



**PUBLIC NOTICE  
WILLIAMSBURG PLANNING COMMISSION**

The Williamsburg Planning Commission will hold a public hearing on Wednesday, August 16, 2017, 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

**PCR#17-016:** Request of the William and Mary Real Estate Foundation for a special use permit to construct a Jewish Student Center at 406 and 410 Jamestown Road. The properties are zoned Single-Family Dwelling District RS-2.

Additional information is available at [www.williamsburgva.gov/publicnotice](http://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, August 9, 2017.

Carolyn A. Murphy, AICP  
Planning and Codes Compliance Director



# CITY OF WILLIAMSBURG

## MEMORANDUM

**TO: Planning Commission**

**DATE: July 10, 2017**

**SUBJECT: PCR #17-016  
Request of William and Mary Real Estate Foundation for a special use permit to construct a Shenkman Jewish Center at 406 and 410 Jamestown Road**

### **APPLICANT'S REQUEST**

The William and Mary Real Estate Foundation is requesting a special use permit for a 3,200 square foot building that will house the Shenkman Jewish Center. The center will include a kosher kitchen, meeting room/dining hall, study space, offices, and a rear patio. The properties are currently owned by the College of William and Mary and will be given to the Real Estate Foundation. The applicant intends to extinguish the interior lot line to accommodate the new structure. The Center is intended to provide "a home to the hundreds of Jewish students that attend the university." The space provided will serve the university students with a gathering spot to serve kosher food and observe holidays, as well as a social center for students to meet and relax. The applicant's statement is enclosed.



## **CURRENT REGULATIONS**

### **Comprehensive Plan**

This property is currently two lots. In the 2013 Comprehensive Plan, 406 Jamestown Road is designated as Low Density Single-Family Detached Residential, while 410 Jamestown Road is designated as William and Mary. The Comprehensive plan notes that Low Density Single-Family Detached Residential is the lowest intensity of residential development. The William and Mary designation notes “these lands are an integral part of the City’s character and future development and are critical to successful corridor planning and environmental preservation goals.”

The properties to the south are also Low Density Single-Family Detached Residential and the remaining adjacent properties are all designated William and Mary.

### **Zoning**

This property and the properties to the east, west, and south are zoned Single-Family Dwelling RS-2. The property to the north is zoned William and Mary.

The statement of intent for the RS-2 District reads:

*This district is established as a single-family residential area with low population density. The regulations for this district are designed to stabilize and protect the essential characteristics of the land and to promote and encourage a suitable environment for family life. To these ends, development is limited to a relatively low density and permitted uses are limited basically to providing homes for the residents. Certain additional uses that may be compatible with single-family neighborhoods, such as churches, schools and day care centers, may be allowed with the issuance of special permits.*

### **Special Use Permit**

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
  - (1) *In harmony with the adopted comprehensive plan;*
  - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
  - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*

- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

### **PUBLIC HEARING DATE**

A public hearing is scheduled for the regular Planning Commission meeting on August 16, 2017.



Erin Burke  
Principal Planner

**GEDDY, HARRIS, FRANCK & HICKMAN, L.L.P.**

ATTORNEYS AT LAW

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VERNON M. GEDDY, JR. (1926-2005)

STEPHEN D. HARRIS

SHELDON M. FRANCK

VERNON M. GEDDY, III

SUSANNA B. HICKMAN

ANDREW M. FRANCK

MICHAEL A. GATEN

SHERRI L. NELSON

June 26, 2017

Ms. Carolyn A. Murphy, AICP  
Planning and Codes Compliance Director  
401 Lafayette Street  
Williamsburg, Virginia 23185

Re: 406 and 410 Jamestown Road – William and Mary Real Estate Foundation

Dear Carolyn:

On behalf of the William and Mary Real Estate Foundation, I enclose the following:

1. Application for a Special Use Permit to permit to permit the Shenkman Jewish Center to be located on property located at 406 and 410 Jamestown Road, together with a narrative description of the project and four copies of conceptual elevations and site plan.
3. Authorization Form signed by The College of William and Mary, the current owner of the property.
4. Check for \$812.50 for the filing fee.

As always, I look forward to working with you on this project. Please let me know if you need anything further.

Sincerely,

  
Vernon M. Geddy, III

Enclosures

Cc: Ms. Nancy J. Buchanon  
Mr. Samuel E. Jones

## **Narrative**

### **Shenkman Jewish Center**

#### **Introduction**

The applicant, William & Mary Real Estate Foundation, is applying for a special use permit (SUP) to allow the applicant to build and own a Hillel institution, to be known as the Shenkman Jewish Center, located at 406 and 410 Jamestown Road. The property is zoned RS-2. Churches and other permanent buildings used for religious worship require a SUP in the RS-2 zoning district.

The William & Mary Real Estate Foundation (WMREF) is a private, not-for-profit entity that exists for the benefit of the College of William and Mary (WM), through, in part, the purchase and development of properties to meet specific needs of the university, including cultural and heritage institutions. This request specifically addresses the community's need for Hillel House in close proximity to campus.

William & Mary is a public residential university within the Commonwealth of Virginia's higher education system. As such, the university has long been committed to diversity of experience on campus, which includes offering students cultural, heritage and leadership opportunities from a variety of professional and affiliated (student-run) organizations. The WMREF's development of lots 406 and 410 Jamestown Road into a Hillel center, the Shenkman Jewish Center, will provide the university's students a much-needed resource.

#### **Need for Hillel and the Shenkman Jewish Center**

The Jewish student body of William and Mary is very excited about the establishment and construction of the Shenkman Jewish Center. This center will finally give a home to the hundreds of Jewish students who attend the university. The Shenkman Jewish Center is being established to enable students to have a place to meet, to have a walk-up location that will serve kosher food, to provide a place to observe Jewish holidays and a gathering spot to meet fellow Jewish students and relax.

What is Hillel? Hillel ([www.Hillel.org](http://www.Hillel.org)) is a free Jewish college student organization with a mission of developing future leaders and leadership skills. According to their own website, Hillel is "enriching the lives of Jewish students so that they may enrich the Jewish people and the world." Established in 1920 at the University of Illinois, Hillel works to inspire growth and life-long learning for college students who are exploring their future place in the world. Currently on over 550 campuses, Hillel is head -quartered in Washington DC at the Charles and Lynn Schusterman International Center.

Hillel has been at the college for over 15 years. Jewish students have had to struggle to find places to meet and have not been able to observe their religious rites on campuses, particularly public ones. Students have had to go elsewhere to meet their spiritual, cultural, and social

needs. With the establishment of the Shenkman Jewish Center that void is filled. Hillel will be housed at the Shenkman Jewish Center and professionally staffed.

The Shenkman Jewish Center will provide a walkable location with ample space for students to gather and attend presentations, participate in small discussion groups, meet with Hillel's rabbi, Rabbi Gershon Litt, or plan future programs and events. The center will be equipped with a kosher kitchen to serve the Sabbath and holiday needs of the students as well as be a kosher resource for all Jewish students and any student, faculty, or staff member who would like kosher meals on campus.

In addition to having ample space to meet, present programs, discussions, and offer religious programming the center will also simply be a central, social haven for students, a "home away from home." Students will be able to study in the center, chill out with their friends and meet fellow students who share in a common culture. In this regard, the Shenkman Jewish Center meets a long-standing need of the university and its students. Comparable facilities at the other universities include the Brody Jewish Center at the University of Virginia, and the Hillel House at Washington & Lee.

Jamestown Road offers a variety of religious, cultural and community experiences for students, and in this way the Shenkman Jewish Center will fit in well. The facility will be located just down the street from the institutions such as the Confucius Institute, Temple Beth El, the Wesley Foundation, and Christian Science. In many ways, Jamestown Road is emblematic of the Williamsburg community, which is also committed to breadth of experience and inclusion. The Shenkman Jewish Center will enhance the vibrancy of student life by contributing to the variety of experiences available to students.

### **Description of the Project**

The Shenkman Jewish Center will be situated on two existing lots (406 & 410) at the corner of Jamestown Road and Cary Street. Both lots are currently vacant. Quality is a high priority and the architecture must be finished with "William & Mary brick" and fit the campus aesthetic (see "Architecture" below). The facility will be in close proximity to Lemon and Hardy Halls (campus dormitories), Bell Hall (the office of Human Resources), Barrett Hall (campus dormitory) and the Methodist Church.

Culturally it is located just down the street from the Confucius Institute, Temple Beth El, the Wesley Foundation, and the Christian Science Reading Room – mostly non-college owned houses of worship and/or cultural institutions. But unlike its neighbors, the Shenkman Jewish Center is intended to be a pedestrian access only facility (see "Parking & Traffic" below).

The construction of the building and the improvement of the site are expected to include the following:

- A building plan of just over 3,200 gross square feet that will include:

- a welcoming front portico;
  - a kosher kitchen;
  - double height meeting/dining hall;
  - study space;
  - offices for the attending rabbi;
  - quality furnishings and interior finishes;
  - rear glazing and access to rear patio.
- A site plan that will include:
    - a patio suitable for an outdoor sukkah;
    - 12' platted & partial alley at rear of property, to be left unimproved;
    - parking for 3 vehicles, including handicapped;
    - appropriate landscaping to manage stormwater (see below).

### Architecture

Conceptual architectural elevations of the new Shenkman Jewish Center are included in the SUP submittal and are subject to review and approval by the Architectural Review Board (ARB). The design of the new Shenkman Jewish Center creates an identity fitting to its context within the cultural buildings of Jamestown Road and consistent with the William & Mary Campus. The building's primary exterior material will be unstained brick, in Flemish bond, consistent with the established standard of William & Mary. The facility will feature an entry portico, fronted with a small porch colonnade topped by a balustrade. Other building elements include hipped roofs, a brick water table, brick round arches, brick jack arches over the windows, and a substantive entablature. The main body of the house will be augmented by two wings, one to the east (kitchen space) and one to the west (study space). The rear façade will feature expansive glazing to take advantage of south-facing orientation, and the double height interior of the meeting/dining space. The rear of the building will open onto brick paver patio with a wood pergola for regular informal gathering and setup of a sukkah at during the Jewish Sukkot festival. Additional details are still in development, and will be subject to the review of the ARB.

### Parking & Traffic

As part of this Special Use Permit, the Real Estate Foundation requests exemption from the parking requirements associated with similar venues. Its location adjacent to campus, and down the street from the William & Mary Admissions Office, ensures that visitors to the Center will be walk-up rather than vehicular traffic. On the admissions front, prospective students and their parents who ask about the Center will be directed to walk up Jamestown Road where they will have access to the Center and be able to discuss campus activities with the Rabbi and current William & Mary students. William & Mary students will use the Center for both formal (scheduled visits with the Rabbi, lectures, films, etc.) and informal (kosher meals, student lounge, relaxation) activities. Access to these activities is facilitated by the Center's location adjacent to campus and within easy walking distance of the university's various residence halls.

Recognizing that students and visitors will not be driving to the Center, the request includes parking limited to a dedicated space for the Rabbi, a handicapped accessible space, and a third space to be used by guest speakers. Given its size and location, we do not expect this facility and its programs to have any impact on local traffic patterns or counts.

### Storm Water Management

Prior to a recent demolition and the proposed consolidation of lots, 406 Jamestown Road generated rain runoff associated with the house on the site while 410 Jamestown Road has been a vacant lot for many years. Given the size of the site, the project will need to address storm water run-off but will likely not need to address specific water quality issues. The intent is to manage water runoff with landscaping (rain garden, etc.) to the maximum extent possible. The Real Estate Foundation will take additional steps as necessary should landscaping options be insufficient to address this issue.

### **Ownership and Operations**

The William & Mary Real Estate Foundation will enter into a lease agreement with the United Jewish Community of the Virginia Peninsula (UJCVP), under which the local Hillel is managed. In it, standards for the Shenkman Jewish Center's operation will be established. These will include:

- programming;
- operations;
- affiliations.

The two lots proposed as the site for the Center are currently owned by the College of William & Mary. Under authority granted to the university's Board of Visitors (its governing board) by the Commonwealth, the university intends to transfer ownership of the two lots to the William & Mary Real Estate Foundation. Construction and ownership of the proposed facility will rest with the Real Estate Foundation. The two lots will be consolidated into a single parcel as the transfer of property occurs.

### **Finally...**

Hillel is not just about heritage or social organization, it also about developing lifelong habits of learning.

The Shenkman Jewish Center has the opportunity to shape meaningful lives. In the words of Noam Bentov, a former Hillel student, now an executive director for Hillel: "It is my mission now to build... a strong community that will create opportunities for students to connect to Jewish life, celebrate their identities, [and] learn and build thriving Jewish lives well beyond their college years." Another former student, says: "...[Jewish education] provided me ...the

opportunity to dig deeper and ...ask why." That's exactly the sort of lifelong habit of inquiry that university communities are built to develop.

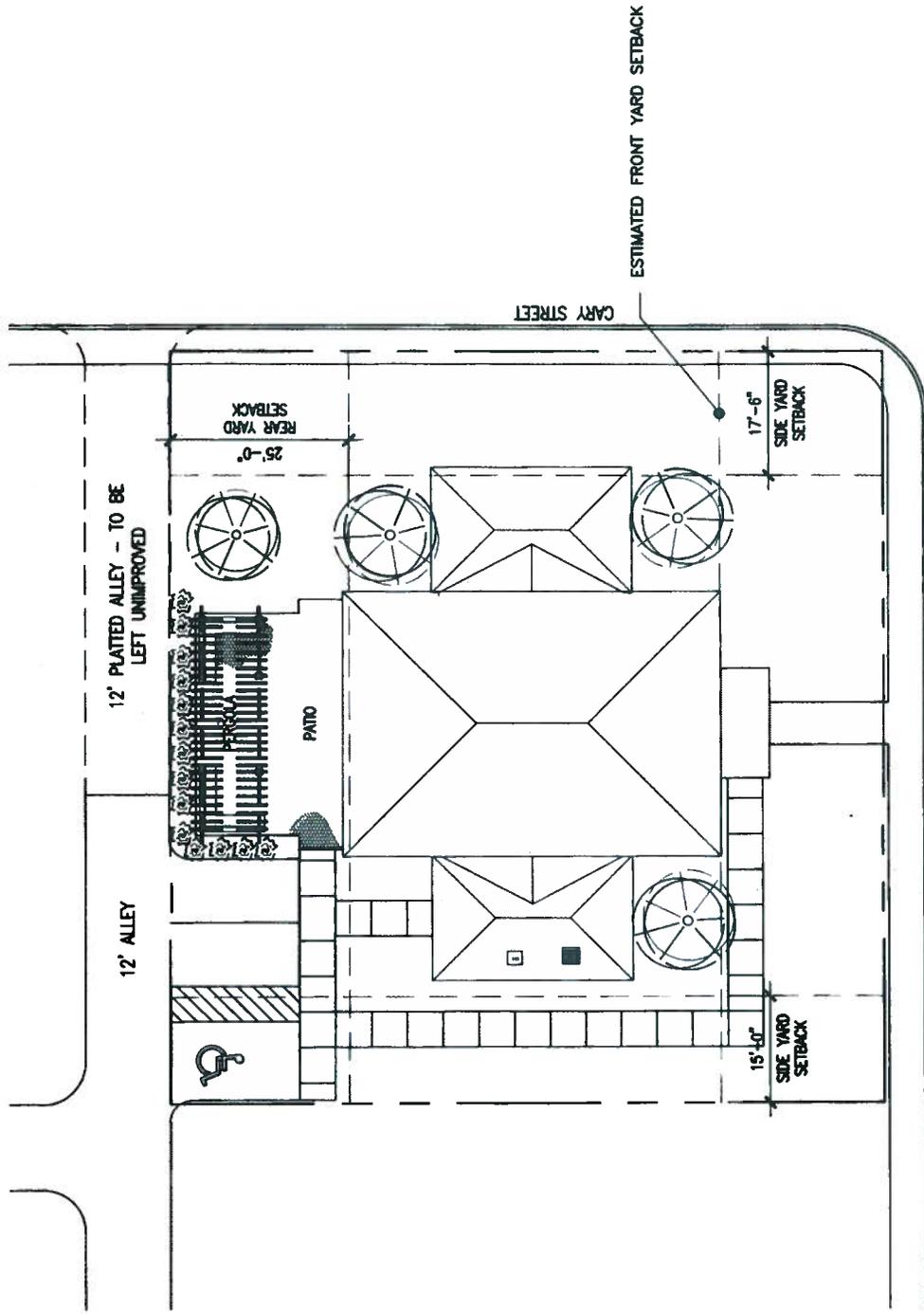
*William and Mary Real Estate Foundation*

**Shenkman Jewish Center**  
**Williamsburg, Virginia**

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**SPECIAL USE PERMIT APPLICATION**

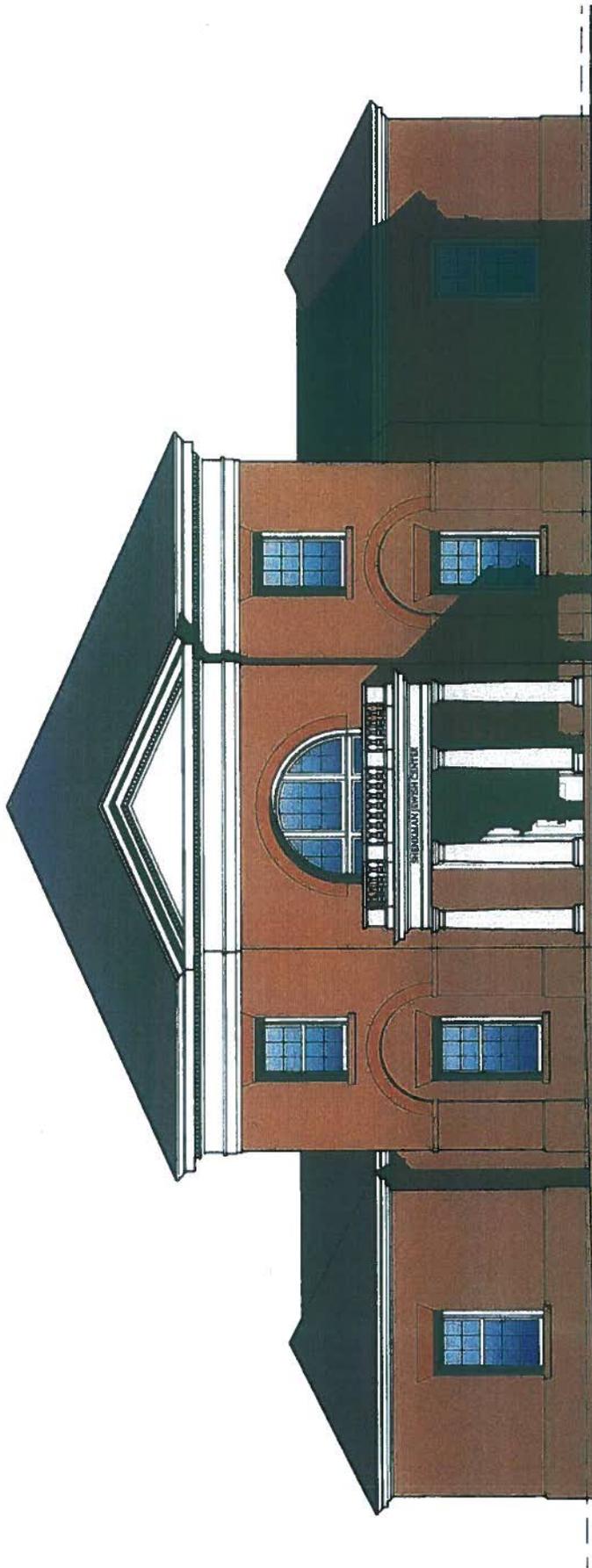
**June 22, 2017**



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Scale: 1/16" = 1'-0"

**Shenkman Jewish Student Center**  
*William and Mary Real Estate Foundation*

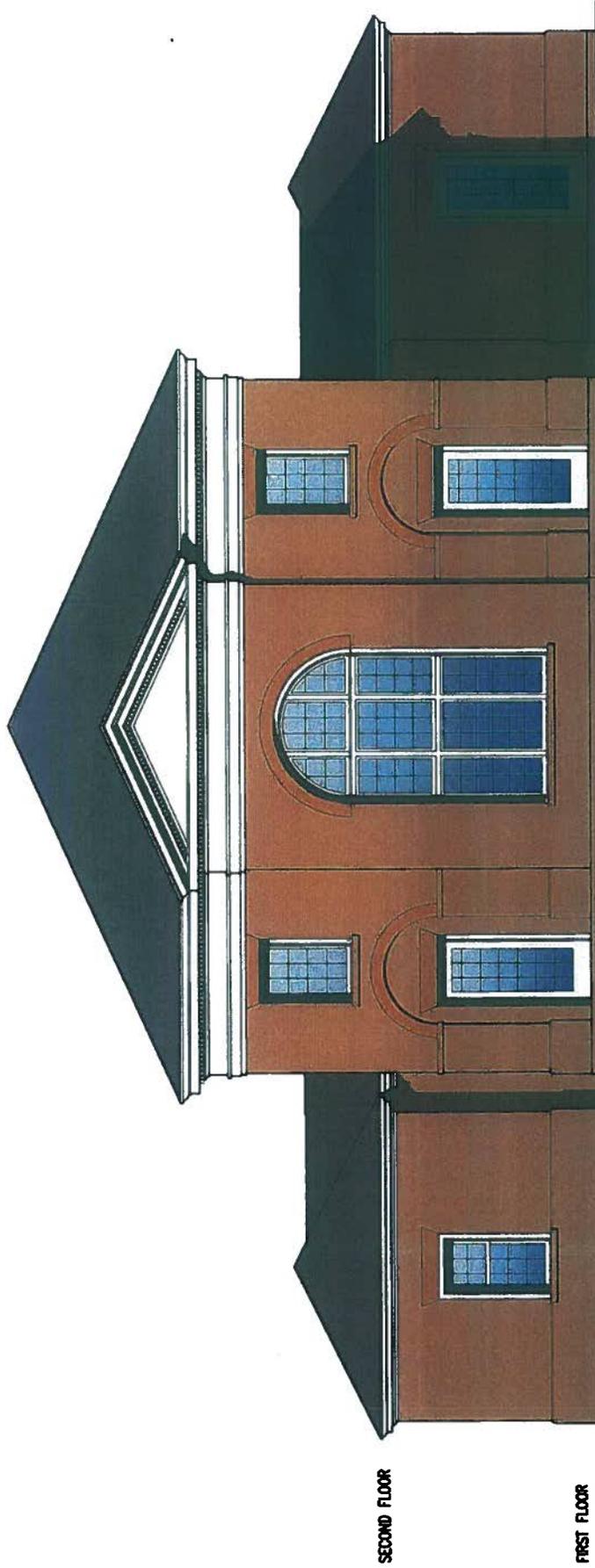


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Front Elevation  
June 22, 2017

**Shenkman Jewish Student Center**  
*William and Mary Real Estate Foundation*





SECOND FLOOR

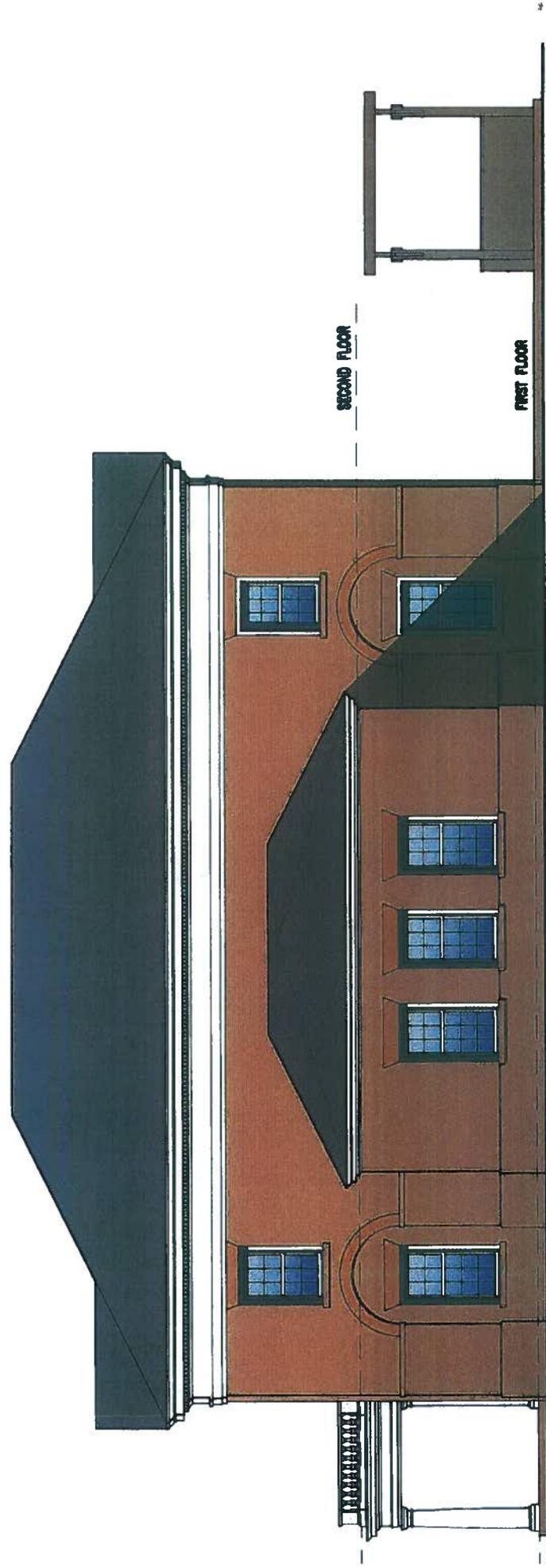
FIRST FLOOR

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Rear Elevation  
June 22, 2017

**Shenkman Jewish Student Center**  
*William and Mary Real Estate Foundation*



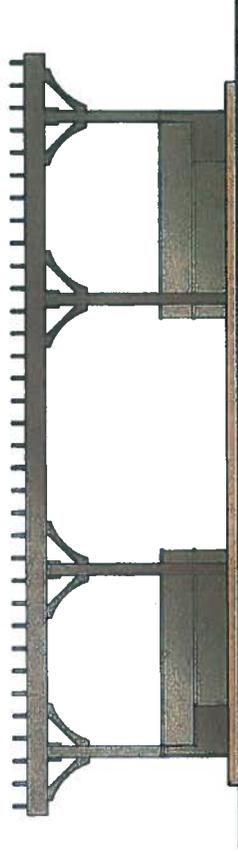


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Side Elevation  
June 22, 2017

**Shenkman Jewish Student Center**  
*William and Marv Real Estate Foundation*



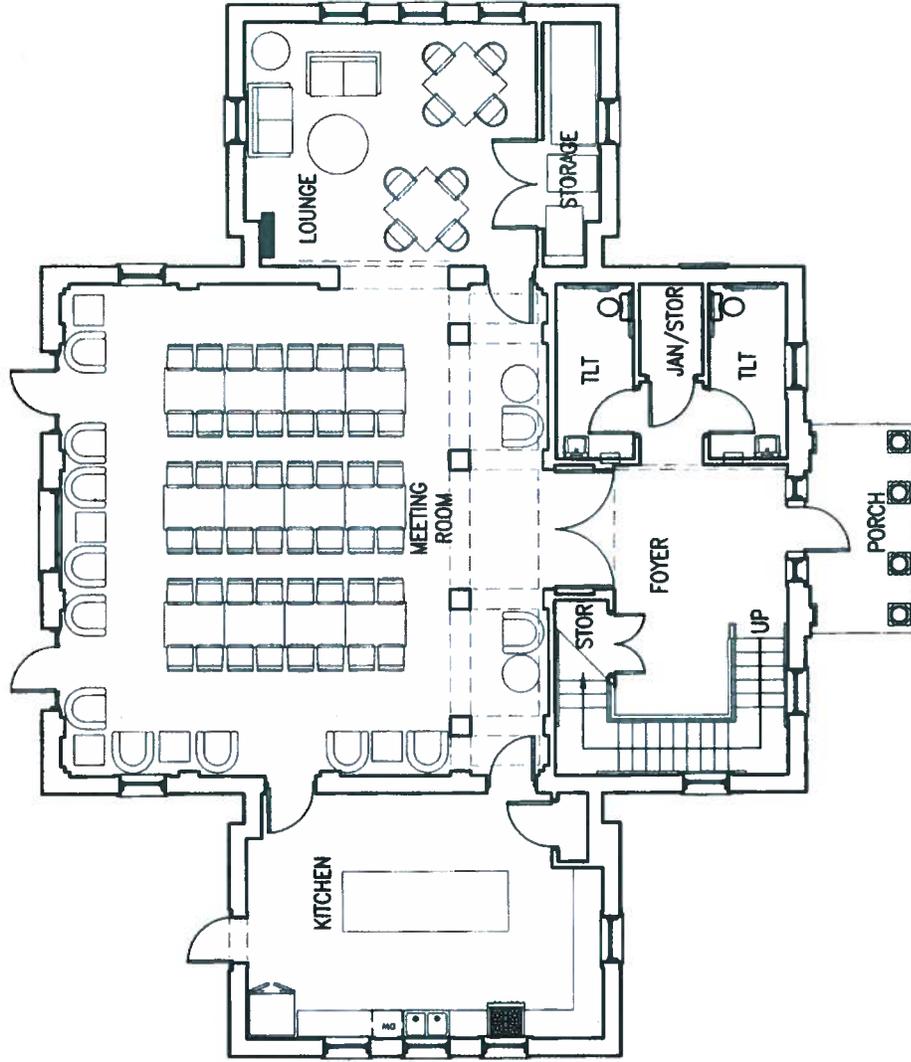


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Pergola Elevation  
June 22, 2017

**Shenkman Jewish Student Center**  
*William and Mary Real Estate Foundation*



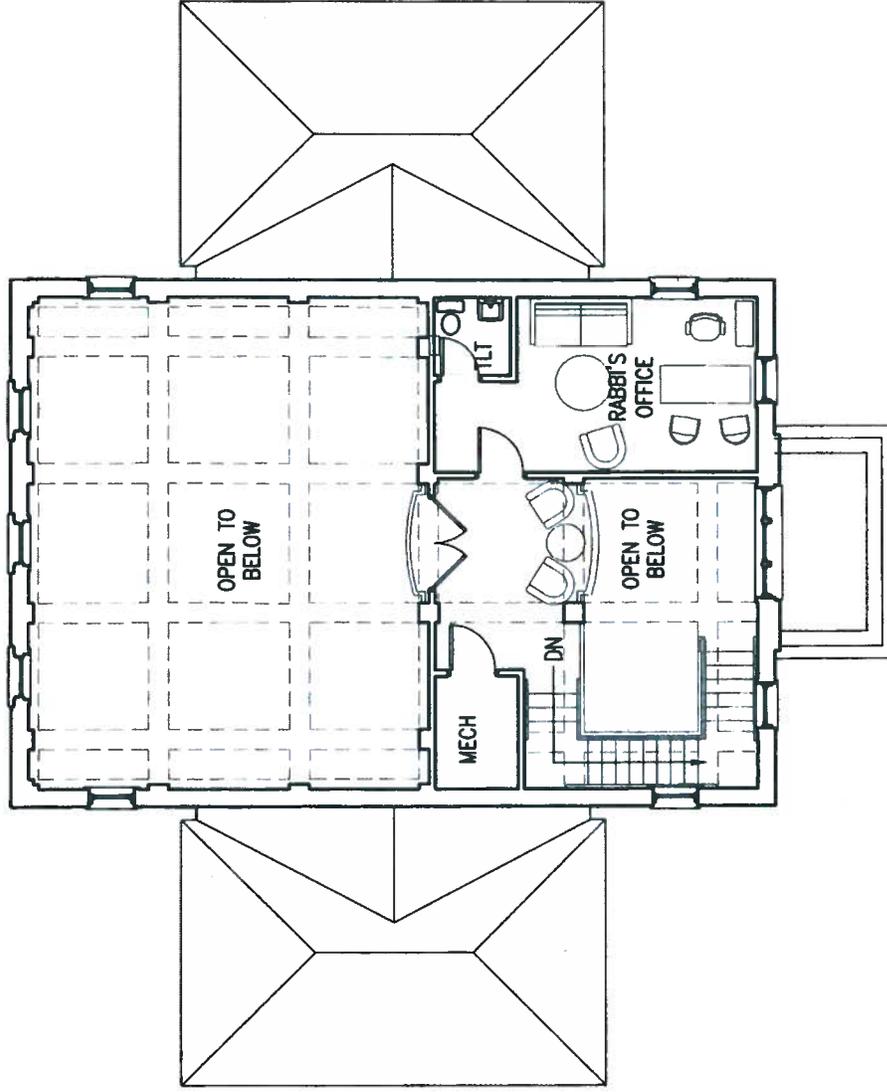


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Floor Plans - Level One  
 June 22, 2017

**Shenkman Jewish Student Center**  
*William and Mary Real Estate Foundation*





# Shenkman Jewish Student Center

*William and Mary Real Estate Foundation*

Floor Plans - Level Two

June 22, 2017

