



Colutor

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 DEVELOPMENT 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 541 acres 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 is 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



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

MOTION:

SECOND:

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

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



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

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? Yes No

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

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] 11/15/19
Signature of Applicant ARA KEVANSOIAN 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.

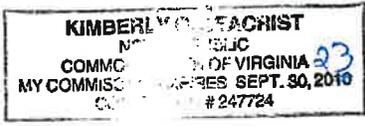
Notary Signature Courney B. Howard
Notary Registration # 349801 Commission Expires 5-31-2020
[Signature] [Signature]
Bonnie B. Carter 11-13-2019
Signature of Owner Date



PRINT NAME OF OWNER GCB Briscoe I, LLC

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

Notary Signature [Signature]
Notary Registration # 24724 Commission expires 09-30-2019



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

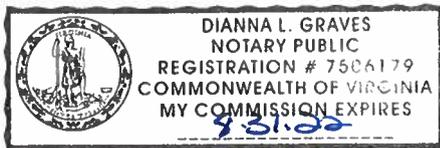
STATE OF Virginia
CITY/COUNTY/TOWN OF Fredricksburg, to wit:

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]



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 Fredricksburg, 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]



ATTACHMENT 1

**CITY OF FREDERICKSBURG REZONING APPLICATION
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:

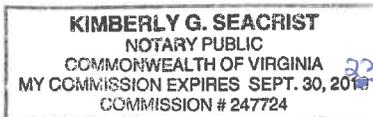
I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter, as Co-Manager/Member of **GCB Briscoe I, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

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]



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

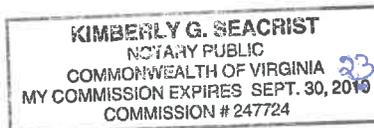
I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Carol B. Coleman, as Co-Manager/Member of **GCB Briscoe I, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

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]



ATTACHMENT 1

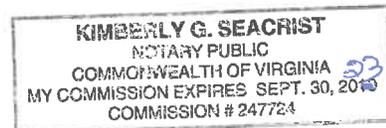
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

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]



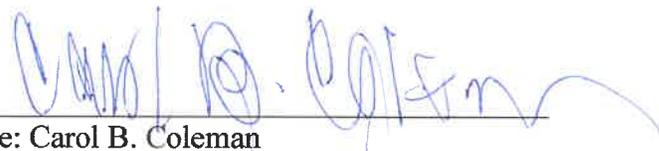
No Lien Certification

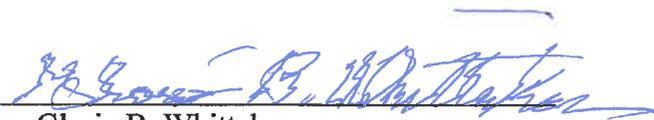
Rezoning Application for PrimeCore Fall Hill Hospitality OZB, LLC
Project: Springhill Suites Hotel

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

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

By: 
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

APPLICANT to mail this notice by certified return receipt mail 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



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.

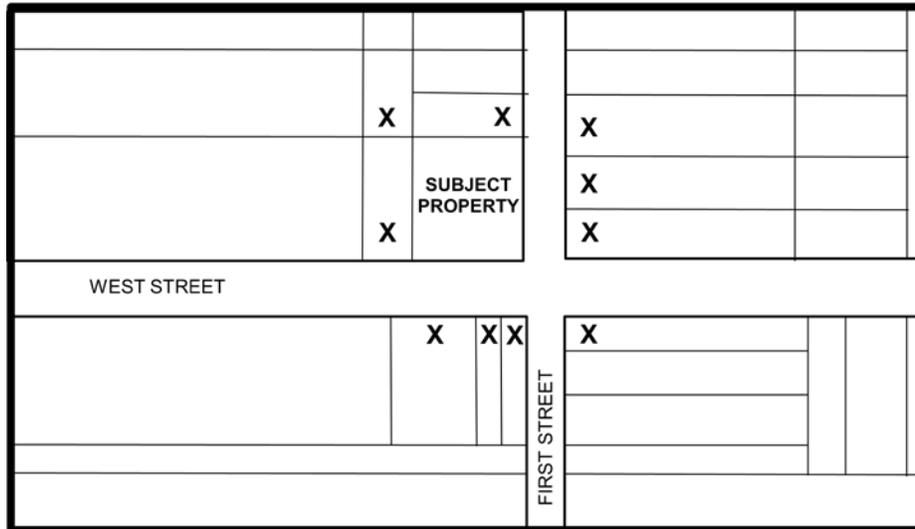
Oliver R. Holt PrimeCore Fall Hill Hospitality OZB, LLC
 Applicant Signature By: PrimeCore GPI LLC Applicant Printed Name
its General Partner

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

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

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	<p>A notarized affidavit, signed by the applicant and containing the following:</p> <ul style="list-style-type: none"> 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	<p>A certified plat of the property to be zoned sealed by a professional surveyor, engineer, and/or architect shall include:</p> <ul style="list-style-type: none"> 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. b. The total area of the property, presented in either square feet or acres. c. A scale and north arrow. d. The location of all existing buildings, structures, and easements of record. e. The names and route numbers of all boundary roads or streets and the width of existing rights-of-way. f. The signature and seal of the person preparing the plat. 	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>

ATTACHMENT 1

	<p>g. The location, names, zoning district, and GPIN references of adjacent property owners.</p>	<p>X</p>
<p>6</p>	<p>A General Development Plan providing the following items, unless waived (in whole or in part) by the Administrator:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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 	<p>X</p>

ATTACHMENT 1

	<p>Plan as well as to the generally applicable regulations set forth in UDO Section 72-33.</p> <p>i. Other pertinent information as requested by the Administrator.</p>	
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	<p>A written statement that addresses the following:</p> <ul style="list-style-type: none"> 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

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.

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 a 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

ATTACHMENT 2

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]

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: Troy A. Knecht
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.

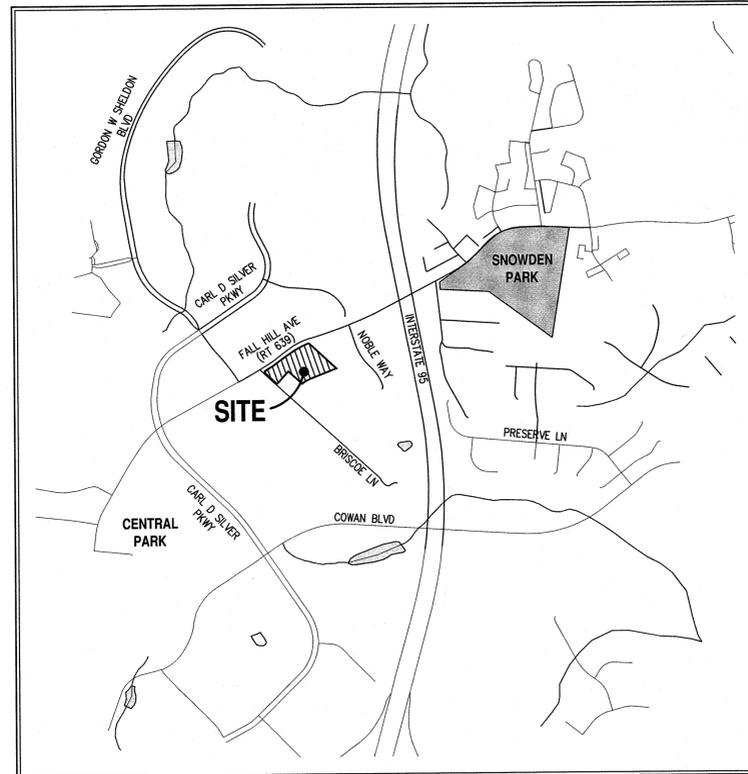
Brian E McCulley
Notary Public

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

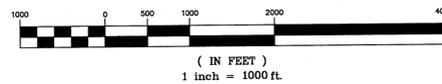


ZONING MAP AMENDMENT & SPECIAL EXCEPTION GENERAL DEVELOPMENT PLAN SPRINGHILL SUITES HOTEL GPIN: 7769-77-5997 / 0 BRISCOE LANE WARD 1 CITY OF FREDERICKSBURG, VIRGINIA

VICINITY MAP
SCALE: 1" = 1,000'



GRAPHIC SCALE



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	

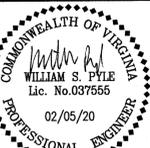
<p style="text-align: center;"><u>PROPERTY OWNER/APPLICANT</u> GCB BRISCOE I LLC 1740 BRISCOE LANE FREDERICKSBURG, VA 22401</p>	<p style="text-align: center;"><u>CONTRACT PURCHASER/APPLICANT</u> PRIMECORE FALL HILL HOSPITALITY OZB, LLC ATTN: MR. JON JAHANSHAH 1155 BRENNER PIKE, SUITE 100 STATE COLLEGE,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

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com
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COVER SHEET
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER



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

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

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO 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	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION	
	CRITICAL SLOPE 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	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A	AREA OF ARC	J	JUNCTION BOX
AD	ALGEBRAIC DIFFERENCE	K	SIGHT DISTANCE COEFFICIENT
ASHTO	AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS	Ke	CULVERT ENTRANCE LOSS COEFFICIENT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	L	LENGTH
AC	ACRE	LAT.	LATERAL
AGGR.	AGGREGATE	LF	LINEAR FOOT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LL	LOWER LEVEL
ASPH	ASPHALT	LOS	LINE OF SIGHT
AWWA	AMERICAN WATER WORKS ASSOCIATION	LP	LOW POINT
B	BREADTH	LS	LOADING SPACE
BC	BOTTOM OF CURB	LOG	LIMITS OF CLEARING & GRADING
BF	BASEMENT FLOOR	LT	LEFT
BLDG	BUILDING	M	MONUMENT FOUND
BM	BENCHMARK	MECH.	MECHANICAL
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	MH	MANHOLE
BOV	BLOW OFF VALVE	MI	MILE
BR	BUILDING RESTRICTION LINE	MPH	MILES PER HOUR
BRL	BEGINNING VERTICAL CURVE STATION	MS	MEDIAN STRIP
BVCS	BEGINNING VERTICAL CURVE ELEVATION	MSL	MEAN SEA LEVEL
BVCE	BEGINNING VERTICAL CURVE ELEVATION	MIN	MINIMUM
BW	BOTTOM OF WALL	MAX	MAXIMUM
C	CENTER CORRECTION ON VERTICAL CURVE	N	NOW OR FORMERLY
C	COEFFICIENT OF RUNOFF	NFA	NET FLOOR AREA
CATV	CABLE TELEVISION	NO.#	NUMBER
CB	CATCH BASIN OR CHORD BEARING	NBL	NORTH BOUND LANE
CC	CENTER TO CENTER	N/A	NOT APPLICABLE
CFS (Q)	CUBIC FEET PER SECOND	OC	ON CENTER
CH	CHORD	OD	OUTSIDE DIAMETER
CC	CURB AND GUTTER	OH	OVERHEAD
CIP	CAST IRON PIPE	O/H	OVERHEAD
CL	CENTERLINE	P	PERIMETER
CL	CLASS	PC	POINT OF CURVATURE
CM	CORRUGATED METAL PIPE	PCC	POINT OF COMPOUND CURVE
CONC.	CONCRETE	PCEP	POINT OF CURVE EDGE OF PAVEMENT
CO	CLEAN OUT	PCTC	POINT OF CURVATURE TOP OF CURB
CONT.	CONTINUATION	PFM	PUBLIC FACILITIES MANUAL
CS	CURB STOP	PG	PAGE
CT	COURT	PGL	POINT OF GRADE LINE
C/L	CENTERLINE	PI	POINT OF INTERSECTION
D	DEPTH	PL	PROPERTY LINE
DA	DRAINAGE AREA	PRC	POINT OF REVERSE CURVES
DB	DEED BOOK	PRELIM.	PRELIMINARY
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PROP.	PROPOSED
DET.	DETAIL	PT	POINT OF TANGENCY
DI	DROP INLET	PVC	POINT OF VERTICAL CURVATURE
DIA.	DIAMETER	PVC	POLY VINYL CHLORIDE
DIP	DUCTILE IRON PIPE	PVI	POINT OF VERTICAL INTERSECTION
DM	DROP MANHOLE	PWMT	PAVEMENT
DR.	DRIVE	PVRC	POINT OF VERTICAL REVERSE CURVE
DRNG.	DRAINAGE	PVT	POINT OF VERTICAL TANGENT
DRWG.	DRAWING	P&P	PLAN AND PROFILE
D/W	DRIVE WAY	Q	Q(C.F.S.) AMOUNT OF RUNOFF
Δ	DELTA	R	RADIUS
DU	DWELLING UNITS	R.R.	REQUIRED
DOM	DOMESTIC	RCR	REINFORCED CONCRETE PIPE
E	RATE OF SUPER ELEVATION IN FEET PER FOOT	RD.	ROAD
EC	EROSION CONTROL	RET.	RETAINING
EGL	ENERGY GRADIENT LINE	REV.	REVISION
EQC	ENVIRONMENTAL QUALITY CORRIDOR	RR	RAILROAD
ESMT	EASEMENT	RT.	ROUTE
EG	EDGE OF GUTTER	R/W	RIGHT OF WAY
ELEV.	ELEVATION	RSP	ROUGH GRADING PLAN
ENT.	ENTRANCE	ROM	REMOTE OUTSIDE MONITOR
EP	EDGE OF PAVEMENT	RMA	RESOURCE MANAGEMENT AREA
ES	END SECTION	RPA	RESOURCE PROTECTION AREA
EVCS	ENDING VERTICAL CURVE STATION	RT	RIGHT
EVCE	ENDING VERTICAL CURVE ELEVATION	S	SPEED OR SLOPE
EW	END WALL	SAN.	SANITARY
EX.	EXISTING	SBL	SOUTH BOUND LANE
ELEC.	ELECTRICAL	SD	SIGHT DISTANCE
EBL	EAST BOUND LANE	SECT.	SECTION
E	FIRE LINE	SEW.	SEWER
FAR	FLOOR AREA RATIO	SH.	SHOULDER
FC	FACE OF CURB	SF	SQUARE FEET
FSWA	FREDERICKSBURG SEWER AND WATER AUTHORITY	SP.	SPACE
FF	FIRST FLOOR	SP.	SITE PLAN
FG	FINISHED GRADE	SPEC.	SPECIFICATION
FG	FIRE HYDRANT	STA.	STATION
FL	FLOW LINE	STD.	STANDARD
FP	FLOOD PLAIN	STK.	STACK
FS	FACTOR OF SAFETY	STM.	STORM
FT.	FOOT	SVC.	SERVICE
FSPA	FREDERICKSBURG-STAFFORD PARK AUTHORITY	SWM	STORM WATER MANAGEMENT
FOY.	FOYER	S/W	SIDE WALK
FPS	FEET PER SECOND	Sx	CROSS SLOPE
G	GRAVITY	I	TANGENT
GAS	GAS	TB	TEST BORE
GFA	GROSS FLOOR AREA	TC	TOP OF CURB
Gr.	GRADE	Tc	TIME OF CONCENTRATION
GR	GUARD RAIL	TEL	TELEPHONE
GAR	GARAGE	TP	TEST PIT
H	HEIGHT	TB	TOP OF BANK
H	HEAD	TP	TREE PROTECTION
HC	HANDICAPPED PARKING SPACE	TW	TOP OF WALL
HGL	HYDRAULIC GRADIENT LINE	TW	TAILWATER
HP	HIGH POINT	UD	UNDERDRAIN
HR	HAND RAIL	UG	UNDERGROUND
HT.	HEIGHT	UL	UPPER LEVEL
HW	HEADWATER	UP	UTILITY POLE
I	RAINFALL INTENSITY	VAN	HANDICAPPED VAN PARKING SPACE
ID	INSIDE DIAMETER	V	VELOCITY
IN	INCH	V	VOLUME
INV.	INVERT	VA	VIRGINIA
IP	IRON PIPE	VC	VERTICAL CURVE
IPF	IRON PIPE FOUND	VDOT	VA. DEPT. OF TRANSPORTATION
IPS	IRON PIPE SET	VFOT	VERTICAL FOOT
W	WEIGHT OR WIDTH	W	WATER MAIN
W/M	WATER MAIN	WBL	WEST BOUND LANE
WBL	WEST BOUND LANE	WQIA	WATER QUALITY IMPACT ASSESSMENT
WQIA	WATER QUALITY IMPACT ASSESSMENT	X	TRANSFORMER
XF	TRANSFORMER	Y	YARD INLET
Y	YARD INLET	YR	YEAR
YR	YEAR	Z	SIDE SLOPES
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 SHADDED 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
PROVIDED PARKING	
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

- THE SUBJECT PROPERTY IDENTIFIED AS GPIN 7769-77-5997 AND IS ZONED CH (COMMERCIAL HIGHWAY) AND CONSISTS OF 4.04674 ACRES.
- 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.
- 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.
- 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 D16638 FALL HILL.
- 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.
- THE SURVEYED PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UNSHADDED) 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.
- 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.
- THERE ARE COMMERCIAL USES PROPOSED ON THIS SITE WITH SUPPORTING INFRASTRUCTURE TO INCLUDE, BUT NOT BE LIMITED TO, ROADS AND UTILITIES.
- THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
- THE PROPOSED DEVELOPMENT WILL CONTAIN PRIVATE ROADS (NOYACK LANE), PARKING LOTS, AND TRAVELWAYS TO BE MAINTAINED BY THE PROPERTY OWNERS.
- THE STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG'S DESIGN STANDARDS MANUAL.
- STORMWATER MANAGEMENT FACILITY(S) AND OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
- REFUSE AND RECYCLING SHALL BE HANDLED BY A PRIVATE HAULER.
- EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
- STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VASWMH.
- DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

SPECIAL EXCEPTION REQUESTS

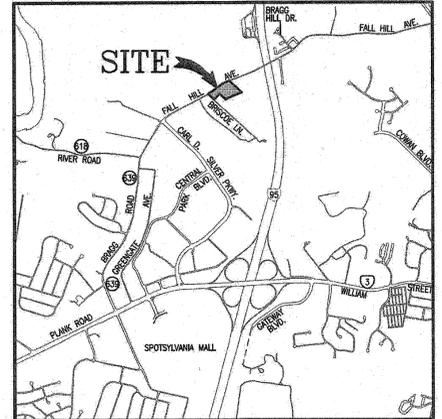
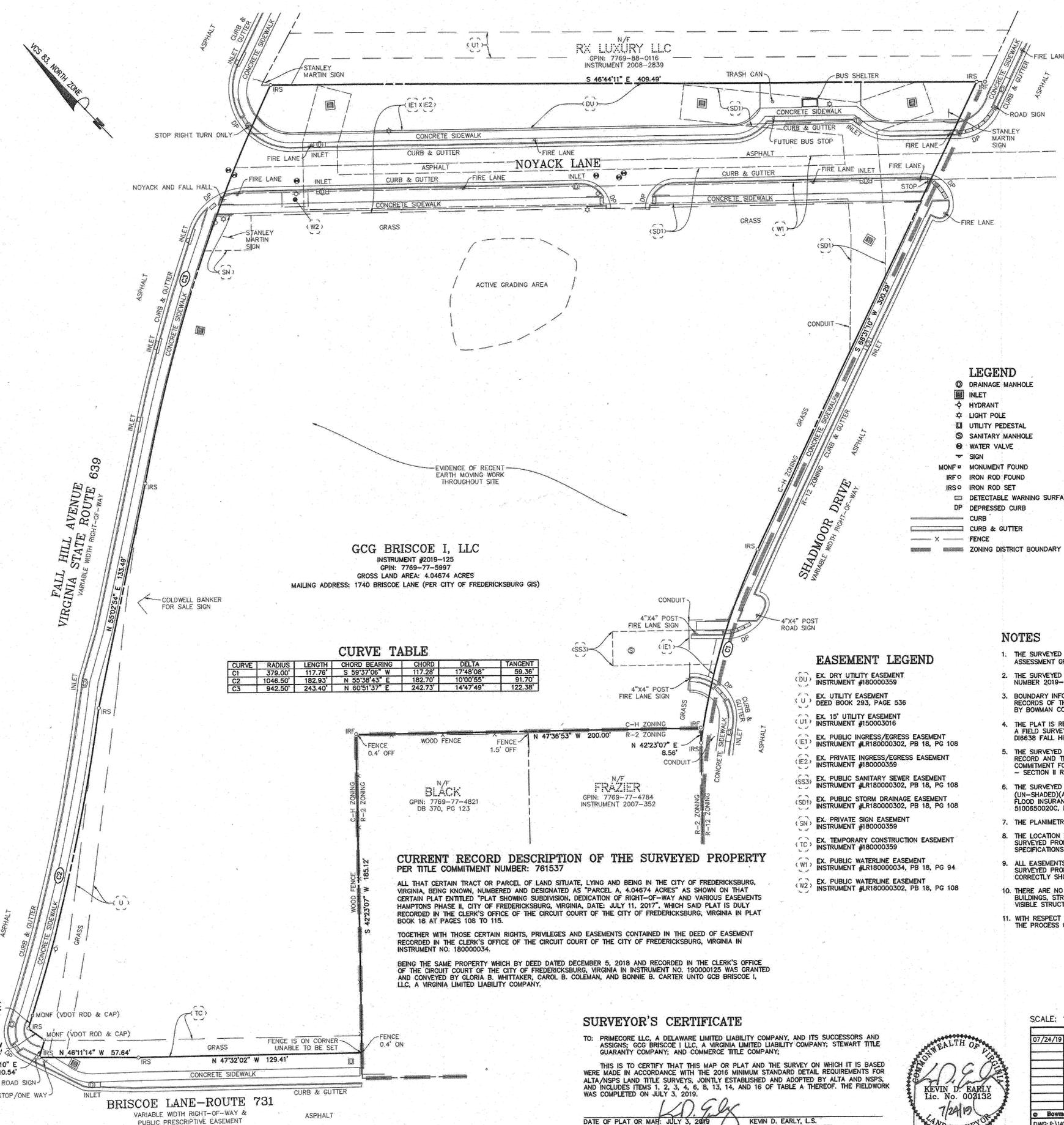
IN CONJUNCTION WITH THIS REZONING APPLICATION THE APPLICANT REQUESTS THE APPROVAL OF THE FOLLOWING TWO (2) SPECIAL EXCEPTIONS AS PERMITTED BY SECTION 72-22.7 (SPECIAL EXCEPTIONS) OF THE UDO:

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-COMM

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.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND.
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.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
7. A. TAXES SUBSEQUENT TO JUNE 30, 2019 ARE A LIEN NOT YET DUE AND PAYABLE.
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.
9. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
10. RIGHTS OF TENANTS ONLY UNDER UNRECORDED, UNEXPIRED LEASES WITH NO OPTION OR REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.
11. DECLARATION OF EASEMENTS AND COVENANTS DATED FEBRUARY 20, 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000359.
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.
13. RIGHT OF WAY GRANTED TO VEPCO DATED SEPTEMBER 4, 1948 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 138, FOLIO 478.
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.
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.
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.
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 227, FOLIO 353.
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 248, FOLIO 10.
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 254, FOLIO 282.
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.
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.
22. BOUNDARY LINE AGREEMENT BY AND BETWEEN RALPH T. CURTIS AND ELEANOR FRANCES FAULCONER CURTIS, JACK BRISCOE AND CHRISTA C. BRISCOE, AND DOROTHY C. PECK AND VAUGHAN PECK, DATED MAY 8, 1970 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN LIBER 259, FOLIO 354.
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.
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.
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.
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 199, FOLIO 12.
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.
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.
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.
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.
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.
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, 2019 AND RECORDED AMONG THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG IN INSTRUMENT NO. 180000032.



- 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
2. PARKING SPACES ARE PROVIDED ON-SITE
*LOT IS VACANT
PER ZONING REPORT PREPARED BY MKASSOCIATES, INC. DATED JUNE 5, 2019

- LEGEND
DRAINAGE MANHOLE
INLET
HYDRANT
LIGHT POLE
UTILITY PEDESTAL
SANITARY MANHOLE
WATER VALVE
MONUMENT FOUND
IRON ROD FOUND
IRON ROD SET
DETECTABLE WARNING SURFACE
DEPRESSED CURB
CURB & GUTTER
FENCE
ZONING DISTRICT BOUNDARY

CURVE TABLE
Table with 6 columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Contains data for curves C1, C2, and C3.

GCG BRISCOE I, LLC
INSTRUMENT #2019-125
GPN: 7769-77-5997
GROSS LAND AREA: 4.04674 ACRES
MAILING ADDRESS: 1740 BRISCOE LANE (PER CITY OF FREDERICKSBURG GIS)

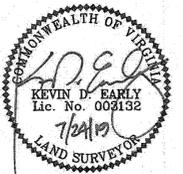
N/F BLACK
GPN: 7769-77-4821
DB 370, PG 123

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 GCG BRISCOE I, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

SURVEYOR'S CERTIFICATE

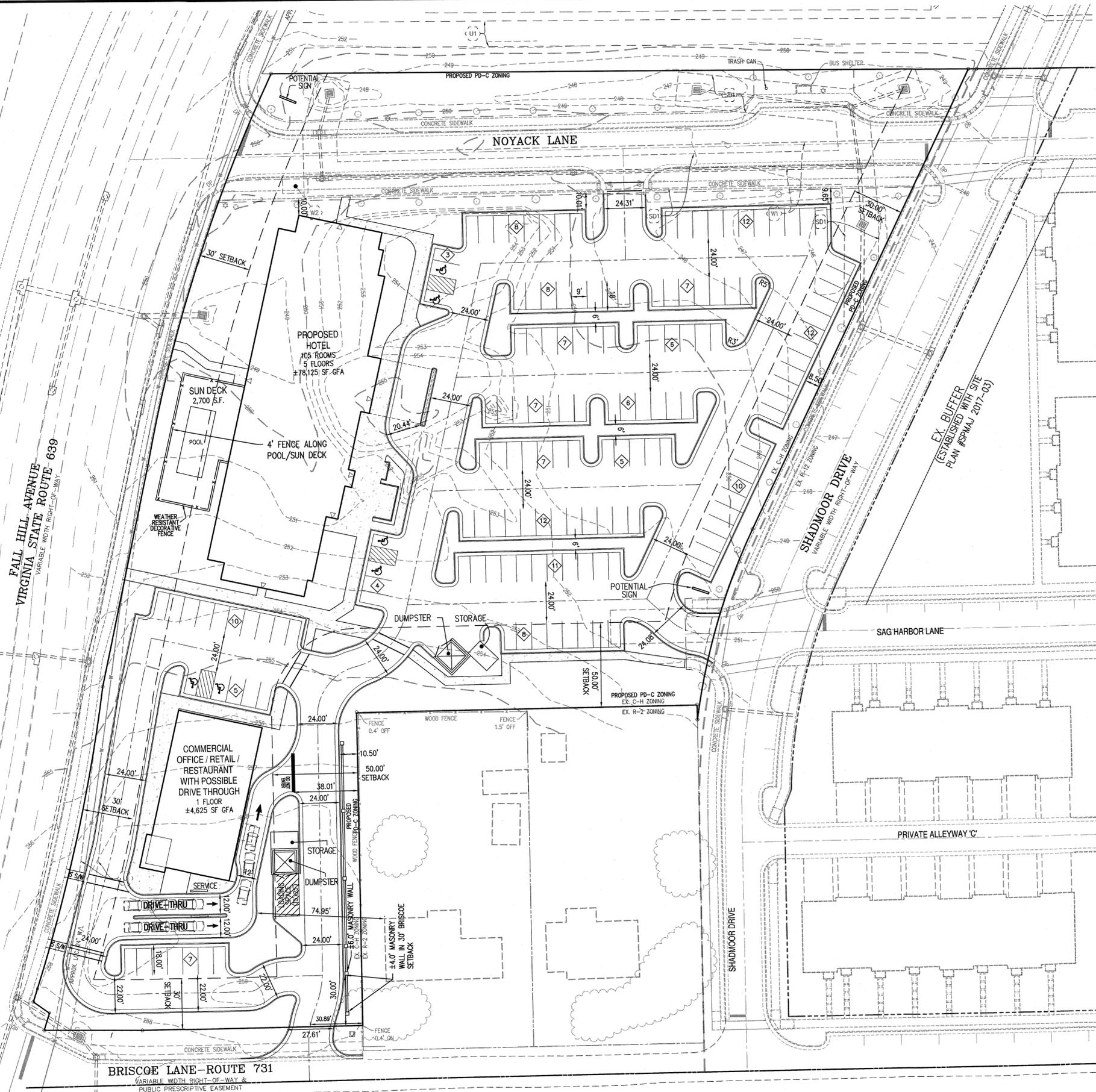
TO: PRIMORCE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS; GCG BRISCOE I LLC, A VIRGINIA LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY; AND COMMERCE TITLE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE 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@bownanconsulting.com



PLAT SHOWING ALTA/NSPS LAND TITLE SURVEY ON THE LANDS OF GCG BRISCOE I, LLC INSTRUMENT NUMBER 2019-125 CITY OF FREDERICKSBURG, VIRGINIA
DATE: JULY 3, 2019
Bowman CONSULTING
Bowman Consulting Group, Ltd.
18461 Sunrise Valley Drive, Suite 600
Herndon, VA 20171
Phone (703) 464-1000
Fax (703) 461-9720
www.bowmanconsulting.com



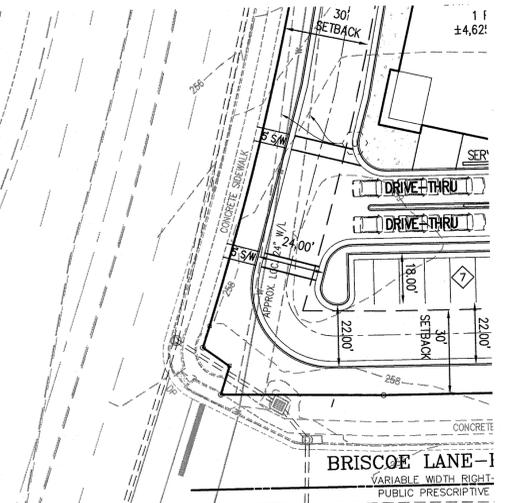
140081-D-BP-001



NOTES

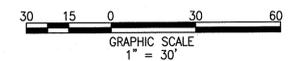
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. STREET LIGHTING REQUIREMENTS SHALL BE MET PER 72.-52.1.B.(7); THIS SHALL BE DEMONSTRATED WITH THE SITE PLAN.
3. BASED ON THE TURN LANE WARRANT ANALYSIS, 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



SEE CONTINUATION - THIS SHEET FOR RIGHT TURN TAPER

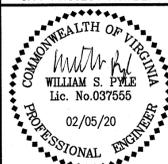
GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33. THE APPLICANT IS INTERESTED IN POTENTIAL COMMERCIAL OFFICE, RETAIL, RESTAURANT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



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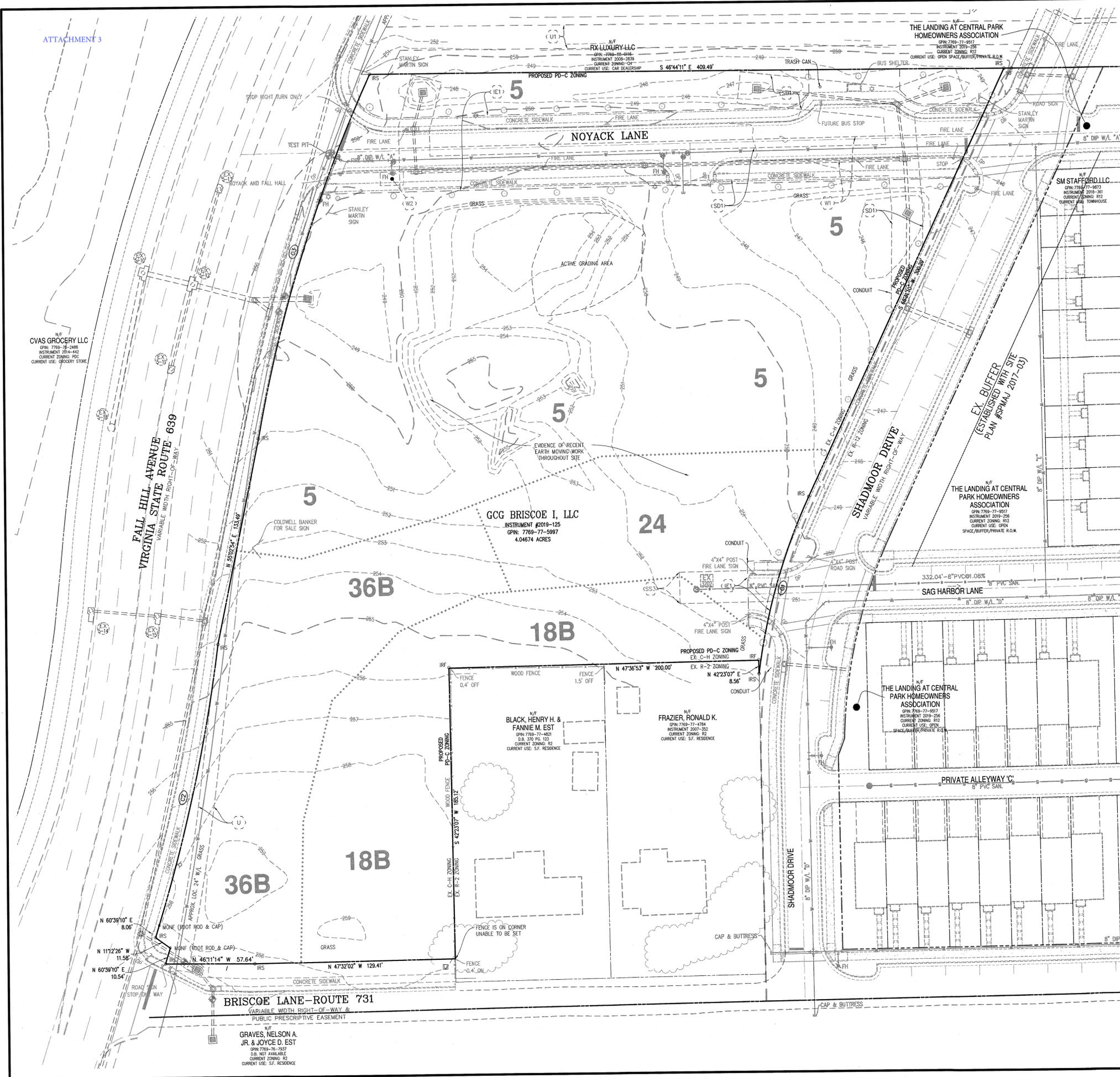
Schematic Plan
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER



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

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



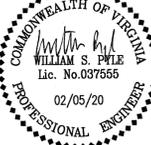
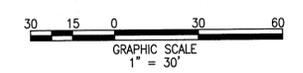
NOTES

- 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.
- PER CITY OF FREDERICKSBURG INFORMATION THE SITE HAS BEEN IDENTIFIED AS BEING WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT.
- 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.
- THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.
- 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.

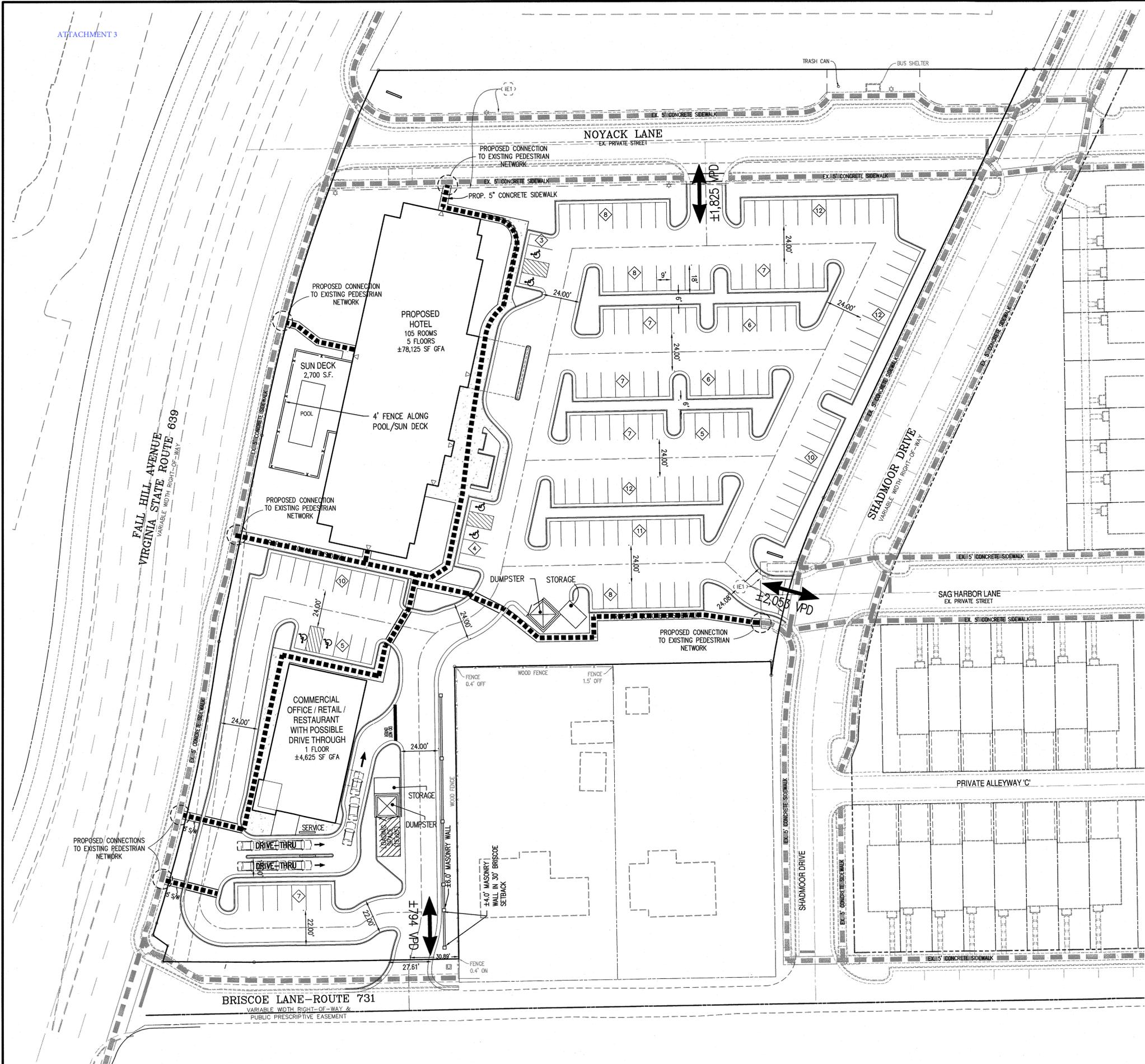


PLAN STATUS

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

DATE	DESCRIPTION
BO/SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: 1"=30'
	V:

JOB No. 140081-01-001
DATE : OCT 2019
FILE No. 140081-D-ZP-001



LEGEND

-  EXISTING PEDESTRIAN ROUTE
-  PROPOSED PEDESTRIAN FACILITIES/CONNECTIONS
-  PROPOSED SITE ACCESS & ESTIMATED VPDs

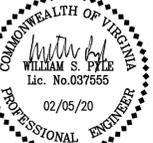
NOTES

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.

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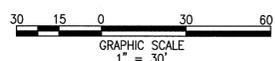
TRANSPORTATION ANALYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

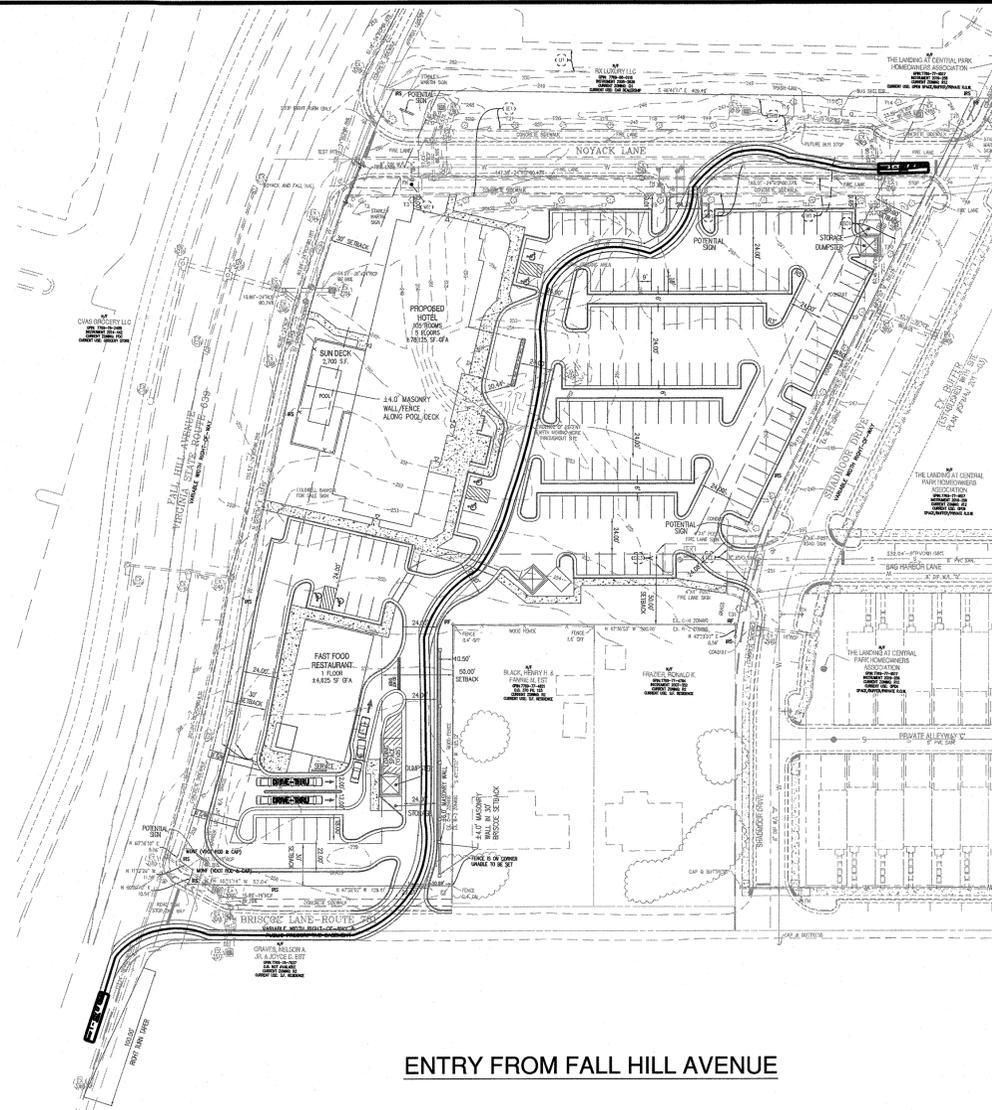


PLAN STATUS
11/20/19 1st SUBMISSION
02/05/20 2nd SUBMISSION

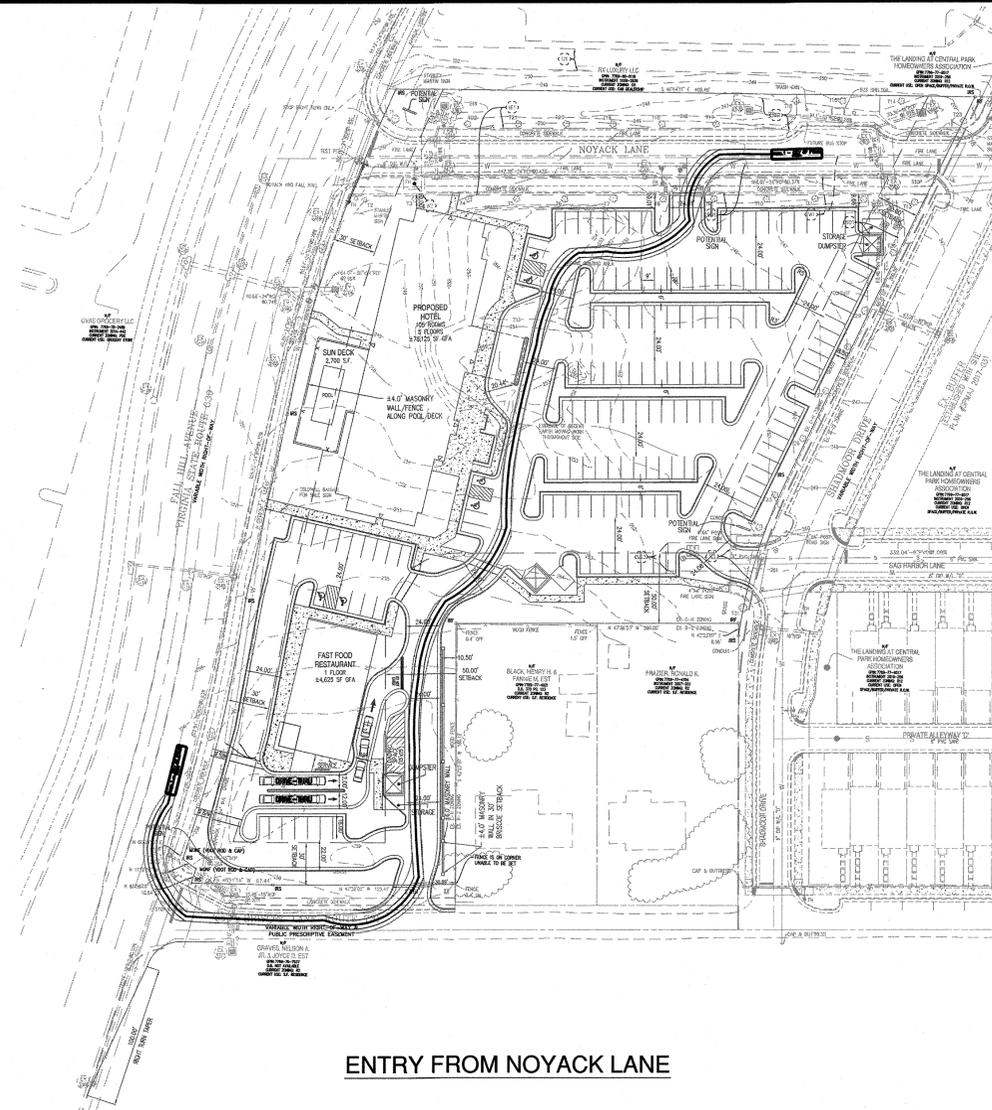
DATE	DESCRIPTION
BO/SG DESIGN	SG DRAWN WSP CHKD
SCALE	H: 1"=30' V: 1"=30'
JOB No.	140081-01-001
DATE	OCT 2019
FILE No.	140081-D-ZP-001



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 UDD SECTION 72-33.



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.

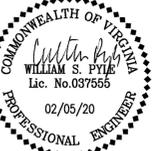
Comments:

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

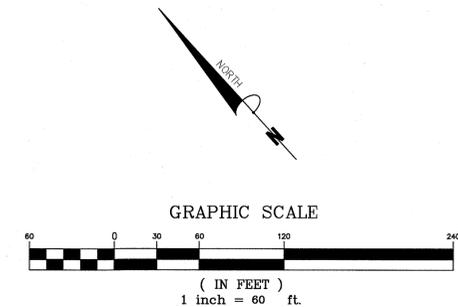
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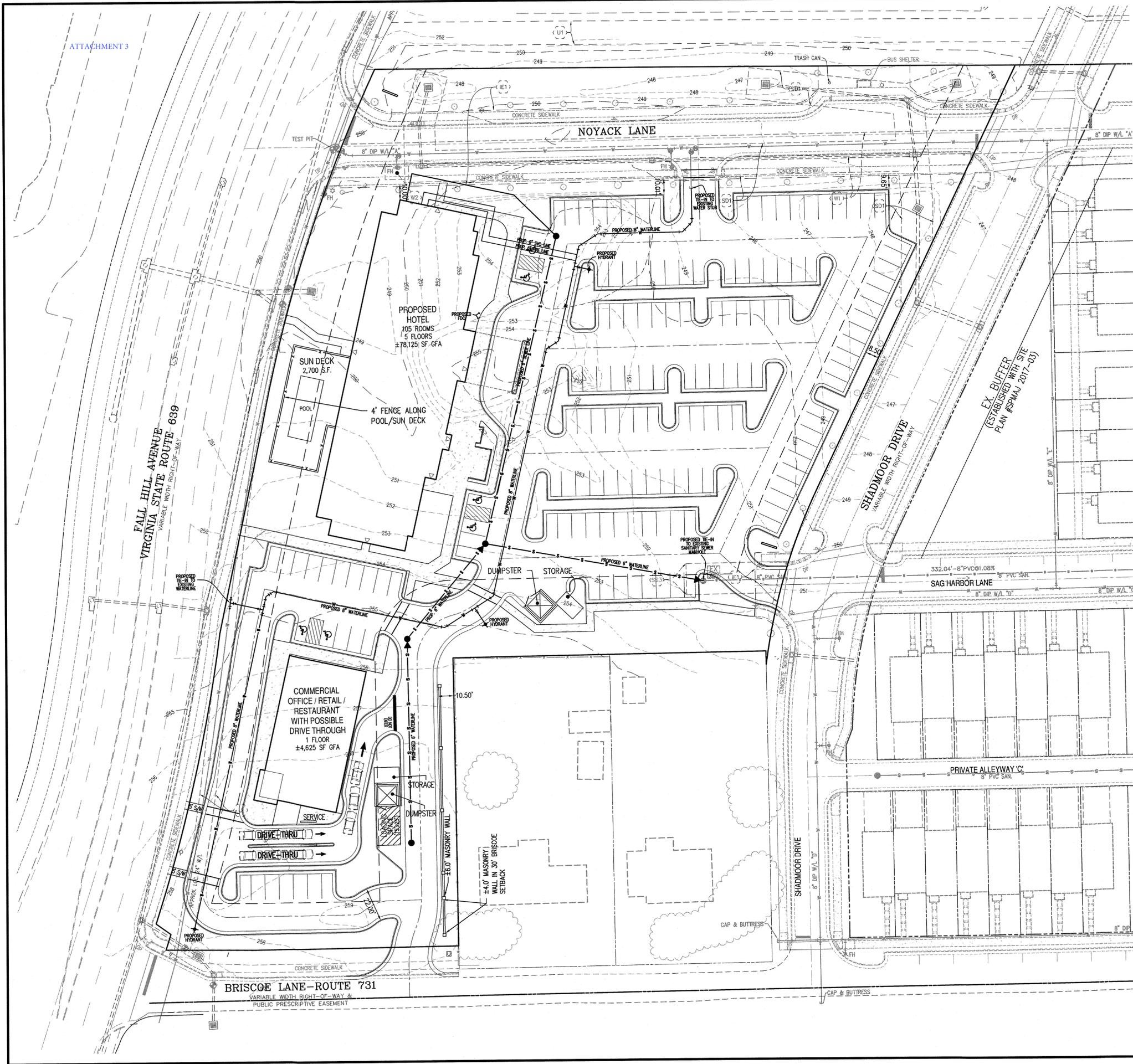
Actual Inside Cramp Angle may be less due to highly specialized options.
Curb to Curb turning radius calculated for a 9.00 inch curb.
Reduce turning radius by 33% if vehicle is equipped with all-wheel steer.



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





LEGEND

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

NOTES

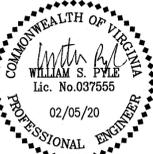
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL SEWER AND WATER UTILITY LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. ALL UTILITY CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED BY THE CITY OF FREDERICKSBURG.
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.

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PUBLIC FACILITIES ANALYSIS
SPRINGHILL SUITES HOTEL
GENERAL DEVELOPMENT PLAN

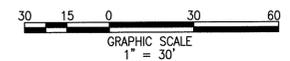
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

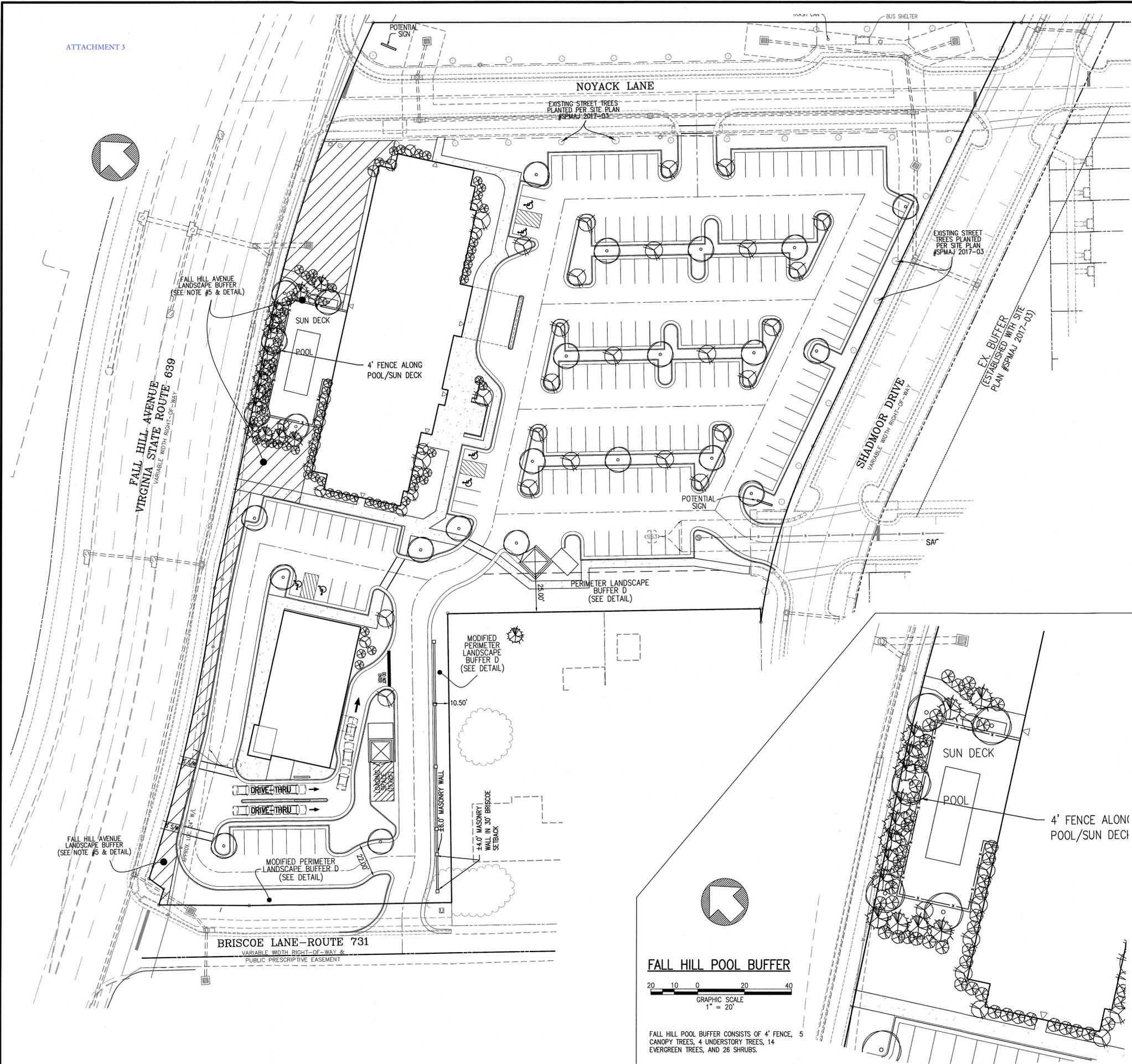


PLAN STATUS	
11/20/19	1st SUBMISSION
02/05/20	2nd SUBMISSION

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



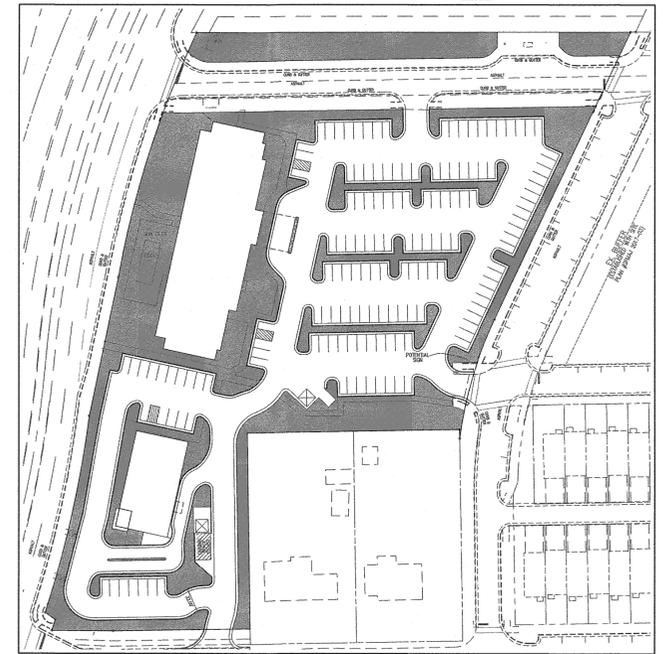
GENERAL DEVELOPMENT PLAN NOTE: THE USE AND DEVELOPMENT OF THE PROPERTY, AND IMPROVEMENTS SHOWN HEREON, AREA SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS THE APPLICABLE REGULATIONS SET FORTH IN THE UDO SECTION 72-33.



FALL HILL POOL BUFFER
 GRAPHIC SCALE
 1" = 20'

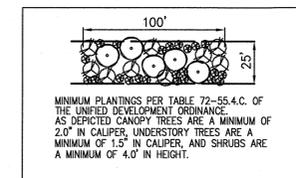
FALL HILL POOL BUFFER CONSISTS OF 4' FENCE, 5 CANOPY TREES, 4 UNDERSTORY TREES, 14 EVERGREEN TREES, AND 26 SHRUBS.

PROPOSED OPEN SPACE
 NOT TO SCALE



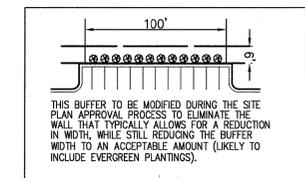
NOTE: SEE SHEET #2 FOR OPEN SPACE CALCULATIONS.

BUFFER TYPE "D" DETAIL



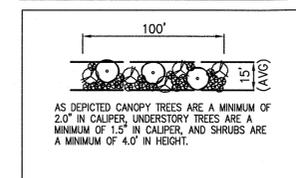
NOT TO SCALE

MODIFIED BUFFER TYPE "D" DETAIL



NOT TO SCALE

FALL HILL BUFFER DETAIL



NOT TO SCALE

LANDSCAPING LEGEND

- CANOPY TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB

NOTES

- THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
- ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
- 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.
- 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.
- 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.

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 Fax: (540) 371-3475
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CITY PROJECT NUMBER

02/05/20

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

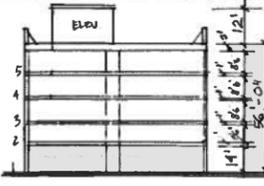
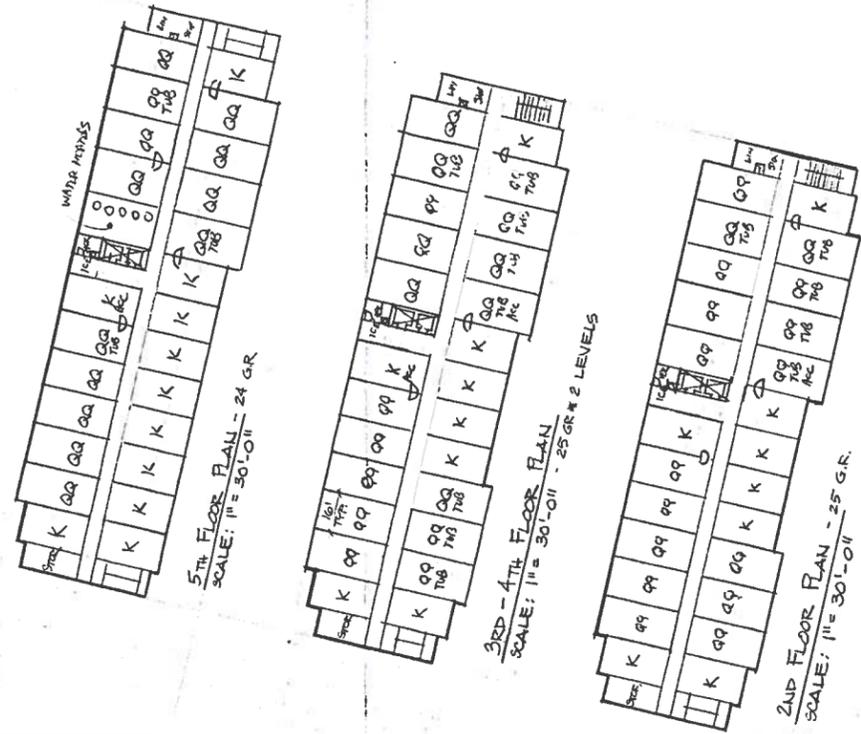
DATE	DESCRIPTION
BO/SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: 1"=30'
	V:
JOB No. 140081-01-001	
DATE : OCT 2019	
FILE No. 140081-D-ZP-001	

ATTACHMENT 3

ROBERT W. PONDER ARCHITECT

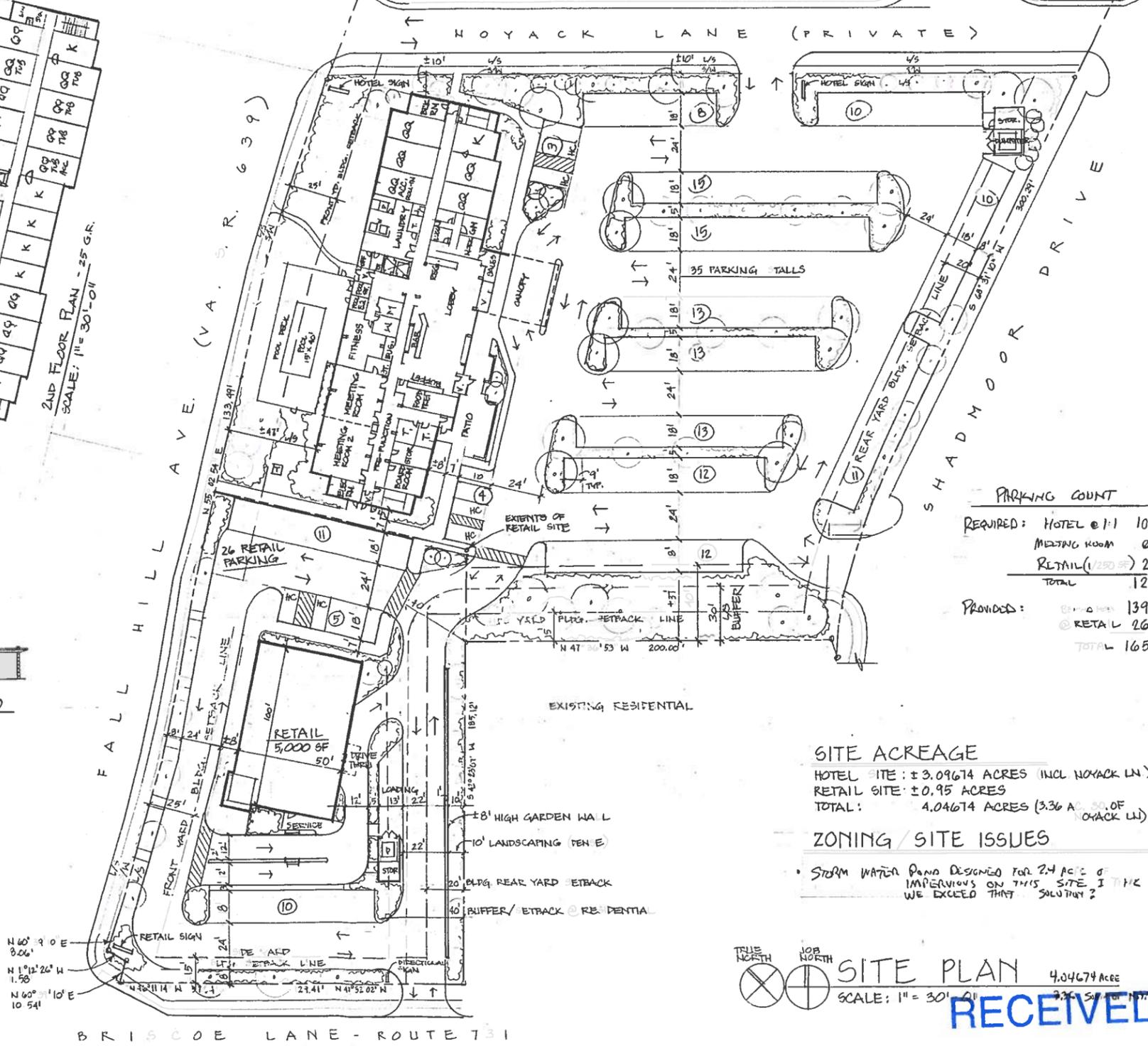
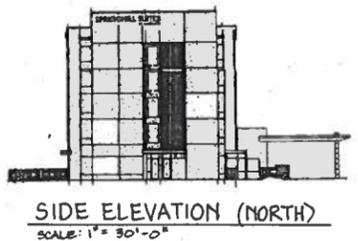
300 Lakeside Drive
Duluth, GA 30006
770-653-7095
770-653-9500 Fax

THIS DRAWING IS PRELIMINARY, AND NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



GUESTROOM MIX SUMMARY

FLOOR	KING	KING Acc	Q/Q	Q/GROUP	Q2 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
TOTAL	33	3	44	21	4	105
	36 KING		69 Q2			
	34% K		66% Q2			



PARKING COUNT

REQUIRED:	HOTEL @ 1:1	105
	MEETING ROOM	0
	RETAIL (1/250 SF)	20
	TOTAL	125
PROVIDED:	30' x 60'	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. ± 30' OF NOYACK LN.)

ZONING / SITE ISSUES
 • STORM WATER POND DESIGNED FOR 2.4 AC ± OF IMPERVIOUS ON THIS SITE. IF WE EXCEED THAT SOLUTION?

TRUE NORTH
 JOB NORTH
SITE PLAN 4.04674 ACRES
 SCALE: 1/8" = 30'-0"
RECEIVED

Owner:

Project:

SPRINGHILL SUITES & RETAIL CENTER
 FREDERICKSBURG, VA.

SCHEMATIC SITE PLAN, FLOOR PLANS, BLDG. SECTION, ELEVATIONS

SCALE: 1/8" = 30'
 Job no.: 17021
 date: 11/12/19
 by: CGP & RWP
 app:
 file name:
 sheet no.: C1

DEC 13 2019

BY: _____











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.

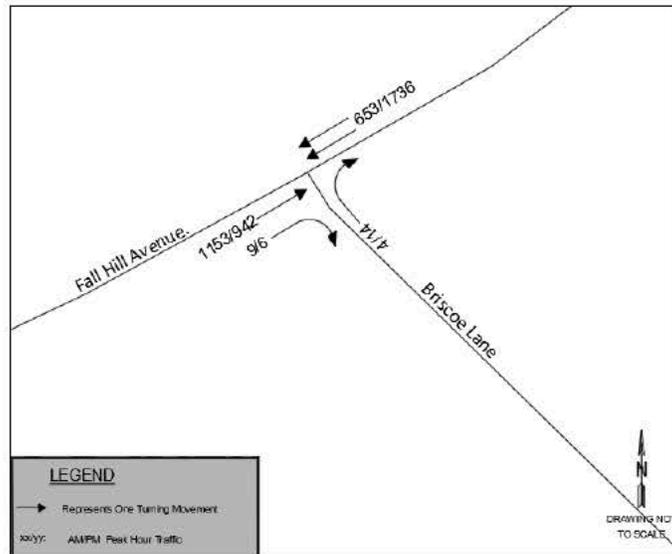


Figure 1. Anticipated Briscoe Lane 2035 Build out (w/o the fast food restaurant) peak hour traffic volumes

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.

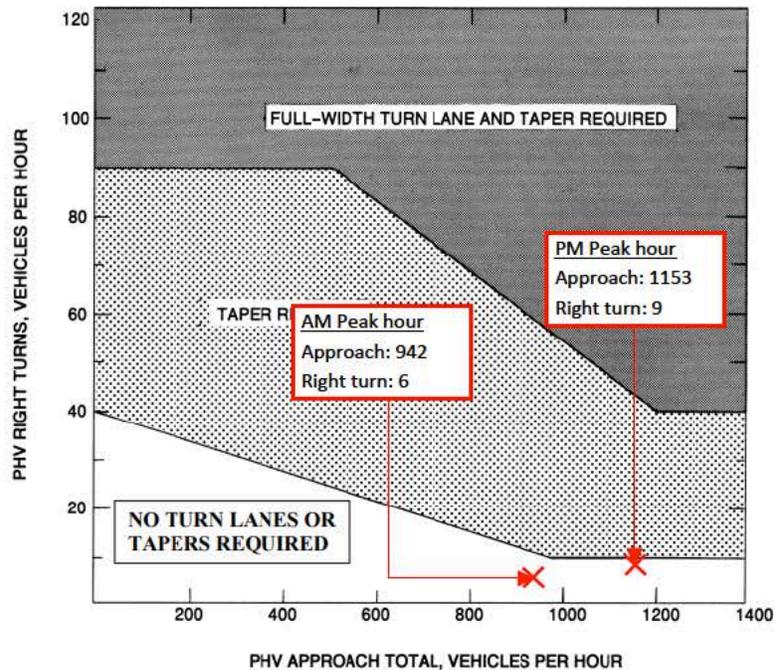


Figure 2. VDOT Right Turn Lane Evaluation Warrant without Fast Food Restaurant

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.

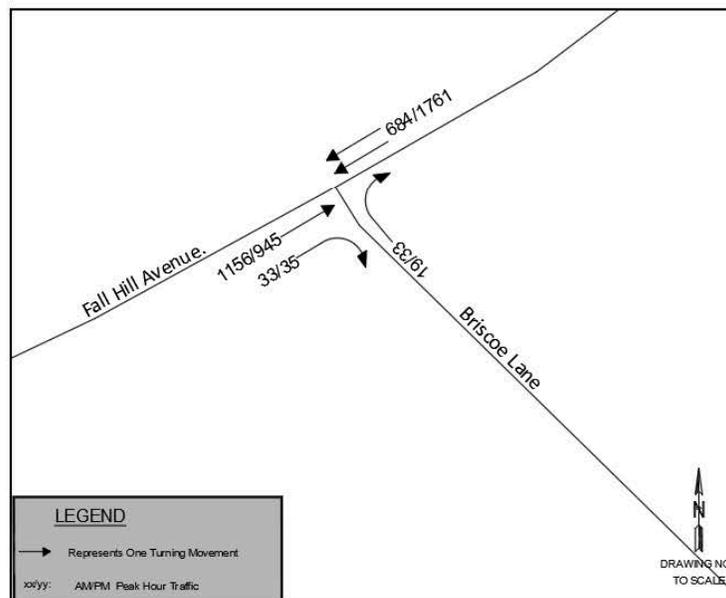


Figure 3. Anticipated Briscoe Lane 2035 Build out (including a fast food with drive-through Restaurant) peak hour traffic volumes

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.

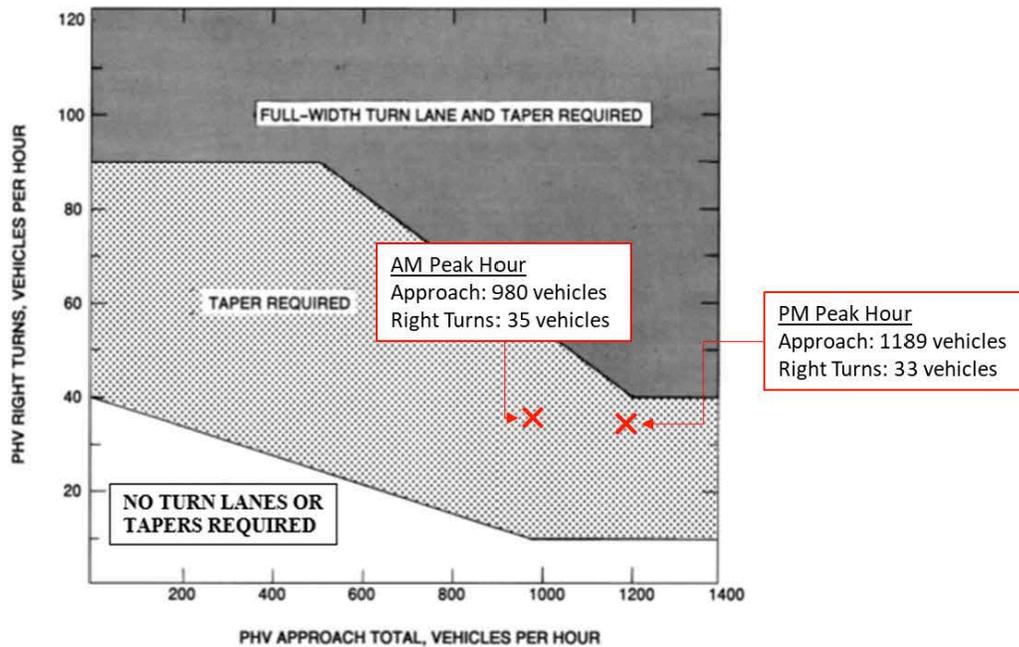


Figure 4. VDOT Right Turn Lane Evaluation Warrant with Fast Food Restaurant

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.

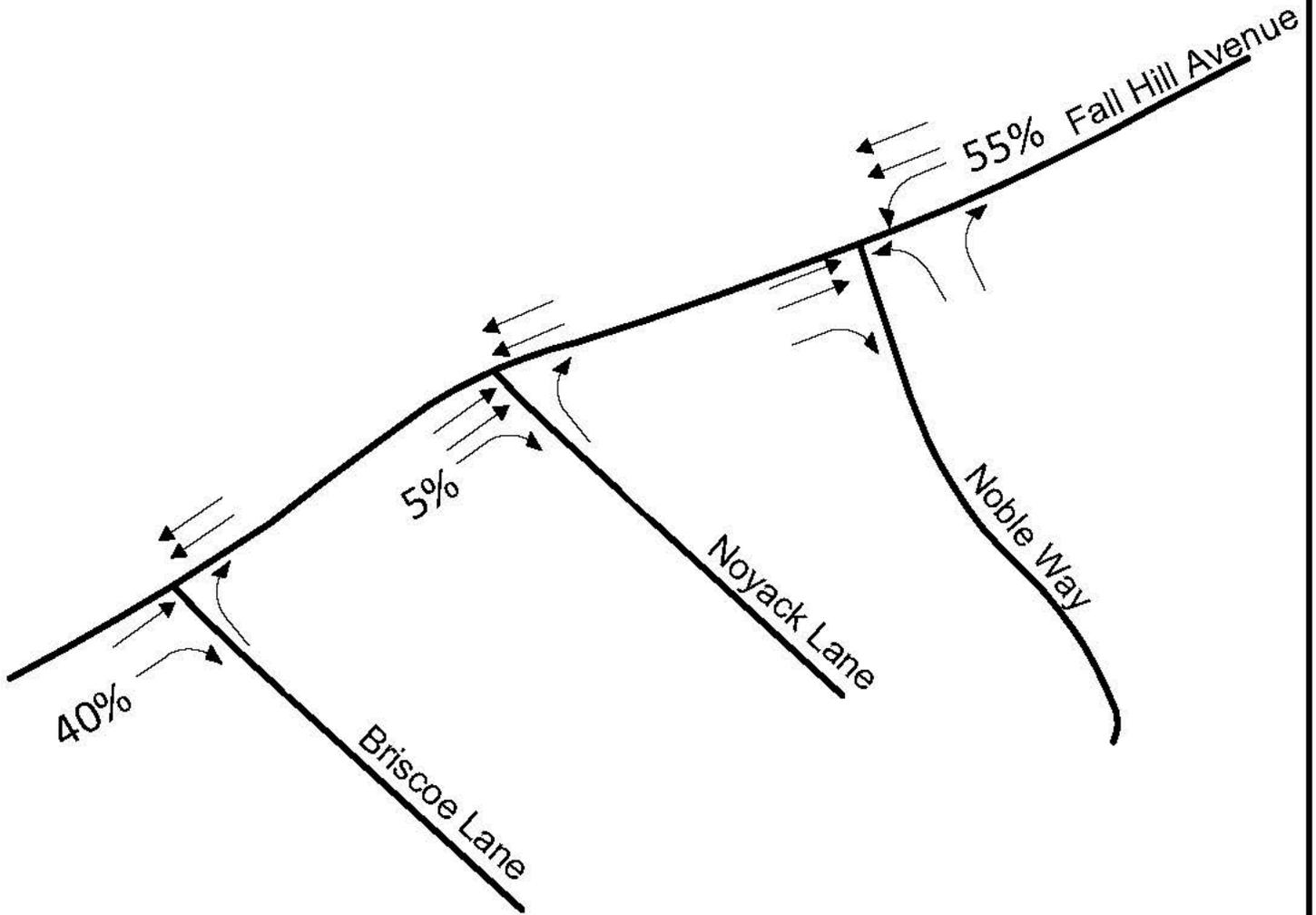
Based on the items listed in this memorandum, it is our opinion that an acceleration lane on Fall Hill Avenue is not needed for the anticipated traffic volumes turning right from Briscoe Lane.

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



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

FIGURE 1

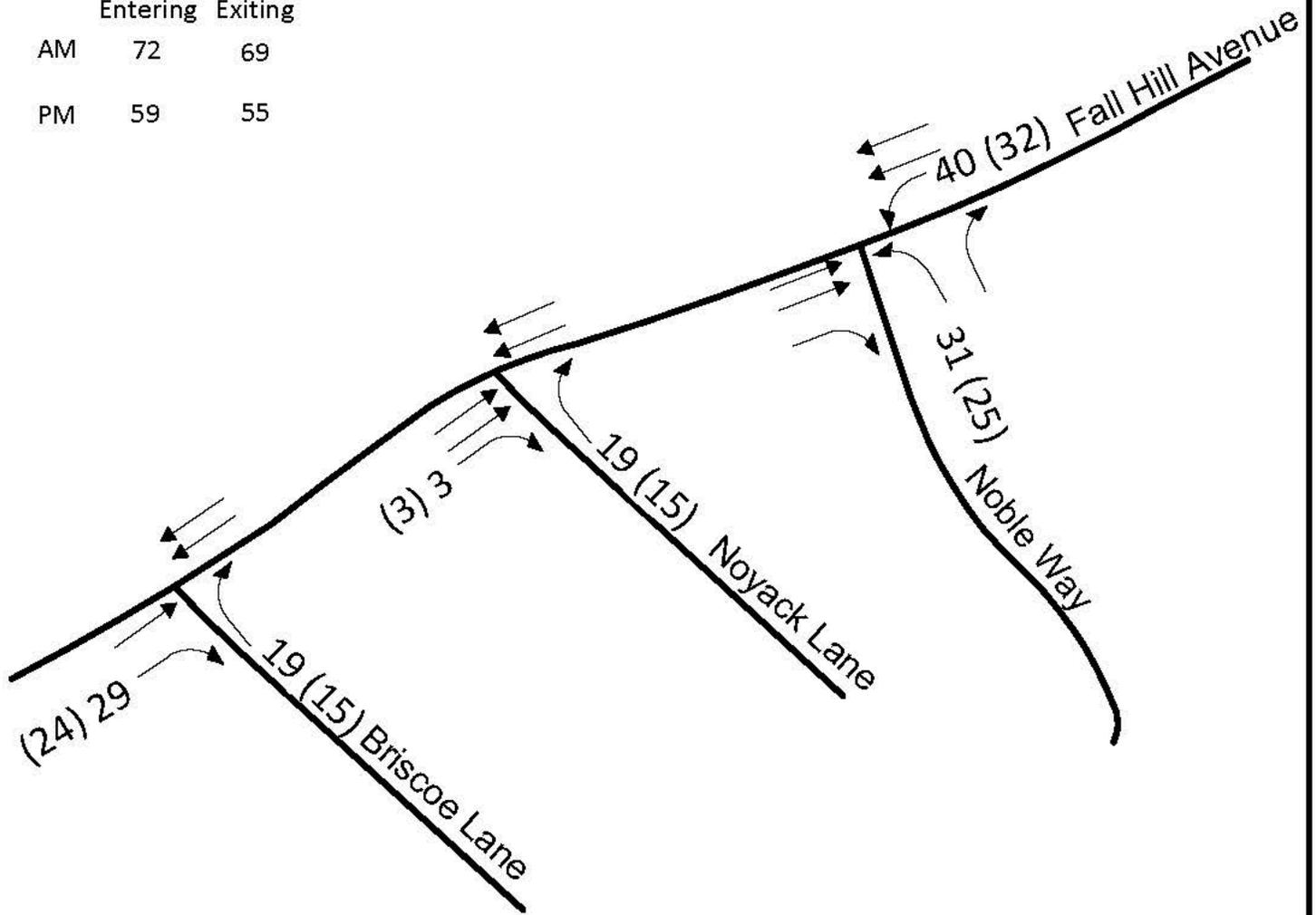
Job #140081-01-002

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



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,

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 <m.young@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)			AM Peak (Build)		
			Conditions			Conditions		
Approach	Movement	DELAY (S)	LOS	95th % Queue (FT)	DELAY (S)	LOS	95th % Queue (FT)	
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	80	
	R	1.2	A	17	2.6	A	29	
	Approach	1.8	A	--	3.3	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	--	5.8	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**.

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

INTERSECTION			PM Peak (No Build)			PM Peak (Build)		
			Conditions			Conditions		
			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	21.8	C	43
		Approach	32.0	C	--	21.1	C	--
	NB	T	1.8	A	80	4.6	A	105
		R	1.0	A	18	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 <m.young@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 forth 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.

ATTACHMENT 4

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

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

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

We hope you find this information helpful.

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

Respectfully,

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

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

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

See below please?

Sent from my phone...

----- Original message -----

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

ATTACHMENT 4

Cc: "Michael J. Craig" <mjcraig@fredericksburgva.gov>

Subject: Traffic Impact Analysis for Springhill Suites

Good afternoon,

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

The peak hours listed:

AM: Right Turns – 6

PM: Right Turns – 9

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

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

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

**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 Type	Property Area ^(a)		Estimated Assessed Value ^(b)		Total Estimated Assessed Value
	Units/Rooms	GSF	Per Unit	Per SF	
<u>Commercial</u>					
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

<i>Construction (One-Time) Impacts⁽¹⁾</i>		
<u>Employment and Wages</u>	<u>Jobs</u>	<u>Wages</u>
Direct impacts	94	\$5,063,526
Indirect impacts	34	\$1,699,857
Total	128	\$6,763,383
<u>Economic Output</u>		
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.		

ATTACHMENT 5

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

<i>Permanent Employment Impacts</i>		
<u>Limited-Service Restaurant</u>	<u>Jobs</u>	<u>Wages</u>
Direct impacts	15	\$317,702
Indirect impacts	4	\$176,376
Total	19	\$494,078
<u>Hotel</u>		
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

<i>City of Fredericksburg Gross Tax Revenues - Full Build-Out</i>	<i>Annual (Current Dollars at Full Build-Out)</i>	<i>Cumulative through Fiscal Year Ending June 30, 2052</i>
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

<i>City of Fredericksburg Projected Gross Revenues</i>	<i>Annual (Current Dollar at Full Build-Out)</i>	<i>Cumulative Through Fiscal Year Ending June 30, 2052</i>
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

<i>Projected Revenues</i>	<i>Revenues</i>
City of Fredericksburg current revenues ^(a)	\$89,811,202
Proposed Development projected revenues	\$451,500
Overall increase in projected revenues	0.50%
<small>^(a)Source: City of Fredericksburg, VA <i>City Manager's Recommended Budget Fiscal Year 2020.</i></small>	

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.

**Springhill Hotel
Fredericksburg, Virginia**

Economic Impact Analysis

Prepared By:

**MuniCap, Inc.
Public Finance**

January 29, 2020

Springhill Hotel Fredericksburg, Virginia

Table of Contents

	Summary of Economic Impacts	S-1
<i>Development Summary</i>		
I.	Summary of Proposed Development	1
II.	Projected Absorption	
	A. Hotel	2
	B. Limited-Service Restaurant	3
<i>Projected Economic Impacts</i>		
III.	Projected Real Property Tax	
	A. Projected Assessed Value - Commercial	4
	B. Projected Tax Revenues - Commercial	5
IV.	Projected Personal Property Tax Revenues	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
<i>Appendices</i>		
	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 Years¹	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 Employment Impacts:	Permanent Jobs from New Development² (Full Time Equivalents and Wages)		
	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 Construction Employment Impacts:	Temporary Jobs from Construction² (Full Time Equivalents and Wages)		
	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	

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

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

Springhill Hotel
Fredericksburg, Virginia

Development Summary

*Springhill Hotel
Fredericksburg, Virginia*

Schedule I: Summary of Proposed Development

Property Type	Property Area ¹			Estimated Assessed Value ²		Total Estimated Assessed Value
	Rooms	GSF Per Room	GSF	Per Room	Per SF	
<u>Commercial</u>						
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

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

²See Appendix C.

Springhill Hotel
Fredericksburg, Virginia

Schedule II-A: Projected Absorption¹ (Hotel)

Development Year Ending	Hotel			
	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	

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29-Jan-20

¹Based on information provided PrimeCore OpZone Fund, LP.

Springhill Hotel
Fredericksburg, Virginia

Schedule II-B: Projected Absorption¹ (Limited-Service Restaurant)

Development Year Ending	Commercial	
	Limited-Service Restaurant	
	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	

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29-Jan-20

¹Based on information provided PrimeCore OpZone Fund, LP.

Springhill Hotel
Fredericksburg, Virginia

Projected Fiscal Impacts

ATTACHMENT 5

Springhill Hotel
Fredericksburg, Virginia

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

Development Year Ending	Assessed As Of ¹	Tax Due Date ²	Fiscal Year Ending ²	Inflation Factor ³	Commercial						
					Hotel			Limited-Service Restaurant			Total Projected Assessed Value
					Rooms ⁴	Value Per Room ⁵	Total Assessed Value	GSF ⁴	Value Per GSF ⁵	Total 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

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29-Jan-20

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

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

³Assumes 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.

⁴See Schedules II-A and II-B.

⁵See 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

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

²Property 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.

³Assumes 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.

⁴See Schedule III-A.

⁵Represents 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 (Square Feet)	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
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

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29-Jan-20

¹See Schedule I.

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

³Values 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.

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

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

ATTACHMENT 5

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 (<i>kWh/SF</i>)	Total Annual Electric Consumption (<i>kWh</i>)	Monthly Electric Consumption (<i>kWh</i>)	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
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

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

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29-Jun-20

¹See Schedule I.

²Based 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*

³Commercial consumers are subject to an electric utility tax of a minimum \$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.*

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

ATTACHMENT 5

*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 (CCF/SF)	Total Annual Gas Consumption (CCF)	Monthly Gas Consumption (CCF)	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
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

Property Use	Total Monthly City Gas Tax Revenue Per Account			Annual City Gas Utility Tax Revenue ⁴
	Monthly City Revenue Per Account	Total Revenue Per Account	Months Per Year	
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

¹See Schedule I.

²Based 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.

³Commercial consumers are subject to a gas utility tax of a minimum \$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.*

⁴Figure 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		Total ¹
	Electric	Natural Gas	
<i>Commercial</i>			
Hotel	\$10,712	\$1,146	\$11,858
Limited-Service Restaurant	\$326	\$159	\$485
Total	\$11,038	\$1,305	\$12,342
<i>MuniCap, Inc.</i>			<i>29-Jan-20</i>

¹Figure 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

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

²Assumes an annual inflation rate of 2%.

³See 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.

ATTACHMENT 5

*Springhill Hotel
Fredericksburg, Virginia*

Schedule VI-A: Projected Recordation Tax Revenues - Commercial

Development Year	Fiscal Year	Inflation Factor ¹	Commercial						Total Projected Assessed Value of Transactions
			Hotel			Limited-Service Restaurant			
			Value Per Room ²	Initial Room Sale ³	Projected Assessed Value of Transaction	Value Per SF ²	Initial SF ³	Projected Assessed Value of Transaction	
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

¹Assumes an annual inflation rate of 2%.

²See Schedule I.

³Commercial 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

Development Year Ending	Fiscal Year Ending	Inflation Factor ¹	Total Projected Assessed Value of Transactions ²	Recordation Tax				Total Projected Recordation Tax Revenues
				Grantee Tax		Grantor Tax		
				Recordation Tax Rate (Per \$100) ³	Total Projected Recordation Tax Revenues	Recordation Tax Rate (Per \$500) ³	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	\$0	\$0

MuniCap, Inc. *29-Jan-20*

¹Assumes an annual inflation rate of 2%.

²See Schedules VI-A.

³Local 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			Total Estimated Sales	Local Sales Tax Rate ⁵	Sales Tax Revenues
				Square Feet ³	Sales Per SF ⁴	Estimated Sales			
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

MmmCap, Inc.

29-Jan-20

¹Sales 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.

²Assumes an annual inflation rate of 2%.

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

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

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

ATTACHMENT 5

*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			Total Estimated Sales	Local Meals Tax Rate ⁵	Meals Tax Revenues
				Square Feet ³	Sales Per SF ⁴	Estimated Sales			
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

¹Sales 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.

²Assumes an annual inflation rate of 2%.

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

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

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

ATTACHMENT 5

*Springhill Hotel
Fredericksburg, Virginia*

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

Development Year Ending	Revenue	Fiscal	Inflation	Hotel					Business License	
	Period Ending ¹	Year Ending		Rate	Assumed	Total	Tax Rate	Transient Occupancy		
			Factor ²	Rooms ³	Per Night ⁴	Occupancy ⁴	Days	Revenues	(Per \$100) ⁵	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

MmmCap, Inc.

29-Jan-20

¹Business 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.

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

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

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

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

ATTACHMENT 5

*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			Business License	Transient Occupancy Tax Revenues
				Square Feet ³	Sales Per SF ⁴	Estimated Sales	Tax Rate (Per \$100) ⁵	
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

¹Business 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.

²Assumes an annual inflation rate of 2%.

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

⁴See Appendix E.

⁵Source: *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

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

²Assumes an annual inflation rate of 2%.

³See 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	Limited-Service Hotel				Lodging Tax Rate ⁵	Transient Occupancy Tax Revenues	
				Rooms ³	Rate Per Night ⁴	Assumed Occupancy ⁴	Days			Total 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

¹Sales 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)*.

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

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

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

⁵Source: 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			Projected Increase in Service Factor ⁵	Total Additional Revenues ⁶
					Per Resident	Service Population	Per Employee		
Real property tax	\$30,044,758	Schedule III-B	-	-	-	-	-	-	
Sales tax	\$11,376,302	Schedule VII	-	-	-	-	-	-	
Meals tax	\$11,141,603	Schedule VIII	-	-	-	-	-	-	
Logging 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											
Development Year Ending	Fiscal Year Ending	Inflation Factor ¹	Resident Revenues			Service Population Revenues			Employee Revenues			Total Projected Additional Revenues	
			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		
31-Dec-21	30-Jun-23	100.0%	\$0	0	\$0	\$37	0	\$0	\$0	0	\$0	\$0	\$0
31-Dec-22	30-Jun-24	106.6%	\$0	0	\$0	\$40	49	\$1,948	\$0	54	\$0	\$0	\$1,948
31-Dec-23	30-Jun-25	109.8%	\$0	0	\$0	\$41	49	\$2,007	\$0	54	\$0	\$0	\$2,007
31-Dec-24	30-Jun-26	113.1%	\$0	0	\$0	\$42	49	\$2,067	\$0	54	\$0	\$0	\$2,067
31-Dec-25	30-Jun-27	116.5%	\$0	0	\$0	\$43	49	\$2,129	\$0	54	\$0	\$0	\$2,129
31-Dec-26	30-Jun-28	120.0%	\$0	0	\$0	\$45	49	\$2,193	\$0	54	\$0	\$0	\$2,193
31-Dec-27	30-Jun-29	123.6%	\$0	0	\$0	\$46	49	\$2,259	\$0	54	\$0	\$0	\$2,259
31-Dec-28	30-Jun-30	127.3%	\$0	0	\$0	\$47	49	\$2,327	\$0	54	\$0	\$0	\$2,327
31-Dec-29	30-Jun-31	131.1%	\$0	0	\$0	\$49	49	\$2,396	\$0	54	\$0	\$0	\$2,396
31-Dec-30	30-Jun-32	135.1%	\$0	0	\$0	\$50	49	\$2,468	\$0	54	\$0	\$0	\$2,468
31-Dec-31	30-Jun-33	139.1%	\$0	0	\$0	\$52	49	\$2,542	\$0	54	\$0	\$0	\$2,542
31-Dec-32	30-Jun-34	143.3%	\$0	0	\$0	\$53	49	\$2,619	\$0	54	\$0	\$0	\$2,619
31-Dec-33	30-Jun-35	147.6%	\$0	0	\$0	\$55	49	\$2,697	\$0	54	\$0	\$0	\$2,697
31-Dec-34	30-Jun-36	152.0%	\$0	0	\$0	\$57	49	\$2,778	\$0	54	\$0	\$0	\$2,778
31-Dec-35	30-Jun-37	156.6%	\$0	0	\$0	\$58	49	\$2,861	\$0	54	\$0	\$0	\$2,861
31-Dec-36	30-Jun-38	161.3%	\$0	0	\$0	\$60	49	\$2,947	\$0	54	\$0	\$0	\$2,947
31-Dec-37	30-Jun-39	166.1%	\$0	0	\$0	\$62	49	\$3,036	\$0	54	\$0	\$0	\$3,036
31-Dec-38	30-Jun-40	171.1%	\$0	0	\$0	\$64	49	\$3,127	\$0	54	\$0	\$0	\$3,127
31-Dec-39	30-Jun-41	176.2%	\$0	0	\$0	\$66	49	\$3,221	\$0	54	\$0	\$0	\$3,221
31-Dec-40	30-Jun-42	181.5%	\$0	0	\$0	\$68	49	\$3,317	\$0	54	\$0	\$0	\$3,317
31-Dec-41	30-Jun-43	186.9%	\$0	0	\$0	\$70	49	\$3,417	\$0	54	\$0	\$0	\$3,417
31-Dec-42	30-Jun-44	192.6%	\$0	0	\$0	\$72	49	\$3,519	\$0	54	\$0	\$0	\$3,519
31-Dec-43	30-Jun-45	198.3%	\$0	0	\$0	\$74	49	\$3,625	\$0	54	\$0	\$0	\$3,625
31-Dec-44	30-Jun-46	204.3%	\$0	0	\$0	\$76	49	\$3,733	\$0	54	\$0	\$0	\$3,733
31-Dec-45	30-Jun-47	210.4%	\$0	0	\$0	\$78	49	\$3,845	\$0	54	\$0	\$0	\$3,845
31-Dec-46	30-Jun-48	216.7%	\$0	0	\$0	\$81	49	\$3,961	\$0	54	\$0	\$0	\$3,961
31-Dec-47	30-Jun-49	223.2%	\$0	0	\$0	\$83	49	\$4,080	\$0	54	\$0	\$0	\$4,080
31-Dec-48	30-Jun-50	229.9%	\$0	0	\$0	\$86	49	\$4,202	\$0	54	\$0	\$0	\$4,202
31-Dec-49	30-Jun-51	236.8%	\$0	0	\$0	\$88	49	\$4,328	\$0	54	\$0	\$0	\$4,328
31-Dec-50	30-Jun-52	243.9%	\$0	0	\$0	\$91	49	\$4,458	\$0	54	\$0	\$0	\$4,458
Total					\$0	\$88,107						\$88,107	

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29-Jan-20

¹Assumes an annual inflation rate of 2%.

²See Schedule XI-A.

³See 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 License Tax Revenues (Schedule IX-C)	Projected Business Tax Revenues (Schedule X)	Projected Lodging Tax Revenues (Schedule XI-B)	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	\$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	

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29-Jan-20

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

**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
<hr/>	
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
<hr/>	
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
<hr/>	
<i>MuniCap, Inc.</i>	<i>29-Jan-20</i>

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

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

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

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

⁵See Schedules III-B.

⁶See Schedule XII.

Springhill Hotel
Fredericksburg, Virginia

Appendix B: Projected Employees

Development Year Ending	Hotel			Restaurant			Total Employees
	Hotel Rooms ¹	Employees Per 1,000 Room(FTEs) ²	Total	Restaurant SF ¹	Employees Per 1,000 SF(FTEs) ²	Total	
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

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29-Jan-20

¹See Schedule II-B.

²Jobs 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		Assessed Value			Total Assessed Value	
				Units	GSF	Land	Improvement	Total	Per Unit	Per GSF
Commercial										
<i>Hotel</i>										
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
 <i>Limited-service restaurant²</i>										
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

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29-Jan-20

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

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

ATTACHMENT 5

*Springhill Hotel
Fredericksburg, Virginia*

Appendix D: Project Parcels¹

GPIN	Address	Owner	Assessment (Effective 2018)		
			Land	Building	Total Value
<i>Project parcels:</i>					
7769-77-5997	0 Briscoe Lane	GCB Briscoe I LLC	\$2,644,100	\$0	\$2,644,100
<i>MuniCap, Inc.</i>					<i>29-Jan-20</i>

¹Base 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
<i>Fast Food Restaurant¹</i>				
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	

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29-Jan-20

¹Based 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.

²Adjusted 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
<i>Income Capitalization</i>	
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

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29-Jan-20

¹Represents 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.

²Includes 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

	<u>Total</u>
Hotel-limited service rooms ¹	105
Average nightly room rate ²	\$149.76
Average nightly occupancy ²	75%
<hr/>	
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

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29-Jan-20

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

²Represents 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*.

³Limited-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 Fredericksburg. 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.

⁴Total 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").

⁵Total 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

	<u>Total</u>
Restaurant square feet ¹	4,625
Sales per square foot ²	\$353
<hr/>	
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

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29-Jan-20

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

²See appendix E.

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

⁴Total 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").

⁵Total 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

	<u>Total</u>
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

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29-Jan-20

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

²Construction 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.

³Total 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").

⁴Total 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.

⁵See 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

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 alleviated 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.



A handwritten signature in blue ink, appearing to read "Rene Rodriguez", written over a horizontal line.

Rene Rodriguez, Chairman