

City of Fredericksburg
Status of Land Use
Annual Report
Planning, Building, and Public Infrastructure

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

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Community Planning and Building Department
August 2019

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

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I. SUMMARY

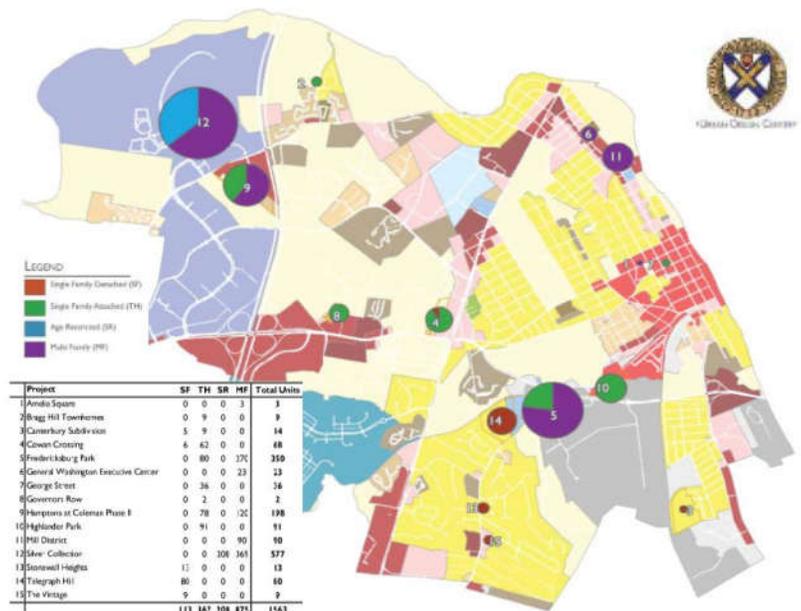
In Fiscal Year (FY) 2019 Planning Commission and the Community Planning and Building Department continued to dive deep into the policy challenges facing the City of Fredericksburg all the while processing a steady high volume of permits and other planning documents. Looking back on the year, three noteworthy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

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

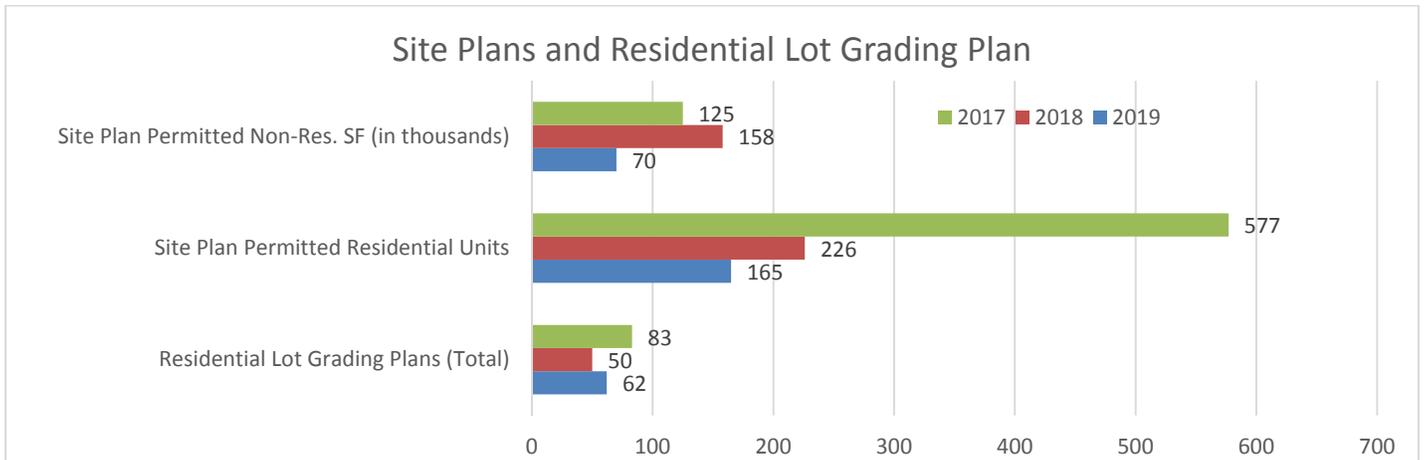
The second trend relates to land use. The [FY 17 Annual Report](#) included a map on page 19 indicating that 1,563 new residential units had been entitled or submitted for plan approval since 2015. The 2019 [Market Report](#) prepared by Streetsense as part of the Area plan process stated, on page 19,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

Looking at the data trends for rezonings, site plans, residential lot grading plans, and building permits shows that, starting in 2017, the digestion of those units is underway.

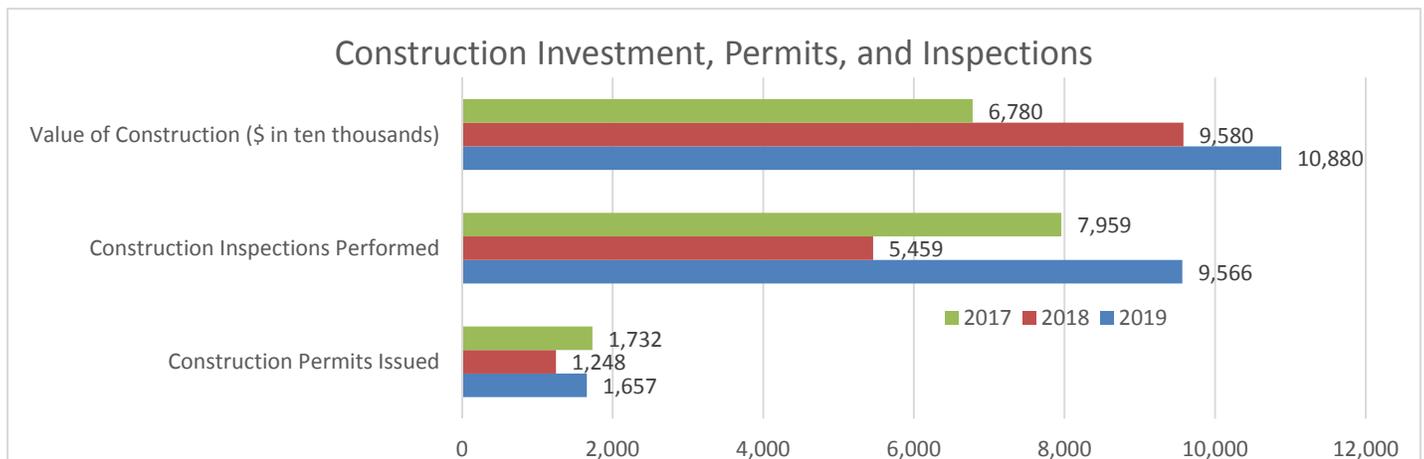
No new major residential rezonings or special use approvals were processed in FY 18 or 19. 968 of the units received site plan approval between FY 17-19. Out of that number, only the 6 additional units at Hanover One, the 21 units at the Frederick Street Lofts, and the 64 unit Valley Run townhome



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



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



II. CHARGE

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

III. BOARD, COMMISSION, AND DEPARTMENT STRUCTURE

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

- Boards and Commissions –
The City Council, Planning Commission, Architectural Review Board, the Board of Zoning Appeals, the Wetlands Board, and the Housing Advisory Committee focus on the use and development of private property and public infrastructure. They participate in the implementation of vision to improve the public health, safety, convenience, and welfare of the City’s citizens. Collectively, along with the City staff, they implement the vision for the community.
- Community Planning and Building Department (CPBD) – Planning Services Division (PSD) –
The Planning Services Division is comprised of eight full-time and one part-time employees, in addition to the Department Director. The staff administers the zoning ordinance to ensure that new uses are compatible with the existing community character (including the City’s Old and Historic Overlay District to protect the City’s Historic District), statewide environmental programs for flood plain and Chesapeake Bay water quality improvement, and the City’s Community Development Block Grant (from the U.S. Department of Housing and Urban Development) to help with housing needs for modest income households. The staff reviews and makes recommendations on comprehensive plan amendments, special use permits, special exceptions, and rezonings to the City Council and the Planning Commission.
- Community Planning and Building Department (CPBD) – Building Services Division (BSD) –
The Building Services Division is comprised of eight full-time and one part-time employees. The mission of Building Services Division is to promote the health, safety, and general welfare of the public and to ensure safety to life and property from all hazards incident to building design, construction, maintenance, use, repair, removal or demolition. BSD is responsible for enforcing local ordinances, the Virginia Uniform Statewide Building Code, and the Virginia Construction Code through the issuance of building permits for all new construction, additions, installations, alterations/remodeling, demolition, changes of use, changes of occupancy, removal or disturbing any asbestos, and any work not specifically exempted by the Virginia Building Code. BSD also enforces the Virginia Property Maintenance Code. The property maintenance code regulates the maintenance and repair of existing structures and the property maintenance official also assists in enforcing the general nuisance codes.

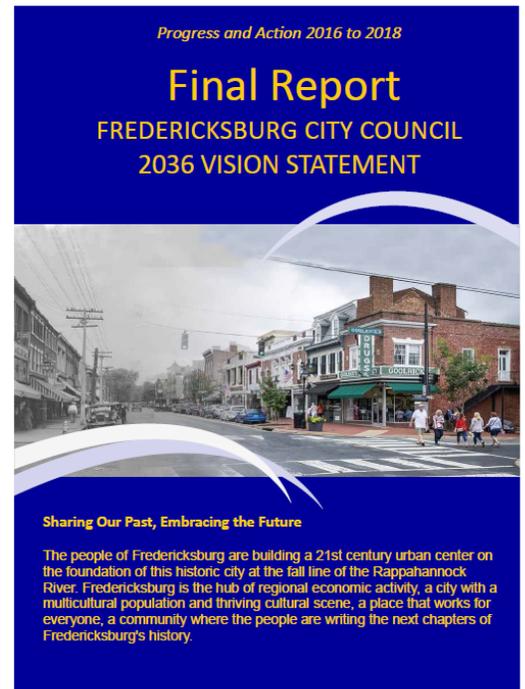
IV. CITY VISION

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

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

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

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



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

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

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

1. Promoting and Sustaining a Liveable Community.

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

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

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

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

2. *Land Use.*

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

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

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

1. PROMOTING AND SUSTAINING A LIVEABLE COMMUNITY

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

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

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

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

B. Determination of Consistency with the Comprehensive Plan

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

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

C. Text Amendments

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

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

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

D. Transportation Improvements and their Funding Status

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

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

E. Capital Improvements Plan

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

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

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

F. Policy Proposals and Council Priorities by Comprehensive Plan Chapter

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

Environmental Protection (Chapter 5) -

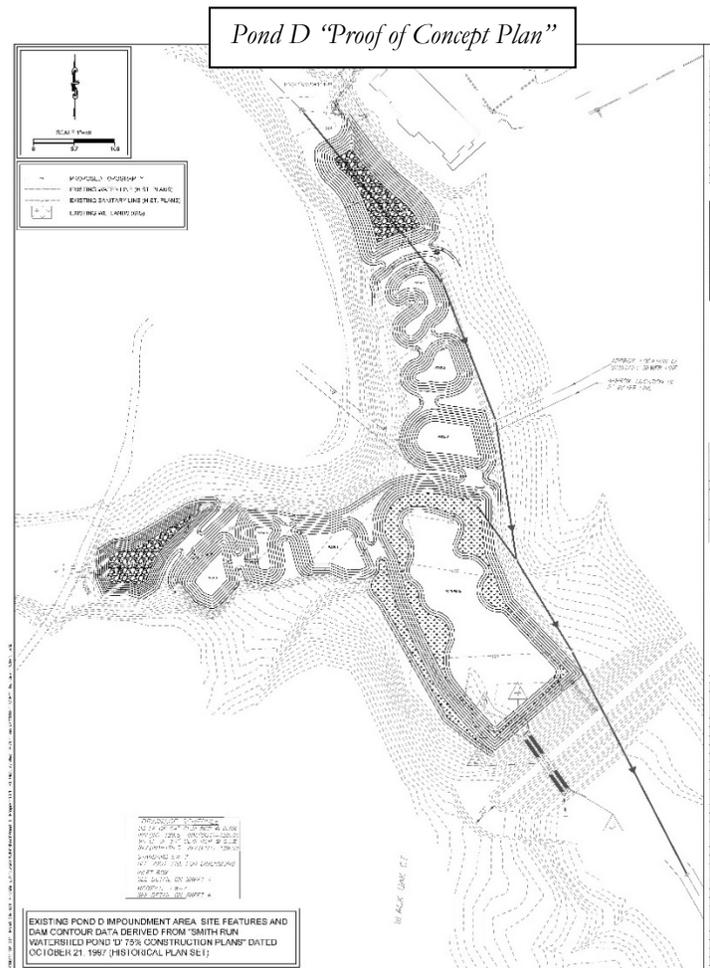
Municipal Separate Storm Sewer System (MS4) General Permit

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

Priority #22: Initiate stormwater facility improvements to meet Chesapeake Bay requirements.

Environmental PSD undertook the following in FY 19 to progress Priority #22:

¹ [Comprehensive Plan](#), page 5-7



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

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

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

Priority #23: Monitor, maintain, and improve our canal to ensure that it is healthy and attractive.

The Rappahannock Canal may also have potential to help meet the City’s TMDL goal. Staff will continue to explore options within the Canal.

Business Opportunities (Chapter 6) -

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

- Employment Epicenter - The City Council, Planning Commission, and CPBD staff continued work on the small area plans (adopting the Area 6 small area plan, implementing the Area 3 small area plan, and undertaking the planning for the Area 7 small area plan) in accordance with Priority #2: Complete the Small Area Plans over the Next Three Years. They completed the implementation of the T-5C transect by adopting a form based code for the Commercial Highway zoning district and rezoning the remaining areas within 3 and 6 from Commercial Shopping Center to Commercial Highway. More discussion on this topic is included in Part III Land Use.
- Building Community through Cultural Vibrancy – The City Council, Planning Commission, and CPBD staff worked together on the entitlement and permitting of a Priority #7: Facilitate private development of a multipurpose stadium. Work included updating the Comprehensive Plan, reviewing and approving a special use permit, reviewing and improving a development masterplan, and reviewing an early grading plan to advance the construction of the stadium in Celebrate Virginia South.

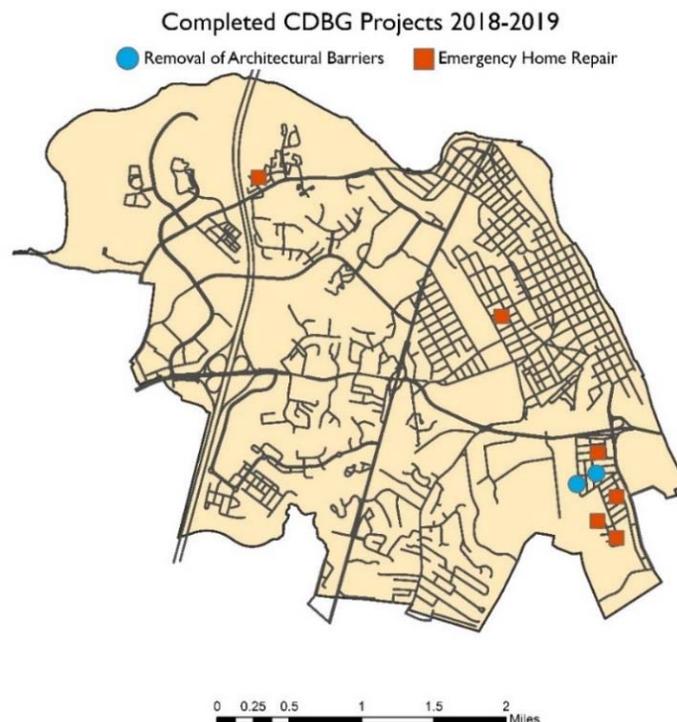
Residential Neighborhoods and Housing (Chapter 7)

Census 2020

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

Community Development Block Grant

The PSD's affordable housing efforts are overseen by the Housing Advisory Committee (HAC). This year witnessed the successful implementation of the fourth year of the [2015-2020 Consolidated Plan](#) for Community Development Block Grant programming. Through this program, 656 low-income households received services supporting the goal of affordable housing². It included the rehabilitation, repair, or accessibility adaptation for 8 owner-occupied housing units. These efforts ensure safe and stable living environments for families in Fredericksburg. The PSD continues to strive to achieve the goals of affordable housing outlined in the Comprehensive Plan which states: "All persons who live and work in Fredericksburg should have the opportunity to rent or purchase safe, decent, and accessible housing within their means."³



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

³ [Comprehensive Plan](#), page 7-6

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

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

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

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

Historic Preservation (Chapter 8)

Administering the Old and Historic Fredericksburg Overlay District

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

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

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



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

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

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

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

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

Priority #20: Complete the archaeology ordinance.

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

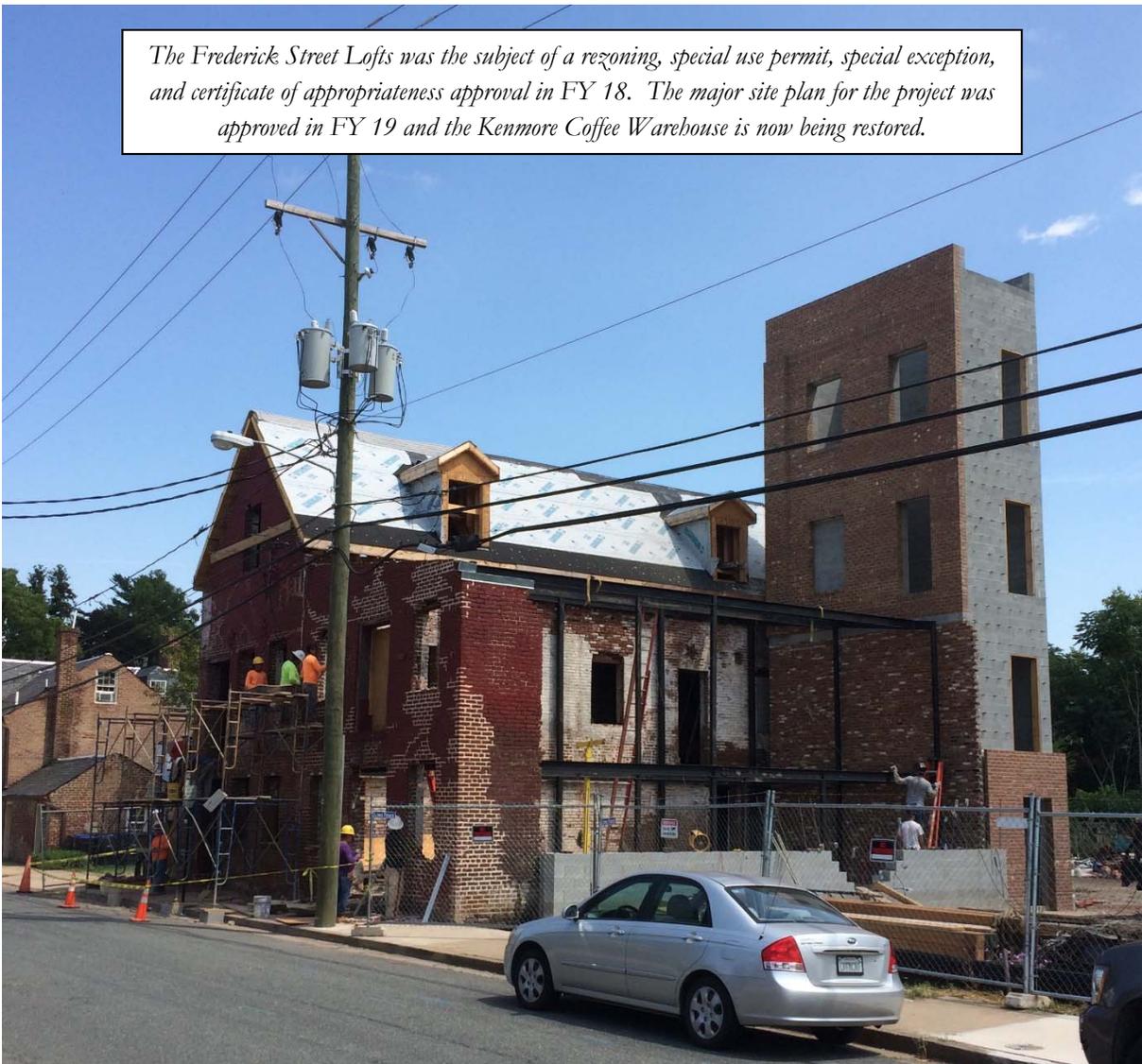
- The City Council, Archaeology Working Group, Architectural Review Board, Planning Commission, CBPD staff finalized the archaeology predictive model. The predictive model

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

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

Institutional and Jurisdictional Partnerships (Chapter 9)

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



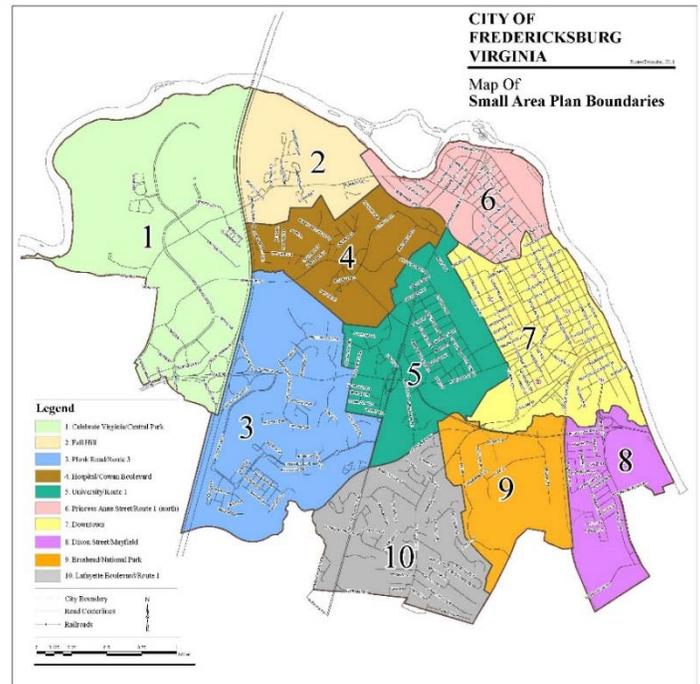
2. LAND USE

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

1. Continuation of Small Area Plan Development

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

- City-wide Market Analysis – In FY 19, Streetsense compiled a City-wide Market Analysis as a start to the next phase of Area Planning. The Analysis was reviewed by the City Council, Planning Commission, and PSD and was formally transmitted to the City Council and Planning Commission at a joint worksession on December 11, 2018.
- Area 3 Small Area Plan - One key issue identified by the Area 3 Small Area Plan was the need for ageing shopping centers along primary corridors to evolve into walkable urban places built around human scaled urban fabric. In FY 19, the PSD and the City Attorney’s Office developed a form based code to be applied to these shopping centers to ensure that as they redevelop they evolve into walkable urban places. Additionally, staff generated ordinance amendments to Articles 5 and 8 of the Unified Development Ordinance to clear up confusion regarding the City’s access rules, to clarify block and lot standards, and to solidify the requirements for human scaled urban fabric. The amendments and rezonings necessary to complete the implementation of the form based code were discussed at five City Council meetings and seven Planning Commission meetings. The zoning ordinance and zoning map changes needed to implement this policy were completed on June 26, 2019.
- Area 6 Small Area Plan:
 - Work on the Area 6 Small Area Plan continued in FY 19. In addition to the work in previous fiscal years, the Area 6 Small Area Plan was further discussed at four City Council meetings and five Planning Commission meetings. The Planning Commission



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

- The Canal Quarter Creative Maker District – One key issue identified by the Area 6 small area plan was the need for the ageing Princess Anne Corridor to transition into a community core equipped for the next evolution of the local economy. The PSD worked with local community members to create a community group to support the burgeoning Maker District. The main group met eleven times and subcommittees met independently throughout last year. Neighborhood residents, business owners, entrepreneurs, Planning Commissioners, members of the Architectural Review Board, and other committee members and interested people regularly attend the meetings. The group has branded the district as the Canal Quarter, attracted a ‘Maker Lab’ extension of the Central Rappahannock Regional Library to the district, and continues to pursue creating resources and organizational structure for the community. In response to the efforts made by the Canal Quarter group, the Fall Hill Neighborhood Association rebranded themselves as the Canal Quarter Neighborhood Association. Meetings occur every fourth Thursday of the month at the Dorothy Hart Community Center.
- Creative Maker Zoning District / Transfer of Development Rights – The Area 6 Small Area Plan contemplates the creation of a Creative Maker Zoning District to replace the inappropriate zoning and overlay districts along the US Route 1, Fall Hill Avenue, and Princess Anne Street Corridors. Additionally, a Transfer of Development Rights program is envisioned by the plan as a tool to encourage the preservation of character defining structures within the district. The City Council, Planning Commission, and PSD reviewed the proposed concepts along with the review of the Area Plan over the last two fiscal years. The concepts are under development and will be worked on further in the first two quarters of FY 20.
- Fall Hill / Washington Avenue one way to two way road conversion – The Fall Hill / Washington Avenue one way traffic pair was identified as another key issue affecting the quality of life by the Area 6 Small Area Plan. After the adoption of the Area 6 Small Area Plan, PSD contracted with EPR, P.C. (a transportation engineering consultant from Charlottesville, Virginia) to model any changes to the traffic pattern created by the shift and to create a detailed plan for the potential conversion. EPR met with stakeholders including the schools and businesses in the area and the planning department met with the Canal Quarter Neighborhood Association to discuss the changes and receive input. The engineering work will be completed in FY 20 along with community discussions and meetings with the City Council and Planning Commission prior to a change in traffic patterns.
- Area 7 Small Area Plan – The initial planning for Area 7 was completed in FY 19. The planning effort included significant public outreach including on-line surveys, community meetings, and input collection at special events within the Downtown. In addition,

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

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

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

2. *Zoning Map Amendments*

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

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

3. *Special Use Permits and Special Exceptions*

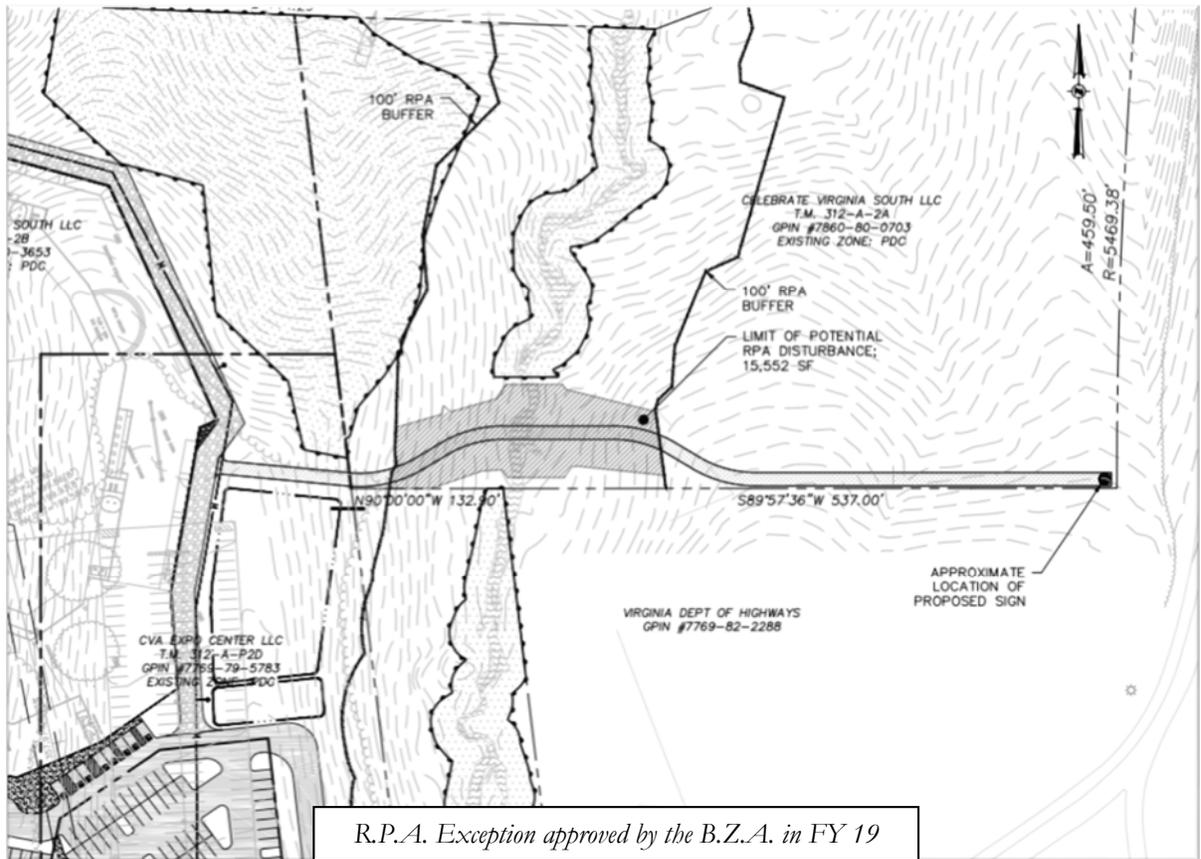
Four Special Use Permit applications and two Special Exception applications were acted on in FY 19 (equal to the number of Special Use Permits and Special Exceptions reviewed in FY 18). All of the applications were recommended for approval by the Planning Commission and formally approved by the City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

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

4. *Variances and Appeals of Administrative Actions*

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

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



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

5. Zoning Permits

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

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

6. *Site Development Plans*

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

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

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

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

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

- Residential Lot Grading Plans - A residential lot grading plan is required prior to issuance of a building permit for the construction of or additions to single-family homes or townhomes where 2,500 square feet of land or more will be disturbed thereby. 62 residential lot grading plans for new residential units were approved during the fiscal year (up 12 from 50 residential lot grading plans in FY 18).
- Masterplans and Grading Plans – Masterplans and grading plans are different types of preliminary approvals that generally precede formal site plan review and submittal. Both are indicators of future construction. In FY 19, a masterplan and early grading plan for the proposed stadium in CVAS were reviewed and approved. Two other grading plans were approved, one was to regrade the berm along Fall Hill Avenue at its intersection with Hospitality Lane. The other was for the proposed Fredericksburg Park mixed-use project at the intersection of Lafayette Boulevard and Route 3. These projects are an indication of the type of development that will continue into FY 20.
- As-Built Plans – As-built plans are submitted to the Planning office at the end of the construction process to certify site construction occurred in accordance with the appropriate development plan. Seven as-built plans were reviewed and approved in FY 19.

7. *Subdivisions*

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

- Preliminary Subdivision Plats – Two preliminary subdivision plat application for a major (> 50 lots) subdivision were approved (up one from FY 18). One was the application was for the Valley Run project (creating 64 townhome lots) and the other was the Highlander Park plat (creating 91 townhome lots).
- Minor Subdivision Plats - No applications for a minor (10-50 lots) subdivision were approved during FY 19 (equal to zero applications in FY 18).

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

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

8. Building Permits and Inspections

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

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

9. Enforcement

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

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

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

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

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

10. Technical Review Committee

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

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

APPENDIX

TABLE 1 – PLANNED TRANSPORTATION IMPROVEMENTS FY 19

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

TABLE 2 – CAPITAL IMPROVEMENTS PLAN FY 19

Table 2 - Capital Improvements Plan FY 19				
#	Project Name	Comp. Plan Page #	CIP / Budget Page #	Funding Year / Notes
1	Riverfront Park	4-14 - Policy 6	N/A	Request for Proposal Issued for Construction
2	Public Acquisition of upstream Riparian Lands	4-14 - Policy 8	Not Listed	N/A
3	Enhance Trails with Amenities	4-14 - Policy 10	42, 43	Pedestrian Bridge Replacement FY2020-25
4	Dixon Park Community Center	4-15 - Initiative 2	Not Listed	Other Dixon Park Improvements listed on page 65
5	Rehabilitate Old Walker Grant	4-15 - Initiative 3	Complete	Project complete and occupied.
6	Expand the School System Classroom Capacity / Expand the Student - Teacher Ratio	4-15 - Initiative 4		C.I.P. adoption delayed to study issue
8	Construct the New Fire Station 3	4-15 - Initiative 5	84	FY 2021-2022
9	Establish a new 100 - Acre park on Fall Hill	4-15 - Initiative 6	Not Listed	Parks Plan Development Underway
10	Establish 11 acre Smith Run Park	4-15 - Initiative 7	Not Listed	Parks Plan Development Underway
11	Develop Pocket Parks throughout the City	4-15 - Initiative 13	Not Listed	Parks Plan Development Underway
12	Retrofit Existing Stormwater Systems to comply with Total Maximum Daily Load Requirements	5-16 - Policy 8 11(3)12 – Area 3 11(6)9 – Area 6	37, 39	Canal Improvements (37) FY 2019-22 Pond “D” FY 2021
13	Ensure Neighborhood Infrastructure Needs are Met through the CIP	7-9 - Initiative 3	33, 88	Neighborhood Enhancements FY 2020-25 College Heights Water Line Replacement (281) FY 2022 - 24
14	Reinstitute the Brick Sidewalk Program in the Historic District	8-11 - Initiative 14	32	FY 2021-25
15	Relocate Utilities Underground in the Historic District	8-11 - Initiative 14	Not Listed	N/A
16	Small Area Plans	10-4	55	FY 2020-22
17	Conversion of the Downman House to a Community Events Site	11(3)9 - Area 3 Plan	Not Listed	N/A
18	Route 3 / Interstate 95 Gateway Improvements	11(3)10 - Area 3 Plan	30	FY 2021 - 24
19	Route 1 / Princess Anne Street Gateway Improvements	11(6)-21 – Area 6 Plan	30	FY 2021-24
20	Evaluate a targeted streetscape program within Area 6	11(6)-21 – Area 6 Plan	Not Listed	N/A
21	Maintain and enhance pedestrian connections from neighborhoods in Area 6 to the River	11(6)-21 – Area 6 Plan	Not Listed	N/A

Map I

Zoning Map Amendment

Special Use Permits, Special Exception Applications, and BZA

Fiscal Year 2018-2019

Legend

 Zoning Map Amendments

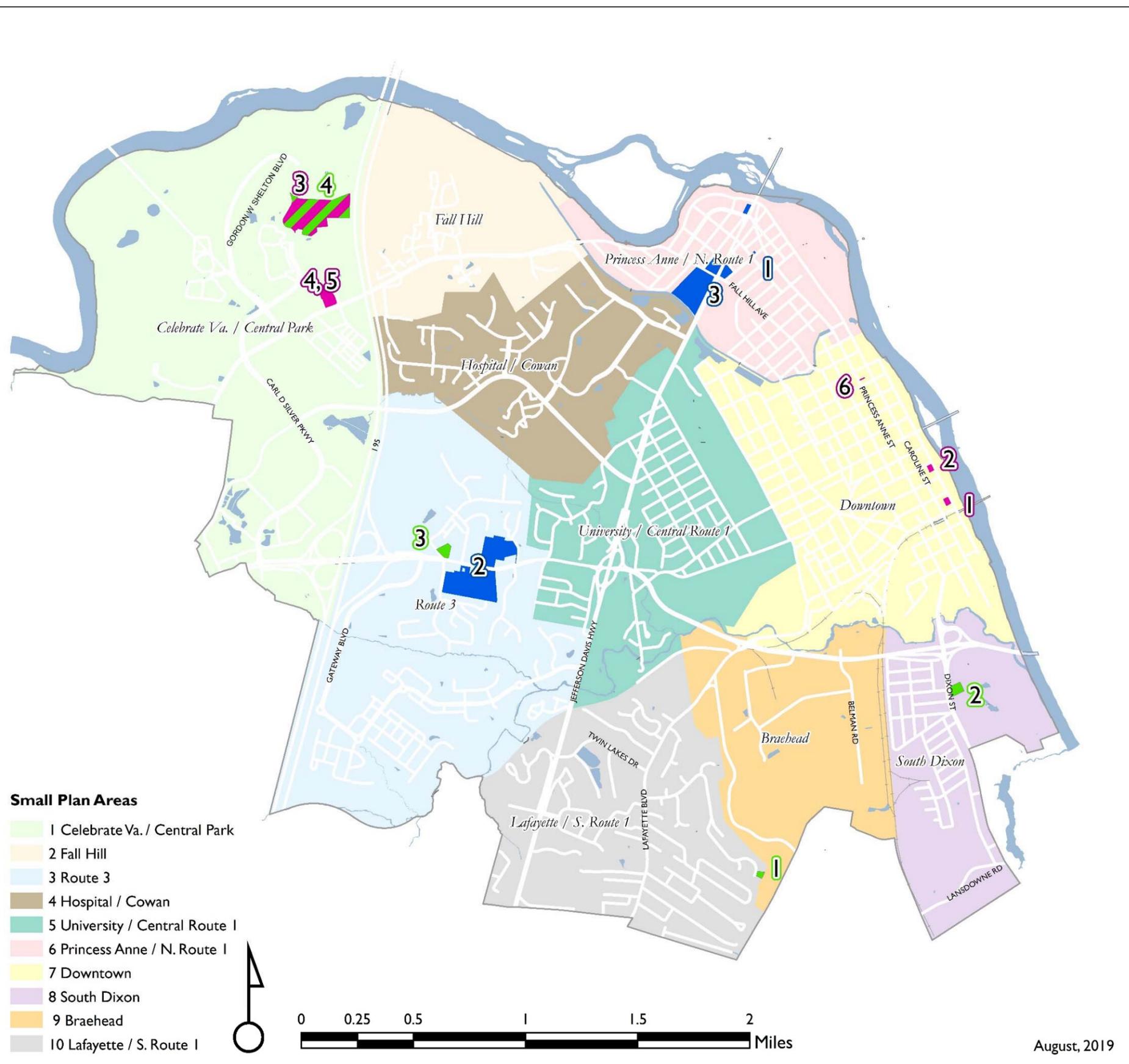
	Project Name	Small Area Plan
1	317 Bridgewater	6
2	CH FBC in Area 3	3
3	CH FBC in Area 6	6
4	Transect and Frontage	6

 Special Use Permit and Special Exceptions

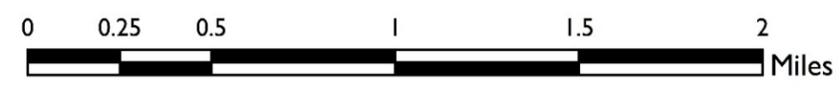
	Special Use (SUP) or Special Exception (SE)	Project Name	Small Area Plan
1	SE	Sophia Street Townhomes	7
2	SE	One Hanover	7
3	SUP	Stadium	1
4	SUP	Gas Station/Convenience	1
5	SUP	Auto Service	1
6	SUP	Cork and Table	7

 BZA

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

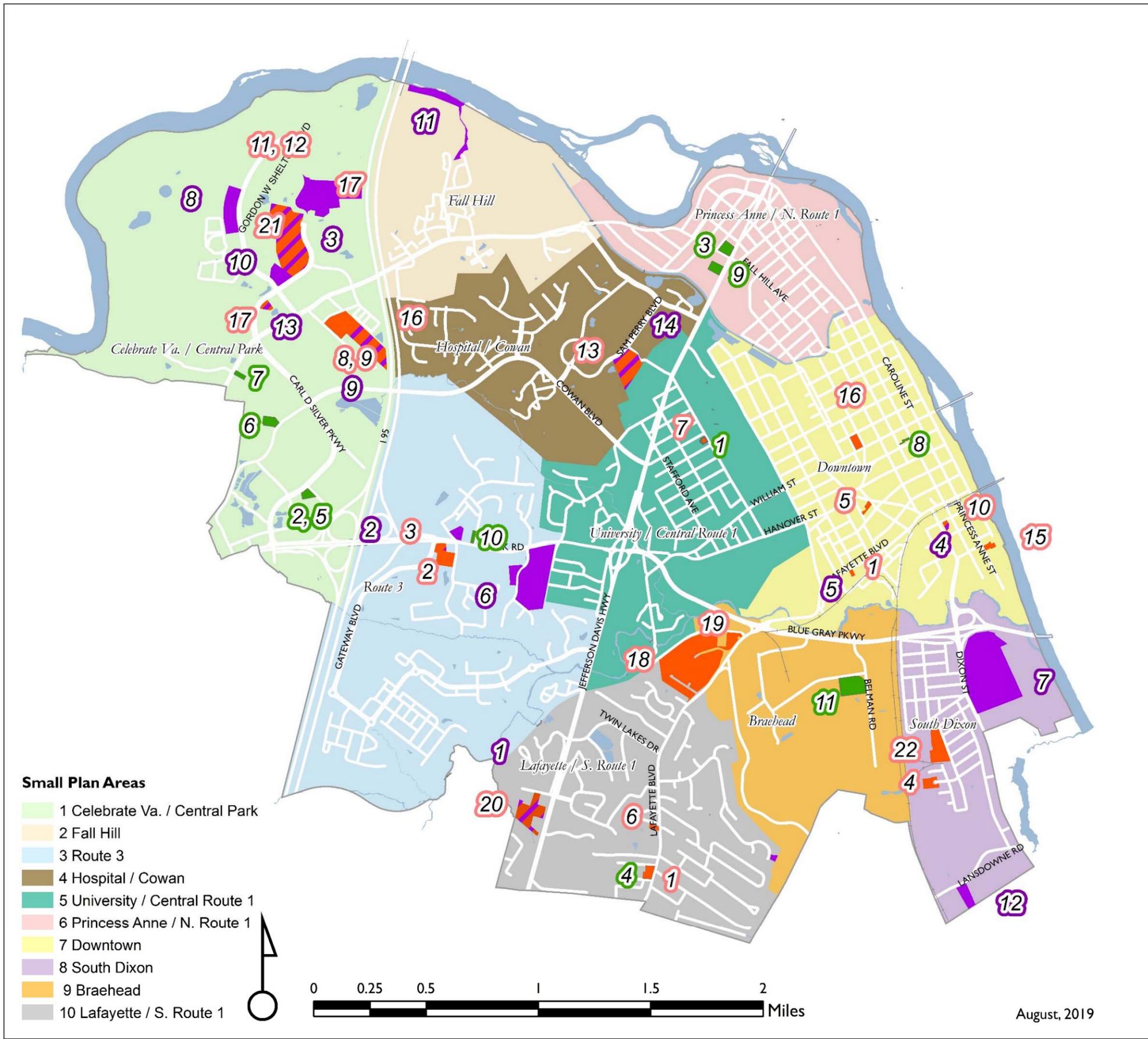


- Small Plan Areas**
-  1 Celebrate Va. / Central Park
 -  2 Fall Hill
 -  3 Route 3
 -  4 Hospital / Cowan
 -  5 University / Central Route 1
 -  6 Princess Anne / N. Route 1
 -  7 Downtown
 -  8 South Dixon
 -  9 Braehead
 -  10 Lafayette / S. Route 1



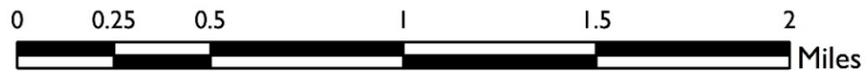
August, 2019

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



Small Plan Areas

- 1 Celebrate Va. / Central Park
- 2 Fall Hill
- 3 Route 3
- 4 Hospital / Cowan
- 5 University / Central Route 1
- 6 Princess Anne / N. Route 1
- 7 Downtown
- 8 South Dixon
- 9 Braehead
- 10 Lafayette / S. Route 1



August, 2019

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

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

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

Administrative Plat	Small Area Plan	
1	Hillcrest Methodist Easement	10
2	2310 Plank Road	3
3	Primary Urgent Care	3
4	Canterbury Subdivision	5
5	703, 705 Lee Ave, 702 Jackson St	7
6	1954, 2002, 2004 Lafayette Blvd	10
7	Catholic Student Center	5
8	Hamptons Phase II, Shadmoor Dr	1
9	Hamptons Phase II, Coleman Sewer	1
10	Easement	1
11	Lofts at Frederick St	7
12	Silver Collection Easement I	1
13	Silver Collection Easement II	1
14	Snowden Hospital	5
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19	Telegraph Hill Phase 1	10
20	Fredericksburg Park	9
21	Valley Run	10
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23	Frackelton Block	8

Legend

Major Site Plans

Minor Site Plans

Administrative Plats

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

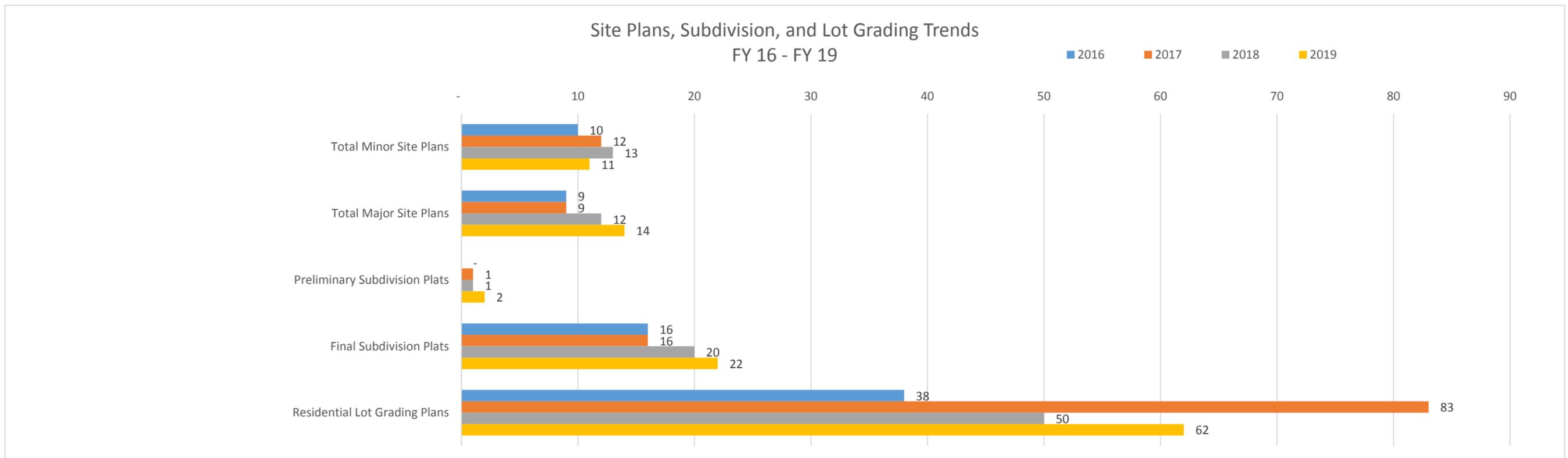
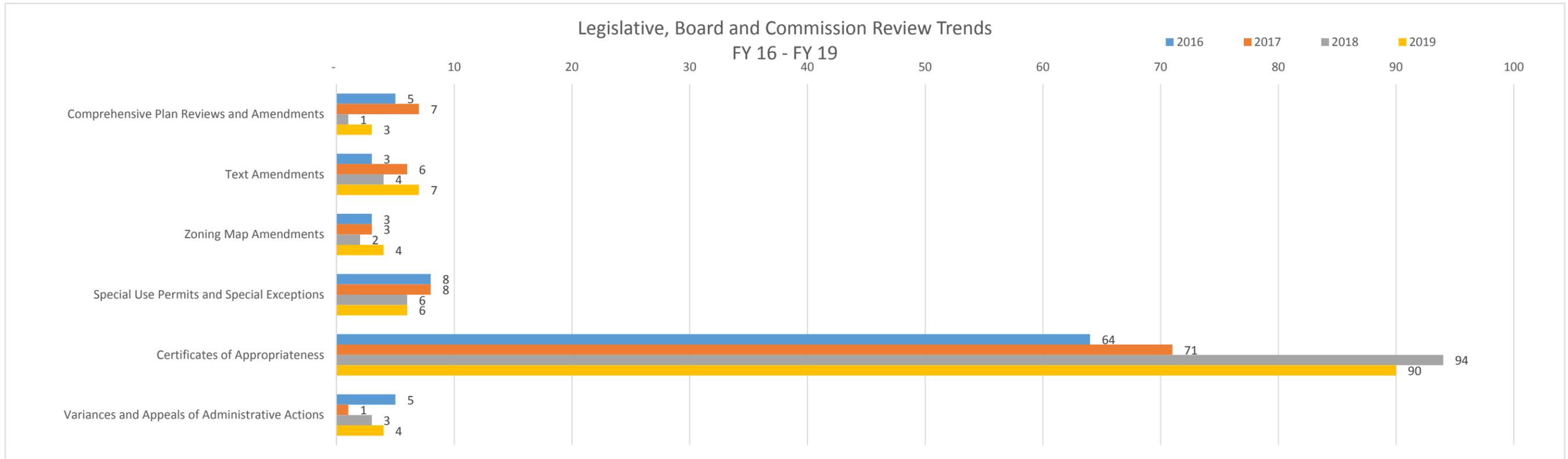


CHART 1 – PERMIT, DEVELOPMENT, AND CONSTRUCTION TRENDS FY 19

