



CITY OF FREDERICKSBURG, VIRGINIA  
**CITY COUNCIL**

Council Chambers, 715 Princess Anne Street  
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR  
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO  
HON. KERRY P. DEVINE, AT-LARGE  
HON. MATTHEW J. KELLY, AT-LARGE  
HON. BRADFORD C. ELLIS, WARD ONE  
HON. DR. TIMOTHY P. DUFFY, WARD THREE  
HON. CHARLIE L. FRYE, JR., WARD FOUR

**Council Work Session**  
**August 23, 2016**

**Discussion on Riverwalk Square (Timbernest, LLC)**

**The Council** of the City of Fredericksburg, Virginia held a work session on Tuesday, August 23, 2016, beginning at 5:30 p.m. in the City Hall Conference Room.

**Council Present.** Mayor Mary Katherine Greenlaw, Presiding. Councilors William C. Withers, Jr., Kerry P. Devine, Timothy P. Duffy, Bradford C. Ellis, Charlie L. Frye, Jr. and Matthew J. Kelly.

**Also Present.** City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Assistant Economic Development Director Bill Freehling, Planning Services Director Charles Johnston, Zoning Administrator Michael Craig and Clerk of Council Tonya B. Lacey.

**Others Present.** Van Perroy, General Partner, Timbernest, LLC.

**Discussion on Riverwalk Square.** Zoning Administrator Craig explained that the special exception request covers the reconfiguration of two parcels. On one parcel there is the gazebo and dining area, tent and special event area and the 26 space parking lot. The other parcel holds the thirteen existing townhomes and 14 existing parking spaces. The applicant proposes to demolish the three buildings and the 13 townhome units to rebuild 14 new units of mixed townhome and multifamily on reconfigured the .52 acre lot. The density of the revised site is proposed to be 29 units per acre and it exceeds the general density in the Commercial Downtown zoning district and the floodplain requirement.

Mr. Craig presented a PowerPoint presentation and in the presentation he discussed the exception request, he asked was the request special, did the request conform to the City Vision and Policy and what are the impacts of the project and how or could they be mitigated? He also discussed the downtown public parking supply. He presented the parking solution that Mr. Perroy proposed. The parking solution proposed was to sublease spaces in the parking

garage from Mr. Rich Palmer at the Marriott because he rarely uses all of his leased spaces. See Attachment B for more information.

Vice-Mayor Withers pointed out that there were more parking spaces being used than what was being shown in the parking display that Mr. Craig presented. He said to make sure this was taken into account when looking for solutions.

Mr. Perroy warned Council to be careful when looking at the footprint. He said it was true that the new development would have a larger footprint, but the existing townhomes currently sit on the ground and if the water was to rise and they would be destroyed. He said the new footprint would allow the water to flow if the water rose to flood levels. The current units have structural problems such a cracks in the foundation. He also noted that each unit would have two parking spaces.

Mr. Perroy stated that people use his lot because the parking was free but he also noted that the Unified Development Ordinance states that buildings in the Historic District does not require parking and it does not address existing parking. Mr. Perroy presented Council with four parking options: Option 1: temporary leasing spaces in the parking garage on an as needed basis (possibly 12 spaces). The spaces would only be used when there was an event at Fredericksburg Square; Option 2: Sublease spaces from Rich Palmer, Courtyard Marriott. Mr. Palmer said they only use the spaces on an as needed basis and they rarely use them. Option 3: using the VRE lot and Option 4: cease doing events at Fredericksburg Square. Mr. Perroy said they were reducing density and addressing parking issue in a better way.

Mr. Perroy also addressed the access to Caroline Street. He said if they opened up the Chapel area as a driveway it may take away from the walkway and he was not sure this would work because of space issues.

Vice-Mayor Withers asked whether the City could lease more spaces in the garage and City Attorney Dooley explained that the City could not be allowed to lease additional spaces in the garage because of the tax exempt bonds. She said there was a limit on private use as long as the City had the bonds. She did say that the Marriott could sublet the spaces to Mr. Perroy. City Manager Baroody explained that the City only gets paid for the spaces that are actually being used by Marriott. He said if they use 20 spaces out of the 60 then the City would get paid for the 20 used spaces.

Councilor Devine said the subleasing was an interesting option. She said she had noticed a trend in the parking deck since the VRE lot opened in Spotsylvania. She said she

would be reluctant to lose any of the extra parking because with the parking opening up it would help with parking for the Riverfront Park as well as potential reuse of the courthouse.

Councilor Frye also liked the subleasing idea. He also suggested that maybe in the future they could get wedding guest to use the City's VRE lot to help free up parking in the parking deck. He said maybe there could be a shuttle to run from the lot to Fredericksburg Square.

Councilor Duffy agreed that if Mr. Perroy could work out an agreement with Marriott it would be a plus for Mr. Perroy and the City. Mr. Baroody said he asked the Marriott for the numbers on how many spaces they have used over the years but he had not received those yet. Mr. Perroy said this would work well because Fredericksburg Square and the Marriott already have a great working relationship.

Councilor Kelly also address the VRE parking and noted that the 2020 plan was to build 1500-1800 parking spaces somewhere to address the parking for their riders. He said the City has talked about ways to make the garage more user-friendly to get more people to use it. He said there were more people living and working in the City and the City wanted to attract more business development downtown and because of this he said the City must stop coming up with tiny deals. He said the City must have more discussions on what the impacts are and the City needed a vision.

Mr. Baroody said the City would have discussions in October on the vision of the City. He said staff has spent many hours collecting data to determine where the City was on parking. He was not suggesting that all the issues with parking had been solved. He said they were going to the Economic Development Authority in September to discuss the next steps for meeting future parking needs.

Vice-Mayor Withers said he liked the project but he also addressed his concerns with placing a building of this size on such a small lot. He said he would like to work it out so that there was a level playing field for everyone.

Councilor Devine said she originally had concern with the parking but she also had some concern with increasing density on the riverfront. She said without the parking this project would definitely be a no go.

Mayor Greenlaw noted that the subleasing with Marriott would solve the parking issue and she said the substandard living would be replaced with improved residential living and she thought that was a no brainer to allow this project.

Mr. Perroy said each project is uniquely different and he asked that the Council look at each on its own merits.

**Adjournment.** There being no further business to come before the Council at this time. Mayor Greenlaw declared the work session officially adjourned at 6:58 p.m.

Lacey\_\_\_\_\_

\_\_\_\_\_**Tonya B**

**Tonya B. Lacey  
Clerk of Council  
City of Fredericksburg**