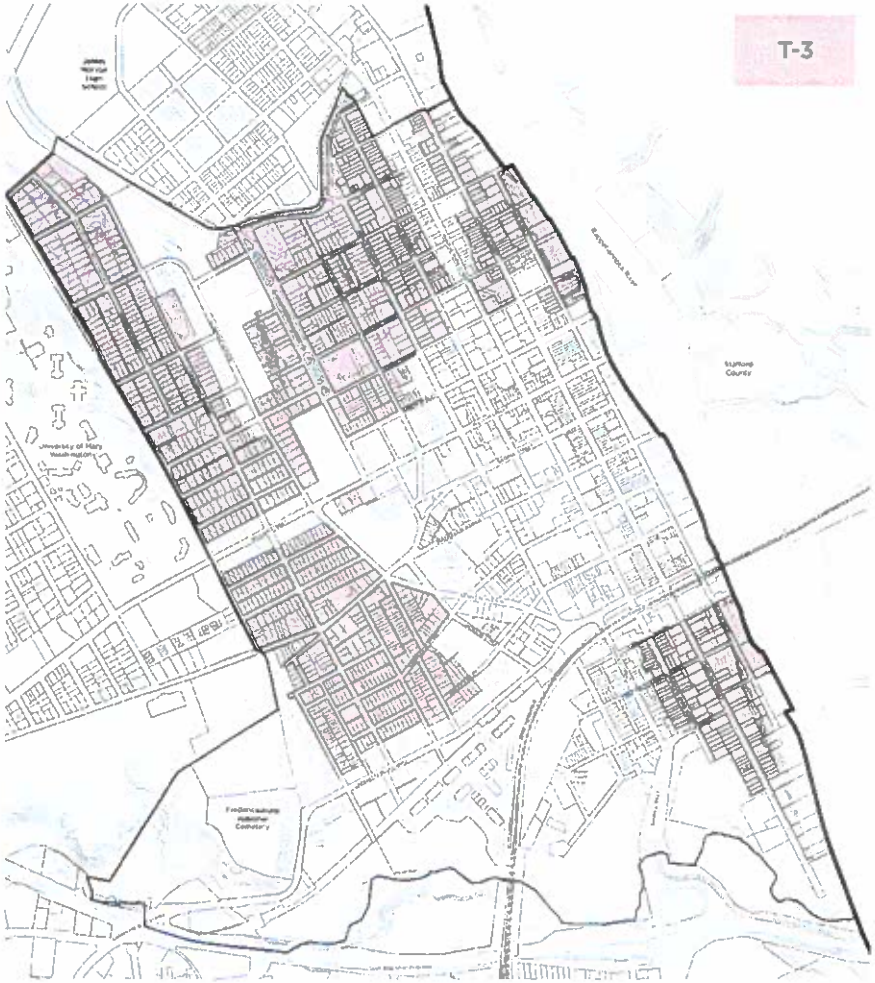
T1 Preserved Open Space Transect Zone



- Protect the Rappahannock Floodway.
- Consider Opportunities for Expanded Environmental Facilities to Meet the City's Total Maximum Daily Limit Requirements.
- Consider Opportunities to Expand the City's Managed Open Spaces.

Transects and Land Use

T-3 Sub-Urban Transect Zone



- Protect the Character of the City's Neighborhoods:

  Evaluate City ordinances and remove barriers to preserving and renovating Missing Middle Housing.

  Establish Character Districts and / or Pattern Books where supported by neighborhoods. Establish guidelines for their implementation.

  Develop an Accessory Dwelling Units Ordinance to ensure neighborhoods are equipped to meet emerging lifestyle trends and to permit neighborhoods to incrementally evolve.

- Evaluate Infrastructure Needs to Enhance Quality of Life:

  Change incompatible one way pair traffic patterns in residential areas.

  Protect and reestablish neighborhood alleys.

Current Residential Typologies in Area 7

The Missing Middle Neighborhood Inventory's housing types are mapped to the left, and defined below:

Single Family Court Single family courts arrange single family residential buildings on a shared or commonly accessible centralized courtyard. This arrangement increases the density of traditional single family homes, often with compromises to parking in exchange for open space.

Townhomes Townhomes are traditionally two-story row homes on their own lots with attached neighboring units on both sides. Townhomes can be street facing, share a courtyard or open space or share adjacency with a parking lot.

Mixed-Use Residential Mixed-use buildings blend residential land use with commercial, cultural, institutional, or entertainment uses. Mixed use buildings can be considered Missing Middle housing and are often used in transition between uses or to increase density.

Multifamily (apartment and condominium) Multifamily buildings operate self-contained residential units, either apartments rented out, condominiums owned by residents who share ownership of public spaces or co-ops where the tenants are shareholders of a multi-unit building.

Accessory Dwelling Units (ADU) Accessory Dwelling Units (ADU) are typically smaller units that share the building lot of a larger, primary house. These are commonly referred to as in-law suites, granny flats, and carriage houses and occur within the main house or above/within a garage.

Duplexes (semi-detached) Duplexes can be occupied by two household units (family or non-family). Duplexes are single-structure buildings with two separate living spaces that share a wall, each equipped with their own respective entrances. Duplexes may be designed side-by-side or they are stacked.

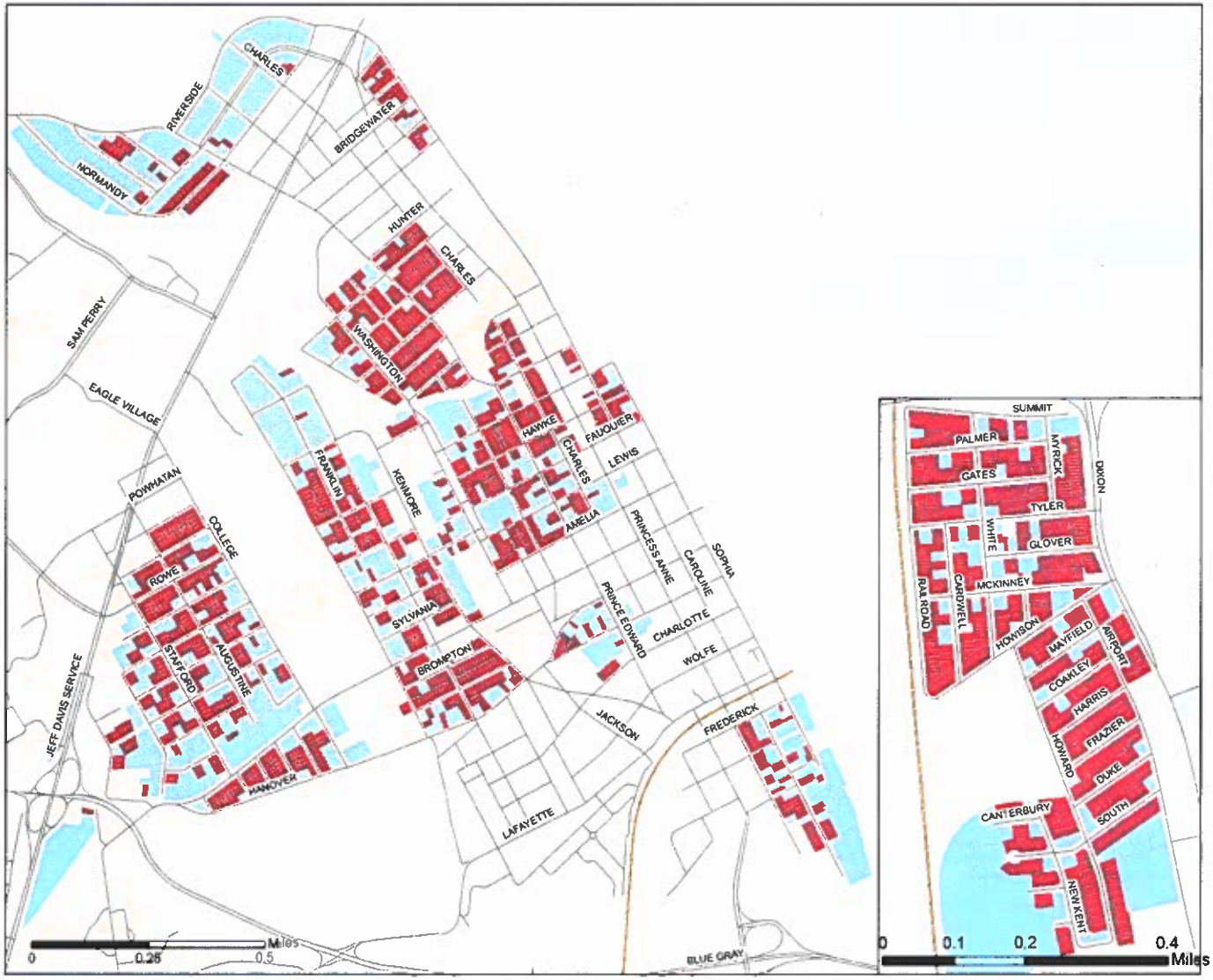
Triplexes (semi-detached) Triplexes, like duplexes, are residential buildings that can be occupied by three household units (family or non-family). Typically occupying a larger footprint, these medium sized structures have three separate entrances for three separate living spaces.

Quadplexes (semi-detached) Quadplexes are a type of medium-sized residential structure with interior common walls that can be occupied by four household units (family or non-family). These structures are often designed with a shared entry with two units above two units, but the design can vary.

This map is the result of efforts to identify housing types in Neighborhood 7 to continue informing relevant policy as appropriate.

Missing Middle Legend:

- Single Family - Court
- Accessory Dwelling Unit (ADU)
- Duplex
- Triplex
- Quadplex
- Townhome - Court
- Townhome - Parking Lot
- Townhome - Street
- Apartment
- Mixed-Use Building



City of Fredericksburg

Downtown Area, Normandy Village, College Heights, Mayfield

1,891 R4 Parcels Less Than 7,500 sq ft

71.8% of R4 Parcels in Area

Dec 2019

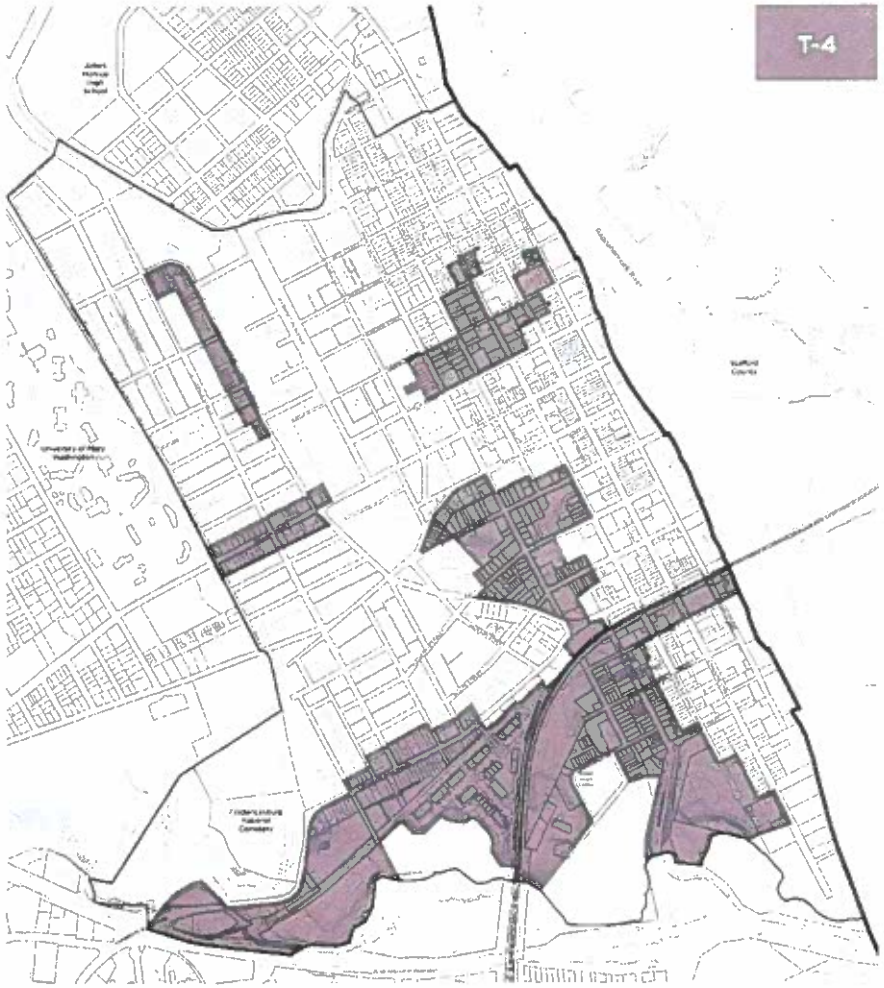
- Substandard Lots
- R4 Zoning
- Roads
- Railroad

N

Prepared by City of Fredericksburg GIS

Transects and Land Use

T-4 General-Urban Transect Zone



- Identify Emerging Walkable Urban Places:

  Right-size the patchwork of zoning districts. Shrink Commercial Downtown zoning where it provides outsized development expectations.

  Develop a Form Based Code (Neighborhood Commercial and Residential) with appropriate transitional characteristics to replace incompatible and problematic zoning districts.

- Calibrate Development and Parking Standards for Walkable Urban Places:

  Right-size development standards to prioritize the pedestrian realm.

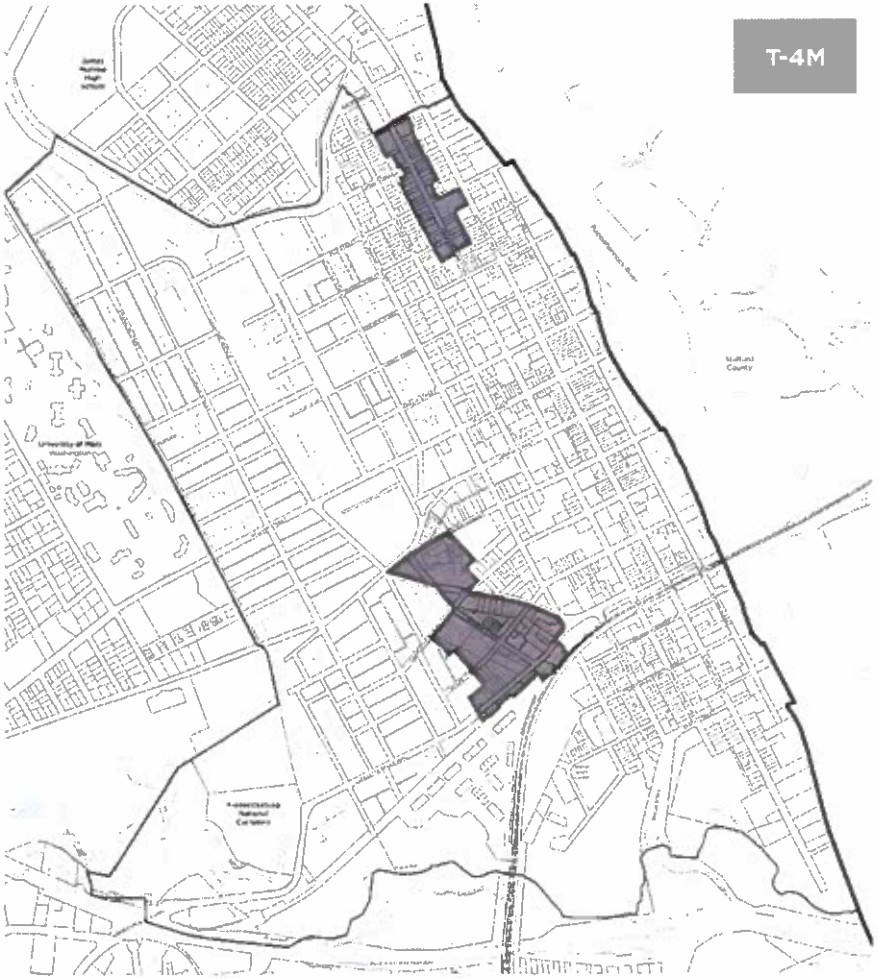
  Calibrate parking standards in emerging walkable urban places to permit stabilizatio and infill. Identify appropriate ways to increase the public parking supply.

- Focus on Train Station Modification and Expansion.

Walkable Urban Places

Transects and Land Use

T-4M Creative Maker District Transect Zone



- Expand the Creative Maker Zoning District:

  Develop and apply the Creative Maker Zoning District to permit designated areas to evolve to meet the requirements of and encourage emerging entrepreneurs.

  Create a Form Based Code that can streamline regulatory processes.

- Incentivize the Preservation of Character Structures:

  Expand the National Register Nomination to qualify Character Structures for state and federal renovation tax credits.

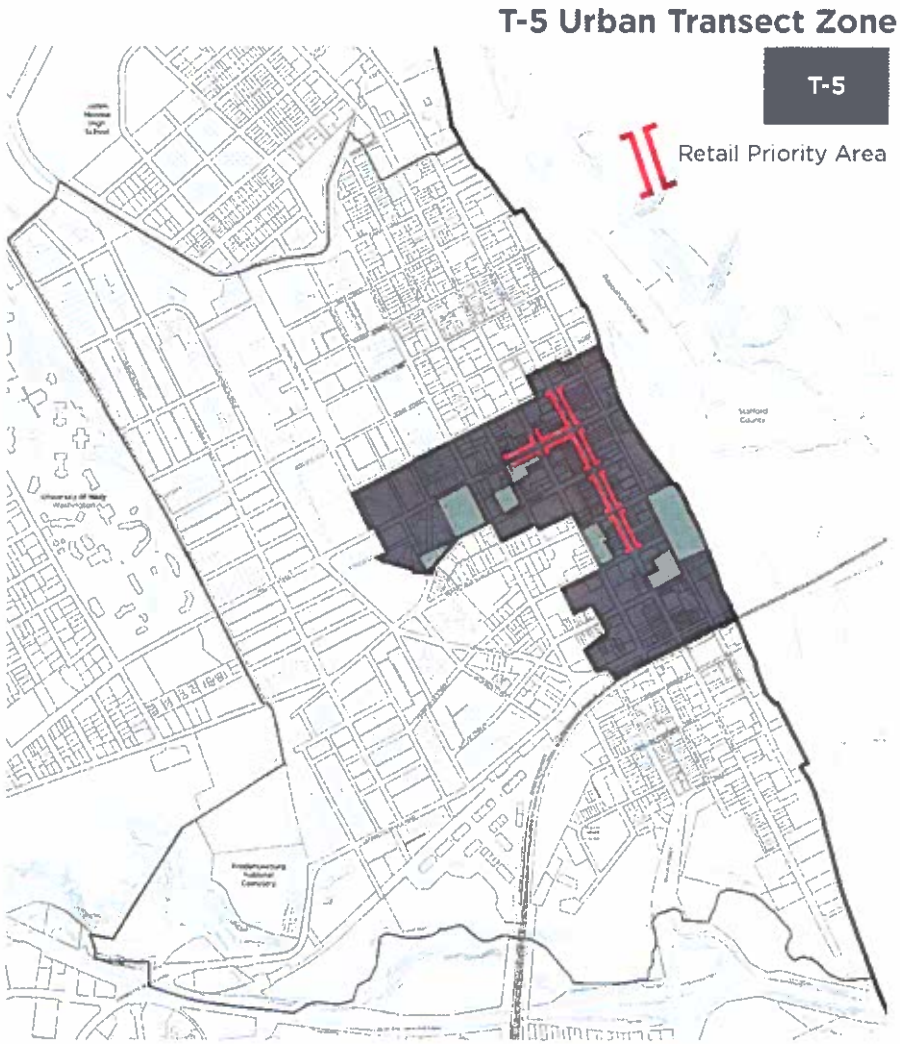
  Designate Character Structures.

  Expand the Transfer of Development Rights designations to the Canal Quarter along Princess Anne Street.

  Incentivize Character Structure preservation in the Jackson Warehouse District by permitting increased residential density.

- Calibrate Development and Parking Standards for Walkable Urban Places.

Transects and Land Use



- Establish Retail Priority Area:

  Focus regulatory provisions requiring "active retail" for mixed use projects in designated area.

  Apply incentives for restaurants and retail within the Retail Priority Area.

- Evolve Commercial Downtown Zoning District:

  Identify and change regulations that conflict with historic patterns of development.

  Let form as established by the Old and Historic Fredericksburg Overlay District and development standard compliance replace arbitrary density limits.

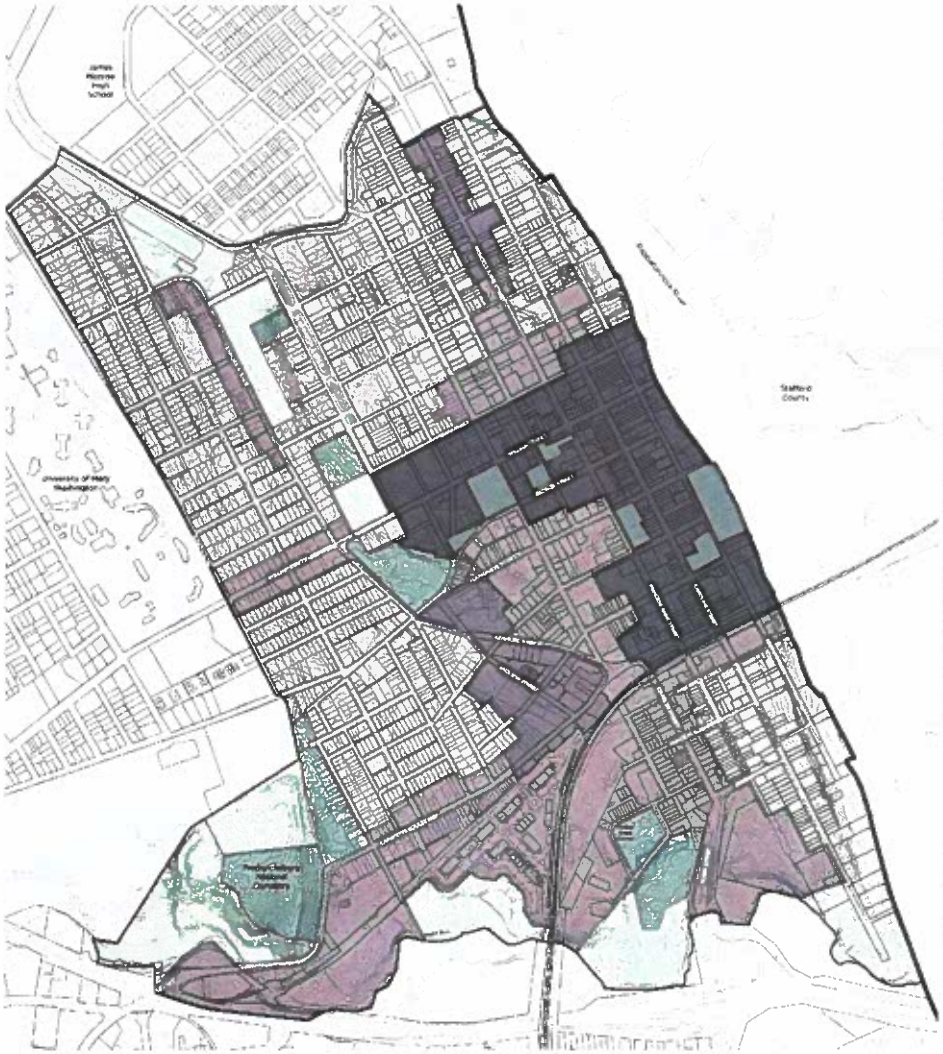
- Implement Proposed Capital Improvements:

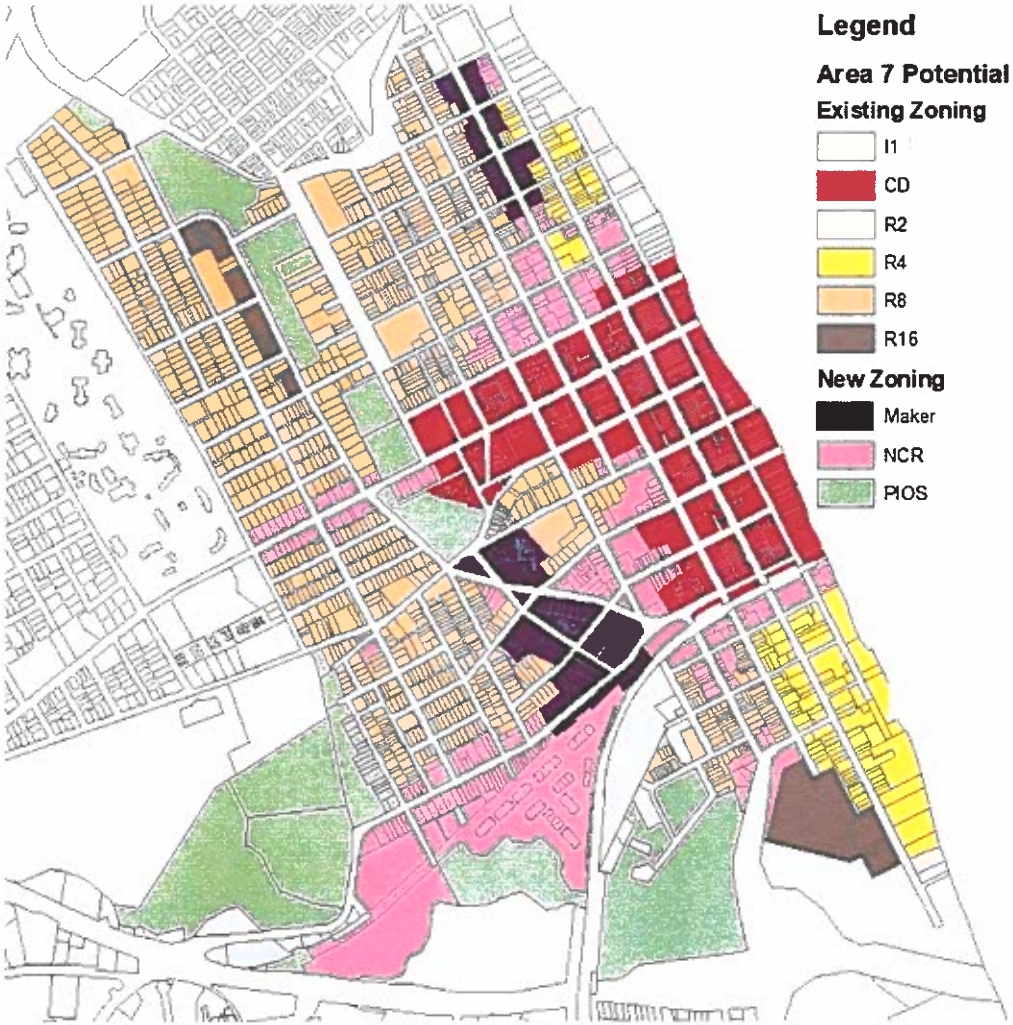
  Evolve Bicycle Corridors.

  Expand Pedestrian Corridors

  Enhance transit service and tie together public parking supply and destinations

Land Use and Zoning





ITEM #9G

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

February 25, 2020

The Council of the City of Fredericksburg, Virginia, held a regular session on Tuesday, February 25, 2020, beginning at 7:30 p.m. in the Council Chambers of City Hall.

City Council Present. Mayor Mary Katherine Greenlaw, Council members Kerry P. Devine, Dr. Timothy P. Duffy, Charlie L. Frye, Jr., Jason N. Graham and Matthew J. Kelly.

City Council Absent. Vice-Mayor William C. Withers, Jr. (out of town).

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Community Planning and Building Services Director Charles Johnston, Community Development Planner Susanna Finn, Director of Parks Recreation and Special Events Jane Shelhorse, Director of Finance Robyn Shugart and Clerk of Council Tonya B. Lacey.

Opening Prayer and Pledge of Allegiance. Council was led in prayer by Councilor Charlie L. Frye, Jr., followed by the Pledge of Allegiance led by Mayor Mary Katherine Greenlaw.

Officer Recognized. Vice-Mayor Withers recognized the presence of Officers Stephen Monahan, Joseph Porter, Alexandra Stachurski, Janihya McCurdy, at this evening's meeting.

Citizen Comment. The following speakers participated in the citizen comment portion of this evening's meeting.

Rebecca Hamner, 138 Caroline Street, spoke about preserving Trestle Park and how the neighborhood was against putting restrooms on the site. She noted that the neighborhood would like to be involved in the train station planning process. Ms. Hamner said they would like to be involved in how major developments are planned. She also submitted an updated petition. See D20-__ for more information.

Council Agenda Presented. The following items were presented to Council for discussion.

7A. 2020 Census Video – Councilor Duffy

7B. City Attorney Show and Tell – Mayor Grenelaw

7C. VRE Station Improvements – Councilor Kelly

7D. Trestle Park – Councilor Frye

2020 Census Video. Councilor Duffy asked Ms. Finn to show the video that was produced to promote the Census.

City Attorney Show and Tell. City Attorney Dooley attended the Washington Nationals spring training in Florida and in the middle of the brochure was an advertisement for the FRED Nats and Mayor Greenlaw asked her to share with the public.

VRE Station Improvements. Councilor Kelly noted that he was the City's representative on the VRE and he had discussed with VRE's CEO and he could set up a time to meet so that the neighborhood could understand the improvements at the VRE as well as the high speed rail. He explained that all the platforms along the rail would be extended

because they were going from eight car trains to ten car trains. Councilor Kelly also noted that the work at the train station was separate from the talks of a restroom at Trestle Park.

Trestle Park. Councilor Frye let the neighbors know that he was listening and that he was their voice and that they could contact him anytime with concerns.

City Manager's Consent Agenda Accepted for Transmittal as Recommended (D20-__ thru D20-__). Councilor Kelly moved approval of the City Manager's consent agenda; motion was seconded by Councilor Duffy and passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

- Transmittal of Board and Commission Minutes (approved minutes can be found on the board/commission webpages after they are approved at subsequent meeting of said board/commission).
  - Economic Development Authority – September 17, 2019(D20-__).
  - Planning Commission Work Session – September 11, 2019 (D20-__).

Adoption of Minutes. Councilor Graham moved approval of the September 17 & September 24, 2019 Work Session and the February 11, 2020, regular session minutes; motion was seconded by Councilor Duffy and passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Resolution 20-11, Approved, Endorsing a Resolution Formally Adopting the DMOproz Tourism Study (D19-__). After staff presentation Councilor Duffy made a motion to approve Resolution 20-11, endorsing a resolution formally adopting the DMOproz Tourism Study; motion was seconded by Councilor Devine and

passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Resolution 20-12, Approved, Formalizing the City Suite at the Stadium Advisory Council Framework (D20-__). Staff gave a brief presentation and Councilor Devine made a motion to approve Resolution 20-12, formalizing the city suite at the Stadium Advisory Council Framework; motion was seconded by Councilor Frye and passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Resolution 20-13, Approved, Amending the Fiscal Year 2020 Budget to Provide for Insurance Recovery Proceeds for Park Maintenance (D20-__). After staff presentation Councilor Graham made a motion to approve Resolution 20-13, amending the Fiscal Year 2020 budget to provide for insurance recovery proceeds for park maintenance; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Quarterly Financial Reports – July 2019 – December 2019 (D20-__). Finance Director Shugart reviewed the Quarterly financials and she highlighted the larger items on the revenues to include real estate taxes, sales taxes and meals taxes. All of these sources have shown increases in comparison to the same period in Fiscal Year 2019. Real Estate taxes increased by three percent, personal property increased 3.6 percent, sales taxes increased by 5.22 percent and meals taxes increased by 6.74 percent. There were a few revenue sources that showed a slight decline but they were not significant factors.

Expenditures were at $48.8 million and $29.2 million was used for operating, $15.2 was transferred to the schools and $4.3 million was for debt service transfers. The adopted budget includes $500,000 in contingency and on December 31 the balance in contingency was $25,910.

City Manager's Report and Council Calendar (D19-__ thru D19-__). City Manager Baroody directed the Council's attention to the Manager's report and Council Calendar. Activities highlighted on the report were as follows: City Celebrates African American History Month, Construction of Riverfront Park to Begin and Parking Changes, Census 2020, Fredericksburg Regional Transit Director Retires, Closure of Upper Caroline Street – Replacement of Sanitary Sewer System, Detour on the Heritage Trail, The College Heights/Sunken Road Storm Sewer Rehabilitation, The Summer Camps Guide for Fredericksburg Parks, Recreation and Event, Downtown Scavenger Hunt Launched, Fred Focus.

Adjournment. There being no further business to come before the Council at this time, Vice-Mayor Withers declared the meeting officially adjourned at 9:40 p.m.

_____
William C. Withers, Jr., Vice-Mayor

_____
Tonya B. Lacey, Clerk of Council, CMC

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ITEM #10A

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Mark Whitley, Assistant City Manager
RE: FY 2020 Budget Amendment for a Grant for Fire Department Equipment
DATE: March 10, 2020 (for the March 10 Council Meeting)

ISSUE

Shall the City Council approve a budget amendment in the Public Safety Capital Fund for a grant for equipment for the Fredericksburg Fire Department?

RECOMMENDATION

Yes. The staff recommends the approval of the attached budget amendment, which requires one reading.

BACKGROUND

The Fredericksburg Fire Department recently received a notice of an award of a grant from the Commonwealth of Virginia Office of Emergency Medical Services (OEMS) under the Rescue Squad Assistance Fund. The grant is for replacement Lifepak 15 Version 4 monitor / defibrillator units for the City's ambulance vehicles.

The City currently has five of the units, which are approximately ten years old and are approaching the end of their useful life. The Fire Department had originally included a project request for the FY 2021 capital budget for replacements for all five units. The grant award will replace three of the five units, which will leave two units to replace.

Under the conditions of the grant, the funds must be expended and submitted to OEMS for reimbursement before the end of July, 2020.

FISCAL IMPACT

The total amount of the grant is $98,212. The state will pay $49,106. The grant is a 50/50 matching grant, and the City will need to match the state contribution with local funds in the amount of $49,106.

The attached amendment will budget these funds in the Public Safety Capital fund, and the remaining equipment will be requested for replacement in the FY 2021 capital budget. The source of the local matching funds is recommended to be interest earnings allocated to the Public Safety Capital Fund.

cc: Robyn Shugart, Director of Finance
Eddie Allen, Fire Chief

MOTION:

SECOND:

March 10, 2020
Regular Meeting
Resolution 20-__

RE: **Amending the Fiscal Year 2020 Budget in the Public Safety Capital Fund to Provide for a Grant to Replace Emergency Medical Services Equipment**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

The City of Fredericksburg Fire Department provides, in conjunction with the Fredericksburg Rescue Squad, emergency medical services to the community. The Fire Department has recently been awarded a grant from the Commonwealth of Virginia Department of Health's Office of Emergency Medical Services for replacement heart monitor / defibrillator equipment. The grant is a fifty-fifty match, and will replace three units.

The City has received interest earnings in the Public Safety Capital Fund sufficient to fund the match requirement for the grant. The City Council wishes to amend the FY 2020 budget to recognize the grant revenue and the matching funds, and appropriate the expenditures necessary to replace the equipment.

Therefore, the City Council hereby resolves that the following appropriation amending the FY 2020 budget be recorded:

PUBLIC SAFETY CAPITAL FUND (FUND 0306)

Source

Interest on Investments			
Earnings on Investments	306-315012	$	49,106
Department Total:		$	49,106
FY 20 OEMS Rescue Squad Assistance Fund			
FY 20 OEMS Rescue Squad Assist.	30632124-324090	$	49,106
Department Total:		$	49,106
Total Source:		**$**	**98,212**

Use

FY 20 OEMS Rescue Squad Assistance Fund			
Machinery & Equip – Replacement	30632124-481010	$	98,212
Department Total:		$	98,212
Total Use:		**$**	**98,212**

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20-xx, adopted at a meeting of the City Council held _____2020, at which a quorum was present and voted.

_____

Tonya B. Lacey, MMC
Clerk of Council

ITEM #10B

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Mark Whitley, Assistant City Manager
RE: Amending FY 2020 Budget to Recognize Revenue for Various Purposes
DATE: March 10, 2020 (for the March 10 Council Meeting)

ISSUE

Shall the City Council amend the FY 2020 Budget to recognize additional revenue and allocate it to the General Fund contingency and various purposes?

RECOMMENDATION

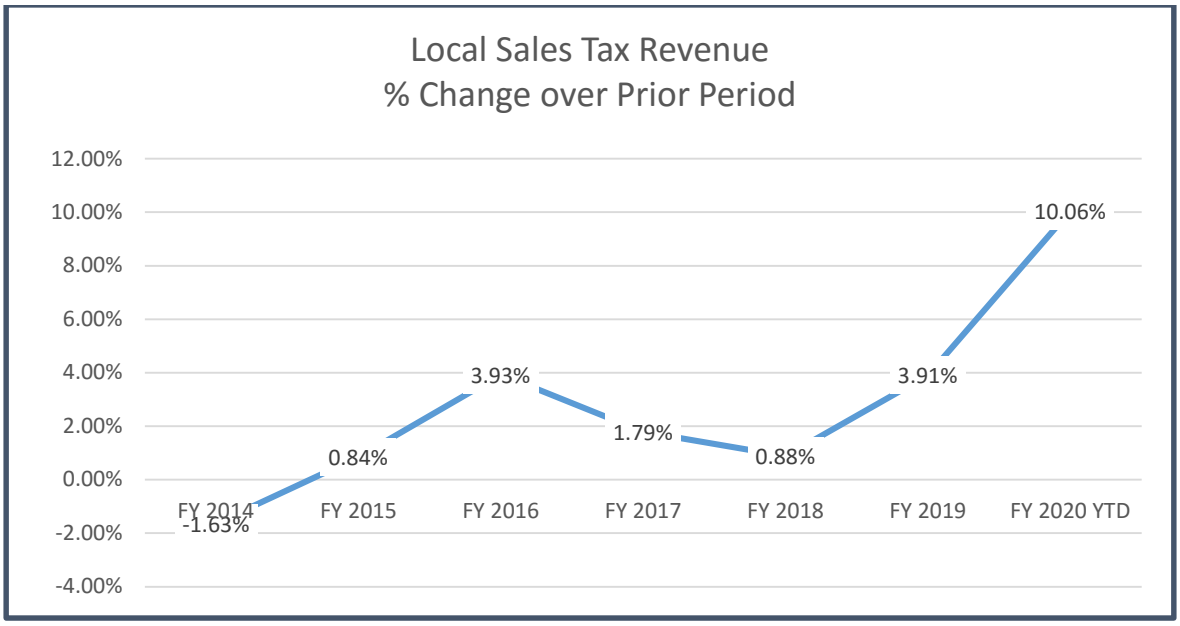
Yes. Staff recommends that the City Council approve the attached resolution, on first reading. The resolution will require two readings for final approval.

BACKGROUND

The City of Fredericksburg has experienced an increase in growth in sales tax revenue over the past eighteen months – particularly so in the last three months of FY 2019 and the first six months of FY 2020.

The average growth in the sales tax from FY 2014 to FY 2018 was fairly slow, averaging 1.16% per year over that time frame, and varying between negative 1.63% and a positive 3.93%. The sales tax in FY 2019 totaled $11,925,147, and grew a total of 3.91% over FY 2018's final receipts of $11,476,687. However, the last three months of FY 2019 increased 6.29% over the last three months of FY 2018.

That trend of increased receipts has only increased in FY 2020, with an average of 10.06% growth in receipts over the first six months of FY 2019. Sales tax receipts are on pace at this point to exceed the budget estimate for FY 2020, which is $11,700,000, by a substantial amount. This should be true even if the economy slowed significantly from this point to the end of the fiscal year.



The attached resolution proposes to recognize $600,000 of additional sales tax revenue, which would raise the sales tax budget forecast for FY 2020 to a total of $12,300,000. The proposed uses of these funds is as follows:

1) Increase the General Fund Contingency by $200,000. The City has amended the budget for FY 2020 several times in the last few months, notably to add positions during the mid-year and to respond to a need to increase public safety compensation, and the General Fund Contingency in FY 2020 is now at $20,910. The staff recommends adding this amount to Contingency to preserve the ability to meet unexpected expenditures for the final four months of this fiscal year.
2) Decrease the use of the Jail Stabilization Reserve by $200,000. The FY 2020 budget used $635,000 of the Jail Stabilization Reserve to help offset increases in costs for the detention centers in the FY 2020 budget, in accordance with the policy governing this reserve. This will reduce the potential use of the Jail Stabilization Reserve to $435,000 in the current fiscal year.
3) Decrease the use of the Fund Balance assigned for Capital by $200,000. The City budgeted the use of $3,023,000 in fund balance assigned for capital in the FY 2020 budget. This action would reduce the potential use of the Fund Balance assigned for Capital to $2,823,000.

The Jail Stabilization Reserve policy would require a contribution to the Jail Reserve in FY 2021 based on the fact that the contribution to those facilities for the City are recommended to decrease in FY 2021. The FY 2021 contribution is $226,978 lower than the required contribution for FY 2020, which would normally require that the City set aside $113,489 in FY 2021 to add to this reserve. The staff proposes that this use of sales tax revenue in FY 2020 offset the FY 2021 required contribution, which helps to balance the FY 2021 budget.

FISCAL IMPACT

None of the three uses of the sales tax revenues create additional expenditures – the Contingency could be expended later, if the need arose, while the reduction of fund balance usage will preserve those resources for future fiscal years.

If the attached resolution is approved, the General Fund Contingency will become $220,910.

The table below shows the impact of the use of the sales tax revenue to offset the use of fund balance in the attached resolution.

	Jail Stabilization Reserve	Assigned for Future Capital
FY 2019 EOY	1,571,004	5,188,550
FY 2020 Original Budgeted Use	(640,000)	(3,023,000)
Original Minimum Remaining FY 2020	931,004	2,165,550
FY 2020 Amended Budgeted Use	(440,000)	(2,823,000)
Amended Minimum Remaining FY 2020	1,131,004	2,365,550

It is important to remember that the actual use of fund balance depends upon the final results of the fiscal year – the actual revenues and the actual expenditures. If actual revenues exceed the budget forecast, and actual expenditures are less than budgeted, then less fund balance will be used than planned.

cc: Robyn Shugart, Director of Finance

MOTION:

SECOND:

March 10, 2020
Regular Meeting
Resolution 20-__

RE: **Amending the Fiscal Year 2020 Budget to Increase the Forecast for Local Option Sales Tax Revenue to Increase General Fund Contingency and Decrease the Budget for Use of Fund Balance**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

The City of Fredericksburg receives funds collected by the Commonwealth for the local option sales and use tax. These revenues have increased in recent months, and are on track to exceed the budget forecast for this revenue.

The City needs to add funds to the General Fund Contingency to allow for any further contingencies for the remainder of FY 2020. The City Council also wishes to utilize a portion of the sales tax revenue to decrease the planned uses of fund balance in the General Fund for capital projects and for jail stabilization.

Therefore, the City Council hereby resolves that the following appropriation amending the FY 2020 budget be recorded:

GENERAL FUND (FUND 0100)

Source			
Local Sales and Use Tax			
Local Sales and Use Tax	0100-312010	$	600,000
Department Total:		$	600,000
Total Source:		**$**	**600,000**
Use			
Contingency			
General Fund Contingency	0100-499100	$	200,000
Department Total:		$	200,000
Fund Balance			
Committed for Future City Capital	0100-361012	$	200,000
Assigned for Detention Stabilization	0100-361030		200,000
Department Total:		$	400,000
Total Use:		**$**	**600,000**

Votes:
Ayes:
Nays:

Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20-xx, adopted at a meeting of the City Council held _____2020, at which a quorum was present and voted.

_____

Tonya B. Lacey, MMC
Clerk of Council

ITEM #10C

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Mark Whitley, Assistant City Manager
RE: Change to Rappahannock Regional Solid Waste Board Agreement
DATE: March 10, 2020 (for March 10 Council Meeting)

ISSUE

Shall the City Council adopt a resolution that amends the agreement with Stafford County that governs the operation of the Rappahannock Regional Solid Waste Board ("R-Board")?

RECOMMENDATION

Yes. Staff recommends the adoption of the attached resolution, which requires one reading.

BACKGROUND

The City and Stafford County have a long-standing partnership to operate a regional landfill in Stafford County, known as the "R-Board." The partnership is governed by an Amended and Restated Operational Agreement, which provides for the governance and operation of the facility.

The landfill needs to move forward with the construction of the next landfill cell – Cell F3 – by the end of this calendar year. Unlike Cell F2, which the City and the County helped to finance, the R-Board is able to construct Cell F3 using R-Board funds. The R-Board is moving forward on that basis.

On a parallel track, the City and Stafford County have been working to re-negotiate certain terms of the Amended and Re-stated Operational Agreement, which is currently set to expire on December 31, 2024. The Amended and Re-stated Operational Agreement include provisions that the City and the County agree to share equally in the liability for damages, losses, expenses, and judgments arising out of the operations of the landfill, including closure, post-closure, and corrective action costs associated with the landfill that may be necessary in the future. The City and County have agreed that the proportional liability for the future Cell F3 should be re-set to an 80% County and 20% City split, which is more representative of the current jurisdictional source of the solid waste.

The attached resolution would amend the operating agreement to recognize this change. The City and the County are still in negotiations for additional changes to the operating agreement.

FISCAL IMPACT

The attached resolution would have a beneficial fiscal impact to the City, in that future liabilities would be more in-line with the volume of solid waste being taken to the landfill.

For information, the City at the close of FY 2019 had a liability for accrued landfill post-closure costs of $1,438,386 on the Statement of Net Position. Actual future costs for these activities would depend upon the nature of any type of closure, post-closure, or corrective action activity.

As a note on the FY 2021 proposed Capital Improvements Plan, the City had included in the plan for FY 2021 financing for the construction of Cell F3. The ability of the R-Board to construct Cell F3 from its reserves allows the City to eliminate that project from the plan for the upcoming year.

cc: Kathleen Dooley, City Attorney
Robyn Shugart, Director of Finance

MOTION:

SECOND:

March 10, 2020
Regular Meeting
Resolution 20-__

RE: **Approving an Amendment to the Stafford-Fredericksburg Regional Landfill Operational Agreement to Allocate Future Liabilities Resulting from the Construction and Operation of Landfill Cell F3**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

Stafford County and the City entered into the Operational Agreement for Regional Landfill on December 9, 1987 (the "Original Agreement"), which provided for the joint operation of a regional landfill in Stafford County serving both the County and the City (the "Landfill").

The Original Agreement was then amended and restated to reflect changes in the operation of the Landfill and to incorporate the previous amendment into one document by the Amended and Restated Operational Agreement for the Stafford-Fredericksburg Regional Landfill, dated January 24, 2000 (the "Amended and Restated Operational Agreement").

The County and City desire to amend the Amended and Restated Operational Agreement to address the liability resulting from the construction and operation of Landfill Cell F3.

Therefore, the City Council hereby resolves that:

- The City Manager is authorized to execute, deliver, and carry out the Amendment to the Amended and Restated Operational Agreement for the Stafford-Fredericksburg Regional Landfill in substantially the form submitted for approval.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 2x-__, adopted at a meeting of the City Council held March 3, 2020 at which a quorum was present and voted.

_____

Tonya B. Lacey, MMC
Clerk of Council

AMENDMENT TO THE AMENDED AND RESTATED OPERATIONAL AGREEMENT FOR THE STAFFORD-FREDERICKSBURG REGIONAL LANDFILL

THIS AMENDMENT TO THE AMENDED AND RESTATED OPERATIONAL AGREEMENT FOR THE STAFFORD-FREDERICKSBURG REGIONAL LANDFILL dated January 24, 2000 ("Amendment") is entered into between the CITY OF FREDERICKSBURG, VIRGINIA, a Virginia municipal corporation, (the "City") and the BOARD OF SUPERVISORS OF STAFFORD COUNTY, VIRGINIA, governing body of Stafford County, Virginia, a political subdivision of the Commonwealth of Virginia (the "County"), on this _____ day of _____, 2020.

RECITALS

WHEREAS, the County and the City entered into the Operational Agreement for Regional Landfill on December 9, 1987 (the "Original Agreement"), which provided for the joint operation of a regional landfill in Stafford County serving both the County and the City (the "Landfill"); and

WHEREAS, the Original Agreement was then amended and restated to reflect changes in the operation of the Landfill and to incorporate the previous amendment into one document by the Amended and Restated Operational Agreement for the Stafford-Fredericksburg Regional Landfill, dated January 24, 2000 (the "Amended and Restated Operational Agreement"); and

WHEREAS, the County and City desire to amend the Amended and Restated Operational Agreement to address the liability resulting from the construction and operation of Landfill Cell F3.

NOW THEREFORE, in consideration of mutual covenants contained herein, the parties agree to amend the Amended and Restated Operational Agreement as follows:

1. The foregoing recitals are incorporated herein as if restated in their entirety.

2. Section 8 Liability is amended to add an additional paragraph, to read as follows:

> The City and County agree to share proportionally in the liability for all damages, losses, expenses and judgments arising out of the construction and operation of Landfill Cell F3, including closure and post closure costs and corrective action costs, based upon a calculation of 80% Stafford County and 20% City of Fredericksburg. This paragraph shall survive the withdrawal by the City and termination of the Agreement and under Section 7, or the expiration of the Agreement.

WHEREFORE, the parties evidence their intent to enter into this Amendment.

BOARD OF SUPERVISORS OF
STAFFORD COUNTY, VIRGINIA

By: _____

Printed Name: _____

Title: _____

CITY OF FREDERICKSBURG, VIRGINIA

By: _____

Printed Name: _____

Title: _____

ITEM #10D

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Bill Freehling, Director, Economic Development and Tourism
RE: Study period with Mary Washington Healthcare
DATE: March 5, 2020 (for March 10 City Council meeting)

ISSUE

Should City Council authorize a study period for the potential sale of up to 15 acres it owns next to the Idlewild subdivision to Mary Washington Healthcare for potential development of new administrative offices -- while preserving space for a potential future public school?

RECOMMENDATION

City Council should endorse the resolution as submitted.

BACKGROUND

Mary Washington Healthcare (MWHC), the City's largest employer, is the region's not-for-profit healthcare system, composed of two hospitals, three emergency departments, and over 40 outpatient healthcare facilities and wellness services.

MWHC employs approximately 600 people at its current administrative offices at 2300 Fall Hill Avenue in Fredericksburg (a former hospital building converted for office use). MWHC seeks to relocate its offices in the greater region to a new office building that it will either rent or construct. A breakdown of jobs and economic impact are briefly detailed below:

Employment numbers in MWHC back-office operation at 2300 Fall Hill Ave.:

- Finance/Accounting: 156
- Information Technology: 140
- Human Resources: 43
- Marketing: 16
- Supply Chain Management: 21
- Home Health Agency and Hospice: 127
- Other Positions: 98
- **Total: 601**

Annual economic impact of MWHC back-office operation in the City of Fredericksburg:

- Direct: $65.5 million
- Induced: $1.5 million
- **Total: $67.0 million**

Source: Chmura

The City seeks to retain the presence of MWHC's administrative offices in the City. The 2017 Economic Development Strategic Plan (and City Council's 2036 Vision) lists "Become an employment epicenter" as "Goal #1." This goal includes the attraction of new businesses and the retention of existing businesses in four core industry targets, including health services. The positive economic impact of the retention of these 600 jobs in the City is immeasurable.

The City is the owner of an approximately 27-acre tract of land, identified as GPIN #7768-89-4502, at the Village of Idlewild. The land was conveyed to the City under a proffer statement designating it as a school site **or** "for other public or private uses compatible with residential development, such as an office park, library, community center, or public park." The City may sell the property. The land is designated in the "Civic" transect zone in the Comprehensive Plan, Small Area Plan 3. A portion of the site may be appropriate for future use as a public school as well.

MWHC is interested in exploring the feasibility of relocating MWHC's administrative offices to a portion (up to 15 acres) of "Parcel C," where, if approved, MWHC would construct its new office building. Primary vehicular access would be from Gateway Boulevard. Preliminary **conceptual work** indicates that there is sufficient land available to **both** build an office building that would serve MWHC's needs and a school in the same size range as Hugh Mercer Elementary School, Lafayette Upper Elementary School or Walker-Grant Middle School. The City does not have immediate plans to build a school on this site, but it is desirable to ensure that it retains sufficient land to do so in the future if that decision is made at a later time.

Staff recommends that City Council approve a 90-day study period that would allow:

- MWHC a right of entry for 90 days or more if needed, for purposes of studying the feasibility of relocating its administrative offices to up to 15 acres of Parcel C and determining how much land it needs.

- The City Manager to study the traffic and other impacts of the potential relocation of the MWHC administrative offices to Idlewild and the feasibility of developing the 27-acre site for both the administrative offices and as a future potential public school site.

- An appraisal to be commissioned on the property to determine market value. The City intends to apply any proceeds from a potential sale toward addressing school-capacity needs.

- The City to analyze how much land to retain to ensure a sufficiently large tract remains for a future school – if a decision is someday made to build one there.

- The City Manager to develop a plan for the potential sale of up to 15 acres of the Idlewild parcel to MWHC, including any land use or other legislative public hearings and approvals that would be necessary or recommended, and report this plan to City Council at the conclusion of the study period.

FISCAL IMPACT

There would be some costs for the City associated with the study period. Current FY20 budgeted funds could likely pay for the appraisal. More-sophisticated analysis of the future land needs of a school built on site would likely require additional financial resources.

If the plan did move forward, it could have a positive economic impact. The retention of 600 healthcare jobs is worth many millions of dollars to the City in annual economic impact, as detailed above. Further, this would allow MWHC to sell the former hospital at 2300 Fall Hill Avenue, only a small portion of which is currently generating tax revenue due to MWHC's status as a not-for-profit entity. The property could begin generating additional real estate revenue for the City if it were fully taxable. In addition, this plan would also allow the City to further investigate the feasibility of acquiring the former hospital for potential near-term capacity needs of our school system.

ATTACHMENTS

Resolution
Conceptual subdivision of site

MOTION:

SECOND:

March 10, 2020
Regular Meeting
Resolution 20-

RE: **Authorizing a Study Period for the Potential Sale of up to 15 Acres in Idlewild to Mary Washington Healthcare for Development of New Administrative Offices**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

Mary Washington Healthcare (MWHC), the City's largest employer, is the region's not-for-profit health care system, composed of two hospitals, three emergency departments, and over 40 outpatient healthcare facilities and wellness services.

MWHC employs approximately 600 people at its current administrative offices at 2300 Fall Hill Avenue in Fredericksburg. MWHC seeks to relocate its offices to a new office building that it will either rent or construct.

The City seeks to retain the presence of MWHC's administrative offices in the City. The 2017 Economic Development Strategic Plan lists "Become an employment epicenter" as "Goal #1." This goal includes the attraction of new businesses and the retention of existing businesses in four core industry targets, including health services. The positive economic impact of the retention of these 600 jobs in the City is immeasurable.

The City is the owner of an approximately 27-acre tract of land, identified as GPIN #7768-89-4502, at the Village of Idlewild. The land was conveyed to the City under a proffer statement designating it as a school site or "for other public or private uses compatible with residential development, such as an office park, library, community center, or public park." The City may sell the land. The land is designated in the "Civic" transect zone in the Comprehensive Plan, Small Area Plan 3. A portion of the site may be appropriate for future use as a public school.

MWHC is interested in exploring the feasibility of relocating MWHC's administrative offices to a portion of "Parcel C," where MWHC would construct its new office building.

Therefore, the City Council hereby resolves that:

- The City Manager may grant MWHC a right of entry for 90 days or more if needed, for purposes of studying the feasibility of relocating its administrative offices to a site of up to 15 acres in Idlewild.

- The City Manager shall study the traffic and other impacts of the potential relocation of MWHC administrative offices to Idlewild and the feasibility of developing the 27-acre site for both the administrative offices and as a future potential public school site.

- The City Manager may develop a plan for the potential sale of up to 15 acres of the Idlewild parcel to MWHC, including any land use or other legislative public hearings and approvals that would be necessary or recommended, and report this plan to City Council at the conclusion of the study period.

- Any proceeds from such a sale would be directed toward addressing school-capacity needs in the City of Fredericksburg.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

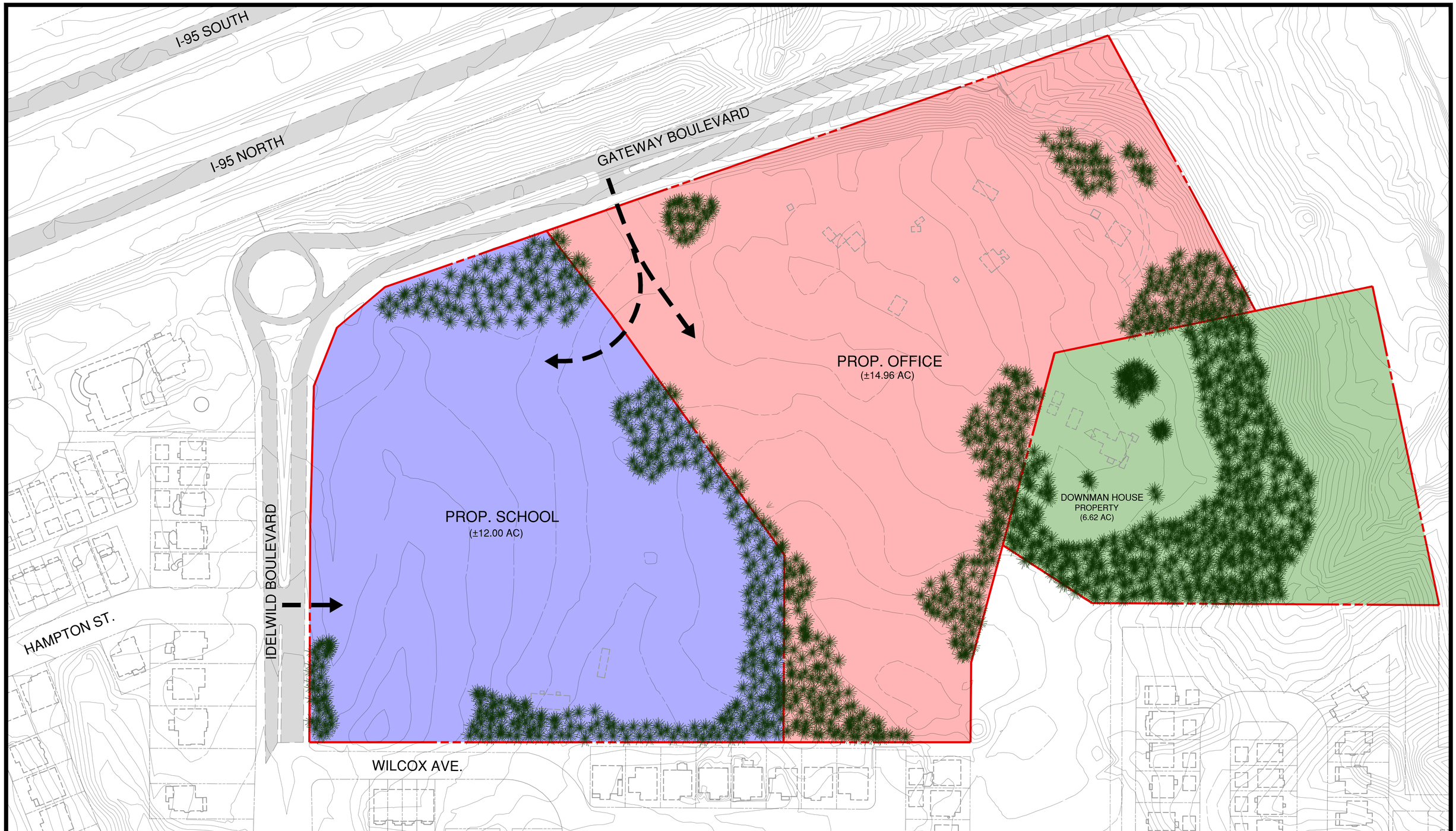
****

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20-__, adopted at a meeting of the City Council held Date, 2020, at which a quorum was present and voted.

_____

Tonya B. Lacey, MMC
Clerk of Council



NORTH

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

SITE CONSTRAINTS HAVE NOT BEEN FIELD VERIFIED. INFORMATION CONTAINED ON THIS EXHIBIT WAS OBTAINED FROM CITY OF FREDERICKSBURG GIS. FIELD SURVEYS HAVE NOT BEEN COMPLETED AT THIS TIME. THE INFORMATION SHOWN SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO REVISION WITH ADDITIONAL STUDY.

PARCEL SUMMARY:

OFFICE PARCEL	=	14.96 AC.
SCHOOL PARCEL	=	12.00 AC.

OFFICE PARCEL

SCHOOL PARCEL

IDLEWILD PROPERTY

CITY OF FREDERICKSBURG

Bowman CONSULTING

FEBRUARY 2020

ITEM #10E

MEMORANDUM

TO: Mayor Greenlaw and Members of City Council
FROM: Timothy J. Baroody, City Manager
DATE: March 3, 2020 (for March 10 Council meeting)
SUBJECT: City Manager's Update

Highlights of major activities and other notable developments:

Coronavirus – City Public Safety professionals are in daily communication with Virginia state officials and our local health department regarding the Novel Coronavirus (COVID-19). And while the risk to Virginians remains low at this time, our City staff has been meeting about contingency plans and continuity of services in the event that circumstances may change. Stay updated in the following ways: follow the Virginia Department of Health for updates, be notified when we make City Government related updates on this page by subscribing to the "Fredericksburg News" News Flash, subscribe to FredericksburgAlert.com for closing announcements for City Government, City Schools and also any changes in trash pickups, traffic, events and more.

Practice prevention: A reminder for good health practices to help prevent spreading illness can be found at the Virginia Department of Health website. Please see the VDH fact sheet here. The Center for Disease Control and Prevention (CDCP) recommends everyday preventative actions for respiratory diseases such COVID-19 on their website here.

Census 2020 Video Released – It's almost time for the 2020 Census! Watch our new video **https://youtu.be/CWj9c3nE0IU** to see why it's important for our community. We are grateful to have these locals' help sharing the news. Featured in our video are: Mayor Mary Katherine Greenlaw, UMW Dean Cedric Rucker, City Schools Superintendent Dr. Marci Catlett, Mili Reagan of Social Services, Susanna Finn (and daughter Maeve) of Community Building and Planning Department, and of course the James Monroe Yellow Jacket Mascot!

Our Complete Count Committee is working hard to ensure that we have an accurate count for Fredericksburg. Did you know that every person counted is worth $20,000 for our community? Your invitation to respond to the 2020 Census is due to arrive by mail between March 12 - 20. Census data informs federal funding for more than 100 programs, including school lunches, highway construction, and education. By April 1, 2020, every home will receive an invitation to participate in the 2020 Census. You will have three options for responding: 1) Online. 2) By phone. 3) By mail. Read more: https://2020census.gov/en.html

Historic District Handbook Update – The City is seeking public input on updates to the Historic District Handbook. The Handbook is a resource for residents, property owners, and business owners and contains the design guidelines used to evaluate changes to properties and new construction in the Historic District. Two public meeting opportunities will be provided: **Sunday, March 8, 2020** at 4:00 p.m. in the Renwick courtroom, 815 Princess Anne Street and **Thursday, March 12, 2020** at 5:00 p.m. in the third floor conference room, Executive Plaza, 601 Caroline Street.

The public is also invited to complete a survey about the Historic District Handbook at: https://forms.gle/9vEr962S5W6ZLUYb7. The survey will remain open until Friday, March 27, 2020. For more information, please contact Fredericksburg Community Planning and Building at 540-372-1179.

Public Sculpture Walking Tour – On **March 28, from 10:00 - 11:00 a.m.** at Wolfe Street Triangle Park (Wolfe Street and Kenmore Ave.) All Ages are invited to this FREE walking tour of two of the sculptures, guided by Preston Thayer, who has been involved with the Sculpture Project since its inception to find out more about these large public art installations. The talk will conclude at the sculpture site behind the VRE station on Caroline Street. Selfies and sharing images of these sculptures is encouraged! For more information call Fredericksburg Parks, Recreation & Events at 540-372-1086 or visit www.FredParksRec.com

New Playground Installed – Thanks to a grant from the Sunshine Lady Foundation there is a new playground at the WL Harris Park! The Mayfield Civic Association has worked closely with the Department of Parks, Recreation and Events and Cunningham Recreation to expand the playground to include more equipment for 2-5 year olds. Also, as part of the grant, new security cameras have been added to the park.

On **Saturday, April 11th** the Mayfield Civic Association is hosting a Ribbon Cutting Ceremony beginning at 12 noon. There will be festivities and food and the public is invited to join the children as they celebrate the power of play.

Children's Art Show – This annual art show highlight's art from ages 4 years through 12th grade at Dorothy Hart Community Center. Exhibit Hours: artists reception on **Thursday, March 19, 6 p.m.- 7:30 p.m.; Friday, March 20, 10 a.m.- 4 p.m.; and Saturday, March 21, 10 a.m.- 2 p.m. FREE** admission to view the exhibit, public is invited! For more information please call Fredericksburg Parks, Recreation & Events at 540-372-1086 or visit www.FredParksRec.com

Fredericksburg Fine Arts Show and Sale – Now in its 69th year, this show explores the amazing talents of 80+ local artists and their artistic visions through more than 300 artworks at the Dorothy Hart Community Center. Creative paintings, drawings, photography, mixed media and more will be on display. Admission to the show is **FREE**. A champagne reception will be held on Friday, March 13 at 6 p.m. Exhibit Hours: **Friday, March 13 - 10:00 a.m. - 8:00 p.m. Saturday, March 14 - 10:00 a.m. - 8:00 p.m. Sunday, March 15 - 10:00 a.m. - 4:00 p.m.** Sponsored by the Fredericksburg Parks, Recreation and Events Department and the Woman's Club of Fredericksburg.

Children Learn About Fire Safety at the Kids Convention – City Fire and Police had an audience of thousands at the annual Kids Convention recently held at the Spotsylvania Mall. Each department used the opportunity to build positive relations with the community and educate families about staying safe. Tower 1 was the centerpiece of the Fire Department exhibit and 2,000 pink or black plastic fire helmets were distributed as well as other items with fire safety messages to Expo attendees.

Construction of Riverfront Park Has Begun – The start of the construction of the Riverfront Park has begun. This has required the entire park property to be fenced, thus closing the public parking lot in the 700 block of Sophia Street as well as the parking area accessed across Sophia Street from Charlotte Street. Last fall, the City announced actions it intended to take to mitigate the closure of these parking areas. These actions include:

• Increasing the period of time that vehicles may be parked on the east (river) side of the 600 through 800 blocks of Sophia Street (from Wolfe Street to just south of George Street) from two hours to four hours during the periods that time restrictions apply to downtown streets (Monday - Saturday; 8:00 a.m.- 7:00 p.m.)
• Converting the surface parking lot in the 600 block of Sophia Street (between Sophia Street and the river, directly across the street from the Sophia Street Parking Garage) to public parking. The only restriction on the use of this lot will be that only vehicles displaying a City of Fredericksburg resident decal may be parked in the lot Monday through Friday 5:00 a.m. – 8:00 a.m. The resident decals may be obtained at the Treasurer's Office at City Hall by providing proof of City residency.
• Increasing the period that vehicles may be parked in the Sophia Street Parking Garage to four hours (currently, three hours) for no cost. The rate for additional hours will remain the same ($1/hour to a maximum of $8/day.)

Last November, City Council awarded a contract for construction of the park to Athena Construction of Triangle, Virginia. Questions about this matter may be directed to Assistant City Manager Doug Fawcett at dfawcett@fredericksburgva.gov or by phone at 540-372-1010.

The College Heights/Sunken Road Storm Sewer Rehabilitation work continues in the 1000 block of Sunken Road. Access to Sunken Road between William Street and Sylvania Avenue will continue to be restricted 24/7 as the storm sewer runs under the middle of the street. Detours will be in place directing traffic to alternate access to homes and the University of Mary Washington campus.

Reservoir Clean-up Day – Join in collecting litter along the water and shoreline at Motts Run Reservoir on **Tuesday, April 7** from 9 a.m. -1 p.m. or 12 p.m.-4 p.m. Rain date is Wednesday, April 8th. Registered guests will be on the water and shoreline collecting litter. Lunch is provided for registered attendees. Registration will end on March 30th. For more information please call (540) 372-1086 or visit www.FredParksRec.com

The Summer Camps Guide for Fredericksburg Parks, Recreation and Events is now available online. Hard copies are available at the Dorothy Hart Community Center and will be distributed through City Schools. Registrations for camps opens to everyone on Tuesday, March 24th, both online and in person. As the department has done the past few years, there will be a special "Early Bird" registration night held at the Dorothy Hart Community Center from 6 – 9 p.m. on Monday, March 23rd for City residents only. There are more than 40 camp options, so children will have plenty to do this summer!

Fred Focus – The Fredericksburg Department of Economic Development and Tourism is pleased to bring you Fred Focus, a weekly e-newsletter that goes out every Thursday and keeps you up-to-date on Fredericksburg business and tourism information and events. This week's edition.

ITEM #10F

CITY COUNCIL
MEETINGS & EVENTS CALENDAR

City Hall Council Chambers, 715 Princess Anne Street, Fredericksburg, VA 22401

3/10/20	5:30 p.m. 7:30 p.m.	Work Session • Arts Cultural District Matters • Mary Washington Cottage – Closed Session Regular Session • City Manager's Recommended Budget Presented	Suite, Room 218 Chambers
3/24/20	5:30 p.m. 7:30 p.m.	Work Session • FY 21 Budget Overview & CIP Regular Session	Suite, Room 218 Chambers
4/7/20	6:00 p.m.	Joint Work Session with School Board (tentative)	TBD
4/14/20	5:30 p.m. 7:30 p.m.	Work Session • FY 21 Budget Discussion Regular Session	Suite, Room 218 Chambers
4/22/20	5:30 p.m. 7:00 p.m.	Work Session • FY 21 Budget Discussion FY 21 Budget Public Hearing	Suite, Room 218 Chambers
4/28/20	5:30 p.m. 7:30 p.m.	Work Session Regular Session	Suite, Room 218 Chambers
5/12/20	5:30 p.m. 7:30 p.m.	Work Session Regular Session	Suite, Room 218 Chambers

Future Work Session Topics: Economic Development Incentives, Action on UDO Text Amendment from 2018: Paying Taxes at Approval Instead of Application, and New FEMA Flood Plain Maps.

Boards & Commission	Meeting Dates/Time	Actual Date of Meeting	Members Appointed	Contact Person
Board of Social Services	Bi-monthly 1st Thursday/4 p.m.	April 2 at 4 p.m.	Duffy	Christen Gallik
Central Rappahnnock Regional Library	Quarterly 2nd Monday/4:00 p.m.	March 9 at 4 p.m.	Devine	Martha Hutzel
Community Policy Management Team	Thursday after 3rd Tuesday/2:00 p.m.	March 19 at 2 p.m.	Greenlaw	Jamie Divelbiss
Fredericksburg Arts Commission	3rd Wednesday/6:30 p.m.	March 18 at 6:30 p.m.	Devine, Graham	Jane Shelhorse
Fredericksburg Area Museum	4th Monday/8:30 a.m.	March 23 at 8:30 a.m.	Kelly	Sara Poore
Fredericksburg Clean & Green Comm.	1st Monday/6:30 p.m.	April 6 at 6:30 p.m.	Devine	Robert Courtnage
Fredericksburg Regional Alliance	Quarterly/5:00 p.m.	April 13 at 5 p.m.	Greenlaw, Duffy	Curry Roberts
GWRC/FAMPO	3rd Monday/6:00 p.m.	March 16 at 6 p.m.	Kelly, Withers, vacancy - Alt.	Linda Millsaps
Healthy Generations Area on Aging (RAAA)	1st Wednesday/4:00 p.m.	TBD	Greenlaw	Patricia Wade
Main Street Board	3rd Thursday/8:30 a.m.	March 19 at 8:30 a.m.	Withers	Ann Glave
Housing Advisory Committee	As needed	TBD	Frye, Graham	Susanna Finn
PRTC	1st Thursday/7:00 p.m.	March 5 at 7 p.m.	Kelly, Graham - Alt.	Kasaundra Coleman
Rappahannock Juvenile Detention	Bi-monthly last Monday/12 noon	March 30 at noon	Whitley, Frye - Alt.	Carla White
Rappahannock Regional Solid Waste	Quarterly 3rd Wednesday/8:30 a.m.	March 25 at 2 p.m. ***	Kelly, Withers	Joe Buchanan
Rappahannock River Basin	Quarterly/1:00 p.m.	March 25 in Fredericksburg at 1 p.m.	Withers	Eldon James
Recreation Commission	3rd Thursday/6:30 p.m.	March 19 at 6:30 p.m.	Duffy	Jane Shelhorse
Regional Group Home Commission	2nd Thursday/2:30 p.m.	March 12 at 2:30 p.m.	Duffy, Whitley	Ben Nagle
Town & Gown	Quarterly/3:30 p.m.	April 9 at 3:30 p.m. at UMW Executive Center	Withers, Duffy	Paula Zero
Virginia Railway Express Operations Board	3rd Friday/9:00 a.m.	March 20 at 9 a.m.	Kelly, Graham -Alt.	Richard Dalton
City/School Working Group		March 13 at 8:30 a.m. at Walker-Grant Center	Greenlaw, Kelly	Baroody/Catlett
City/School Task Force		TBD	Devine,Graham	Baroody/Catlett
		*** Different Day and Time		