PUBLIC NOTICE
WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold a public hearing on Wednesday, April 19, 2017, 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

PCR#17-008: Request of Quarterpath Associates to amend the Zoning Ordinance to: (a) increase the total number of adaptive housing units allowed in the City from 100 to 150, (b) increase the number of adaptive housing units allowed on an individual adaptive housing facility from 50 to 100; and (c) to limited the total number of adaptive housing facilities in the City to no more than two in the Planned Development Housing District (PDH) [Sec. 21-483.1(e)(1)(c).

PCR#17-009: Request of Quarterpath Associates to amend the Planned Development Housing District (PDH) rezoning of 2.88 acres at 614 and 620 York Street by converting 68 existing motel rooms into 53 adaptive housing units and associated uses for the housing units. The applicant proposes a total of 100 adaptive housing units on the property (53 proposed and 47 existing).

Additional information is available at www.williamsburgva.gov/publicnotice or at the Planning Department (757) 220-6130, 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to Planning Commission.

If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, April 12, 2017.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

CITY OF WILLIAMSBURG
MEMORANDUM

TO: **Planning Commission**

DATE: **March 9, 2017**

SUBJECT: **PCR#17-008**
Request of Quarterpath Associates to amend the Zoning Ordinance to increase the total number of adaptive housing units allowed in the City from 100 to 150; increase the number of adaptive housing units allowed on an individual adaptive housing facility from 50 to 100 and to limited the total number of adaptive housing facilities in the City to no more than two in the Planned Development Housing District (PDH) [Sec. 21-483.1(e)(1)(c).

PCR#17-009
Request of Quarterpath Associates to amend the Planned Development Housing District (PDH) rezoning of 2.88 acres at 614 and 620 York Street by converting 68 existing motel rooms into 53 adaptive housing units and associated uses for the housing units. The applicant proposes a total of 100 adaptive housing units on the property (53 proposed and 47 existing).

APPLICANT'S REQUEST

Quarterpath Associates is proposing to amend Section 21-483.1(e)(1)(c) Numbers section of the Planned Development Housing District (PDH) to increase the total number of adaptive housing units allowed in the City from 100 to 150; to increase the number of adaptive housing units allowed in an individual adaptive housing facility from 50 to 100 and to limited the total number of adaptive housing facilities allowed in the City to no more than two in the Planned Development Housing District (PDH). The second request is to amend the Planned Development Housing District (PDH) rezoning approved in May 2015 (PCR#15-008) to convert the remaining 68 motel units into 53 adaptive housing units. The proposal also includes secured storage space for residents, technology center with WI-FI, co-work space, enhanced fitness area, bicycle storage, dog walk, recycling dumpsters and low impact development techniques including rain barrels. The management plan, schematic plans and applicant's narrative for the proposal are attached.

The applicant proposes 39 efficiency units which will each utilize one existing hotel room; 12 one-bedroom units which will utilize two existing hotel rooms and 2 two-bedroom units which will utilize three existing hotel rooms. They propose to make the

conversion in one phase in a six months' timeframe. The applicant states in their application "each apartment home offers ideal cooking facilities with an updated modern kitchen with full-size refrigerators, ranges, microwave ovens and a surprising amount of cabinet and countertop space".

The previous proposal (PCR#15-008) converted 68 motel rooms into apartments, new leasing office, mail center, community lounge and co-work space.

The applicant's narrative notes they will "continue to target young professionals, the local workforce, those who need flexible-term housing (minimum of 3 month lease) for transition between homes or affordable housing". Rents proposed range from $695.00 to $1,125.00 depending on the unit. The tenant's monthly rent includes essential operating utilities except electricity. Demographics of existing tenants have been provided by the applicant.

The amount of parking required for the proposal is 104 parking spaces based on 100 total units. For adaptive housing units one space is required for efficiency and one-bedroom units and two spaces for two or more bedroom units. With 130 parking spaces currently on the site, it meets the required parking for the proposal.

CURRENT REGULATIONS

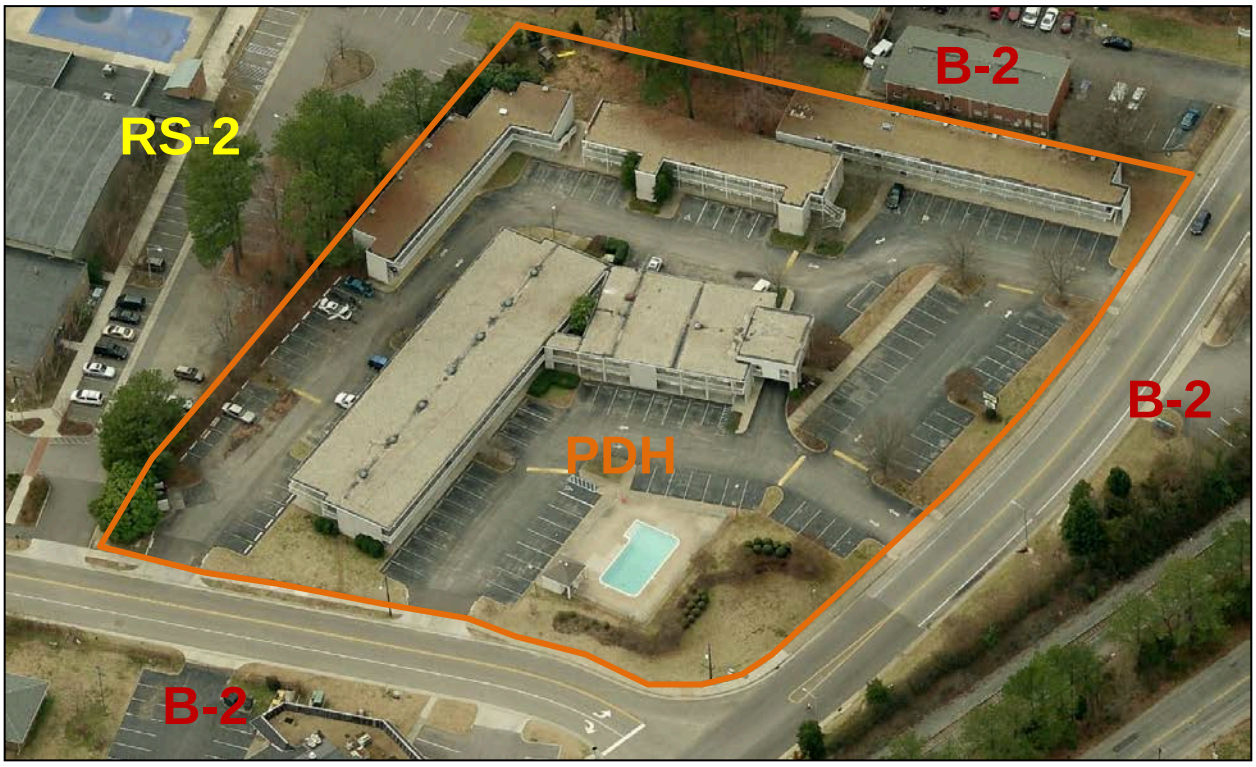
Comprehensive Plan

The 2013 Comprehensive Plan designates this parcel as Corridor Commercial land use, which is defined by the Plan as follows:

> *This land use category designates land on the City's heavily traveled entrance corridors for commercial and service uses primarily oriented to the automobile. This category applies to local shopping areas, hotels, restaurants and other tourism retail uses, as well as automobile-oriented commercial uses. Substantial sections of Richmond Road, Capitol Landing Road, York Street, Second Street and the small portion of Mooretown Road located within the City limits are currently developed in this land use pattern. To ensure high quality development, the more intensive commercial uses should require special use permits. Corridor Commercial land use is intended to promote the City's economic development policy for its limited, remaining high-visibility commercial sites.*
>
> *Residential uses are allowed in Corridor Commercial areas but only as townhouse or multifamily residential combined with non-residential uses in a mixed-use format. Residential density is up to 14 dwelling units/net acre. No more than 67% of the floor area on an individual lot should be devoted to residential use, which ensures that valuable commercial land is not completely used for residential purposes. All residential uses (apartments, condominiums and townhouses) should be in conjunction with new development or major redevelopment, should be located in new buildings*

> *specifically designed for residential use and should require a special use permit to ensure compatibility with corridor commercial uses. This category is implemented by the B-2 zoning district.*

Land to the north (Valero), east (Yorkshire Inn) and west (Brentwood Apartments) are designed as Corridor Commercial land use. The land to the south (Quarterpath Park) is designated as Parks, Parkway and Recreation.



Zoning

This property is located in the Planned Development Housing District (PDH) and the statement of intent reads:

> *The PDH District is established to encourage adaptive housing by allowing conversion of a limited number of existing hotel/motel rooms located in the B-2 zoning district into affordable housing for individuals and families, and thereby fulfilling a housing need not addressed by the City's existing housing inventory. The PDH district should be located so as to take advantage of proximity to existing transit routes and pedestrian and bicycle facilities, and should not be located on sites that have significant redevelopment potential.*

The properties to the north (Valero), east (Yorkshire Inn) and west (Brentwood Apartments) are zoned Corridor Business District B-2. The land to the south is zoned Single-Family Dwelling District RS-2.

PUBLIC HEARING DATE

A public hearing on this request is scheduled for the regular Planning Commission meeting on April 19.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Code Compliance Director

Introduction

The Quarterpath Inn was built in 1972 coinciding with the opening of Busch Gardens. While Quarterpath Inn experienced many successful years, these past 25 years have seen diminishing results. Demand for Williamsburg lodging continues to shift away from family based travel and affordable motel styled properties. Smith Travel research, as of December 2016, reveals 46% of City properties fall below 50 % occupancy.

Tab 4 - IndvOccPercPage W'burg City+
Greater Williamsburg Tourist Information Center

Year to Date	December 2016		December 2015	
	Hotels	%	Hotels	%
Over 85%	0	0%	0	0%
80% - 85%	0	0%	0	0%
75% - 79%	1	5%	0	0%
70% - 74%	1	5%	1	5%
65% - 69%	3	14%	3	14%
60% - 64%	3	14%	2	9%
55% - 59%	2	9%	2	9%
50% - 54%	2	9%	2	9%
45% - 49%	1	5%	3	14%
40% - 44%	0	0%	1	5%
Under 40%	9	41%	8	36%
Total Sample	22	100%	22	100%

Source 2017 STR, Inc.

In May 2015 City Council approved the rezoning of the property from B-2, Corridor Business District, to the newly created PDH, Planned Development Housing District, with conditions. Pursuant to that approval and based on market conditions and a fiscal need for the business model to remain viable, over the past year, Management has overseen the conversion of 60 motel rooms to 47 apartment homes consisting of 42 Studio Efficiency Apartment Homes, three 1-

Bedroom Apartment Homes and two 2-Bedroom Apartment Homes. The delivery of the initial renovated Apartment Homes at the newly converted Flats of Williamsburg began in early March 2016. Since Management began offering affordable rental apartment homes the property has filled rapidly. This is due to the limited supply of affordable housing in Williamsburg. During the year past, The Flats have had several short term leases end. Of those move outs, we've had tenants move into larger apartments or have found other permanent housing elsewhere. The newly unoccupied units have been easily rented.

The property is now a prime example of the adaptive re-use of an underperforming commercial property, not unlike the recent adaptation of the former Lord Paget Motel into a distillery. While the end uses are quite different, the concept of adaptive re-use and the collateral benefits to the surrounding area remains. Our building's exteriors have been aesthetically enhanced with updated color schemes and additional decorative exterior features. As is befitting the green community that we live in, the Apartment Homes are far more energy efficient. Modern appliances and the best available HVAC systems provide cost-effective and environmentally friendly heating/cooling for all residents. The monthly cost to live in and operate these apartment homes is considerably less than comparable living options. These Apartment Homes have the best available plumbing, mechanical and electrical infrastructure and appliances.

Additionally, each apartment home offers ideal cooking facilities with an updated, modern kitchen featuring full-size refrigerators, ranges, microwave ovens and a surprising amount of cabinet and countertop space.

Benefits to residents/community

What we've been able to confirm is that affordable housing for individuals and families, with the advantage of proximity to existing transit routes, pedestrian and bicycle facilities, is strongly desired. Our experience, having opened and leased units in the first phase of The Flats, is that demand for this product exists. The strength of the demand for affordable, centrally located housing has been proven as the property annually receives in excess of 1000 inquiries for studio efficiency housing options for the 47 available units. Furthermore, as Management delivers newly renovated studio efficiency apartment homes, they are leased within less than two weeks. We are currently unable to meet the strong demand for affordable housing for individuals and families simply due to the limited local. Our residents are gainfully employed, supporting the local economy by filling jobs and by spending locally. We have found that they're work ranges from entry level jobs to management, skilled and un-skilled labor, and construction trades to museum interpreters.

The Colonial Williamsburg Foundation presented the City of Williamsburg with data that demonstrates, on average, 1 job is created for every $100,000 of spending. We estimate that when the Flats are fully leased there will be about 150 residents. Extrapolating this research shared by Colonial Williamsburg, we determine the Flats tenants will ultimately support $15 Million in sales and represent $4.3 Million in earned wages that will ultimately go back into the local economy.

Demographics

According to HUD the FY 2016 Very Low-Income Limit, based on 50% of the median family income for Williamsburg, for a single person is $24,700. The average annual income of the current residents of the Flats of Williamsburg is $28,408.

- 39% of the 67 residents that occupy the 47 newly converted units available (42 studio efficiency apartment homes, 3 1-bedroom apartment homes and 2-2 bedroom apartment homes) earn less than HUD's FY 2016 Very-Low Income Limit.
- 12% of the 67 residents that occupy the 47 newly converted units available (42 studio efficiency apartment homes, 3 1-bedroom apartment homes and 2-2 bedroom apartment homes) are seniors.
- 51% of the 67 residents that occupy the 47 newly converted units available (42 studio efficiency apartment homes, 3 1-bedroom apartment homes and 2-2 bedroom apartment homes) are employed locally in Williamsburg's top local industry, Accommodation and Food Services (Virginia Employment Commission).

Furthermore, an additional 13% of the 67 residents that occupy the 47 newly converted units available (42 studio efficiency apartment homes, 3 1-bedroom apartment homes and 2-2 bedroom apartment homes) are employed locally in Retail and Trade.

Adaptive Housing

The availability of more valuable and productive sites for redevelopment or green-field development exists in and around the City leaving this site with few opportunities other than adaptive re-use. The conversion of 60 hotel rooms to 47 apartment homes consisting of 42 Studio Efficiency Apartment Homes, three 1 Bedroom Apartment Homes and two 2 Bedroom Apartment Homes has succeeded in providing affordable, high quality housing options to individuals and families who may not have access to existing traditional housing in the City of Williamsburg. The Flats of Williamsburg enjoys an excellent location near many of the area's top employers and employment centers in addition to taking advantage of existing transit routes and pedestrian and bicycle facilities.

Since the 'change in use', the property has seen an increase of building assessment of nearly 300%. Based on our conversations with Mr. Mattson, City Assessor, we expect to receive an additional mid-year "supplemental assessment" this summer. We continue to make significant improvements to the property for greater aesthetics, an improved streetscape and the long-term viability of the building. These investments total just over 1 million dollars.

SUMMARY

Due to the significant demand and improved quality of the property, Quarterpath Associates would like to convert the balance of the 68 motel rooms and lobby into 53 additional units, consisting of 39 efficiencies, 12 one bedroom and 2 two bedroom units so to provide additional affordable, adaptive housing. The community would also host:

- Secure storage space for all residents
- A technology center with Wi-Fi
- Co-work space
- Enhanced fitness area
- Bicycle storage
- Dog walk
- Recycling dumpsters
- Low Impact Development techniques including rain barrels

The property is located in the PDH district which was created in May of 2015 and reads as follows:

- **Sec. 21-483.1. - Planned development housing district *PDH*.**

(a) *Statement of intent.* The *PDH* district is established to encourage adaptive housing by allowing conversion of a limited number of existing hotel/motel rooms located in the B-2 zoning district into affordable housing for individuals and families, and thereby fulfilling a housing need not addressed by the city's existing housing inventory. The *PDH* district should be located so as to take advantage of proximity to existing transit routes and pedestrian and bicycle facilities, and should not be located on sites that have significant redevelopment potential.

(b) *Where permitted.* *PDH* districts shall be permitted only in the B-2 zoning district.

(c) *Minimum size of district.* There is no minimum size required for a planned development housing district *PDH*.

(d) *Permitted dwelling unit occupancy.* The permitted occupancy in a planned development housing district *PDH* is as follows:

(1) No more than three persons in an efficiency or one bedroom unit; or

(2) No more than five persons in a two or more bedroom unit.

(e)*Permitted uses.* The uses permitted in the planned development housing district *PDH* are as follows:

(1)Adaptive housing, subject to the following:

a. *Definition.* "Adaptive housing" is defined for the purpose of this section [21-483.1] as primarily efficiency and one-bedroom units with adequate cooking facilities created from all or part of an existing hotel/motel, and used for the purpose of providing non-permanent, affordable and flexible-term housing for individuals and families who may not have access to traditional housing alternatives existing in the City of Williamsburg but who are not visitors as defined in section 21-2.

b.*Management.* Management shall be provided in accordance with a management plan that is approved as a part of the rezoning and which provides for prompt and adequate performance of regular and emergency upkeep and maintenance on the complex and all dwelling units therein, and shall remain in effect unless the approved development plan is amended in accordance with this chapter. The management plan shall include procedures to link residents with the Williamsburg Human Services Department and with other non-governmental organizations addressing human service needs.

c. Number. No more than a total of 100 adaptive housing units shall be permitted in the city, and there shall be no more than 50 units in an individual adaptive housing facility.

d.*Review standards.* When reviewing an application for rezoning to planned development housing district *PDH*, city council shall consider the location of the hotel/motel, the potential of the site for significant redevelopment, the history of property maintenance and fire code violations for the proposed site, the proximity of the site to existing transit routes, the proximity of the site to pedestrian and bicycle facilities, the inclusion of housing for suitable for seniors and for persons with disabilities when it is appropriate as part of the adaptive housing facility, the suitability of the proposed management plan, and the compatibility of the adaptive housing facility with existing residential and commercial development in the vicinity of the proposed location.

e.*Reversion.* In the event that the owner of the property desires to convert or redevelop the property to a use or uses allowed in the corridor business district B-2, the owner may apply for a rezoning to the previous corridor business district B-2 zoning in accordance with article II, division 3.

(2) Hotels/motels and associated meeting facilities.

(3) Off-street parking and loading areas for permitted uses in accordance with article V.

(4) Signs in accordance with article VI.

(5) Accessory uses in accordance with section 21-603

(6) Home occupations in accordance with section 21-606

(f)*Uses permitted as special exceptions.* Uses permitted in the planned development housing district *PDH* with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows:

No special exception uses are listed for this district.

(g)*Uses permitted with special use permit.* Uses permitted in the planned development housing district *PDH* with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

No special use permit uses are listed for this district.

(h)*Density.* For the planned development housing district *PDH* residential density shall be determined as a part of the rezoning process. In deciding on the density to be allowed, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of

the development relates to its immediate surroundings. The approved density shall be based upon the net acreage, which shall be calculated based on existing land conditions, as specified in the following chart:

With this in mind, we are seeking a zoning text amendment and an amendment to the conditions imposed in the 2015 rezoning to the PDH district to allow us convert 68 motel rooms and lobby into apartments, a new leasing office, mail center, community lounge and co-work space. Our plan is to develop a mix of single efficiency apartments and one bedroom apartments consisting of modern, energy-efficient kitchens and living rooms combined with a bedroom. We propose making this conversion in one phase and plan to be complete the conversion with-in 6 months. Furthermore, an amendment to the PDH will allow Management to secure funding to complete the renovations of the buildings and property that are simply not available for motel renovations. This conversion will also eliminate the confusion between motel guest and residents that ultimately had a greater affect than previously expected. We found that despite the popularity of these new affordable units in the market place, our tenants felt they were still part of the motel, partially diminishing their sense of home. Converting the balance of the property will aide in providing the sense of place, that sense of permanency.

We will continue to target young professionals, the local workforce, those who need flexible-term housing (minimum of 3 month lease) for transition between homes or affordable housing. Rents will range from $695-$1,125 depending on the unit. The tenant's monthly rent will include all essential operating utilities with the exception of Dominion Virginia Power. As detailed previously, 39% of the 67 residents that occupy the 47 newly converted units

available (42 studio efficiency apartment homes, three 1bedroom apartment homes and two 2 bedroom apartment homes) earn less than HUD's FY 2016 Very-Low Income Limit. According to HUD the FY 2016 Very Low-Income Limit, based on 50% of the median family income for Williamsburg, for a single person is $23,700. The average annual income of the current residents of the Flats of Williamsburg is $28,408.

The PDH ordinance sets forth a number of criteria to be used in analyzing a proposal. In the 2015 rezoning Staff concluded that the proposal met these criteria and we submit this new proposal meets them as well. The criteria and our analysis, much of which comes directly from the 2015 memorandum to City Council, follows:

- *The location of the hotel/motel*. This project is located at the corner of York Street and Quarterpath Road. York Street is primarily a tourist-oriented commercial area, including four hotels, one existing time-share development, and one new time-share development under construction.

- *The potential of the site for significant redevelopment*. While it is possible this will change at some point in the future, this site continues to a low potential for significant redevelopment at the present time. Annual Average Daily Traffic (AADT) in 2013 for York Street is 12,000 vehicles, compared with 20-26,000 vehicles on Richmond Road between the City Limits and Bypass Road.

- *The history of property maintenance and fire code violations for the proposed site*. There have been no issues since the 2015 rezoning.

- *The proximity of the site to existing transit routes*. This site is located on the WATA Gray Line. There is an eastbound bus stop adjacent to the site at the corner of York Street and Quarterpath Road. The westbound bus stop is directly across the street from the site.

- *The proximity of the site to pedestrian and bicycle facilities*. This site abuts existing sidewalks and bike lanes along York Street, and is adjacent to an existing shared-use path along Quarterpath Road that will eventually connect to the Quarterpath at Williamsburg development. The now completed York Street Corridor Improvement project included a concrete aggregate shared-use path along York Street from Francis Street to Quarterpath Road, and continues along Quarterpath Road connecting to the existing shared-use path at the Quarterpath Park Rec Center, thereby providing an improved and safer bicycle and pedestrian connection to both the Colonial Williamsburg Historic Area and to the Quarterpath at Williamsburg development in the future.

- *The inclusion of housing for suitable for seniors and for persons with disabilities when it is appropriate as part of the adaptive housing facility*. There will be 21 ground-floor units with barrier free access into the units, all of which will be improved as accessible units to meet ADA requirements. These ground floor units will provide opportunities for housing seniors and persons with disabilities.

- *The suitability of the proposed management plan*. This project will be subject to the Management Plan for the Upkeep and Maintenance of The Flats @ Quarterpath at 614 York Street" submitted herewith. This Management Plan is a slightly revised and updated version of the Management Plan approved in the 2015 rezoning. A full-time Property Manager will maintain overall supervision of The Flats @ Quarterpath. The management team will include a full-time Maintenance Manager and a Maintenance Assistant/Groundskeeper. A resident handbook will be developed, which will provide information for a direct link with the Williamsburg Human Services Department as well as other non-governmental organizations such as United Way, Salvation Army and Housing Partnership. This same information will be maintained in the leasing office. Additional details are provided in the Management Plan.

- *The compatibility of the adaptive housing facility with existing residential and commercial development in the vicinity of the proposed location*. A convenience store with gas pumps and the CSX Railroad is located directly across York Street to the north. Brentwood Apartments, 13 units, is located

to the west and adjoins the property. The Quarterpath Rec Center is located to the south and adjoins the property. The Yorkshire Restaurant is located directly across Quarterpath Road to the east, as well as one single family detached dwelling. The Powhatan Park subdivision (single family) and The Village at Quarterpath (single family, duplex and townhouse) are located nearby. Three hotels and one existing time-share are located along the York Street corridor. The scale and intensity of the proposed adaptive housing units are compatible with the existing residential and commercial development in the vicinity.

We believe that the proposal is an excellent use of this property that will benefit both the City by providing additional, quality affordable housing in an appropriate location and the owner by providing an economically viable use of the property.

Management Plan for the Upkeep and Maintenance of The Flats of Williamsburg at 614 York Street

This Management Plan is submitted in support of the rezoning application filed by Quarterpath Associates, LP and is dated March 3, 2015. (Revised 2-13-2017)

The owner's goal is to create an adaptive housing community in Williamsburg. We want to deliver the highest level of comfort, security, maintenance and convenience to our residence. Our commitment to quality and customer service will lead to unsurpassed customer satisfaction.

Staffing

The Flats of Williamsburg will engage Harrison and Lear management team to oversee the leasing, security, maintenance and upkeep of the facility and all the dwelling units therein. Management shall be provided in accordance with a management plan that is approved as a part of the rezoning and which provides for a prompt and adequate performance of regular and emergency upkeep of the facility.

*The Property Manager will be a full-time employee who is responsible for daily on-site operations including hiring and supervising all staff, setting work schedules, managing payables, maintaining employment records, handling resident communications and leading walk-throughs with departing tenants. A Leasing Specialist will assist the Property Manager. The Leasing Specialist will provide support to the daily operational management of the property as needed, but his primary responsibility will be marketing, prospect tours, leasing, lease administration and managing receivables.

*Our in-house maintenance team will be led by a full-time Maintenance Manager who reports to the Property Manager. He will be responsible for the maintenance of all structures, equipment and exterior property and ensure all preventative and corrective maintenance is completed. He will manage all service contracts and inspections as well as schedule all maintenance activities. The Maintenance Assistant/Groundskeeper will report to the Maintenance Manager and perform tasks as scheduled by the Maintenance Manager.

Security

We will maintain a safe environment for our residence by installing exterior cameras throughout the facility. Closed circuit cameras will be placed in multiple locations.

Exterior lighting around the building and in the parking lot will also be enhanced to expand the secure environment beyond the walls of the facility.

To provide Fire Safety, each apartment will have tamper proof smoke detectors in addition to emergency pull stations on each building. Portable Fire Extinguishers and emergency exit lighting will be located throughout the property as required by code.

Maintenance

We will develop and implement a comprehensive plan to address scheduled / preventative as well as corrective maintenance.

*Preventative maintenance planning will be done on a five year, rolling cycle, with planned expenditures captured in our capital budget. Examples of such are the inspection and repair of the HVAC equipment, roof and flashing, smoke detectors, IT infrastructure and other building systems as well as more basic maintenance like HVAC filter replacement, window washing, landscaping, painting and cleaning storm drains.

*Corrective maintenance will be completed as issues arise, and the process to report issues and contact information will be detailed in the resident handbook. Residence will make requests during business hours to the Leasing Manager. Examples of such are preparing apartments for new residents, fixing leaking toilets, drywall repair and replacing or repairing locks. Maintenance Staff will be on-call for emergency maintenance.

Resident Handbook

Another key part of our management plan is a resident handbook that not only will establish expectations for and standards of resident conduct, it will establish safety and security protocols as well as information for a direct link with the Williamsburg Human Services Department as well as other non-governmental organizations such as United Way, Salvation Army and Housing Partnership to help address human service needs.

Also included will be:

List of staff names, job title and contact information.
Emergency, maintenance and Safety contact information and procedures.
Established policies and procedures for personal and community spaces.
Rules and Regulations for resident behavior.

We will also maintain this same information in the leasing office. Management will provide a bulletin where valuable information can be accessed. Information such as any community events that are designed to assist residents' potential needs. I.e. the annual "Hands Together Historic Triangle" event held at Quarterpath Park or the Salvation Army's Toys for Tops program. Also, the bulletin board would be available to employers to post job opportunities.

Summary

Our management team will implement a plan to ensure the property is consistently operating at peak performance. We will hire talented professionals and create effective interaction models to address any and all issues and concerns and ensure all property maintenance is completed and that our secure environment is preserved at all times. An efficient process for reporting corrective maintenance issues, both in the dwelling units and in the common areas, will be detailed in the resident handbook and complimented with a rapid response program to rectify any issues that arise. Furthermore, active and engaged local ownership will provide an additional layer of oversight to make sure the property is maintained to its high standards.

CONCEPTUAL LAYOUT for FLATS AT WILLIAMSBURG ph2

CITY OF WILLIAMSBURG

H&A #36028

FIRST FLOOR

LEGEND

- EFFICIENCY
- ONE BEDROOM
- TWO BEDROOM
- SUPPORT/AMENITIES

0 30 60 120

03 MAR 2017

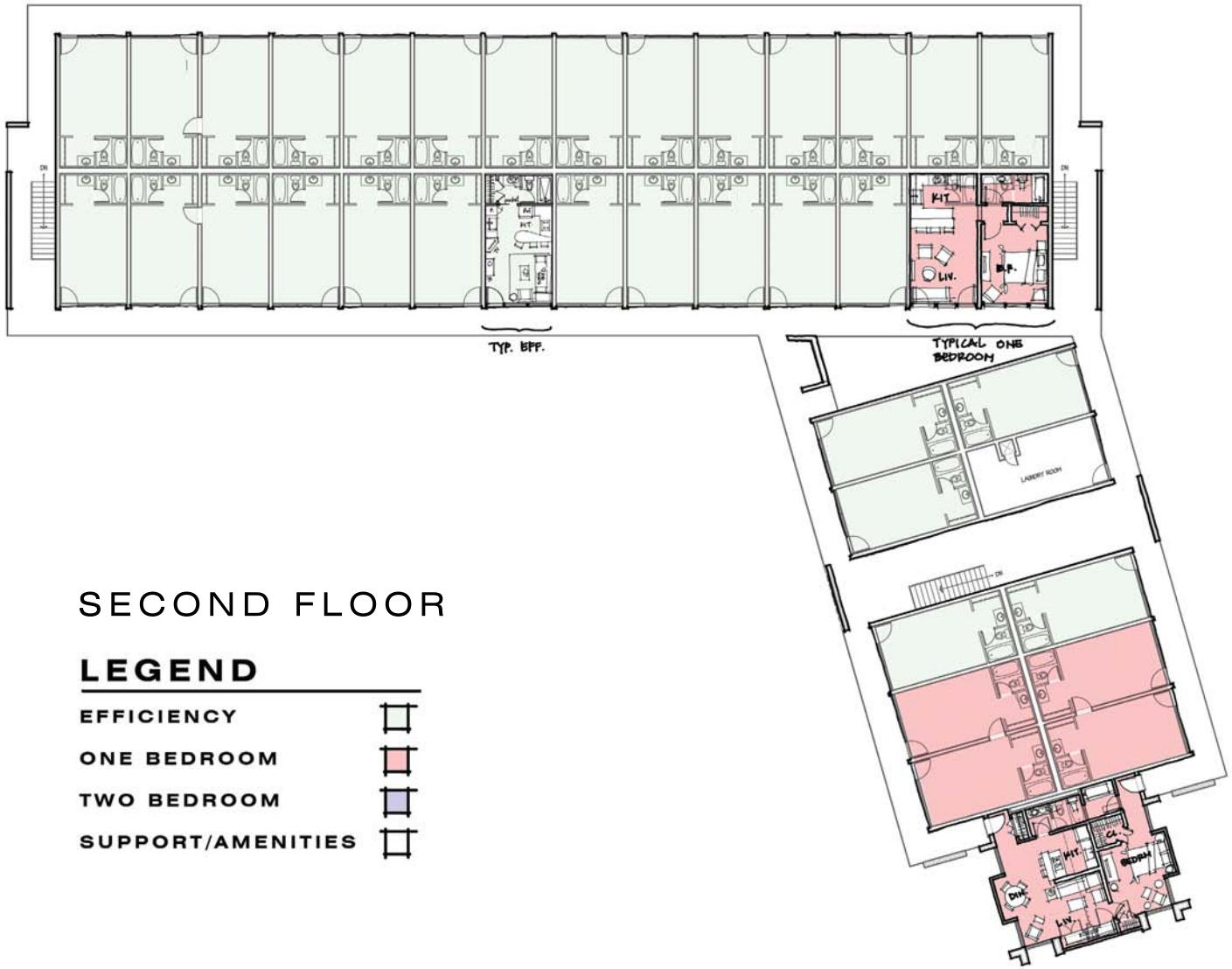
HOPKE & ASSOCIATES, INC.

Architecture Planning Interiors

CONCEPTUAL LAYOUT for FLATS AT WILLIAMSBURG ph2

CITY OF WILLIAMSBURG

H&A #36028



SECOND FLOOR

LEGEND

- EFFICIENCY
- ONE BEDROOM
- TWO BEDROOM
- SUPPORT/AMENITIES

0 30 60 120

03 MAR 2017

HOPKE & ASSOCIATES, INC.

Architecture Planning Interiors

ORDINANCE #17-__
PROPOSED ORDINANCE #17-

AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS, DIVISION 15. PLANNED DEVELOPMENT DISTRICTS PDR, PDC PDU AND PDH,
BY ADDING
(PCR #17-008)

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 15 Planned Development Districts Sec. 21-483.1(e)(1)(c) be amended to read as follows:

DIVISION 15. Planned Development Districts PDR, PDC, PDU and PDH

Sec. 21-483.1(e)(1)(c). Number. No more than a total of ~~100~~ *150* adaptive housing units shall be permitted in the city*;* ~~and~~ there shall be no more than ~~50~~ *100* units in an individual adaptive housing facility~~.~~ *and the total number of adaptive housing facilities allowed shall be limited to no more than two in the Planned Development Housing District (PDH).*

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted:

_____
Paul T. Freiling, Mayor

Attest: _____
Donna Scott, Clerk of Council

[PC\PCR\2017\17-008OD1]