

Riverfront Task Force
Minutes
May 22, 2013

In Attendance:

Kerry Devine- City Council
George Solley- City Council
Matt Kelly- City Council
Bob Antozzi- Parks, Recreation and Public Facilities
Chris Hornung- EDA
Carolyn Helfrich- Clean and Green Commission
Ken Kroko- Parks and Recreation Commission
Mike Carmody- Darbytown Neighborhood Association
Bob Whittingham- DRMI
Joanne Kaiman- Planning Commission
Michelle Thompson- Shiloh (Old Site)
Karen Hedelt- Department of Economic Development and Tourism

The meeting called to order 5:00pm. No public comment was offered. Chuck Johnston introduced as the City's new Planning Director.

Minutes from April 10, 2013 were reviewed and adopted.

Bob Antozzi reviewed the seven items brought to the task force by council and provided the status on each.

Matt Kelly suggested he might be able to locate funds for the Riverfront Park through FAMPO and GWRC. Karen Hedelt suggested she may also be able to locate some alternative funds.

George Solley announced that Tom Crimmons has resigned from the Task Force due to other commitments and will be replaced by Chris Hornung as the EDA representative.

Kevin Utt, Fredericksburg Building and Development Services Department, presented an overview of the regulatory considerations for the Riverfront Park, in particular the regulatory programs that may require application and/or permits, pending park design as follows:

- A PowerPoint on Resource Protection Areas (RPA's):
 - What are RPA's
 - Permitted uses in RPA's
 - Water Quality Impact Assessment required for activities in RPA's
 - Exemptions in the RPA
 - RPA buffers and functions
 - RPA buffer establishment

- RPA buffer modifications
- Provided the PowerPoint in a hand out and a brochure created by the US Forest Service and DCR on Riparian Buffers
- Showed tidal wetland authority, MLW/MHW-USCOE
- Showed State water authority-DEQ & VMRC
- Local Wetland Board review requirements
- NPS potential review
- Mentioned property is located in the Special Flood Hazard Areas (SFHA's) and Zone AE (Floodway area) as per the FIRM
- FEMA NFIP program has development standards when developing in the SFHA and Zone AE
- Chesapeake Bay Act has development standards-reduction in pollutant loading
- City Code-development in Floodplain, Certificate of Zoning required and possible SUP
- New State stormwater regulations will be imposed when developing
- Construction phase will require a VSMP permit and a Land Disturbing permit
- Mentioned Brownfield Program grant, allocated 15% for parks and open space. As a follow up, funds cannot be used for assessment purposes for grantee owned property and I am awaiting further clarification from my EPA Brownfield Project Manager on the 15%.
- Mentioned the NFWF (National Fish and Wildlife Foundation) grant opportunity currently under way for this year, grants due June 6, 2013 and I put in for a LID feature for the park, but may not be able to apply due to the park concept is not completed at this time and perhaps the next cycle/next year would be more appropriate to apply. Clarification from my presentation for the minutes; this is for the Chesapeake Bay and its tributary rivers and streams. The Stewardship fund will award approximately \$8 million - \$10 million in grants.

George Solley asked if existing structures in the flood zone could be redeveloped? Kevin Utt responded that yes, redeveloped but not expanded. Bob Whittingham asked if the existing buildings be used elsewhere in the site? The answer was yes.

Utt: Yes, within the RPA.

Matt Kelly stated that the viewshed does not fall within the Ferry Farm Protective Area.

George Solley asked Kevin Utt to identify the biggest regulatory challenges. His response was: encroachment into the RPA, but without a site plan design it is hard to answer further. We could mitigate the buffer if we are encroaching over the 100 ft. buffer.

George Solley indicated that the next several Task Force meetings are tentatively scheduled as follows:

June 12, 2013- Discussion of economic considerations. Chris Hornung will be presenting on this topic.

July 2013 – Events consideration, with Roberta Gold.

Aug 2013- Public participation workshop.

The meeting adjourned at 5:45pm.