



**PLANNING COMMISSION
CITY OF FREDERICKSBURG, VIRGINIA AGENDA
April 13, 2016
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

1. Call To Order
2. Pledge Of Allegiance
3. Adoption Of Minutes
 - 3.I. February 10, 2016 - Work Session Minutes

Documents: [MINUTES FEBRUARY 10 2016 WORK SESSION DRAFT MARTIN PATES COMMENTS 2 21 16.PDF](#)
 - 3.II. February 10, 2016 - Regular Meeting

Documents: [MINUTES FEBRUARY 10 2016 REGULAR MEETING DRAFT MARTIN PATES COMMENTS 2 21 16.PDF](#)
4. Public Hearing Items
 - 4.I. SUP2016-01 - Liberty Place Special Use Permit Amendment - 605 William Street

Documents: [SUP2016-01 - LIBERTY PLACE SPECIAL USE PERMIT AMENDMENT - 605 WILLIAM STREET.PDF](#)
5. New Business
 - 5.I. Right-Of-Way Vacation - Portion Of Amelia Street, Between Douglas St. And Winchester St.

Documents: [ROW VACATION - PORTION OF AMELIA STREET BETWEEN DOUGLAS STREET AND WINCHESTER STREET.PDF](#)
6. Other Business
 - 6.I. Capital Improvements Plan (CIP) - Update And Discussion
 - 6.I.i. Planning Commissioner Comment
 - 6.I.i.1. Planning Director Comment
7. Adjournment



**PLANNING COMMISSION
WORK SESSION
MINUTES**

**February 10, 2016
6:00 p.m.
Council Chambers**

MEMBERS

Roy McAfee – Chair
Richard Dynes – Vice Chair
Jim Pates, Secretary- (Remote Participation)
Jim Beavers - Absent
Roy Gratz
Richard Friesner
Tom O'Toole

CITY STAFF

Mark Whitley, Asst. City Manager
Chuck Johnston, Director of CP&B Dept.

TOPIC: Capital Improvements Plan

The February 10, 2016, Planning Commission Work Session was called to order by Chairman McAfee. He said that Mr. Pates had intended to participate remotely but had not yet called in to the session. He thanked Mr. Whitley for being present to answer questions.

Mr. Whitley was present to discuss the CIP with Commissioners at their request. He said he did not have a presentation at this time but that he would be happy to receive comments and thoughts on the 2017-2021 CIP. Mr. Whitley had previously provided a draft copy of the proposed CIP to Commissioners at their December 2015 meeting. He said the City Manager is currently developing the CIP and the Capital Budget for 2017.

He said it is the intent of the City Manager to present these items to the City Council at their meeting on March 9, 2016. He said that once they have presented the City Council with the draft, they would be coming back to the Planning Commission with the updated CIP recommendations. He said the review would be during March and April and will be looking to adopt the Capital Budget and CIP in May, unless City Council sees a reason to delay the adoption, which in that case the deadline for adoption is June 30. He noted that the School Budget needs to be adopted by May 15th. He also noted that a big change that is coming is that the School Board will be asking the City to place funds for a new elementary school into the active CIP. He said staff is currently working on cost estimates with the School Board on this issue.

Mr. McAfee apologized to Mr. Whitley that Mr. Pates had asked for this work session but had not yet called in. He said that Commissioners appreciate the opportunity to give comments this early in the process. He asked Commissioners if they had any comments or suggestions for Mr. Whitley.

There were no comments from Commissioners.

Mr. McAfee said he had read through the draft CIP and that he is okay with what has been written. He said there are things that he would like to see move forward such as transportation items but that they are not CIP concerns.

Mr. O'Toole said he is new at participating in this process. He said the City has estimated certain expenditures through the years and asked how this realistically breaks out. He asked if this requires a tax increase.

Mr. Whitley said it could potentially require a tax increase. He said that there are several sources of revenue that will fund the City's capital plans. He explained the process for Mr. O'Toole.

Mr. Pates called in to participate remotely from Kansas City, Missouri (6:10 p.m.).

Dr. Gratz asked about the Original Walker-Grant renovations. He said he had read in the newspaper about the desire for a performing arts center in the community but that he had also heard the auditorium was not included in the renovations.

Mr. Johnston said he recalled that the auditorium space is included in the renovations but is targeted to be used for meeting spaces, such as a community room, etc. He said they had looked at the potential for a performing arts center but the costs were significantly increased to do this.

Dr. Friesner asked about the proposed new elementary school. He said that when the Planning Commission had worked on the Comprehensive Plan, it had concentrated on five years out for projection of students. He asked if there were longer-term projections in terms of number of pupils.

Mr. Whitley said he did not have at this point enrollment projections that may have changed the School Board's thinking, but he did know that they were looking at about 95,000 square feet for about 750 pupils. He said in talking to the Superintendent, it sounded like that at least some of those would be under second grade. He said the school site that is being looked at is a property at the end of Gateway Boulevard, which the City owns. Preliminary costs are approximately 25-30 million dollars.

Mr. Pates asked if the City Manager's Office had examined the "Action Plan" [accompanying the recently-adopted Comprehensive Plan] to see if any items listed for immediate action could be funded this year through the CIP.

Mark responded, yes, the City Manager's Office (CMO) has gone through and looked at some.

Mr. Pates said he had three items he would like to have considered:

1. That the City undertake a study of all City-owned real estate, both inside and outside the City limits, to assess those properties' current uses, condition and potential for future use. He said there had been a Facilities Study done years ago and it was determined at that time that there are some properties that were being underutilized. He said he did not believe another study had been done since then. He said the City should take a more comprehensive look at the best use of these City-owned properties.

Mr. Whitley said that his office had not realized that the intent of that "action item" had been aimed at a study of **all** City-owned properties and that the City was currently reviewing certain sites, such as the Renwick Building complex [on Princess Anne Street]. Mr. Pates said that he thought a comprehensive study would be useful because, in the past, the City had often allowed unused property to sit vacant for years and deteriorate, when those properties could be put to better public use or even sold.

Mr. Whitley said the CMO would take another look at this issue.

2. That the City take action to upgrade the City's train station. Although this was not listed as an "action item" in the Action Plan, it was discussed at length in the Comprehensive Plan. The whole station area needs to be upgraded to make it more of a tourist hub/transportation center. Current conditions at the Virginia Railway Express (VRE) drop-off area [on the east side of the station] need immediate work to improve safety and the flow of traffic. Specifically, he said there is a very small parcel of privately-owned land [on the north side of Princess Anne Street adjoining the train station property and part of the Janney-Marshall warehouse property] that the City may want to acquire in order to provide more space for cars entering the VRE drive-through, to make it safer, and to improve the train station generally. This land, he said, is not currently developed. He also said he would like to see the brick sidewalks program reinstated into the CIP.
3. That the City take action to implement a recommendation in the Comp Plan to improve and increase the number of "pocket parks" in the City for residential neighborhoods (include in the CIP or at least conduct a study).

Mr. Dynes noted the parking demand for VRE commuters has decreased in the City since the Spotsylvania lot opened. He suggested that perhaps some of the money that had been set aside for this could be re-allocated from those funds to EDA projects instead.

Meeting adjourned.

Roy McAfee, Chair



PLANNING COMMISSION MINUTES

February 10, 2016

7:30 p.m.

City of Fredericksburg
715 Princess Anne Street
Council Chambers

You may view and listen to the meeting in its entirety by going to the Planning Commission page on the City's website: fredericksburgva.gov

MEMBERS

Roy McAfee – Chair
Richard Dynes – Vice Chair
Jim Pates, Secretary- Absent
Jim Beavers
Roy Gratz
Richard Friesner
Tom O'Toole

CITY STAFF

Mark Whitley, Asst. City Manager
Chuck Johnston, Director of CP&B Dept
Mike Craig, Zoning Administrator
Marne Sherman, Development Administrator

1. CALL TO ORDER

The February 10, 2016, Planning Commission meeting was called to order by Chairman McAfee. Mr. McAfee explained the standard meeting procedures.

2. PLEDGE of ALLEGIANCE

3. ADOPTION OF MINUTES

- January 27, 2016 - Regular Meeting - Adopted

PUBLIC HEARINGS

4. Mr. McAfee informed everyone that the originally scheduled public hearing for a **Comprehensive Plan Compliance Review** had been rescheduled for the March 9, 2016 meeting of the Planning Commission for the Fredericksburg City Public Schools request for a Comprehensive Plan Compliance Review to determine if a new public building and associated school bus parking facility is substantially in accord with the 2015 Comprehensive Plan per the Code of Virginia, Section 15.2-2232. The

facility is proposed to be located at 1100 Belman Road (GPIN 7778-99-5990) within the Battlefield Industrial Park and is zoned I-2, General Industrial.

NEW BUSINESS

- 5. Comprehensive Plan Compliance Review - Comprehensive Plan Compliance Review:** William Square, L.L.C. requests a Comprehensive Plan Compliance Review to determine if the vacation of a public alley located within the 600 block of Amelia Street, adjacent to GPIN 7779-94-7781, is substantially in accord with the 2015 Comprehensive Plan per the Code of Virginia, Section 15.2-2232. The 870 square foot (0.02 acres) area is located on the south side of Amelia Street, 80 feet east of Washington Avenue, and is zoned C-D, Commercial-Downtown.

Ms. Sherman presented the staff report on the application.

Dr. Friesner referenced the Comprehensive Plan about reclaiming alleys and asked why the previously vacated alleys were not reinstated versus vacating this portion.

Ms. Sherman said the main reason is because the existing building is in the location of the former alleys and there is no way to achieve a connection with what exists on the site today. She added that the City expects a proposal for development on this site and if it includes the removal of the building and some opportunity to reclaim those alleys, perhaps in a new location, that is something that staff is willing to work with the developer to achieve.

Mr. Johnston said he would take a slightly different view of what that Policy was trying to achieve when it talks about reclaiming alleys. He said he believes that the Policy was intended primarily for alleys that were platted in residential areas, where they have not been maintained or there have been encroachments of structures within the alleys (such as fences or small storage sheds) that have precluded the full use of the alleys. He said he believes this is more in line with the intent of the policy.

Mr. McAfee said that having been present and participated when the policy was put into the Comprehensive Plan, he agrees with Mr. Johnston with his interpretation of its intent.

Mr. Dynes said he agrees that vacating the property meets the goals of the Comprehensive Plan. However, he said he has a concern with vacating the alley without knowing what the intent is for development of the property and believes it would put the City in a position of not being able to do a proper valuation of what the property is worth, and he would like to see a proper exchange of value when the City surrenders property.

Mr. Johnston said the City does have some sense of what it is worth because [the developer] just paid several million dollars for the property.

Mr. Dynes said that is what they paid for the property but not what they will get when they sell out, which are two different points.

Ms. Sherman said the value of the property is based on current City assessments of the actual property surrounding the right-of-way to be vacated. Based on the 1016 Charles Street value it was about \$40-45 per square foot. So, she said the subject 870 square feet will be in the range of \$40,000.

Mr. Dynes asked if they are required to use that particular valuation model.

Mr. Johnston said it is a policy decision of City Council that has been recommended by the City Attorney and it is ultimately going to be their call. However, he said he could certainly point out the concerns or observations of Mr. Dynes.

Mr. McAfee said he is aware that the Planning Commission does not have the authority but said that this may be an opportunity to suggest that the money incurred from this exchange, and other exchanges, be placed in the parking fund.

Ms. Sherman said the Commission could certainly make that recommendation and she would include it in her report to City Council. She said the Commission is charged this evening with determining whether the vacation request is substantially in accord with the Comprehensive Plan. She said that how City Council chooses to dispose of the property is at their discretion, but again would mention it to Council.

Dr. Gratz made a motion to approve Resolution 16-02, which finds that the vacation of an alley on the former Free Lance-Star property at 616 Amelia Street is substantially in accord with the 2015 Comprehensive Plan.

Mr. Beavers seconded the motion.

Motion carried unanimously by a vote of 6 – 0.

GENERAL PUBLIC COMMENT

- 6. A general public comment period is provided at each regular meeting for comments by citizens regarding any matter **related to Commission business that is not listed on the Agenda for Public Hearing**. The Chair will request that speakers observe the **three-minute time limit** and yield the floor when the Clerk indicates that their time has expired. No dialogue between speakers will be permitted.*

There was no public comment.

Mr. McAfee closed the public comment period

OTHER BUSINESS

7. **Discussion and Recommendation on an upcoming Board of Zoning Appeals application:** VAR2015-02 - General Washington Executive Center, LLC (Owner) requests a variance from City Code section 72-31.5b, which states that multi-family units in the Residential 12 Zoning District must maintain a minimum of 18 feet in width. The requested variance would permit twelve 14-foot-6-inches wide multi-family units at 2217 Princess Anne Street (GPIN 7779-89-7284). 2217 Princess Anne Street is zoned Commercial Highway and residential use in the Commercial Highway zoning district is regulated by the Residential 12 dimensional standards. The property is currently used as office space.

Mr. Craig provided information regarding the variance request. He said it is the City's position that the zoning classification is not preventing the owner from using the property, which is a hardship the applicant has claimed. For this and other reasons, staff has recommended to the BZA that the variance be denied.

Mr. McAfee noted that comments had previously been submitted by Mr. Pates and asked that they be made part of the record (Attachment A).

Mr. McAfee said he wanted to reiterate something that Mr. Craig had said earlier in that the Planning Commission should refrain from viewing this variance as it would an application that falls under the purview of the Commission for a recommendation to City Council. Indeed, he said, the application has not been made to the PC for its consideration. He said the Planning Commission is simply being asked to provide the BZA with any observations or information it may have based on process.

Mr. Dynes said he had read in the staff report that the proper way to accomplish what the applicants propose to do is to go through a different process and he agrees with staff and supports staff's assessment.

Dr. Friesner said he echoed the previous comments and made a motion that the Planning Commission recommend that the Board of Zoning Appeals deny the application.

Dr. Gratz seconded the motion.

Motion carried by a vote of 6 - 0

8. **Discussion Relating to the Downtown Parking Analysis.**

Mr. McAfee reminded Commissioners that this item had been discussed at the January 27, 2016 meeting and at that time three separate motions were made and the final motion to table further discussion and a vote until this evening.

Mr. Johnston suggested that the Commission make a suggestion to Council that they study or look at the issue of raising the fee-in-lieu-of-parking amount. There are a lot of implications as to what the numbers show and what policies should be implemented as part of determining where to go forward with this whole concept of paying a fee in lieu of parking. He suggested that any motion be somewhat general in nature to allow Council some latitude. But, he said bringing it to the attention of City Council is a very appropriate thing to do.

Mr. Dynes said he was unsure procedurally of where the Commission was at this point.

Mr. McAfee said, essentially, we are starting over.

Mr. Dynes made a motion to recommend to City Council that the suggested fee for exempting oneself from a required parking space be \$16,500, based on guidance that the Planning Commission received from the Economic Development Authority.

Mr. O'Toole seconded the motion.

Dr. Friesner said he would like to make a friendly amendment to the motion, providing that instead the Planning Commission suggests City Council consider increasing the fee, instead of stating a set amount, and allow staff and the Commission to study it further.

Mr. Dynes rejected the suggested amendment, saying that he believed it was extremely important to state a hard number, and would prefer the motion to be specific in the amount. He said Council will apply their own judgment and staff will work this over anyway and his opinion is that the dollar amount needs to be much higher than it is currently and that by not stating a firm amount, we will not meet this goal.

Dr. Friesner said that although he agreed with Mr. Dynes that the fee should be increased, he did not believe the Commission had enough data points to arrive at a set figure/amount. He said the memo from Mr. Freehling was great but he believed we need additional information on, more regionally, what the cost of parking is on different levels, such as above ground versus structured parking, etc.

Dr. Friesner proposed a substitute motion that the Commission request that the City Council direct staff or the Commission to consider raising the Fee-in-Lieu

amount for parking and collecting additional data to determine the appropriate amount.

Dr. Gratz seconded the motion. He said he agreed with Dr. Friesner that the fee should be increased in light of the recent analysis provided in the memo of January 26, 2016 from Mr. Freehling, Assistant Director of Economic Development, but that determining the amount of the increase with just a few data points did not seem like a good idea at this point.

Mr. Dynes said he agreed with the sentiments of Dr. Gratz and Dr. Friesner but he preferred his motion to move forward, with a specific amount at \$16,500 per space. He said this was merely a recommendation and the Commission would not be giving direction to anyone. He said he believed whichever motion carried, the outcome would be the same but that his motion carried more information.

Dr. Friesner said regardless, he would suggest that Mr. Dynes consider amending his motion to tie his proposed fee somehow to increases in something so that as time goes on, the fee would increase

Mr. McAfee reminded Mr. Dynes that Commissioners are addressing the substitute motion made by Dr. Friesner and seconded by Dr. Gratz. He added that he did not believe the Commission has the expertise to place a set dollar amount at this time, and that he would be voting in favor of the substitute motion. He said he believed that the fee needs to be revisited and given a second look by the City Council.

Mr. McAfee called for the vote.

Motion failed by a 3 – 3 vote, with Mr. Dynes, Mr. O’Toole and Mr. Beavers voting against the substitute motion.

Mr. McAfee said the Commission is now back to the original motion made by Mr. Dynes. He asked if there was further discussion.

Mr. Dynes said he would entertain a friendly amendment, with indexing. Dr. Friesner noted that he believes Mr. Johnston has something to add and he would like to hear it.

Mr. Johnston said that when the fee was adjusted approximately 2 years ago, there was a suggestion made by staff that we add a cost of living adjustment, but the City Attorney said that this was not appropriate because fees are to be set by Council, specifically and consciously and to insert the cost of living adjustment where fees are changed automatically would not be consistent with the legal principle she was citing. He added that he agreed that fees need to be reviewed on an ongoing basis but that he could not promise it would be every year, every other year, or every three years, etc.

There were no further comments.

Mr. McAfee called for the vote on the original motion made by Mr. Dynes.

Motion carried by a vote of 4 – 2, with Mr. McAfee and Dr. Friesner voting against the motion.

9. Planning Commissioner Comment

There was no Planning Commissioner comment.

10. Planning Director Comments

Mr. Johnston provided the following:

- Update on recent City Council action. He noted that there were no items that were previously reviewed by the Planning Commission on the Council's February 9, 2016 Agenda.
- Informed Commissioners that the March 9, 2016 Planning Commission meeting Agenda would consist of a Comp Plan Compliance Review item for the School system.
- Provided an update on the status of the Mary Washington Hospital signage.
- Informed Commissioners of upcoming items/proposals that will come before the Planning Commission as they move forward:
 - A UMC Student Center facility adjacent to UMW, which will require a Special Use Permit and possibly a Special Exception; and
 - An upgrade for a "major power transmission line" that will include higher voltage and larger poles.
- Informed Commissioners of the upcoming auction of the former Fredericksburg Museum building/property on February 12, 2016.

ADJOURNMENT

Meeting adjourned.

Roy McAfee, Chair



MEMORANDUM

TO: Chairman McAfee and Planning Commission Members
FROM: Mike Craig, Zoning Administrator
DATE: April 6, 2016 (for April 13 meeting)
RE: Amended Special Use Permit: Liberty Place, 605 William Street

ISSUE

Liberty Place Partners, LLC requests the amendment of the 2014 Special Use Permit for a mixed use development with 36 residential units per acre on the 1.42 acre property at 605 William Street. The amendment would revise the conditions related to architectural elevations and general development plan.

RECOMMENDATION

Recommend approval to the City Council with the following conditions:

1. The project shall be developed in substantial accordance with the General Development Plan entitled "Liberty Place," by Bowman Consulting dated March 28, 2016, last revised April 6, 2016.
2. Prior to final SUP approval, the developer should revise the Architectural Plan Sheets entitled "Liberty Place," by mv+a dated April 1, 2016, to soften the mass and scale of the Amelia Street elevation to respect the integrity and character of the single family neighborhood across Amelia Street.
3. The permitted use of the property shall commence by August 12, 2019.

BACKGROUND

The CD zoning district permits residential density of 24 units per acre by right in a mixed use development. This density may be increased to 36 units per acre by special use permit. City Council approved a special use permit on August 12, 2014 to increase the residential density for the Liberty Place mixed use project to 36 units per acre. This SUP permitted the development of 51 units, as opposed to the 35 units by right. The approval included several conditions one of which stated (in brief), the property shall be developed in substantial accordance with the General Development Plan last revised May 2, 2014, floor plans dated July 8, 2014, and unnumbered architectural elevations entitled "Liberty Place Mixed Use Development Fredericksburg, Virginia." The SUP approval including the GDP, floor plans, and architectural elevations are attached to this memo as Exhibit A.

Since that time, the project design has evolved and changed, including the addition of a level of underground parking for proposed purchase by the City for public use. In addition, the revisions include changes to the William Street plaza, the architectural elevations, site planning, and floor planning. (A project timeline has been provided as Exhibit B.) The developer submitted a

revised site plan for staff approval on February 5, 2016. The Site Plan has both similarities and differences with the General Development Plan approved in August 2014. The project still occupies an entire city block surrounded by William, Winchester, Amelia, and Douglas Streets. It is still comprised of two structures fronting on William, Winchester, Amelia, and Douglas Streets, each with four floors. However, the project is no longer substantially in accord with the approved 2014 plans. The staff brought this to the developer's attention, and he initiated this amendment process.

The 2014 GDP includes a public plaza along William Street that extended between the Winchester and Douglas buildings. The plaza is now proposed to transition between Winchester and Douglas Streets to an elevated private residential open space. The ground floor of the Winchester and Douglas buildings will be office, restaurant, and retail uses. The second, third, and fourth floors of the Winchester Street building will be residential units. The second, third and fourth floors of the Douglas Street building will be offices (the August 2014 plan showed residential units on the fourth floor of the Douglas Street building). The first floor of the Amelia Street portion of the building will contain parking, service, and residential core. The remaining floors of the Amelia Street building will be occupied by residential units. The square footages devoted to office and retail uses have increased and the number of units has decreased, while the size of each unit has increased.

Public parking was added to the Liberty Place concept after the 2014 SUP was approved. To incorporate public parking into the project the underground parking structure associated with the project has expanded from 65,000 to 125,000 square feet. The land use changes are summarized in the following chart (the columns describe the original GDP / the last version of the site plan reviewed by staff / the revised GDP under consideration today):

MORE RESIDENTIAL SQUARE FEET (INCLUDES CORE) / FEWER RESIDENTIAL UNITS:			
	GDP RESIDENTIAL:	SITE PLAN RESIDENTIAL:	2016 GDP RES:
SQUARE FEET	90,347	95,010	92,275
UNITS	51	44	44
MORE NON-RESIDENTIAL SQUARE FEET (INCLUDES CORE):			
	GDP NON-RES:	SITE PLAN NON-RES:	2016 GDP NON-RES:
RETAIL	7,471	10,808	16,736
RESTAURANT	9,382	10,149	6,170
OFFICE	20,970	34,905	34,905
TOTAL DIFFERENCE IN NON-RES	0	+ 18,309	+ 19,908
PUBLIC PARKING ELEMENT INCORPORATED INTO PROJECT:			
	GDP GARAGE:	SITE PLAN GARAGE:	2016 GDP GARAGE:
GARAGE SQUARE FEET	62,000	124,681	124,681
PARKING SPACES	181	272	273
	GDP TTL PK SP:	SITE PLAN TTL PK SP:	2016 GDP TTL PK SP:
REQUIRED	181	239	229
PROVIDED	181	297	304
NET DIFFERENCE (REQ. vs. PROV.)	0	58	75

The 2014 GDP showed a varying 6 foot to 10 foot setback along Amelia Street with the fourth floor of the Amelia Street building having an additional setback. The architectural elevations also showed a change in materials for the fourth story. In August 2014, the Applicant obtained a vacation of City right-of-way along Amelia Street to provide more open space and landscaping along Amelia Street to soften its impact (all setbacks listed in this report are from the revised right-of-way line) and to accommodate an underground parking structure.

As currently proposed, the project would use the right-of-way requested from the City as buildable area. The building would be setback zero feet from the new proposed right-of-way line and there would be no recessed fourth floor. The shift results in a 3 foot narrower sidewalk (five feet compared to eight feet) and five fewer trees between the building and the street (six compared to eleven). The shift in building setback permits an additional 13 total project parking spaces (+15 in the structure, -2 on Amelia Street). The architectural and site planning changes are summarized in the following figure:



Public Comment

The site plan review process for Liberty Place includes public comment. Public comment identified two additional architectural concerns along Winchester Street: the car lights leaving the parking structure at night and a concern about the roll down door screening the loading and trash compactor areas. The GDP has been revised to address these issues as described below.

SPECIAL USE PERMIT ANALYSIS

Special use permits are evaluated according to the criteria contained in the UDO, Section 72-22.6, as follows:

(1) The proposed special use at a specified location shall be:

(a) In harmony with the adopted Comprehensive Plan;

The project is consistent with the Land Use Policies and most of the Opportunities prescribed in Land Use Planning Area 7, especially Opportunity 6, which states, “continue revitalization of the key corridors of Princess Anne Street, Kenmore Avenue, William Street, and Lafayette Boulevard” and Opportunity 3, which states, “evaluate parking needs and develop appropriate strategies (shared parking, structures, etc.) that provide for the continued viability of downtown Fredericksburg as well as its further growth and development” (pg. 219).

However, as currently proposed, the building elevation mass and scale along the Amelia Street frontage no longer meets the intent of portions of the Opportunities; most notably it does not meet Chapter 7 Residential Neighborhoods and Housing’s Goal 3, policy 1, or initiative 1 which states “continue to evaluate infill regulations to ensure that additions and new construction do not adversely impact the character of existing neighborhoods.

(b) In harmony with the purpose and intent of the zoning district regulations;

The purpose of the Commercial-Downtown (C-D) district is *“to promote harmonious development, redevelopment, and rehabilitation of uses in the commercial areas of the Old and Historic Fredericksburg (HFD) overlay district. The regulations of this district are intended to implement the goals of the Comprehensive Plan for historic district development while encouraging mixed-uses in the downtown area. The emphasis in site planning is to be placed upon enhancing pedestrian circulation, minimizing vehicular and pedestrian access conflicts among uses, respecting the geometry of the downtown streetscape, and maintaining continuity with the architectural precedents of the historic area.”*

Liberty Place is located in the portion of the Commercial-Downtown district that is not in the Historic Fredericksburg overlay district. The project’s land use mix is an example of the type of mixed-use envisioned for downtown. The previously granted Special Use request, for a density of 36 residential units per acre, resulting in a potential for 51 units is a key component of the land use mix. This would be an increase of 17 units over the 34 units permitted by right at 24 units per acre. The most recent GDP shows a total of 44 units.

(c) In harmony with the existing uses or planned uses of neighboring properties.

Property to the south across William Street is in the C-D district and is used for commercial and office uses. Across Winchester Street, to the east, is Amelia Square a 19 unit townhouse/commercial project, also zoned C-D. Across Amelia Street, to the north, are small lot single-family residences and one non-conforming commercial structure, all in the R4, Residential Zoning District. To the west, across Douglas Street, is the Free Lance-Star building with the property zoned C-D. The Free Lance-Star building site has been sold for redevelopment.

- Setback:

The redesign of the site, particularly the buildings elevations, requires the reconsideration of the vacation along Amelia Street, which was also conditioned on the 2014 plans. As a result of the requested vacation the setback of the building changes an average of 10 feet (six feet for box windows) to zero. The revised setback is consistent with Amelia Square’s building envelope

along Amelia Street. The reduced setback stems, in part, from the expansion of the parking structure into the ground floor to include public parking.

- *Mass and scale:*

The previous building elevations contained a recessed fourth floor that would have been setback more than 10 feet. The buildings are now proposed to extend the full fifty feet of height at the street edge. This type of street edge is appropriate along Winchester where the existing townhomes are fifty feet tall with little setback and Douglas where there is an existing heavy commercial use.

However, the single family homes across Amelia Street from the project are set back from the public-right-of-way between 0 and 10 feet and are all less than 35 feet tall. As proposed, the full fifty foot tall building wall across the street from these uses would be out of character and would impact the amount of light available to these properties.

The Amelia Square townhomes are the same height and a similar mass as Liberty Place. The townhomes also have some architectural features that soften their impact on the neighborhood. The corner townhomes have an eight foot architectural inset, there is a ten foot deep open space at the corner of Amelia and Winchester Streets, and the Winchester Street townhomes include loggias at the corners of the building envelope. The Amelia Square townhomes also present a differentiated façade.

The Applicant should use architectural features (either through recessing the fourth floor, corner insets, or some other creative means) to soften the impact of the mass and scale of the building on Amelia Street.

In considering an application for a Special Use Permit, the Planning Commission and City Council shall consider potential adverse impacts including:

1. Traffic or parking congestion;

The applicant estimates 1,743 daily vehicle trips for the project. The potential increase of 17 units allowed with a Special Use would generate approximately 102 of those trips. With streets on four sides, the project is fully accessible. The three-level underground parking structure will be accessed off of Winchester Street and includes excess parking that will be available to the public. The applicant is proposing that Winchester Street become a two way street. Time dependent loading areas are provided on William and Douglas Streets and a dedicated loading area is located along the entrance to the garage on Winchester Street.

A 30 foot wide pedestrian plaza is proposed on William Street with adjacent 12 foot wide sidewalks. Generally eight foot wide sidewalks are shown on Winchester Street and eight foot wide sidewalks on Douglas Street. The sidewalk along Amelia Street is shown as five feet wide. The Applicant is proposing to change the right-of-way as will be discussed in a concurrent item before you all today.

2. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;

Public comment focused on the potential impact of lights entering and exiting the parking garage on the Amelia Square townhomes across Winchester Street. An entrance canopy has been added to the parking garage entrance to minimize any glare, particularly from headlights, and shield intensely commercial nature of the parking garage entrance/exit. The materials and design of the roll up gate at the Winchester loading area have also been included for review.

Site lighting will limited for security purposes and will be downcast and shielded. Any noise generated will be required to comply with the City's Noise ordinance.

3. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;

The applicant states that the project investment will be approximately \$46.3 million with an assessed value of \$55 million, compared to the current assessed value of \$3.4 million. 210 persons are anticipated to be employed on a full-time basis on the property with 200 employed during the construction process.

4. Undue density of population or intensity of use in relation to the community facilities existing or available;

The proposed density is consistent with zoning regulations and implements the policies of mixed-residential residential development downtown.

5. Reduction in the availability of affordable housing in the neighborhood;

No housing is eliminated by this redevelopment activity.

6. Impact on school population and facilities;

School Board staff estimates .25 school children per apartment for a multi-family unit. Based on this ratio, the potential 51 units in this project would generate 13 school age children. The increase density of 17 units, allowed by approving a Special Use, would generate four school age children.

7. Destruction of or encroachment upon conservation or historic districts;

The subject site is not located within a floodplain or historic district and contains no wetlands. No historic structures are on site. A phase one archaeological study has been completed for the site.

8. Conformity with federal, state and local laws, as demonstrated and certified by the applicant;

No special federal, state, or local legal parameters are evident for this project. Not applicable.

9. Massing and scale of the project.

The project's mass and scale has been increased. The mass and scale along Amelia Street needs to be modified in order to mitigate potential impacts on the single family neighborhood across the street as discussed in the Comprehensive Plan section above.

Conclusion:

The application's mass and scale as proposed would have an impact on the single family residential uses across the Amelia Street. Proposed condition two is meant as a starting point for discussion with the Applicant about using architecture to soften that impact. The condition should ultimately be made more specific if the Commission feels it is relevant to include in a motion.

The City Council is considering several items related to the Liberty Place project at their meeting on April 26. The Planning Commission should take action on this item during this meeting so it can move forward to the City Council in line with the other items.

ATTACHMENTS:

1. Exhibit A – August 2014 Special Use Permit and materials
2. Exhibit B – Project Timeline
3. Exhibit C – Proposed Loading Area Roll Up Door
4. Proposed Resolution
5. Application and Supporting Materials

EXHIBIT A



CITY OF FREDERICKSBURG, VIRGINIA NOTIFICATION OF CITY ACTION

TO: The Thomas J. Wack Company
400 Charles Street
Fredericksburg, VA 22401

FROM: Charles Johnston, Director, Community Planning & Building

DATE: August 13, 2014

RE: SUP 2014-03 – Liberty Place – 605 William Street – Mixed Use Development

Your request for:	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Change of Non-Conforming Use	<input checked="" type="checkbox"/> Special Use Permit
has been:	
<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved with conditions
<input type="checkbox"/> Other	<input type="checkbox"/> Denied
At the <u>August 13, 2014</u> meeting of the:	
<input type="checkbox"/> Planning Commission	<input checked="" type="checkbox"/> City Council
Your next step should be:	
<input type="checkbox"/> File additional/revised plans as required	
<input checked="" type="checkbox"/> Obtain other required permits – Building Services Division – 372-1080	
<input type="checkbox"/> No further information is required	

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

Your Special Use Permit request has been approved with the conditions outlined on Resolution No. 14-62, attached.

c: Building & Development Services
Department of Public Works
IT Department

Commissioner of the Revenue
School Board
Abutting Property Owners

Fire Department
Economic Dev

EXHIBIT A



MOTION: ELLIS
SECOND: WITHERS

August 12, 2014
Regular Meeting
Resolution No. 14-62

RE: GRANTING A SPECIAL USE PERMIT TO FREE LANCE-STAR PUBLISHING CO. OF FREDERICKSBURG, VIRGINIA, FOR RESIDENTIAL DENSITY OF 36 UNITS PER ACRE FOR THE "LIBERTY PLACE" PROJECT ON PROPERTY LOCATED AT 605 WILLIAM STREET

ACTION: APPROVED: Ayes: 6; Nays: 1

WHEREAS The Thos. J. Wack Co., agent for the Free Lance-Star Publishing Co. of Fredericksburg, Virginia, has applied to this Council for a special use permit for residential density of 36 units per acre on property located on the block between William Street, Winchester Street, Amelia Street and Douglas Street, GPIN#7789-04-0822, Fredericksburg, Virginia.

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the City's Comprehensive Plan, its harmony with the purposes and standards of the zoning district regulations, its compatibility with existing or planned uses of neighboring properties, and whether the proposed special use and related improvements will be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

NOW, THEREFORE, BE IT RESOLVED:

Based on the above considerations, Council finds: (a) the request as submitted or modified does conform to the City's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto (b) the request is in harmony with the purpose and intent of the zoning district regulations, (c) this request will not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (d) this request is appropriately designed, sited, landscaped and otherwise configured.

This Council grants to Free Lance-Star Publishing Co. of Fredericksburg, Virginia a special use permit for residential density of 36 units per acre on property located at on the block between William Street, Winchester Street, Amelia Street and Douglas Street, GPIN#7789-04-0822, in substantial accordance with its application for a special use permit dated March 27, 2014, subject to the following conditions:

1. The property shall be developed in substantial accordance with the General Development Plan entitled "Liberty Place" by Bowman Consulting, Job No. 5425-01-001, dated March 2014, last revised May 2, 2014, pages 1 – 7; floor plans entitled "Liberty Place," dated

EXHIBIT A

August 12, 2014
Resolution 14-62
Page 2

"07.08.2014" by Beyond Ordinary Boundaries Architecture, consisting of 7 unnumbered pages; and architectural elevations entitled "Liberty Place Mixed Use Development Fredericksburg, Virginia," consisting of 11 unnumbered pages.

2. The permitted use of the property shall commence within 60 months of the date of this resolution.

Votes:

Ayes: Greenlaw, Withers, Devine, Duffy, Ellis, Frye

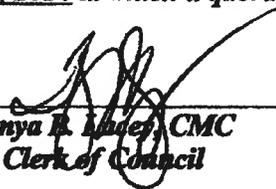
Nays: Kelly

Absent from Vote: None

Absent from Meeting: None

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 14-62 duly adopted at a meeting of the City Council meeting held August 12, 2014 at which a quorum was present and voted.



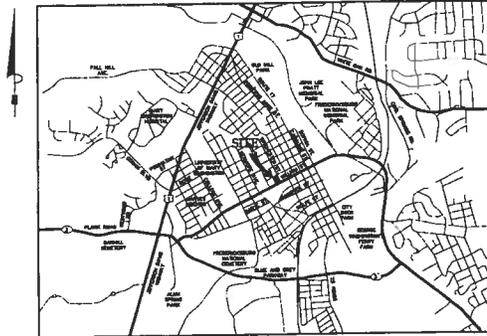
Tonya R. Linder, CMC
Clerk of Council

GENERAL DEVELOPMENT PLAN LIBERTY PLACE

GPIN: 7789-01-0822
607 WILLIAM STREET
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2 - PRECINCT 201

GENERAL NOTES

1. THIS PROJECT IS LOCATED AT GPIN: 7789-01-0822. THE PROPERTY IS CURRENTLY DEVELOPED AS AN OFFICE BUILDING WITH ASSOCIATED PARKING. THE PROPERTY IS CURRENTLY ZONED C-3 (COMMERCIAL-COURTROOM).
2. THE TOTAL SITE AREA IS 14,880 S.F. OR 1.42 ACRES.
3. BOUNDARY INFORMATION AS SHOWN HEREON WAS PREPARED BY BOWMAN CONSULTING GROUP, LTD. ON SEPTEMBER 23, 2010. HEREON IS BASED ON THE VIRGINIA COMMONWEALTH SYSTEM (VACS) NORTH ZONE. SEE THE INCLOSED BOUNDARY SURVEY FOR ADDITIONAL INFORMATION.
4. TOPOGRAPHY SHOWN IN THIS PLAN WAS OBTAINED FROM CONVENTIONAL TOPOGRAPHIC SURVEY OF THE SITE PREPARED BY BOWMAN CONSULTING GROUP. THE CONTROL INTERVAL IS 7'.
5. THERE ARE COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE.
6. THERE ARE NO WETLANDS OR RPA LOCATED ON-SITE.
7. BASED UPON GRAPHIC PLATTING ONLY, AND AS SHOWN HEREON, THE PROPOSED SITE IS LOCATED IN ZONE "C" (AREAS DETERMINED TO BE SUITED FOR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PAVED, SHOROTERM CO. LAW REVISED SEPTEMBER 16, 2007).
8. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
9. THE PROPOSED SITE CONTAINS EXISTING PUBLIC ROADS MAINTAINED BY THE CITY OF FREDERICKSBURG.
10. A COMMERCIAL ASSOCIATION ASSOCIATION WILL BE FORMED FOR THE DEVELOPMENT FOR THE MAINTENANCE OF THE COMMON AREAS AND ON-SITE OPEN SPACE. THE PROPOSED STRUCTURE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY WILL BE PLACED WITH AN ARCHITECTURAL SCREENING THAT WILL ALLOW THE PUBLIC ACCESS TO THE STRUCTURE.
11. THERE ARE NO KNOWN CONTAMINATORS OR HISTORIC BUILDINGS ON THIS SITE.
12. EXISTING AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FURTHER DEVELOPMENT.
13. STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH CITY REQUIREMENTS.
14. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ON-SITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	BOUNDARY SURVEY
4	EXISTING CONDITIONS PLAN
5	GENERAL DEVELOPMENT PLAN
6	WATER/SEWER/STORM DRAINAGE PLAN
7	PRELIMINARY LANDSCAPE PLAN



APPROVAL BLOCK

APPLICANT
BOWMAN CONSULTING GROUP
1400 MARKET STREET
FREDERICKSBURG, VA 22404
P: (540) 372-1488
CONTACT: MR. MICHAEL R. BUCK

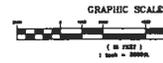
OWNER
TREE LANE-TIME PUBLISHING CO. OF
FREDERICKSBURG, VA
616 MARKET STREET
FREDERICKSBURG, VA 22404
P: (540) 251-7008

PLANNER / ENGINEER
BOWMAN CONSULTING GROUP
1400 MARKET STREET
FREDERICKSBURG, VA 22404
P: (540) 372-1488
CONTACT: MR. MICHAEL R. BUCK

TRANSPORTATION ENGINEER
BOWMAN CONSULTING GROUP
1400 MARKET STREET
FREDERICKSBURG, VA 22404
P: (540) 372-1488
CONTACT: MR. MICHAEL R. BUCK

ENVIRONMENTAL ENGINEER
BOWMAN CONSULTING GROUP
1400 MARKET STREET
FREDERICKSBURG, VA 22404
P: (540) 372-1488
CONTACT: MR. MICHAEL R. BUCK

LAND USE ATTORNEY
MICHAEL R. BUCK
710 MARKET STREET
FREDERICKSBURG, VA 22404
P: (540) 372-1488
CONTACT: MR. MICHAEL R. BUCK



Bowman CONSULTING

Bowman Consulting Group, LLC
1400 Market Street
Fredericksburg, Virginia 22404
Phone: 540.372.1488
Fax: 540.372.1479
www.bowmanconsulting.com

COVER SHEET
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2 - PRECINCT 201



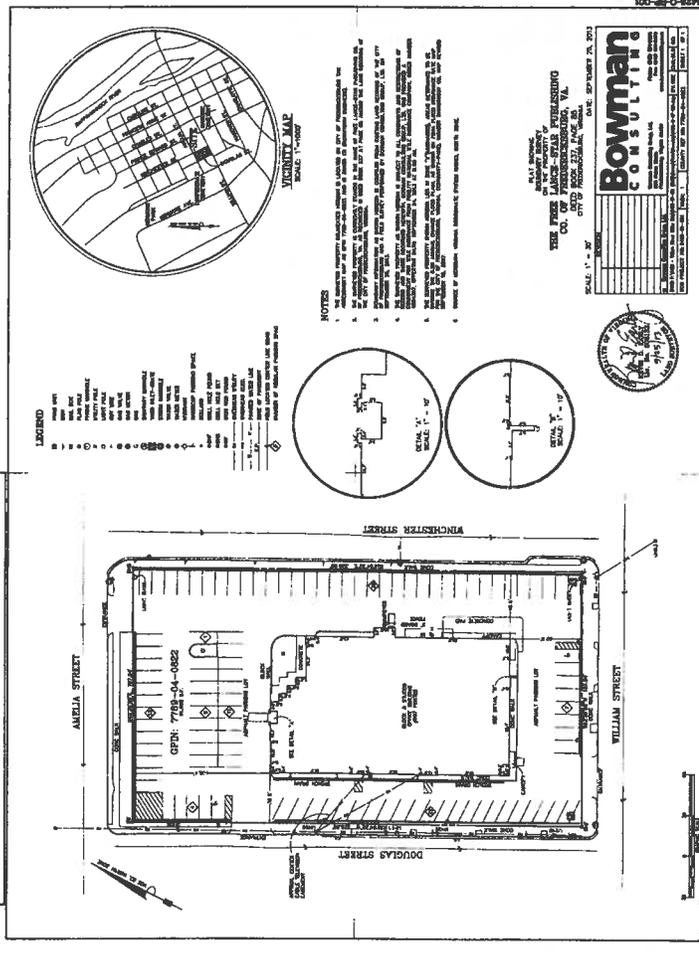
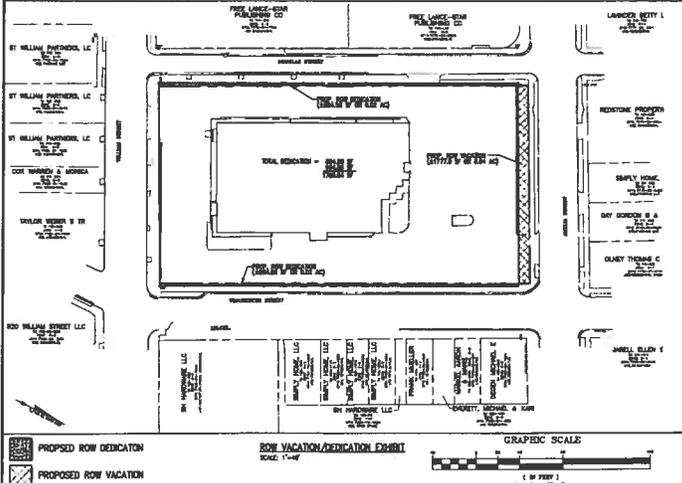
PLAN NUMBER
DATE: 10/20/10
SCALE: 1"=2000'

JOB No. 5423-01-001
DATE: MARCH 2014
FILE No. 5423-0-SEP-00
SHEET 1 OF 7

EXHIBIT A

ADJACENT OWNER KEY

QPRI	TAX MAP	ZONING	Owner Name	Use	Physical Address
7778-04-7781	114-916	CD	PRIZE LANCE-STAR PUBLISHING CO	COMMERCIAL	818 AMELIA STREET, FREDERICKSBURG VA 23401
7778-04-8844	114-113	CD	PRIZE LANCE-STAR PUBLISHING CO	RESIDENTIAL	818 AMELIA STREET, FREDERICKSBURG VA 23401
7778-04-7091	113-701	R4	BETTY L LAWENDER	RESIDENTIAL	14728 BELMONT ROSE DRIVE, DORWELL VA 23047
7778-04-8088	111-808	R4	FREDSTONE PROPERTIES, LLC	COMMERCIAL	PO BOX 7113, FREDERICKSBURG VA 23404
7778-04-8098	111-808	R4	EMPLY HOME, LLC	PARKING LOT	28 BUTLER ROAD, FALMOUTH VA 23408
7778-04-8098	111-808	R4	GORDON B & SANDRA GAY	PARKING LOT	482 INGLEDE DRIVE, FALMOUTH VA 23408
7778-04-8161	111-801	R4	THOMAS C & JAY OLNEY	RESIDENTIAL GARAGE	601 AMELIA STREET, FREDERICKSBURG VA 23401
7788-04-0144	101-919	R4	SELAN B JARRELL	RESIDENTIAL	PO BOX 1828, FREDERICKSBURG VA 23402
7788-04-1004	100-1089	CD	MICHAEL E DEODON	RESIDENTIAL	1288 WASHINGTON AVE, FREDERICKSBURG VA 23401
7788-04-1021	100-1086	CD	AARON & MARIE MINGOL	RESIDENTIAL	1088 WINCHESTER STREET, FREDERICKSBURG VA 23401
7788-04-1038	100-1081	CD	MICHAEL L & KARI EVERETT	RESIDENTIAL	13 PEMBERSURY COURT, FREDERICKSBURG VA 23408
7788-04-1047	100-1087	CD	PLUNK R MUELLER	RESIDENTIAL	1027 WINCHESTER STREET, FREDERICKSBURG VA 23401
7788-04-1056	100-794	CD	8H HARDWARE, LLC	OPEN SPACE	1301 CENTRAL PARK BLVD, FREDERICKSBURG VA 23401
7788-04-1064	100-1083	CD	EMPLY HOME, LLC	RESIDENTIAL	28 BUTLER ROAD, FALMOUTH VA 23408
7788-04-1072	100-1079	CD	EMPLY HOME, LLC	RESIDENTIAL	28 BUTLER ROAD, FALMOUTH VA 23408
7788-04-1080	100-1076	CD	EMPLY HOME, LLC	RESIDENTIAL	28 BUTLER ROAD, FALMOUTH VA 23408
7788-04-1087	100-1071	CD	EMPLY HOME, LLC	RESIDENTIAL	28 BUTLER ROAD, FALMOUTH VA 23408
7788-04-2088	100-PRC	CD	8H HARDWARE, LLC	VACANT / PLOT COMMERCIAL	1201 CENTRAL PARK BLVD, FREDERICKSBURG VA 23401
7788-04-3031	116-800	CD	8D WILLIAM STREET, LLC	COMMERCIAL	803 WILLIAM STREET, FREDERICKSBURG VA 23401
7788-04-3032	116-800	CD	WESLEY B TAYLOR TR	COMMERCIAL	1201 PRINCE EDWARD STREET, FREDERICKSBURG VA 23401
7788-04-3033	116-804	CD	MARION & MONICA COX	COMMERCIAL	804 WILLIAM STREET, FREDERICKSBURG VA 23401
7788-04-3068	116-808	CD	8T WILLIAM STREET PARTNERS, LLC	COMMERCIAL	808 WILLIAM STREET, FREDERICKSBURG VA 23401
7788-04-0488	116-808	CD	8T WILLIAM STREET PARTNERS, LLC	COMMERCIAL	807 WILLIAM STREET, FREDERICKSBURG VA 23401
7788-04-0834	116-814	CD	8T WILLIAM STREET PARTNERS, LLC	PARKING LOT	808 WILLIAM STREET, FREDERICKSBURG VA 23401



100-64-C-0229

Bowman CONSULTING

BOUNDARY PLAT & ROW EXHIBIT
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2, PRECINCT 201

COUNTY PROJECT NUMBER
FILE STAMP
DATE MARCH 2014
FILE NO. 5429-0-SUP-00

Call for details: P:\003 - 15888 Street Office 5429-0-01-01 (P)\003\working\Boundary Plats\003-0-SUP-01\003-0-SUP-01-01-01.dwg

EXHIBIT A



EXHIBIT A

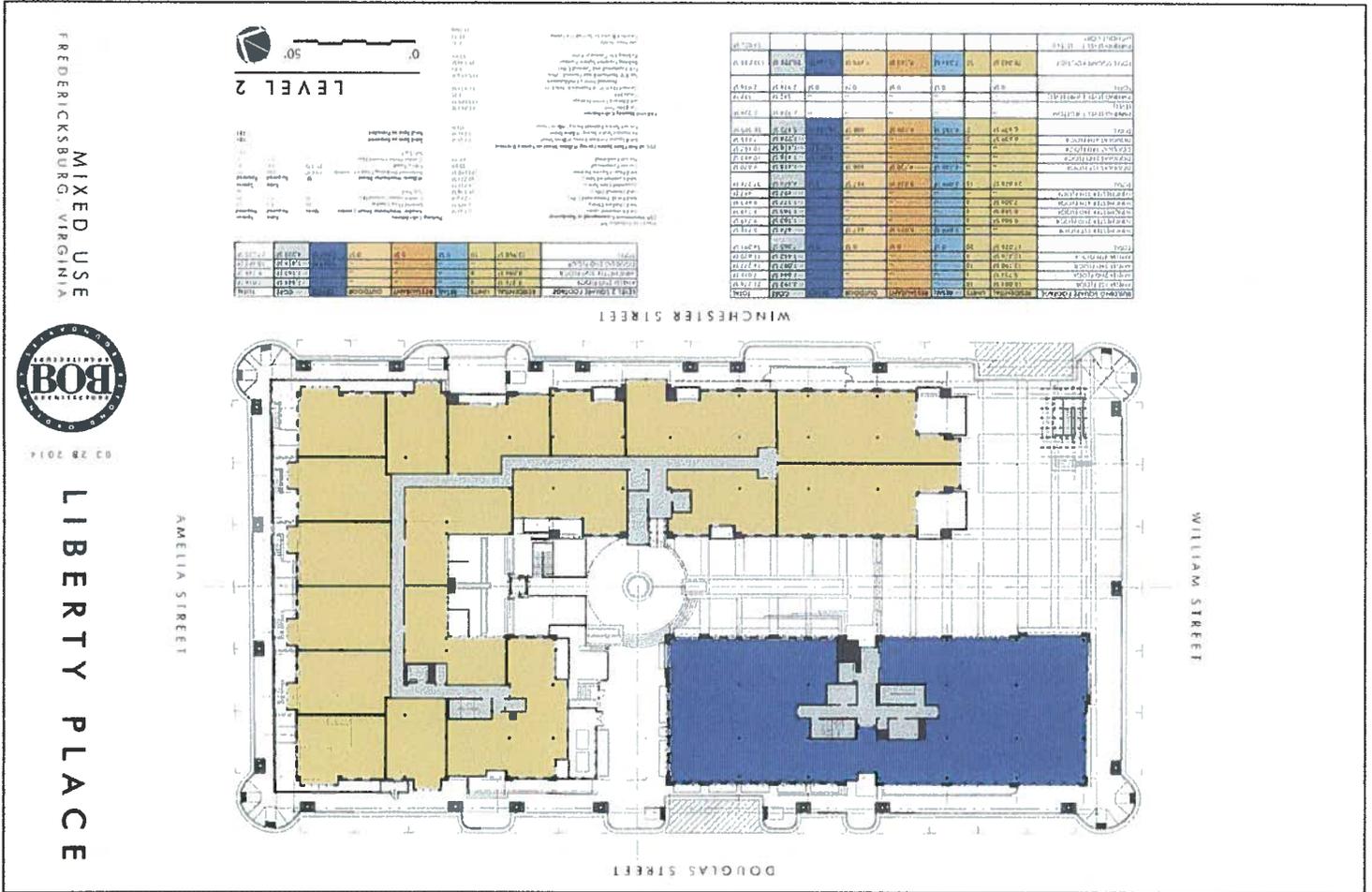


EXHIBIT A

0' 50'

LEVEL 4

Room No.	Room Name	Area (sq ft)	Volume (cu ft)	Notes
401	Office	1,200	3,600	
402	Office	1,200	3,600	
403	Office	1,200	3,600	
404	Office	1,200	3,600	
405	Office	1,200	3,600	
406	Office	1,200	3,600	
407	Office	1,200	3,600	
408	Office	1,200	3,600	
409	Office	1,200	3,600	
410	Office	1,200	3,600	
411	Office	1,200	3,600	
412	Office	1,200	3,600	
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499	Office	1,200	3,600	
500	Office	1,200	3,600	

MIXED USE
FREDERICKSBURG VIRGINIA



03 28 2014

LIBERTY PLACE

AMELIA STREET

WINCHIESER STREET

WILLIAM STREET

DOUGLAS STREET

EXHIBIT A

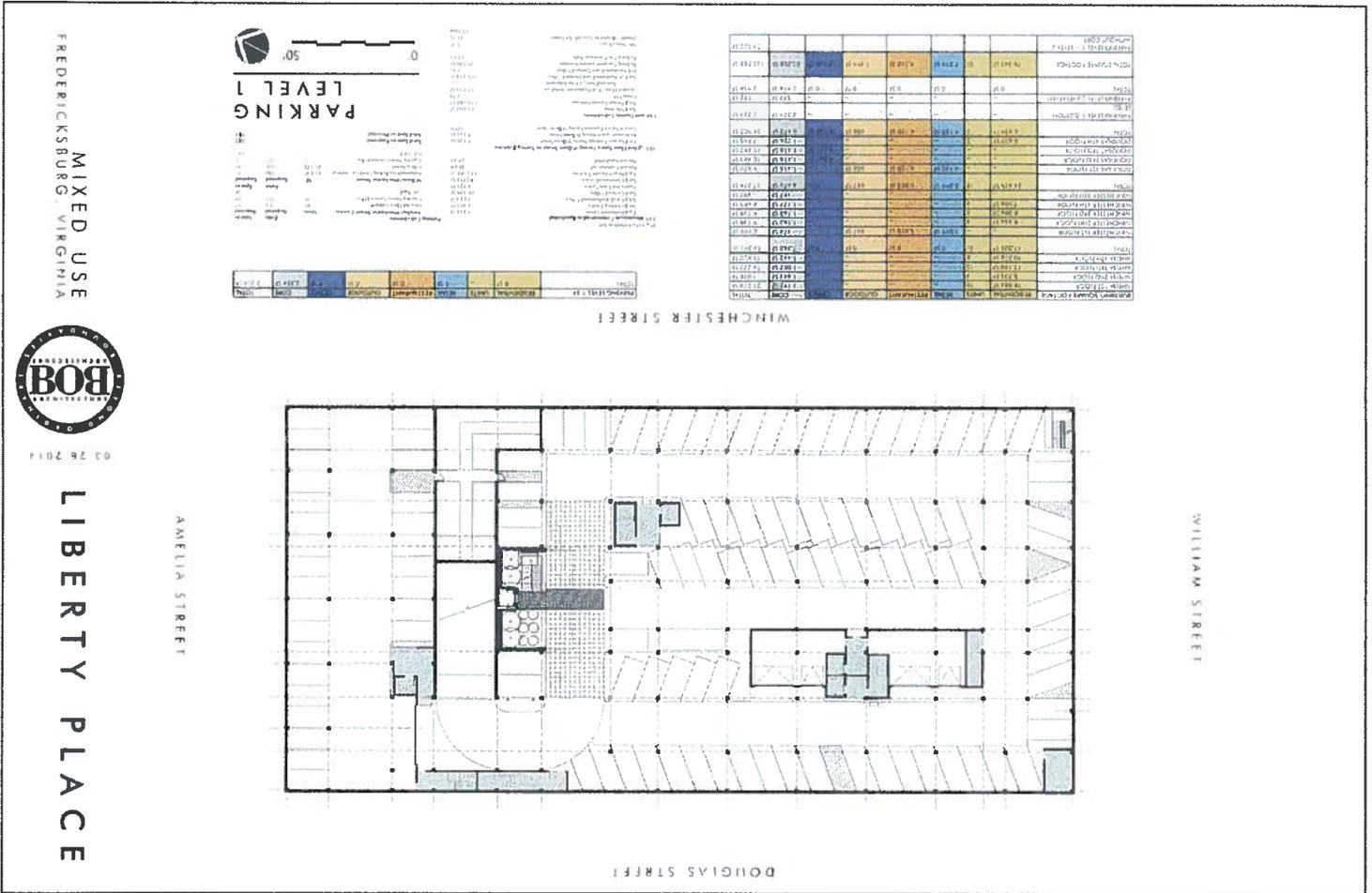
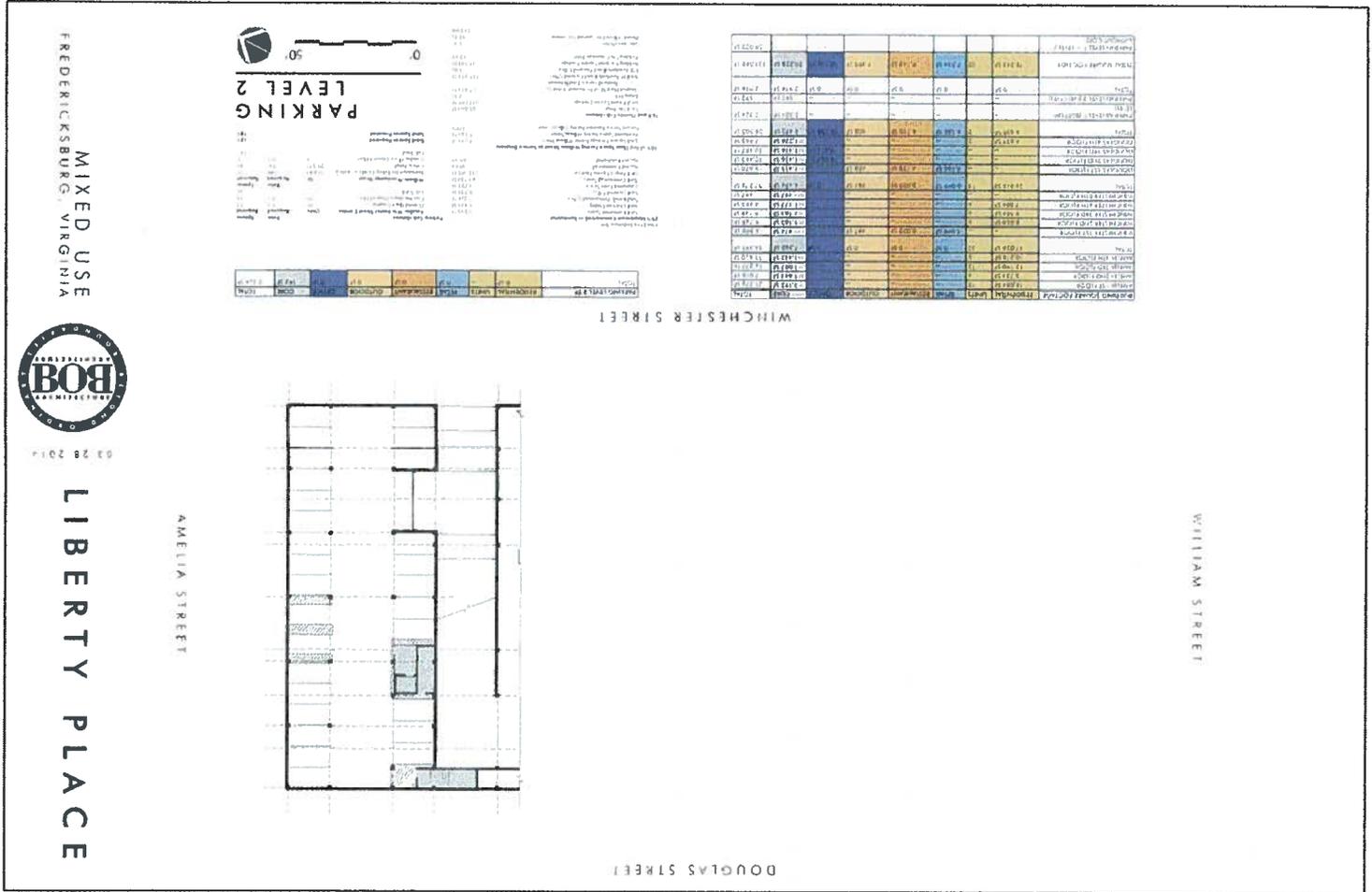


EXHIBIT A



MIXED USE
FREDERICKSBURG, VIRGINIA



03 28 2014

LIBERTY PLACE

AMELIA STREET

DOUGLAS STREET

WILLIAM STREET

WINCHESTER STREET

EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT A



BUILDING PERSPECTIVE

LIBERTY PLACE
MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



EXHIBIT B

Key Events in the Development of Liberty Place

- 8/12/14** City Council approves Ordinance 14-31 vacating a portion of the Amelia Street right-of-way between Winchester Street and Douglas Street. Condition #4 requires the development of the Liberty Place project, as shown on the Generalized Development Plan shall commence within 36 months of the adoption of this ordinance.
- 8/12/14** City Council approves Resolution 14-62 for a special-use permit (SUP) allowing a mixed-use development with 36 residential units per acre (total permitted - 51 units). Condition #1 requires that the property shall be developed in substantial accordance with the General Development Plan, floor plans entitled "Liberty Place," and architectural elevations entitled "Liberty Place Mixed Use Development Fredericksburg, Virginia."
- 2/10/15** City Council authorizes City Manager to execute a Memorandum of Understanding that will lead to the City of Fredericksburg purchasing part of the Liberty Place garage.
- 8/25/15** Original site plan submission. Site plan does not contain architectural elevations.
- 9/8/15** City Council approves revised Memorandum of Understanding showing revised architectural that is substantially consistent with what is currently proposed.
- 9/21/15** Public Comment Period on first review of site plan closed. Comments received from six neighbors focused on the location and treatment of garage entrance, landscaping, parking, overall traffic, and general questions related to the construction.
- 9/23/15** First review comments on site plan issued to applicant/engineer.
- 9/24/15** Technical Review Committee meeting with applicant to review site plan comments.
- 10/2015** Applicant submitted a Phase I Archeological Study satisfying Ordinance 14-31 Condition #1. The report concluded that no additional studies were warranted. Staff concurred with the report's conclusions on October 22, 2015.
- 01/16** Preliminary architectural renderings dropped off in Planning Services Division. No request for action accompanied the drawings. No formal action issued.
- 2/5/16** Revised site plan submitted. Application includes architectural elevations for the first time.
- 2/10/16** Site plan exception requests (regarding number of street trees, loading space location, and perimeter landscape buffer) and waiver of curb cut location submitted.
- 2/29/16** Public Comment Period on site plan exceptions closed. Comments received from three neighbors focused on maintaining the landscape requirement.

- 3/8/16** Work session held to review proposal for Tax Increment Financing District at Liberty Place. Staff directed to proceed to public hearing.
- 3/17/16** Second review comments on site plan issued to applicant/engineer. Action included determination that the application was not in substantial accordance with the General Development Plan and deferral of action on the site plan exceptions until the submission of the revised set of plans.
- 3/22/16** Work session held to review SUP and vacation.
- 3/24/16** Liberty Place Public Meeting held at Dorothy Hart Center.
- 4/12/16** City Council public hearing on proposed TIF ordinance.
- 4/13/16** Planning Commission public hearing for revised SUP application. Planning Commission Comprehensive Compliance Review of revised right-of-way vacation application.
- 4/26/16** City Council public hearings for revised SUP and right-of-way vacation applications, only if the Planning Commission acts on 4/13/16.

EXHIBIT C

511/521

ALUMINUM DOOR SYSTEMS



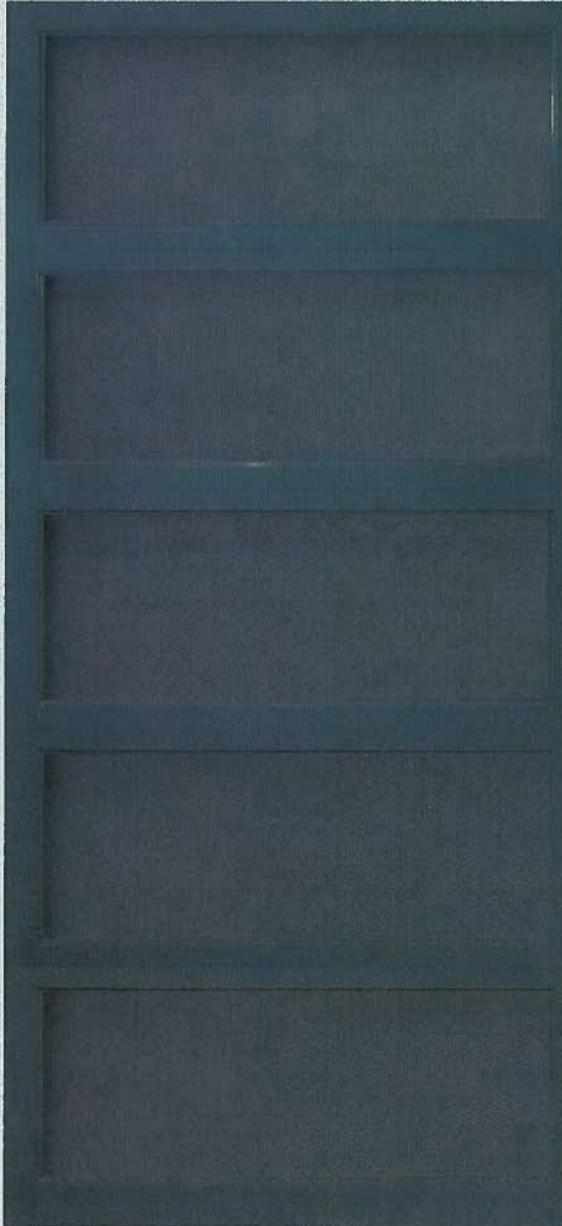
ALUMINUM SECTIONAL DOORS



VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



Cover image:

Model 521, clear anodized finish with clear glass.

Image above:

Model 521, powder coat green finish.

Standard features at a glance

Overhead Door Corporation aluminum sectional doors offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Durable construction for years of reliable operation

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity

A variety of standard features and options

- Doors up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high (Model 521)
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate and wire glass
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include bronze anodization or a variety of standard powder coat paint colors
- Manual pull rope operation with optional chain hoist or electric motor operator

Available In 197 powder coat colors

Choose from a selection of 197 powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.

EXHIBIT C

ALUMINUM DOOR SYSTEMS MODELS 511/521



Model 511, powder coat green finish with clear glass

General specifications	Model 511	Model 521
Panel thickness	1 3/4" (45 mm)	1 3/4" (45 mm)
Max. width	16'2" (4928 mm)	26'2" (4928 mm)
Max. height	16'1" (4902 mm)	20'1" (6121 mm)
Rails standard material	6063-T6 aluminum	6063-T6 aluminum
Rails standard finish	204R-1 clear anodized	204R-1 clear anodized
Center stile widths	21/32" (17 mm)	2 11/16" (68 mm)
End stile widths	2 3/4" 2 3/4"	3 5/16" (85 mm)
Top rail widths	2 3/8", 3 3/4" (60 mm, 95 mm)	2 3/8", 3 3/4" (60 mm, 95 mm)
Intermediate rail pair widths	1 3/8" (40 mm)	3 11/16" (94 mm)
Bottom rail widths	2 3/8", 3 3/4", 4 1/2" (60 mm/95 mm/114 mm)	3 3/4", 4 1/2" (95 mm/114 mm)

Available options	Model 511	Model 521
1/8" (3 mm) DSB	•	•
1/8" (3 mm) or 1/4" (6 mm) acrylic	•	•
1/8" (3 mm) or 1/4" (6 mm) tempered	•	•
1/8" (3 mm) or 1/4" (6mm) clear polycarbonate	•	•
1/4" (6 mm) wire glass	•	•
1/2" (12mm) insulated glass	•	•
Electric operator	•	•
Bottom sensing edge	•	•
Chain hoist	•	•
3" track	•	•
Bracket mounting	•	•
High-cycle springs	•	•
Posi-tension drums	•	•
Pass door		•
Exhaust ports	•	•
Bronze anodization	•	•
Powder coat paint finish	•	•

ALUMINUM DOOR SYSTEMS MODEL 511

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top-and bottom-rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.

Model 511, black powder coat finish, clear glass



Standard features at a glance

Panel thickness	1 3/4" (45 mm)
Maximum standard width	16'2" (6147 mm)
Maximum standard height	16'1" (4902 mm)
Material	6063-T6 aluminum
Standard finish	204R-1 clear anodized
Center stile width	21/32" (17 mm)
End stile width	2 3/4" (70 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	3/4" (19 mm)
Bottom intermediate rail width	5/8" (16 mm)
Bottom rail width	2 3/8" (60 mm) or 3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Color palette	197 powder coat finishes are available from your Overhead Door distributor 
Warranty	12-month limited; 3-year powder coat finish

Options

Glazing options*: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6 mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Panel schedule		Section schedule	
Door width	Number of panels	Door height	Number of sections
to 8'11" (2718 mm)	2	to 8'6" (2591 mm)	4
9'0" to 11'11" (2743 mm to 3632 mm)	3	8'7" to 10'1" (2616 mm to 3073 mm)	5
12'0" to 14'11" (3658 mm to 4547 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
15'0" to 16'2" (4572 mm to 4928 mm)	5	12'2" to 14'1" (3708 mm to 4293 mm)	7
		14'2" to 16'1" (4318 mm to 4902 mm)	8

ALUMINUM DOOR SYSTEMS MODEL 521

is appropriate for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.

Model 521, white powder coat finish and clear glass.

EXHIBIT C

ALUMINUM DOOR SYSTEMS MODELS 521

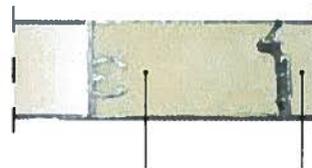


Standard features at a glance

Section thickness	1 3/4" (45 mm)
Maximum standard width	26'2" (7976 mm)
Maximum standard height	Interior or exterior face-of-wall
Material	20'1" (6121 mm)
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 11/16" (68 mm)
End stile width	3 5/16" (85 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (54 mm)
Bottom intermediate rail width	1 19/32" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Color palette	197 powder coat finishes 
Warranty	12-month limited; 3-year powder coat finish

Optional polyurethane insulation for stiles and rails

Door size (ft)	R-value* of complete door (K m ² /W)
1/2" insulated glass	
10x10	2.92
12x12	2.84
14x14	2.84
1/2" insulated Low E glass	
10x10	3.84
12x12	3.4
14x14	3.4



Polyurethane filled rails and stiles add R-value of up to 4.13 (for 10'x10" door with Solar Ban glass).

*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Options

Glazing options[†]: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Exhaust ports

Four-section pass door

[†]Contact your local Overhead Door Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Panel schedule		Section schedule	
Door width	Number of panels	Door height	Number of sections
to 8'2" (to 2489 mm)	2	to 8'6" (2591 mm)	4
8'3" to 12'2" (2515 mm to 3708 mm)	3	8'7" to 10'1" (2616 mm to 3073 mm)	5
12'3" to 16'2" (3734 mm to 4953 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
16'3" to 19'2" (4978 mm to 5842 mm)	5	12'2" to 14'1" (3708 mm to 4293 mm)	7
19'3" to 20'11" (5867 mm to 6375 mm)	6**	14'2" to 16'1" (4318 mm to 4902 mm)	8
21'0" to 23'11" (6401 mm to 7290 mm)	8**	16'2" to 18'1" (4928 mm to 5512 mm)	9
24'0" to 26'2" (7315 mm to 7976 mm)	10**	18'2" to 20'1" (5537 mm to 6121 mm)	10

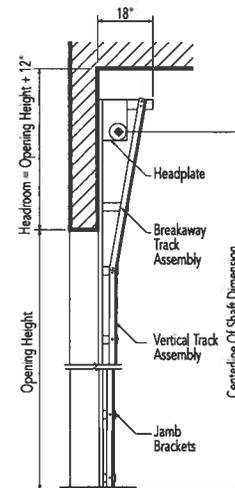
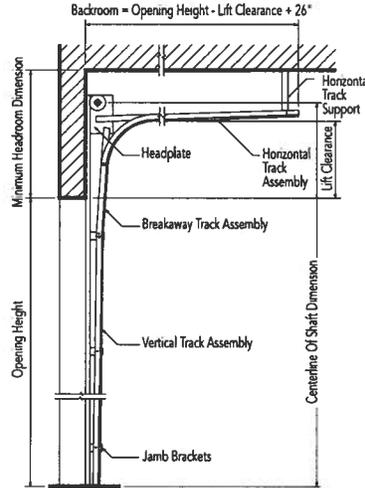
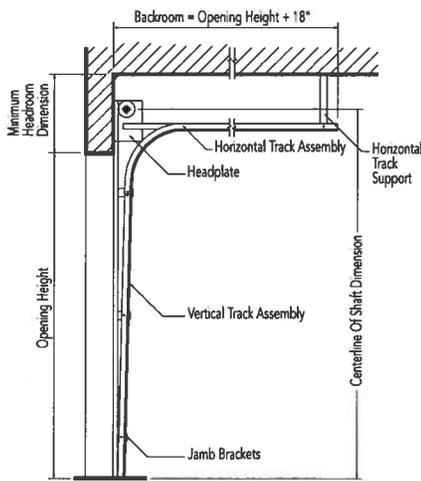
**Special construction. Consult your local Overhead Door Distributor for additional information.

Track detail

Any of the following track configurations can be selected for 511 and 521 Aluminum door models.

O.H.=Opening height L.C.=Lift clearance D.H.=Door height

Standard lift track	Lift clearance track Standard	Full vertical track
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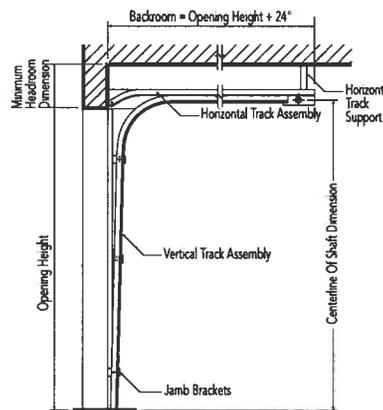
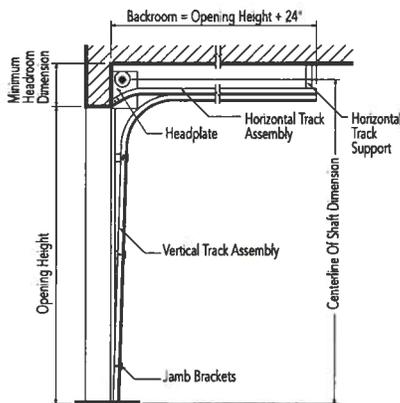


2" (51 mm) Track [15" (381 mm) radius]		
Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 11 5/8" (295 mm)	14 1/4" (362 mm)
Thru 16'0" (4877 mm)	O.H. + 12 5/8" (321 mm)	20 1/2" (521 mm)
3" (76 mm) Track [15" (381 mm) radius]		
Thru 18'0" (5486 mm)	O.H. + 14 5/8" (372 mm)	18" (457 mm)
Thru 32'0" (9754 mm)	O.H. + 16 7/8" (429 mm)	21 1/2" (546 mm)

2" (51 mm) Track [15" (381 mm) radius]		
Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C. + 8 3/4" (222 mm)
Thru 16'0" (4877 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C. + 11 1/4" (286 mm)
3" (76 mm) Track [15" (381 mm) radius]		
Thru 22'0" (6706 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C. + 11 1/2" (292 mm)
Thru 32'0" (9754 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C. + 12 1/4" (311 mm)

2" (51 mm) Track [15" (381 mm) radius]		
Door height	Centerline of shaft	Minimum headroom
Thru 11'0" (3353 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
Thru 16'0" (4877 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
3" (76 mm) Track [15" (381 mm) radius]		
Thru 18'0" (5486 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)

Low headroom track Springs to front	Low headroom track Springs to rear
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2" (51 mm) Track [15" (381 mm) radius]		
Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	D.H. + 8" (203 mm)	11 3/4" (299 mm)
Thru 16'0" (4877 mm)	D.H. + 8" (203 mm)	12 1/2" (318 mm)
3" (76 mm) Track [15" (381 mm) radius]		
Thru 12'0" (3658 mm)	D.H. + 9" (229 mm)	13" (330 mm)
Thru 32'0" (9754 mm)	D.H. + 9" (229 mm)	13 3/4" (349 mm)

2" (51 mm) Track [15" (381 mm) radius]		
Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 2" (51 mm)	7 1/2" (191 mm)
Thru 16'0" (4866 mm)	O.H. 2" (51 mm)	8" (203 mm)
3" (76 mm) Track [15" (381 mm) radius]		
Thru 18'0" (5486 mm)	O.H. 6 3/4" (171 mm)	9 3/4" (248 mm)

EXHIBIT C

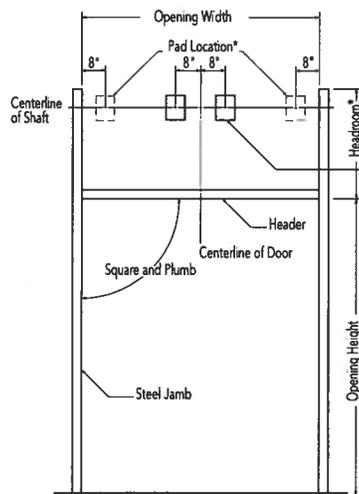
ALUMINUM DOOR SYSTEMS MODELS 511/521



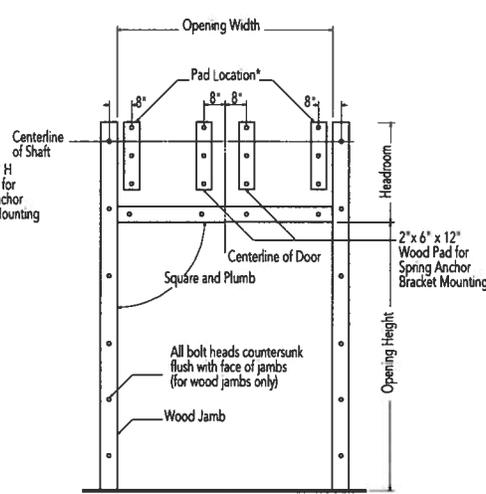
Framing and pad detail

Framing and pad details for common installation of Aluminum doors in steel, wood, concrete and masonry jambs are provided here. If you require additional information or have special project requirements, refer to the Overhead Door Architectural Design Manual, (www.OverheadDoor.com/ADM/base.html) or consult with the Overhead Door Applications Engineering Group or your local Overhead Door distributor.

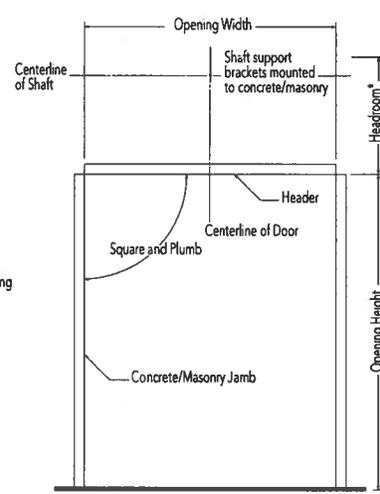
Steel jambs	Wood jambs	Concrete/masonry jambs
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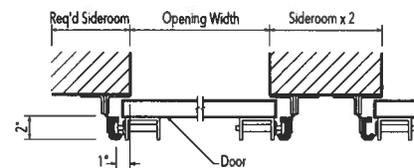
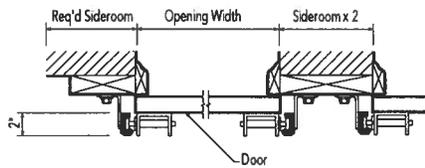
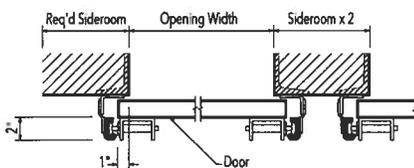
* Pad Location for additional shaft support brackets for doors over 18'3" wide



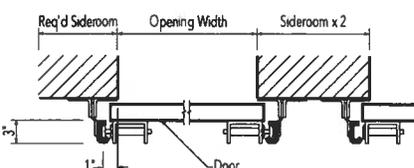
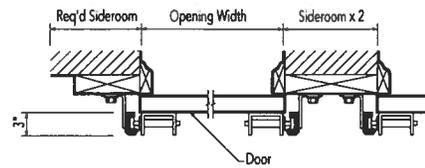
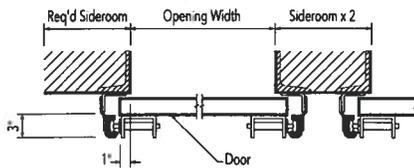
* Pad Location for additional shaft support brackets for doors over 18'3" wide



2" (51 mm) track	2" (51 mm) track	2" (51 mm) track
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3" (76 mm) track	3" (76 mm) track	3" (76 mm) track
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Minimum required sideroom		
Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	4 1/2" (114 mm)	6 1/2" (165 mm)
Low headroom	9" (229 mm)	10" (254 mm)
Lift clearance	4 1/2" (114 mm)	6 1/2" (165 mm)
Full vertical	4 1/2" (114 mm)	6 1/2" (165 mm)

Minimum required sideroom		
Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	3 1/2" (89 mm)	5 1/2" (140 mm)
Low headroom	8" (203 mm)	9" (229 mm)
Lift clearance	3 1/2" (89 mm)	5 1/2" (140 mm)
Full vertical	3 1/2" (89 mm)	5 1/2" (140 mm)

Minimum required sideroom		
Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	4 1/2" (114 mm)	6 1/2" (165 mm)
Low headroom	9" (229 mm)	10" (254 mm)
Lift clearance	4 1/2" (114 mm)	5 1/2" (140 mm)
Full vertical	4 1/2" (114 mm)	5 1/2" (140 mm)

Electric operators

Overhead Door Corporation offers the broadest line of electric operators to suit new construction and retrofit applications, as well as unusual or special requirements. In order to improve safety and enhance door and motor life, industry quality assurance guidelines recommend the choice of a single manufacturer for both door and operator applications.

Overhead Door Corporation is one of the only national manufacturers to offer a full line of commercial and industrial doors and operators specifically designed for integral applications.

Model RHX®

Model RHX® is a heavy duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 3696 pounds (1676 kg). Available as either a trolley, sidemount or centermount.



Model RMX®

Model RMX® is our newest, most advanced medium-duty operator. It is designed for quicker installation and hassle-free operation and operates doors up to 14' (4267 mm) in height and 620 pounds (282 kg). It is available as a trolley-type or side-mounted unit.

Model RSX®

Model RSX® is a standard duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 1620 pounds (735 kg). It offers unique features like LimitLock®, SuperBelt™ and 16 digit menu setup.

Operator control options

- Push-button, key or combination stations; surface- or flush-mounted for interior and/or exterior locations
- Vehicle detectors, key card reader, photocell and door timer controls
- Treadle or pull switch stations
- Telephone entry and coded keyboard stations
- Universal programmable door timer
- Radio control systems (24 VAC or 120 VAC)
- Explosion and dust ignition-proof systems

Electric operator selection guide										
	Horsepower/ Newtons	Max. height of door	Max. weight of door	Super Belt™/ Polybelt	Worm gear	Adjustable clutch	Totally enclosed	Continuous duty	Explosion proof	Mounting type
RHX®	1/2 HP, 3/4 HP, 1 HP, 3 HP	24' (7315 mm)	3696 lbs (1676 kg)		•	•		•	•	T, S, C
RSX®	1/2 HP, 3/4 HP, 1 HP	24' (7315 mm)	1620 (735 kg)	•		•	•	•		T, S, C
RMX®	1/2 HP	14' (4267 mm)	620 (281 kg)	•						T, S

Mounting options:
T=Trolley S=Side mount C=Center mount

Safety recommendations

Overhead Door Corporation strongly recommends the use of a primary safety device as defined by UL325 2010. A primary safety device can be approved monitored photo-eyes or an approved monitored sensing edge. If a primary safety device is not installed, a constant contact control switch must be used to close the door. Contact Overhead Door for more information.

EXHIBIT C

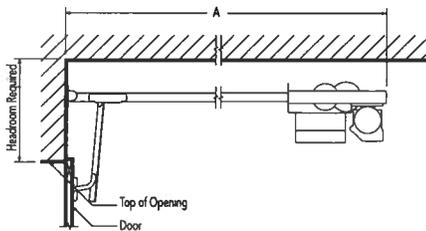
ALUMINUM DOOR SYSTEMS MODELS RMX[®], RSX[®], RHX[®]



Mounting details

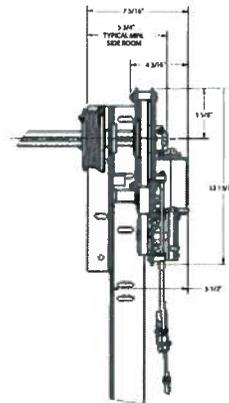
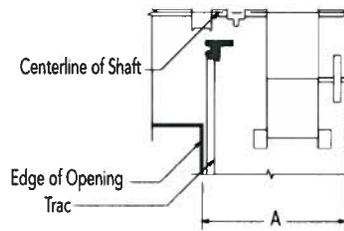
Trolley-type (Drawbar) RMX[®], RSX[®], RHX[®]

Trolley-type (Drawbar) operators feature a power unit mounted between, above and to the rear of the horizontal tracks. The drawbar drive provides positive control of the door at all times, making this operator the preferred choice whenever possible. Maximum door width is 20' per drawbar. Door width over 20' requires dual drawbar installation. Available on Models RMX[®], RSX[®] and RHX[®].



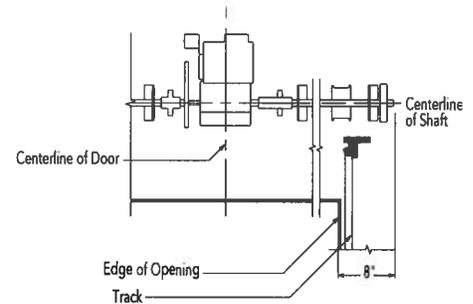
Side mount type (Jackshaft) RMX[®], RSX[®], RHX[®]

Side-mounted (Jackshaft) RMX[®], RSX[®], and RHX[®] operators feature a power unit mounted on the inside front wall and connected to the crosshead shaft, with an adjustable coupling or drive chain and sprockets.



Center mount type/Jackshaft RSX[®], RHX[®]

Center-mounted (Jackshaft) operators feature a power unit on the front wall above the door opening. No additional backroom is required. Available on models RSX[®] and RHX[®].



Minimum headroom requirements

RMX [®]	Track requirements +4 1/2" (114 mm)
RSX [®]	Track requirements +5" (127 mm)
RHX [®]	Track requirements +5" (127 mm)

Depth requirements - "A" dimension (backroom)

RMX [®]	Door height +4' 0" (1219 mm)
RSX [®]	Door height +4' 0" (1219 mm)
RHX [®]	Door height +4' 10" (1219 mm)

"A" dimension - minimum (sideroom)

	2" track (51 mm)	3" track (76 mm)
RMX [®]	18 1/2" (470 mm)	19 1/2" (495 mm)
RSX [®]	21" (533 mm)	22" (559 mm)
RHX [®]	21" (533 mm)	22" (559 mm)

Minimum headroom requirements

RSX [®]	Track requirements +14" (356 mm)
RHX [®]	Track requirements +23 5/8" (600 mm)

EXHIBIT C



Model 511, white powder coat finish, clear and tempered glass.

Tools to help you
get the job done.

Architects Corner

A resource for commercial and residential architects, contains comprehensive technical and resource materials to support your project, including drawings for installing garage and overhead doors.

www.OverheadDoor.com

The original, innovative choice for unequalled quality and service.

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door Corporation products more often than any other brand. Our family of over 400 Overhead Door Distributors across the country not only share our name and logo, but also our commitment to excellence.



INDUSTRY LEADING
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MOTION:

[date]
Regular Meeting
Resolution No. 16-__

SECOND:

RE: GRANTING A SPECIAL USE PERMIT TO LIBERTY PLACE PARTNERS, LLC, FOR RESIDENTIAL DENSITY OF 36 UNITS PER ACRE FOR THE "LIBERTY PLACE" PROJECT

ACTION: APPROVED; Ayes: 0; Nays: 0

WHEREAS Liberty Place Partners, LLC, has applied to this Council for a special use permit for residential density of 36 units per acre on property located on the block between William Street, Winchester Street, Amelia Street and Douglas Street, GPIN#7789-04-0822, Fredericksburg, Virginia.

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the City's Comprehensive Plan, its harmony with the purposes and standards of the zoning district regulations, its compatibility with existing or planned uses of neighboring properties, and whether the proposed special use and related improvements will be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

NOW, THEREFORE, BE IT RESOLVED:

Based on the above considerations, Council finds: (a) the request as submitted or modified does conform to the City's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto (b) the request is in harmony with the purpose and intent of the zoning district regulations, (c) this request will not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (d) this request is appropriately designed, sited, landscaped and otherwise configured.

This Council grants to Liberty Place Partners a special use permit for residential density of 36 units per acre on property located at on the block between William Street, Winchester Street, Amelia Street and Douglas Street, GPIN#7789-04-0822, in substantial accordance with its application for a special use permit, subject to the following conditions:

1. The property shall be developed in substantial accordance with the General Development Plan entitled "Liberty Place" by Bowman Consulting, dated March 28, 2016, last revised April 6, 2016.
2. The building shall be developed in substantial accordance with Architectural Plan Sheets entitled "Liberty Place," by mv+a dated _____.

3. The permitted use of the property shall commence by August 12, 2019.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 16-__ duly adopted at a meeting of the City Council meeting held _____ at which a quorum was present and voted.

Tonya B. Lacey, CMC
Clerk of Council

DECREASED AMELIA STREET SETBACK*:			
	GDP SETBACK:	SITE PLAN SETBACK:	REV. GDP SETBACK:
WHITE BAY WINDOWS	6 FEET	N/A	N/A
MAIN BRICK BUILDING	10 FEET	0 FEET	0 FEET
RECESSED FOURTH FLOOR?	YES	NO	NO

* Reduction in setback attributed to increased parking garage square footage to accommodate public parking.



Application #SUP: _____
Date: _____
Fee/Check#: _____

APPLICATION SPECIAL USE PERMIT

APPLICANT NAME: LIBERTY PLACE PARTNERS LLC

MAILING ADDRESS: 400 CHARLES ST, FREDERICKSBURG, VA 22401

TELEPHONE: (540) 372-4566 E-MAIL: _____

THE UNDERSIGNED HEREBY APPLIES FOR A SPECIAL USE FOR: _____

TO ALLOW RESIDENTIAL DENSITY OF 36 UNITS PER ACRE
IN THE C-D DISTRICT.

THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:

Property Location 607 WILLIAM ST GPIN: 7789-01-0822

Property Owned By LIBERTY PLACE PARTNERS LLC

Owner's Mailing Address SEE ABOVE

Proposed Use of Property (be specific) RESIDENTIAL / COMMERCIAL

MIXED USE

HOURS OF OPERATION N/A NUMBER OF EMPLOYEES N/A

Anticipated Number of Patrons or Clients N/A

Description of the development's impact on neighboring and adjacent properties (please submit a complete and accurate description on a separate sheet of paper):

1. Compliance with Comprehensive Plan:
2. In harmony with the purpose and intent of the zoning district regulations:
3. In harmony with the existing uses or planned use of the neighboring properties:
4. Traffic Impact:



THE T.H.S. J. WACK COMPANY
 400 CHARLES STREET
 FREDERICKSBURG, VA 22401
 PH: 540-372-4565

UNION Bank & Trust

10092

68-316/514

10092

3/23/2016

City of Fredericksburg

300.00

Three hundred dollars

PAY
 TO THE
 ORDER
 OF

City of Fredericksburg
 P.O. Box 267
 Fredericksburg, VA 22404

Thomas M. Wack

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE PED IMAGE DISAPPEARS WITH HEAT

⑈010092⑈ ⑆051403164⑆ 441132301⑈

CITY OF FREDERICKSBURG
SPECIAL USE PERMIT ZONING NARRATIVE

Applicant: Liberty Place Partners, LLC

Shareholders: Thomas J. Wack and Catherine M. Wack

Owner: Liberty Place Partners, LLC

Engineer: Bowman Consulting Group, Ltd.
650-A Nelms Circle
Fredericksburg, VA 22406
(540) 371-0268 Fax (540) 371-3479

Property: GPIN # 7789-04-0822, and as generally described herein

Request: Special Use Permit in accordance with §72.22.6, et al. of the City’s Uniform Development Code (“UDO”)

Zoning: Commercial Downtown District (“CD-District”)

Date: March 28, 2016

OVERVIEW

The Applicant is requesting a special use permit (“SUP”) to redevelop the Property from a commercial office use to a mixed-use project within the City’s CD-District, all in accordance with §72-32.2, et al. of the UDO. A SUP is required because the Applicant desires to exceed the residential maximum density under the UDO of 24 units per acre to 36 units per acre, all as provided more particularly below. The City’s Comprehensive Plan, dated September 8, 2015 (“Comp Plan”), encourages the redevelopment of commercial properties in the downtown area, including a mix of residential and commercial uses in the CD-District. In addition, the UDO describes the purpose of CD-District, in relevant part as, “...to promote harmonious development, redevelopment, and rehabilitation of uses in the commercial areas of the Old and Historic Fredericksburg (HFD) overlay district”.

The Property consists of approximately 1.42 acres, and borders four different downtown city streets, namely Douglas Street (to the west), William Street (generally to the south), Amelia Street (generally to the north) and Winchester Street (generally to the east). As noted above, the Property is currently owned by Liberty Place Partners, LLC and formerly included on site

parking for Free Lance Star employees and a small commercial office building along William Street.

Adjacent to the Property on the western side of Douglas Street is the Free Lance Star's headquarters, and to the east a mixed use project named "Amelia Square" which is under construction and planned for a mix of townhouse and commercial uses. To the south of the Property, there are various commercial buildings along William Street and to the north of the site are mostly residential single family detached homes along Amelia Street.

The project, named "Liberty Place", is proposed to include up to forty-four (44) high-end market condominium residential units ranging in size from 650 to 2600 square feet ("Residential Condo Units"), and approximately 56,600 square feet of commercial space that will include office, retail sales, eating or personal services uses (collectively the "Project"). The layout of the Project is as generally depicted on the attached generalized development plan entitled "General Development Plan Liberty Place GPIN: 7789-01-0822 607 William Street City of Fredericksburg, Virginia Ward 2-Precinct 201", dated March 28, 2016, and prepared by Bowman Consulting ("GDP")¹, and as more particularly described below. Vehicular access to the Project will be to and from Winchester Street, all as generally shown on the GDP.

For purposes of the Project, please note, in addition to the above, the following key characteristics:

- Commercial uses will be located on 100% of the first floor of all buildings, except the Amelia Street side of the Project in order to respect the traditional residential landscape of this corridor (please see attached Floor Plans).
- Total parking count being provided for the Project is 304, which includes 124 private onsite spaces on Level P2, 30 Private/Public spaces and 90 Public spaces on level P1, and 29 Public spaces on level G1, as well as 31 immediate offsite spaces, all as generally shown on the GDP.
- In addition to the underground parking spaces on site, the Project includes several other public amenities including (i) a pedestrian friendly plaza and urban-friendly environmental setting (capable of hosting outdoor special events) with a water feature evoking the Rappahannock at the fall line; (ii) rows of green-space plantings in courtyard setting; (iii) pedestrian access points around the entire project; and (iv) several bicycle rack locations.
- Project includes certain improvements to Douglas, Winchester and Amelia Streets, including (i) new plantings and streetscape improvements; (ii) redeveloping Winchester

¹ The GDP is a general overview of the proposed improvements to the Property whereby overall square footage of any improvements on the subject property may be larger or smaller than depicted on the GDP, all subject to this application and applicable ordinance requirements. Applicant further reserves the right to make modifications or amendments to the GDP in order to address final site engineering and operational requirements, matters of record, architectural and design issues, internal road placements, parking, loading and VDOT requirements, and to ensure compliance with applicable federal, state and county regulations, laws and ordinances.

into a two (2) way public street; (iii) improve vehicular and pedestrian circulation in the area; (iv) reconfigured parking areas; (v) brick sidewalks around the entire Project; (vi) new curb and gutter and storm water inlets; (vii) new paving to the center line of abutting streets and new striping; (viii) burying of overhead utility lines; and (ix) new street lighting.

- The overall project investment is estimated to be \$46.3 million upon complete build-out, and thereafter is anticipated the city assessment, upon completion, will be an aggregate (e.g. land and improvements) amount of \$56 million vs. current aggregate assessment of \$3.4 million.
- The Applicant anticipates construction of the Project to commence by 2016 and completed by end of 2017.

DISCLAIMER STATEMENT:

No members of the City Council or Members of the Planning Commission or any member of their immediate household or family owns or has a financial interest in the Property.

PHASING PLAN:

It is anticipated the entire project will commence in 2016 and completed within 18 months thereafter.

ENVIRONMENTAL ANALYSIS:

An environmental analysis has been conducted by Bowman Consulting on the Property. There are neither 100 year flood plain areas on the Property nor any slopes in excess of 20 percent. The proposed site will be located on the property currently known as the Williams Street Professional Office Building, which is 1.42 acres in size. Currently, the existing site is 100% impervious and the proposed site will reduce the imperviousness of the current site by 10%, thus eliminating the need to provide SWM. There are no known environmental impacts; the site is not located in a flood zone, resource protection area (RPA) or in a river overlay district.

ARCHITECTURAL FEATURES:

Materials will include brick facades, steel, glass, architectural metal panels, and wood-style siding and paneling. All lighting, streetscape and landscaping features are as generally depicted on the architectural elevations and GDP.

TRANSPORTATION

Vehicular access to and from the Property will be from Winchester Street. Pedestrian and bicycle access will be from all public streets surrounding the Project. As noted above, the Applicant plans to provide certain improvements to public streets that surround the Project, all as generally

shown on the GDP. In addition, the Applicant plans to construct new brick sidewalks around the entire project.

Parking will be provided on and off site as shown on the GDP. The applicant will construct an underground onsite public parking facility that will include 273 parking spaces. In addition, the Applicant will provide 31 reconfigured offsite parking spaces along Douglas, Amelia and Winchester Streets, all as generally shown on the GDP.

There will be three loading areas on the Property, one within the building and accessed via Winchester Street, one on Douglas Street, and another on the William Street side of the Property, all as generally shown on the GDP.

When complete, on an average weekday, the proposed development would generate approximately 204 new primary trips during the AM peak hour, 192 new primary trips during the PM peak hour, and 1,743 new primary daily trips over a 24-hour period.

PUBLIC FACILITIES/UTILITIES ASSESSMENT

This project contains 44 residential condo units, 4,824 sf of restaurant space, 30,567 sf of general office and 16,133 sf of retail/professional office space. These uses generate the following water/sewer usage:

- Commercial: $56,600 \text{ sf} \times 0.2 \text{ gpd/gfa} = 11,320 \text{ gpd}$
 - Residential: $44 \text{ units} \times 200 \text{ gpd/unit} = \underline{8,800 \text{ gpd}}$
- Total: 20,120 gpd

The existing 6" sanitary sewer lateral that serviced the existing William Street Professional Building will be extended to provide sanitary sewer service to a portion of the proposed building. This existing lateral is tied into an existing sanitary manhole located within William Street. An additional 6" sanitary sewer lateral will be provided to service the remainder of the proposed building. This proposed lateral will tie into the existing 8" sanitary sewer main located along Winchester Street. A 16" water main is located along William Street, and 6" water mains are located along Winchester Street, Douglas Street, and Amelia Street. Water service will be provided to the proposed building via service connections to the existing 6" water mains located along Winchester Street, Douglas Street, and Amelia Street. The proposed impervious area for the site will not exceed the existing impervious area of the site, negating the need to provide stormwater management quantity controls. Stormwater management quality control will be provided by decreasing the existing impervious area by 10%, implementing best management practices, or purchasing offsite nutrient credits.

Provisions have been made through coordination meetings with the Fire Marshall's Office to provide wider streets, which will allow adequate room for ladder trucks to access the upper floors of the proposed building.

PUBLIC SCHOOLS & PARKS

Given the design, limited number and type of Residential Condo Units it is reasonably anticipated that the Property will generate very few school aged children. The units will be

marketed to the higher-end potential buyer scale, and likely most buyers will be retired persons and/or empty nesters and professional millennials desiring to live within the City's downtown community and in a "green conscious" urban-feel environment. In addition, the overall tax revenues anticipated to be generated by the Project, including from the proposed commercial uses on the site, will more than offset any impacts to schools, parks or other city core services. Further, City parks are in a close proximity to the site and the Applicant proposes certain on site public amenities, including an open plaza with green corridors and amphitheater-type center.

MAINTENANCE & OPERATIONS

The Property will be planned and developed as a mixed-use condominium project with residential, office, commercial retail sales, eatery and services uses. The condominium project shall consist of a master condominium association with a residential condominium association and a commercial condominium association as its members. The residential and commercial condominium associations shall be responsible for the management, maintenance, and care of the association property or common areas located on the properties, buildings, or portions of buildings designated solely for such use. The master condominium shall be responsible for the management, maintenance, and care of the association property and common areas that benefit both the residential and commercial property owners. The condominiums and the common areas of the Property will be subject to and controlled by the applicable covenants, conditions and restrictions of the associations that will encumber properties, including without limitation the management of the Property, the enforcement of all rules and regulations, and the assessment and collection of all charges and assessments for the maintenance, upkeep, repair and replacement of the improvements located on the Property.

It is anticipated that the commercial uses will operate Monday-Sunday during typical downtown business hours, obviously subject to the type of use and seasonal activities.

COMPREHENSIVE PLAN

Relationship with the Comprehensive Plan:

- The Project, as proposed, is consistent with the City's Comprehensive Plan adopted September 8, 2015 ("Comp Plan"). Under the Comp Plan, Commercial-Downtown Districts are encouraged to promote "...continued **harmonious development and redevelopment, with an emphasis on maintaining pedestrian circulation, the integrity of the street grid, and continuity with the historic character of the community...**" [See page 164 "Land Use"]. In this regard, the Project is a redevelopment of a current, underperforming commercial use on the site, and the highest and best use for the Property is mixed-use. The Project will attract new persons [or relocate current city residents] to the downtown area, which should increase the commercial tax base for downtown businesses. In addition, the Project, through the sales of high-end market Residential Condo Units, will also significantly increase residential real estate tax revenues, especially as compared to current generation from the Property. Further, the Project will encourage less vehicular traffic to and from the site, and enhance pedestrian

access to the Project. Further, the Project will provide for additional parking for onsite and offsite commercial activity downtown.

- Pursuant to Chapter 3: “Downtown”, of the Comp Plan, the following key factors are applicable to this Project [see pages 219-220]:
 - ✓ Support redevelopment that respects historic structures, but without dictating architectural style or limiting creativity.
 - ✓ Evaluate parking needs and develop appropriate strategies (shared parking, structures, etc.) that provide for the continued viability of downtown Fredericksburg as well as its further growth and development.
 - ✓ Continued revitalization of the key corridors of Princess Anne Street, Kenmore Avenue, William Street, and Lafayette Boulevard.
 - ✓ Promote residential and mixed-use development.
 - ✓ Ensure persons with disabilities are included in the downtown environment by evaluating the accessibility of buildings and infrastructure. Encourage downtown property owners to improve accessibility to shops, restaurants, offices, and other commercial facilities so everyone can visit all parts of the community.

- The Property is also located within the City’s Land Use Planning Area 7 “Downtown” [See page 227, Land Use Potential]. The key factors, as applicable, for this planning area are:
 - ✓ Enhance the downtown area as the region’s urban hub, with center-city amenities that serve the greater regional community.
 - ✓ Attract investors, residents, and visitors to the downtown area through attention to mixed-uses and flexible parking requirements.
 - ✓ Replace the current variety of zoning districts along commercial and industrial corridors with a more suitable planned development-mixed use zoning.

CONSISTENCY WITH CITY UDO GOALS

As noted herein, the Property is located in the Commercial Downtown district and is currently zoned CD-District. The UDO encourages mixed-uses in the CD-District. The Project will be developed in accordance with §72-32.2, §72-4, and §72-5 of the UDO, all as the aforesaid may be applicable and/or otherwise modified or waived by the City’s Zoning Administrator. Further, the Project will satisfy the following requirements under Section §72-32.2(B) and (C): (i) meeting the ground floor commercial mixed use percentages of a minimum of 25%; (ii) include on the William Street side of the Project one or more retail sales, eating or personal services establishments uses; and (iii) floor area ratio for non-residential uses shall not exceed 2.5, all as more particularly provided in the attached Floor Plans.

IMPACTS TO SURROUNDING PROPERTIES

As noted above, the Project is planned to ensure minimum adverse impact to surrounding properties. The Property is located within the CD-District, which encourages mixed residential and commercial uses. The Project focuses most of the mixed uses, especially the commercial uses along the first level, on Douglas, William and Winchester Streets and has no commercial uses proposed for the Amelia Street side of the Project. The Douglas Street side of the Project will face the Free Lance Star headquarters, and the William Street side of the Project will face commercial businesses along William Street. The Winchester Street side of the Project will face an existing mixed-use development called Amelia Square. In addition, with proposed improvements to off-site facilities, including Douglas and Winchester Streets, and increased parking spaces, the Project should enhance the immediate area and improve pedestrian and vehicle travel activities. In addition, by providing an on-site public parking garage, some visitors to downtown can now park on the further outskirts of the downtown area, thus relieving vehicular traffic in the more congested downtown areas.

We do not anticipate that the Project will have any adverse effects to adjoining properties and believe the \$46 million investment in the site will enhance surrounding property values and provide positive quality of life activity in this area of downtown.

REQUEST FOR CITY VACATION OF ROW & DEDICATION:

The Applicant hereby further requests, as a part of this Application, a vacation of certain right of way located along Amelia Street, all as more particularly shown on sheet 3 of 7 of the GDP ("ROW Vacation"). In addition, the Applicant requests that the City convey the aforesaid ROW Vacation area to the Applicant in exchange for the dedication of that certain area of the Property located along and adjacent to Douglas and Winchester Streets, all as shown more particularly on sheet 3 of 7 of the GDP ("ROW Dedication"). The Applicant, at its sole cost and expense, agrees to provide the City all necessary plats, plans, documents, instruments, and other material necessary to complete the above vacation, conveyance and dedication.

APPLICANT CERTIFICATIONS

The Applicant hereby certifies that the use and development of the Property, and all improvements thereon, are subject to the final approval by the City of this SUP application, and thereafter final site and construction plans for the Project.

The Applicant further certifies that the Project will conform to all applicable City ordinances, regulations and performance standards, unless and except any waiver, modification, exception or variance is granted for this Project by the City, including without limitation as requested and provided in this application.

APPLICANT'S ACKNOWLEDGMENT & CONSENT

LIBERTY PLACE PARTNERS, LLC

By: Thomas J. Wack
Thomas J. Wack
Manager

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Thomas J. Wack, in his capacity as Manager of Liberty Place Partners, LLC, has personally acknowledged the same before me in my aforesaid jurisdiction.

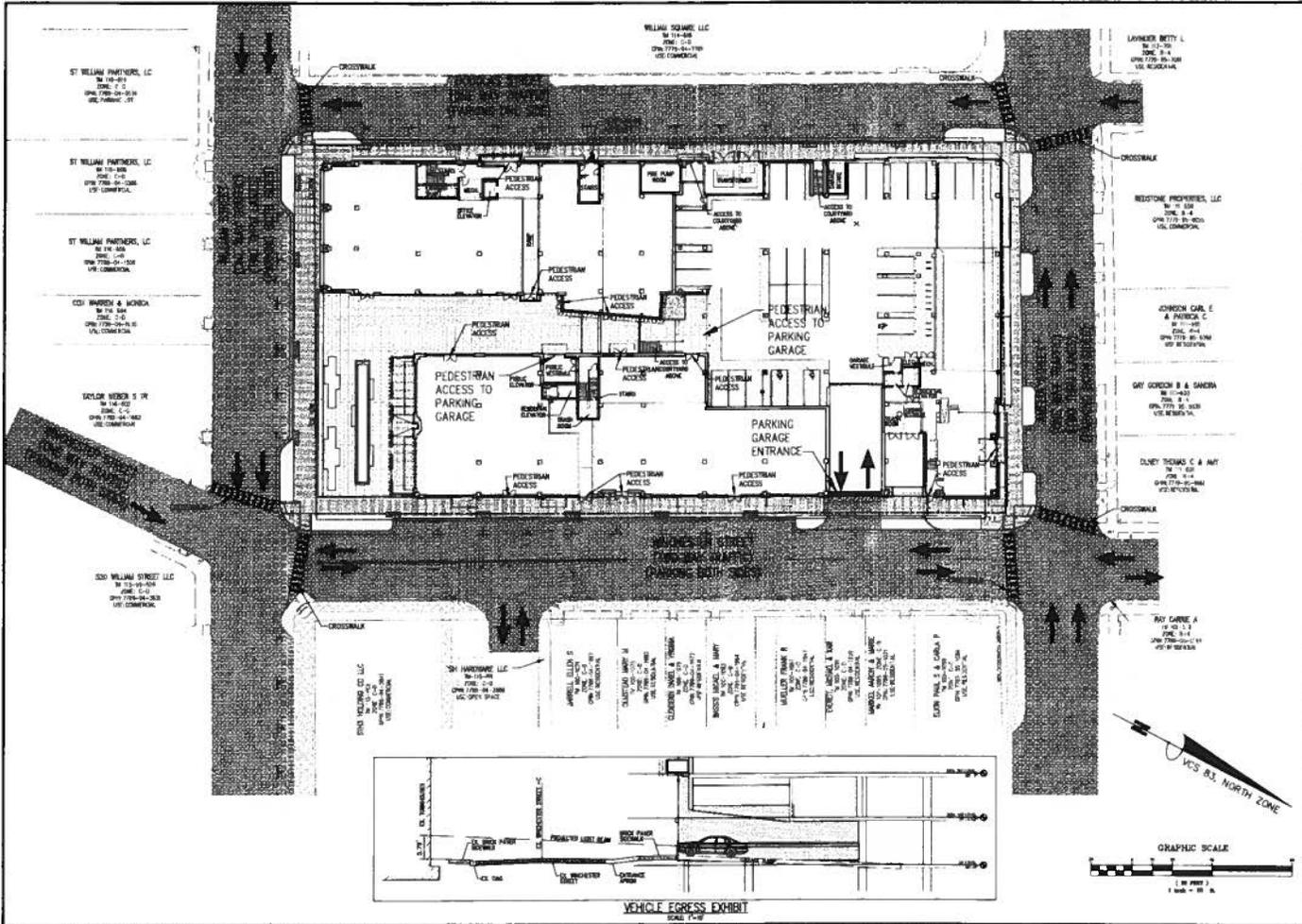
GIVEN under my hand and seal this 30th day of March 2016.

Sheri H. Mann
Notary Public



Print Name: Sheri H. Mann
My Commission Expires: 11/30/17
Registration No.: 257612
[SEAL]





Bowman CONSULTING

TRAFFIC/PEDESTRIAN CIRCULATION PLAN
LIBERTY PLACE
 CITY OF FREDERICKSBURG, VIRGINIA
 WARD 2 - PRECINCT 201

DATE: 03/23/2016
 SCALE: 1" = 100'

GRAPHIC SCALE
 1" = 100'

VEHICLE EXPRESS EXHIBIT
 SCALE: 1" = 100'

6 OF 7

mv+a

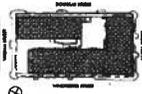
ARCHITECT
 1000 BROADWAY
 NEW YORK, NY 10018
 TEL: 212 677 1000
 FAX: 212 677 1001
 WWW: MV+A.COM
 PROJECT: LIBERTY PLACE
 ARCHITECT: MV+A
 DATE: 2007

**LIBERTY PLACE
RENOVATING
VISION**

**OVERALL
ELEVATIONS**

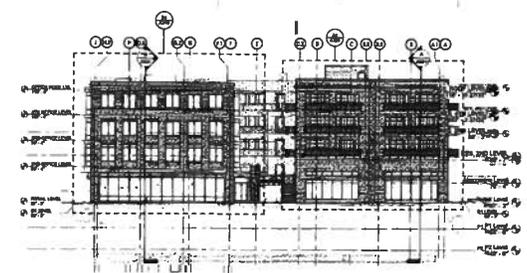
TITLE SHEET
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NO.	DATE	BY	CHECKED
1	06/07	MM	MM
2	06/07	MM	MM

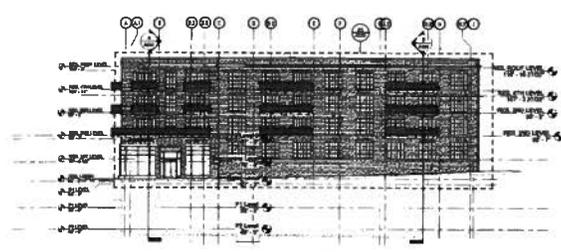


NOT FOR BID

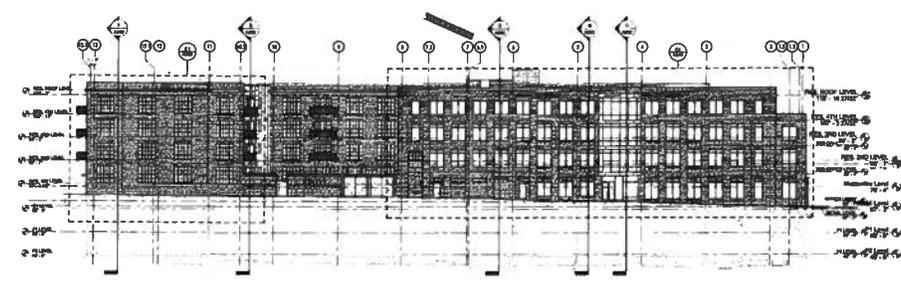
A300



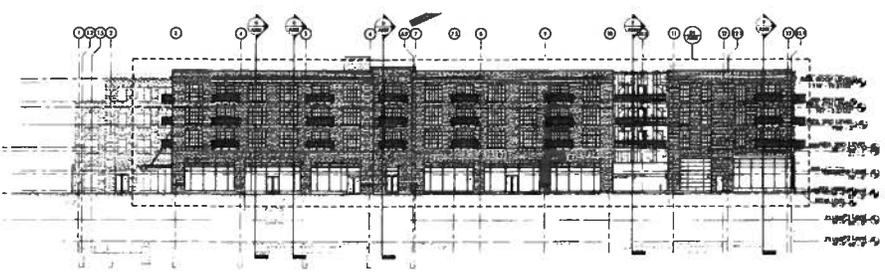
A1 OVERALL - WILLIAM STREET ELEVATION
SCALE: 1/8" = 1'-0"



A3 OVERALL - AMELIA STREET ELEVATION
SCALE: 1/8" = 1'-0"



C1 OVERALL - DOUGLAS STREET ELEVATION
SCALE: 1/8" = 1'-0"



4 OVERALL - WINCHESTER STREET ELEVATION
SCALE: 1/8" = 1'-0"

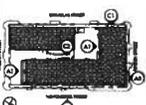
Construction details shown are subject to change without notice.

mv+a

LIBERTY PLACE
1979 ARCHITECTURAL
WORKS
7825-6
OVERALL
RESIDENTIAL
ELEVATIONS
11.20.2007
1.0007.01

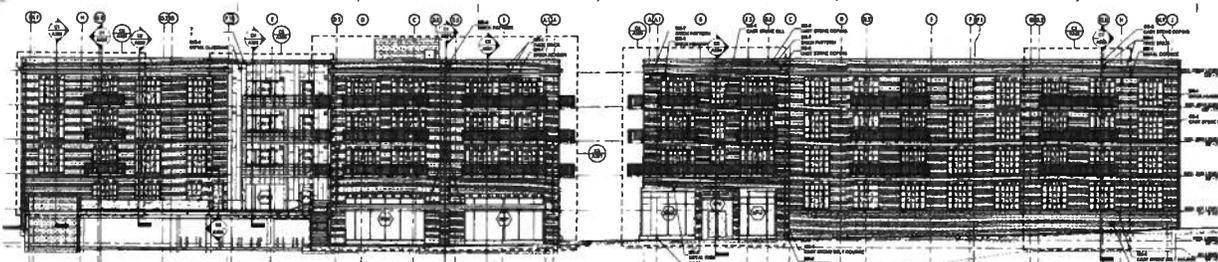
LIBERTY PLACE
1979 ARCHITECTURAL
WORKS
7825-6
OVERALL
RESIDENTIAL
ELEVATIONS
11.20.2007
1.0007.01

LIBERTY PLACE
1979 ARCHITECTURAL
WORKS
7825-6
OVERALL
RESIDENTIAL
ELEVATIONS
11.20.2007
1.0007.01



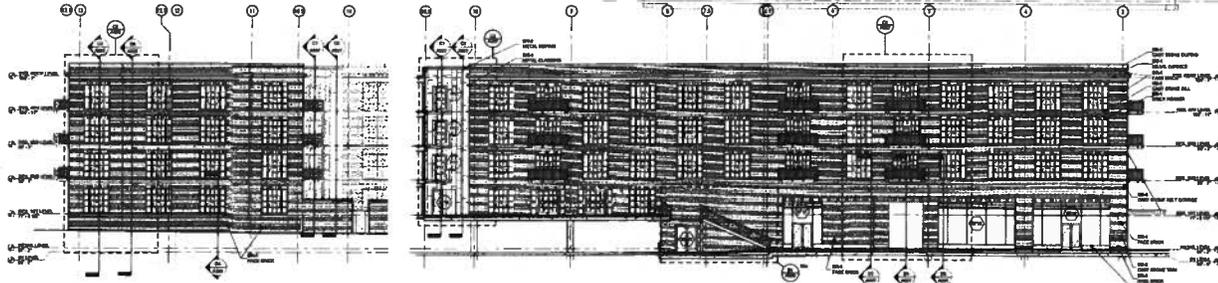
NOT FOR BID

A320



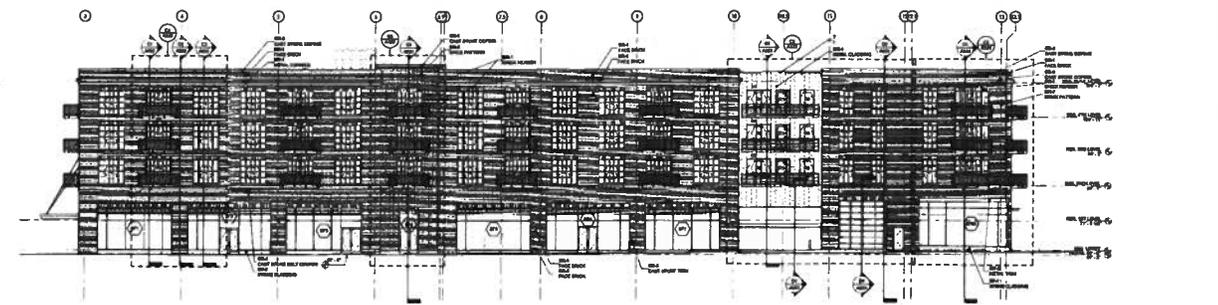
A1 RESIDENTIAL - SOUTH (WILLIAMS ST./COURTYARD) ELEVATION
SCALE 1/8" = 1'-0"

A2 RESIDENTIAL - NORTH (AMELIA ST.) ELEVATION
SCALE 1/8" = 1'-0"



C1 RESIDENTIAL - EAST (DOUGLAS ST) ELEVATION
SCALE 1/8" = 1'-0"

C2 RESIDENTIAL - EAST COURTYARD ELEVATION
SCALE 1/8" = 1'-0"



D1 RESIDENTIAL - WINCHESTER STREET ELEVATION
SCALE 1/8" = 1'-0"



MEMORANDUM

TO: Chairman McAfee and Planning Commission Members
FROM: Marne E. Sherman, Development Administrator
RE: Comprehensive Plan Compliance Review to Vacate a Portion of Amelia Street
Between Winchester Street and Douglas Street, adjacent to GPIN 7789-04-0822
DATE: April 6, 2016 (for April 13, 2016 PC Meeting)

ISSUE

Liberty Place Partners, LLC is requesting the Planning Commission to consider if the vacation of Amelia Street (portion), between Winchester Street and Douglas Street, is substantially in accord with the City's 2015 Comprehensive Plan, as required by Virginia Code §15.2-2232. The request addresses changes to the General Development Plan (GDP) originally considered with the Planning Commission's 2014 action regarding vacation of same public right-of-way. In addition, the 2014 Planning Commission approval was based on the 2007 Comprehensive Plan. The public right-of-way to be vacated is approximately 10 feet wide and runs along the east side of Amelia Street, adjacent to GPIN 7789-04-0822.

RECOMMENDATION

Approval of one of the two attached resolutions.

The vacation of Amelia Street (Portion) between Winchester Street and Douglas Street, adjacent to GPIN 7789-04-0822, is substantially in accord with the City's 2015 Comprehensive Plan with regard to Transportation Policies and Initiatives, Chapter 3; however, the overall project and specifically the portion of the building to be constructed within the vacated right-of-way is not in substantial accord with Business Opportunities Goals, Chapter 6, Residential Neighborhoods and Housing, Chapter 7, or Land Use Planning Area 7: Downtown, Chapter 11.

Under §72-22.2, the Planning Commission has 60 days to act on the application. Failure to act within that time is deemed approval. Under §15.2-2232(B), the Planning Commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefore. The governing body may overrule the action of the commission by a vote of a majority of its membership. In addition, the applicant may appeal the decision of the commission to the governing body within 10 days after the decision. So the PC can make the call based on the Comp Plan.

The City Council is considering several items related to the Liberty Place project at their meeting on April 26. The Planning Commission should take action on this item during this meeting so it can move forward to the City Council in line with the other items.

UPDATE SINCE 2014 CONSIDERATION

On May 28, 2014, the Planning Commission found the vacation of Amelia Street (portion) at this location to be consistent with the City's 2007 Comprehensive Plan. On August 12, 2014, City Council adopted Ordinance 14-31, approving the vacation of right-of-way with four conditions. Actions by the Planning Commission and City Council were considered in the context that development of Liberty Place would be consistent with the GDP entitled "Liberty Place," by Bowman Consulting, Job No. 5425-01-001, dated March 2014, last revised May 2, 2014. This plan showed the following key elements along Amelia Street:

1. 10 foot setback for the main building facade to proposed property line along Amelia Street near Douglas Street (the closest point)
2. Recessed fourth story
3. Box windows on Amelia Street façade and landscaped front yards
4. 8.5 foot wide sidewalk along Amelia Street with inset tree wells
5. 6 on-street parking spaces along Amelia Street / 28 total on-street parking spaces

The Planning Commission and City Council actions to approve the vacation of right-of-way were taken in conjunction with the adoption of Resolution 14-62 approving a special use permit for a mixed used development with 36 residential units per acre (51 total units).

In late October 2015, the applicant submitted a Phase I Archeological Study, satisfying Ordinance 14-31 Condition #1. The report concluded that no additional studies were warranted. Staff concurred with the report's conclusions on October 22, 2015.

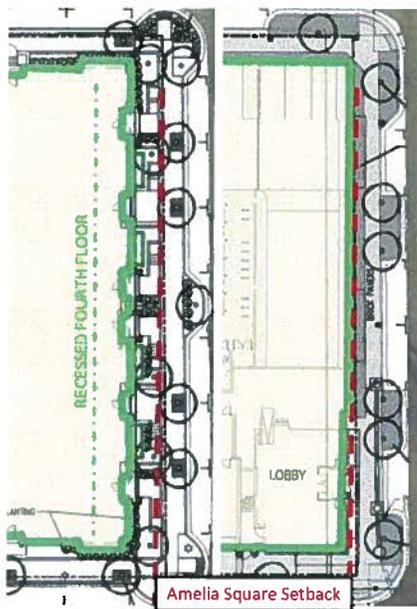
On February 5, 2016, the revised major site plan was submitted for review; this was the first site plan submittal that included architectural elevations. This plan showed the following key elements along Amelia Street:

1. 0 foot setback for the main building facade to proposed property line along Amelia Street near Douglas Street (the closest point)
2. No recessed fourth story
3. Flat façade with balconies overhanging the sidewalk (subject to City Council approval) with a 5 foot foundation planting area
4. 5 foot wide sidewalk along Amelia Street with bump outs into on-street parking area for street trees
5. 4 on-street parking spaces along Amelia Street / 31 total on-street parking spaces

LIBERTY PLACE STREET FRONTAGE COMPARISON

DECREASED AMELIA STREET SETBACK*			
	GDP SETBACK:	SITE PLAN SETBACK:	REV. GDP SETBACK:
WHITE BAY WINDOWS	6 FEET	N/A	N/A
MAIN BRICK BUILDING	10 FEET	0 FEET	0 FEET
RECESSED FOURTH FLOOR?	YES	NO	NO

* Possible 6' setback attributed to increased parking garage square footage to meet minimum parking.





Amelia Street frontage from GDP (August 2014)



Amelia Street frontage from Site Plan (March 2016)

Amelia Street frontage from GDP (August 2014)

Amelia Street frontage from Revised GDP (April 2016)

On March 17, 2016, staff denied the site plan application in part because it was not in substantial accord with the GDP.

On March 23, 2016, Liberty Place Partners, LLC submitted applications requesting re-approval of the right-of-way vacation and special use permit in coordination with the revised design. The application letter notes that the justification for the reduction of setback and enlargement of the building footprint is for the construction of 15 additional parking spaces within the garage. Staff notes that the parking garage does not extend above the first floor elevation.

BACKGROUND

Amelia Street is an improved public right-of-way of varying widths, beginning at Sophia Street and continuing southwest through downtown to Washington Avenue. The roadway contains two lanes of traffic, both flowing southwest, with curb, gutter, and parallel parking on each side of the street. The right-of-way also contains sidewalks ranging from four feet in width to eight and a half feet in width, grass strips, utilities, and street trees along its course. Between Winchester Street and Douglas Street, the existing right-of-way for Amelia Street measures approximately 64 feet in width.

Liberty Place Partners, LLC is pursuing approval to construct Liberty Place on GPIN # 7789-04-0822. The approximately 1.42 acre site is bordered by William Street to the southeast, Winchester Street to the northeast, Amelia Street to the northwest, and Douglas Street to the southwest. Contingent on the re-approval of the special use permit, the build-out of the project would include 44 multi-family residential units, approximately 55,862 square feet of non-residential use, and underground parking (public and private). The site will also contain a plaza facing William Street, underground of all existing and proposed utilities, and realine of all right-of-ways with brick sidewalks and street trees.

To maximize the building potential of the overall site and increase the underground footprint for 15 additional underground parking spaces, the developer requests the vacation of 0.04 acres of right-of-way along the southeast side Amelia Street. This acreage equates to vacation of approximately 10 feet of right-of-way along the frontage of Amelia Street, reducing the remaining right-of-way width to approximately 54 feet, or 27 feet from the centerline.

The developer proposes to dedicate approximately 2.75 feet (0.02 acres) along the frontage of Winchester Street and between 2.32 and 3.05 feet (0.02 acres) along Douglas Street.

Public Works has evaluated the request and finds that the vacation of the right-of-way will not adversely affect the ability to maintain existing or planned infrastructure but notes that the proposal (as shown on page 7 of the GDP) reduces the number of existing on-street parking spaces available along Amelia Street from five existing spaces to four proposed. Concerns regarding potential sight distance hazards resulting from the installation of the tree wells within the on-street parking lane along Amelia Street were addressed with notes on Sheet 7 of the GDP. The dedication of additional right-of-way along Winchester Street and Douglas Street will improve maintenance and movement along those streets. The developer will provide an easement for any sidewalk to be built outside of the right-of-way with the development of the site.

Zoning

The underlying zoning district within the subject right-of-way is Commercial-Downtown (CD).

Street Vacation Process

The legal process for street vacation in the City is governed by the Code of Virginia §15.2-2006 and the City Code §66-42. In addition, the Code of Virginia §15.2-2232 specifically requires that vacations of rights-of-way go before the Planning Commission to determine substantial compliance with the City's Comprehensive Plan. If the Planning Commission finds the vacation of Amelia Street (portion) to be substantially in accord with the City's Comprehensive Plan, City Council will schedule a public hearing and take action on an ordinance to vacate the right-of-way. At the applicant's request, the public hearing is currently being advertised for the April 26, 2016 City Council meeting.

COMPREHENSIVE PLAN COMPLIANCE REVIEW ANALYSIS

The City of Fredericksburg's 2015 Comprehensive Plan addresses goals, policies, and initiatives for transportation, business development, and historic preservation in the Downtown Planning Area.

Transportation Policies and Initiatives, Chapter 3, pages 59-61:

Goal 5: Complete Streets

"Ensure the City's transportation system accommodates the safety and convenience of all users including pedestrians, bicyclists, mass transit riders, persons with disabilities, the elderly, motorists, freight providers, emergency responders, and adjacent land users."

Policy 2: "Maintain the integrity of the City's traditional street grid by keeping streets open."

Initiative 11: "Actively examine the potential for redesigning the one-way paired streets (William- Amelia and Princess Anne-Caroline) to better accommodate local traffic, pedestrian safety, and parking."

Consistencies:

This section of Amelia Street is improved and currently used for vehicular, pedestrian, and transit travel routes. Based upon the review by Public Works, the vacation of 0.04 acres of right-of-way on the southeast side of Amelia Street along the frontage of the proposed Liberty Place development would not have an adverse affect to the existing and planned infrastructure along Amelia Street. The integrity of the City's traditional street grid will remain intact. The remaining right-of-way would accommodate potential transportation and utility uses along Amelia Street. Further, it would not preclude a redesign of the street into two-way travel should the City Council move forward with Initiative 11.

Inconsistencies:

None

Business Opportunities Goals, Chapter 6, page 119:

Goal 1: Downtown as a Center for Commerce, Culture, and Community

“Ensure that downtown Fredericksburg continues to serve as a center of commerce, art, culture, recreation, historic amenities, and government, in order to provide economic stability and a sense of community. Actively pursue the preservation and adaptive reuse of downtown buildings and ensure that infill projects are designed with sensitivity to the City's historic character.”

Goal 3: Business Development

“Ensure the City can accommodate and capture its projected share of regional economic growth, by actively recruiting desired new businesses and providing retail and office space development in areas identified for growth.”

Consistencies:

Liberty Place will replace an underutilized City block with a new mixed use project, extending commerce along the William Street corridor. According to the applicant, it proposes the only Class A office space to be available downtown while offering new retail and restaurant spaces. The area of public right-of-way to be vacated would be newly developed and taxed, providing additional revenues to the City. The building expansion within the area to be vacated will provide space for 15 additional off-street parking spaces, a needed resource in the corridor.

Inconsistencies:

The reduction in building setback from 10 feet for the main building facade to 0 feet (at its closest point along Amelia Street) and the elimination of a recessed fourth story limit design sensitivity to the existing residential block face along Amelia Street. Design changes to the fourth story to address the single family neighborhood would not impact the proposed parking within the garage on the first floor and below.

Residential Neighborhoods and Housing, Chapter 7, pages 133-136:

Goal 2: Neighborhood Quality

“Enhance the quality of the City’s residential areas, to promote livability and a sense of community. Livability is defined as safe and walkable, with a variety of housing choices and ready access (walking, biking, transit, automobile) to work, shopping, and services.”

Goal 3: Distinct and Attractive Neighborhoods

“Ensure the residential areas of the City continue to comprise a collection of distinct attractive neighborhoods, each possessing a sense of place, history, and shared identity.”

Goal 8: Variety of Housing

“Provide a variety of housing opportunities throughout the City that respect the character of the community.”

Policy 1: “Respect the integrity and the character of the City’s neighborhoods.”

Initiative 1: “Continue to evaluate infill regulations to ensure that additions and new construction do not adversely impact the character of existing neighborhoods.”

Consistencies:

The project proposes new non-residential uses along William Street which will expand the walkability of the nearby neighborhoods (Fairview Neighborhood, Maury Neighborhood, College Heights, College Terrace, and Greenbrier). The project also proposes 44 condominiums varying the housing choice and complementing the existing single family houses and townhomes on the adjacent blocks. The 50 foot height of the proposed structure is comparable to the height of the Amelia Street townhouses and utilizes similar brick materials.

Inconsistencies:

The reduction in building setback for the main facade from 10 feet to 0 feet at its closest point along Amelia Street and the elimination of a recessed fourth story may adversely impact the integrity and character of the existing single family neighborhood along Amelia Street. Design changes to the fourth story should not impact the proposed parking within the garage on the first floor and below.

Land Use Planning Area 7: Downtown, Chapter 11, pages 219-220:

Opportunities 6 – “Continue revitalization of the key corridors of Princess Anne Street, Kenmore Avenue, William Street, and Lafayette Boulevard.”

Opportunities 16 – “Protect established residential neighborhoods from existing and proposed commercial development, through transitional uses and design standards that minimize adverse impacts.”

Consistencies:

The project continues the revitalization of the William Street corridor by taking an underutilized City block and creating a vibrant place to live, work, and shop. The frontage along Amelia Street includes three additional street trees in excess of City requirements (one on the project side and two to fill in the gaps in plantings within the utility strip on the opposite side of Amelia Street). In addition, the residential façade of the proposed building will be lined with foundation plantings to soften the hard edge of the building along the sidewalk.

Inconsistencies:

The reduction in building setback from 10 feet to 0 feet at its closest point along Amelia Street and the elimination of a recessed fourth story limits removes the residential design previously approved with the 2014 action and no longer addresses the architectural impact on the existing single family neighborhood along Amelia Street. Design changes to the fourth story to address the single family neighborhood would not impact the proposed parking within the garage on the first floor and below.

FISCAL IMPACT

The applicant will prepare plats for the vacation of the street, as well as required advertisements for City Council public hearing. The 0.04 acres of vacated right-of-way will be developed and taxed, adding to the revenue of the City. Costs associated with the sale of land will be at the discretion of City Council.

Attachments:

Draft Resolution – Substantial Accordance

Draft Resolution – Not in Substantial Accordance

Cover letter, dated March 23, 2016

General Development Plan, dated April 6, 2016

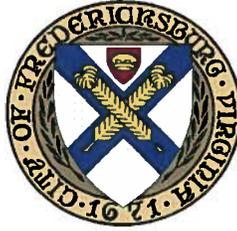
ROW Vacation/Dedication Exhibit, prepared by Bowman Consulting, dated March 15, 2016

Aerial Photo from FredGIS

Public Works Memo, dated April 6, 2016

Liberty Place Timeline

cc: Doug Fawcett, Director of Public Works



April 13, 2016
Planning Commission
Resolution No. 16-__

MOTION:

SECOND:

RE: APPROVAL OF THE PROPOSED VACATION OF A PORTION OF THE AMELIA STREET RIGHT OF WAY AS SUBSTANTIALLY IN ACCORD WITH THE 2015 COMPREHENSIVE PLAN

ACTION: APPROVED; Ayes: 0; Nays: 0

The City Council has received an application from Liberty Place Partners, LLC to vacate a portion of the Amelia Street right of way, consisting of approximately 1777 square feet. The purpose of the vacation is to permit the development of the Liberty Place mixed use project on the 1.42 acre site bordered by William Street, Winchester Street, Amelia Street, and Douglas Street. The area to be vacated is shown on a plat entitled "Right of Way Dedication and Vacation Exhibit" by Bowman Consulting, dated March 15, 2016.

Under Code of Virginia §15.2-2232(C) and City Code §72-22.2, an application for the vacation of a public street right of way shall be submitted to the Planning Commission for review for substantial conformance with the Comprehensive Plan.

The proposed vacation of a portion of the Amelia Street right of way, to permit the development of the Liberty Place mixed use project, is substantially in accord with the Transportation, Business Opportunities and Goals, Residential Neighborhoods and Housing, and Land Use Planning Area 7: Downtown, chapters of the 2015 Comprehensive Plan, as stated more fully in the staff report.

The Fredericksburg Planning Commission therefore resolves the proposed vacation of a portion of the Amelia Street right of way is substantially in accord with the 2015 Comprehensive Plan.

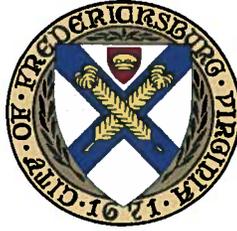
Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:



April 13, 2016
Planning Commission
Resolution No. 16-__

MOTION:

SECOND:

RE: FINDING THE PROPOSED VACATION OF A PORTION OF THE AMELIA STREET RIGHT OF WAY FOR LIBERTY PLACE IS NOT SUBSTANTIALLY IN ACCORD WITH THE 2015 COMPREHENSIVE PLAN

ACTION: APPROVED; Ayes: 0; Nays: 0

The City Council has received an application from Liberty Place Partners, LLC to vacate a portion of the Amelia Street right of way, consisting of approximately 1777 square feet. The purpose of the vacation is to permit the development of the Liberty Place mixed use project on the 1.42 acre site bordered by William Street, Winchester Street, Amelia Street, and Douglas Street. The area to be vacated is shown on a plat entitled "Right of Way Dedication and Vacation Exhibit" by Bowman Consulting, dated March 15, 2016.

Under Code of Virginia §15.2-2232(C) and City Code §72-22.2, an application for the vacation of a public street right of way shall be submitted to the Planning Commission for review for substantial conformance with the Comprehensive Plan.

The proposed vacation of a portion of the Amelia Street right of way, to permit the development of the Liberty Place mixed use project, is not substantially in accord with the Business Opportunities and Goals, Residential Neighborhoods and Housing, and Land Use Planning Area 7: Downtown, chapters of the 2015 Comprehensive Plan, for the reasons stated more fully in the staff report.

The Fredericksburg Planning Commission therefore resolves the proposed vacation of a portion of the Amelia Street right of way is not substantially in accord with the 2015 Comprehensive Plan.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:



GENERAL CONTRACTOR

400 Charles Street
Fredericksburg, VA 22401
www.wackgc.com
540.372.4565 telephone
540.371.2868 facsimile

March 23, 2016

Ms. Marne Sherman
Development Administrator
City of Fredericksburg
715 Princess Anne Street
Fredericksburg, VA 22401



Dear Ms. Sherman,

Please accept this request for a right of way vacation to be considered with our application for a special use permit for Liberty Place, 605 William Street. We are requesting that the lot line on the north side of the parcel be moved approximately 9.34' to the north, thereby vacating approximately 1,777 square feet of the Amelia Street Right of Way. This vacating would not affect the width of Amelia Street or the travel lanes. We are also offering to dedicate Right of Way on both Winchester Street and Douglas Street to net out the square footage of the vacated Right of Way and allow both streets to be widened as part of our project.

The additional length of the lot will allow us to build 15 extra parking places in the garage across the three levels we have planned.

Included is a plat showing the proposed changes. This is the same plat that was approved by council in 2014. The GDP submitted with the SUP application will also show how the new lot lines relate to the proposed improvements. Thank you for your consideration and please call or e-mail if you need any additional information.

With Regards,

Thomas J Wack
Manager, Liberty Place Partners, LLC

GENERAL DEVELOPMENT PLAN LIBERTY PLACE

GPIN: 7789-01-0822
607 WILLIAM STREET
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2 - PRECINCT 201

**Bowman
CONSULTING**

Bowman Consulting Group, LLC
1000 North 1st Street
Fredericksburg, VA 22404
Phone: (848) 871-0888
Fax: (848) 871-0888
www.bowmanconsulting.com

COVER SHEET
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2 - PRECINCT 201

COUNTY PROJECT NUMBER



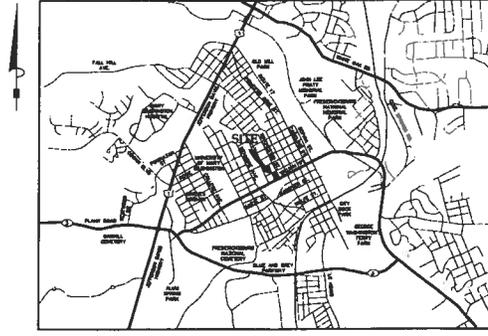
DATE: 03/01/2018
SUBMITTER: LIBERTY PLACE PARTNERS LLC
SUBMITTER'S ADDRESS: 607 WILLIAM STREET
SUBMITTER'S PHONE: (848) 871-0888

DATE REVISION: _____
BY: _____
DESCRIPTION: _____

DATE: 03/01/2018
SCALE: 1" = 1'-00"
JOB NO. 5425-D-001
DATE: MARCH 2018
FILE NO. 5425-D-2P-002
SHEET: 1 of 7

GENERAL NOTES

1. THIS PROJECT IS LOCATED AT GPIN: 7789-01-0822. THE PROPERTY IS CURRENTLY DEVELOPED AS AN OFFICE BUILDING WITH AN ASSOCIATED PARKING. THE PROPERTY IS CURRENTLY ZONED C-3 (COMMERCIAL-GENERAL).
2. THE TOTAL SITE AREA IS 8,888 SF OR 1.42 ACRES.
3. BOUNDARY INFORMATION AS SHOWN HEREON WAS PREPARED BY BOWMAN CONSULTING GROUP, L.P. OR REFERENCED TO, WHILE HEREON IS BASED ON THE VIRGINIA COMMONWEALTH SURVEY, MARSH, NORTH ZONE, SEE THE INCLUDED BOUNDARY SURVEY FOR ADDITIONAL INFORMATION.
4. TOPOGRAPHY HEREON IN THIS PLAN WAS OBTAINED FROM CONVENTIONAL TOPOGRAPHIC SURVEY OF THE SITE PREPARED BY BOWMAN CONSULTING GROUP. THE CONTOUR INTERVAL IS 2'.
5. THERE ARE NO COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE.
6. THERE ARE NO WETLANDS OR SPA LOCATED ON-SITE.
7. BASED UPON GRAPHIC PLATFORMS ONLY, AND AS SHOWN HEREON, THE PROPOSED SITE IS LOCATED IN ZONE "C" (LOCAL DISTRICTED). IN THE DISTRICT ZONE NEARLY ALL DEVELOPMENT IS SUBJECT TO FEDERAL INSURANCE STATE GUARANTEE FOR THE CITY OF FREDERICKSBURG, VIRGINIA COMMUNITY-PANEL SUBDIVISION. SEE LATEST REVISIONS TO THE ZONING ORDINANCE.
8. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
9. THE PROPOSED SITE CONTAINS EXISTING PUBLIC ROADS MAINTAINED BY THE CITY OF FREDERICKSBURG.
10. A COMMUNITY ADVISORY BOARD ASSOCIATION WILL BE FORMED FOR THIS DEVELOPMENT FOR THE MAINTENANCE OF THE COMMON AREAS AND ON-SITE OPEN SPACE. THE PROPOSED BOARD WILL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND WILL BE PLACED WITH AN IMPROVED/ENHANCED LANDSCAPE THAT WILL ALLOW THE PUBLIC ACCESS TO THE SPACES.
11. THERE ARE NO BROWN COMMERCE OR HISTORIC BUILDINGS ON THIS SITE.
12. EXISTENTIAL AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL DOCUMENTS.
13. STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH CITY REGULATIONS.
14. DRAINAGE CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH CURBSE DRAINAGE IN ACCORDANCE WITH THE VIRGINIA DESIGN AND CONSTRUCTION CONTROL HANDBOOK.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

1	COVER SHEET
2	LISTED IN THE CALCULATIONS
3	BOUNDARY PLAN & SIDE ELEVATION
4	EXISTING CONCEPT PLAN
5	GENERAL DEVELOPMENT PLAN
6	TRAFFIC/PEDESTRIAN CIRCULATION PLAN
7	PRELIMINARY LANDSCAPE PLAN

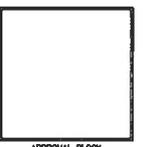
APPROXIMATE DIMENSIONS

ASR: 100' x 100' (FOR APPROXIMATE ONLY SEE THE SCALE)

ASR: 100' x 100'

ASR: 100' x 100'

ASR: 100' x 100'

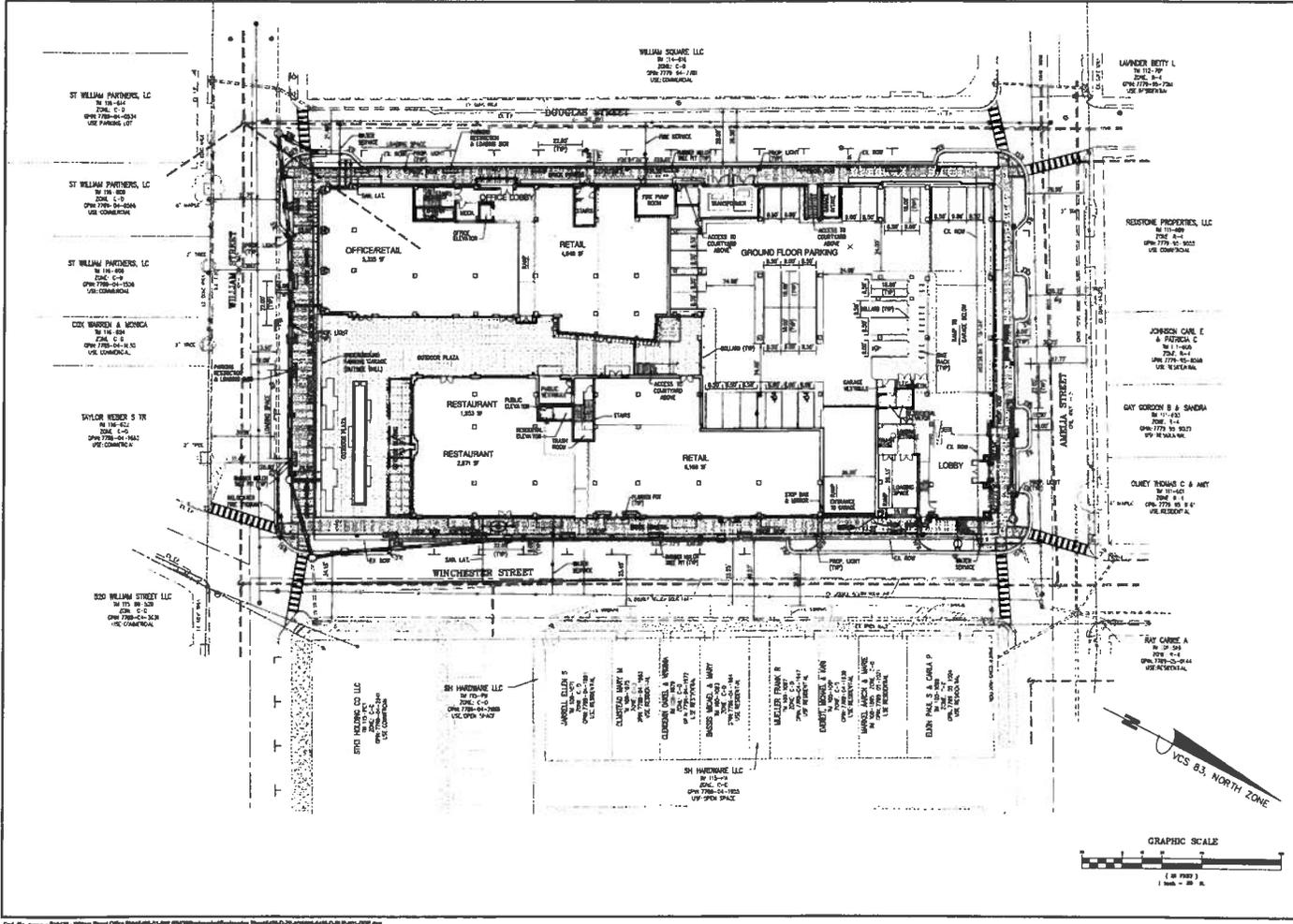


APPROVAL BLOCK

<p>APPLICANT LIBERTY PLACE PARTNERS LLC 400 CHARLES STREET FREDERICKSBURG, VA 22404 CONTACT: MR. THOMAS J. BAKER</p>	<p>OWNER LIBERTY PLACE PARTNERS LLC 400 CHARLES STREET FREDERICKSBURG, VA 22404 CONTACT: MR. THOMAS J. BAKER</p>
<p>PLANNER / ENGINEER BOWMAN CONSULTING GROUP 1000 NORTH 1ST STREET FREDERICKSBURG, VA 22404 P: (848) 871-0888 F: (848) 871-0888 CONTACT: MR. JESSICA R. FLEMING</p>	<p>TRANSPORTATION ENGINEER BOWMAN CONSULTING GROUP 1000 NORTH 1ST STREET FREDERICKSBURG, VA 22404 P: (848) 871-0888 F: (848) 871-0888 CONTACT: MR. CHARLES R. FAYNE, JR.</p>
<p>ENVIRONMENTAL ENGINEER BOWMAN CONSULTING GROUP 1000 NORTH 1ST STREET FREDERICKSBURG, VA 22404 P: (848) 871-0888 F: (848) 871-0888 CONTACT: MR. JESSICA R. FLEMING</p>	<p>LAND USE ATTORNEY WICKS & FLEMING 700 JACOBSON ST., SUITE 200 FREDERICKSBURG, VA 22404 P: (848) 800-2000 F: (848) 800-2000 CONTACT: MR. CHARLES R. FAYNE, JR.</p>



Call By: 848-871-0888 | Project: Liberty Place (Site 5425) at 607 William Street, Fredericksburg, VA 22404 | File No. 5425-D-2P-002



Bowman CONSULTING

10000 Westhampton Drive, Suite 100
 Reston, Virginia 20190
 Phone: 404.371.0888
 Fax: 404.371.0877
 www.bowmanconsulting.com

GENERAL DEVELOPMENT PLAN

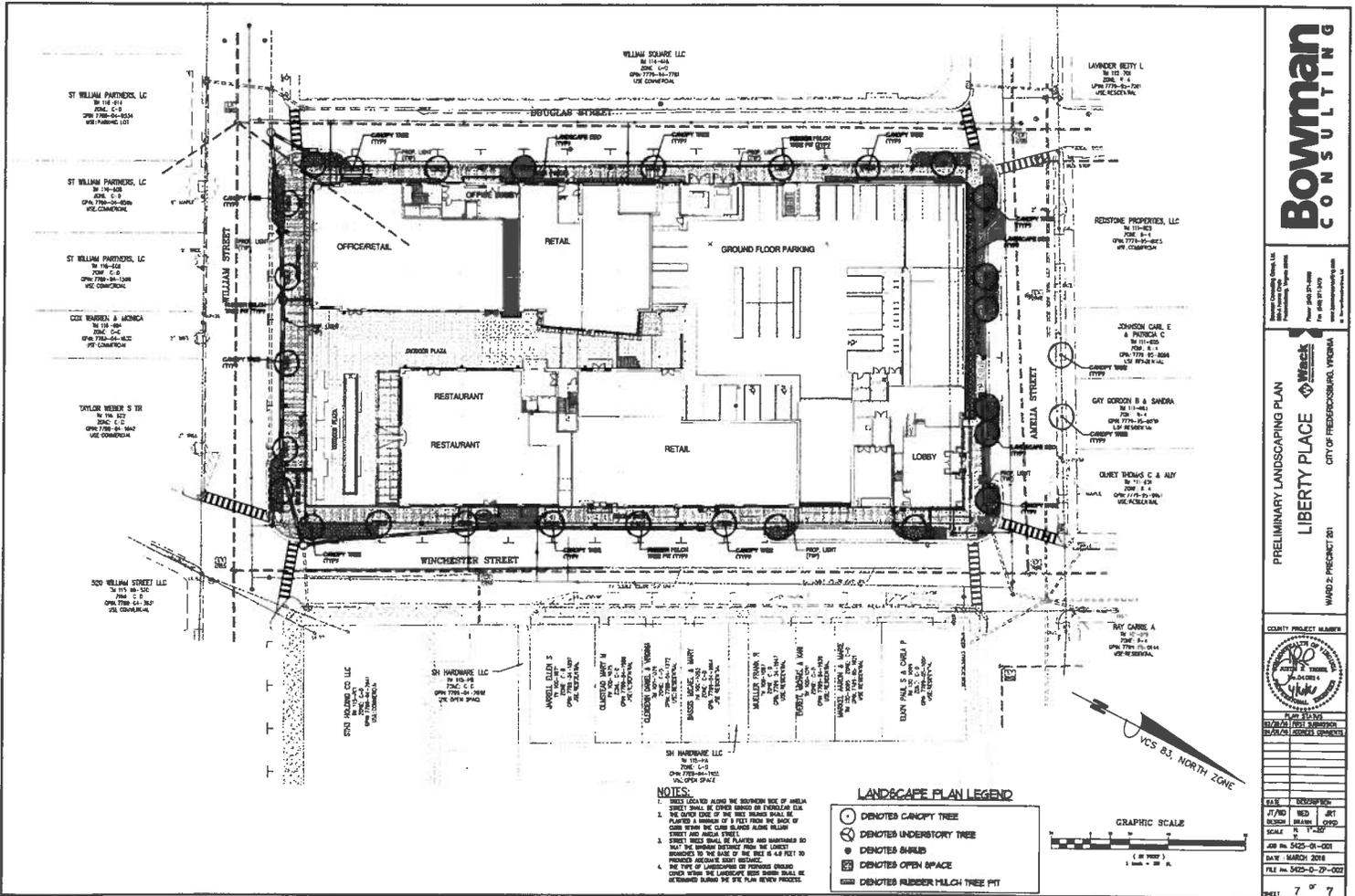
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA

WARD 2 - PRECINCT 201

COUNTY PROJECT NUMBER

CITY OF FREDERICKSBURG
 PLANNING DEPARTMENT
 10000 WESTHAMPTON DRIVE, SUITE 100
 RESTON, VA 20190

DATE	DESCRIPTION
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Bowman CONSULTING

PRELIMINARY LANDSCAPING PLAN
LIBERTY PLACE
 CITY OF FREDERICKSBURG, VIRGINIA
 WARD 12 - PRECINCT 201



DATE	DESCRIPTION
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mv+a

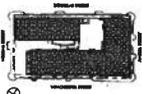
PROJECT: LIBERTY PLACE
 ARCHITECT: mv+a
 DATE: 2010
 SCALE: 1/8" = 1'-0"
 SHEET: A300
 DRAWING: OVERALL ELEVATIONS

LIBERTY PLACE
OVERALL ELEVATIONS

OVERALL ELEVATIONS

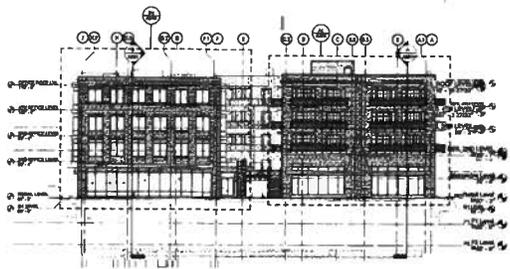
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NO.	DATE	BY	CHKD.

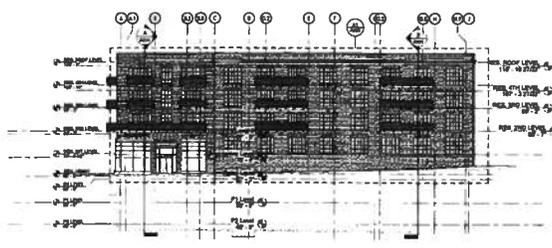


NOT FOR BID

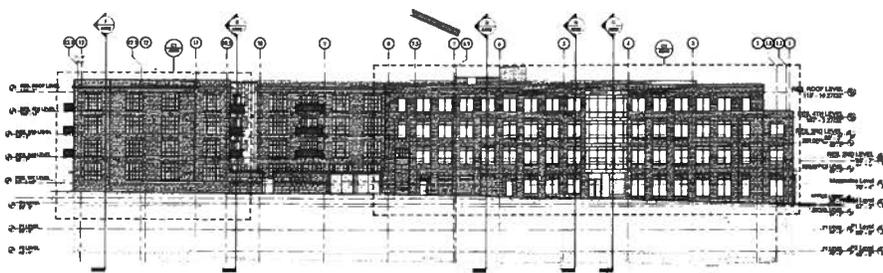
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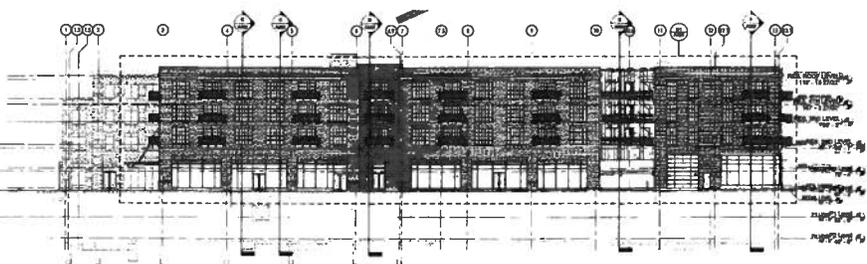
A1 OVERALL - WILLIAM STREET ELEVATION
SCALE: 1/8" = 1'-0"



A3 OVERALL - AMELIA STREET ELEVATION
SCALE: 1/8" = 1'-0"



C1 OVERALL - DOUGLAS STREET ELEVATION
SCALE: 1/8" = 1'-0"



4 OVERALL - WINCHESTER STREET ELEVATION
SCALE: 1/8" = 1'-0"

CONSULT ARCHITECTS: ARCHITECTS ASSOCIATES, INC.

mv+a

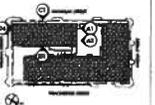
Project Name: LIBERTY PLACE
Architect: mv+a
Client: [REDACTED]
Date: [REDACTED]
Scale: 1/8" = 1'-0"

LIBERTY PLACE
TECHNICAL
DRAWING

OVERALL OFFICE
ELEVATIONS

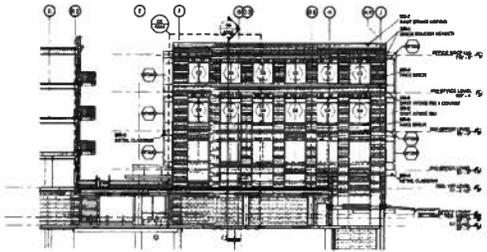
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NO.	DATE	BY	CHKD.

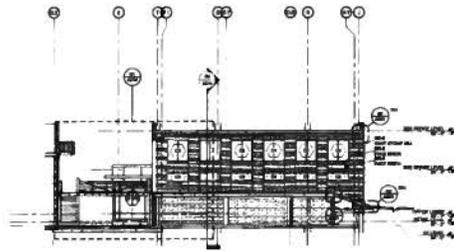


NOT FOR BID

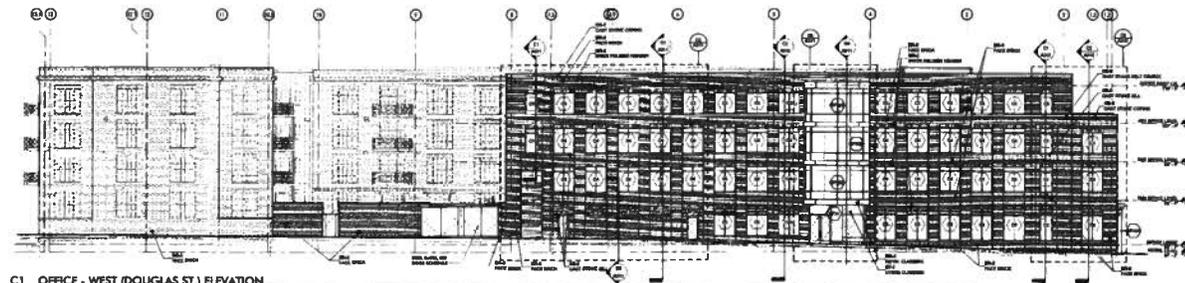
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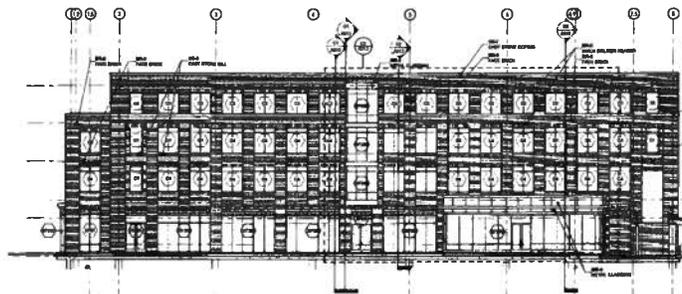
A1 OFFICE - NORTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



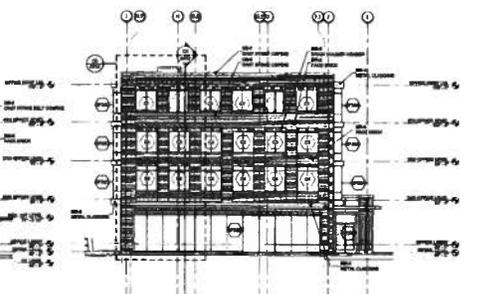
A3 OFFICE - NORTH LOGGIA ELEVATION
SCALE: 3/32" = 1'-0"



C1 OFFICE - WEST (DOUGLAS ST.) ELEVATION
SCALE: 3/32" = 1'-0"



D1 OFFICE - EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



D4 OFFICE - SOUTH (WILLIAMS ST.) ELEVATION
SCALE: 3/32" = 1'-0"

NOTES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL OR ANY ENCUMBRANCES ON THE PROPERTY.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON CITY OF FREDERICKSBURG TAX ASSESSMENT MAP AS GPN 7788-04-0822 AND IS ZONED CD (DOWNTOWN BUSINESS) WITH SPECIAL USE PERMIT (S14-02).
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF FREDERICKSBURG AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON SEPTEMBER 25, 2013.
4. THE PROPERTY SHOWN HEREON LIES IN ZONE "C" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650037C, REVISED SEPTEMBER 19, 2007.
5. CHESAPEAKE BAY PRESERVATION ACT: THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RESOURCE MANAGEMENT AREA (RMA) AND DOES NOT CONTAIN RESOURCE PROTECTION AREAS (RPA) WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
6. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO THE NATIONAL GEODETIC SURVEY MONUMENT HV2278 R 463.
7. THE GRID FACTOR (ELEVATION FACTOR (1) SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.9999825713, UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SUBDIVISION.
8. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH TO CONVERT TO TRUE NORTH APPLY THE CONVERGENCE ANGLE OF 36' 45" EAST. THE FOOT DEFINITION USED FOR CONVERSION OF VCS 1983 NORTH COORDINATES IS THE U.S. SURVEY FOOT (1 FOOT = 12/39.37 METERS).
9. CITY COUNCIL AUTHORIZED THE RIGHT-OF-WAY VACATION BY ORDINANCE 14-31.

OWNERS CONSENT & DEDICATION

THE PLATTING OF THE FOLLOWING DESCRIBED LAND "PLAT SHOWING RIGHT-OF-WAY DEDICATION AND VACATION ON THE LANDS OF LIBERTY PLACE PARTNERS LLC" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDERGOING ORDINANCE, PROCEEDINGS AND TRUSTED, IF ANY:

FOR: LIBERTY PLACE PARTNERS LLC
400 CHARLES STREET
FREDERICKSBURG, VA 22401

BY: _____ DATE _____
(SIGNATURE)

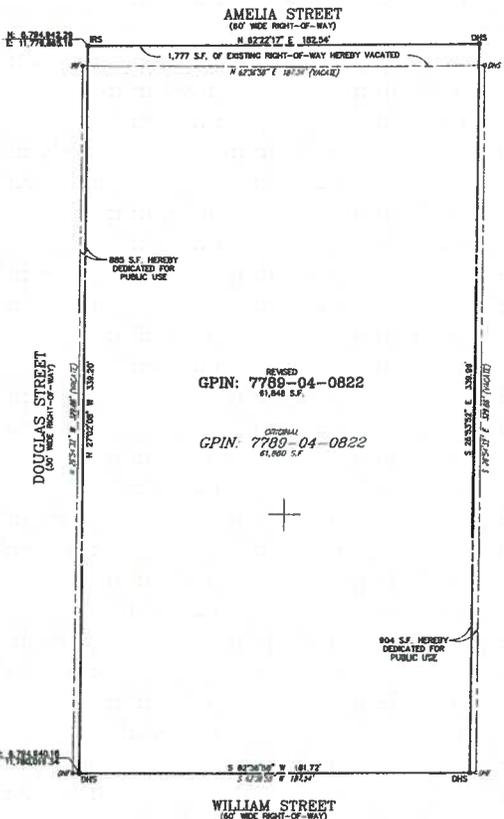
BY: KENNETH R. CAMERON DATE _____
TITLE: CITY MANAGER

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC IN THE COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____ DO HEREBY CERTIFY THAT
WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT OF CONSENT, HAS ACKNOWLEDGED THE
SAME BEFORE ME IN THE _____ THIS _____ DAY OF _____
REGISTRATION # _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

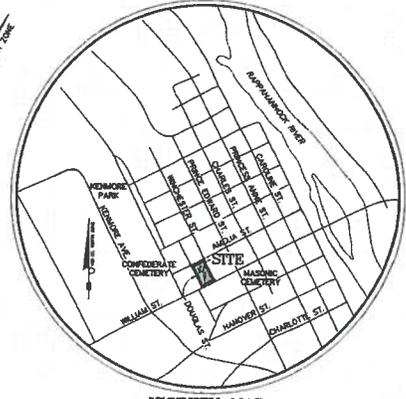
NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC IN THE COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____ DO HEREBY CERTIFY THAT
WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT OF CONSENT, HAS ACKNOWLEDGED THE
SAME BEFORE ME IN THE _____ THIS _____ DAY OF _____
REGISTRATION # _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



REVISED
GPN: 7788-04-0822
61,848 S.F.

ORIGINAL
GPN: 7788-04-0822
61,860 S.F.



VICINITY MAP
SCALE: 1"=1000'

CERTIFICATE OF APPROVAL

THIS PLAT KNOWN AS THAT SHOWING RIGHT-OF-WAY DEDICATION AND VACATION ON THE LANDS OF LIBERTY PLACE PARTNERS LLC, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

APPROVE - CITY OF FREDERICKSBURG DATE _____

AREA TABULATION

ORIGINAL GPN 7788-04-0822	61,860 S.F.
PLUS AREA FROM AMELIA ST.	+1,777 S.F.
MINUS AREA TO DOUGLAS ST.	-885 S.F.
MINUS AREA TO WINCHESTER ST.	-924 S.F.
REVISED GPN 7788-04-0822	61,848 S.F.

PLAT SHOWING
RIGHT-OF-WAY DEDICATION AND VACATION
ON THE LANDS OF
LIBERTY PLACE PARTNERS LLC
INSTRUMENT #2015-385
CITY OF FREDERICKSBURG, VIRGINIA

SCALE: 1" = 30' DATE: MAY 8, 2014

<p>Bowman CONSULTING</p> <p>Bowman Consulting Group, LLC 800 Hanes Circle Fredericksburg, Virginia 22405 www.bowmanconsulting.com</p> <p>Phone: 800-871-0288 Fax: 540-874-9749</p>	
<p>DWG: P-1423 - Urban Street Overlay (S425-01-02) (S37) Survey/Plan (S472-C-01-001.04) BY: JA. CHK: OLD GC.</p> <p>BCC PROJECT NO: 5425-01-002 TASK: 0001 COUNTY REF. NO. SURFH: 2015-14 SHEET 1 OF 1</p>	<p>DATE: _____</p>

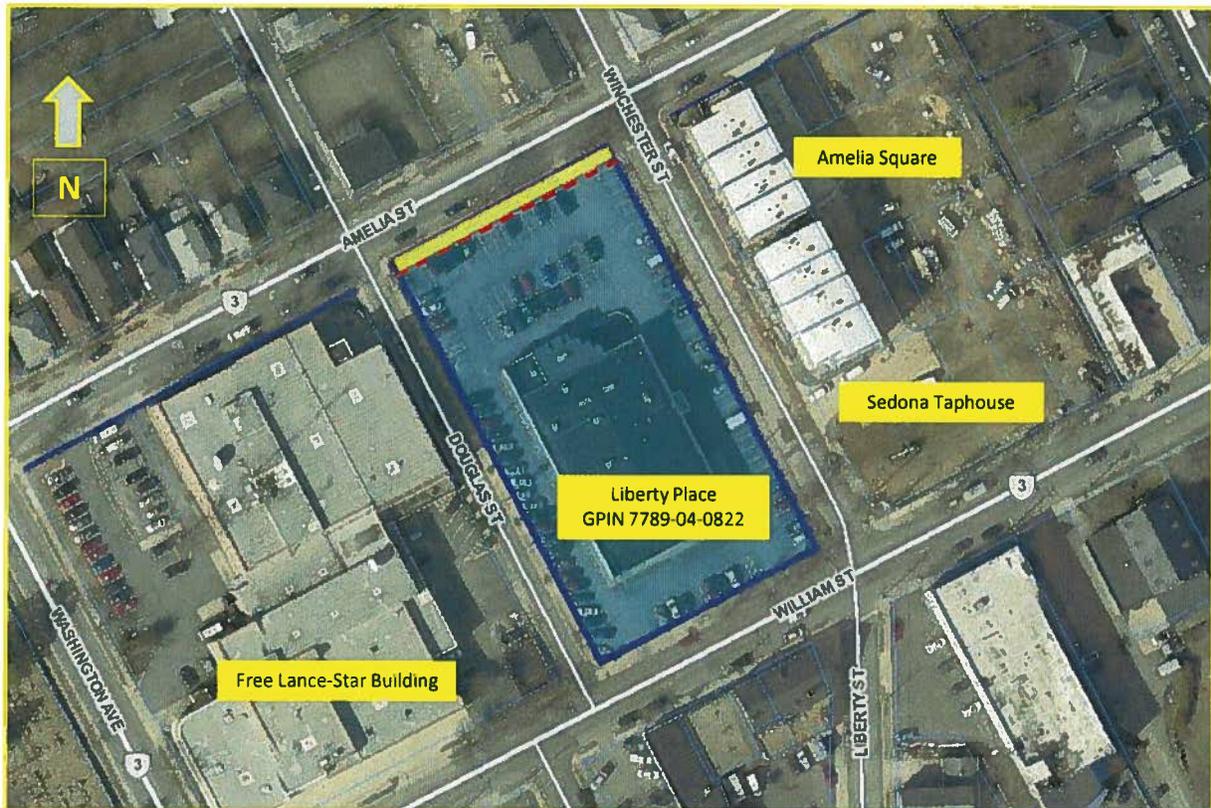
SURVEYORS CERTIFICATE

I, KEVIN D. EARLY, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY DELINEATED HEREON CURRENTLY STANDS IN THE NAME OF LIBERTY PLACE PARTNERS LLC AS ACQUIRED IN INSTRUMENT NUMBER 2015-385 AND BEING RECORDED AMONG THE LAND RECORDS FOR CITY OF FREDERICKSBURG, VIRGINIA, AND THAT ALL OF THE REQUIREMENTS OF THE CITY OF FREDERICKSBURG, VIRGINIA HAVE BEEN MET.



5425-C-RP-002

Liberty Place / Amelia Street ROW Vacation



— Existing Property Boundaries / ROW Line

- - - Proposed ROW Line along Amelia Street for Liberty Place / GPIN 7789-04-0822

Key Events in the Development of Liberty Place

- 8/12/14** City Council approves Ordinance 14-31 vacating a portion of the Amelia Street right-of-way between Winchester Street and Douglas Street. Condition #4 requires the development of the Liberty Place project, as shown on the Generalized Development Plan shall commence within 36 months of the adoption of this ordinance.
- 8/12/14** City Council approves Resolution 14-62 for a special-use permit (SUP) allowing a mixed-use development with 36 residential units per acre (total permitted - 51 units). Condition #1 requires that the property shall be developed in substantial accordance with the General Development Plan, floor plans entitled "Liberty Place," and architectural elevations entitled "Liberty Place Mixed Use Development Fredericksburg, Virginia."
- 2/10/15** City Council authorizes City Manager to execute a Memorandum of Understanding that will lead to the City of Fredericksburg purchasing part of the Liberty Place garage.
- 8/25/15** Original site plan submission. Site plan does not contain architectural elevations.
- 9/8/15** City Council approves revised Memorandum of Understanding showing revised architectural that is substantially consistent with what is currently proposed.
- 9/21/15** Public Comment Period on first review of site plan closed. Comments received from six neighbors focused on the location and treatment of garage entrance, landscaping, parking, overall traffic, and general questions related to the construction.
- 9/23/15** First review comments on site plan issued to applicant/engineer.
- 9/24/15** Technical Review Committee meeting with applicant to review site plan comments.
- 10/2015** Applicant submitted a Phase I Archeological Study satisfying Ordinance 14-31 Condition #1. The report concluded that no additional studies were warranted. Staff concurred with the report's conclusions on October 22, 2015.
- 01/16** Preliminary architectural renderings dropped off in Planning Services Division. No request for action accompanied the drawings. No formal action issued.
- 2/5/16** Revised site plan submitted. Application includes architectural elevations for the first time.
- 2/10/16** Site plan exception requests (regarding number of street trees, loading space location, and perimeter landscape buffer) and waiver of curb cut location submitted.
- 2/29/16** Public Comment Period on site plan exceptions closed. Comments received from three neighbors focused on maintaining the landscape requirement.
- 3/8/16** Work session held to review proposal for Tax Increment Financing District at Liberty Place. Staff directed to proceed to public hearing.

- 3/17/16** Second review comments on site plan issued to applicant/engineer. Action included determination that the application was not in substantial accordance with the General Development Plan and deferral of action on the site plan exceptions until the submission of the revised set of plans.
- 3/22/16** Work session held to review SUP and vacation.
- 3/24/16** Liberty Place Public Meeting held at Dorothy Hart Center.
- 4/12/16** City Council public hearing on proposed TIF ordinance.
- 4/13/16** Planning Commission public hearing for revised SUP application. Planning Commission Comprehensive Compliance Review of revised right-of-way vacation application.
- 4/26/16** City Council public hearings for revised SUP and right-of-way vacation applications, only if the Planning Commission acts on 4/13/16.