



PUBLIC NOTICE WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold public hearings on Wednesday, August 19, 2020, at 3:30 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street. Should the COVID-19 restrictions imposed by the Governor of Virginia change, Planning Commission may hold this meeting electronically. In that event, written comments will be accepted by Planning Commission by sending an email to virtualplanningcommission@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date. The Commission will consider the following:

- A. **PCR#20-013:** Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for 504, 506, 510, 520, and 580 North Henry Street from Colonial Williamsburg Support to High-Density Multifamily Residential.
- B. **PCR#20-014:** Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers.
- C. **PCR#20-015:** Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.
- D. **PCR#20-018:** Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance.
- E. **PCR#20-019:** Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street.

Additional information on these cases is available at www.williamsburgva.gov/publicnotice.

If you are disabled and need an accommodation to participate in the public hearings, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than noon, Wednesday, August 12, 2020.

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: July 30, 2020

SUBJECT: **PCR#20-013:** A request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for 504, 506, 510, 520 and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use.

PCR#20-014: A request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers.

PCR#20-015: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 with proffers from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.

PCR#20-018: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance.

PCR#20-019: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street.

APPLICANT'S REQUEST

PCR#20-013:

This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for 504, 506, 510, 520 and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use.

PCR#20-014:

This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers.

PCR#20-015:

This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 with proffers from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.

PCR#20-018:

This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance.

PCR#20-019:

This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street.

CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

"The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district."

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate these properties as Mixed-Use. The Mixed-Use category of the 2013 Comprehensive Plan states:

"The Mixed-Use land use category is intended to provide a degree of flexibility in land uses to be developed in areas suitable for a mixture of residential and commercial uses. Incorporating a potential range of residential, office, and moderately scaled commercial uses, mixed-use development should be subject to a thorough urban design review which stresses quality architecture, proper building siting, and well-designed landscaping. Equally important, this category should promote the preservation, revitalization, and adaptive reuse, where appropriate, of existing historic structures. The density of the residential component of mixed-use development should be appropriate to the character of the area. *Mixed-Use* land use is designed to be more limited than Downtown Commercial, Corridor Commercial and Urban Commercial land use, but more flexible than Office land use.

Mixed-Use is implemented by the LB-1 Limited Business Downtown District for the *North Henry/North Boundary Street* area north of Merchants Square, the *South Henry Street Residential* area south of Merchants Square, and the Blayton Building property at 613 Scotland Street. The LB-1 zoning district allows a mixture of residential and commercial uses that are more restricted than the adjacent B-1 Downtown Business District. Residential uses are allowed at a base density of 14 dwelling units/net acre, with increased density 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 Downtown Planning Area as a whole. To address the increased need for senior housing in the future, special provisions should be added to allow senior housing with reduced off-street parking requirements with a special use permit. Residential yard and height requirements should also be imposed to preserve the transitional scale and character of the area.

Mixed-Use is implemented by the LB-2 Limited Business Neighborhood District for the *Arts and Cultural District* area on Richmond Road and the area south of Berkeley Middle School on Strawberry Plains Road. The LB-2 District allows a range of uses including single-family and duplex dwellings, banks, bakeshops, hotels with 10 or less rooms, museums and art galleries, offices, restaurants and retail stores. More intensive uses, such as multi-family dwellings, hotels with more than 10 rooms, larger restaurants and retail stores, and buildings with a floor area exceeding 10,000 square feet require a special use permit. Residential uses are allowed at a base density of 8 dwelling units/net acre, and up to 14 dwelling units/net acre with a special use permit.

Mixed-Use is implemented by the revised LB-3 Limited Business Residential District for area between Penniman Road and the CSX Railroad, and for the area around The Beeches at 1030 Capitol Landing Road, both located in the Northeast Triangle Planning Area. The revised LB-3 District allows a range of uses including single family and duplex dwellings, banks, bake shops, hotels and timeshares, museums and art galleries, offices, restaurants and retail stores. Special use permits will be required for permitted residential uses (townhouses and multi-family dwellings) and for buildings with a floor area exceeding 10,000 square feet. Residential density is 14 dwelling units/net acre. The existing zoning for these areas should remain in place until an acceptable development is presented for rezoning to a revised LB-3 zoning district.”

CURRENT ZONING

This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

“This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods.”

PROPOSED ZONING

The applicant is proposing to rezone these properties to Downtown Limited Business LB-1. The Statement of Intent Limited Business Downtown District LB-1 reads:

“This district is established to allow a mixture of residential, office and commercial uses in the areas north and south of the B-1 Downtown Business District that are designated by the Comprehensive Plan as Mixed-Use land use. Residential yard requirements are imposed to help maintain the residential scale and character of the areas. Increased residential density and higher intensity uses such as parking garages 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.

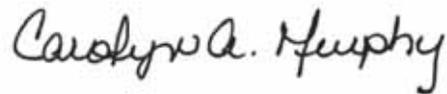
The Planning Director or Planning Commission may require the following additional information:

- (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.

A traffic impact analysis, utility information, fiscal impact analysis was performed by the applicant and are attached.

PUBLIC HEARING DATE

Public hearings on these requests are scheduled for the August 19, 2020 meeting.



Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

HIGHLAND PARK NEIGHBORHOOD



Buildings	1-br	2br	totals
BUILDING A	18	22	40
BUILDING B	18	22	40
BUILDING C+D+E	34	48	82
Unit Type Totals	70	92	162
Parking Ratio	1.25	1.5	226
Subtotal Req'd Parking	87.5	138	226
Visitor Parking (25%)			41
Total Parking Required			266
Parking Provided			268

CONCEPTUAL SITE PLAN for GOVERNORS INN REDEVELOPMENT



H & A # 4 0 0 0 6

CITY OF WILLIAMSBURG, VA

27 JUL 2020



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100

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HORNE & ASSOCIATES, INC.
ARCHITECTS/PLANNERS/ENGINEERS

27 JUL 2020

CITY OF WILLIAMSBURG, VA



H & A # 4 0 0 0 6



200

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HORNE & ASSOCIATES, INC.
ARCHITECTS/PLANNERS/ENGINEERS



PARKING LOT LIGHTING
WITH CUT-OFFS TO LIMIT
OFFSITE SPILLOVER

COMBINATION POLE-MOUNTED
AND BUILDING MOUNTED
LIGHTS WITH CUT-OFFS TO LIMIT
GLARE AT ADJACENT LIVING
UNITS

PROPOSED STREETLIGHTS
TO FORMALIZE NEW ENTRY
ROAD AND ENHANCE
POCKET PARK

APPROX LOCATION OF
EXISTING MUNICIPAL
STREET LIGHTING.TYP

CONCEPTUAL SITE LIGHTING PLAN
GOVERNORS IN REDEVELOPMENT

H & A # 4 0 0 0 6

CITY OF WILLIAMSBURG, VA

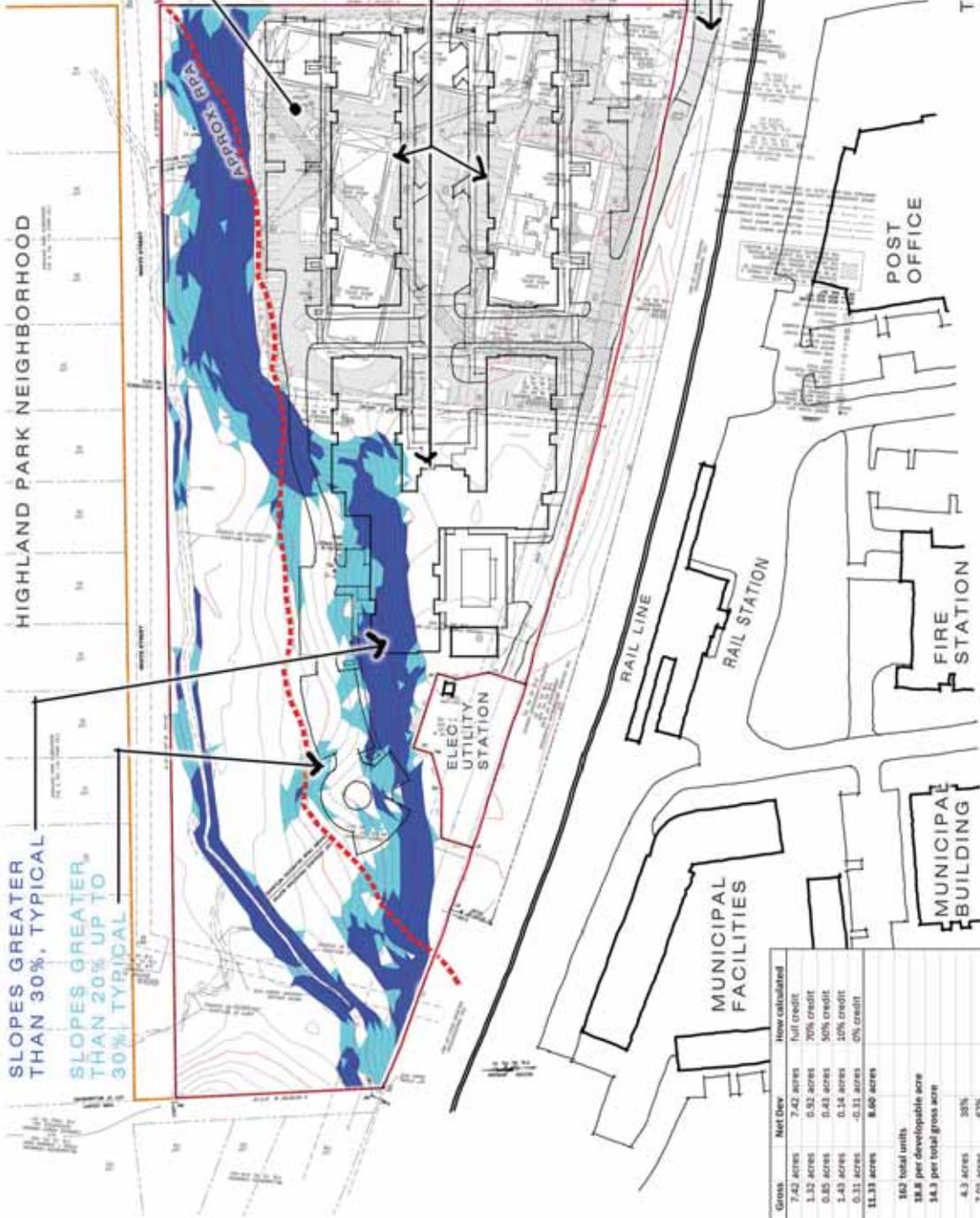
27 JUL 2020



SLOPES GREATER THAN 30%, TYPICAL

SLOPES GREATER THAN 20% UP TO 30% TYPICAL

HIGHLAND PARK NEIGHBORHOOD



SITE PLAN OF EXISTING MOTEL DEVELOPMENT TO BE REMOVED

LINE OF PROPOSED DEVELOPMENT

NOTE: BACKGROUND IMAGE OF EXISTING DEVELOPMENT AND EXISTING GRADES PROVIDED BY LANDTECH RESOURCES, INC., UTILIZING PUBLIC GIS DATA AND DOES NOT REPRESENT A SURVEYED AS-BUILT CONDITION.

EXISTING UTIL. COMPANY EASEMENT/ACCESS TO REMAIN

MUNICIPAL PARK

TO MERCHANTS SQUARE

Land Characteristic	Gross	Net Dev	How calculated
Less Than 10%	7.42 acres	7.42 acres	Full credit
10% to 20%	1.32 acres	0.52 acres	70% credit
20% to 30%	0.85 acres	0.43 acres	50% credit
over 30%	1.43 acres	0.14 acres	10% credit
Wetlands	0.31 acres	-0.31 acres	0% credit
Total	11.33 acres	8.60 acres	
Current Design Yields:	182 total units		
	38.8 per total gross acre		
Impervious Area	4.3 acres	58%	
Approx. Open Space	7.03 acres	62%	
Total	11.33 acres		

GRADE ANALYSIS PLAN for
GOVERNORS INN REDEVELOPMENT

H & A # 4 0 0 0 6

CITY OF WILLIAMSBURG, VA

27 JUL 2020



HORNE & ASSOCIATES, INC.
 PROVIDING PROFESSIONAL SERVICES



Tax Map No.'s 435-08-00-A and 435-08-00-B

Prepared by and return to:
Vernon M. Geddy, III, Esquire (VSB#21902)
(Attorney licensed to practice law in Virginia)
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road
Williamsburg, VA 23185

PROFFERS

THESE PROFFERS are made this __ day of ____, 2020 by **THE COLONIAL WILLIAMSBURG FOUNDATION**, a Virginia corporation (together with its successors in title, the "Owner"), and **CASTLE DEVELOPMENT PARTNERS, LLC**, a Virginia limited liability company ("Developer"), each to be indexed as Grantors in the City of Williamsburg land records and the **CITY OF WILLIAMSBURG**, a Virginia municipal corporation ("City"), to be indexed as Grantee in the City of Williamsburg land records.

RECITALS

A. Owner is the owner of a two tracts or parcels of land located in the City of Williamsburg, Virginia, consisting of Tax Map #435-08-00-A and #435-08-00-B with addresses of 506 and 520 North Henry Street, Williamsburg, Virginia and being more particularly described on Exhibit A attached hereto (the "Property"). Developer is the contract purchaser of the Property. The Property is now zoned MS, Museum Support District.

B. Owner and Developer have applied to rezone the Property from MS to LB-1, with proffers.

F. Owner and Developer desire to offer to the City certain conditions on the development of the Property not generally applicable to land zoned LB-1.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2297 of the Code of Virginia, 1950, as amended, and Article II, Division 4 of the City Zoning Ordinance, Owner agrees that or its successors in title, as the case may be, shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the City, these Proffers shall be null and void.

CONDITIONS

1. Price Restricted Housing Units. Ten percent of the total number of apartment units on the Property shall be offered for rent to persons earning no more than eighty percent (80%) of Williamsburg median family income as determined by the United States Department of Housing and Urban Development (“HUD”) at rents determined as set forth below. Maximum annual rent shall be calculated by assuming 1.5 persons per bedroom. Maximum annual rent for a one bedroom unit shall equal thirty percent (30%) of the income limit for 1.5 persons calculated by averaging the one and two person income limit determined by HUD. Maximum annual rent for a two bedroom unit shall equal thirty percent (30%) of the income limit for three persons (two bedrooms times 1.5 persons per bedroom).

The City of Williamsburg joins herein to and does hereby confirm its acceptance of these proffers as part of the rezoning of the subject Property from MS to LB-1.

WITNESS the following signatures.

THE COLONIAL WILLIAMSBURG
FOUNDATION

By: _____

Title:

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this ____ day of _____, 2020, by _____ of The Colonial Williamsburg Foundation, a Virginia corporation, on its behalf.

My commission expires: _____.

NOTARY PUBLIC

CASTLE DEVELOPMENT PARTNERS, LLC

By: _____

Title:

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____ of Castle Development Partners, LLC, a Virginia limited liability company, on its behalf.

My commission expires: _____.

NOTARY PUBLIC

CITY OF WILLIAMSBURG, VIRGINIA

By: _____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this ____ day of _____, 2020, by _____, _____ of Castle Development Partners, LLC, a Virginia limited liability company, on its behalf.

My commission expires: _____.

NOTARY PUBLIC

Exhibit A

Parcel 1

ALL that certain lot, piece or parcel of land, with all improvements thereon and appurtenances thereunto belonging, lying and being the City of Williamsburg, Virginia known as Sheraton Governor's Inn and more particularly described on a plat of survey dated June 26, 1985 made by AES, a professional corporation, entitled "Title Survey Sheraton Governor's Inn 506 North Henry Street Williamsburg Virginia," a copy of which is recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and the County of James City in Williamsburg Plat Book 41 at page 7.

BEING the same real estate conveyed to The Colonial Williamsburg Foundation by Deed of Bargain and Sale dated July 1, 1985 from North Henry Corporation, which Deed is recorded in the aforesaid Clerk's Office in Williamsburg Deed Book 71 at page 640.

Parcel 2

ALL that piece or parcel of land, together with the buildings and improvements thereon, situate in the City of Williamsburg, Virginia, as set up, shown and described as Parcel 1 on a plat entitled, "Philip Richardson Construction Company, Plat of Boundary Survey, Parcels - 1 & 2, A Portion of Lot 3 and all of Lots 4-8, Sec. A, All of Lots 1-5, Sec. B as Per Plat of R.E. White, Surveyor, 1915, PB 2, p. 45, York Co. Clerk's Office, Williamsburg, Virginia," made by R. B. Cartwright, C.L.S., dated January 4, 1963, on which plat the said land is more particularly described as follows: Beginning at an iron pin on the southwesterly corner of the property herein conveyed, said pin being situate on the northerly line of Chesapeake Avenue, thence in a northerly direction on a course N 8° 25' E a distance of 150.00 feet to an iron pin; thence in an easterly direction on a course of S 71° 47' E through an iron pin a distance of 250.00 feet to an iron pin on the westerly side of King Street; thence in a southerly direction on a course of S 8° 25' W along said King Street a distance of 150.00 feet to an iron pin on the northerly side of Chesapeake Avenue; thence along said Chesapeake Avenue on a chord course N 71° 42' W a distance of 250.00 feet to an iron pin to the place of beginning.

BEING the same real estate conveyed to The Colonial Williamsburg Foundation by Deed of Bargain and Sale dated July 1, 1985 from John E. Woodward, Jr. and P. O. Richardson, which Deed is recorded in the aforesaid Clerk's Office in Williamsburg Deed Book 71 at page 642.

**ORDINANCE #20-
PROPOSED ORDINANCE #20**

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS
BY ADDING A NEW SECTION 21-626 SLOPE
WAIVERS AND ARTICLE VII, SITE PLANS BY
AMENDING SECTION 21-782(e) TO ALLOW
SLOPE WAIVERS WITH A SPECIAL USE PERMIT
BY CITY COUNCIL THAT CANNOT BE
APPROVED BY THE ZONING ADMINISTRATOR
AS OUTLINED IN SECTION 21-782(e) OF THE
ZONING ORDINANCE
(PCR #20-018)**

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 IV. Supplemental District Regulations shall be amended to add Section 21-626 Slope Waivers and to amend Article VII. Site Plans. Section 21-782(e) to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under this section.

ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS.

Section 21-626 Slope waivers.

City Council may approve encroachments on slopes in excess of 30 percent not qualifying for a waiver pursuant to Sec. 21-788, with a special use permit. In addition to the criteria contained in Division 2. Special Use Permits in the Zoning Ordinance, the project must contain adequate measures to alleviate any negative environmental impacts of the encroachment, including the following requirements:

1. No encroachment into a Resource Protection Area (RPA) is permitted except those uses allowed under section 21-818 of the Zoning Ordinance;
2. Submission of a mitigation plan to reduce downstream erosion and to prevent any increase in water pollution for the project.
3. Regulate stormwater runoff for the project at the source to protect against and minimize water pollution and the deposition of sediment from the proposed development to tributaries, buffers areas and other sensitive environmental lands.
4. For redevelopment projects, the post development plan shall:
 - a. Meet the water quality requirements for new development where the total phosphorus load shall not exceed 0.41 pounds per acre per year, as calculated pursuant to 9VAC25-870-65; and

- b. Discharge the maximum peak flow rate from the post-development one-year 24-hour storm in accordance with the following methodology:

$$Q_{\text{Developed}} \leq 0.7 * (Q_{\text{Pre-developed}} * RV_{\text{Pre-developed}}) / RV_{\text{Developed}}$$

Under no condition shall $Q_{\text{Developed}}$ be greater than $Q_{\text{Pre-developed}}$ nor shall $Q_{\text{Developed}}$ be required to be less than that calculated in the equation $0.9 * (Q_{\text{Forest}} * RV_{\text{Forest}}) / RV_{\text{Developed}}$; where

$Q_{\text{Developed}}$ = The allowable peak flow rate of runoff from the developed site.

$RV_{\text{Developed}}$ = The volume of runoff from the site in the developed condition.

$Q_{\text{Pre-Developed}}$ = The peak flow rate of runoff from the site in the pre-developed condition.

$RV_{\text{Pre-Developed}}$ = The volume of runoff from the site in pre-developed condition.

Q_{Forest} = The peak flow rate of runoff from the site in a forested condition.

RV_{Forest} = The volume of runoff from the site in a forested condition.

Prior to Council's consideration, the city's stormwater manager program administrator must review and submit a recommendation on the mitigation plan.

ARTICLE VII. SITE PLANS

Section 21-782. General performance standards.

(e) New construction on slopes in excess of 30 percent shall be prohibited, unless approved by City Council pursuant to Section 21-626 or a waiver is granted by the zoning administrator pursuant to Section 21-788.

The Williamsburg Code shall remain unchanged.

Adopted:

Douglas G. Pons, Mayor

Attest: _____
Sandi Filicko, Clerk of Council



GOVERNOR'S INN REDEVELOPMENT

THE APPLICANT

Castle Development Partners, LLC ("Castle") is a real estate partnership focused exclusively on the development and renovation of multifamily rental communities in the Eastern United States. Castle's headquarters is located at 230 Court Square, Suite 202, Charlottesville, VA 22902.

Mike McNamara, Andy McGinty and Tommy Niles, the principals of Castle, have more than 30 years of experience developing, owning and operating conventional and affordable apartment communities. Castle and its principals have been responsible for the development of more than 6,000 apartment units and currently hold controlling General Partner and Managing Membership interests in more than 3,000 apartment units.

Brief biographies of the principals follow.

Andrew McGinty

Mr. McGinty heads operations management for Castle Development Partners. He oversees all land and community acquisitions, deal structuring, business strategy and new business development. Mr. McGinty has over a decade of experience in residential and commercial real estate in Delaware, Maryland, Virginia and North Carolina. Prior to his career in multifamily development, Mr. McGinty was an executive with the management consulting firm Accenture in Washington, DC and Paris, France. Mr. McGinty has an MBA from The University of Virginia and a BS in Mechanical Engineering from Virginia Tech.

Michael McNamara

In his 30-year career in multifamily development, Mr. McNamara has developed over 5,000 conventional, subsidized, tax credit and elderly apartment units. In 1990, McNamara founded Castle Development Inc. and grew it into one of the leading developers of multifamily housing in Virginia. Prior to starting Castle, Mr. McNamara held several executive positions with Amurcon Realty, including Chief Financial Officer and President of the Property Management division. Prior to joining Amurcon, he worked as a CPA in Richmond, Virginia. Mr. McNamara has a BS in accounting from Virginia Commonwealth University.

Thomas R. Niles, III

Mr. Niles leads the renovation and repositioning of acquired assets. In his role as a Regional Property Manager with Grady Management, Mr. Niles also oversees the operation of many of the Castle owned assets. Mr. Niles has an MBA from the College of William and Mary and a BS in Integrated Science and Technology from James Madison University.

Castle builds and acquires Class A, B and Tax Credit communities of 120 units or more, with a deal sizes ranging from \$25M to \$75M in total development and acquisition costs.

Recent Castle Development projects include the Archer at Brookhill, Beacon on 5th, Avemore and Arden Place communities in Charlottesville, Center West Phase 1 in Midlothian, Center Pointe and Adams Crossing in Waldorf, Maryland, Maplewood in Chesapeake and Andorra in Holly Springs, North Carolina.

For addition information please go the company's website at www.castledp.com.

THE PROJECT

The Colonial Williamsburg Foundation ("CWF) has closed the Governor's Inn hotel located at 506 North Henry Street and decided to sell both that property and the adjoining parcels located at 504, 510 and 520 North Henry Street. CWF has determined that the property is no longer needed to support its mission and operations. Castle has contracted to purchase the property contingent on obtaining necessary approvals from the City for its proposed multi-family development.

The property is bounded to the south by the railway lines, to the east by North Henry Street, to the north by the Highland Park neighborhood and to the West by additional residentially developed property. Special features of the property include:

- An existing greenspace to the east of the property line, which was created when North Henry Street was rerouted to be continuous into Route 132, acts as a buffer and serves as an opportunity for a passive pocket-park.
- An existing greenspace to the north between the Highland Park neighborhood and the proposed development was created by a dedicated right-of-way, "White Street", which is largely wetlands and has never been improved, serves as another site buffer.
- The developable portions of the site are split by a ravine, which is largely wetlands, running from the south-west to the north-east, leaving the north-west corner of the site inaccessible without crossing wetlands.
- There is a power sub-station which is set into the southern boundary of the site, which further limits the developable area of the site, creating a design challenge to effectively screen its utilitarian appearance.
- There is an existing access road to the sub-station from North Henry, which is partially on the property and partially in the public right-of-way, and which needs to be maintained and coordinated with the site circulation.
- The site has dramatic grades, of over 50' across the developable portions, sloping 30% or more in certain locations; some of the grade is natural, as the terrain slopes down to the wetlands; some, we conjecture, is man-made from the construction process for the railway, substation, or both.

- The site's proximity to City services and commuter infrastructure combined with natural buffers to adjacent developments, make it an ideal location for contemporary apartment dwelling that is well knitted into the downtown area.

Castle proposes to raze the existing Governor's Inn hotel and redevelop the site into a Class A multifamily community with a density of up to 19 dwelling units per developable acre. The project will be a mix of one and two-bedroom apartments. The applicant anticipates there will be approximately 65 to 70 one-bedroom units and 82 to 92 two-bedroom units. Ten percent of the units will be offered for rent at prices geared to those earning 80% or below of the area family median income. These units will be distributed throughout the project.



The new entrance to the property will be relocated further north to make the railway intersection less congested. The development will be limited to the developable portion adjacent to North Henry, leaving the developable portion to the west an untouched buffer. The land will be regraded into 4 levels or steps, coordinated with the natural terrain. This will allow the street-fronting residential buildings to step down along with the site, with 3-story facades on the low side and 2-story facades on the high side. Toward the back of the developable parcel, a third building will anchor the complex with a central clubhouse, fitness and pool complex. Residential wings will extend from this core which will be 3-story to the public side and 2-stories to the pool side. One of these wings will overlook the wetlands with 4-stories of dwelling units overlooking the ravine.

Apartment finishes/amenities are planned to include granite counters in kitchen and bath, stainless appliances, solid wood cabinets, tiled bathrooms, simulated wood flooring, in-unit laundry, balconies on some units, walk in closets, elevator-served buildings, large low-E argon filled windows, minimum 9' ceilings, high efficiency HVAC, 2" slat premium blinds, and large soaking tubs in some units. The buildings will have fire monitors and sprinklers.



Community amenities are planned to include clubhouse with leasing center and on-site professional management with 24 hour emergency maintenance; cyber café; conference room; gathering/party room; entertainment lounge/clubroom with billiards, tvs, etc.; covered outdoor tv/lounge area; salt water pool with resort style pool deck including fire pit and grill station; standalone fitness building with state of the art fitness center; pet wash room; car wash station; rooftop “beer garden” with seating areas and gas fireplaces; outdoor grilling stations; pocket parks; dog park area and walking connectivity to downtown Williamsburg and the Historic Area.



THE APPLICATIONS

Castle is submitting four applications to the City for the project. First is a request for a change in the Comprehensive Plan land use designation of Colonial Williamsburg Support to the Mixed Use designation and to revise the narrative describing that designation to include this property. The second is a rezoning of the property from its current MS, Museum Support zoning district to the LB-1, Limited Business Downtown district. The third is a request for special use permit to permit a density of 19 dwelling units per developable acre on the property pursuant to Section 21-250 of the Zoning Ordinance, as amended. Finally, an application to the Architectural Review Board for conceptual approval of the project architecture has been submitted by the project architect Hopke & Associates, Inc.

IMPACTS

Traffic. A Traffic Analysis for the project prepared by LandTech Resources, Inc. (“LandTech”) dated May 5, 2020 is attached hereto as Exhibit A. The Analysis concludes that the traffic generated by the proposed development will not warrant the installation of either right or left turn lanes on North Henry Street at the entrance to the project and that the proposed entrance location meets applicable sight distance requirements.

Water and Sewer. Wastewater and Water Generation tables prepared by LandTech dated May 5, 2020 are attached hereto as Exhibit B. The site is served by an existing 16” water main with ample pressure for the proposed development. The project will increase daily water and sewer discharge by 21,120 gallons per day. The City sewer system has ample capacity for the increased flows and no downstream improvements are required.

Archaeology. A report entitled “506 North Henry Street (Governor’s Inn) Archaeological Site Impact Assessment dated May 8, 2020 prepared by Jack Gary and Eric Schweickart of CWF is attached as Exhibit C. The entire site was tested for archaeological resources in 1983 prior to the construction of the hotel. The current Assessment concludes that no further archaeological work is needed for this property.

Stormwater Management. While the stormwater management system has not been designed at this point, it is anticipated that the system will incorporate under parking lot storage tanks to manage water quantity for the development and any water quality requirements will be satisfied through the purchase nutrient credits. The applicant will explore the feasibility of using water from the underground tanks for irrigation.

Fiscal. Castle has prepared a Fiscal Impact Analysis of the project at buildout attached hereto as Exhibit D. The analysis concludes that the project will have a positive fiscal impact on the City.

BENEFITS

The applicant submits that this project will benefit the City in a number of ways. It will be a redevelopment of a closed and outdated hotel property. The multifamily development of this property will create an excellent transitional use from the institutional uses on the Lafayette Street side of the railroad tracks to the Highland Park single family detached community on the north side of the site. It is a well buffered site that will not have adverse visual impacts on its neighbors or the Historic Area. The site is not a viable commercial site nor is it appropriate for single family detached development. It will provide high quality apartment living, including price restricted housing, in easy walking distance to downtown. The additional customers for the stores and restaurants on Prince George Street and Merchant’s Square will be a boost to those businesses and will increase the vitality of the entire downtown area without additional traffic/parking burdens.



Exhibit A

LANDTECH RESOURCES, INC.

Traffic Analysis

For

Governor's Inn Hotel Redevelopment

City of Williamsburg, Virginia

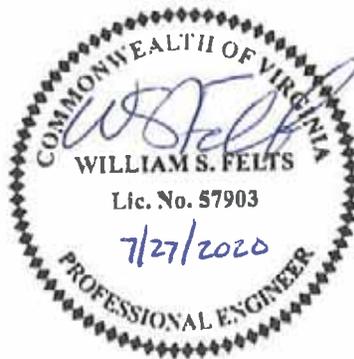
Preparation Date:

May 5, 2020

Revision Date(s):

July 27, 2020

LRI Project No. 19-398



ENGINEERING • SURVEYING • GPS
3925 Midlands Road Williamsburg, VA 23188
Ph.: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

Traffic Analysis:

The proposed development on the property located at 506 N. Henry Street proposes the demolition of the existing Governor's Inn Hotel containing approximately 200 rooms and the construction of a new apartment complex containing approximately 162 units. A traffic analysis of the existing and proposed site was prepared utilizing ITE trip generation data. Below is a summary of the existing site traffic conditions as well as the proposed traffic conditions for the property:

ITE Traffic Analysis											
Project:		Governor's Inn									
ITE Code: 310 Hotel (Existing Conditions)											
Unit Total	200										
Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns	
Average Day	8.17	1634	50%	817	50%	817	50%	409	50%	409	
AM Peak Hour	0.56	112	61%	68	39%	44	50%	34	50%	34	
PM Peak Hour	0.59	118	53%	63	47%	55	50%	31	50%	31	
Saturday Average	8.19	1638	50%	819	50%	819	50%	410	50%	410	
Saturday Peak Hour	0.72	144	56%	81	44%	63	50%	40	50%	40	
Sunday Average	5.95	1190	50%	595	50%	595	50%	298	50%	298	
Sunday Peak Hour	0.56	112	46%	52	54%	60	50%	26	50%	26	

ITE Traffic Analysis											
Project:		Governor's Inn									
ITE Code: 220 (Proposed Apartment Building)											
Unit Total	162										
Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns	
Average Day	6.72	1089	50%	544	50%	544	50%	272	50%	272	
AM Peak Hour	0.51	83	20%	17	80%	66	50%	8	50%	8	
PM Peak Hour	0.62	100	65%	65	35%	35	50%	33	50%	33	
Saturday Average	6.39	1035	50%	518	50%	518	50%	259	50%	259	
Saturday Peak Hour	0.52	84	50%	42	50%	42	50%	21	50%	21	
Sunday Average	5.86	949	50%	475	50%	475	50%	237	50%	237	
Sunday Peak Hour	0.51	83	50%	41	50%	41	50%	21	50%	21	

AADT: State Route 132 (Lafayette Street : SR 132Y)	5500
Directional Factor, D	0.562
Peak Hour Factor, K	0.086
Peak Hour Volume, PHV	266
Opposing Volume / Approach Volume	266
Advancing Volume	207
Total Peak Hour Trips Making Right Turn Into Site	33
Total Peak Hour Trips Making Left Turn Into Site	33

On the following pages you will find the required calculations utilizing the above information providing Turn Lane Warrant analysis per the Virginia Department of Transportation Road Design Manual Appendix F. Based on the anticipated traffic for the proposed parcel as well as the traffic counts within the adjacent State Route 132 right-of-way this project does **NOT** warrant the installation of a left-hand turn lane, nor a right-hand turn lane or taper.

Based on conceptual drawings prepared for the proposed development the location of the proposed entrance appears to be situated in a location that will provide for a sight distance that is in excess of the required 280 feet per Table 2-5 in the VDOT Road Design Manual Appendix F.

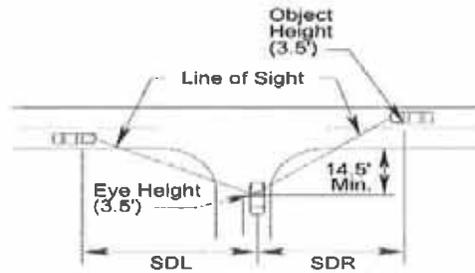
Virginia Department of Transportation
 Traffic Engineering Division
 2018
 Annual Average Daily Traffic Volume Estimates By Section of Route
 City of Williamsburg

Route	Jurisdiction	Length	AAADT	QA	4Tire	Bus	2Axle 3+Axle	1Trail	2Trail	QC	K Factor	OK	Dir Factor	AAWDT	QW
60 Bypass Rd	City of Williamsburg	0.16	11000	G	98%	0%	1%	0%	0%	F	0.081	F	0.523	12000	G
60 5 Page St	City of Williamsburg	0.31	21000	G	99%	0%	1%	0%	0%	F	0.08	F	0.677	22000	G
60 5 Page St	City of Williamsburg	0.25	13000	G	99%	0%	1%	0%	0%	C	0.084	F	0.579	14000	G
60 York St	City of Williamsburg	0.60	12000	G	98%	0%	1%	0%	0%	C	0.089	F	0.523	13000	G
132 Henry St South	City of Williamsburg	1.77	2800	G	99%	0%	1%	0%	0%	C	0.086	F	0.574	3100	G
132 Henry St South	City of Williamsburg	0.08	3900	G	99%	0%	1%	0%	0%	F	0.086	F	0.574	4200	G
132 5 Henry St	City of Williamsburg	0.38	5000	G	99%	0%	1%	0%	0%	F	0.081	F	0.522	5400	G
132 Henry St North	City of Williamsburg	0.44	5500	G	97%	1%	2%	0%	0%	C	0.086	F	0.562	5900	G
132 N. Henry St	City of Williamsburg	0.16	8400	G	97%	1%	2%	0%	0%	F	0.092	F	0.513	9100	G
132 Merrimac Trail	City of Williamsburg	0.29	5300	G	98%	1%	1%	0%	0%	C	0.095	F	0.575	5800	G
143 Merrimac Trail	City of Williamsburg	0.90	6400	G	97%	0%	1%	1%	0%	C	0.104	F	0.581	7000	G
199 5	City of Williamsburg (Maint: 47)	0.24	34000	G	97%	1%	1%	1%	0%	F	0.091	F	0.568	37000	G
199	City of Williamsburg (Maint: 47)	0.07	35000	G	97%	1%	1%	1%	0%	F	0.091	F	0.55	38000	G
199	City of Williamsburg (Maint: 47)	0.09	35000	N	97%	1%	1%	1%	0%	N	0.091	F	0.55	38000	N
321 Monticello Ave	City of Williamsburg (Maint: 47)	0.77	15000	G	99%	0%	1%	0%	0%	C	0.093	F	0.541	17000	G

CONCEPTUAL ENTRANCE LOCATION WILL PROVIDE FOR AN EXCESS OF A 280 FOOT SIGHT DISTANCE IN BOTH DIRECTIONS.

Intersection Sight Distance

The following table shows intersection sight distance requirements for various speeds along major roads:



SDR = Sight Distance Right (For a vehicle making a left turn)
 SDL = Sight Distance Left (For a vehicle making a right or left turn)

Height of Eye 3.5'		Height of Object 3.5'									
Design Speed (mph)**	20	25	30	35	40	45	50	55	60	65	70
SDL=SDR: 2 Lane Major Road	225	280	335	390	445	500	555	610	665	720	775
SDR: 4 Lane Major Road (Undivided) or 3 Lane	250	315	375	440	500	565	625	690	750	815	875
SDL: 4 Lane Major Road (Undivided) or 3 Lane	240	295	355	415	475	530	590	650	710	765	825
SDR: 4 Lane Major Road (Divided – 18' Median)	275	340	410	480	545	615	680	750	820	885	955
SDL: 4 Lane Major Road (Divided – 18' Median)	240	295	355	415	475	530	590	650	710	765	825
SDR: 5 Lane Major Road (continuous two-way turn-lane)	265	335	400	465	530	600	665	730	800	860	930
SDL: 5 Lane Major Road (continuous two-way turn-lane)	250	315	375	440	500	565	625	690	750	815	875
SDR: 6 Lane Major Road (Divided – 18' Median)	290	360	430	505	575	645	720	790	860	935	1005
SDL: 6 Lane Major Road (Divided – 18' Median)	250	315	375	440	500	565	625	690	750	815	875
SDL: (Where left turns are physically restricted)	210	260	310	365	415	465	515	566	620	670	725

TABLE 2-5 INTERSECTION SIGHT DISTANCE

Source: AASHTO Green Book, Chapter 9, Section 9.5.3, page 9-37 thru 9-52, * Table 9-5 thru 9-14

**For all tables, use design speed if available, if not use legal speed.

* Rev. 1/14

**GOVERNOR'S INN PROPOSED APARTMENT
COMPLEX TRAFFIC ANALYSIS
(LEFT TURN LANE WARRANT ANALYSIS)**

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

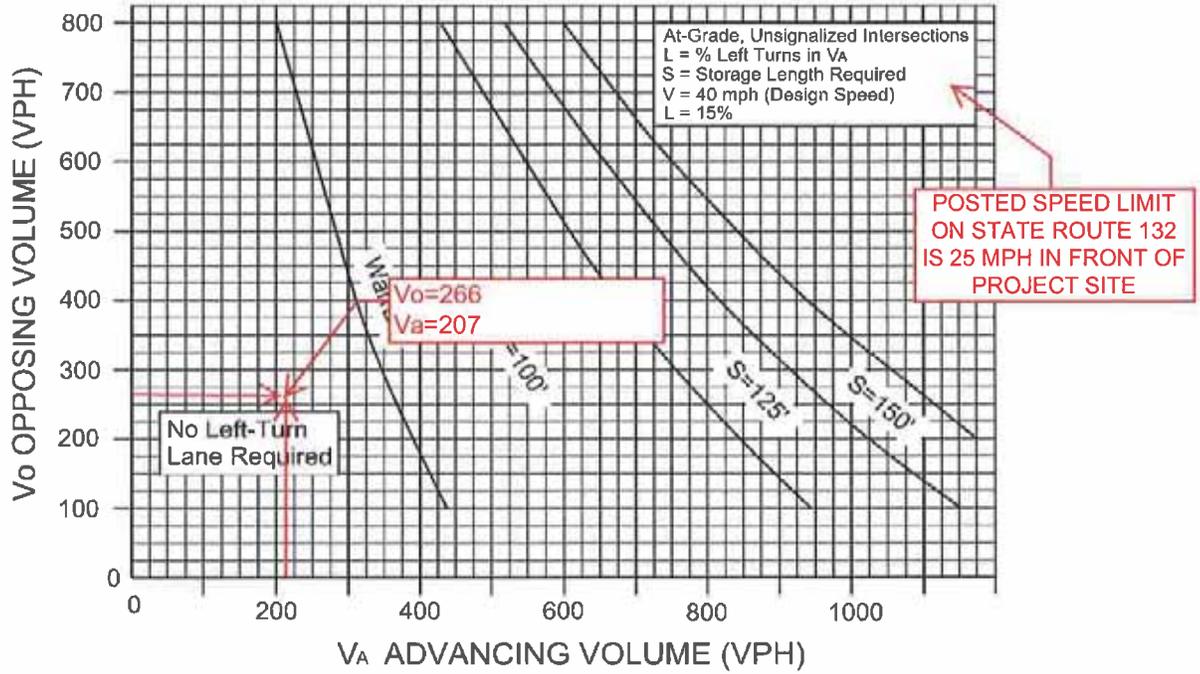


FIGURE 3-7

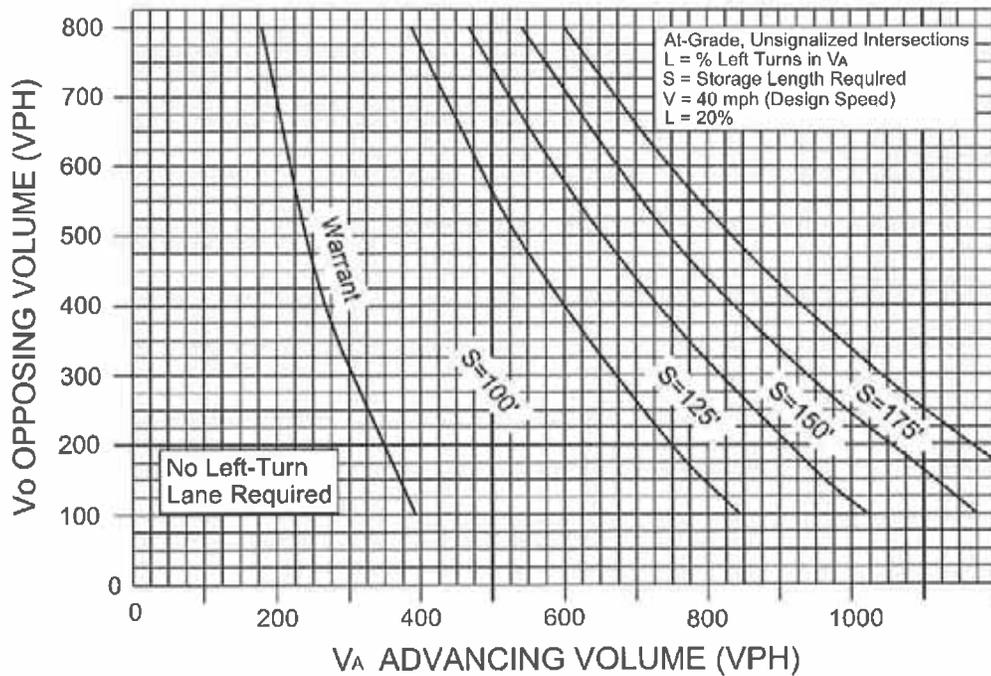
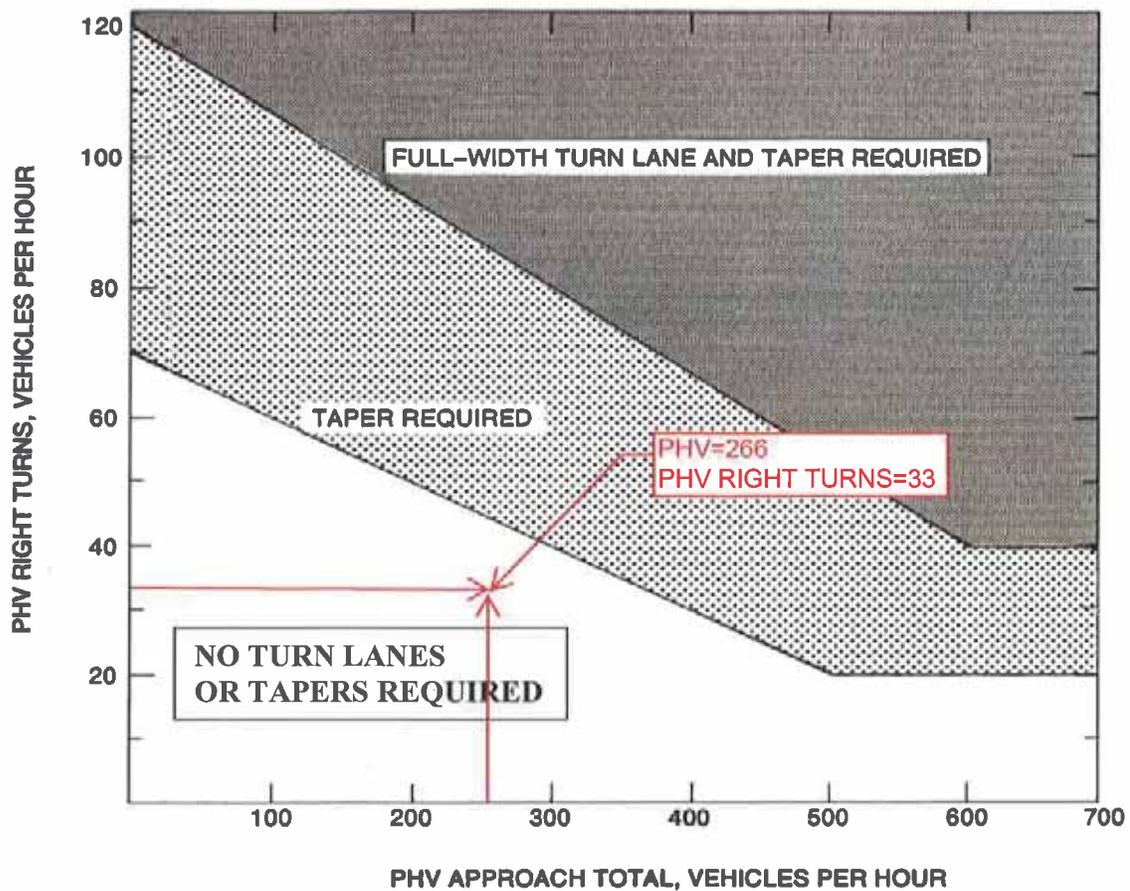


FIGURE 3-8

**GOVERNOR'S INN PROPOSED APARTMENT
COMPLEX TRAFFIC ANALYSIS
(RIGHT TURN LANE WARRANT ANALYSIS)**

F-96



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

* Rev. 1/15



Governor's Inn Redevelopment

City of Williamsburg, Virginia

Wastewater Generation

LRI Job #19-398

5/5/2020

Exhibit B

Existing Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Hotel	Residential	130	24	200	26,000	18	3	54
Total Daily Flow = 26,000 GPD								
Total Peak Flow = 54 GPM								
Total Avg. Daily Flow (ADF) = 18 GPM								

Proposed Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Apartment Complex	Residential	310	24	152	47,120	33	2.5	82
Total Daily Flow = 47,120 GPD								
Total Peak Flow = 82 GPM								
Total Avg. Daily Flow (ADF) = 33 GPM								

Additional Flows Created by Project

Daily Flow - 21,120 GPD

Peak Flow - 28 GPM



**Governor's Inn Redevelopment
City of Williamsburg, Virginia**

Water Generation

LRI Job #19-398

5/5/2020

Existing Water Generation

	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day Demand (gpm)	Peak Hr Demand (gpm)
Improvement	Residential	130	24	200	26,000	18	31	72
Total Daily Demand = 26,000 GPD								
Average Demand = 18 GPM								
Maximum Day Demand = 31 GPM								
Peak Hour Demand = 72 GPM								

Proposed Water Generation

	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day Demand (gpm)	Peak Hr Demand (gpm)
Improvement	Residential	310	24	152	47,120	33	56	131
Total Daily Demand = 47,120 GPD								
Average Demand = 33 GPM								
Maximum Day Demand = 56 GPM								
Peak Hour Demand = 131 GPM								

Additional Demands Created by Project

Daily 21,120 GPD
Average 15 GPM
Max Day 25 GPM
Peak Hr. 59 GPM

FISCAL IMPACT ANALYSIS

EXHIBIT D

Summary

The proposed multi-family development will be fiscally positive for the City of Williamsburg. At buildout the City should receive an estimated \$408,252 in tax revenue both directly and indirectly from the property. Meanwhile the total cost to provide the necessary services related to the additional residents the development brings are estimated to be \$139,674. These calculations do not add in the increased positive consumer activity for the downtown markets, shops and restaurants which the development's residents will likely frequent. This added business can spark additional commercial market demand and sales tax revenue as well as help grow the downtown vibrancy vision.

The population, cost, and income data used for the analysis was provided by Carolyn Murphy from Finance Director Barbara Dameron.

Property Highlight

The development is designed as a luxury Class-A, multifamily apartment community with a projected 68 one bedroom apartments and 84 two bedroom apartments. That creates a total of 152 units with a total bedroom count of 236. For the purposes of this analysis we assume an average of 1.5 persons per bedroom to reside at the property for a total of 354.

The desire is to have mixed income units with 90% (137) of the units being regular market rate and the remaining 10% (15) being set aside for workforce housing. We are assuming 'workforce housing' to be reserved at 80% Area Mean Income (AMI) and be income and rent restricted at those levels and mixed throughout the property.

ESTIMATED UNIT PRICE MATRIX

Type	Unit Count	Unit Rent
1 Bd - 80% AMI	7	\$ 1112
2 Bd - 80% AMI	8	\$ 1248
1 Bd - Full Market	61	\$ 1390
2 Bd - Full Market	76	\$ 1560

REVENUE

Real Estate, Sales, and Personal Property Tax

The project would generate substantial tax revenue for Williamsburg through additional real estate, sales and personal property taxes. Assuming a finished property valuation of

506 North Henry Street (Governor's Inn) Archaeological Site Impact Assessment

Jack Gary and Eric Schweickart

5/8/2020

The following provides an overview of the potential for archaeological resources on the property located at 506 North Henry Street which currently contains the Governor's Inn Hotel. The property is composed of three parcels – Parcel 1 (4.7 acres) contains the hotel, Parcel 2 (5.4 acres) is a wooded undeveloped lot, and Parcel 5 (.18 acre) is a small undeveloped corner of the hotel (Figure 1). An archaeological site (44WB0006) was registered with the Virginia Department of Historic Resources in 1978 (Figure 2) and the entire property was tested for archaeological resources in 1983 (Figure 3). The property falls within the City of Williamsburg Archaeological Protection District.

Previous Archaeological Testing (44WB0006)

Site 44WB0006 is located on Parcel 2 in the wooded undeveloped section of the lot. The site was recorded in 1978 as a layer of brick rubble about 8" below the ground beneath a 20th century dump site (Figure 2). Additional testing in the area was performed in 1983 as part of an archaeological survey of a proposed, but never constructed, extension of Second Street (Hunter et al 1984) (Figure 3). A total of 35 STPs were excavated across the property as a part of that project. One STP (marked with a red arrow on Figure 3) confirmed the location of 44WB0006. The site was described as a layer of buried brick rubble beneath a 6" thick layer of clay and 20th century deposition. Artifacts from this STP included decal decorated whiteware, dating the deposit to post-1880. The site was also visible on the surface and surface collection along Chesapeake Avenue identified a large scatter of artifacts dating to the second quarter of the 20th century (the blue shaded area in Figure 3) and a smaller scatter of mid-to-late-19th century ceramics (the pink shaded area in Figure 3). The STPs in the northeast portion of the property revealed significant disturbance through earth moving and filling. This area appears to have now been built on as part of Governor's Inn. STPs located along the north slope and down into the ravine did not uncover any additional archaeological resources. The 1983 survey determined that the area had been adequately surveyed and determined that no further archaeological work was needed (Hunter et al 1984:90-92).



Figure 1: 506 North Henry Street parcels.



Figure 2. Red circle marks site boundaries of 44WB0006 as mapped in VCRIS with the Virginia Department of Historic Resources.

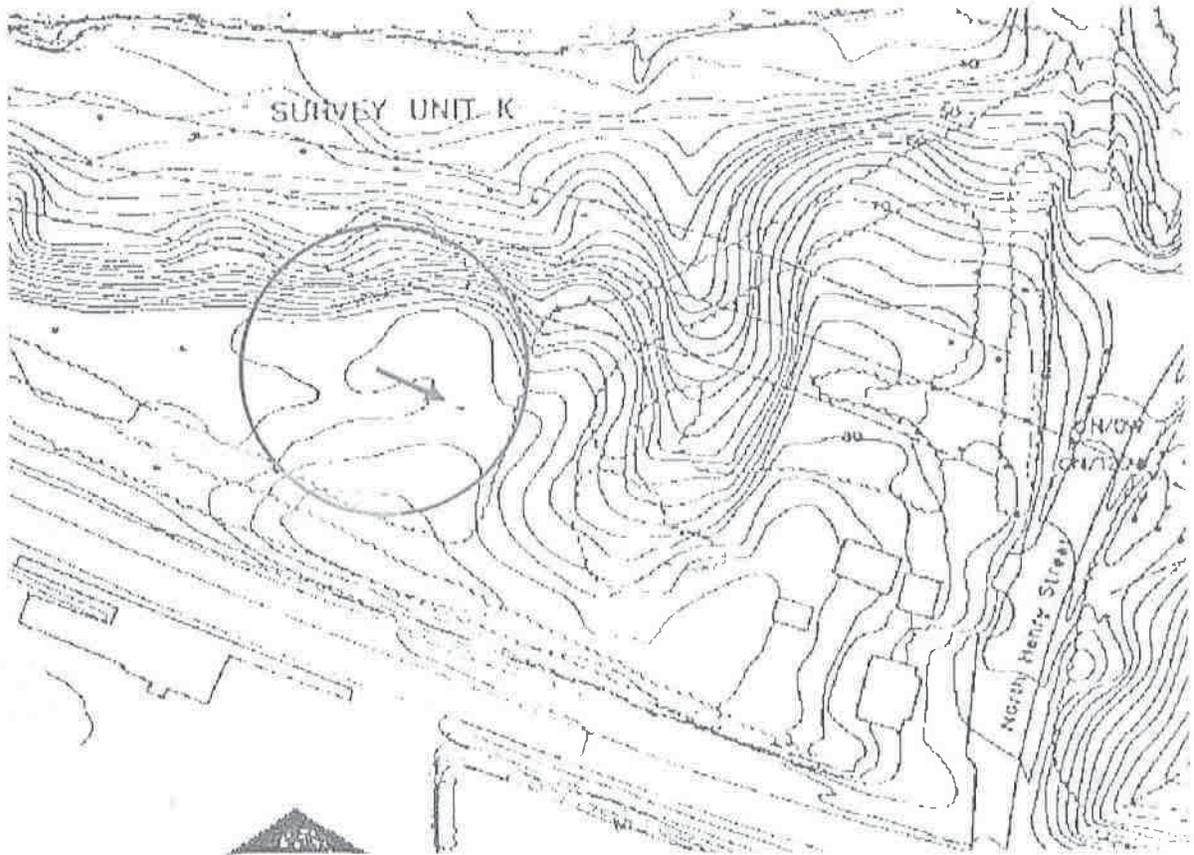


Figure 3: Map of shovel test pits excavated in 1983. Red circle marks approximate site boundaries of 44WB0006.

Documentary History

The area was part of the large property, called the Palace Park, given to the Colonial Governor, along with the Governor's Palace, in the 18th century. This property was cleared and portions were used as agricultural fields. After the Revolution, the property was given to the College of William and Mary, which proceeded to subdivide it and sell it off. Rev. Dr. Samuel Smith McCroskey purchased the entire property from the College in 1790 and held it until his death in 1803. McCroskey seems to have constructed buildings on the estate, because some were there in 1816 when Robert Saunders purchased the land at auction. Saunders and his son held the property until 1838, and archaeological surveys have identified several structures constructed during the Saunders ownership elsewhere on the property. John and Amanda Gregory purchased the land in 1838 before selling it to Dr. Samuel S. Griffin in 1841. The Griffin family subdivided the land and sold off several parcels to individual homesteaders, but the bulk of the property was still called the "Griffin Farm" in 1904 when it was purchased by the Southern Land Company. Since the area is located on a relatively flat bluff which slopes off steeply to the north and west, it is prime agricultural land. An aerial photograph of Williamsburg taken in 1927 shows that the property was mostly a cleared agricultural field, though a small dark smudge in the southern

portion of the area may be the remains of an earlier structure (Figure 4). The property was farmed until the mid-20th century, at which point it was allowed to become re-forested.

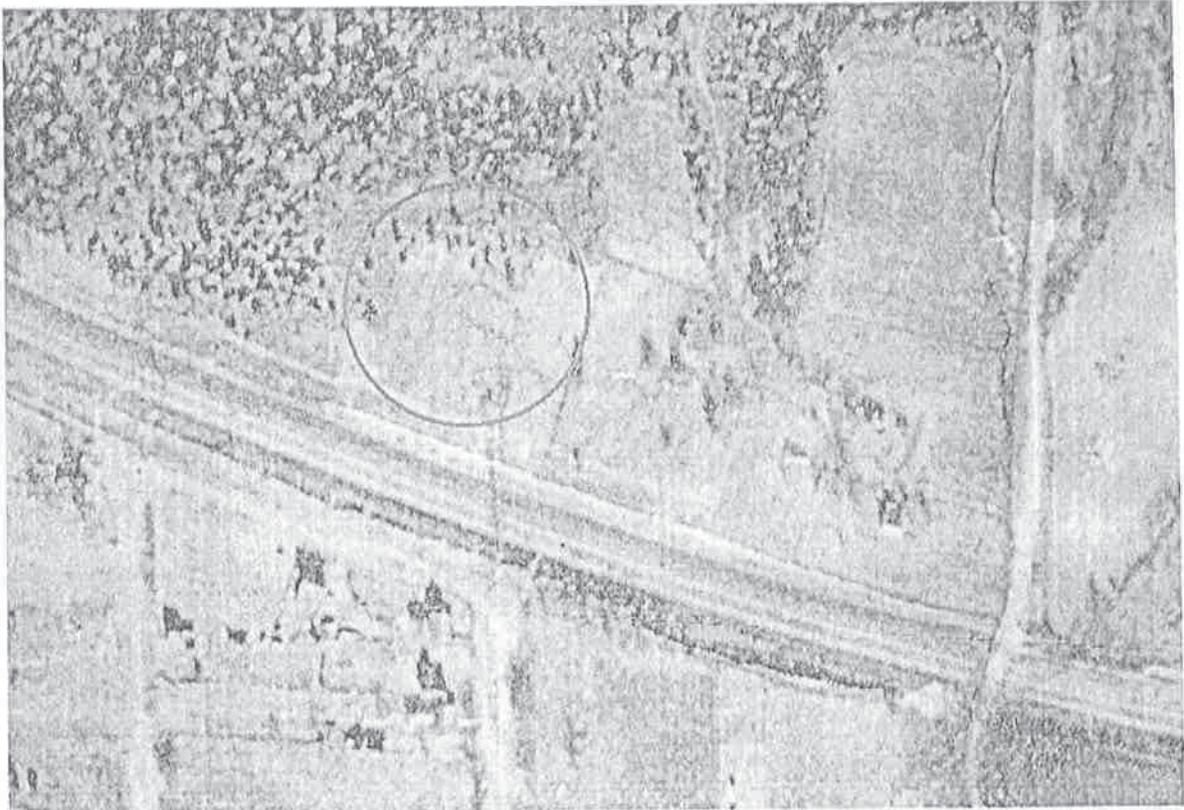


Figure 2. Red circle marks the approximate site boundaries of 44WB0006.

Archaeological Potential and Recommendations

The documentary and archaeological review of the property suggests a low probability of archaeological resources associated with the historic development of Williamsburg. The 1983 survey of the property revealed that in general the majority of the property has been disturbed or does not contain archaeological resources. Parcels 1 and 5, which contain the Governor's Inn Hotel has significantly disturbed that portion of the property. Parcel 2 contains site 44WB0006. This site appears to be a scatter of mid-19th through mid-20th century domestic refuse possibly associated with a small farmstead or tenant farm. The lack of intact subsurface features and disturbance across much of the property suggests that there is limited potential to gain new information from this site. We agree with the 1983 assessment and **recommend that no further archaeological work is needed for this property.**

Work Cited

Hunter, Robert R. Jr., Patricia Samford, and Marley R. Brown III. 1984. *Phase II Archaeological Testing of the Proposed Second Street Extension, York County and Williamsburg, Virginia*. Report submitted by Colonial Williamsburg Department of Archaeology to Virginia Department of Highways and Transportation. Manuscript on file at Colonial Williamsburg Department of Archaeology.

FISCAL IMPACT ANALYSIS

EXHIBIT D

Summary

The proposed multi-family development will be fiscally positive for the City of Williamsburg. At buildout the City should receive an estimated \$437,478 in tax revenue both directly and indirectly from the property. Meanwhile the total cost to provide the necessary services related to the additional residents the development brings are estimated to be \$145,614. These calculations do not add in the increased positive consumer activity for the downtown markets, shops and restaurants which the development's residents will likely frequent. This added business can spark additional commercial market demand and sales tax revenue as well as help grow the downtown vibrancy vision.

The population, cost, and income data used for the analysis was provided by Carolyn Murphy from Finance Director Barbara Dameron.

Property Highlight

The development is designed as a luxury Class-A, multifamily apartment community with a projected 70 one bedroom apartments and 92 two bedroom apartments. That creates a total of 162 units with a total bedroom count of 254. For the purposes of this analysis we assume an average of 1.5 persons per bedroom to reside at the property for a total of 381.

The desire is to have mixed income units with 90% (146) of the units being regular market rate and the remaining 10% (16) to be reserved at 80% Area Mean Income (AMI) as defined by HUD and be income and rent restricted at those levels and mixed throughout the property.

ESTIMATED UNIT PRICE MATRIX

Type	Unit Count	Unit Rent
1 Bd – 80% AMI	7	\$ 1112
2 Bd – 80% AMI	9	\$ 1248
1 Bd – Full Market	63	\$ 1390
2 Bd – Full Market	83	\$ 1560

REVENUE

Real Estate, Sales, and Personal Property Tax

The project would generate substantial tax revenue for Williamsburg through additional real estate, sales and personal property taxes. Assuming a finished property valuation of \$32,400,000 and a current tax rate on real estate of \$0.60 per \$100 the real estate taxes alone would be $\$32,400,000 / \$100 \times \$0.60 = \$194,400$ annually.

With the subject property's central city location it is fair to assume much of the residents' shopping and dining needs would take place in the city limits. This added local consumer base boosts not only local businesses but also Williamsburg City's budget through additional sales tax revenue.

City's 1% sales tax for FY19 (audited)	$\$4,828,777 / 15,383(\text{pop.}) = \314
Historic sales tax (1/2 %)	$\$2,012,985 / 15,383(\text{pop.}) = \131

When applying the estimated population of 381 persons and using same per person income the City could benefit and additional $(\$314 + \$131) \times 381 = \$169,545$ annually.

There is also the benefit of additional personal property tax for the City. The provided 2019 audited numbers show the city recognized an average of $\$2,012,985 / 15,383(\text{pop.}) = \193 per person. That would be an additional $\$193 \times 381 = \$73,533$ for the City.

EXPENSES

School System

Castle Development Partners owns and operates several other properties which we consider very comparable to the proposed project and we used the actual information gathered from those properties to gather expected impact numbers. The comparable properties had a combined unit count of 772 units and a total 28 school age children, generating a per unit average of .036 students per unit. That generates an expected 6 school age children for the property if rounded up. It is worth noting that the comparable properties contain some 3 bedroom units as well which tend to have a higher likelihood of housing children. The subject property has no proposed 3 bedroom units.

Cost per student - \$10,299/year

Added potential cost to Williamsburg school system – 6 students x \$10,299 = \$61,794/year

Emergency Services

According to provided data the costs related to emergency services is as follows:

Fire and EMS Service Cost – FY19 Audited	\$4,153,194
EMS Recovery Fees	(\$649,142)
Emergency Services Agreement W&M	(\$120,000)
Net Cost	\$3,384,091 / 15,383(pop.) = \$220 per person

At an estimated population of 381 persons and using the same per person costs we get an additional annual cost of $\$220 \times 381 = \$83,820$

CONCLUSION

In considering the impact of any new property there are typically positive and negative impacts. Some of those impacts are fiscal while some involve metrics that are harder to measure. As far as the fiscal impact of the subject property, through analysis of the data available we find an annual net positive to the City of \$291,864 through a combination of both direct and indirect tax revenue. This revenue would be expected to grow over time creating a beneficial addition to the City budget without overburdening the City's various public services.

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

ATTORNEYS AT LAW

1177 JAMESTOWN ROAD

WILLIAMSBURG, VIRGINIA 23185

TELEPHONE: (757) 220-6500

FAX: (757) 229-5342

MAILING ADDRESS:

POST OFFICE BOX 379

WILLIAMSBURG, VIRGINIA 23187-0379

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

STEPHEN D. HARRIS

SHELDON M. FRANCK

VERNON M. GEDDY, III

SUSANNA B. HICKMAN

ANDREW M. FRANCK

SHERRI L. NELSON

May 22, 2020

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

Re: 504, 506, 510 and 520 North Henry Street
Comprehensive Plan Land Use Designation Change

Dear Carolyn:

I am writing on behalf of our client, Castle Development Partners, contract purchaser of the property at 504, 506, 510 and 520 North Henry Street, to formally request a change in the Comprehensive Plan Land Use Designation of this property from its current designation of Colonial Williamsburg Support to the Mixed Use designation to permit multifamily development. We understand that you have previously discussed this change with the Planning Commission in the Comprehensive Plan update process. This request is being submitted in conjunction with Rezoning and Special Use Permit applications for a multifamily development on the site. In addition, we understand the Colonial Williamsburg Foundation has agreed that the property at 580 North Henry Street (the electrical substation) be included in this request although it will not be a part of the Castle Development project.

The property is owned by the Colonial Williamsburg Foundation and is the site of the Governor's Inn hotel. The Foundation has closed the hotel and decided that the property is no longer necessary to support the mission and operations of the Foundation.

We submit that multifamily development is the appropriate use and Mixed Use is the appropriate designation for this property. The designation is consistent with the existing Mixed Use designations along Henry Street. The multifamily development of this property will create an excellent transitional use from the institutional uses on the Lafayette Street side of the railroad tracks to the Highland Park single family detached community on the north side of the site. The site is not a viable commercial site nor is it appropriate for single family detached development.

It will provide high quality apartment living, including workforce housing, in easy walking distance to downtown without visually encroaching on the Historic Area. The additional customers for the stores and restaurants on Prince George Street and Merchant's Square will be a boost to those businesses and will increase the vitality of the entire downtown area without additional traffic/parking burdens.

Please let me know if we can provide any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Vernon M. Geddy, III".

Vernon M. Geddy, III

cc: Mr. Thomas R. Niles, III



Exhibit A

LANDTECH RESOURCES, INC.

Traffic Analysis

For

Governor's Inn Hotel Redevelopment

City of Williamsburg, Virginia

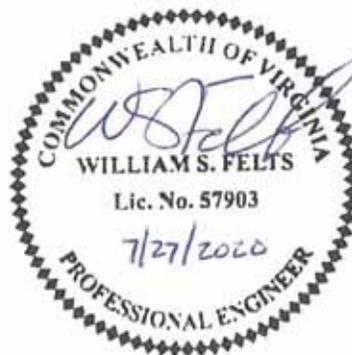
Preparation Date:

May 5, 2020

Revision Date(s):

July 27, 2020

LRI Project No. 19-398



ENGINEERING • SURVEYING • GPS
3925 Midlands Road Williamsburg, VA 23188
Ph.: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

Traffic Analysis:

The proposed development on the property located at 506 N. Henry Street proposes the demolition of the existing Governor's Inn Hotel containing approximately 200 rooms and the construction of a new apartment complex containing approximately 162 units. A traffic analysis of the existing and proposed site was prepared utilizing ITE trip generation data. Below is a summary of the existing site traffic conditions as well as the proposed traffic conditions for the property:

ITE Traffic Analysis										
Project: Governor's Inn										
ITE Code: 310 Hotel (Existing Conditions)										
Unit Total: 200										
Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns
Average Day	8.17	1634	50%	817	50%	817	50%	409	50%	409
AM Peak Hour	0.56	112	61%	68	39%	44	50%	34	50%	34
PM Peak Hour	0.59	118	53%	63	47%	55	50%	31	50%	31
Saturday Average	8.19	1638	50%	819	50%	819	50%	410	50%	410
Saturday Peak Hour	0.72	144	56%	81	44%	63	50%	40	50%	40
Sunday Average	5.95	1190	50%	595	50%	595	50%	298	50%	298
Sunday Peak Hour	0.56	112	46%	52	54%	60	50%	26	50%	26

ITE Traffic Analysis										
Project: Governor's Inn										
ITE Code: 220 (Proposed Apartment Building)										
Unit Total: 162										
Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns
Average Day	6.72	1089	50%	544	50%	544	50%	272	50%	272
AM Peak Hour	0.51	83	20%	17	80%	66	50%	8	50%	8
PM Peak Hour	0.62	100	65%	65	35%	35	50%	33	50%	33
Saturday Average	6.39	1035	50%	518	50%	518	50%	259	50%	259
Saturday Peak Hour	0.52	84	50%	42	50%	42	50%	21	50%	21
Sunday Average	5.86	949	50%	475	50%	475	50%	237	50%	237
Sunday Peak Hour	0.51	83	50%	41	50%	41	50%	21	50%	21

AADT: State Route 132 (Layfayette Street : SR 132Y)	5500
Directional Factor, D	0.562
Peak Hour Factor, K	0.086
Peak Hour Volume, PHV	266
Opposing Volume / Approach Volume	266
Advancing Volume	207
Total Peak Hour Trips Making Right Turn Into Site	33
Total Peak Hour Trips Making Left Turn Into Site	33

On the following pages you will find the required calculations utilizing the above information providing Turn Lane Warrant analysis per the Virginia Department of Transportation Road Design Manual Appendix F. Based on the anticipated traffic for the proposed parcel as well as the traffic counts within the adjacent State Route 132 right-of-way this project does **NOT** warrant the installation of a left-hand turn lane, nor a right-hand turn lane or taper.

Based on conceptual drawings prepared for the proposed development the location of the proposed entrance appears to be situated in a location that will provide for a sight distance that is in excess of the required 280 feet per Table 2-5 in the VDOT Road Design Manual Appendix F.

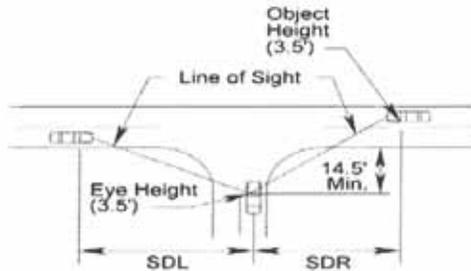
2018
Annual Average Daily Traffic Volume Estimates By Section of Route
City of Williamsburg

Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	2Axle 3+Axle	1Trail	2Trail	QC	K Factor	OK	Dir Factor	AAWDT	QW
60 Bypass Rd	City of Williamsburg	0.16	11000	G	98%	0%	1%	0%	0%	F	0.081	F	0.523	12000	G
60 5 Page St	City of Williamsburg	0.31	21000	G	99%	0%	1%	0%	0%	F	0.08	F	0.677	22000	G
60 5 Page St	City of Williamsburg	0.25	13000	G	99%	0%	1%	0%	0%	C	0.084	F	0.579	14000	G
60 York St	City of Williamsburg	0.60	12000	G	98%	0%	1%	0%	0%	C	0.089	F	0.523	13000	G
132 Henry St South	City of Williamsburg	1.77	2800	G	99%	0%	1%	0%	0%	C	0.086	F	0.574	3100	G
132 Henry St South	City of Williamsburg	0.08	3900	G	99%	0%	1%	0%	0%	F	0.086	F	0.574	4200	G
132 5 Henry St	City of Williamsburg	0.38	5000	G	99%	0%	1%	0%	0%	F	0.081	F	0.522	5400	G
132 Henry St North	City of Williamsburg	0.44	5500	G	97%	1%	2%	0%	0%	C	0.086	F	0.562	5900	G
132 N. Henry St	City of Williamsburg	0.16	8400	G	97%	1%	2%	0%	0%	F	0.092	F	0.613	9100	G
132 Merrimac Trail	City of Williamsburg	0.29	5300	G	98%	1%	1%	0%	0%	C	0.095	F	0.575	5800	G
143 Merrimac Trail	City of Williamsburg	0.90	6400	G	97%	0%	1%	1%	0%	C	0.104	F	0.581	7000	G
143 Merrimac Trail	City of Williamsburg	0.37	9100	G	98%	0%	1%	1%	0%	C	0.104	F	0.564	9900	G
199 5	City of Williamsburg (Maint: 47)	0.24	34000	G	97%	1%	1%	1%	0%	F	0.091	F	0.568	37000	G
199	City of Williamsburg (Maint: 47)	0.07	35000	G	97%	1%	1%	1%	0%	F	0.091	F	0.55	38000	G
199	City of Williamsburg (Maint: 47)	0.09	35000	N	97%	1%	1%	1%	0%	N	0.091	F	0.55	38000	N
321 Monticello Ave	City of Williamsburg (Maint: 47)	0.77	15000	G	99%	0%	1%	0%	0%	C	0.093	F	0.541	17000	G

CONCEPTUAL ENTRANCE LOCATION WILL PROVIDE FOR AN EXCESS OF A 280 FOOT SIGHT DISTANCE IN BOTH DIRECTIONS.

Intersection Sight Distance

The following table shows intersection sight distance requirements for various speeds along major roads:



SDR = Sight Distance Right (For a vehicle making a left turn)
 SDL = Sight Distance Left (For a vehicle making a right or left turn)

Height of Eye 3.5'		Height of Object 3.5'									
Design Speed (mph)**	20	25	30	35	40	45	50	55	60	65	70
SDL=SDR: 2 Lane Major Road	225	280	335	390	445	500	555	610	665	720	775
SDR: 4 Lane Major Road (Undivided) or 3 Lane	250	315	375	440	500	565	625	690	750	815	875
SDL: 4 Lane Major Road (Undivided) or 3 Lane	240	295	355	415	475	530	590	650	710	765	825
SDR: 4 Lane Major Road (Divided – 18' Median)	275	340	410	480	545	615	680	750	820	885	955
SDL: 4 Lane Major Road (Divided – 18' Median)	240	295	355	415	475	530	590	650	710	765	825
SDR: 5 Lane Major Road (continuous two-way turn-lane)	265	335	400	465	530	600	665	730	800	860	930
SDL: 5 Lane Major Road (continuous two-way turn-lane)	250	315	375	440	500	565	625	690	750	815	875
SDR: 6 Lane Major Road (Divided – 18' Median)	290	360	430	505	575	645	720	790	860	935	1005
SDL: 6 Lane Major Road (Divided – 18' Median)	250	315	375	440	500	565	625	690	750	815	875
SDL: (Where left turns are physically restricted)	210	260	310	365	415	465	515	566	620	670	725

TABLE 2-5 INTERSECTION SIGHT DISTANCE

Source: AASHTO Green Book, Chapter 9, Section 9.5.3, page 9-37 thru 9-52, * Table 9-5 thru 9-14

**For all tables, use design speed if available, if not use legal speed.

GOVERNOR'S INN PROPOSED APARTMENT
COMPLEX TRAFFIC ANALYSIS
(LEFT TURN LANE WARRANT ANALYSIS)

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

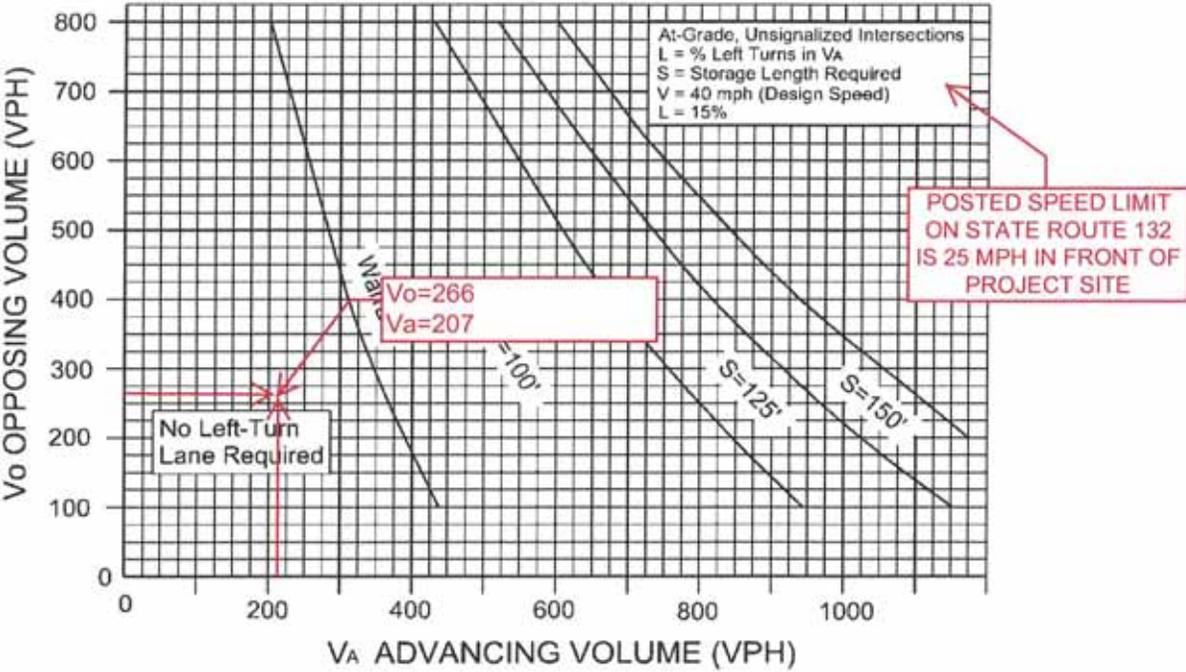


FIGURE 3-7

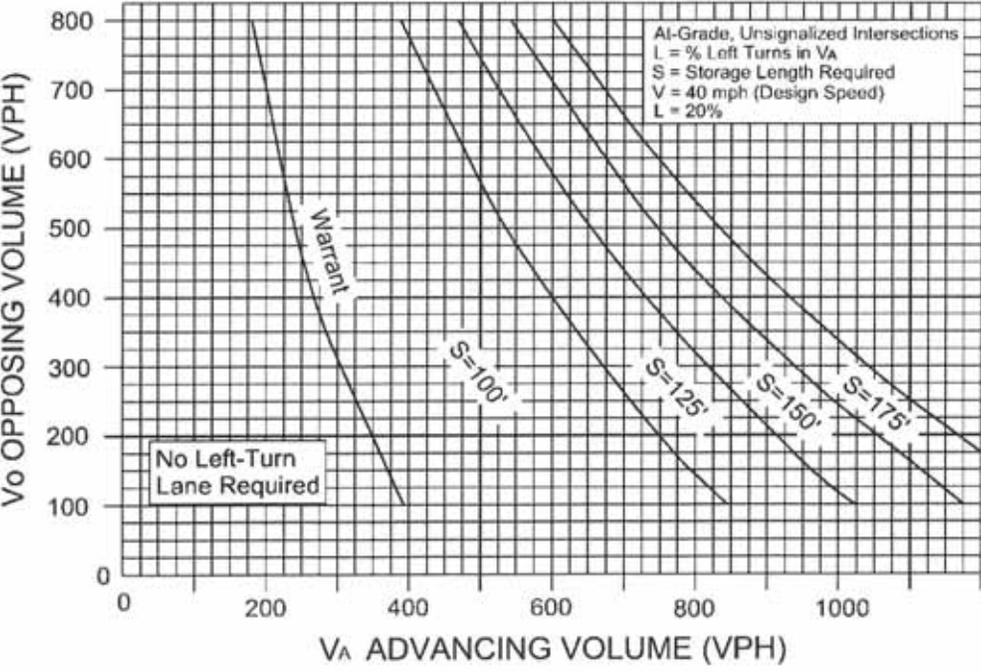
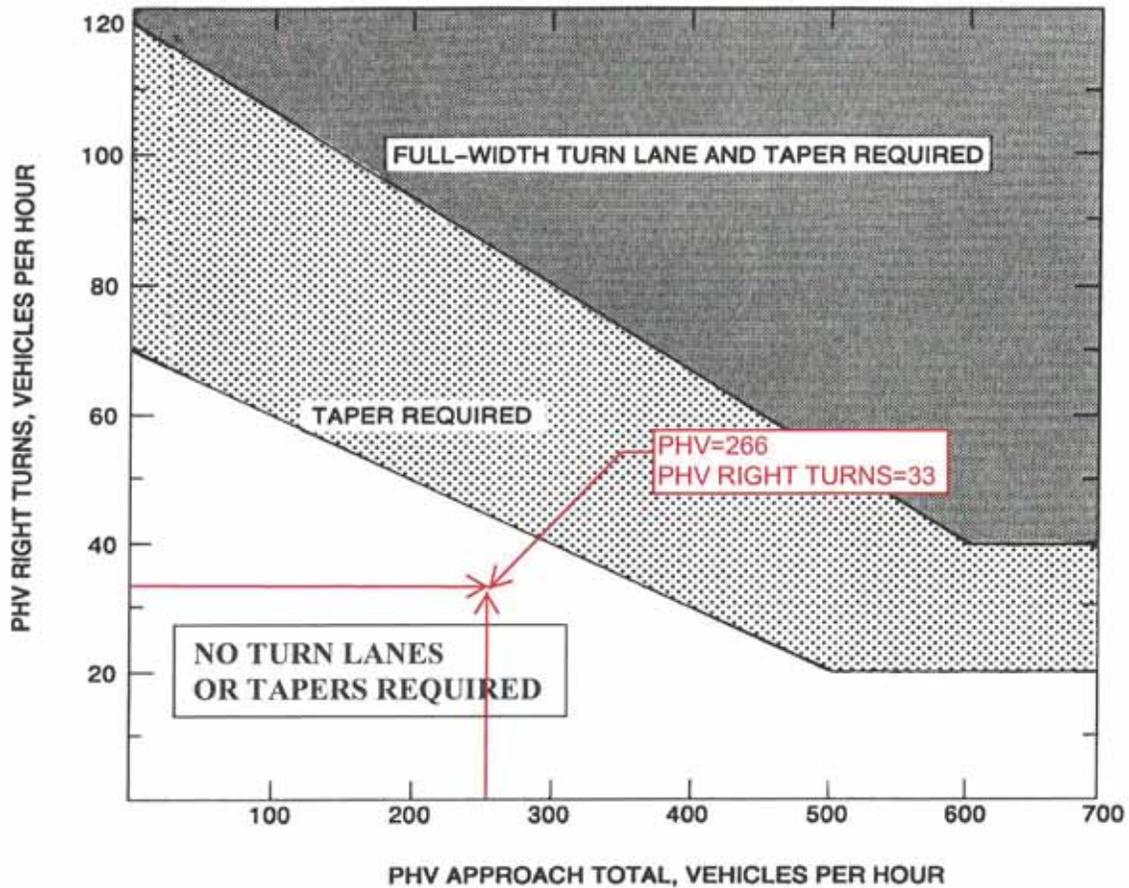


FIGURE 3-8

**GOVERNOR'S INN PROPOSED APARTMENT
COMPLEX TRAFFIC ANALYSIS
(RIGHT TURN LANE WARRANT ANALYSIS)**

F-96



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

* Rev. 1/15



Governor's Inn Redevelopment
City of Williamsburg, Virginia
Wastewater Generation
LRI Job #19-398
5/5/2020 (Rev: 07/27/2020)

Existing Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Hotel	Residential	130	24	200	26,000	18	3	54
Total Daily Flow = 26,000 GPD								
Total Peak Flow = 54 GPM								
Total Avg. Daily Flow (ADF) = 18 GPM								

Proposed Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Apartment Complex	Residential	310	24	162	50,220	35	2.5	87
Total Daily Flow = 50,220 GPD								
Total Peak Flow = 87 GPM								
Total Avg. Daily Flow (ADF) = 35 GPM								

Additional Flows Created by Project

Daily Flow - 24,220 GPD

Peak Flow - 33 GPM



Governor's Inn Redevelopment
City of Williamsburg, Virginia
Water Generation
LRI Job #19-398
5/5/2020 (Rev: 07/27/2020)

Existing Water Generation

	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day Demand (pf=1.7) (gpm)	Peak Hr Demand (pf=4.0) (gpm)
Hotel	Residential	130	24	200	26,000	18	31	72
Total Daily Demand = 26,000 GPD								
Average Demand = 18 GPM								
Maximum Day Demand = 31 GPM								
Peak Hour Demand = 72 GPM								

Proposed Water Generation

	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day Demand (pf=1.7) (gpm)	Peak Hr Demand (pf=4.0) (gpm)
Apartment Complex	Residential	310	24	162	50,220	35	59	140
Total Daily Demand = 50,220 GPD								
Average Demand = 35 GPM								
Maximum Day Demand = 59 GPM								
Peak Hour Demand = 140 GPM								

Additional Demands Created by Project

Daily 24,220 GPD
Average 17 GPM
Max Day 28 GPM
Peak Hr. 68 GPM

506 North Henry Street (Governor's Inn) Archaeological Site Impact Assessment

Jack Gary and Eric Schweickart

5/8/2020

The following provides an overview of the potential for archaeological resources on the property located at 506 North Henry Street which currently contains the Governor's Inn Hotel. The property is composed of three parcels – Parcel 1 (4.7 acres) contains the hotel, Parcel 2 (5.4 acres) is a wooded undeveloped lot, and Parcel 5 (.18 acre) is a small undeveloped corner of the hotel (Figure 1). An archaeological site (44WB0006) was registered with the Virginia Department of Historic Resources in 1978 (Figure 2) and the entire property was tested for archaeological resources in 1983 (Figure 3). The property falls within the City of Williamsburg Archaeological Protection District.

Previous Archaeological Testing (44WB0006)

Site 44WB0006 is located on Parcel 2 in the wooded undeveloped section of the lot. The site was recorded in 1978 as a layer of brick rubble about 8" below the ground beneath a 20th century dump site (Figure 2). Additional testing in the area was performed in 1983 as part of an archaeological survey of a proposed, but never constructed, extension of Second Street (Hunter et al 1984) (Figure 3). A total of 35 STPs were excavated across the property as a part of that project. One STP (marked with a red arrow on Figure 3) confirmed the location of 44WB0006. The site was described as a layer of buried brick rubble beneath a 6" thick layer of clay and 20th century deposition. Artifacts from this STP included decal decorated whiteware, dating the deposit to post-1880. The site was also visible on the surface and surface collection along Chesapeake Avenue identified a large scatter of artifacts dating to the second quarter of the 20th century (the blue shaded area in Figure 3) and a smaller scatter of mid-to-late-19th century ceramics (the pink shaded area in Figure 3). The STPs in the northeast portion of the property revealed significant disturbance through earth moving and filling. This area appears to have now been built on as part of Governor's Inn. STPs located along the north slope and down into the ravine did not uncover any additional archaeological resources. The 1983 survey determined that the area had been adequately surveyed and determined that no further archaeological work was needed (Hunter et al 1984:90-92).

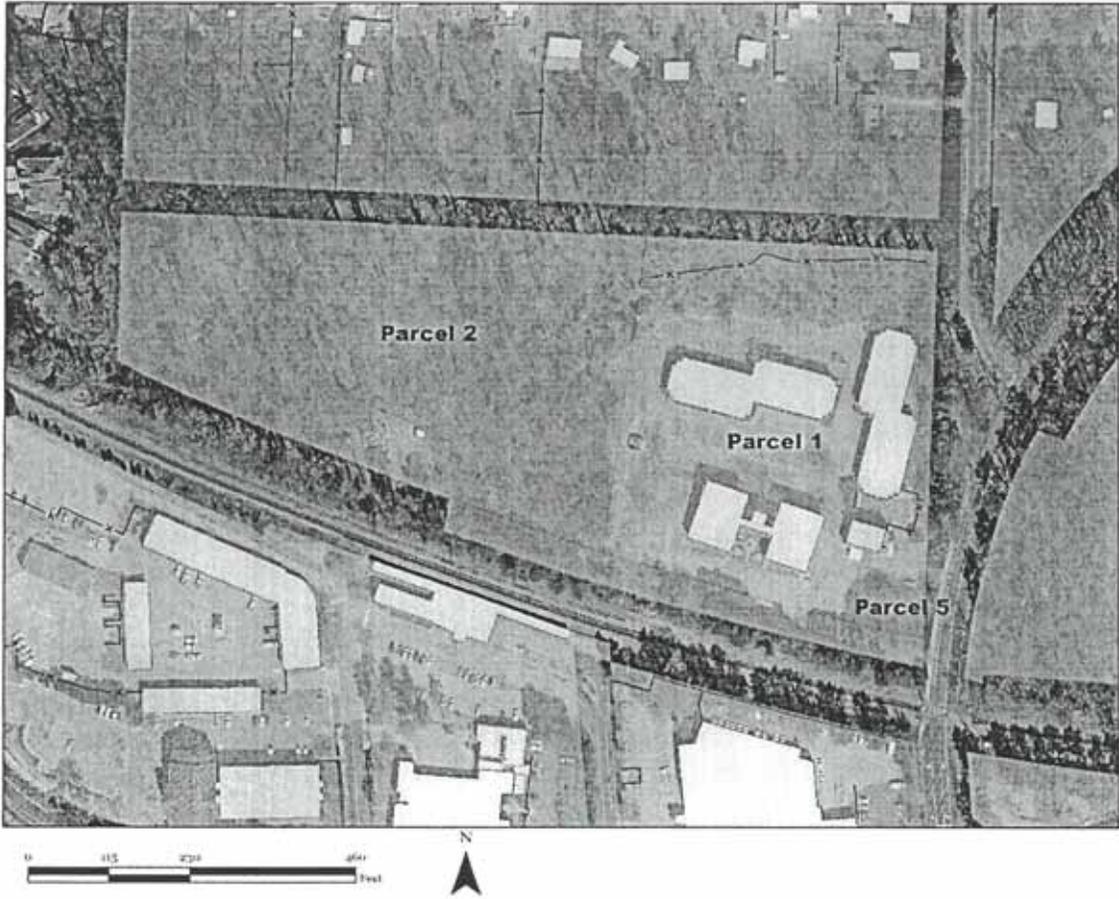


Figure 1: 506 North Henry Street parcels.



Figure 2: Red circle marks site boundaries of 44WB0006 as mapped in VCRIS with the Virginia Department of Historic Resources.

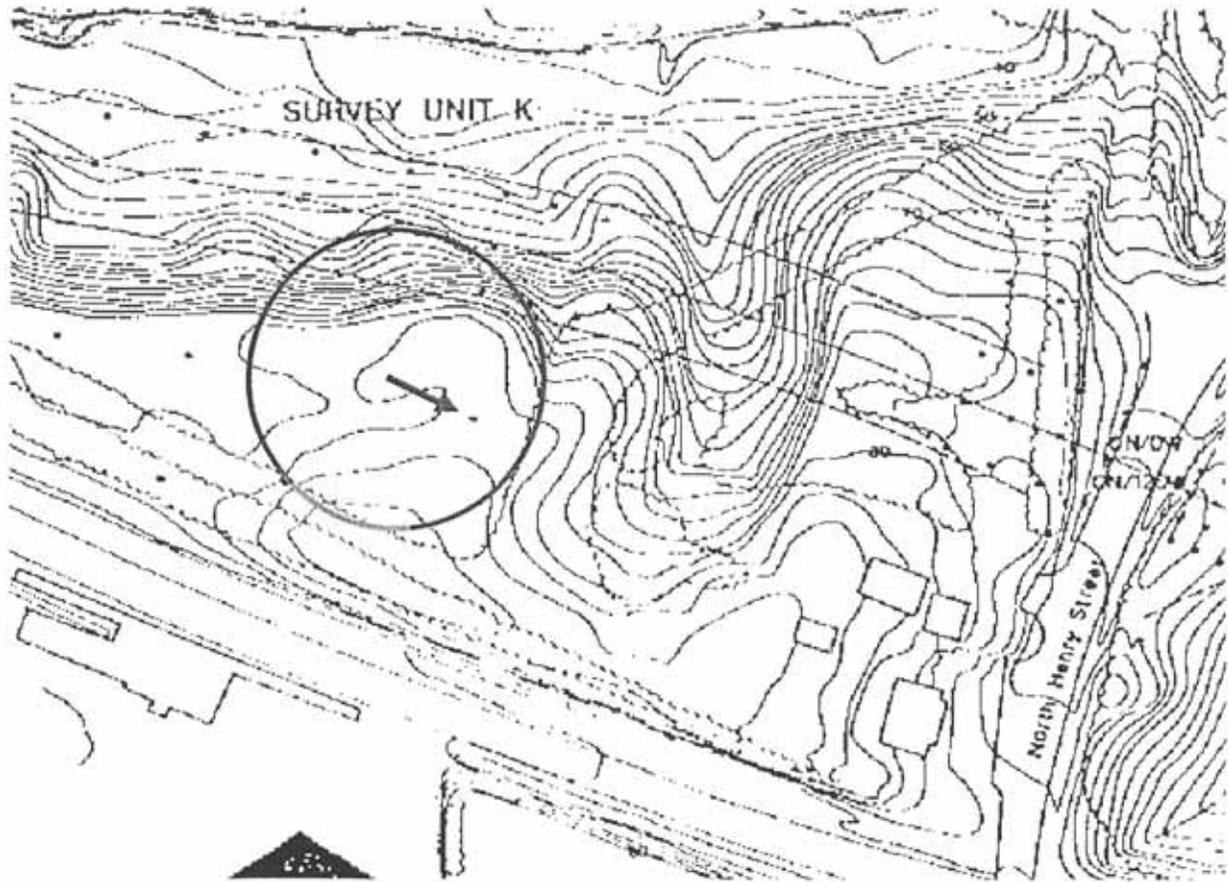


Figure 3: Map of shovel test pits excavated in 1983. Red circle marks approximate site boundaries of 44WB0006.

Documentary History

The area was part of the large property, called the Palace Park, given to the Colonial Governor, along with the Governor's Palace, in the 18th century. This property was cleared and portions were used as agricultural fields. After the Revolution, the property was given to the College of William and Mary, which proceeded to subdivide it and sell it off. Rev. Dr. Samuel Smith McCroskey purchased the entire property from the College in 1790 and held it until his death in 1803. McCroskey seems to have constructed buildings on the estate, because some were there in 1816 when Robert Saunders purchased the land at auction. Saunders and his son held the property until 1838, and archaeological surveys have identified several structures constructed during the Saunders ownership elsewhere on the property. John and Amanda Gregory purchased the land in 1838 before selling it to Dr. Samuel S. Griffin in 1841. The Griffin family subdivided the land and sold off several parcels to individual homesteaders, but the bulk of the property was still called the "Griffin Farm" in 1904 when it was purchased by the Southern Land Company. Since the area is located on a relatively flat bluff which slopes off steeply to the north and west, it is prime agricultural land. An aerial photograph of Williamsburg taken in 1927 shows that the property was mostly a cleared agricultural field, though a small dark smudge in the southern

portion of the area may be the remains of an earlier structure (Figure 4). The property was farmed until the mid-20th century, at which point it was allowed to become re-forested.



Figure 2: Red circle marks the approximate site boundaries of 44WB0006.

Archaeological Potential and Recommendations

The documentary and archaeological review of the property suggests a low probability of archaeological resources associated with the historic development of Williamsburg. The 1983 survey of the property revealed that in general the majority of the property has been disturbed or does not contain archaeological resources. Parcels 1 and 5, which contain the Governor's Inn Hotel has significantly disturbed that portion of the property. Parcel 2 contains site 44WB0006. This site appears to be a scatter of mid-19th through mid-20th century domestic refuse possibly associated with a small farmstead or tenant farm. The lack of intact subsurface features and disturbance across much of the property suggests that there is limited potential to gain new information from this site. We agree with the 1983 assessment and **recommend that no further archaeological work is needed for this property.**

Work Cited

Hunter, Robert R. Jr., Patricia Samford, and Marley R. Brown III. 1984. *Phase II Archaeological Testing of the Proposed Second Street Extension, York County and Williamsburg, Virginia*. Report submitted by Colonial Williamsburg Department of Archaeology to Virginia Department of Highways and Transportation. Manuscript on file at Colonial Williamsburg Department of Archaeology.

FISCAL IMPACT ANALYSIS

EXHIBIT D

Summary

The proposed multi-family development will be fiscally positive for the City of Williamsburg. At buildout the City should receive an estimated \$437,478 in tax revenue both directly and indirectly from the property. Meanwhile the total cost to provide the necessary services related to the additional residents the development brings are estimated to be \$145,614. These calculations do not add in the increased positive consumer activity for the downtown markets, shops and restaurants which the development's residents will likely frequent. This added business can spark additional commercial market demand and sales tax revenue as well as help grow the downtown vibrancy vision.

The population, cost, and income data used for the analysis was provided by Carolyn Murphy from Finance Director Barbara Dameron.

Property Highlight

The development is designed as a luxury Class-A, multifamily apartment community with a projected 70 one bedroom apartments and 92 two bedroom apartments. That creates a total of 162 units with a total bedroom count of 254. For the purposes of this analysis we assume an average of 1.5 persons per bedroom to reside at the property for a total of 381.

The desire is to have mixed income units with 90% (146) of the units being regular market rate and the remaining 10% (16) to be reserved at 80% Area Mean Income (AMI) as defined by HUD and be income and rent restricted at those levels and mixed throughout the property.

ESTIMATED UNIT PRICE MATRIX

Type	Unit Count	Unit Rent
1 Bd – 80% AMI	7	\$ 1112
2 Bd – 80% AMI	9	\$ 1248
1 Bd – Full Market	63	\$ 1390
2 Bd – Full Market	83	\$ 1560

REVENUE

Real Estate, Sales, and Personal Property Tax

The project would generate substantial tax revenue for Williamsburg through additional real estate, sales and personal property taxes. Assuming a finished property valuation of \$32,400,000 and a current tax rate on real estate of \$0.60 per \$100 the real estate taxes alone would be $\$32,400,000 / \$100 \times \$0.60 = \$194,400$ annually.

With the subject property's central city location it is fair to assume much of the residents' shopping and dining needs would take place in the city limits. This added local consumer base boosts not only local businesses but also Williamsburg City's budget through additional sales tax revenue.

City's 1% sales tax for FY19 (audited)	$\$4,828,777 / 15,383(\text{pop.}) = \314
Historic sales tax (1/2 %)	$\$2,012,985 / 15,383(\text{pop.}) = \131

When applying the estimated population of 381 persons and using same per person income the City could benefit and additional $(\$314 + \$131) \times 381 = \$169,545$ annually.

There is also the benefit of additional personal property tax for the City. The provided 2019 audited numbers show the city recognized an average of $\$2,012,985 / 15,383(\text{pop.}) = \193 per person. That would be an additional $\$193 \times 381 = \$73,533$ for the City.

EXPENSES

School System

Castle Development Partners owns and operates several other properties which we consider very comparable to the proposed project and we used the actual information gathered from those properties to gather expected impact numbers. The comparable properties had a combined unit count of 772 units and a total 28 school age children, generating a per unit average of .036 students per unit. That generates an expected 6 school age children for the property if rounded up. It is worth noting that the comparable properties contain some 3 bedroom units as well which tend to have a higher likelihood of housing children. The subject property has no proposed 3 bedroom units.

Cost per student - \$10,299/year

Added potential cost to Williamsburg school system – 6 students x \$10,299 = \$61,794/year

Emergency Services

According to provided data the costs related to emergency services is as follows:

Fire and EMS Service Cost – FY19 Audited	\$4,153,194
EMS Recovery Fees	(\$649,142)
Emergency Services Agreement W&M	(\$120,000)
Net Cost	\$3,384,091 / 15,383(pop.) = \$220 per person

At an estimated population of 381 persons and using the same per person costs we get an additional annual cost of $\$220 \times 381 = \$83,820$

CONCLUSION

In considering the impact of any new property there are typically positive and negative impacts. Some of those impacts are fiscal while some involve metrics that are harder to measure. As far as the fiscal impact of the subject property, through analysis of the data available we find an annual net positive to the City of \$291,864 through a combination of both direct and indirect tax revenue. This revenue would be expected to grow over time creating a beneficial addition to the City budget without overburdening the City's various public services.



July 10, 2020

Mr. William S. Felts, L.S.
Landtech Resources, Inc.
3925 Midlands Road
Williamsburg, VA 23188

ECS Project No. 07:15203

Reference: Soils Exploration and Letter Report
Governor's Inn Redevelopment
City of Williamsburg
Williamsburg, Virginia

Dear Mr. Felts,

ECS Mid-Atlantic, LLC has completed hand augers and a letter report for the above referenced project. The proposed soils exploration is located near the intersection of North Henry Street and Lafayette Street in the City of Williamsburg, Virginia. The proposed development includes re-development including a new building and parking areas. ECS completed a soils exploration in areas with steeper slopes to help determine the amount of man-made fill (if encountered) within the steep slope areas. Please refer to the attached Boring Location Plan of Attachment I for the specific locations of the hand augers.

Three (3) hand augers (designated as HA-1 through HA-3) at a depth of 10-feet were performed along the slope as shown on the hand auger location plan. The hand augers were performed approximately mid-Visual observations of the slope areas were also performed. Observations for groundwater were made during sampling and upon completion of the augering operations at the hand auger boring locations. The Individual Soil Hand Auger Logs can be found in Attachment II, of this report. A copy of the Reference Notes for Boring Logs is included in Attachment III of this report.

Representative samples were selected and subjected to classification testing consisting of natural moisture content, gradation (including #200 wash), and atterberg limit testing and analysis. The Laboratory Testing Summary is included in Attachment IV.

SUBSURFACE CHARACTERIZATION

In general, the natural soils were generally classified as Silty SAND (SM), and Clayey SAND (SC), with varying amounts of silts and clays. The site was mostly wooded and the top 4 to 6 inches are topsoil laden with organics. The soils at the areas and depths explored appeared to be natural and did not appear to consist of man-made FILL material. Visual observation of the area appeared to confirm that based on the large trees that were present at the top and bottom of the slope as well as on the slope in areas.

GROUNDWATER OBSERVATIONS

Groundwater seepage into our hand augers borings was not observed during our exploration at the depths explored. Variations in the long term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. The highest groundwater observations are normally encountered in the late winter and early spring. The current groundwater observations are expected to be near the normal water table.

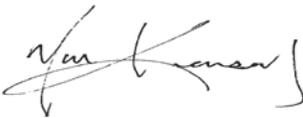
GENERAL COMMENTS

This letter report has been prepared in order to aid in the evaluation of this site and to assist Landtech Resources, Inc with the proposed project. The report scope is limited to the specific project and location described, and the project description represents our understanding of the significant aspects relevant to soil characteristics.

We have appreciated being of service to you during the design phase of this project and look forward to its successful construction. If you should have any questions regarding the information contained in this letter report or if we can be of any further assistance, please contact our office.

Respectfully,

ECS MID-ATLANTIC, LLC.



Mae L. Kemsley
Geotechnical Project Manager



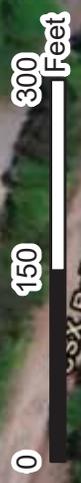
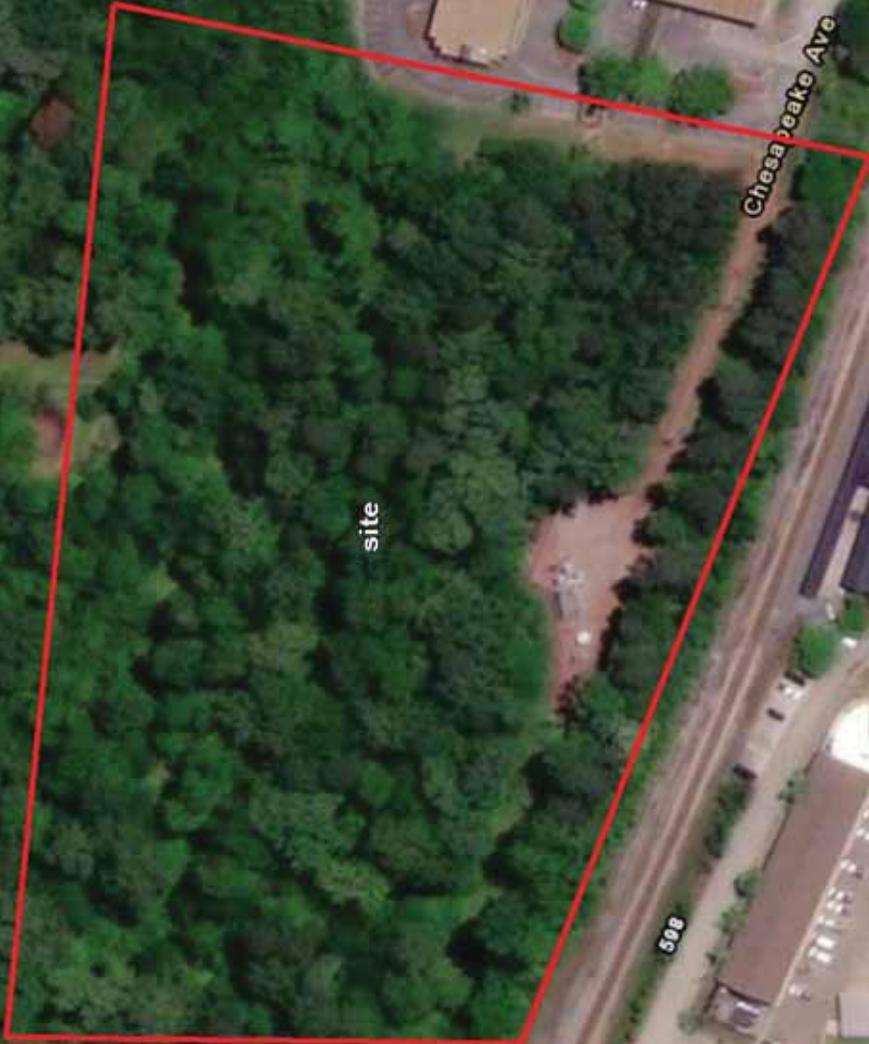
W. Lloyd Ward, P.E.
VP/Williamsburg Branch Manager

- Attachment: I. Site and Boring Location Diagram
- Attachment: II. Hand Auger Boring Logs
- Attachment: III. Reference Notes for Boring Logs
- Attachment: IV. Laboratory Testing Summary

ATTACHMENT I

Site and Boring Location Plan

Source: Laya, Credits: Sarcinella, Mixer, GeoEye, Earthstar, Esri/graphics, CNES/Airbus DS, USDA

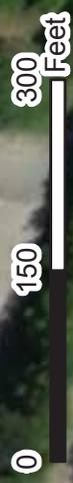
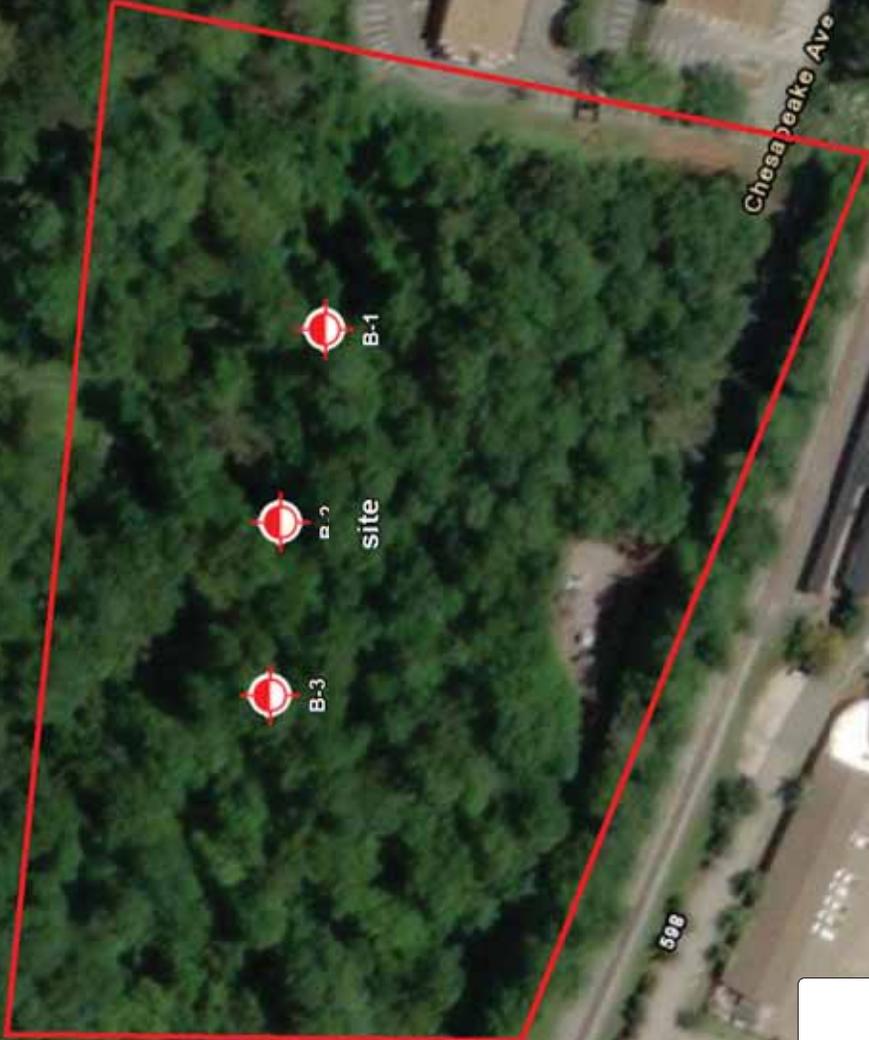


Site Location Diagram GOVERNOR'S INN SOILS EXPLORATION

520 N. HENRY STREET, WILLIAMSBURG, VIRGINIA

ENGINEER	WLV
SCALE	1" = 150'
PROJECT NO.	07:20878
SHEET	1 OF 1
DATE	6/22/2020

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,...



Legend



Approximate boring locations



Boring Location Diagram
GOVERNOR'S INN SOILS EXPLORATION

520 N. HENRY STREET, WILLIAMSBURG, VIRGINIA
 LANDTECH RESOURCES, INC.

ENGINEER	WLV
SCALE	1" = 150'
PROJECT NO.	07:15203
SHEET	1 OF 1
DATE	7/2/2020

ATTACHMENT II

Hand Auger Boring Logs

CLIENT Landtech Resources, Inc.	Job #: 07:15203	BORING # HA-1	SHEET 1 OF 1	
PROJECT NAME Governor's Inn Soils Exploration		ARCHITECT-ENGINEER		

SITE LOCATION
520 N. Henry Street, Williamsburg, James City County, VA

NORTHING	EASTING	STATION
----------	---------	---------

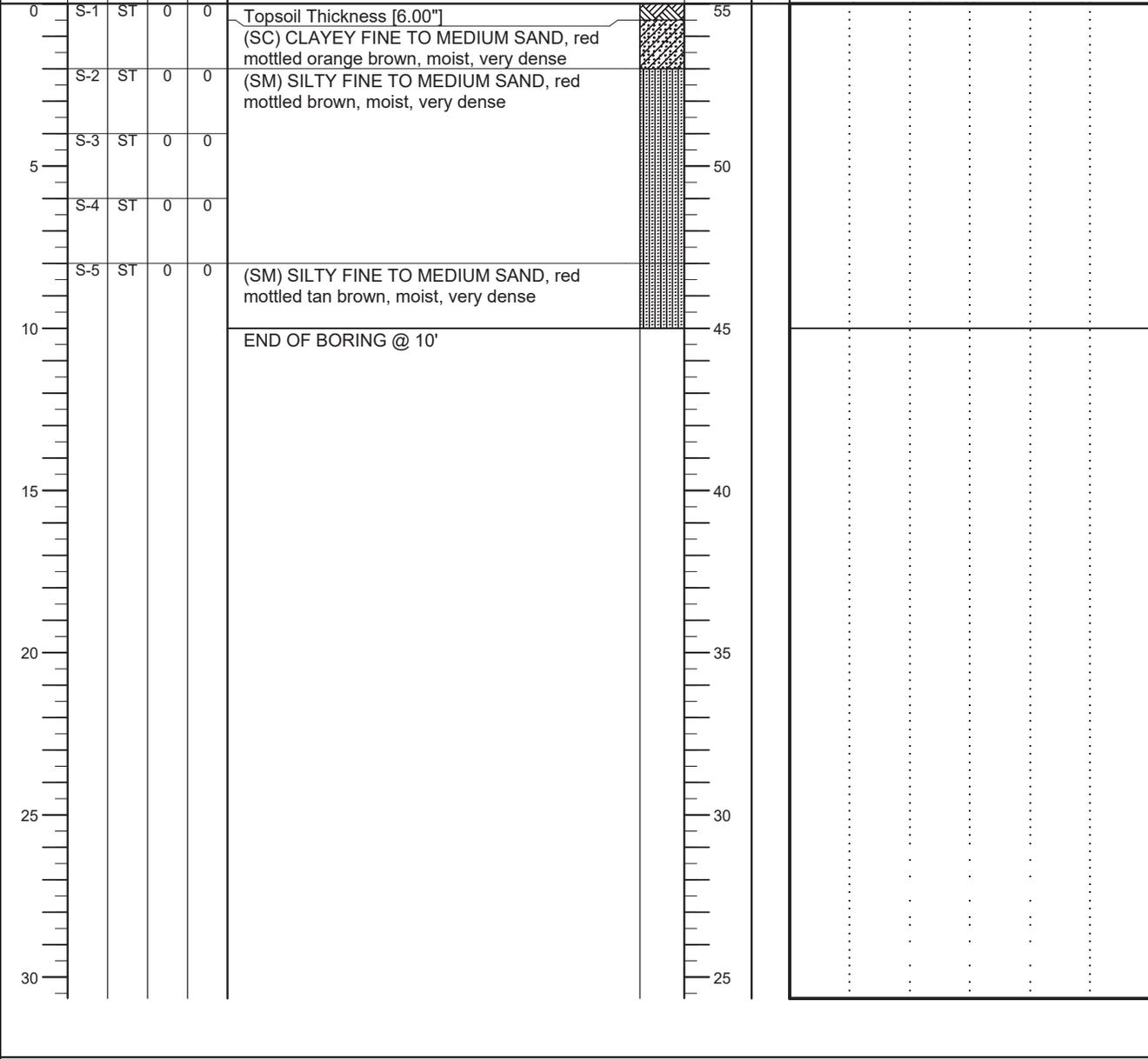
DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ENGLISH UNITS	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					BOTTOM OF CASING	LOSS OF CIRCULATION			
					SURFACE ELEVATION 55				

○ CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - - REC% - - - -

PLASTIC LIMIT% WATER CONTENT% LIQUID LIMIT%

⊗ STANDARD PENETRATION BLOWS/FT



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL	WS <input type="checkbox"/>	WD <input checked="" type="checkbox"/>	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW)	WL(ACR)		BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL			RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

CLIENT Landtech Resources, Inc.	Job #: 07:15203	BORING # HA-3	SHEET 1 OF 1	
PROJECT NAME Governor's Inn Soils Exploration	ARCHITECT-ENGINEER			

SITE LOCATION
520 N. Henry Street, Williamsburg, James City County, VA

NORTHING	EASTING	STATION
----------	---------	---------

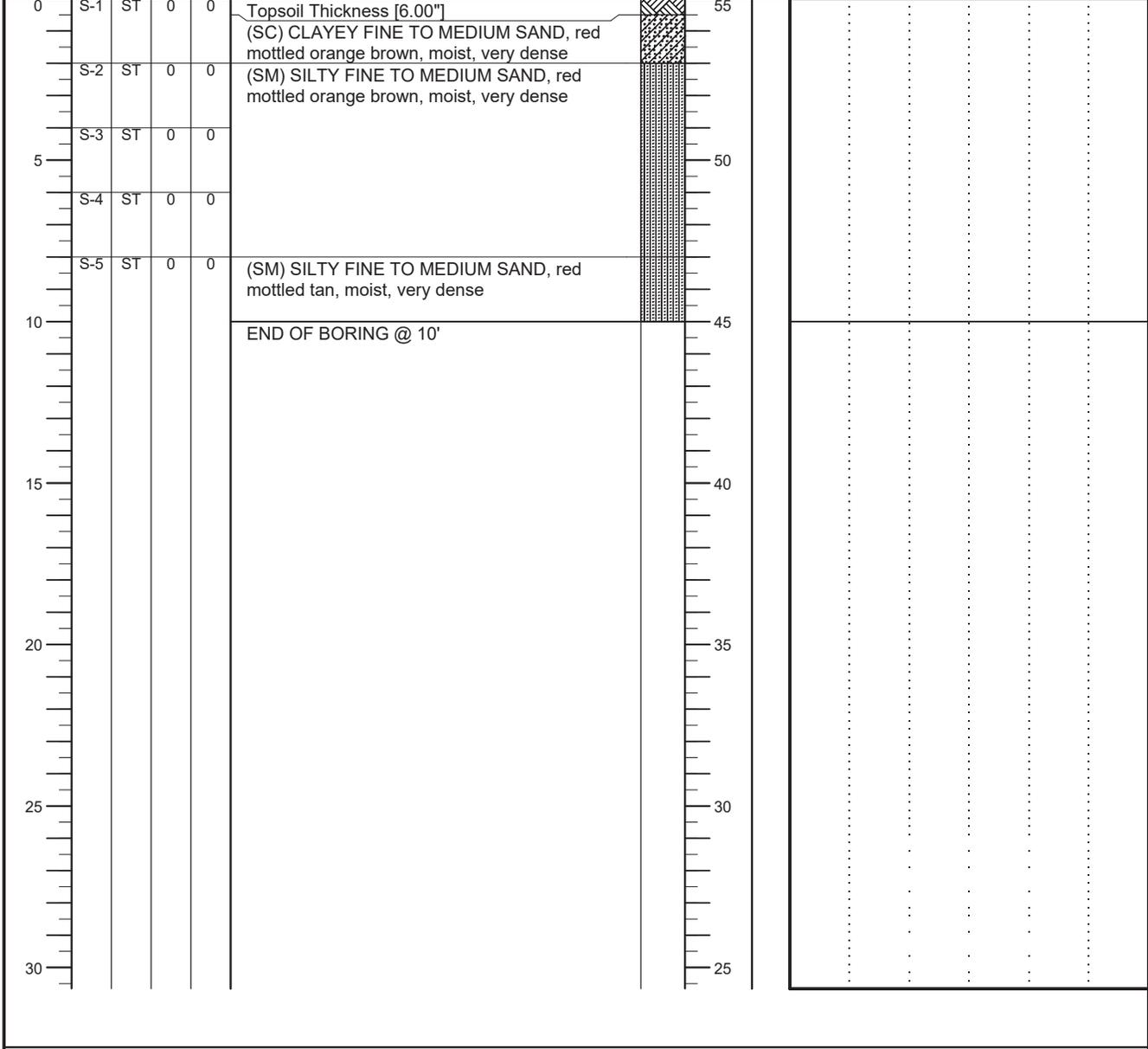
DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ENGLISH UNITS	WATER LEVELS ELEVATION (FT)	BLOWS/6"
					BOTTOM OF CASING 	LOSS OF CIRCULATION 		
					SURFACE ELEVATION 55			

○ CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - - REC% - - - -

PLASTIC LIMIT%  WATER CONTENT%  LIQUID LIMIT% 

⊗ STANDARD PENETRATION BLOWS/FT



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

<input checked="" type="checkbox"/> WL	WS <input type="checkbox"/>	WD <input checked="" type="checkbox"/>	BORING STARTED 07/03/20	CAVE IN DEPTH
<input checked="" type="checkbox"/> WL(SHW)	<input checked="" type="checkbox"/> WL(ACR)		BORING COMPLETED 07/03/20	HAMMER TYPE Manual
<input checked="" type="checkbox"/> WL			RIG Hand Augers	FOREMAN ECS
				DRILLING METHOD Hand Auger

ATTACHMENT III

Reference Notes for Boring Logs



REFERENCE NOTES FOR BORING LOGS

MATERIAL ^{1,2}	
	ASPHALT
	CONCRETE
	GRAVEL
	TOPSOIL
	VOID
	BRICK
	AGGREGATE BASE COURSE
	FILL³ MAN-PLACED SOILS
	GW WELL-GRADED GRAVEL gravel-sand mixtures, little or no fines
	GP POORLY-GRADED GRAVEL gravel-sand mixtures, little or no fines
	GM SILTY GRAVEL gravel-sand-silt mixtures
	GC CLAYEY GRAVEL gravel-sand-clay mixtures
	SW WELL-GRADED SAND gravelly sand, little or no fines
	SP POORLY-GRADED SAND gravelly sand, little or no fines
	SM SILTY SAND sand-silt mixtures
	SC CLAYEY SAND sand-clay mixtures
	ML SILT non-plastic to medium plasticity
	MH ELASTIC SILT high plasticity
	CL LEAN CLAY low to medium plasticity
	CH FAT CLAY high plasticity
	OL ORGANIC SILT or CLAY non-plastic to low plasticity
	OH ORGANIC SILT or CLAY high plasticity
	PT PEAT highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS			
SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION	
DESIGNATION	PARTICLE SIZES
Boulders	12 inches (300 mm) or larger
Cobbles	3 inches to 12 inches (75 mm to 300 mm)
Gravel: Coarse	¾ inch to 3 inches (19 mm to 75 mm)
Gravel: Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand: Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
Sand: Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
Sand: Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")	<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS		
UNCONFINED COMPRESSIVE STRENGTH, Q _p ⁴	SPT ⁵ (BPF)	CONSISTENCY ⁷ (COHESIVE)
<0.25	<3	Very Soft
0.25 - <0.50	3 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

RELATIVE AMOUNT ⁷	COARSE GRAINED (%) ⁸	FINE GRAINED (%) ⁸
Trace	≤5	≤5
Dual Symbol (ex: SW-SM)	10	10
With	15 - 20	15 - 25
Adjective (ex: "Silty")	≥25	≥30

GRAVELS, SANDS & NON-COHESIVE SILTS	
SPT ⁵	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

WATER LEVELS ⁶		
	WL	Water Level (WS)(WD) (WS) While Sampling (WD) While Drilling
	SHW	Seasonal High WT
	ACR	After Casing Removal
	SWT	Stabilized Water Table
	DCI	Dry Cave-In
	WCI	Wet Cave-In

¹Classifications and symbols per ASTM D 2488-09 (Visual-Manual Procedure) unless noted otherwise.

²To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

³Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

⁴Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

⁵Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf).

⁶The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

⁷Minor deviation from ASTM D 2488-09 Note 16.

⁸Percentages are estimated to the nearest 5% per ASTM D 2488-09.

ATTACHMENT IV

Laboratory Testing Summary

Laboratory Testing Summary

Boring Number	Sample Number	Depth (feet)	MC1 (%)	Soil Type2	Atterberg Limits3			Percent Passing No. 200 Sieve4	Moisture - Density (Corr.)5		CBR Value6	Other
					LL	PL	PI		Maximum Density (pcf)	Optimum Moisture (%)		
HA-1	S-1	4.00 - 4.00	14.7	SC				37.4				

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method
Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No.	15203	
Project Name:	Governor's Inn Soils Exploration	ECS Mid-Atlantic, LLC
Client:	Landtech Resources, Inc.	Williamsburg, VA
Printed On:	Friday, July 10, 2020	



FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP](#) [Income Limits](#) [HUD LIHTC Database](#)

FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income Explanation	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area	\$82,500	Very Low (50%) Income Limits (\$) Explanation	28,900	33,000	37,150	41,250	44,550	47,850	51,150	54,450
		Extremely Low Income Limits (\$)* Explanation	17,350	19,800	22,300	26,200	30,680	35,160	39,640	44,120
		Low (80%) Income Limits (\$) Explanation	46,200	52,800	59,400	66,000	71,300	76,600	81,850	87,150

NOTE: Williamsburg city is part of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**, so all information presented here applies to all of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**.

The **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area** contains the following areas: Currituck County, NC; Gloucester County, VA; Isle of Wight County, VA; James City County, VA; Mathews County, VA; York County, VA; Chesapeake city, VA; Hampton city, VA; Newport News city, VA; Norfolk city, VA; Poquoson city, VA; Portsmouth city, VA; Suffolk city, VA; Virginia Beach city, VA; and Williamsburg city, VA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2019 Median Family Income and Income Limits for Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area

Select a different county or county equivalent in Virginia:

- Virginia Beach city
- Warren County
- Washington County
- Waynesboro city
- Westmoreland County
- Williamsburg city

Select county or county equivalent

Select any FY2020 HUD Metropolitan FMR Area's Income Limits:

- Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area
- Select HMFA Income Limits Area

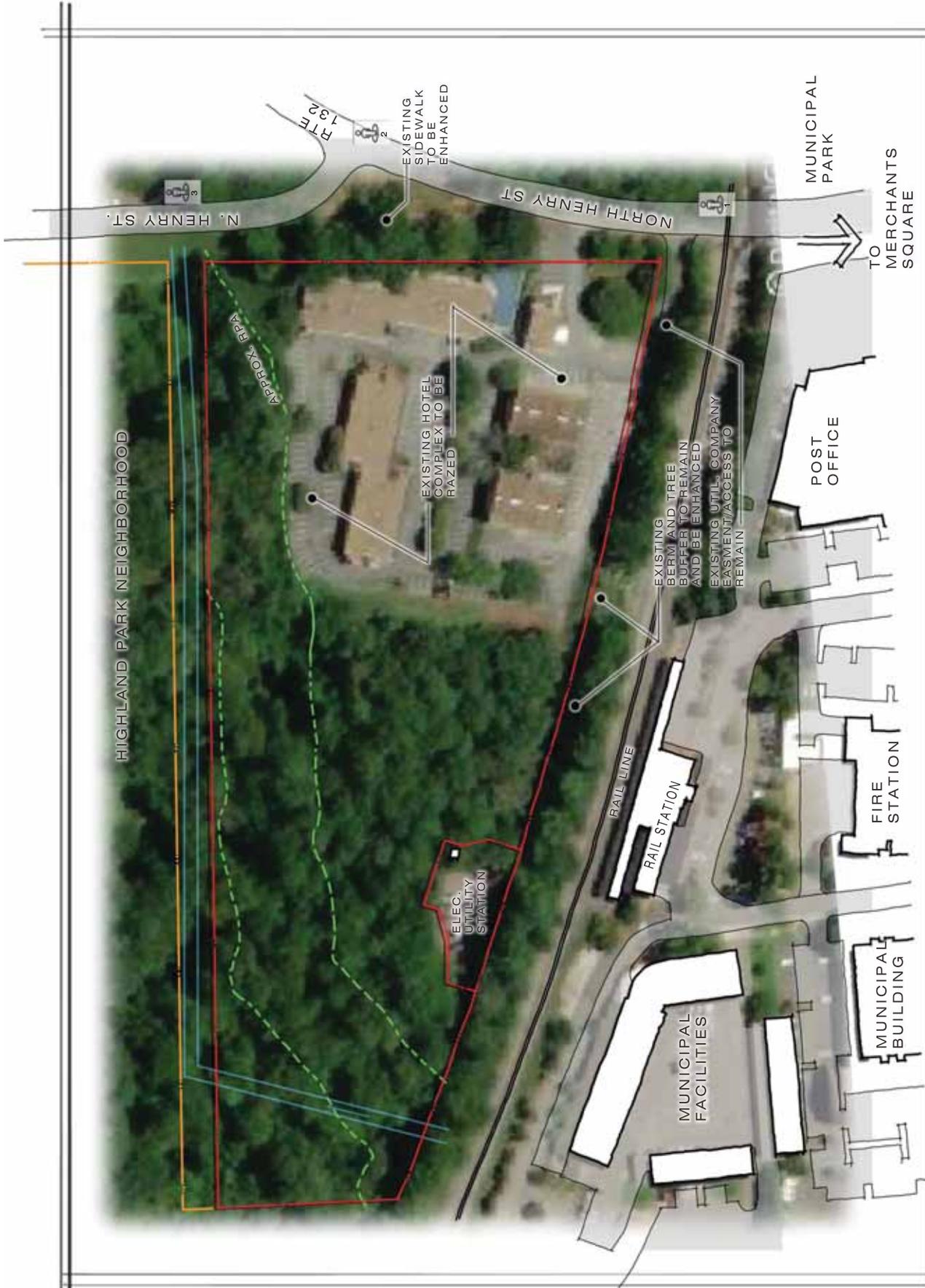
Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the [Program Parameters and Research Division](#), HUD.

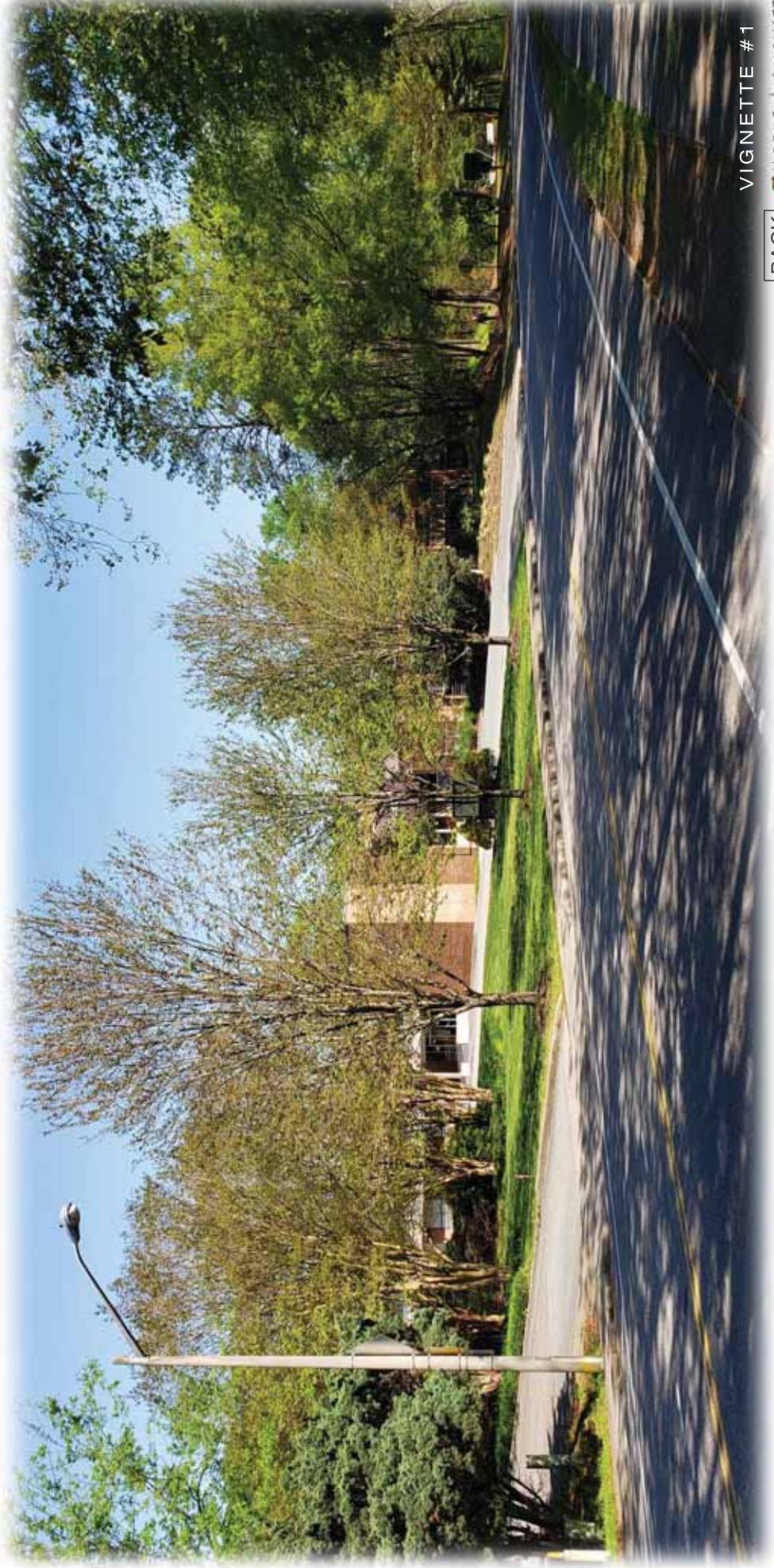
HIGHLAND PARK NEIGHBORHOOD



BEFORE

AFTER

EXISTING SITE CONDITIONS



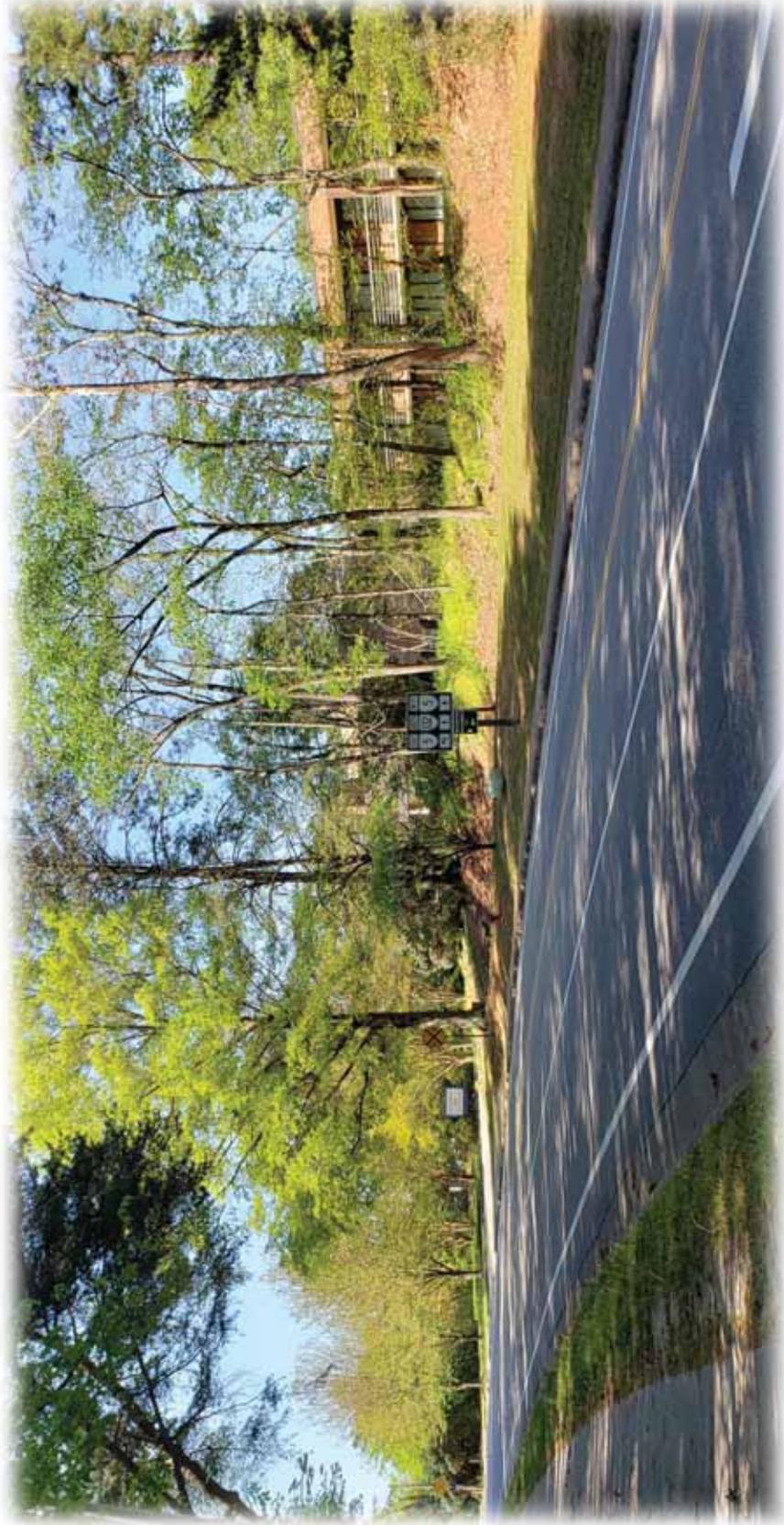
VIGNETTE # 1

BACK

HOPAS & ASSOCIATES

AFTER

BEFORE



VIGNETTE #2

BEFORE

AFTER

BACK

HOPES ASSOCIATES



VIGNETTE #3

BEFORE

AFTER

BACK

HOPPE ASSOCIATES

HIGHLAND PARK NEIGHBORHOOD

EMERGENCY VEHICLE
SECONDARY EXIT

LOWER LEVEL
PARKING

MID-LEVEL
(MAIN) PARKING/
BOULEVARD

CENTRAL LOBBY,
PARCEL PICKUP,
ADMINISTRATION, OFFICE
SUPPORT AND
ROOFTOP BAR

PARK LEVEL PARKING
AND TURN AROUND

FITNESS CENTER
AND POOL

ELEC.
UTILITY
STATION

PASSIVE PARK

BUILDING C

BUILDING D (WITH
PARKING UNDER)

BUILDING A

BUILDING B

DUMPSTER

RAIL LINE
RAIL STATION

MUNICIPAL
FACILITIES

MUNICIPAL
BUILDING

FIRE
STATION

POST
OFFICE

TO
MERCHANTS
SQUARE

MUNICIPAL
PARK

ENHANCED
SIDEWALK
AND
CONNECTION
TO MUNICIPAL
FACILITIES
AND
ADJACENT
DEVELOPMENT

NORTH HENRY ST

RT#
132

ENHANCED
SIDEWALK/
POCKET
PARK

RELOCATED,
FORMALIZED
ENTRANCE

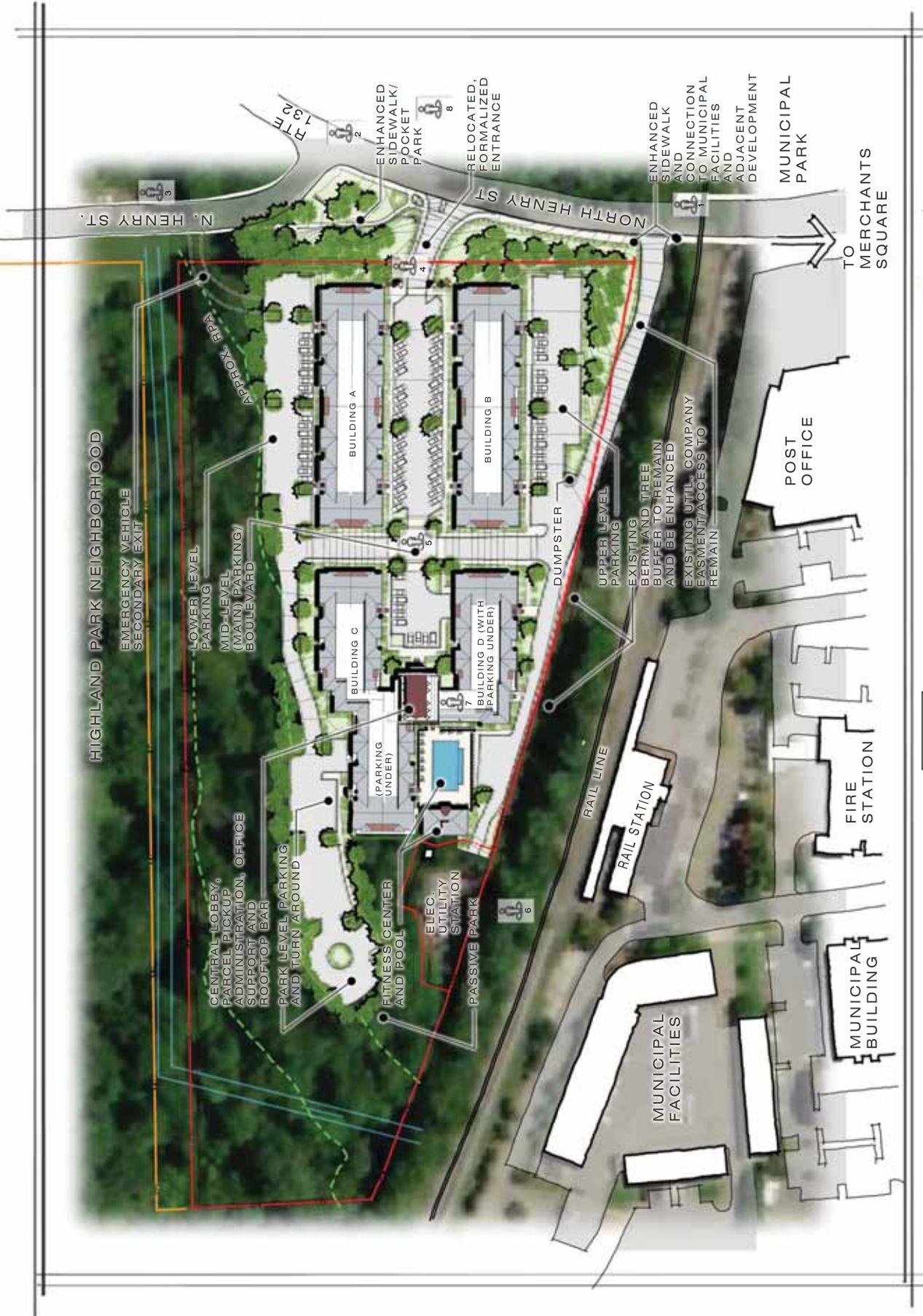
N. HENRY ST.

OVERALL SITE PLAN

BEFORE

AFTER

HOPPE ASSOCIATES





VIGNETTE #1

HOPPE & ASSOCIATES

BACK

AFTER

BEFORE



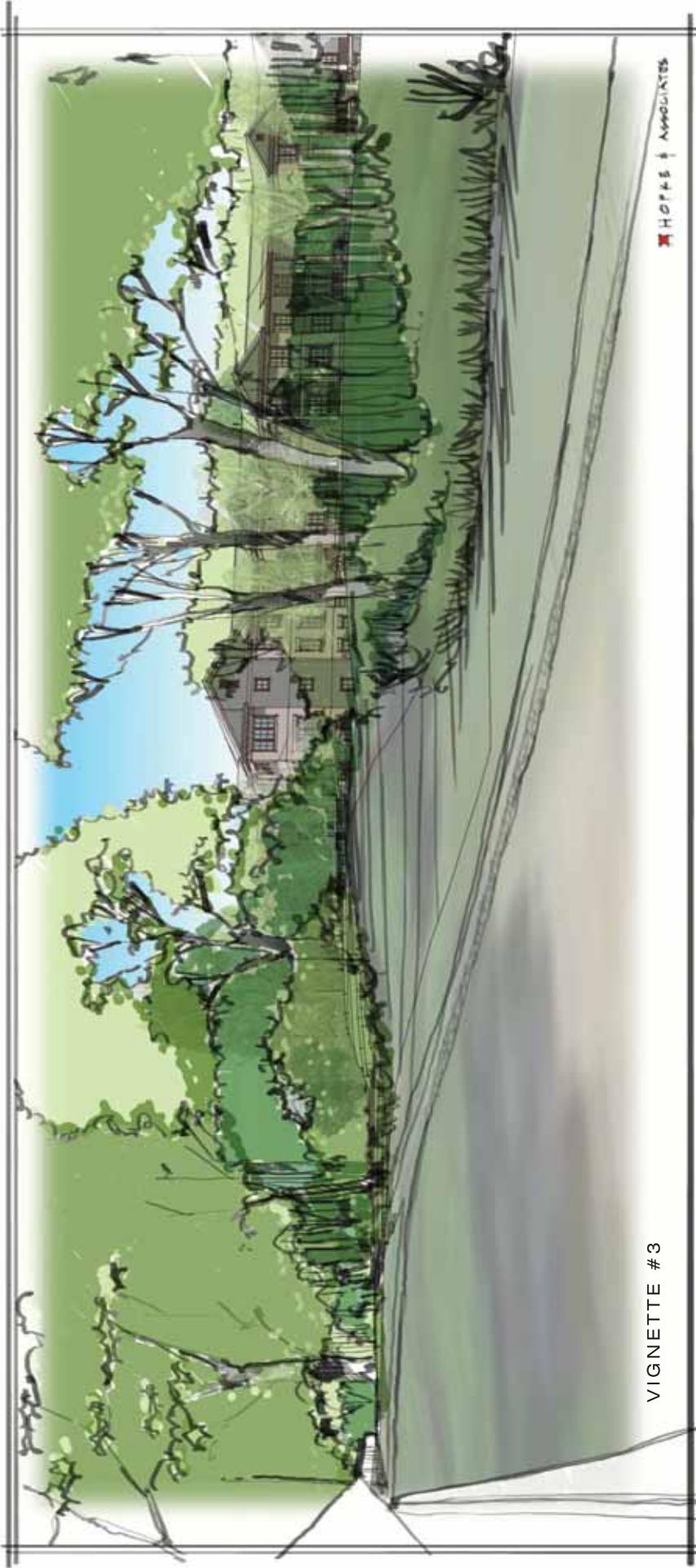
VIGNETTE #2

HOPES ASSOCIATES

BACK

AFTER

BEFORE



VIGNETTE #3

HOPES & ASSOCIATES

BEFORE

AFTER

BACK



VIGNETTE 4

HOPPE ASSOCIATES

BACK

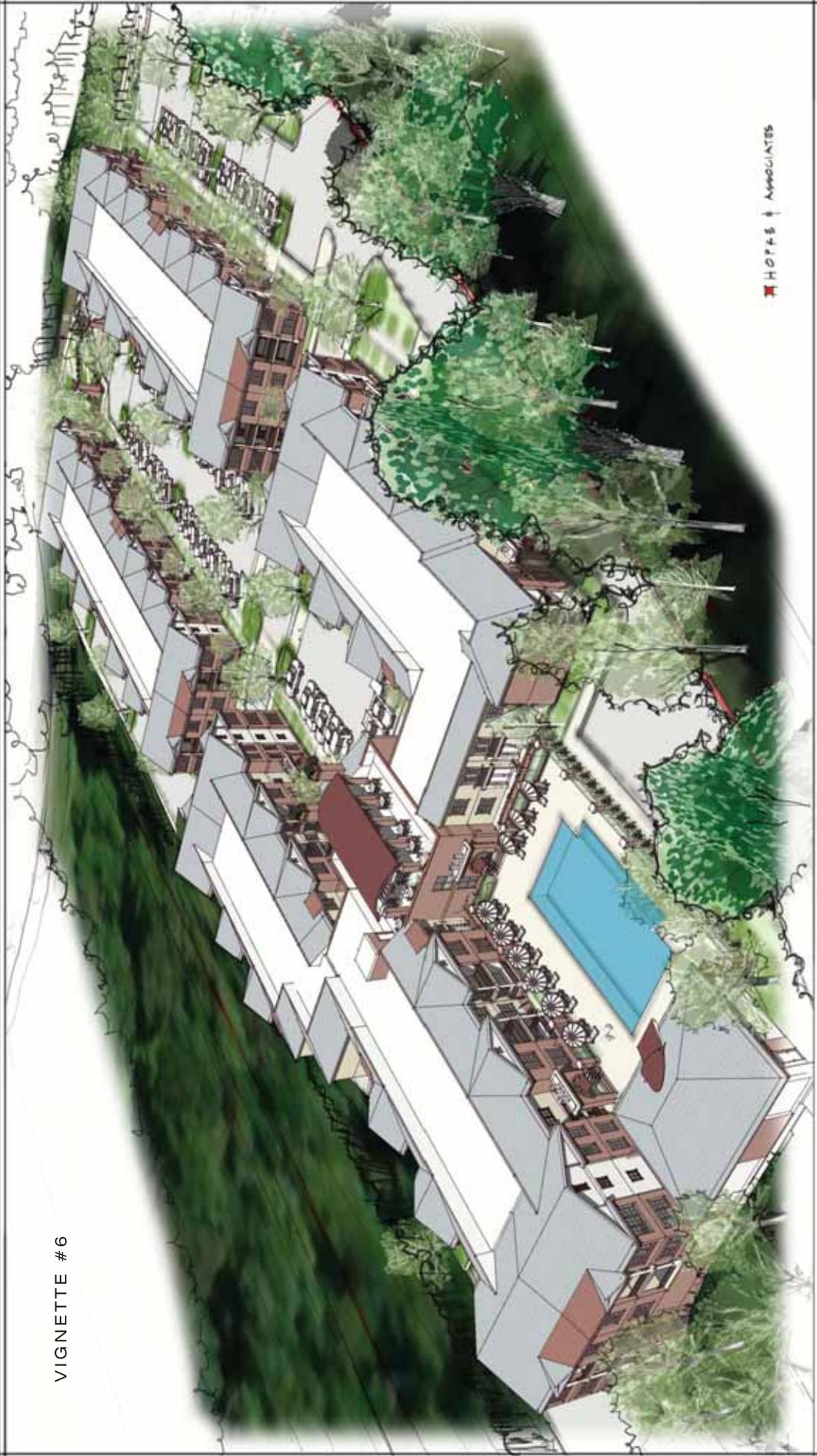


VIGNETTE # 5

HOPE ASSOCIATES

BACK

VIGNETTE #6



HOPES ASSOCIATES

BACK



VIGNETTE #7

BACK

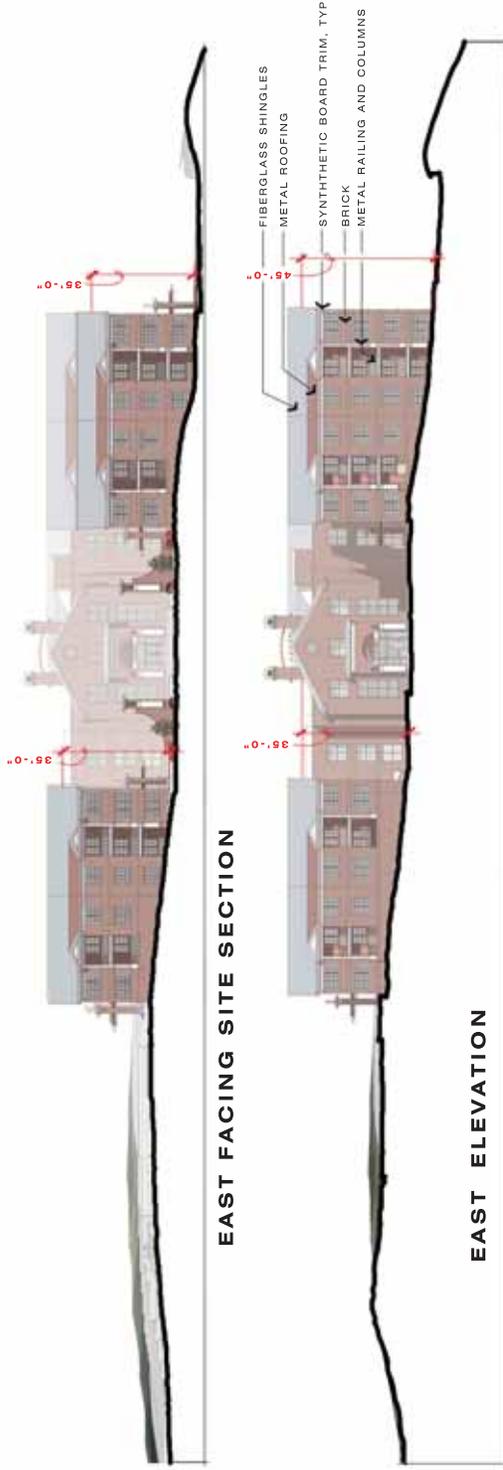
HOPPE ASSOCIATES



VIGNETTE #8

HOPKINS ASSOCIATES

BACK

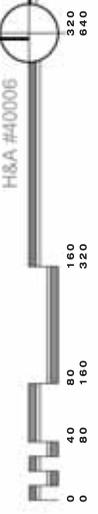


CONCEPTUAL DESIGN for the
REDEVELOPMENT of GOVERNOR'S INN

CITY OF WILLIAMSBURG, VIRGINIA

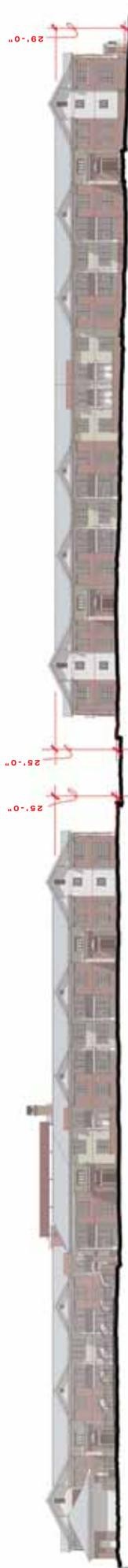
H&A #40006

18 MAY 2020

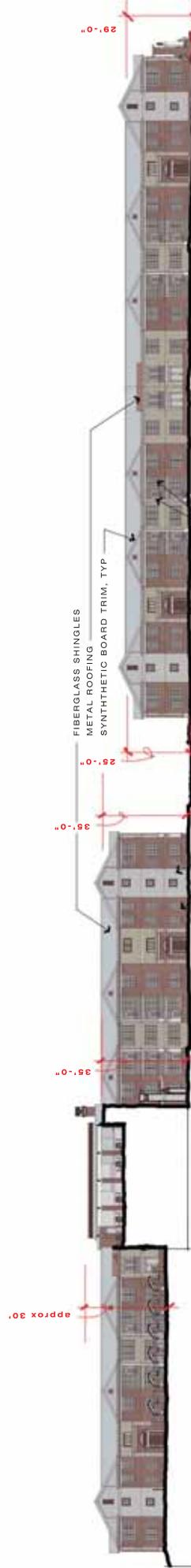




SITE REFERENCE PLAN



SOUTH ELEVATION



SOUTH FACING SITE SECTION

CONCEPTUAL DESIGN for the
REDEVELOPMENT of GOVERNOR'S INN

CITY OF WILLIAMSBURG, VIRGINIA

H&A #40006



320
640

160
320

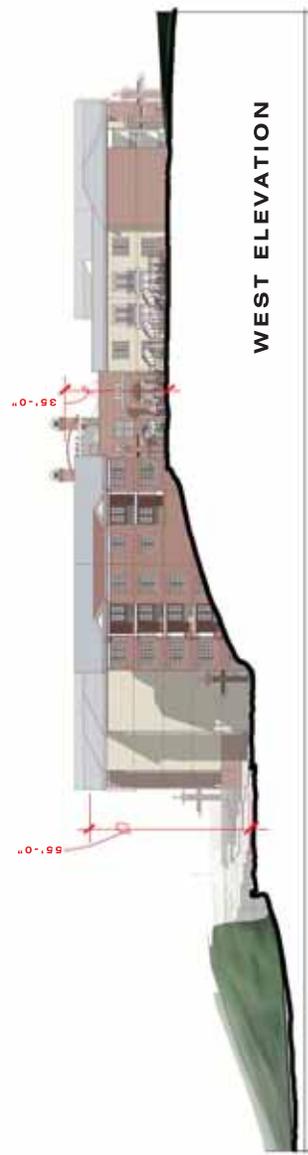
80
160

80
160

0
80
160

18 MAY 2020





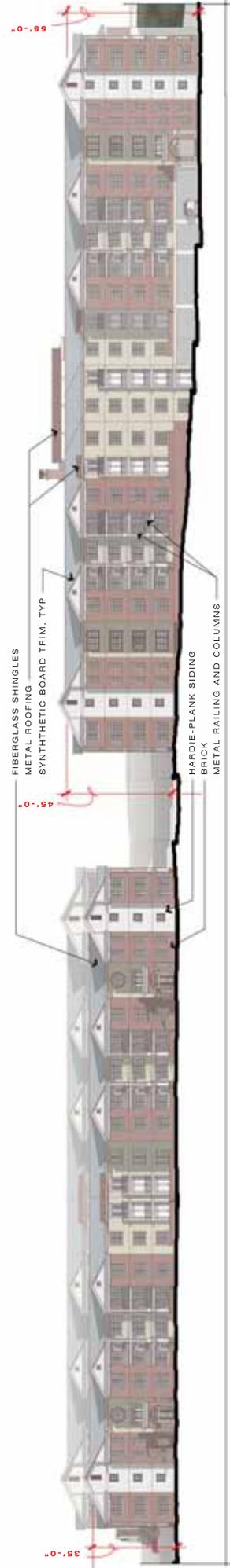
WEST ELEVATION



SITE REFERENCE PLAN



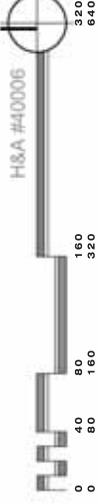
NORTH FACING SITE SECTION



NORTH ELEVATION

CONCEPTUAL DESIGN for the
REDEVELOPMENT OF GOVERNOR'S INN

CITY OF WILLIAMSBURG, VIRGINIA



H&A #40006

18 MAY 2020

HOPKE & ASSOCIATES
 ARCHITECTS
 1100 UNIVERSITY PARKWAY, SUITE 200
 WILLIAMSBURG, VIRGINIA 23187
 757.536.1100
 www.hopke.com

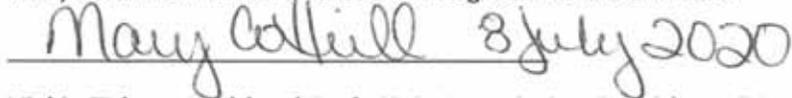
Zoning Administrator - Architectural Review Board - City Council - Planning Commission

Attached is a copy of a letter that has been signed by 18 members of the Highland Park Community (with how many years they have lived in Highland Park) in response to the proposed re-development of the land where the Governor's Inn now stands. The original letters have all been delivered to the Zoning Administrator.

We understand that this closed motel that is becoming an eyesore must go, but question the need for the development to be as large as proposed and are especially concerned about the number of trees that will be sacrificed for this development, which goes well beyond the current building footprint. These trees are crucial to our neighborhood – providing a buffer from this development and the train tracks.

We are willing to meet with you at any time to discuss our concerns.

Mary Cottrill on behalf of those who signed individual letters.



Vickie Tyler – Highland Park Civic Association President, 51 years (419 Henderson St.)

Roger Wynn – 70 years (his entire life) (421 Burbank St.)

Ray Morman – 69 years (his entire life) (524 Burbank St.)

William Byrd – 65 years (529 Burbank St.)

Floyd Parker – trustee Union Baptist Church – 55 years (108 Alice St.)

Robert and Jennifer Walton – 52 years (510 Burbank St.)

Henrietta Morman – 36 years (500 Burbank St.)

Robert Lee Conder – 33 years (512 Burbank St.)

Lucretia and Rodney Piggott – 28 years (420 Burbank St.)

Mary Cottrill – 23 years (512 Burbank St.)

Mary Shaw – 16 years (426 Dunning St.)

Junious Williams – 15 years (416 Burbank St.)

Mary Washington – 5 years (524 Burbank St.)

Mary Bull – 5 years (520 Burbank St.)

Charles Ritinski – 4 years (424 Dunning St.)

Kyle Williams – 3 years (426 Burbank St.)

Concerned Neighbors on Burbank Street and the Highland Park Community Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

We the undersigned residents of the Highland Park Community and all those who reside on the South Side of Burbank Street hope that you will consider our comments below concerning the request for an administrative waiver to Section 21-782 of the Zoning Ordinance for 504, 506, 510 and 520 North Henry Street (Tax Map #435-0A-00-005,6 and 435-08-00-A,B).

We hope that these issues have already been addressed, but as City residents with a vested stake in this development, we want to make sure since they are very important to the integrity of our community.

- ALL lights on the property should be placed so that they minimize light bleed into the Highland Park Community and to minimize disruption to wildlife in the area.
- In order to serve this new neighborhood and to better serve the Highland Park Community, a covered/illuminated WATA Bus Stop should be built as part of this project on both sides of Henry Street, with a free transfer from Henry Street to the Transportation Center.
- To make this new neighborhood part of a walkable Williamsburg and to better serve the Highland Park Community, sidewalks need to be made ADA Accessible and we need a clear walkable path across the railroad tracks.
- We treasure the trees that have softened the impact of the Governor's Inn on our backyards. We would like to know that these trees will not be sacrificed in the name of development. With the drastic changes in grade on this property and our properties, trees that might not seem significant can be critical to the view from both communities. These trees not only provide a buffer for light and noise, but are home to many species of birds and provide shelter for deer, squirrels, groundhogs and other wildlife.

We ask:

- What is the anticipated impact of this new development on our schools? Isn't Matthew Whaley at or beyond capacity already? How will this impact Highland Park children?
- During construction, what is the anticipated noise impact on our neighborhood and the wildlife that inhabits the wetlands behind our homes?
- What impact will these 150+ 2-Bedroom units have on traffic on North Henry Street?
- Does the City Fire Department already have the equipment necessary to fight a fire in the multi-story units?
- Where is the exact location of the proposed 2nd exit from the apartments? Will this be used daily or only for emergencies? Has it been planned so that the number of trees removed will be minimized?
- What will be done to keep this new neighborhood vibrant in the future? We don't want to be living behind another vacant eyesore in 15 years.

We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,

Roslyn Banks
signature

Roslyn Banks
print name

422 Roycroft St
address

10 years
years in the Highland Park Community

**Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185**

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator

401 Lafayette Street

Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning
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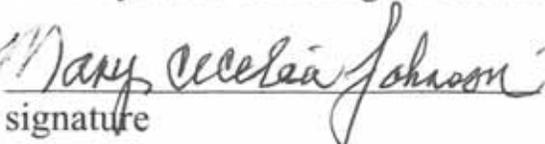
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- During construction, what is the anticipated noise impact on our neighborhood and the wildlife that inhabits the wetlands behind our homes?
- What impact will these 150+ 2-Bedroom units have on traffic on North Henry Street?
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- Where is the exact location of the proposed 2nd exit from the apartments? Will this be used daily or only for emergencies? Has it been planned so that the number of trees removed will be minimized?
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We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,


signature

Mary Cecelia Johnson
print name

years in the Highland Park Community

68 Years

address

414 Burnham Street

**Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185**

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator

401 Lafayette Street

Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning
Commission

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- To make this new neighborhood part of a walkable Williamsburg and to better serve the Highland Park Community, sidewalks need to be made ADA Accessible and we need a clear walkable path across the railroad tracks.

- We treasure the trees that have softened the impact of the Governor's Inn on our backyards. We would like to

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Thank you for listening to our concerns,

Jennifer Howlett

signature
Jennifer Howlett

print name

- Matthew Whaley already has 2 trailers. Even with the anticipation of a new elementary school that may or may not be placed to ease overcrowding, is the City willing to help fund WJCC to accommodate a large influx of new students?
Jennifer Howlett

JM Howlett

Jay M. Howlett

20 years in the neighborhood.
years in the Highland Park Community

608 N Henry St
address

Concerned Neighbors on Burbank Street and the Highland Park Community Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Robert Lee Conder

signature

Robert Lee Conder

print name

512 Burbank St

address

33

years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Williamsburg, VA 23185-3617

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Thank you for listening to our concerns,

Vickie Tyler
signature

Vickie Tyler - Civic Association President
print name

419 Henderson Street
address

51 Years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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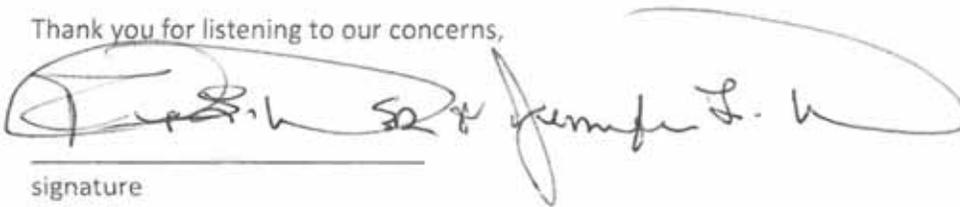
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Thank you for listening to our concerns,



signature

Robert & Jennifer Walton
print name

510 Burbank St.
Williamsburg, VA 23185
address

52 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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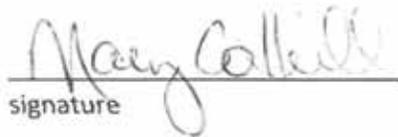
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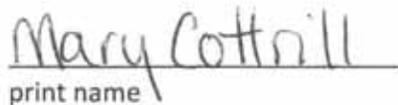
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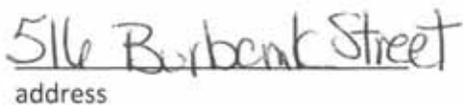
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Thank you for listening to our concerns,


signature


print name


address


years in the Highland Park Community

**Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185**

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

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Thank you for listening to our concerns,

Kyle A. Williams
signature

Kyle A. Williams
print name

426 Burbank Street
address Williamsburg, VA 23185

3 years
years in the Highland Park Community

**Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185**

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

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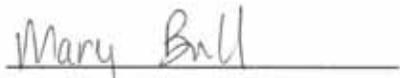
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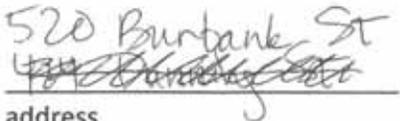
Thank you for listening to our concerns,



signature



print name



address



years in the Highland Park Community



**Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185**

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Trustee

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

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Thank you for listening to our concerns,

Hennietta R. Norman
signature

Hennietta R. Norman
print name

500 Burbank Street
address

36 years
years in the Highland Park Community

I oppose and disapprove
of having an entry or Exit -
from the apartment to the
Highland Park Community -
off of North Henry Street. -
Please keep the entry +
Exit from the apartments
Same as the Hotel has NOW
GOVERNOR'S INN = =
"Safety of our kids"/children
"Play Ground."

**Concerned Neighbors on Burbank Street and the Highland Park Community
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Thank you for listening to our concerns,

Ray Norman
signature

RAY NORMAN
print name

524 Burbank St.
address

69 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
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Thank you for listening to our concerns,


signature

MARY Washington
print name

524 Burbank St
address

5 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

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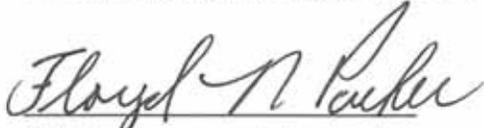
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Thank you for listening to our concerns,


signature trustee

Floyd N. Parker
print name

108 Alice Street
address

Union Baptist Church (55 years)
years in the Highland Park Community

**Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185**

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Mary Ellis Shaw
signature

MARY E. SHAW
print name

426 Dunning St.
address
Wrensburg, VA. 23185

16 YEARS
years in the Highland Park Community

**Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185**

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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signature

Charles J Ritinski

print name

424 Dunning Street
Williamsburg, VA

address

4

years in the Highland Park Community

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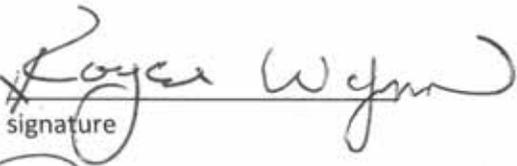
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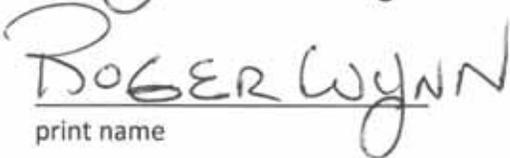
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signature


print name


address


years in the Highland Park Community

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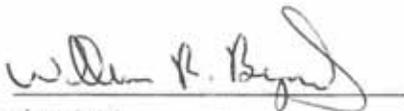
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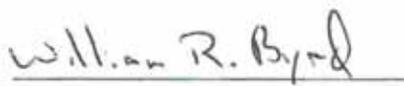
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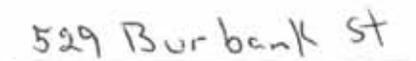
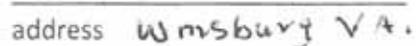
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Thank you for listening to our concerns,


signature


print name


address 


years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community Williamsburg, VA 23185

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marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Lucretia Piggott Rochney Piggott
signature

Lucretia Piggott Rochney Piggott
print name

420 Burbank St 420 Burbank St
address

28 years
years in the Highland Park Community

28 years

**Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185**

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Thank you for listening to our concerns,

X Junious Williams
signature

X Junious Williams
print name

416 Burbank Street
address

15 years -
years in the Highland Park Community

138 Bastille Court
Williamsburg, VA 23185
grandmagaga1@gmail.com
804.387.6947



5 July 2020

Heather Markle
Zoning Administrator
City of Williamsburg
401 Lafayette Street
Williamsburg, VA 23185-3617

Dear Ms. Markle:

Before we purchased our property in 2002, we were told the land behind our property at 138 Bastille Court would never be developed as the land would not perk. We were also told Colonial Williamsburg used their property as a buffer between Governor's Inn and our property and could not be developed. As a result, I must express my displeasure at the development of this land and have a few questions I would like answered.

Will all buildings be well on their side of the RPA? Will their construction remain up the hill above the wooded buffer?

I am also concerned about drainage issues affecting the creek and how this could possibly impact my property and others on the York County side of the creek as well as CSX property. Have studies been done, and, if so, what were the conclusions? Has York County been notified of this proposed development?

When we built in 2002, the developer was required by York County to dig a deeper footing for our two-story home due to the close proximity to CSX tracks. Even with the deeper footing, we still have vibrations as

trains move past. If high-speed rail is approved, the vibrations will be worse. How will this impact a multi-story building?

I look forward to your answers.

Sincerely,

A handwritten signature in black ink that reads "Nancy G. Pierson". The signature is written in a cursive style with a large, looping initial "N".

Nancy G. Pierson

July 2, 2020

Heather Markle

Zoning Administrator

401 Lafayette St., Williamsburg

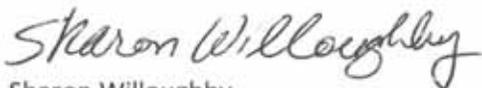
We are writing regarding the waiver request to allow construction on slopes greater than 20% on the Governor's Inn property.

The restrictions were written for any number of reasons---perhaps including safety, erosion control, technological/construction hurdles, esthetics, accessibility by end users, etc. If those may present a partial list of reasons---are there issues or concerns as to the stability of the soil beneath to withstand the construction? Does it make a difference as to whether the current slope is 'natural' vs. 'man made'?

We are wondering what makes this project so special/unique as to require a waiver? As I have researched it appears waivers are "somewhat common"—and, if so, why not simply change the regulations to allow for construction on slopes greater than 20%?

Thank you for your time. We understand the meeting is now scheduled for August 19 at 3:30. If different please advise.

142 Bastille Court, Williamsburg



Sharon Willoughby



Bryce Hinsch 920.710.2324

June 20, 2020

To Heather Markle, Zoning Administrator

I am a resident of Highland Park and current homeowner of 426 Burbank Street who STRONGLY OBJECTS to the waiver request to Section 21-782 of the Zoning Ordinance.

Should you require any additional information please do not hesitate to contact me at (410) 533-5766.

Yours Sincerely,


Kyle Williams