

City of Fredericksburg Status of Land Use Annual Report

Planning, Building, and Public Infrastructure

Fiscal Year 2019-2020
(July 1, 2019 – June 30, 2020)

Staff Draft Prepared by:
Community Planning and Building Department
August 2020

Transmitted to City Council by:
Fredericksburg Planning Commission

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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.

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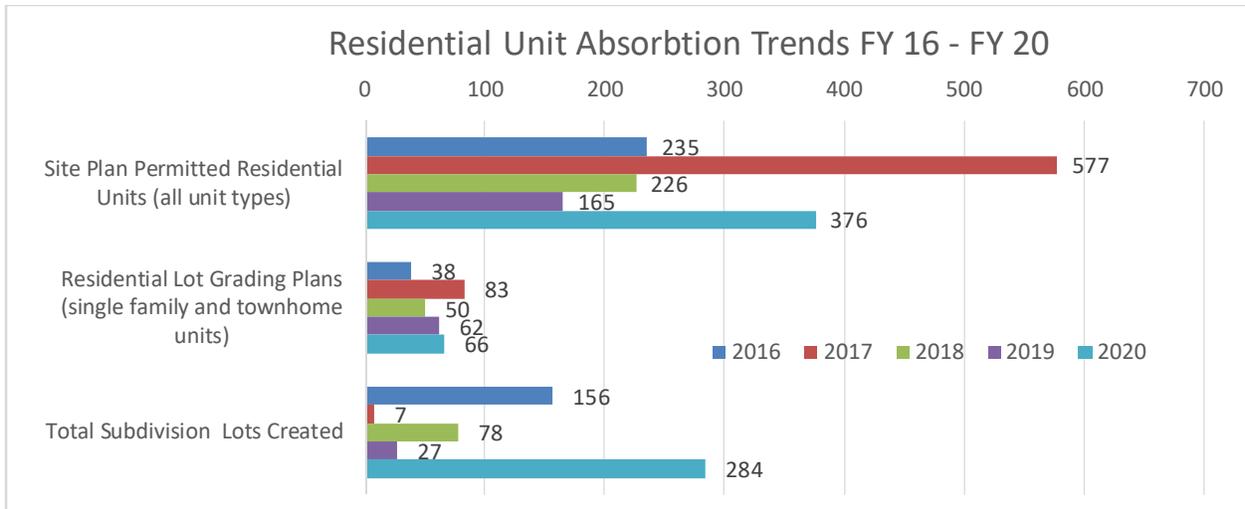
I. SUMMARY

In Fiscal Year (FY) 2020, the Planning Commission and the Community Planning and Building Department (CPBD) developed forward facing policy changes while processing a steady volume of permits and other planning documents. This work occurred amidst the COVID-19 global pandemic that shut down large segments of the United States starting in March 2020. Public hearings with the Planning Commission were suspended between March and June. Board, commission, committee and other public meetings were reconfigured to an electronic format and then, towards the end of the fiscal year, reopened to the public with new policies emphasizing attendee safety. Daily work in the CPBD offices was also impacted, primarily by four initial employee furloughs. One employee was reinstated, but the others remain out. Staff adopted staggered work from home schedules from April to mid-June, and some staff remain primarily telework up to today. The digital review of plans was expanded to retain efficiency. The City Council, CPBD, boards, commissions, and the community adapted quickly to the extreme change in daily circumstances and worked together to process permits and plans and to advance the state of land use planning in the City.

The impacts of the COVID-19 pandemic extended to the City's adopted [FY 21 Capital Improvements Plan](#). Many of the Capital Improvements proposed to be funded in the out years of the FY 20 Capital Improvements plan have been rescinded. Most notably, the funding for the on-going Small Area Plans has been redirected back into the General Fund. The Planning Services Department issued a Request For Proposal in February 2020 for planning firms to undertake the next round of Area Plans. However, the process was suspended for a year due to the reallocation of funds in response to the COVID-19 pandemic in the spring. The full impact of the COVID-19 pandemic on City revenue and CIP planning will be better understood in FY 21.

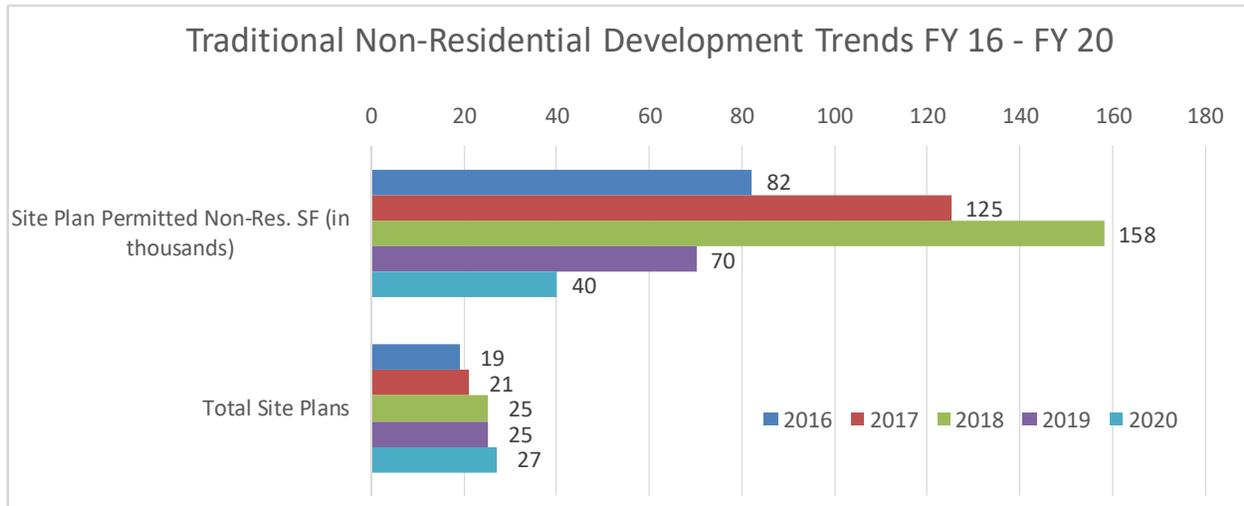
Policy wise, focus remained on updating the City's infrastructure and regulatory framework to stay ahead of the global changes affecting twenty-first century life. The Creative Maker District proposed in the Area 6 (Princess Anne / Route 1) Small Area Plan was a focal point of work with the City Council, the Planning Commission, and the community. Similarly, much focus and energy was put towards the finalization of the Area 7 (Downtown) Small Area Plan, this included, among other efforts, community engagement and a Planning Commission Train Station Committee to focus on the future of the station and the adjacent area. Public hearings on both the Creative Maker District and the Downtown Plan began in March. Due to the COVID-19 the formal review process for both have been continued into FY 21. Substantial planning (including public meetings and a charrette) were conducted for Areas 1 Celebrate Virginia and Central Park and 2 Fall Hill. The reports on those areas were compiled throughout FY 20 and will be finalized and turned into Small Area Plans for inclusion in the Comprehensive Plan in FY 21.

The City took several steps to advance the community dialogue on how best to interpret the City's diverse history. The removal of the slave auction block was a critical step and the open and inclusive process that led to its removal exemplifies how the City will move forward in addressing the additional interpretive challenges we face as a community. The City also adopted an archaeology ordinance after two years of study and review, which will enhance the City's detailed historical record, though, implementation was suspended until FY 22.

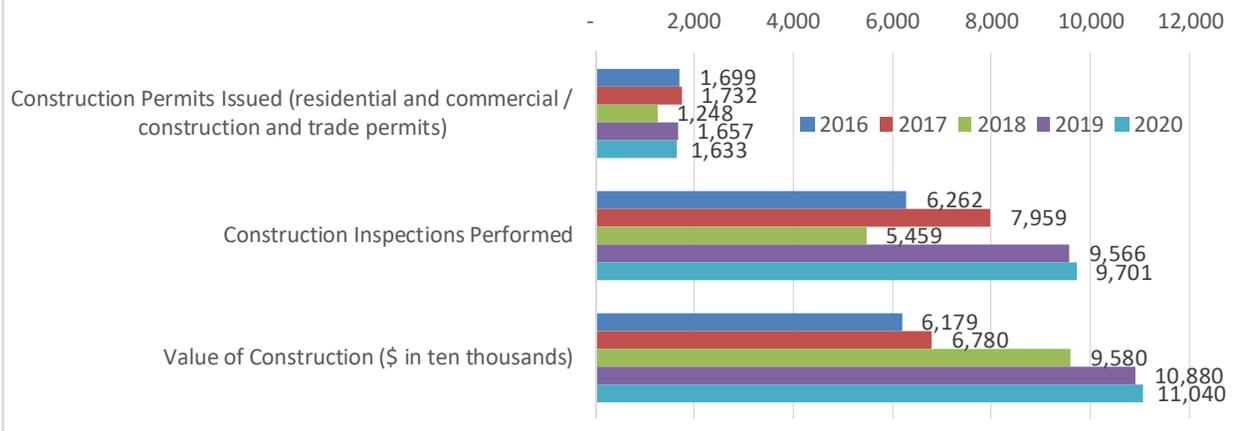


The major land use trends identified in the FY 19 Executive Summary continued in FY 20. The [FY 17 Annual Report](#) included a map on page 19 indicating that as of 2017 1,563 new residential units had been entitled or submitted for plan approval since 2015. The 2019 [Market Report](#) prepared by Streetsense as part of the Area plan process stated, on page 19, indicated that these units would be absorbed in the coming years, which the data indicates is continuing. No new major residential rezonings or special use approvals were processed in FY 18, 19, or 20. In FY 20, 376 units received site plan approval bringing the total to 1,344 that received site plan approval between FY 17-19. At the conclusion of FY 20, out of the 1,563 units identified in the FY 17 report only 90 - the Germania Mills project on Princess Anne Street at the Rappahannock Canal – have not received site plan approval. The final absorption and occupancy of the units entitled within the City between 2015 and 2017 is reflected in the numbers of residential lot grading plans and total subdivision lots created.

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 20, the total amount of new traditional non-residential square footage approved through site plans (generally tracking new or wholesale office and retail redevelopment) declined (from 158,000 square feet in FY 18 to 40,000 square feet in FY 20) but was offset by the final permitting and construction of the 5,000 seat stadium in Celebrate Virginia South, which is the product of a public / private investment partnership. The variables measuring churn in

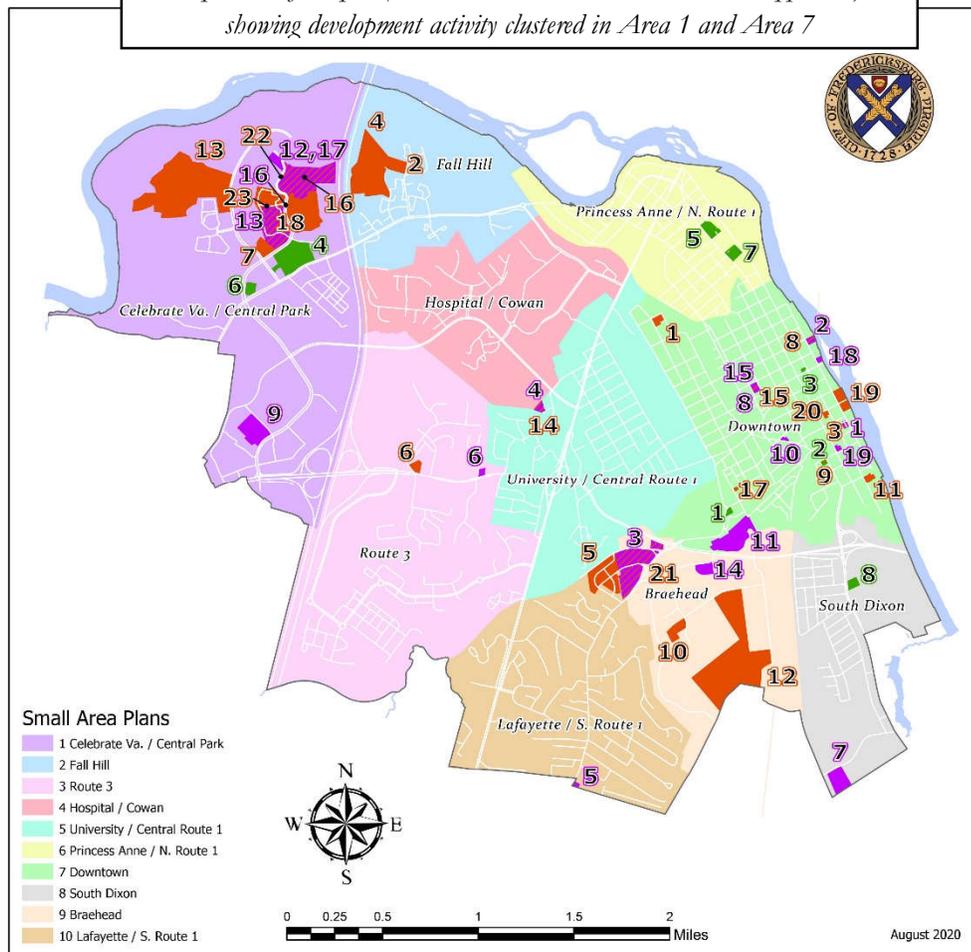


Total Construction Indicators FY 16 - FY 20



the construction process like total site plans, subdivisions, construction inspections, and overall construction investment in the City increased from 2019. These are indicators that repositioning of the non-residential land use market continues. A geographical dive into the data indicates that the repositioning is focused in two unique markets, specifically: the City’s inimitable historic Downtown and the modern commercial hub in Area 1 Celebrate Virginia / Central Park. Two-thirds of the total site plan / subdivision plat approvals in the City in FY 20 occurred in either Area 1 or Area 7.

A preview of Map 2 (located with an numbered index in the appendix) showing development activity clustered in Area 1 and Area 7



II. 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 – Planning Services Division (PSD) –**
The Planning Services Division is comprised of eight full-time and one part-time (furloughed) employee, 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 – Building Services Division (BSD) –**
The Building Services Division is comprised of eight full-time (one subject to reduction in force in FY 21) and one part-time employee (furloughed)¹. 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.

¹ The Property Maintenance Code Officer was furloughed in FY 20 and the position was subject to a reduction in force in FY 21.

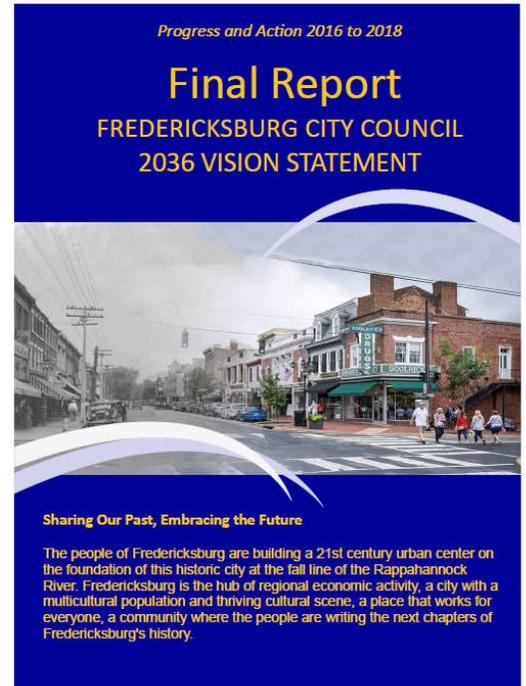
III. CITY VISION

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 FY 20, the CPBD worked to develop policies, working plans, etc. to further the updated Council Priorities.

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

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

1. Promoting and Sustaining a Liveable Community.

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

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

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

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 was reviewed and worked on by the Planning Commission in FY 20 and is scheduled for its final public hearing in the first quarter of FY 21. Over the next two fiscal years, the City will develop and adopt each remaining small area plan (see map on page 4). The small areas and their scheduled timeframe have been revised to reflect the limited budget resources in FY 20:

○ Area 1 Celebrate Virginia / Central Park	INITIATED	FY 20
○ Area 2 Fall Hill	INITIATED	FY 20
○ Area 3 Plank Road / Route 3	ADOPTED	FY 18
○ Area 4 Hospital / Cowan Boulevard	INITIATE	FY 23
○ Area 5 University / Route 1 (central)	INITIATE	LATE FY 21
○ Area 6 Princess Anne Street / Route 1 (north)	ADOPTED	FY 19
○ Area 7 Downtown	PUBLIC HEARINGS	FY 21
○ Area 8 Dixon Street / Mayfield	INITIATE	LATE FY 21
○ Area 9 Industrial / National Park	INITIATE	FY 23
○ Area 10 Lafayette Boulevard / Route 1 (south)	INITIATE	LATE FY 21

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.

In addition, the Comprehensive Plan was last fully reviewed in 2015. Different sections have been updated over the years, but a holistic update of the plan is scheduled once the 2020 Census numbers have been finalized.

1. PROMOTING AND SUSTAINING A LIVEABLE COMMUNITY

The Planning Commission and the PSD implement Comprehensive Plan Part I, Promoting and Sustaining a Livable 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. Comprehensive Plan Amendments to the Promoting and Sustaining a Livable Community section.

The Planning Commission reviewed four general Comprehensive Plan amendments (three more than in FY 19). Adoption of Small Area Plans is discussed in Part III Land Use.

Comprehensive Plan Amendments FY 20				
	Project Name	Proposal	PC Recommendation	CC Action
1	Mary Washington Lodge	Modify the Comprehensive Plan to change 1500 Washington Avenue from Park to Single Family Home	Denial	Withdrawn
2	Neighborhood Infill	Modify Chapter 7 – Residential Neighborhoods and Housing to discuss set a vision for Infill	Approval	Approval
3	Transportation	Modify Chapter 3 – Transportation to Update tables for Smart Scale Applications	Approval	Approval
4	Cowan Station	Modify Small Planning Area 5B and the Future Land Use Map to permit a commercial office park rezoning	Approval	Pending

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 one application for consistency with the Comprehensive Plan (down from three in FY 19).

Comprehensive Plan Compliance Review FY 20				
	Project Name	Proposal	PC Determination	CC Action
1	Cowan Station	Vacation and Rededication of Right-of-Way for Realignment of Spotsylvania Avenue	Approval	Pending

C. Text Amendments

Zoning and subdivision regulations are the principal vehicles in Virginia for implementing a locality’s comprehensive plan. Five zoning text amendments were developed by staff and considered by the City Council and the Planning Commission (down two from FY 19). Four text amendments were

recommended for approval by the Planning Commission and three were subsequently approved by the City Council.

Text Amendments FY 20				
	General Description of Text Amendment	PC Recommendation	City Council Action	Ordinance #
1	Archaeology	Approval	Approval	20-01
2	Mary Washington Lodge – Historic District Reference	Denial	Withdrawn	N/A
3	Neighborhood Infill Calculations	Approval	Approval	19-02 / 20-03
4	Residential Use in Planned Development – Commercial	Approval	Withdrawn	N/A
5	Signs in Non-Residential and Planned Development Districts	Approval	Approval	20-12

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 Highway Administration.

Table 1 (attached as an appendix to this report) lists the transportation projects that appear in the Comprehensive Plan. Transportation projects are found in **Chapter 3 – Transportation** as well as some more focused projects envisioned in the small area plans. The chart includes the page number any project is listed on, and their likely funding source, whether federal, state, local, or through private development. This table is used by the Planning Commission to determine whether or not transportation improvements should be prioritized in the upcoming budget and funding cycles.

In late FY 20, the Chatham bridge was closed and construction began on replacing the bridge deck. The bridge will be reconfigured to include a sidewalk and a 10 foot trail. Once completed, the Chatham Bridge is a critical pedestrian link between the City and Stafford County. It is the designated crossing for the East Coast Greenway (a bicycle trail that extends from Maine to Miami) as well as for local trails.

E. Capital Improvements Plan

The City’s Capital Improvements Plan (CIP) is adopted annually 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.

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 21 CIP. Many proposed capital improvements plans originate in **Chapter 4 - Public Services, Public Facilities, and Preserved Open Space**, in some of the other chapters, and especially in the small area plans.

One major capital improvement for the Downtown advanced in FY 20. In early spring, construction commenced on the Riverfront Park. Construction on the Park will continue through FY 21.

The FY 21 CIP was reduced in response to the COVID-19 pandemic. The Planning Commission is considering a phased approach to its CIP recommendations for FY 22. The focus is restoring funding for the Area Plans and associated engineering to advance the design and permitting of proposed features like the Bankside Trail in Downtown as well as low cost high impact improvements like the conversion of Fall Hill and Washington Avenues from one-way to two-way travel.

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 storm water 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 20 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.² 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 Maximum Daily Limit (TMDL) program, which requires localities to track and reduce the amount of nutrients discharged into waterways. The administration of the MS4 program was reconfigured in FY 20. Public Works hired two new employees for program management and specifically for public improvements.

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

² [Comprehensive Plan](#), page 5-7

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

- The implementation of Pond “D”³ retrofit continued. Grant funding was pursued. City staff worked with the George Washington Regional Commission to seek funds through the Stormwater Local Assistance Fund.
- Friends of the Rappahannock is pursuing funds through the National Fish and Wildlife Foundation to assist with evaluating Hazel Run as a candidate for a stream restoration project to help meet the City’s TMDL goals. City staff provided a letter of support for Friends of the Rappahannock to pursue the funds.

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 20 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 (implementing the Area 3 and 6 Small Area Plans, administering public hearings for the Area 7 Small Area Plan, and undertaking the planning for Areas 1 and 2) in accordance with Priority #2: Complete the Small Area Plans over the Next Three Years. They completed the bulk of the development, public review, and hearings on the Area 7 Downtown Plan including the creation of a Train Station Committee to focus specifically on the station and adjacent portion of the Downtown. They completed the bulk of the development, public review and public hearings on the implementation of the T-4M and T-5M transects through the creation of the Creative Maker District and the rezoning of 78 acres of land in Area 6. More discussion on this topic is included in Part III Land Use.

The Planning Commission, the City’s Parking Committee, and CPBD staff developed modifications to the City’s parking requirements in accordance with Priority #3: Better manage parking supply through strategies that optimize supply over time and consider the impact of future development, changes in transportation habits / multi-modal transportation, and the use of technologies. The Planning Commission reviewed and recommended approval of the resulting UDO Text Amendments in March. However, due to the COVID-19 epidemic and the ensuing suspension of public hearings, the City Council will consider the Text Amendments early in FY 21.

- Building Community through Cultural Vibrancy – CPBD staff devoted significant resources to the permitting and inspection of the multi-purpose stadium nearly completed in Area 1 in accordance with Priority #7: Facilitate private development of a multipurpose stadium. The

³ Pond D is a 20 year old storm water facility generally located south west of the Police Department headquarters. It could be retrofitted to improve dam safety and reduce pollutants.

City Council, Planning Commission, and CPBD staff completed the entitlement work on this project in FY 19.

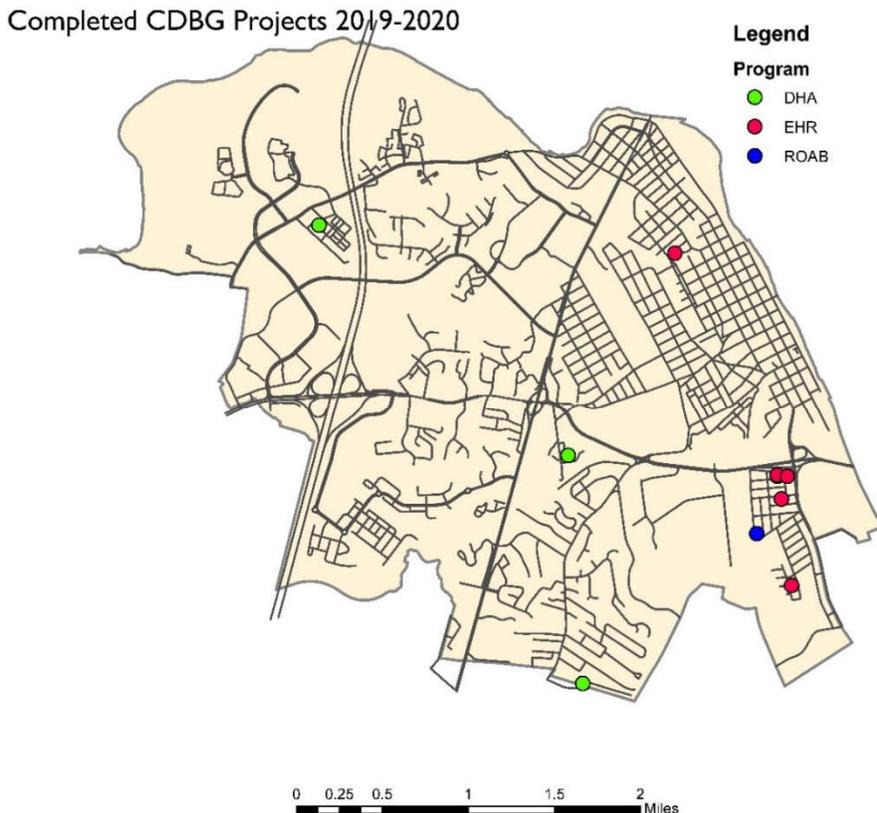
Residential Neighborhoods and Housing (Chapter 7)

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 organized a Complete Count Committee of stakeholders to guide outreach and education to encourage participation in the Census. PSD applied for and received a grant from the State to fund these efforts. This included having a float in the Christmas parade, creating a promotional video with local figures, placing yard sign in notable places, posting signs in City departments and highly visited places, distributing informational cards to apartment complexes, and distributing activity packs for children. Several activities and in-person events were planned for March and April of 2020, but had to be cancelled and outreach shifted to accommodate social distancing.

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 fifth and final year of the [2015-2020 Consolidated Plan](#) for Community Development Block Grant programming. Through this program, 434 low-income households received services supporting the goal of affordable housing. It included the rehabilitation, repair, or accessibility adaptation for eight owner-occupied housing units and assisted three households with the purchase of affordable homes. 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.”⁴

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

The George Washington Regional Commission voted to conduct a housing study for the region. GWRC applied for and was awarded a grant from Virginia Housing Development Authority to analyze regional housing affordability and to create a housing action plan. HDAdvisors, a housing consulting firm from Richmond, Virginia, was hired to lead this effort. PSD staff have participated in stakeholder meetings and focus groups to advance this effort for the City.

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

The George Washington Regional Commission’s Continuum of Care and the PSD worked together in FY 20 to progress Priority #33. A pilot project was funded in FY 19 with funds matched by the Mary Washington Healthcare Foundation to house unsheltered individuals and families. This project was continued in FY 20 and provided funds and housing four households.

Historic Preservation (Chapter 8)

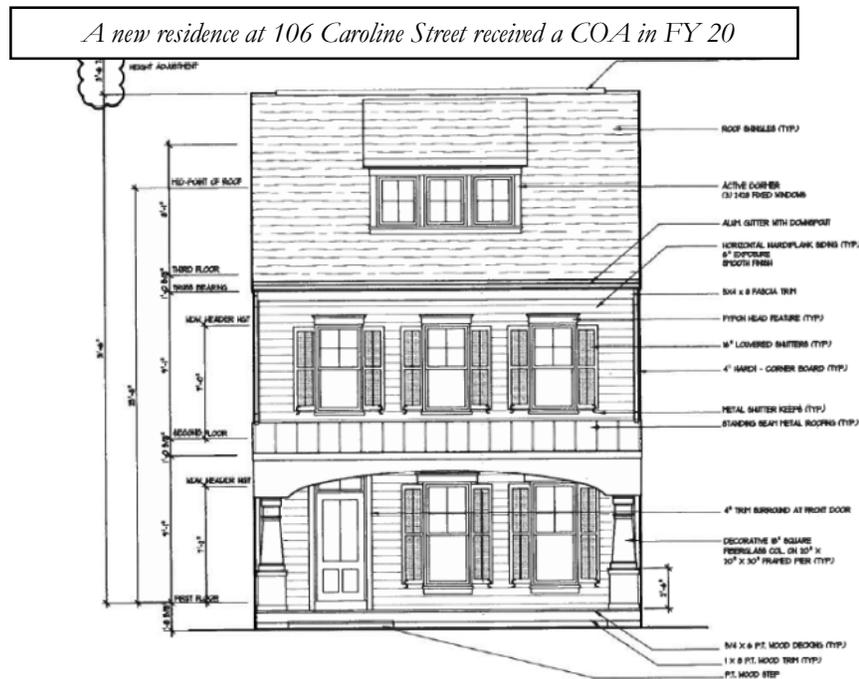
Administering the Old and Historic Fredericksburg Overlay District

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 20		
Type of Application	# Approved	# Disapproved
New Construction	2	0
Additions / Exterior Alterations	24	3
Signs	19	0
Fences	8	0
Accessory Structures	3	0
Demolition	2	0
Total	58	3

⁴ [Comprehensive Plan](#), page 7-6

The seven-member ARB held ten regular meetings and three supplementary meetings during the year. The ARB considered 61 applications for Certificates of Appropriateness (down from 90 applications in FY 19). 58 Certificates of Appropriateness were approved. Three Certificates of Appropriateness were denied.



Priority #18: Streamline the development and Architectural Review Board process with stakeholders to improve clarity on what is required when bringing a new project to the City.

PSD undertook the following in FY 20 to progress Priority #18:

- The City received a Certified Local Government grant to fund an update of the Historic District Handbook. Consultant Commonwealth Architects was selected to complete the work and the project is in progress. Public meetings, community survey, and fieldwork were completed in February and March 2020.
- The Historic Preservation Working Group has goals and initiatives for an updated Historic Preservation Plan and CPBD staff is developing a draft plan for review by the City Council.

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

PSD assisted with organizing a community forum in November 2019 to present the results of the feasibility study for the Renwick Courthouse and solicit public feedback on concepts for adaptive reuse.

Priority #20: Complete the archaeology ordinance.

PSD undertook the following in FY 20 to progress Priority #20:

- The City Council adopted the Archaeology Ordinance in February 2020 and it was scheduled to take effect on July 1, 2020. The effective date has been delayed to July 1, 2021 due to the COVID-19 pandemic. Updates to the Procedures Manual and an RFP for on-call archaeological services are ready to be implemented once funding for the program is restored.

One of the most critical changes in the City in FY 20 occurred with the removal of the slave auction block that previously stood at the north-west corner of Charles and William Streets. Removal of the block was the culmination of several years of public discourse, including a year-long series of community discussions led by the International Coalition of Sites of Conscience. The City Council made the decision in November 2019 to relocate the block to the Fredericksburg Area Museum and approved a relocation plan. The City then prevailed in a lawsuit attempting to stop the relocation of the block. The block was successfully relocated on June 5, 2020.



Institutional and Jurisdictional Partnerships (Chapter 9)

The City continued to work collaboratively in FY 20 with neighboring jurisdictions and institutional partners by exchanging information, coordinating services, and expanding efforts to achieve regional goals. Specifically, in early 2020, the University of Mary Washington constructed a 112 space parking lot at the UMW campus near Hanover Street. The lot will provide additional parking for UMW athletic events and the City's use of the UMW athletic complex. The City paid \$315,000 to UMW to offset some of the cost of the parking lot in accordance with the City's FY 20 CIP.

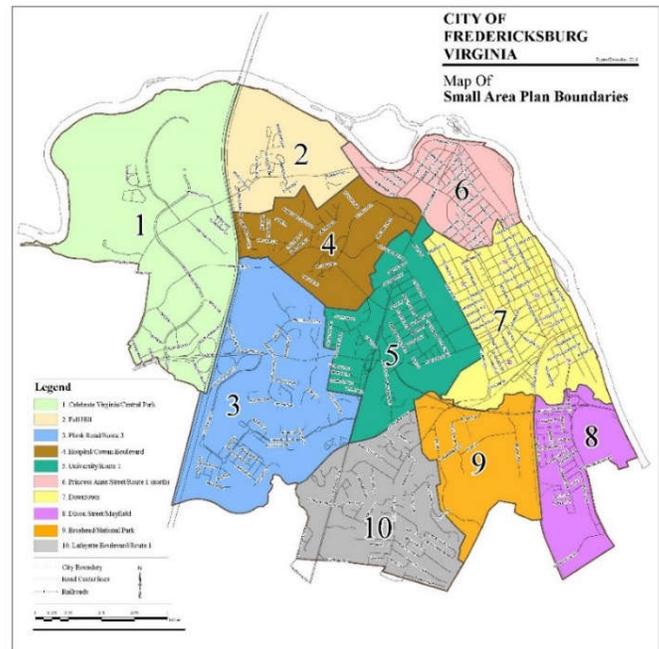
2. LAND USE

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 and Implementation

In FY 20, the City Council, Planning Commission, and PSD worked on implementing the Area 3 and 6 Small Area Plans, administering public hearings for the Area 7 Small Area Plan, and undertaking the planning for Areas 1 and 2 that will serve as a basis for the future Small Area Plan. Work included:

- Area 3 Small Area Plan - The Area 3 Small Area Plan included the T-5W Transect, which was a unique designation meant to foster the development of an employment center on the acreage adjacent to I-95. In FY 20, the Hylton Group continued to advance the infrastructure planning on their site – generally in the north east corner of Interstate 95 and State Route 3 - submitting several applications including a masterplan and early grading plan that were reviewed by CPBD and the Transportation Administrator. Throughout the year, the concepts were refined and one result was an amendment to the Comprehensive Plan to update the Transportation Tables. The purpose of the update was in part to solidify road construction SmartScale funding applications through VDOT for construction of Gateway Boulevard and its intersections with Route 3 and Cowan Boulevard. The Planning Commission recommended approval and the amendment was then approved by the City Council.
- Area 6 Small Area Plan:
 - 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 Canal Quarter Association, including neighborhood residents, business owners, entrepreneurs, Planning Commissioners, members of the Architectural Review Board, and other committee members and interested people met seven times and subcommittees met independently throughout last year. Meetings were suspended in March due to the on-going COVID-19 epidemic.



- Creative Maker Zoning District – 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. In FY 20, the CPBD staff and City Attorney’s office completed the Creative Maker District form based code. CPBD staff created a review group of local architects, builders, and property owners to review the code for functionality. The Planning Commission reviewed the proposed ordinance and rezoning and held an initial public hearing in March. The public hearings were continued until July due to the COVID-19 pandemic. Finalization of the ordinance and rezoning will occur early in FY 21.

- 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 completed their study, verified the benefits of the change, and created a planning level conceptual map in FY 20. CPBD and Public Works staff worked on developing a total cost for the project for inclusion in the City’s Capital Improvements Plan.

- Area 7 Small Area Plan – Over the last year, the City Council, Planning Commission, CPBD staff and the community worked together to finalize the Area 7 Downtown Small Area Plan. The Planning Commission worked on the plan over eight worksession in FY 20 alone. The Planning Commission developed a Train Station Committee that met several times over the winter and spring to focus specifically on that area of the Downtown. The Planning Commission recommended approval of the Downtown Small Area Plan to the City Council at their meeting in July. Implementation of the plans zoning changes and public improvements will begin once the City Council approves the plan in FY 21.

- Area 1 Celebrate Virginia / Central Park and Area 2 Fall Hill – The Small Area Planning process for Area 1 (Central Park / Celebrate Virginia South) and Area 2 (Fall Hill) began. The City conducted a four day charrette in Central Park in October to start the planning for Area 1. A community meeting was held in September to start the planning for Area 2. CPBD and Streetsense worked throughout FY 20 to finalize the initial Small Area Reports that will be used next fiscal year as the basis for Comprehensive Plan Amendments adopting the Plans.

- Future Area Planning Efforts --- PSD issued a Request For Proposal in February 2020 for the next round of Area Plans, which included Areas 5, 8, and 10. A review committee was established and included the Planning Director, Senior Planner, Community Development Planner, Transportation Administrator, and Planning Commissioner Gantt. The process was put on hold for a year due to the reallocation of funds in response to the emergency and will be resumed once funding is restored.

2. *Zoning Map Amendments*

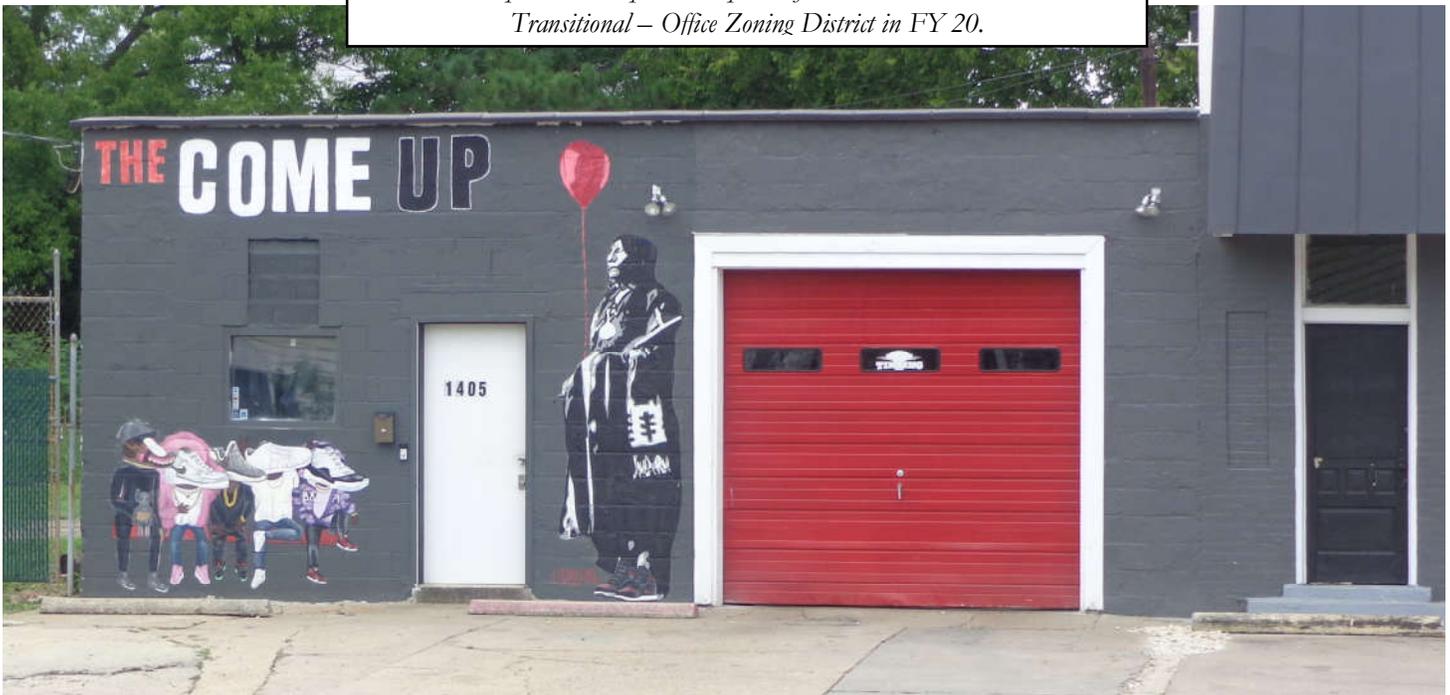
Four Zoning Map Amendment (rezoning) applications were reviewed by staff and considered by the Planning Commission and City Council (equal to FY 19). Map 1 attached to this report as an appendix shows the locations of Zoning Map Amendments.

Zoning Map Amendments FY 20					
	Project Name	Proposed Use	Zoning District (From / To)	PC Recommendation	City Council Action
1	Janney-Marshall Renovation	Mixed-Use Adaptive Reuse	Remove Railroad Station Overlay	Approval	Approved – Ord. # 19-32
2	Mary Washington Lodge	Single Family Home	R2 – R4	Denial	Withdrawn
3	Springhill Suites	Hotel and Retail Pad Site	CH / PD-C	Approval	Approved – Ord. # 20-04
4	Cowan Station	Commercial / Office Park	R-4, R-MH, C-T / CH	Approval	Pending

3. *Special Use Permits and Special Exceptions*

Six Special Use Permit applications and three Special Exception applications were acted on in FY 20 (two more Special Use Permits and one more Special Exception than were reviewed in FY 19). All of the applications were recommended for approval by the Planning Commission and all but one were approved by the City Council. The City Council denied a request to expand the M & M Auto Recycling storage facility in the Battlefield Industrial Park. Map 1 attached to this report as an appendix shows the locations of Special Use Permit and Special Exception applications.

The Come Up received a special use permit for retail sales in the Commercial Transitional – Office Zoning District in FY 20.



Special Use Permit (SUP) and Special Exceptions (SE) FY 20							
	Type	Project Name	Proposed Use	ZD	PC Action	City Council Vote	Res. #
1	SE	Janney - Marshall	Reduce the required % of Non-Residential Use	CD	Approval	Approval	19-80
2	SUP	Janney - Marshall	Mixed-Use Residential Density	CD	Approval	Approval	19-81
3	SUP	Catholic Rectory	Religious Institution (Catholic Rectory)	R4	Approval	Approval	19-86
4	SUP	M & M Auto Parts	Outdoor Storage associated with a Recycling Center	I2	Approval	Denial	19-98
5	SUP	The Come Up	Retail Sales in the CT	CT	Approval	Approval	19-85
6	SE	Springhill Suites	Pool and Drive-through Location	PDC	Approval	Approval	20-15
7	SUP	Green Chip	Electronics Recycling	I2	Approval	Approval	20-51
8	SE	Green Chip	Electronics Recycling	I2	Approval	Approval	20-52
9	SUP	Euforia	Flower Shop in the CT	CT	Approval	Approval	20-36

4. *Variations 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 19). There were no appeals of administrative actions in FY 20. Map 1 attached to this report as an appendix shows the locations of Board of Zoning Appeals and Variance applications.

Board of Zoning Appeals FY 20					
	Application Type	Project Name / Address	Request	Zoning District	BZA Action
1	Fence SE	1201 Ashford Circle	Increased Fence Height in Front Yard	PD-C	Approved
2	Variance	3207 Normandy Village	Front Setback Encroachment	R-4	Approved
3	Variance	3207 Normandy Village	Revised Front Setback Encroachment	R-4	Denied
4	Variance	424 Hanson Avenue	Side Setback Encroachment	R-4	Approved
5	Variance	104 St. Paul Street	Increased % size of accessory structure and increased % coverage of rear yard for a pool	R-4	Approved

5. *Zoning Permits*

The PSD staff administratively approved 556 Zoning Permit applications during FY 20 (15 more than were approved in FY 19).

Zoning Permits FY 20		
Type of Zoning Permit	FY 19 # Approved	FY 20 # Approved
Accessory Structure Permit	20	43
Administrative Modification	0	0
Antenna Structure Permit	0	0
Certificate of Zoning Use	237	225

Corridor Design Review	0	2
Fence Permit	92	86
Home Occupation Permit	54	47
Home Stay	4	4
Nonconforming Use, Change	0	0
Nonconforming Use, Expansion	2	0
Sidewalk Cafe	3	6
Signs	107	120
Temporary Use Permit	22	25
Total	541	558

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) - Nineteen Major Site Plans for commercial, residential, or mixed uses were administratively approved in FY 20 (five more than in FY 19).

Major Site Plans FY 20				
	Project Name	Proposed Use	ZD	SF / # Residential Units
1	Riverview Townhomes (Sophia Street)	13 Townhomes	CD	13 Townhome Units
2	Clearview Homes (Sophia Street)	3 Single Family Homes	R2	3 Single Family Units
3	Fredericksburg Park Land Bay B -D	204 Townhome Lots	PD-MU	204 Townhome Units
4	3 Delahay Drive	3 Single Family Homes	R2	3 Single Family Units
5	Office – 2603 Lafayette Boulevard	2,263 SF Office	CH	2,263 sq ft Office
6	Long John Silvers	Addition to Popeyes	CH	4,128 sq ft Rest.
7	Lucky Line Auto Parts	Parking Lot Layout Amendment	I2	N/A
8	Liberty Place Revision #2 (see insert below)	Amended Site Plan	CD	Listed in FY 2018 Report
9	Target Parking Lot	Parking Lot Layout Change for Drive-Up Only Stalls	PD-C	N/A
10	609-613 Kenmore Avenue	3 Single Family Homes	CD	3 Single Family Units
11	Highlander Park	91 Townhome units	CD	91 Townhome Units
12	CVAS Baseball Stadium	Baseball Stadium	PDC	5,000 Seat Stadium
13	Silver Collection Garages	Garages for Silver Collection Apartments	PDC	N/A

14	Indiana Floors Water Service	Utility Amendment	I2	N/A
15	Winchester Place Apartments	Mixed-Use Building	CD	3,380 sq ft Retail 34 Apartment Units
16	CVAS Roundabout	Roundabout for Carl D. Silver Parkway	PDC	N/A
17	CVAS Baseball Stadium Amendment	Drainage and Parking Amendment	PDC	N/A
18	Jarrell Office Building	Office Building	CD	13,252 sq ft Office
19	Janney-Marshall Adaptive Reuse	Mixed-Use Adaptive Reuse	CD	2,100 sq ft Non-Residential 12 Apartment Units
Total Square Footage of New or Renovated Commercial/Industrial Space			25,123 Square Feet Non-Residential and a 5,000 Seat Stadium	
Total # of New Residential Dwelling Units			363 Units	

Liberty Place was reviewed twice by the Planning Commission (in FY 15 and 16) to include 51 residential units as a mixed-use project containing restaurants, retail, and office. The project evolved as it worked its way through the City's regulatory processes. In 2018, the residential use was removed and a site plan for an office / commercial building and a 308 space parking garage was approved as part of the 158,000 sf of non-residential use registered in the annual report as being approved that year. In FY 20, a plan revision was approved rearranging the proposed uses resulting in an additional project site on the rear third of the block that became the Winchester Place Apartments. The full project will be completed in FY 21.



- Minor Site Plans (Land Disturbance of < 2,500 square feet) - Eight Minor Site Plans were administratively approved in FY 2020 (three fewer than in FY 19).

Minor Site Plans FY 20				
	Project Name	Proposed Use	Zoning District	Square Footage / # of Residential Units
1	1014 Lafayette Blvd.	Change from Warehouse to Office Use	I1	6,960 sq ft
2	318 Charles Street Mixed-Use	Commercial and Residential Adaptive Reuse	CD	4,400 sq ft 4 Apartment Units
3	Caroline Street Patio	Exterior Patio	CD	2,094
4	Wegmans Tenant Amendments	Sidewalk and Utility Improvements	PDC	N/A
5	George Washington Executive Center Bldg. B	Conversion of Office to Residential	CH	7 Apartment Units
6	Sheetz Expansion and Renovation	Convenience Store Expansion and Renovation	PDC	856 sq ft expansion
7	1917 Princess Anne St. Food Truck	Food Truck	CH	100 sq ft
8	1100 Dixon Street Restoration	Historic Home Restoration	CT	2 new Units
Total Square Footage of New or Renovated Commercial/Industrial Space			14,410 Square Feet	
Total # of New Residential Dwelling Units			13 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. 66 residential lot grading plans for new residential units were approved during the fiscal year (up 4 from 62 residential lot grading plans in FY 19).
- 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 20, no masterplans were approved. Two early grading plans were approved, one was to remove the existing foundations and grade the proposed Hanover One site. The other was to demolish the old Free Lance Star production plan on William Street to prepare the site for the future William Square project. These projects are an indication of the type of development that will continue into FY 21.
- 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 20.

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 2 for locations of Subdivision applications.

- Preliminary Subdivision Plats – No preliminary subdivision plat application for a major (> 50 lots) subdivision were approved (down from 2 in FY 19).
- Minor Subdivision Plats - One application for a minor (10-50 lots) subdivision was approved during FY 20 (up one from zero in FY 19). The application was Riverview on Sophia Street which created 13 townhome lots in the CD Zoning District.

Administrative Plats FY 20			
	Project Name	ZD	Purpose of Application
1	1617 Franklin Street & 1614 Littlepage Street	R4	Subdivision
2	Park Commons	R12	Subdivision
3	Park Commons Offsite Drainage Easement	R2	Easement Plat
4	Telegraph Hill – Phase II	R4	Subdivision
5	Route 3 Village Center	CH	Subdivision
6	CVAS Hotel Retail Easement Plat	PDC	Easement Plat
7	1111-1119 Sophia Street BLA (Clearview Homes)	R2	Boundary Line Adjustment
8	316-318 Charles Street BLA	CD	Boundary Line Adjustment
9	Fredericksburg Industrial Park BLA	I2	Boundary Line Adjustment
10	131 and 133 Caroline Street Consolidation	R4	Consolidation Plat
11	Technautics BLA	I2	Boundary Line Adjustment
12	CVAS Parcels 8 and 8A BLA	PDC	Boundary Line Adjustment
13	3 Delahey Drive	R2	Subdivision Plat
14	Winchester Street Parking Deck	CD	Subdivision Plat
15	CVAS Baseball Stadium Sewer Easement Vacation	PDC	Easement Plat
16	515 Willis Street BLA	R8	Boundary Line Adjustment
17	Silver Collection and Baseball Stadium	PDC	BLA and ROW Dedication
18	Riverfront Park Consolidation	CD	Consolidation Plat
19	Courtyard Marriott	CD	Boundary Line Adjustment
20	Fredericksburg Park	PDMU	Subdivision
21	CVAS Gordon Shelton Blvd. ROW Dedication	PDC	ROW Dedication
22	CVAS Hospitality Lane ROW Dedication	PDC	ROW Dedication

- 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. Twenty-two administrative plats were approved (equal to FY 19). Minor and administrative plats together produced a total of 284 new lots. One of the administrative plats, regarding the Courtyard Marriott also included a vacation of City right-of-way reviewed and approved by the City Council.

8. *Building Permits and Inspections*

In FY 20, the BSD issued 1,633 construction permits, conducted 9,701 building inspections, and reviewed and permitted construction plans representing \$110,384,030 in investment. Permitting decreased slightly by 24 total permits from FY 19, however, both the number of inspections and plan reviews increased culminating in a net increase of \$1.5 million (for a total of \$110.3 million) invested in construction in the City.

Permitting and Inspections FY 20		
Type of Activities	FY 19	FY 20
Construction Inspections Performed	9,566	9,701
Construction Plans Reviewed	937	1,257
Walk-In Plan Reviews	144	51*
Construction Permits Issued	1,657	1,633
Value of Construction	\$108,814,673	\$110,384,030

*Walk-in plan review was terminated after December 12, 2019.

A portion of the development cluster in Area 1 that includes the Silver Collection Retail / Hotel building, the Silver Collection apartment complex, the age restricted Jubilation complex, the new baseball stadium, and the Valor townhome project south of Fall Hill Avenue.



9. *Enforcement*

The COVID-19 pandemic impacted enforcement totals across the City. The City furloughed two part-time CPBD administrative staff and the Property Maintenance Official in April. The Property Maintenance Official was part of a Reduction in Force on August 1, 2020. In response to these actions, enforcement activity was performed by complaint basis only. The pandemic also affected other enforcement activities like sign regulations.

The PSD executed 99 enforcement actions during FY 20 (24 fewer than FY 19) 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 382 enforcement actions (135 less than the 517 in FY 19) to enforce the maintenance code and nuisance ordinance. 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 was one environmental violation for illegal fill in the floodway in FY 20. Additionally, 39 properties were fined a total of \$21,885.34 for Property Maintenance Violations (weeds, grass, trash, blight, graffiti, abandoned buildings, and inoperable vehicles). The charges covered remediation of the violations, mostly involving the clean-up of properties as well as the demolition of one single family home. In FY 20, 3 violations needed to be referred to the courts and are still active.

Enforcement FY 20		
Type of Violations	FY 19 # of Corrected Violations	FY 20 # of Corrected Violations
Accessory Structures	0	1
Fences	1	3
Signs	97	62
General NOV	17	21
Overcrowding / Illegal Apartments	8	11
Inoperative Vehicle Complaints	53	49
Building Maintenance Code Violations to include weeds grass, trash, blight, graffiti, and abandoned buildings	464	333
Environmental	0	1
Total	640	481

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 21 meetings with prospective developers and business persons in the community (three fewer than in FY 19) to review 42 pre-application concepts (12 more than in FY 19) for development applications, zoning map amendment applications, special use and exception applications, and changes of use. Additionally, the TRC conducted 16 in-person, post-application reviews (17 fewer than in FY 19) with applicants and engineers to expedite the review process of major commercial, residential, and mixed-use site development applications. The TRC has reviewed rezonings, special use permits, and special exceptions digitally since 2016. In response to the COVID-19 pandemic, digital review was expanded to site plans and subdivision plats to retain efficiency in the review process in the face of changing work environments. Eight FY 20 post-application reviews were related to the stadium in Celebrate Virginia South, bringing the total to 18 TRC stadium reviews over the last two fiscal years.

11. Revenue

The following chart tracks revenue produced by both Planning Services and Building Services.

		FY 18	FY 19	FY 20
Planning Services	Permit / Land Use Application Fees	\$155,642.78	\$239,894.31	\$225,400.00
	VSMP Construction Permits	\$21,950.00	\$29,674.00	\$16,422.00
	City Land Disturbance Permits	\$1,190.00	\$13,574.00	\$37,461.50
Building Services	Building Permits	\$525,284.31	\$728,265.80	\$725,621.48

The Frederick Street Lofts and Kenmore Coffee Warehouse project was entitled in FY 18, received site plan and building permits approval in FY 19, and is now nearly complete.



APPENDIX

TABLE 1 – PLANNED TRANSPORTATION IMPROVEMENTS FY 20

Planned Transportation Improvements FY 20				
#	Project Name	C.P. Page	Funding Source	Funding Status / Budget Page #
Interstate Projects				
1	Celebrate Virginia South Interchange and Ramps	3-6	Federal	Not funded
2	Interstate 95 Northbound Off-Ramp at State Route 3	3-6	Federal / State	VDOT Funded / Construction Pending
3	Interstate 95 VCR Trail Pedestrian Crossing	3-6	Federal / State / Local	Not funded
Roadway Projects				
1	Lafayette Boulevard Roundabout at Kenmore Avenue and Safety Improvements	3-6	VDOT	Listed in VDOT Six Year Improvement Plan FY 20-22
2	Lafayette Boulevard Reconfigure Roadway w. roundabouts south of St. Paul Street	3-6	VDOT	Study in Progress – Funding to be pursued
3	U.S. Route 1 / State Route 3 / Spotsylvania Avenue Interchange Improvements	3-7	VDOT	FY 21 Smart Scale Funding Application
4	U.S. Route 1 STARS Operational Improvements - Princess Anne Street Intersection	3-7 / 11(6)21	VDOT	Highway Safety Improvement Program
5	U.S. Route 1 STARS Operational Improvements - Augustine Avenue Intersection Re-alignment	11(5)5 (Area 5)	State	FY 21 Smart Scale Funding Application
6	U.S. Route 1 STARS Operational Improvements – Fall Hill Avenue Intersection Improvements	11(6)21	State	Listed in Six Year Improvement Plan 2021-25
7	William Street STARS Operational Improvements	3-7	State / Local	CIP FY 2021-22; Listed in Six Year Improvement Plan 2021-25
8	Gateway Boulevard from William Street to Cowan Boulevard and Route 3 Intersection	3-6	State / Local / Private	R.O.W. Acquired FY2018; CIP FY2020-21; FY 21 Smart Scale Application
9	Gateway Boulevard from Cowan Boulevard to Fall Hill Avenue	3-6	State / Local / Private	Not funded
10	Lansdowne Road / Dixon Street Widening to 4 Lanes from Route 2 to the south City limits	3-7	State	Not funded
11	Lansdowne Road Intersection at Dixon Street	3-7	State	Listed in Six Year Improvement Plan
12	New Collector Street between Gordon W. Shelton Boulevard and Carl D. Silver Parkway	3-7	Private Development	To be considered at time of redevelopment
13	New Collector Street between Fall Hill Avenue and Cowan Boulevard	3-7	Private Development	To be considered at time of redevelopment
14	Stafford Avenue Reconstruction and Traffic Calming	11(5)5 (Area 5)	State / Local	Revenue Sharing Funds application pending
15	Westwood Drive, Keeneland Road Traffic Calming	11(5)5 (Area 5)	Local	Not funded
16	Sophia Street Traffic Calming	11(7)8 (Area 7)	Local	Not funded
17	Evaluate the conversion of Washington / Fall Hill Ave one way pairs to two way	11(6)21 (Area 6)	Local	Study Completed – Implementation funding needed
18	Amelia / William Street and Caroline / Princess Anne Street one way - two way conversions	11(7)8 (Area 7)	Local	Needs Study – Not funded
Bridge Projects				
1	U.S. Route 1 Hazel Run Bridge Replacement	3-7	State	Completed
2	U.S. Route 1 – Falmouth Bridge Replacement	3-7	Federal / State	Preliminary Study Underway
3	Pedestrian Bicycle bridges over the Blue and Gray Parkway and U.S. Route 1	3-17	State / Local	Study Funded through FAMPO
4	U.S. Route 1 Canal Bridge Replacement	3-7	VDOT	State of Good Repair funds to be pursued
Pedestrian / Bicycle / Transit / Trail Projects				
1	Continue to a coordinated system of safe and interconnected bicycle / pedestrian trails	3-16	Local	Pathways Improvements / Pedestrian Bridges --- CIP Page 8
2	Expand FRED by Adding Capacity	3-17	Federal / State / Local	On-Going
3	Improved Pedestrian Crossings at State Route 3 and Gateway Intersection, as well as Greenbrier and Westwood Shopping Center Intersections	11(3)11 (Area 3)	State/ Local	At grade to be considered with Gateway Blvd. Improvements; long term planning for grade separation
4	Springwood Drive on-road bicycle lane	199 (Area 10)	Local	Smart Scale Funds Available – PE FY 2020
5	Pathways Plan Trails	3-7	State / Local	To be considered as funding / opportunity allows

TABLE 2 – CAPITAL IMPROVEMENTS PLAN FY 20

Table 2 - Capital Improvements Plan FY 20				
#	Project Name	Comp. Plan Page #	CIP / Budget Page #	Funding Year / Notes
1	Riverfront Park	4-14 - Policy 6	Underway	Construction Underway
2	Public Acquisition of upstream Riparian Lands	4-14 - Policy 8	Not Listed	N/A
3	Enhance Trails with Amenities	4-14 - Policy 10	8	Pathways Improvements / Pedestrian Bridges --- CIP Page 8
4	Dixon Park Community Center	4-15 - Initiative 2	Not Listed	N/A
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	Not Listed	N/A
8	Construct the New Fire Station 3	4-15 - Initiative 5	Not Listed	N/A
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	8	Pond “D” FY 2021
13	Ensure Neighborhood Infrastructure Needs are Met through the CIP	7-9 - Initiative 3	9	General Sewer System Improvements; NPS Farrell Lane Sewer Line Work
14	Reinstitute the Brick Sidewalk Program in the Historic District	8-11 - Initiative 14	Not Listed	N/A
15	Relocate Utilities Underground in the Historic District	8-11 - Initiative 14	Not Listed	N/A
16	Small Area Plans	10-4	Not Listed	N/A
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	Not Listed	N/A
19	Route 1 / Princess Anne Street Gateway Improvements	11(6)-21 – Area 6 Plan	Not Listed	N/A
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
8	Virginia Railway Express Parking Deck	11(7)8 (Area 7)	Not Listed	N/A

CHART 1 – ENTITLEMENT, PERMIT, DEVELOPMENT, AND CONSTRUCTION TRENDS FY 20

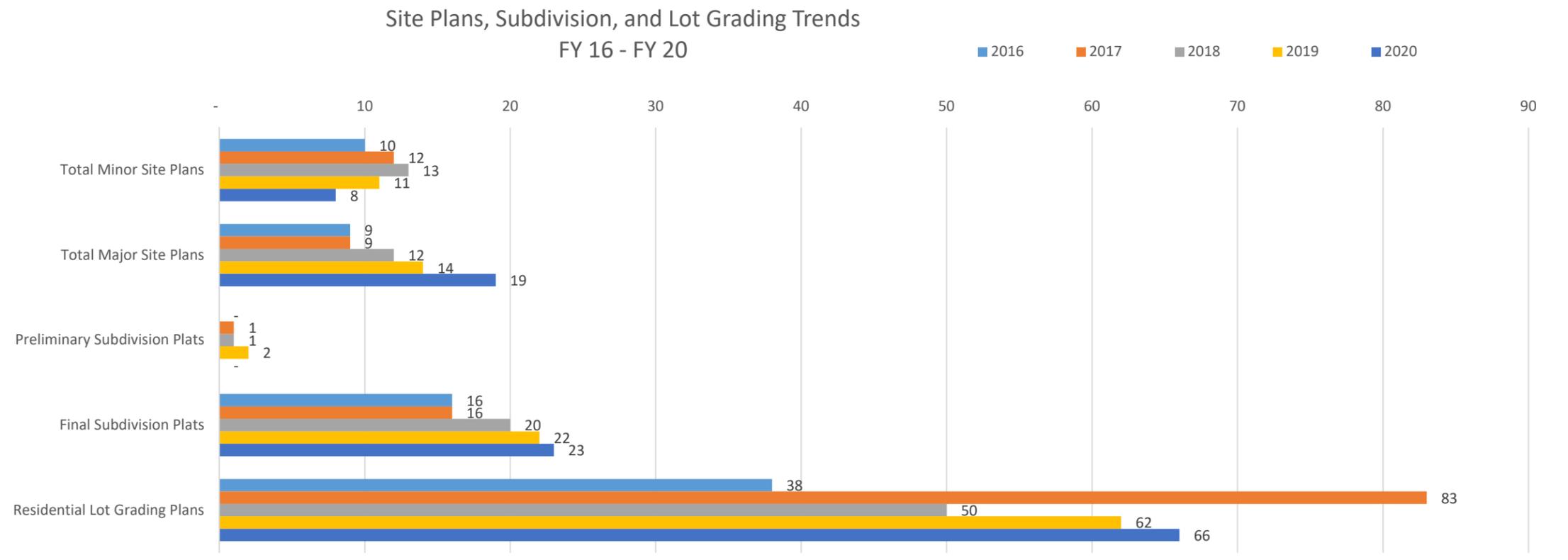
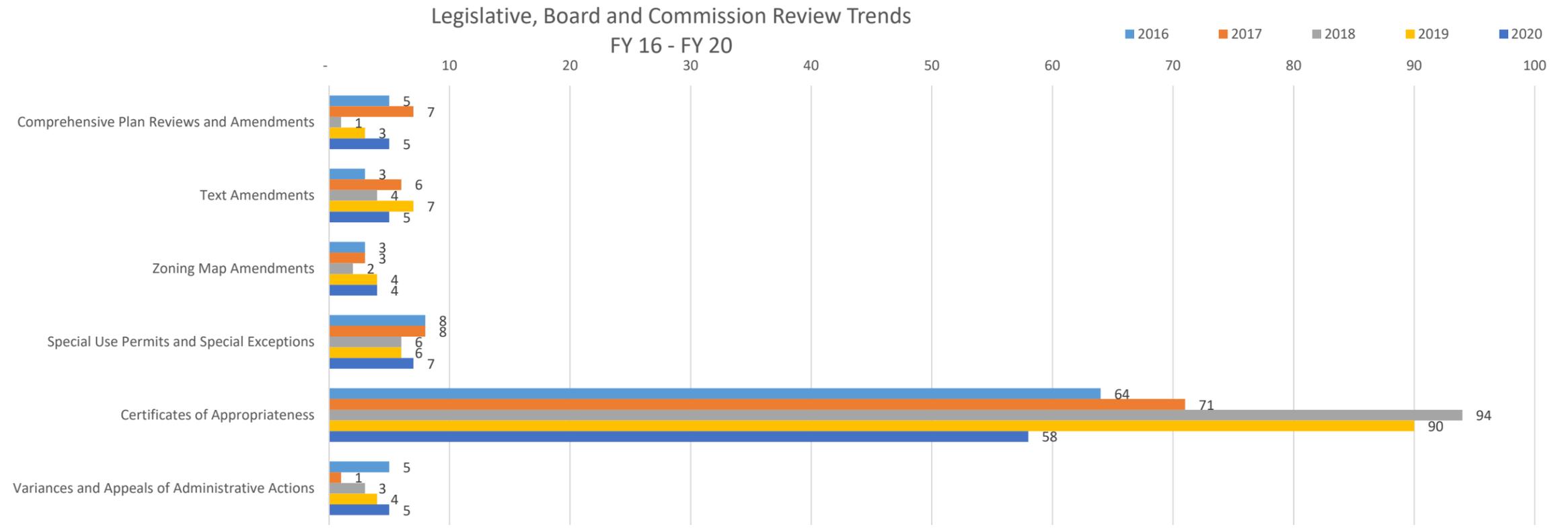
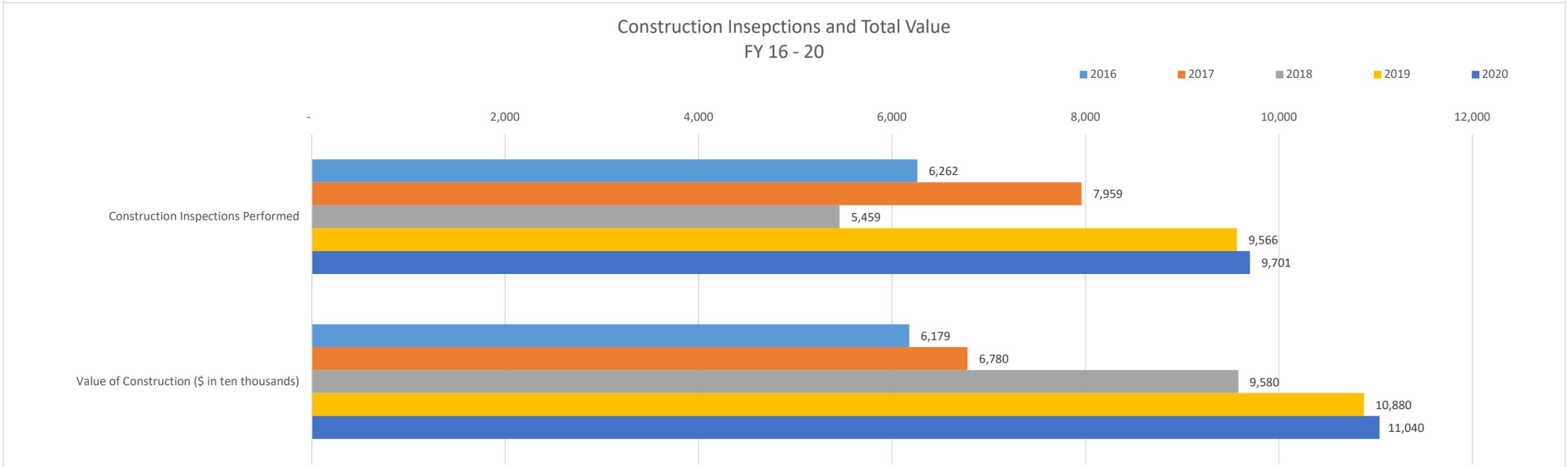
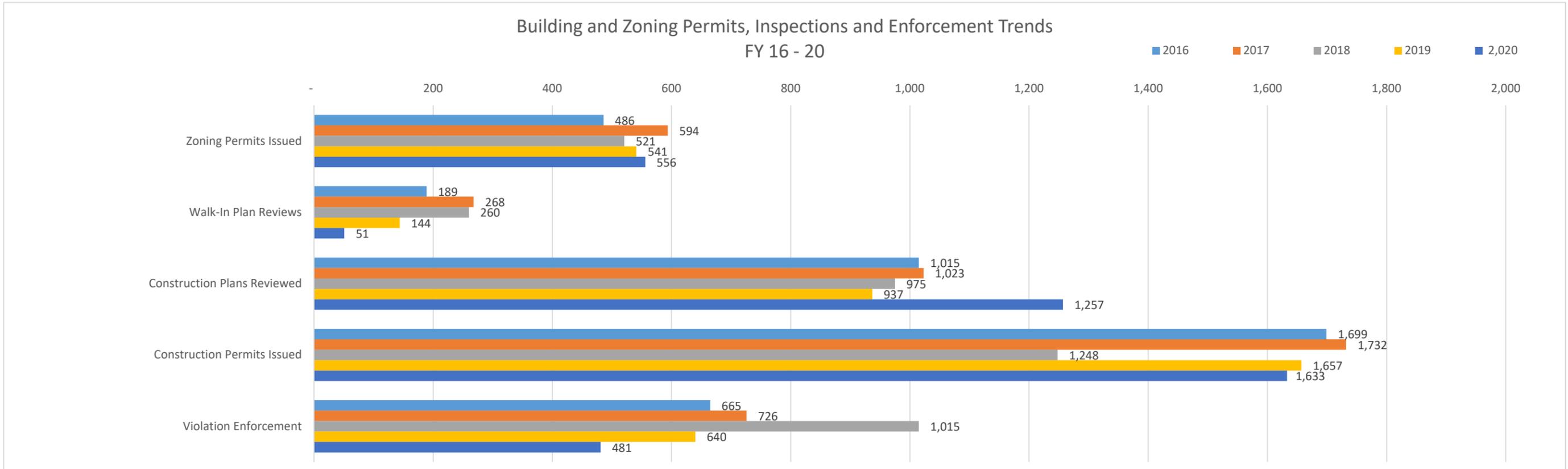
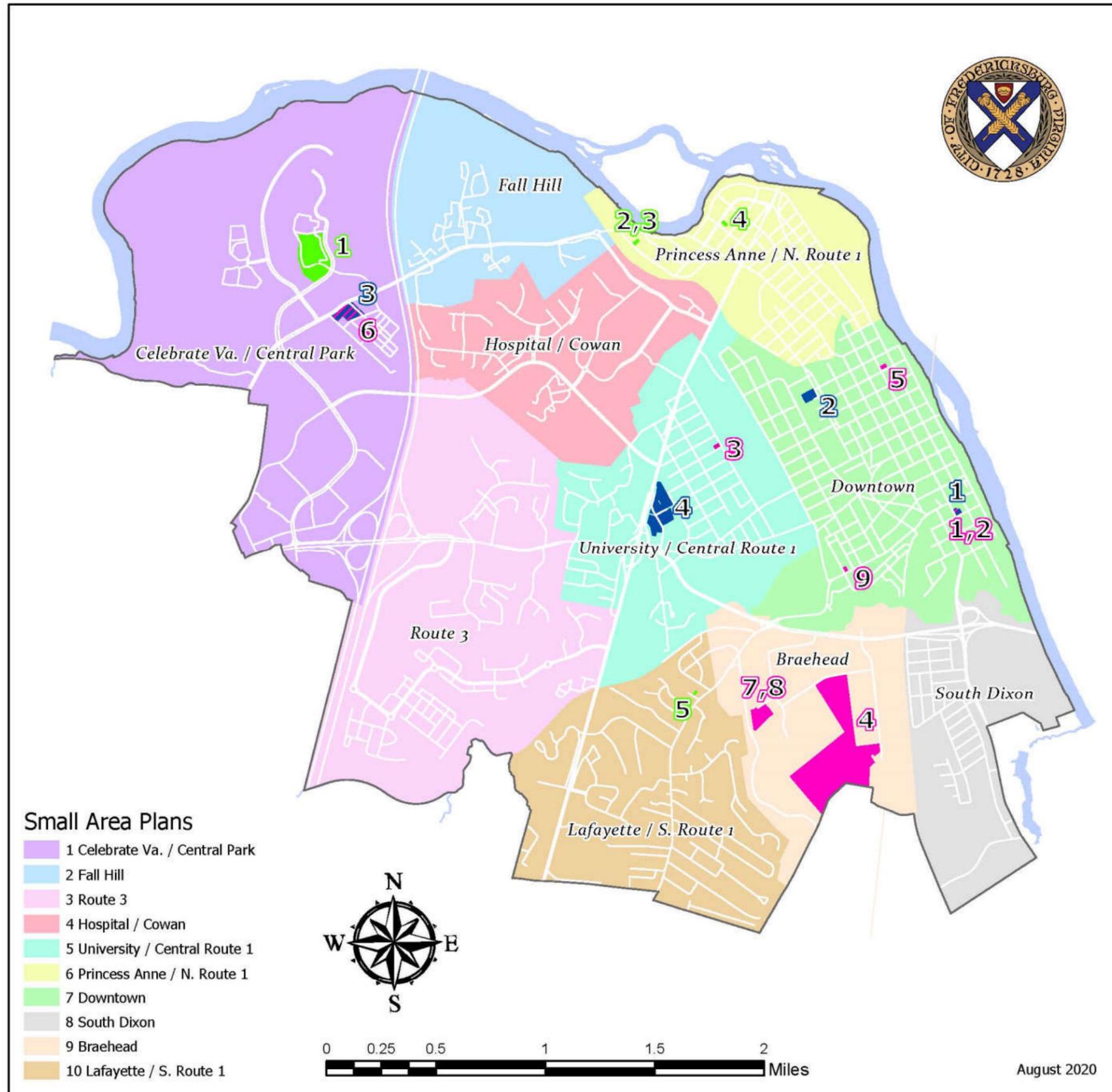


CHART 1 – PERMIT, DEVELOPMENT, AND CONSTRUCTION TRENDS FY 20



MAP 1 – REZONINGS, SPECIAL USE PERMITS, SPECIAL EXCEPTIONS, AND BZA ACTIONS FY 20



Map I
Zoning Map Amendment
Special Use Permits, Special
Exception Applications, and BZA
Fiscal Year 2019-2020

Zoning Map Amendments

#	Project Name	Small Area Plan
1	Janney-Marshall Renovation	7
2	Mary Washington Lodge	7
3	Springhill Suites	1
4	Cowan Station	5

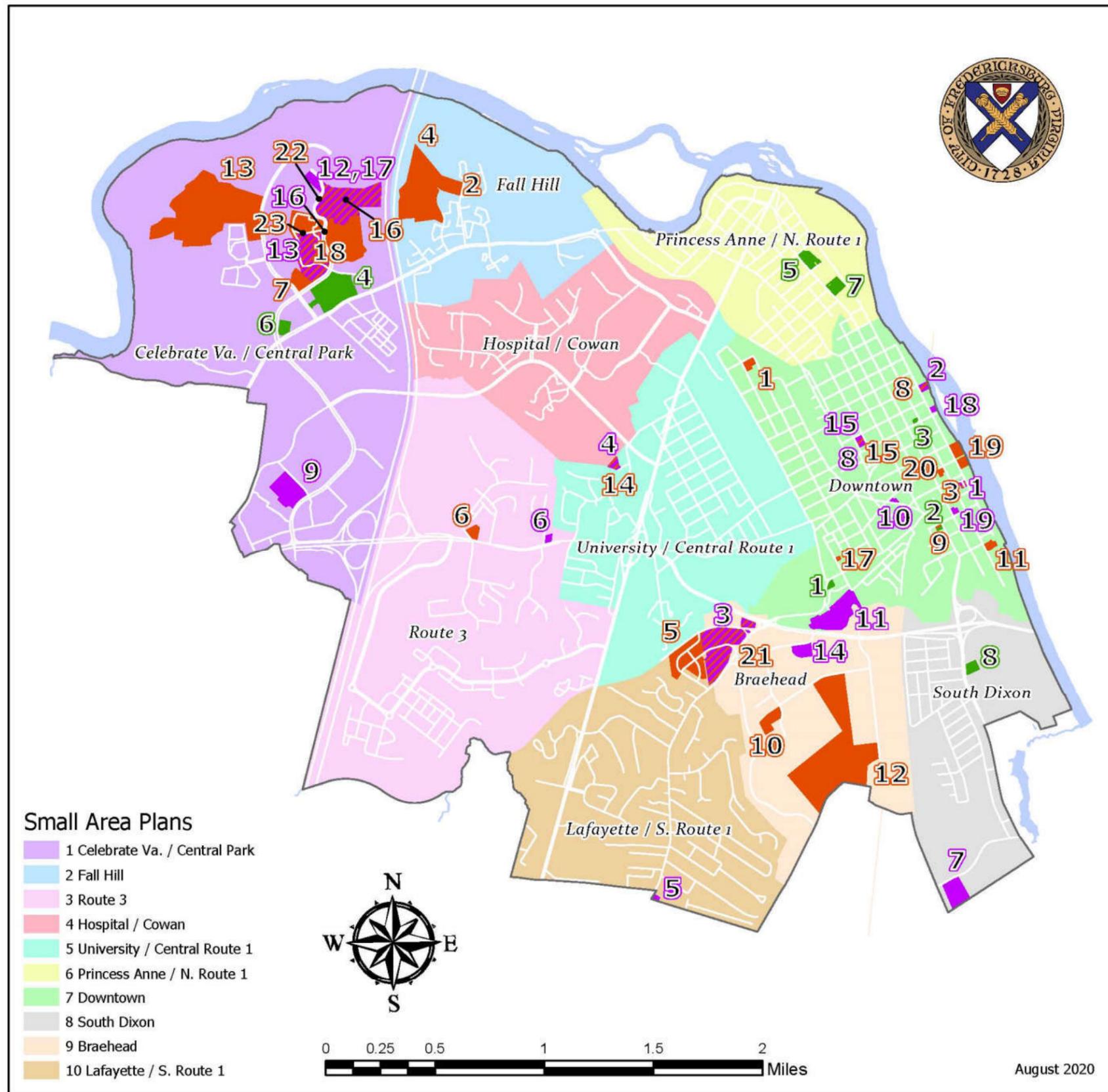
Special Use Permit and Special Exceptions

#	Type	Project Name	Small Area Plan
1	SUP	Janney – Marshall	7
2	SE	Janney - Marshall	7
3	SUP	Catholic Rectory	5
4	SUP	M & M Auto Parts	9
5	SUP	The Come Up	7
6	SE	Springhill Suites	1
7	SUP	Green Chips	9
8	SE	Green Chips	9
9	SUP	Euforia	7

Board of Zoning Appeals (BZA)

#	Type	Project Name	Small Area Plan
1	Fence SE	1201 Ashford Circle	1
2	Variance	3207 Normandy Village	6
3	Variance	3207 Normandy Village	6
4	Variance	424 Hanson Avenue	6
5	Variance	104 St. Paul Street	10

MAP 1 – SITE PLAN AND SUBDIVISION PLATS FY 20



Map II
Major Site Plan, Minor Site Plan,
and Administrative Plats
Fiscal Year 2019-2020

#	Type	Small Area Plan
1	Riverview Townhomes (Sophia Street)	7
2	Clearview Homes (Sophia Street)	7
3	Fredericksburg Park Land Bay B & C	9
4	3 Delahay Drive	5
5	Office – 2603 Lafayette Boulevard	10
6	Long John Silvers	3
7	Lucky Line Auto Parts	8
8	Liberty Place Revision #2	7
9	Target Parking Lot	1
10	609-613 Kenmore Avenue	7
11	Highlander Park	7
12	CVAS Baseball Stadium	1
13	Silver Collection Garages	1
14	Indiana Floors Water Service	9
15	Winchester Place Apartments	7
16	CVAS Roundabout	1
17	CVAS Baseball Stadium Amendment	1
18	Jarrell Office Building	7
19	Janney-Marshall Adaptive Reuse	7

 **Major Site Plans**

#	Type	Small Area Plan
1	1014 Lafayette Blvd.	7
2	318 Charles Street Mixed-Use	7
3	Caroline Street Patio	7
4	Wegmans Tenant Amendments	1
5	George Washington Executive Center Bldg. B	6
6	Sheets Expansion and Renovation	1
7	1917 Princess Anne St. Food Truck	6
8	1100 Dixon Street Restoration	8

 **Minor Site Plans**

#	Type	Small Area Plan
1	1617 Franklin Street & 1614 Littlepage	7
2	Park Commons	2
3	Riverview on Sophia Street	7
4	Park Commons Drainage Easement	2
5	Telegraph Hill – Phase II	9
6	Route 3 Village Center	3
7	CVAS Hotel Easement Plat	1
8	1111-1119 Sophia Street BLA	7
9	316-318 Charles Street BLA	7
10	Fredericksburg Industrial Park BLA	9
11	131 and 133 Caroline Street Consolidation	7
12	Technautics BLA	9
13	CVAS Parcels 8 and 8A BLA	1
14	3 Delahay Drive	5
15	Winchester Street Parking Deck	7
16	CVAS Baseball Stadium Sewer Easement Vacation	1
17	515 Willis Street BLA	7
18	Silver Collection and Baseball Stadium	1
19	Riverfront Park Consolidation	7
20	Courtyard Marriott	7
21	Fredericksburg Park	9
22	CVAS Gordon Shelton Blvd. ROW Dedication	1
23	CVAS Hospitality Lane ROW Dedication	1

 **Administrative Plats**