



**PUBLIC NOTICE
WILLIAMSBURG PLANNING COMMISSION**

The Williamsburg Planning Commission will hold public hearings on Wednesday, December 20, 2017, 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

PCR#17-027: Request of BSV Colonial Owner LLC to amend the special use permit and Master Plans for Midtown Row to redevelop the shopping center into a mixed-use development project. The properties are located at 1222 and 1234 Richmond Road and are zoned Urban Business District B-3.

PCR#17-028: Request of HS Apt Land LLC for a special use permit to reduce the required side yard setback from fifteen (15) feet to seven (7) feet for a proposed 96 unit apartment development at High Street. The properties are identified as 1430 to 1445 Manor Boulevard, 150-156 (even) Sterling Manor Drive, 150 to 160 Shadow Lane and 151 thru 161 (odd) and are zoned Economic Development District ED-2.

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 hearings, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, December 13, 2017.

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: November 30, 2017

SUBJECT: PCR#17-027

Request of BSV Colonial Owner LLC to amend the special use permit and Master Plans for Midtown Row to redevelop the shopping center into a mixed use development project. The properties are located at 1222 and 1234 Richmond Road and zoned Urban Business District B-3.

APPLICANT'S REQUEST

BSV Colonial Owner LLC, the owner of the property received approval from City Council in October to redevelop the shopping center into a new mixed-use development project named Midtown Row. The applicant has applied to amend the special use permit and approved Master Plans as shown on the enclosed drawings.

The shopping center is situated on 19.44 acres at the intersection of Richmond Road and Monticello Avenue and is currently zoned Urban Business District B-3.

Master Plan Layout Phase 1

Phase 1 of Midtown Row will contain four new five-story mixed-use buildings totaling over 407,000 square feet of residential, amenity, retail and restaurant space. Phase 1 does not contain the hotel (Building 5) and retains a larger portion of the existing Building 7 along Richmond Road. A portion of the existing building (Building 7) will be removed to allow for parking and driveway connection to other portions of the development. The existing Food Lion (Building 8) with approximately 33,413 square feet will remain and be refurbished. The existing ACE Hardware (Building 9) containing approximately 20,332 square feet will be refurbished and converted into a food and entertainment use.

Master Plan Layout Phase 2

Phase 2 will contain four new five-story mixed-use buildings with residential, amenity, retail and restaurant space. A new 140 room hotel (Building 5) is proposed at the intersection of Richmond Road and Monticello Avenue. Building 7 will contain approximately 15,214 square feet and will retain Sal's by Victor, the ABC store and a smaller retail space. The existing Food Lion (Building 8) with approximately 33,413 square feet will remain and be refurbished. The existing ACE Hardware (Building 9) containing approximately 20,332 square feet will be refurbished and converted into a food and entertainment use.

Both options contain 240 residential units and the two level parking structure containing 239 parking spaces.

CURRENT REGULATIONS

COMPREHENSIVE PLAN

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

Urban Commercial designates the City's most urban commercial corridor along Richmond Road between Monticello Avenue and ByPass Road, and along Monticello Avenue from Richmond Road to Treyburn Drive. The City's two oldest shopping centers are located in this area, which includes a mix of retail, office and service businesses, as well as hotels and timeshares and a small number of apartments. Because the Urban Commercial area is located close to downtown and the College of William and Mary, it has much potential for future major redevelopment as a mixed use area with housing for both college students and senior citizens. Maintaining a strong commercial component is essential, and an appropriate mix of retail space needs to be retained to serve the needs of the downtown area, including basic uses like grocery, hardware and drug stores.

Residential uses in the Urban Commercial area are allowed only as multifamily combined with non-residential uses in a mixed-use format. To encourage mixed use redevelopment, the base residential density should remain 14 dwelling units/net acre, but additional density should be allowed with a special use permit. The primary consideration for the approval of increased density should be how the scale and character of the proposed project relates to its immediate surroundings and to the Midtown Planning Area as a whole. Residential use is limited to no more than 67% of the floor area on an individual lot to ensure that valuable commercial land is not completely used for residential purposes, and a special use permit is required so that impacts to the surrounding commercial area can be considered. Student dwelling units should be added as special use permit use with a permitted dwelling unit occupancy of two unrelated persons in an efficiency or one bedroom unit, and four unrelated persons in a two or more bedroom dwelling unit. Building height should remain at 45 feet. This category is implemented by the B-3 zoning district, with modifications.

Surrounding areas are designated Urban Commercial, Mixed Land Use, Low-Density Single-Family Detached Residential, Medium-Density Single-Family Detached Residential, William and Mary and Sensitive Environmental Area and Chesapeake Bay Preservation Area land uses.

ZONING

This property is located in the Urban Business B-3 zoning district.

The statement of intent for the Urban Business B-3 zoning district reads:

This district is established to allow high quality mixed-use development in the Midtown Planning Area for areas designated as Urban Commercial land use. This area is more urban in character than the corridor business district B-2, and is therefore suitable for a mix of commercial, office and residential uses. Because this area is served by transit, and has a wide variety of commercial services within walking distance, it is a good location for multifamily housing, and particularly housing for college students and senior citizens. Residential uses and higher intensity commercial uses such as offices and retail sales establishments in buildings exceeding 50,000 square feet may be allowed with a special use permit to ensure that the use is compatible with the district and surrounding neighborhoods.

Land to the north is zoned Urban Business District B-3. Lands to the east are zoned Urban Business District B-3 and Limited Business Neighborhood District LB-2, lands to the south are zoned Limited Business District LB-2 and Urban Business District B-3 with lands to the west designated William and Mary and Urban Business District B-3.

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.

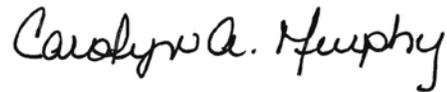
The Planning Director or Planning Commission may require the following additional information:

- (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.

A fiscal impact analysis and traffic impact analysis will be provided for this project.

PUBLIC HEARING DATE

A public hearing is scheduled for the regular Planning Commission meeting on December 20, 2017.



Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

Master Plan Narrative

for

Special Use Permit Midtown Row



Prepared For

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July 24, 2017 (*Revised: October 23, 2017*)

AES Project Number: W09042-05

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I. INTRODUCTION

On behalf of Broad Street Realty, LLC, we are requesting a Special Use Permit and Zoning Ordinance Text Change to redevelop and construct commercial, residential and hotel buildings in a new mixed used development at the existing Williamsburg Shopping Center. This shopping center is situated on 19.44 acres at the intersection of Richmond Road (Route 60) and Monticello Avenue, in the City of Williamsburg and is currently zoned (B-3) Urban Business District. A Special Use Permit is being sought to allow for student-targeted multifamily residential units. Additionally, a parking structure is proposed to accommodate the development and also requires a Special Use Permit per City ordinance. The proposed buildings are planned to have retail uses on the first floor with multiple residential floors above. This proposed development will replace more than half of the existing shopping center while leaving intact the Sal's by Victor Restaurant, Food Lion, and the building currently occupied by Ace Hardware. The Master Plan for Special Use Permit includes two possible layouts for the development. Two layout options are provided with this SUP submittal. The first option is the preferred option and includes the Hotel on the corner of Richmond Road and Monticello Avenue. The second option does not include a hotel and retains more of the existing retail space.

The purpose of this report is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, which addresses the pertinent planning issues affecting the property.

II. THE PROJECT TEAM

The Williamsburg Shopping Center was acquired by a joint venture formed by Broad Street Realty LLC ("Broad Street") of Bethesda, Maryland and Lamont Street Partners, ("LSP") also of Bethesda Maryland. At this time, the Monticello Shopping Center is also under contract to Broad Street and LSP. The new mixed use residential/retail portions of the new Midtown Row is a joint venture of Broad Street, LSP and Bridger Corp. of Jackson Wyoming. Broad Street and LSP are highly experienced owners, developers and managers of retail, multifamily, office and industrial real estate throughout the United States controlling more than 5,000,000 square feet of primarily retail and multifamily assets. Bridger Corp is a highly experienced developer and manager of multifamily real estate geared toward students and

young professionals with successful projects completed at Clemson University, West Virginia University, Shippensburg University, Virginia Tech and the University of South Carolina. Architecture provided by Bonstra Haresign of Washington DC. Civil Engineering by AES Consulting Engineers of Williamsburg, Virginia. Construction Consulting by Henderson Construction of Williamsburg, Virginia and Zoning Counsel provided by Vernon Geddy III of Geddy, Harris, Franck & Hickman of Williamsburg, Virginia.

III. PROJECT DESCRIPTION AND PLANNING CONSIDERATIONS

A. PROJECT DESCRIPTION

Midtown Row will be a new and unique, mixed use development in Williamsburg Virginia. Joint Venture Partners, Broad Street Realty, Bridger Corp & Lamont Street Partners with the cooperation of the City Of Williamsburg intend to create a new retail, residential and entertainment district in the heart of Williamsburg. Midtown Row is located at the gateway entrance to the City of Williamsburg and all that makes Williamsburg wonderful. Williamsburg is a College Town, a Historic Town and has been recognized as one of the Nation's best modest sized communities to live and work.

Midtown Row begins at the intersection of Richmond Road and Monticello Avenue. Richmond Road is a primary artery providing ingress and egress to the Nation's largest living museum Colonial Williamsburg, the College of William and Mary and "Downtown" Williamsburg. Monticello Avenue is a major crosstown route leading to New Town Williamsburg and the Route 199 interchange.

At the heart of Midtown Row will be four (4) new mixed use buildings totaling approximately 320,000 square feet of residential and amenity space over 60,000 feet of new ground floor retail space. These new mixed use buildings will line a well-landscaped new road system with extra wide sidewalks to encourage a pedestrian friendly experience as well as alfresco dining at its new retail establishments. The primary new road from Monticello Avenue opens to a landscaped public plaza designed for neighbors, students and visitors to meet, stay and relax. Beyond the Public Plaza will be a retail crescent formed by a refurbished 15,000 square foot retail building retaining one of Williamsburg's most popular Italian eateries, Sal's by Victor with its own new al fresco dining area as well as the Virginia ABC store and space for another small shop retailer. The last piece of the retail crescent area will be a refurbished 20,000 square foot retail building, currently occupied by Ace

Hardware, ideal for food and entertainment uses also with generous sidewalk space. New parking fields providing ample parking are sprinkled throughout Midtown Row and a partially structured parking area will be provided for the residential portions of the Project. It is anticipated that a professional sign package program will be instituted project wide. The new and extended roads are designed to align with the current and future public road network vision of the City of Williamsburg.

At the Richmond Road and Monticello corner of Midtown Row, the development team hopes to attract a hotel developer to build an approximately 140 key mid-priced boutique or select service hotel. This will be the only hotel within walking distance to the heart of the College of William and Mary. Facing Richmond Road, the existing Food Lion Grocery Store will remain with a refurbished storefront. There will be improvements to the landscaping and parking area's fronting Richmond Road.

Broad Street is coordinating its development of Midtown Row with the City of Williamsburg plan to re-imagine Monticello Avenue. The City's plan may include traffic circles, sidewalks, new stop lights, bike lanes and parking along Monticello Avenue to be installed simultaneously with the development of Midtown Row.



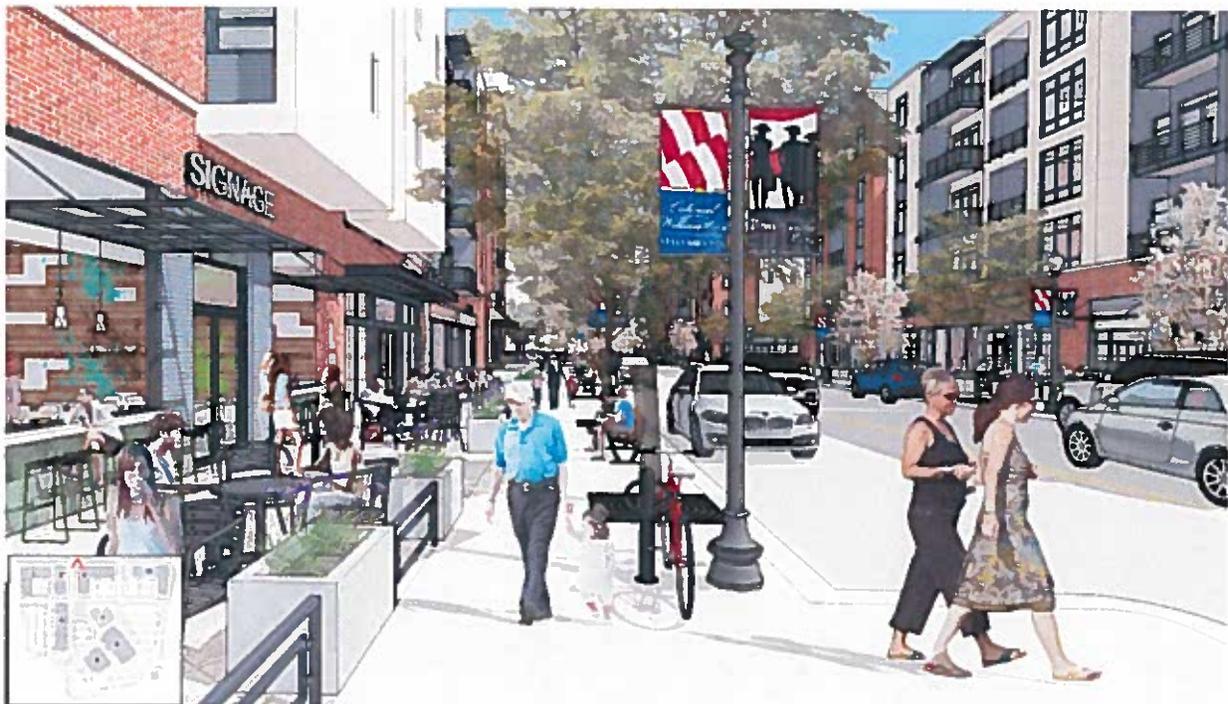
A breakdown of the proposed residential units and site density for both layout options is provided below. See sheets 3 and 4 of the SUP plan for a more detailed breakdown of units per building for each layout option:

Layout Option 1

- Total Residential Units = 240 units
- Total Site Density = 240 units/19.44 AC = 12.35 units/AC
- Total Retail Space Provided = 129,089 square feet

Layout Option 2

- Total Residential Units = 240 units
- Total Site Density = 240 units/19.44 AC = 12.35 units/AC
- Total Retail Space Provided = 155,950 square feet



B. PLANNING CONSIDERATIONS

The Williamsburg Shopping Center parcel is zoned B-3, Urban Business District and is in the Midtown Planning Area. The specific intent of this district is to allow high quality mixed-use development in the Midtown Planning Area for a suitable mix of commercial, office, and residential uses. The site is designated Urban Commercial in the City's 2013 Comprehensive Plan. The Neighborhoods and Housing section of the Comprehensive Plan in numerous places describes this site as a good location for multifamily housing, and particularly housing for college students in a mixed use development. The Commercial and Economic Development section of the Plan states that the City should promote the Midtown Planning Area as a major

redevelopment area. The Midtown Planning Area has the potential to become a multifaceted urban mixed use neighborhood. Its location close to the downtown area and to the College of William and Mary should support specialty commercial uses, and there is potential for the redevelopment of the two existing shopping centers. Increasing the residential component of this area is important, and it is well positioned to become an important location for college student housing. This proposal is consistent with the 2013 Comprehensive Plan.

This project is proposing only uses that are called for in the Comprehensive Plan and are currently permitted in the B-3 district, either by right or with a special use permit. These uses, including restaurant, retail, residential, and hotel are compatible with surrounding land uses and zoning districts. Plans for the site are being pursued with the knowledge that water and sewer services currently serve the site and with certain design upgrades, there is ample capacity in these systems to support the project.

Preliminary parking tabulations have been taken from both proposed layouts and surpass the total required spaces per City Ordinance. An on-site on-level parking garage is being utilized, in part, to meet this need. This development falls within the Expanded Midtown Parking District as of December 13, 2012 per Sec. 21-711 of the City Zoning Ordinance. Refer to the 'Parking Analysis' (Section C.) below and Master Plan Layout Options on Sheets 2-4 for tabulations.

C. PARKING ANALYSIS

This development falls within the Expanded Midtown Parking District as of December 13, 2012 per Sec. 21-711 of the City Zoning Ordinance. Parking will be shared across the development and both layout options meet the required parking spaces per ordinance with and without the adjacent southern Lease Parcel included. A proposed parking garage, located on the western edge of the site, will be utilized to meet this need. Accommodating bike racks will also be placed around the site. Refer to Master Plan Layout Sheets 3-4 for further parking tabulations.

Layout Option 1

- Parking required = 916 spaces (Lease Parcel included)
- Parking provided = 1045 spaces (Lease Parcel included)
- Parking required = 865 spaces (Lease Parcel excluded)
- Parking provided = 976 spaces (Lease Parcel excluded)

Layout Option 2

- Parking required = 843 spaces (Lease Parcel included)
- Parking provided = 1029 spaces (Lease Parcel included)
- Parking required = 792 spaces (Lease Parcel excluded)
- Parking provided = 960 spaces (Lease parcel excluded)

IV. ANALYSIS OF EXISTING AND PUBLIC UTILITIES

A. PUBLIC WATER FACILITIES

Public water service is currently provided to the site through City of Williamsburg water mains located along Richmond Road and Monticello Avenue. The existing services to the shopping center are provided from a private 8" water loop connecting Richmond Road to Monticello Avenue. The intent of the development is to maintain the existing water mains to the greatest extent possible. New water mains may be necessary to maintain the continuity of the loop as well as serve the retail/residential buildings at the western end of the site. Each building will be sprinkled for fire protection and provided metered domestic water. Buildings 2, 3, and 4 will be served with dual water meters, one for residential use and one for retail use. Due to the presence of low flows in the existing water system, it is anticipated that each building will have two booster pumps; one for fire and one for domestic water service.

B. PUBLIC SEWER FACILITIES

For this site, public sewer service is currently provided through multiple gravity pipe systems. One system runs through the middle of the shopping center at rear of the interior buildings and ultimately discharges to a gravity main along Richmond Road. Additionally, a gravity sewer lateral serves the vacant bank building at the western corner of the site and discharges to a gravity main along Monticello Avenue. The intent of the proposed development is to utilize the existing gravity sewer systems to the greatest extent possible, particularly serving the main commercial buildings at the center of the site. Additional gravity sewer mains and laterals are proposed to serve the new retail, residential, and hotel buildings where necessary. Building 1 will discharge into the existing sanitary system flowing southwest down Monticello Avenue. All the other proposed buildings will discharge into the existing sanitary system flowing to the southeast corner of the site.

V. ENVIRONMENTAL INVENTORY

A. SUMMARY OF EXISTING CONDITIONS

As stated in the project description, the existing developed site is approximately 92% impervious and comprised of multiple commercial buildings, surrounding parking and access ways. The only vegetation on site exists in the form of a tree line along the southwestern boundary, some landscaping of roadways and parking lot islands. A portion of the site lies within the Chesapeake Bay Resource Management Area which is offset 500 feet from nearby off-site wetlands.

B. TOPOGRAPHY

The site is relatively gently sloped with elevations ranging from about 97 above mean sea level at the center of the development to a low of 80 at the western corner of the site adjacent to Monticello Avenue. Sheet 2 of the Master Plan illustrates the location of a few steep slopes around the site perimeter.

C. SOILS

The Soil Survey of James City County, York County, and Williamsburg Virginia (USDA 1985) maps a few different soil types on this site prior to development. For the purposes of analyzing this application the existing soil classification should be considered Urban (#37).

D. SURFACE WATER

This site is within the subwatershed of College Creek of the James River Basin. There is one detention facility at the southern corner of the site located adjacent to the Ace Hardware Store Building.

E. WETLANDS AND FLOODPLAINS

According to Flood Insurance Rate Map (FIRM) 51095C0138D, for Williamsburg, Virginia, there are no floodplains or associated wetlands located on this site.

F. VEGETATION

There is no significant vegetation on the site apart from a few mature trees within perimeter buffers.

VI. ANALYSIS OF STORMWATER MANAGEMENT

A brief needs-analysis for stormwater management, meeting the general criteria of the Commonwealth of Virginia and the City of Williamsburg's stormwater requirements, was completed as a component of the planning for the proposed project. Please refer to Sheet 6 of the Special Use Permit Plans, Stormwater Management Master Plan. The goal of the stormwater management plan is to adhere to local and state stormwater requirements. Preliminary site observations and mapping identify the following unique site characteristics to be considered in stormwater management planning:

- The project is situated within the College Creek subwatershed of the James River Basin.
- The property is currently fully developed at 92% impervious cover. As such this property is being classified as a redevelopment site and adhering to the Virginia DEQ rules controlling such sites.



Per the Virginia Runoff Reduction Method, this redeveloped site has a proposed disturbance of greater than 1 acre and is thusly required to have a phosphorus load reduction of at least 20% below its predevelopment load. Per preliminary analysis, this required phosphorus reduction is approximately 5 lbs/year. Due to challenges with space and

implementation of potential stormwater management facilities, it is the owner's intent to purchase water quality access credits from the City of Williamsburg from the downstream Skipwith Regional BMP Facility.

Channel protection and flood protection requirements, per Virginia Erosion and Sediment Control regulations, will be met by utilization of Underground Detention Chambers placed on site where necessary to attenuate flows below predevelopment levels and meet Energy Balance requirements.

VII. TRAFFIC IMPACT ANALYSIS

Traffic Impact Analysis to be provided under separate cover.

VIII. FISCAL IMPACT ANALYSIS

Fiscal Impact Analysis to be provided under separate cover.

IX. ZONING ORDINANCE TEXT AMENDMENTS

In order to create Midtown Row as a vibrant, mixed use, urban development, Broad Street is applying to amend several provisions of the B-3 Zoning District to give it needed flexibility. The approach is to allow flexibility in the requirements discussed below with the approval of City Council in the special use permit process. The language for these text amendments is submitted herewith. A brief description of these text amendments are listed below:

- Sec. 21-351.1. – Permitted dwelling unit occupancy.
Currently, no more than three unrelated persons shall be permitted in the same unit. This will be changed to four unrelated persons.
- Sec. 21-354 – Uses with special use permit.
Currently, multifamily dwellings are allowed with a special use permit provided that no more than 67 percent of the gross floor area of any new buildings is devoted to multifamily use. This will be changed to 80 percent.
- Sec. 21-357. - Yards.

In both layout options there are some locations where the landscape buffer

requirements are not met. A section will be added to the ordinance indicated that for redevelopment projects, the yard and transitional screening requirements of this Section may be reduced to the widths shown on a master plan approved by a special use permit approved by the city council in accordance with article II, division 4. It should be noted that the existing site layout is currently in violation of the required landscape setbacks and that both proposed layout options greatly increase the amount of landscape setback area provided on site.

- Sec. 21-358. – Height.

Currently, the maximum building height allowed is 45 feet from grade. This will be revised to 66 feet as approved by a special use permit approved by the City Council in accordance with Article II, Division 4.



X. CONCLUSION

In summary, this proposed development is complimentary to surrounding land uses and zoning and in conformance with the 2013 Comprehensive Plan. Both site layout options provide more parking than is required per ordinance. Public utilities on this site, Richmond Road, and Monticello Avenue are adequate to service the proposed Midtown Row project.

Stormwater management will be in full practice and accounted for in both terms of water quantity and quality. Regional BMP credits will be purchased for water quality credit and the existing downstream Detention Pond will serve as a quantity control, complemented by on-site Underground Storage Chambers.

APPENDIX

VRRM Summary – Pollutant Removal Calculation

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

2011 BMP Standards and Specifications 2013 Draft BMP Standards and Specifications

Project Name: **Midtown Row Mixed Development - Option 1**
 Date: **5-Sep-17**
 Linear Development Project? **No**

CLEAR ALL

date input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **13.52**
 Maximum reduction required: **20%**
 The site's net increase in impervious cover (acres) is: **0**
 Post-Development TP Load Reduction for Site (lb/yr): **4.59**

Check:
 BMP Design Specifications List: 2013 Draft Std & Specs
 Linear project? **No**
 Land cover areas entered correctly? **✓**
 Total disturbed area entered? **✓**

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	1.46				1.46
Impervious Cover (acres)	17.48				17.48
					18.94

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	3.15				3.15
Impervious Cover (acres)	15.79				15.79
Area Check	OK	OK	OK	OK	18.94

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Q (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-Development	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.46	1.46
Weighted Rv(turf)	0.15	0.15
% Managed Turf	8%	8%
Impervious Cover (acres)	17.48	17.48
Rv(impervious)	0.95	0.95
% Impervious	92%	92%
Total Site Area (acres)	18.94	18.94
Site Rv	0.89	0.89

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		Land Cover Summary-Post		Land Cover Summary-Post	
Post ReDev. & New Impervious		Post-ReDevelopment		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.00	Forest/Open Space Cover (acres)	0.00		
Weighted Rv(forest)	0.00	Weighted Rv(forest)	0.00		
% Forest	0%	% Forest	0%		
Managed Turf Cover (acres)	3.15	Managed Turf Cover (acres)	3.15		
Weighted Rv (turf)	0.15	Weighted Rv (turf)	0.15		
% Managed Turf	17%	% Managed Turf	17%		
Impervious Cover (acres)	15.79	ReDev. Impervious Cover (acres)	15.79	New Impervious Cover (acres)	0.00
Rv(impervious)	0.95	Rv(impervious)	0.95	Rv(impervious)	--
% Impervious	83%	% Impervious	83%		
Final Site Area (acres)	18.94	Total ReDev. Site Area (acres)	18.94		
Final Post Dev Site Rv	0.82	ReDev Site Rv	0.82		

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	1,402.1	1,402.1
Pre-Development Treatment Volume (cubic feet)	81,075	81,075
Pre-Development TP Load (lb/yr)	38.37	38.37
Pre-Development TP Load per acre (lb/acre/yr)	2.05	2.05
Gasoline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-development area excluding pervious land proposed for new impervious cover)		7.77

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	1,289.4	Post-Development Treatment Volume (acre-ft)	1,289.4	Post-Development Treatment Volume (acre-ft)	--
Final Post-Development Treatment Volume (cubic feet)	56,167	Post-Development Treatment Volume (cubic feet)	56,167	Post-Development Treatment Volume (cubic feet)	--
Final Post-Development TP Load (lb/yr)	35.29	Post-Development TP Load (TP) (lb/yr) ¹	35.29	Post-Development TP Load (lb/yr)	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.86	Post-Development TP Load per acre (lb/acre/yr)	1.86		
		Max. Reduction Required (Below Pre-Development Load)	20%		

Adjusted Land Cover Summary:
 Pre-Development land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.
 Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/year).

TP Load Reduction Required for Redeveloped Area (lb/yr) **4.59**

TP Load Reduction Required for New Impervious Area (lb/yr) **0**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)

4.59

Nitrogen Loads (Informational Purposes Only)

Pre-Redevelopment TN Load (lb/yr)

274.52

Final Post-Development TN Load
(Post-Redevelopment & New Impervious)
(lb/yr)

252.46

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	13.52

Site Land Cover Summary

Pre-Development Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	1.46	0.00	0.00	0.00	1.46	8
Impervious Cover (acres)	17.48	0.00	0.00	0.00	17.48	92
					18.94	100

Post-Development Land Cover (acres)

Post-Development Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	3.15	0.00	0.00	0.00	3.15	17
Impervious Cover (acres)	15.79	0.00	0.00	0.00	15.79	83
					18.94	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-Development (New Impervious)	Adjusted Pre-Development
Site Rv	0.82	--	0.89
Treatment Volume (ft ³)	56,167	--	61,075
TP Load (lb/yr)	35.29	--	38.37

Pre-Development TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-Development TP Load per acre (lb/acre/yr)
2.03	1.86	1.86

Total TP Load Reduction Required (lb/yr)	4.59	4.59	0
--	------	------	---

Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-Development
252.46	274.52

Site Compliance Summary

Maximum % Reduction Required Below Pre-Development Load	20%
---	-----

Total Runoff Volume Reduction (ft ³)	0
Total TP Load Reduction Achieved (lb/yr)	0.00
Total TN Load Reduction Achieved (lb/yr)	0.00
Remaining Post Development TP Load (lb/yr)	35.29
Remaining TP Load Reduction (lb/yr) Required	4.59

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Total Area (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TN Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Runoff Volume and CN Calculations

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm			
	0.00	0.00	0.00			
Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		0	0	0	0	0
RR (ft ³)		0	0	0	0	0
1-year return period	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	0	0	0	0	0
2-year return period	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	0	0	0	0	0
10-year return period	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	0	0	0	0	0

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

© 2013 BMP Standards and Specifications © 2013 Draft BMP Standards and Specifications

Project Name: **Midtown Row Mixed Development - Option 2**
 Date: **5-Sep-17**
 Linear Development Project? **No**

CLEAR ALL

data input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **10.79**
 Maximum reduction required: **20%**
 The site's net increase in impervious cover (acres) is: **0**
 Post-Development TP Load Reduction for Site (lb/yr): **5.10**

Check:
 BMP Design Specifications List: 2013 Draft Stds & Specs
 Linear project? **No**
 Land cover areas entered correctly? **✓**
 Total disturbed area entered? **✓**

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	1.46				1.46
Impervious Cover (acres)	17.48				17.48
					18.94

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	2.87				2.87
Impervious Cover (acres)	16.07				16.07
Area Check:	OK	OK	OK	OK	18.94

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	3.00
Total Phosphorus (TP) E/MC (mg/L)	0.28
Total Nitrogen (TN) E/MC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
P ₁ (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-Development	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.46	1.46
Weighted Rv(turf)	0.15	0.15
% Managed Turf	8%	8%
Impervious Cover (acres)	17.48	17.48
Rv(impervious)	0.95	0.95
% Impervious	92%	92%
Total Site Area (acres)	18.94	18.94
Site Rv	0.89	0.89

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		Land Cover Summary-Post		Land Cover Summary-Post	
Post-Dev. & New Impervious	Post-Development	Post-Development	Post-Development	Post-Development	Post-Development
Forest/Open Space Cover (acres)	0.00	0.00	0.00		
Weighted Rv(forest)	0.00	0.00	0.00		
% Forest	0%	0%	0%		
Managed Turf Cover (acres)	2.87	2.87	2.87		
Weighted Rv (turf)	0.15	0.15	0.15		
% Managed Turf	15%	15%	15%		
Impervious Cover (acres)	16.07	16.07	16.07	New Impervious Cover (acres)	0.00
Rv(impervious)	0.95	0.95	0.95	Rv(impervious)	--
% Impervious	85%	85%	85%		
Final Site Area (acres)	18.94	18.94	18.94		
Final Post-Dev Site Rv	0.83	0.83	0.83		

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	1,402.1	1,402.1
Pre-Development Treatment Volume (cubic feet)	61,075	61,075
Pre-Development TP Load (lb/yr)	38.37	38.37
Pre-Development TP Load per acre (lb/acre/yr)	2.01	2.03
Gasoline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area including previous land proposed for new impervious cover)		7.77

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	1,308.1		Post-Development Treatment Volume (acre-ft)	--
Final Post-Development Treatment Volume (cubic feet)	56,980		Post-Development Treatment Volume (cubic feet)	--
Final Post-Development TP Load (lb/yr)	35.80		Post-Development TP Load (lb/yr)	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.89		Post-Development TP Load per acre (lb/acre/yr)	
			Max. Reduction Required (Below Pre-Development Load)	20%

¹Adjusted Land Cover Summary:
 Pre-Development land cover minus previous land cover (forest/open space or managed turf) increase proposed for new impervious cover

Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/year).

TP Load Reduction Required for Redeveloped Area (lb/yr) **5.10**

TP Load Reduction Required for New Impervious Area (lb/yr) **0**

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Sids & Specs

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	10.79

Site Land Cover Summary

Pre-Development Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	1.46	0.00	0.00	0.00	1.46	8
Impervious Cover (acres)	17.48	0.00	0.00	0.00	17.48	92
					18.94	100

Post-ReDevelopment Land Cover (acres)

Post-ReDevelopment Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	2.87	0.00	0.00	0.00	2.87	15
Impervious Cover (acres)	16.07	0.00	0.00	0.00	16.07	85
					18.94	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-Development (New Impervious)	Adjusted Pre-Development
Site Rv	0.83	-	0.89
Treatment Volume (ft ³)	56,980	-	61,075
TP Load (lb/yr)	35.80	-	38.37

Pre-Development TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
2.03	1.89	1.89

Total TP Load Reduction Required (lb/yr)	5.10	5.10	0
--	------	------	---

Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-Development
256.11	274.52

Site Compliance Summary

Maximum % Reduction Required Below Pre-Development Load	20%
---	-----

Total Runoff Volume Reduction (ft ³)	0
Total TP Load Reduction Achieved (lb/yr)	0.00
Total TN Load Reduction Achieved (lb/yr)	0.00
Remaining Post Development TP Load (lb/yr)	35.80
Remaining TP Load Reduction (lb/yr) Required	5.10

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Total Area (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TN Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Runoff Volume and CN Calculations

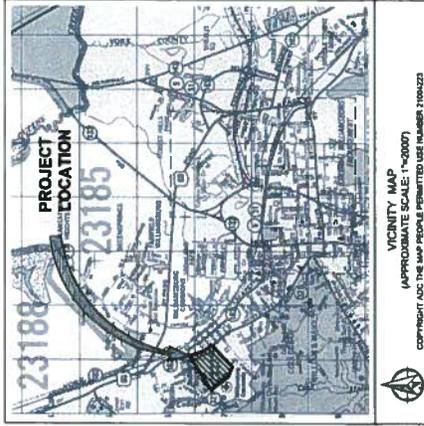
Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm			
	0.00	0.00	0.00			
Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		0	0	0	0	0
RR (ft ³)		0	0	0	0	0
1-year return period	RV w/ RR (w/rr-in)	0.00	0.00	0.00	0.00	0.00
2-year return period	RV w/ RR (w/rr-in)	0.00	0.00	0.00	0.00	0.00
10-year return period	CN adjusted	0	0	0	0	0
	RV w/ RR (w/rr-in)	0.00	0.00	0.00	0.00	0.00
	RV w/ RR (w/rr-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	0	0	0	0	0
	RV w/ RR (w/rr-in)	0.00	0.00	0.00	0.00	0.00
	RV w/ RR (w/rr-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	0	0	0	0	0

MASTER PLAN FOR SPECIAL USE PERMIT FOR MIDTOWN ROW MIXED USE DEVELOPMENT

CITY OF WILLIAMSBURG VIRGINIA

GENERAL NOTES

1. PARCEL IDENTIFICATION NUMBERS: 433-01-00-01;
433-01-00-02
2. ADDRESS: 1234 RICHMOND ROAD
WILLIAMSBURG, VA 23186
3. SITE IS ZONED URBAN BUSINESS DISTRICT (UB).
4. SITE IS SITUATED IN THE COLLEGE CREEK SUBWATERSHED OF THE JAMES RIVER BASIN.
5. BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSBURG, VIRGINIA MAP PANEL J45050(1)301(1)0 PORTIONS OF THIS PROPERTY FALL WITHIN THE 100-YEAR FLOODPLAIN.
6. SITE AREA = 1.634 AC ± (644,008 S.F.±)



INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	MASTER PLAN LAYOUT OPTION 1
4	MASTER PLAN LAYOUT OPTION 2
5	UTILITY MASTER PLAN
6	STORMWATER MANAGEMENT MASTER PLAN

OWNER / DEVELOPER INFORMATION

BRAND STREET REALTY, LLC
 728 WOODMONT AVENUE, SUITE 308
 WASHINGTON, DC 20002
 CONTACT: JAMES HOLLAND
 PHONE: (202) 462-1234
 FAX: (202) 462-1234

AES PROJECT NO.: 9024-05
 ORIGINAL SUBMITTAL DATE: 7/24/2017

REVISIONS TO THE APPROVED SUPPLEMENTAL PERMIT INCLUDE:

- REVISIONS TO THE SUPPLEMENTAL PERMIT INCLUDE CHANGES TO THE PROPOSED SITE PLAN ASSOCIATED WITH THIS SUPPLEMENTAL PERMIT FOR BOTH OPTION 1 AND OPTION 2. REVISIONS HAVE BEEN UPDATED FOR BOTH OPTIONS.
- REVISIONS TO THE SUPPLEMENTAL PERMIT INCLUDE CHANGING THE BUILDING FOOTPRINT TO ACCOMMODATE THE BUILDING FOOTPRINT TO ACCOMMODATE THE BUILDING FOOTPRINT CHANGES IN ORDER TO KEEP DESIGN CONSISTENCY BETWEEN REVISIONS TO THE UTILITY AND STORMWATER MASTER PLANS.
- REVISIONS TO THE SUPPLEMENTAL PERMIT INCLUDE CHANGING THE PROPOSED SITE PLAN ASSOCIATED WITH THIS SUPPLEMENTAL PERMIT.

No.	Revised	By	Date
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

AES
 CONSULTING ENGINEERS
 1234 RICHMOND ROAD
 WASHINGTON, DC 20002
 CONTACT: JAMES HOLLAND
 PHONE: (202) 462-1234
 FAX: (202) 462-1234

MASTER PLAN
 FOR
MIDTOWN ROW MIXED USE
 DEVELOPMENT
 SPECIAL USE PERMIT
 CITY OF WILLIAMSBURG

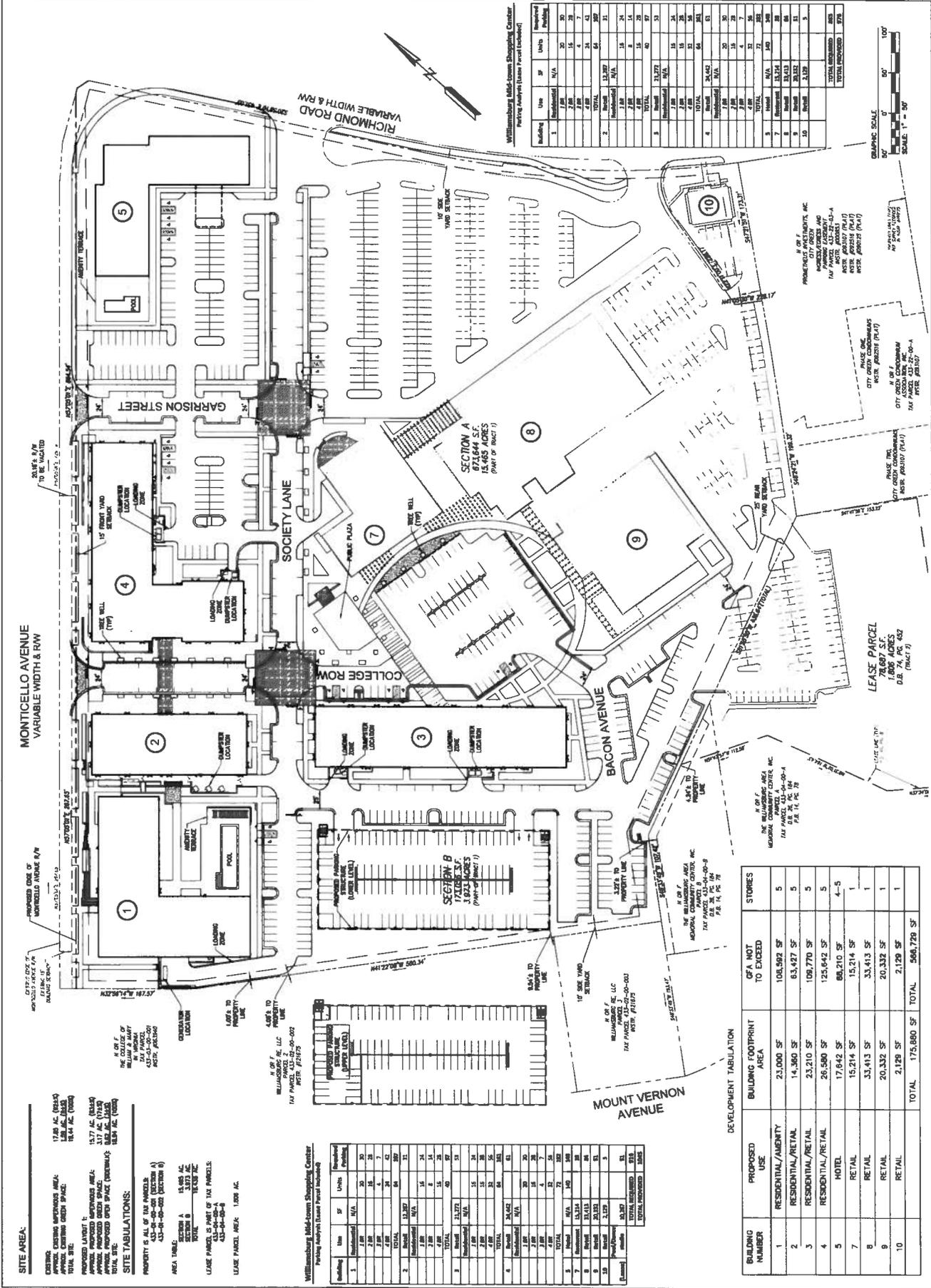
Project Number: 9024-05	Sheet Title: COVER SHEET
City: WILLIAMSBURG	Sheet Number: 1
Scale: AS SHOWN	Drawn By: STRAUGHT

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMITS
2	10/15/10	ISSUED FOR PERMITS
3	10/15/10	ISSUED FOR PERMITS
4	10/15/10	ISSUED FOR PERMITS
5	10/15/10	ISSUED FOR PERMITS

CONSULTING ENGINEERS
1000 North 10th Street
Ft. Worth, Texas 76104
Phone: 817.339.1111
Fax: 817.339.1112

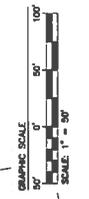
MIDTOWN ROW MIXED USE DEVELOPMENT
SPECIAL USE PERMIT
MASTER PLAN
FOR
MIDTOWN ROW MIXED USE DEVELOPMENT
CITY OF WILMINGBURG

Sheet No. **3**
PROJECT NO. 10000000000000000000
DATE: 10/15/10
SCALE: 1" = 50'



Wilmington Midtown Shopping Center
Parking Analysis (Excludes Parcel Excludes)

Building	Use	SF	Units	Required
1	Residential	N/A	20	20
2	Residential	7,800	15	15
3	Residential	7,800	15	15
4	Residential	7,800	15	15
5	Residential	7,800	15	15
6	Residential	7,800	15	15
7	Residential	7,800	15	15
8	Residential	7,800	15	15
9	Residential	7,800	15	15
10	Residential	7,800	15	15
TOTAL			120	120



SITE AREA:

CITY OF WILMINGBURG: 17.8 AC. (2014)
 APPROX. CROWDING IMPROVEMENT AREA: 15.77 AC. (2014)
 APPROX. CROWDING GREEN SPACE: 3.17 AC. (2014)
 TOTAL SITE: 18.54 AC. (2014)

PROPOSED LAYOUT N:
 APPROX. PROPOSED IMPROVEMENT AREA: 15.77 AC. (2014)
 APPROX. PROPOSED GREEN SPACE: 3.17 AC. (2014)
 TOTAL SITE: 18.54 AC. (2014)

SITE TABULATIONS:

PROPERTY IS ALL OF THE PARCELS:
 433-01-00-00 (SECTION A)
 433-01-00-00 (SECTION B)

AREA TABLE:
 SECTION A: 15.85 AC.
 SECTION B: 18.54 AC.
 TOTAL: 34.39 AC.

LEASE PARCELS IS PART OF THE PARCELS:
 433-01-00-00-A
 433-01-00-00-B

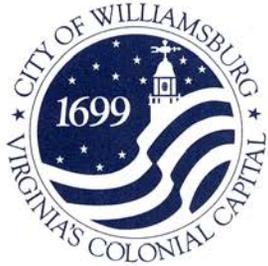
LEASE PARCEL AREA: 1.00 AC.

Wilmington Midtown Shopping Center
Parking Analysis (Excludes Parcel Excludes)

Building	Use	SF	Units	Required
1	Residential	N/A	20	20
2	Residential	7,800	15	15
3	Residential	7,800	15	15
4	Residential	7,800	15	15
5	Residential	7,800	15	15
6	Residential	7,800	15	15
7	Residential	7,800	15	15
8	Residential	7,800	15	15
9	Residential	7,800	15	15
10	Residential	7,800	15	15
TOTAL			120	120

DEVELOPMENT TABULATION

BUILDING NUMBER	PROPOSED USE	BUILDING FOOTPRINT AREA	GFA NOT TO EXCEED	STORES
1	RESIDENTIAL/AMENITY	23,000 SF	106,592 SF	5
2	RESIDENTIAL/RETAIL	14,360 SF	63,427 SF	5
3	RESIDENTIAL/RETAIL	23,210 SF	106,770 SF	5
4	RESIDENTIAL/RETAIL	26,580 SF	125,642 SF	5
5	HOTEL	17,642 SF	86,210 SF	4-5
7	RETAIL	15,214 SF	15,214 SF	1
9	RETAIL	33,413 SF	33,413 SF	1
10	RETAIL	20,332 SF	20,332 SF	1
TOTAL		175,880 SF	566,729 SF	



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: November 27, 2017

SUBJECT: PCR#17-028 Request of HS Apt Land LLC for a special use permit to reduce the required side yard setback from fifteen (15) feet to seven (7) feet for a proposed 96 unit development project.

Steven Middleton with HS Apt Land LC is proposing to reconfigure the previously approved townhouse lots into eight two-story luxury apartment buildings containing 96 units. The lot lines were extinguished by action of the City Council at the November 9, 2017 meeting (PCR#017-022). The applicant would like to use the existing roads and utilities that were installed in anticipation of the apartment layout. The proposed buildings encroach into the setbacks along the existing private rights-of-way. The applicant is requesting the setback be reduced from fifteen (15) feet to seven (7) feet, which is consistent with the setbacks of the sixteen townhouses that have already been constructed on the adjacent property.

COMPREHENSIVE PLAN

The High Street Williamsburg area is designated as Economic Development land use by the 2013 Comprehensive Plan. The Plan states:

The Economic Development land use category is intended to encourage economic development activities that provide desirable employment and enlarge the City's tax base. Large new mixed use developments can contribute to the City's character and economic well-being by having a well-designed mix of uses, rather than being a monolithic commercial, office, health care or residential development. This land use category expands the historic mixed use concept beyond the core area of the City into two large areas for future development – the High Street Williamsburg development on Richmond Road, and the Quarterpath at Williamsburg (Riverside) development on the east side of Quarterpath Road.

The development of areas designated as Economic Development land use should address a range of important goals stated by the Comprehensive Plan, including: protect and enhance Williamsburg's unique character; encourage conservation of open space; encourage high quality commercial and institutional development; encourage adequate housing opportunities; encourage appropriate scale and character for new residential development; improve and expand bicycle and pedestrian

facilities; and preserve scenic vistas, natural areas and historic sites on public and private land.

This category is implemented by the ED and ED-2 zoning districts. To ensure that the majority of the Economic Development land is developed for tax-generating commercial, entertainment, office, and medical uses, areas used exclusively for residential use should be limited to a minority of the land use in each of the Economic Development areas designated by the Plan. Residential density is up to 10 dwelling units/net acre for the ED District, and up to 12 dwelling units/net acre for the ED District.

ZONING

The High Street property is zoned ED-2 Economic Development District. The townhouse subdivision adjoins ED-2 zoning to the north (apartments), east (commercial area), west (Treyburn Drive) and south (condominiums).

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

This district is established to enhance the City's real property tax base and to allow a mixture of tax-generating commercial, entertainment and office uses in a mixed-use setting with an emphasis on landscaping and high quality design standards, and on property which is designated by the Comprehensive Plan as Economic Development land use. This district is also intended to encourage economic development activities that provide desirable employment and enlarge the tax base as contemplated in Sec. 15.2-2283 (vii), Code of Virginia, 1950, as amended. Residential uses are allowed as a major component of the development, and should be integrated into the overall design. Higher intensity uses such as manufacture or assembly, warehouses and distribution centers may be allowed with the issuance of a special use permit.

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 December 20, 2017.



Erin Burke
Principal Planner

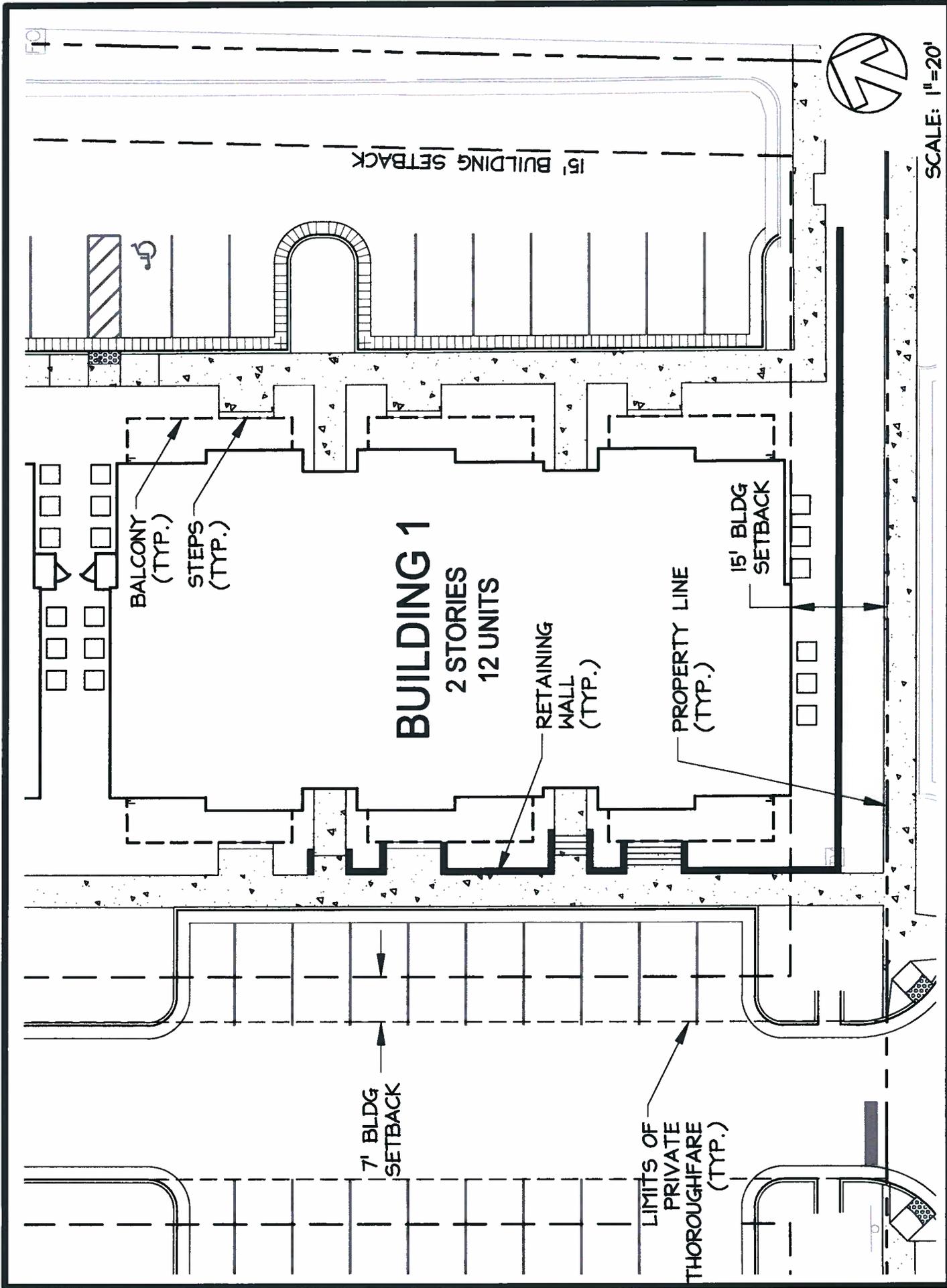
HIGH STREET DEVELOPMENT
SPECIAL USE PERMIT APPLICATION

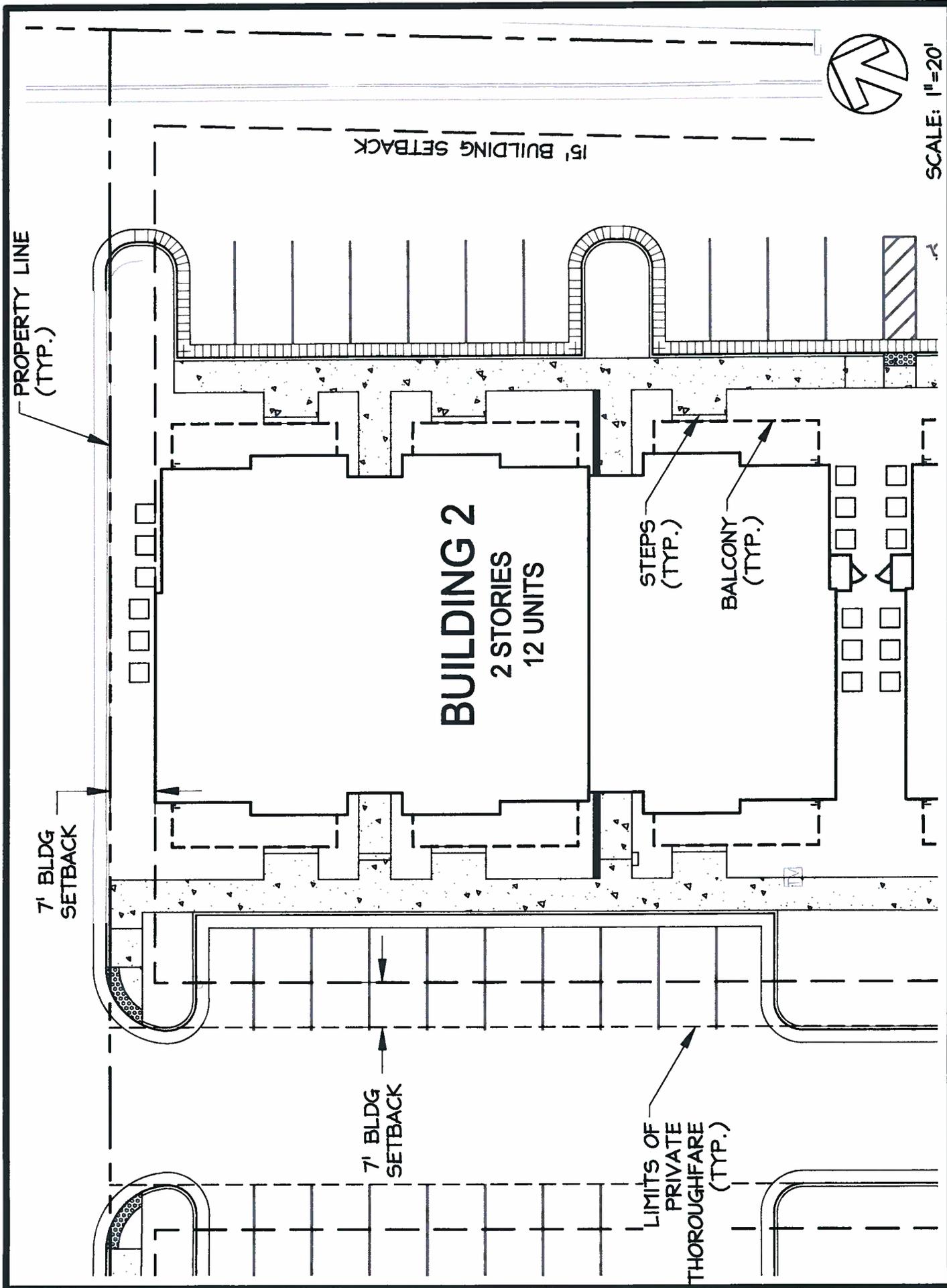
Tax Parcel ID Numbers

LOT 9 -- 373-14-00-009;	LOT 37 -- 372-08-00-037;
LOT 10 -- 373-14-00-010;	LOT 38 -- 372-08-00-038;
LOT 11 -- 373-14-00-011;	LOT 39 -- 372-08-00-039;
LOT 12 -- 373-14-00-012;	LOT 40 -- 372-08-00-040;
LOT 13 -- 373-14-00-013;	LOT 41 -- 372-08-00-041;
LOT 14 -- 373-14-00-014;	LOT 42 -- 372-08-00-042;
LOT 15 -- 373-14-00-015;	LOT 43 -- 372-08-00-043;
LOT 16 -- 373-14-00-016;	LOT 44 -- 372-08-00-044;
LOT 17 -- 372-08-00-017;	LOT 45 -- 372-08-00-045;
LOT 18 -- 372-08-00-018;	LOT 46 -- 372-08-00-046;
LOT 19 -- 372-08-00-019;	LOT 47 -- 372-08-00-047;
LOT 20 -- 372-08-00-020;	LOT 48 -- 372-08-00-048;
LOT 21 -- 372-08-00-021;	LOT 49 -- 372-08-00-049;
LOT 22 -- 372-08-00-022;	LOT 50 -- 372-08-00-050;
LOT 23 -- 372-08-00-023;	LOT 51 -- 372-08-00-051;
LOT 24 -- 372-08-00-024;	LOT 52 -- 372-08-00-052;
LOT 33 -- 372-08-00-033;	LOT 53 -- 372-08-00-053;
LOT 34 -- 372-08-00-034;	R/W -- 372-08-00-R;
LOT 35 -- 372-08-00-035;	R/W -- 372-08-00-R1;
LOT 36 -- 372-08-00-036;	OS -- 372-08-00-OS

Statement by Applicant

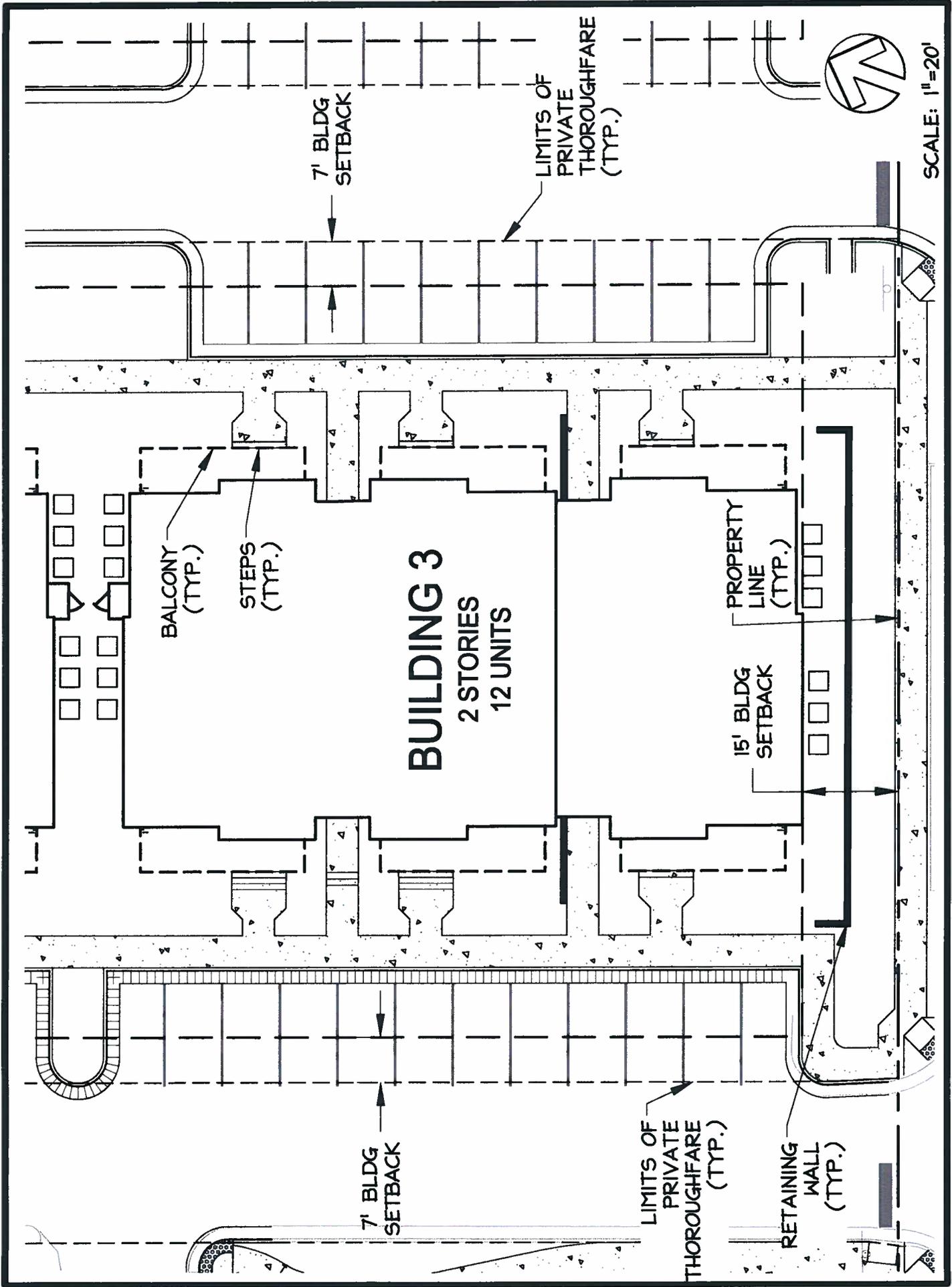
The proposed development is a reconfiguration of the existing undeveloped portion of High Street. The site was originally subdivided for 53 townhomes. Roads and utilities were constructed in 2006 and 2007 and 16 townhomes were constructed. Because of market conditions, no additional townhomes were ever built and the existing 16 townhomes were combined with the adjacent Sterling Manor Apartments and rented. The remaining portion of the site has been vacant since 2007. Using the existing road and utility infrastructure, we propose to develop 96 luxury apartments in 8 two-story buildings within this vacant area. Some of the proposed buildings encroach into the required 15 foot corner lot setback along the existing **private** rights-of-way. The requested reduction in the setback to 7 feet from the travel lane of the existing private rights-of-way is generally consistent with the setbacks of the 16 existing townhomes on the adjacent site. The required 15 foot corner lot setback along the **public** rights-of-way will be maintained.



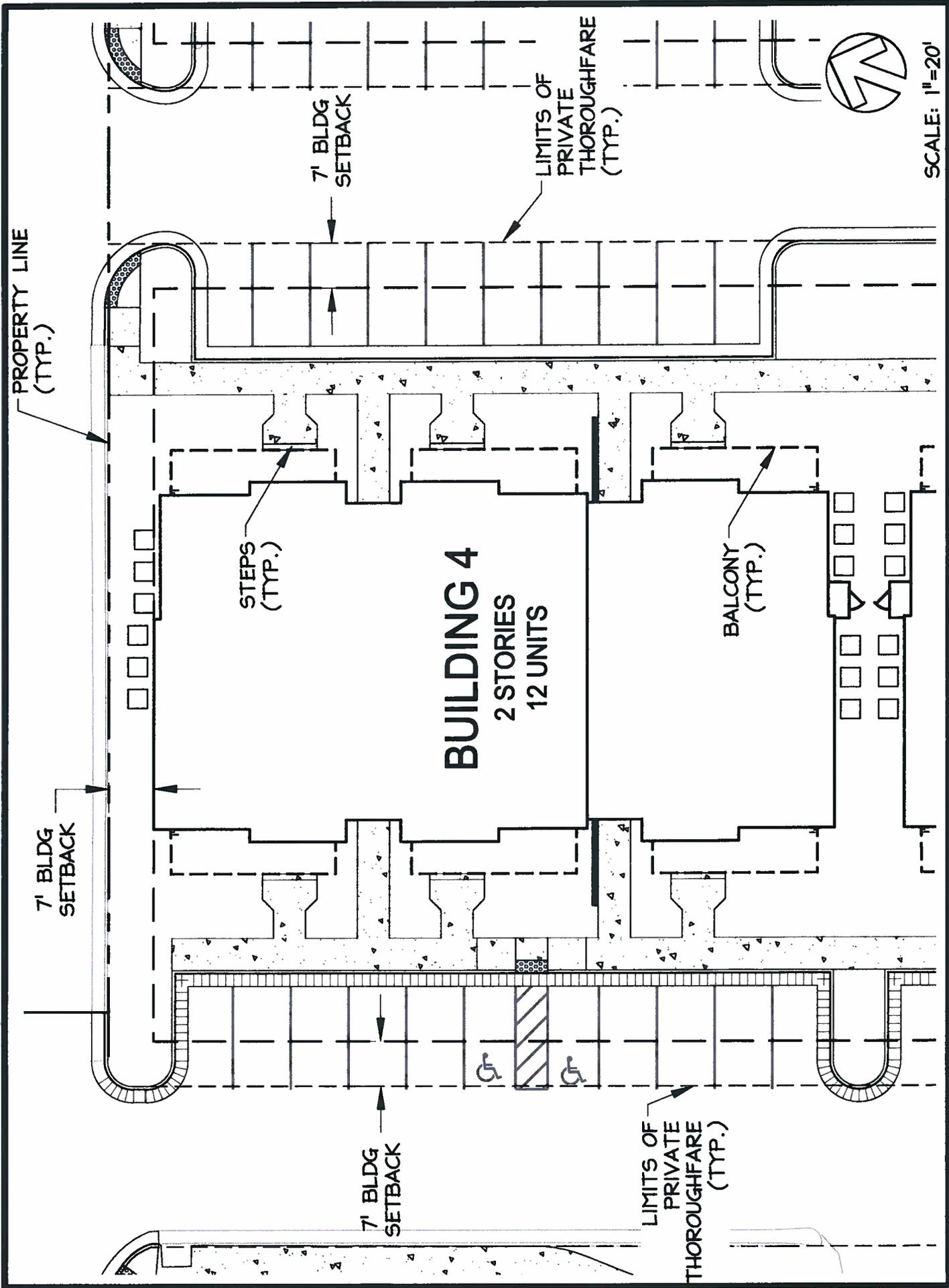


SCALE: 1"=20'

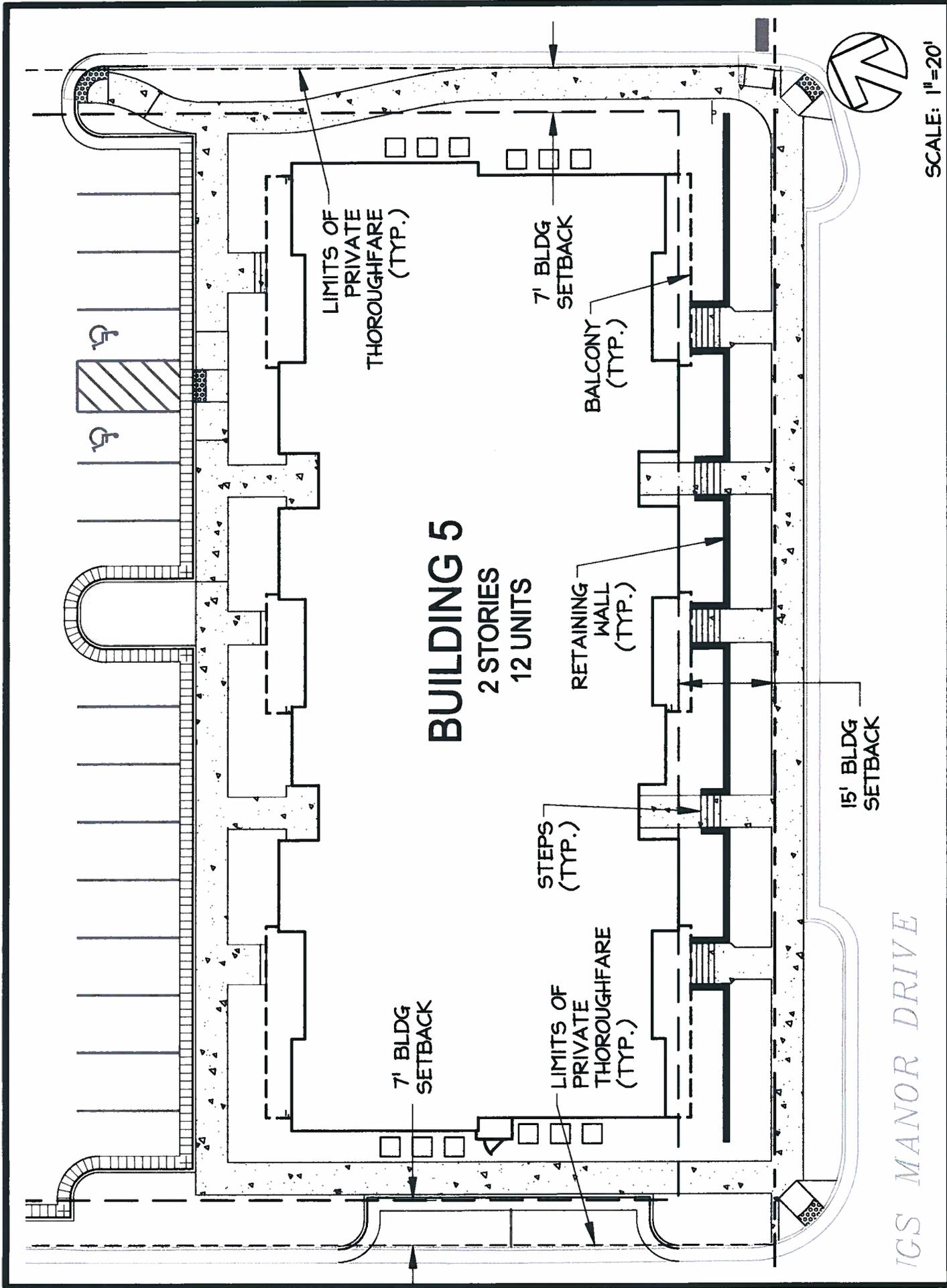
Building 2 High Street Apartments Special Use Permit

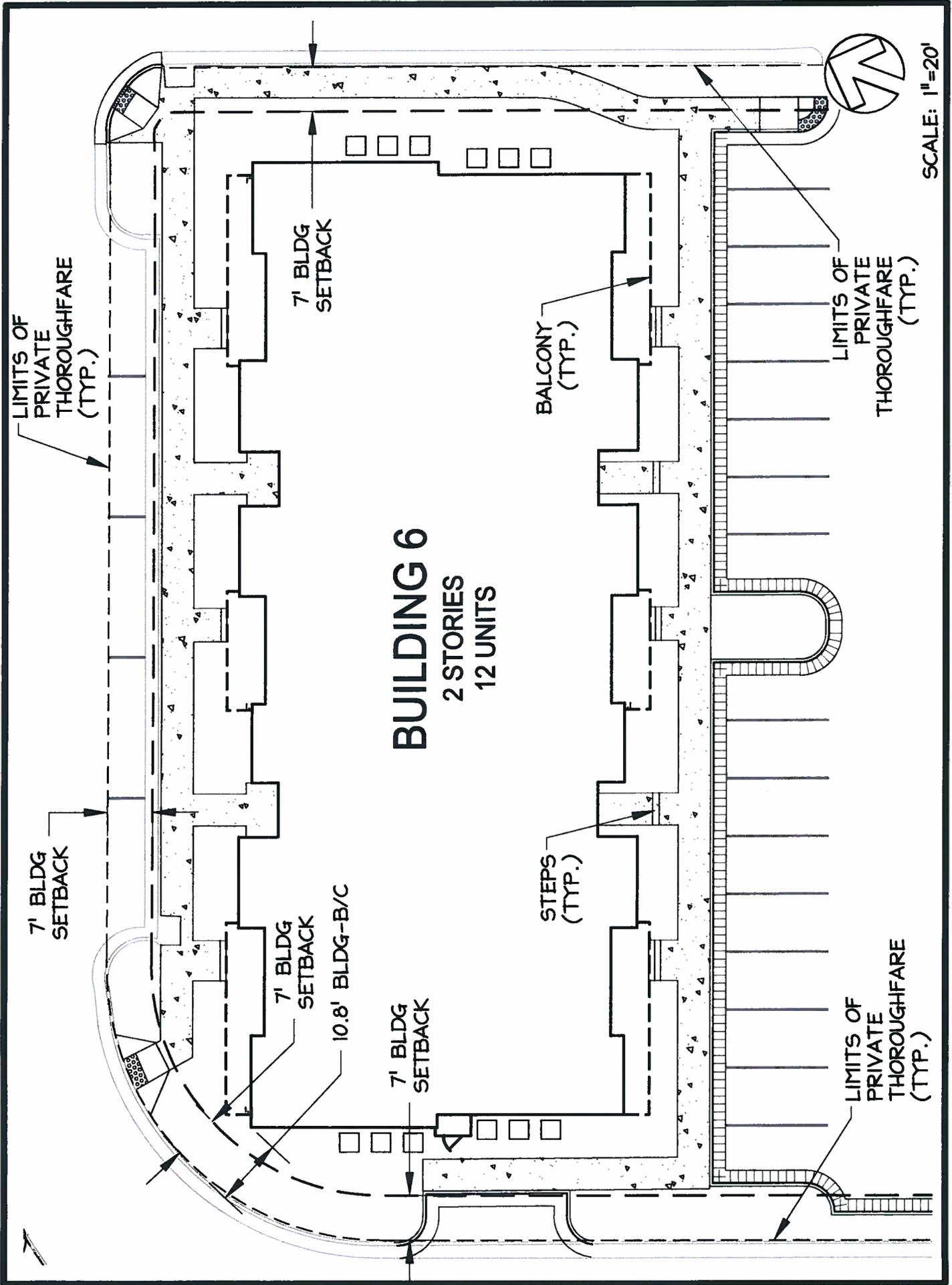


Building 3 High Street Apartments
Special Use Permit



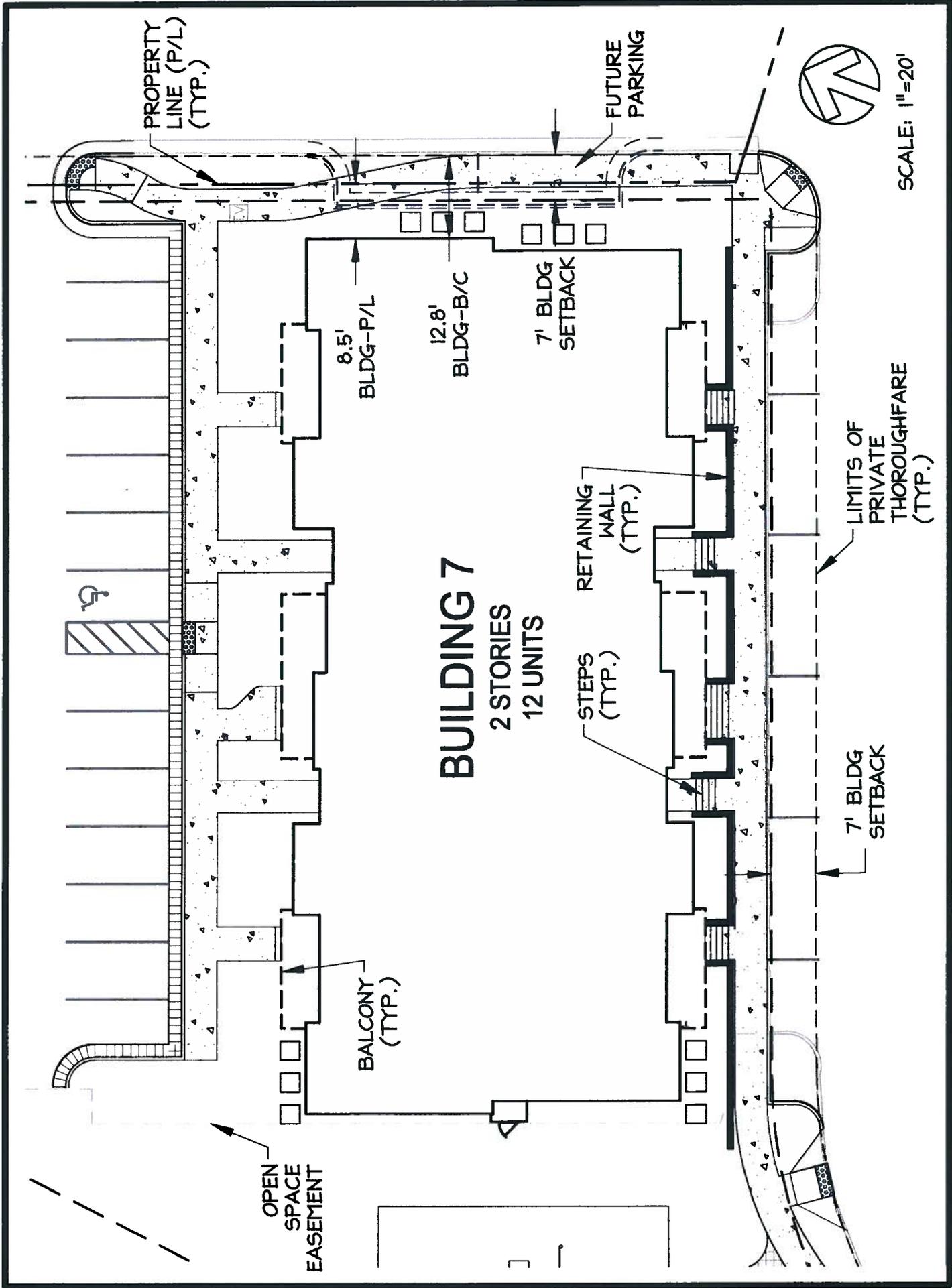
**Building 4 High Street Apartments
Special Use Permit**





SCALE: 1"=20'

BUILDING 6
2 STORIES
12 UNITS



**Building 7 High Street Apartments
Special Use Permit**

