



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

November 15, 2016
7:00 PM

1. Call to order and establishment of a quorum.
2. Approval of Minutes – October 18, 2016 (Regular Meeting).
3. Regular Meeting
 - a. **Special Use Permit 2016-04 – Walker Drive Cross Parking Agreement.** The request, per Article 7-12 Cooperative Parking of the Zoning Ordinance, is to establish a cross parking agreement between a new building located at 321 Walker Drive with existing buildings located at 331 and 361 Walker Drive. The parcel is zoned Industrial and the Comprehensive Plan identifies the property as Light Industrial on the Future Land Use Plan. The owners are Walker Investment Group, LLC, F & R Development, LLC, JL Woodside Properties, LLC, CCMK, LLC, Hirshman Hoover, LLC, RAM Holdings, LLC, and JS Woodside Properties, LLC. GPINs 6984-74-5565-000, 6984-74-8242-001, 6984-74-8242-002, 6984-74-8242-003, 6984-74-8242-004, 6984-74-8242-005, 6984-74-8242-006, 6984-74-8242-007, 6984-73-6957-101, 6984-73-6957-201, 6984-73-6957-202, 6984-73-6957-203, and 6984-73-6957-204.
 - b. **Walkability Audits** – Town of Warrenton/PATH Foundation “Healthy Lifestyles – Complete Streets and Active Transportation” Memorandum of Understanding scope of work calls for five (5) walkability audits to be conducted. Review of purpose, routes, and next steps will be discussed with the Planning Commission.
1. Comments from the Commission
2. Comments from the Staff
3. Adjourn



**DRAFT MINUTES
PLANNING COMMISSION
TOWN OF WARRENTON**

**October 18, 2016
7:00 PM**

The regular meeting of Town of Warrenton Planning Commission (PC) convened on Tuesday, October 18, 2016 at 7:00 PM in the Municipal Building.

The following members were present: Dr. John Harre, Chair; Ms. Brandie Schaeffer, Vice-Chair; Mr. Ali Zarabi; Mr. John Kip; Ms. Susan Helander; Ms. Anna Maas; Ms. Christine Dingus; Mr. Brett Hamby, Town Council Liaison; and Mr. Whitson Robinson, Town Attorney. Ms. Denise Harris, Interim Director of Planning and Community Development represented staff. Mr. Lowell Nevill was absent.

Dr. Harre called the meeting to order at 7:00 PM and a quorum was determined.

Approval of Minutes

Dr. Harre asked if anyone had changes for the September 20, 2016 meeting minutes. Mr. Kip made motion to approve September 20, 2016 minutes as submitted. Ms. Helander seconded the motion. All were in favor and the motion passed unanimously (7-0-1; Nevill absent).

Regular Meeting

Dr. Harre congratulated Ms. Schaeffer on her selection as the new Planning and Community Development Director for the Town of Warrenton then opened the floor for Vice Chair nominations. Mr. Kip nominated Ms. Helander. Ms. Schaeffer seconded the nomination. Ms. Schaeffer motioned to close nominations. Mr. Kip seconded the motion. All were in favor and the motion passed unanimously (7-0-1; Nevill absent). Ms. Helander will begin serving as Vice Chair effective November, 2016.

Dr. Harre made the PC aware of November and December Meeting schedule. Ms. Harris explained Thanksgiving fell on the same day as the Architectural Review Board so the meeting was moved from November 22nd to November 17th. Ms. Harris asked if the PC wished reschedule the November 22, 2016 Work Session (week of Thanksgiving). After discussion, the PC decision was to leave the Work Session as scheduled. Mr. Zarabi made a motion to remove December 27, 2016 Work Session. Ms. Helander seconded motion. All were in favor and the motion passed unanimously (7-0-1; Nevill absent).

Dr. Harre closed the regular meeting and opened the Work Session at 7:07 PM.

Work Session

Zoning Map Amendment (ZMA) 2016-01 – Walker Drive Planned Unit Development. The request is to rezone multiple parcels along Walker Drive from Industrial (I) to Industrial Planned Unit Development (I-PUD) overlay district. The rezoning request packet includes proffers, waiver requests, a Master Development Plan, Design Guidelines, Transportation Impact Analysis, and Economic Analysis. The properties included within ZMA 2016-01 comprise approximately 31.9131 acres. The Comprehensive Plan identifies the property as light industrial on the future land use plan. The application includes multiple applicants and their representative is Walsh, Colucci, Lubeley & Walsh PC. The property owners and parcels within the request include:

| PARCEL ID: | PROPERTY OWNERS: |
|-------------------|-------------------------------------|
| 6984-74-5565 | Walker Drive Investment Group, LLC. |
| 6984-73-7494 | Springfield Properties, LLC. |
| 6984-72-3635 | The Drew Corporation |
| 6984-73-6957-101 | CCMK, LLC. |
| 6984-73-6957-202 | CCMK, LLC. |
| 6984-73-6957-201 | Ram Holdings, LLC. |
| 6984-73-6957-203 | J.S. Woodside Properties, LLC. |
| 6984-73-6957-204 | J.S. Woodside Properties, LLC. |
| 6984-74-8242-001 | Hirshman Hoover, LLC. |
| 6984-74-8242-002 | J.S. Woodside Properties, LLC. |
| 6984-74-8242-003 | F&R Development, LLC. |
| 6984-74-8242-006 | F&R Development, LLC. |
| 6984-74-8242-007 | F&R Development, LLC. |
| 6984-74-8242-004 | CCMK, LLC. |
| 6984-74-8242-005 | CCMK, LLC. |
| N/A | Town of Warrenton |

Ms. Harris explained the applicant would be providing a presentation of the zoning text amendment followed by discussions of transportation. In addition to Applicant representatives and Town of Warrenton personnel, Virginia Department of Transportation (VDOT) and Town transportation consultant Mr. Ed Papazian from Kimberly-Horn & Associates were also in attendance.

Applicant's representative, Mr. John Foote, provided an overview presentation requesting rezoning from Industrial to I- PUD. He stated his staff has been struggling with the project as specific tenants are still unknown. He introduced Mr. Mickey Cornelius, Senior Vice President, The Traffic Group. Mr. Cornelius said traffic studies identified a total of 10 intersections. He provided details and replied to various questions from PC. He stated that VDOT came back with suggestion of installing roundabouts instead of traffic signals. Mr. Cornelius said they were unsure if there was room for roundabouts. Mr. Foote noted the cost for roundabouts is unknown so he has requested The Traffic Group to research along with getting VDOT input.

Ms. Harris provided a transportation presentation highlighting April 2016 Transportation Impact Analysis; intersection impacts; turn lanes movements; multi-mode accommodations; and design. She stated the Warrenton Volunteer Fire Department has requested all signals comply with Opticom Infrared System allowing traffic signals to be preempted or extended.

Ms. Harris invited Mr. Papazian to talk on traffic issues as the Town's transportation expert. He explained the issue of failures at intersections with signalization was based on traffic volume. They were satisfied

with TIA analysis and stated with some areas were still to be resolved. He said the Roundabout Study has merit and can be discussed as suggested by VDOT. He discussed expanding the proposed 5' wide sidewalk to 10' wide multi-use trail along Walker Drive and adding an additional left turn lane on Walker Drive.

Mr. Nathan Umberger, Regional Traffic Engineer, VDOT Northwest Region, provided a briefing on roundabouts. He said VDOT has been directed to review intersections for roundabouts prior to consideration of signalization. Mr. Umberger explained that intersections are traditionally examined for peak hour usage; however it is also important to consider traffic at all hours of day as thousands of hours can be saved over a year by using roundabouts instead of signal intersections. Mr. Umberger responded to questions from PC and offered to share information about other areas as requested. Dr. Harre asked for cost estimates, which Mr. Umberger said varies. Mr. Umberger said cost of Fluvanna roundabout was \$125k while roundabout in Culpeper cost more as it was more engineered to accommodate a larger scale. A roundabout feasibility study would cost approximately \$5,000-6,000.

Ms. Harris introduced Ms. Margaret Rice, Director of Parks & Recreation to discuss a multi-use trail along Walker Drive. Ms. Rice explained this would be key linkage between County and Town trails specifically, Academy Hill Park to incorporate linkages to nearby communities/trails in county. This would enhance the project by providing a portion of the link to White's Mill Trail and allow pedestrians to safely transfer between Town and County.

The final topic was street design with Ms. Harris providing examples of parallel and angle parking designs at nearby areas. If going with angled parking, then backing into parking spot and driving forward to exit is safer. In response to Ms. Schaeffer's question, the applicant confirmed the area with proposed angled parking is two-way traffic. Ms. Maas and Ms. Schaeffer stated they prefer parallel parking.

Meeting adjourned at 9:02 PM with remaining items to be addressed at October 25, 2016 meeting.

Minutes submitted by Karen Kowalski.

Minutes were approved on _____.



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

OTAC Parking Agreement: SUP 2016-04

DATE OF HEARING: November 15, 2016

PLANNING COMMISSION DECISION DEADLINE: November 15, 2016

TOWN COUNCIL DECISION DEADLINE: January 10, 2017

EXECUTIVE SUMMARY

The request, per Article 7-12 Cooperative Parking of the Zoning Ordinance, is to establish a cross parking agreement (Attachment I) between a new building (OTAC III) located at 321 Walker Drive with existing buildings located at 331 and 361 Walker Drive (OTAC I & II). Currently, OTAC I and II have an additional 37 spaces over the amount required; whereas OTAC III is asking for 36 less parking spaces to equal a net of one additional space between the three buildings.

The parcel is zoned Industrial and the Comprehensive Plan identifies the property as Light Industrial on the future land use plan. The owners are Walker Investment Group, LLC, F & R Development, LLC, JL Woodside Properties, LLC, CCMK, LLC, Hirshman Hoover, LLC, RAM Holdings, LLC, and JS Woodside Properties, LLC.

STAFF RECOMMENDATION

It is staff's recommendation that the Planning Commission recommend approval to Town Council for the requested Special Use Permit for a cooperative parking agreement between OTAC I, II, and III with the following conditions:

1. The property shall be in substantial conformance with the approved Site Development Plans dated June 13, 2016, allowing sheets 3, 4, 5, 7, and 10. Subject to review and approval of applicable Federal, State, and Local regulations.

SUGGESTED MOTIONS

I move that the Planning Commission recommend approval of SUP 2016-04 with the following conditions.

1. The property shall be in substantial conformance with the approved Site Development Plans dated June 13, 2016, allowing sheets 3, 4, 5, 7, and 10.

Subject to review and approval of applicable Federal, State, and Local regulations.

OR

2. I move that the Planning Commission forward SUP 2016-04 to the next Planning Commission Work Session.

OR

3. I move that the Planning Commission recommend denial of SUP 2016-04 for the following reasons: [Insert].

OR

4. I move an alternative motion.

VICINITY MAPS



Directions:

Properties are bounded by OTAC I to the south Walker Drive to the west, US 15/17/29 to the east, and Academy Hill Road to the north.

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I. APPLICATION INFORMATION

APPLICANT: Walker Drive Investment Group, LLC.

REPRESENTATIVE: Mr. Mike Forsten

APPLICANT’S PROPOSAL/REQUEST

1. Create a cooperative parking agreement between 321, 331, and 361 Walker Drive.

LOCATION: 321, 331, and 361 Walker Drive

PIN#

PARCEL ID: PROPERTY OWNERS:

| | |
|------------------|-------------------------------------|
| 6984-74-5565 | Walker Drive Investment Group, LLC. |
| 6984-73-6957-101 | CCMK, LLC. |
| 6984-73-6957-202 | CCMK, LLC. |
| 6984-73-6957-201 | Ram Holdings, LLC. |
| 6984-73-6957-203 | J.S. Woodside Properties, LLC. |
| 6984-73-6957-204 | J.S. Woodside Properties, LLC. |
| 6984-74-8242-001 | Hirshman Hoover, LLC. |
| 6984-74-8242-002 | J.S. Woodside Properties, LLC. |
| 6984-74-8242-003 | F&R Development, LLC. |
| 6984-74-8242-006 | F&R Development, LLC. |
| 6984-74-8242-007 | F&R Development, LLC. |
| 6984-74-8242-004 | CCMK, LLC. |
| 6984-74-8242-005 | CCMK, LLC. |

ZONING: Industrial

FUTURE LAND USE: Light Industrial

ACREAGE: 11.2927 acres

SURROUNDING LAND USES/ZONING

| DIRECTION | ZONING | CURRENT LAND USE |
|-----------|----------------------|------------------------------------------------------------------------------------|
| North | Industrial | Animal Clinic |
| South | Industrial | Vacant, OTAC I |
| East | Industrial, R-1, R-4 | Single Family Residential/ Fauquier County/ Church / US Route 29/15/17/Undeveloped |
| West | R-6 | Residential |

II. PROJECT REVIEW

A. Context

OTAC I and II are existing buildings, located on Walker Drive that contain medical offices and fitness centers. OTAC III is a new building to be located north and west of OTAC I and II, which is currently under construction. The request, per Article 7-12, is for a Special Use Permit (SUP) to create a cooperative parking agreement between OTAC I, II, and III (Attachment II). This agreement will allow for existing additional parking located on OTAC I and II to be used as part of the required parking calculations for OTAC III (Attachment III).

The additional parking comprises of those spaces provided at OTAC I and II that are over the amount required for the site. Currently, OTAC I and II have an additional 37 spaces over the amount required; whereas OTAC III is asking for 36 less parking spaces to equal a net of one additional space between the three buildings. To help facilitate pedestrian connections between the sites, stairs were built between OTAC I and II. In addition, stairs are planned between OTAC II and III and a sidewalk is planned between OTAC I and III.

The Site Development Plan for OTAC III (SDP 2015-02) was approved in August 2016. SDP 2015-02 includes requirements for the site if it receives the cooperative parking agreement SUP and if it does not receive an SUP (Attachment IV).

B. Summary of Outstanding Issues

The Departments of Public Works and Utilities, and Planning and Community Development have reviewed the application and found no outstanding issues at this time.

C. Zoning Ordinance Criteria

In addition to the requirements for SUPs under Article 11-3.10.3 (SUP Evaluation Criteria, Issues for Consideration)¹ the proposed use must meet the Zoning Ordinance. The site is under development per Site Development Plan (SDP) 2015-02, approved August 2, 2016. SDP 2015-02 included the calculations and development requirements for the site with the required parking, both with the SUP and without. The requested SUP falls under Article 7-12 of the 2006 Zoning Ordinance, which states:

7-12 Cooperative Parking

Parking space required under the provisions of this Ordinance may be provided cooperatively for two (2) or more uses in a development or for two (2) or more individual uses that will assure the permanent availability of such space, upon the issuance of a special use permit by the Town Council. The amount of such combined space shall be equal to the sum of the amounts required for the

¹ See Section II – E. Zoning Ordinance Criteria for Special Use Permits, for the full list of SUP evaluation criteria per Article 11-3.10.3.

separate uses; provided, that the Town Council may reduce the amount of space required for a church or for a meeting place of a civic, fraternal, or similar organization; or other uses under the provisions of a combined parking area by reason of different hours of normal activity than those of other uses participating in the combination.

Article 7-5 and 7-6 includes the parking standards for recreational and commercial uses. Under these Articles, the OTAC buildings have the following parking requirements:

Figure 1: Existing Parking at OTAC I & II

| Location | Use | Area (sq ft) | Required Parking |
|-------------------------|----------------|--------------|------------------|
| OTAC I | Medical Center | 7,484 | 43 |
| | Fitness Club | 13,733 | 69 |
| OTAC II | Medical Center | 6,105 | 35 |
| | Fitness Club | 10,603 | 53 |
| Required Parking | | | 200 |
| Parking Provided | | | 237 |

Figure 2: Proposed Parking at OTAC III

| Location | Use | Area (sq ft) | Required Parking |
|-------------------------------------------|----------------|--------------|------------------|
| OTAC III | Medical Center | 10,648 | 61 |
| | Fitness Club | 13,918 | 70 |
| | Office | 10,648 | 36 |
| Required Parking | | | 167 |
| →Minus 10% (Article7-2.12) | | | 151 |
| Proposed OTAC III On-Site Parking | | | 115 |
| Proposed Cooperative Parking Spaces | | | + 37 |
| Proposed OTAC III Parking with SUP | | | 152 |

D. Zoning Ordinance Intent & Comprehensive Plan Use Description

Per the Zoning Ordinance, the legislative intent of the Industrial District is the following:

It is the intent of this district to implement the Town’s Comprehensive Plan by providing for a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses,

business and service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted.

The properties in question are located in an area designated as Light Industrial by the Future Land Use Map of the Comprehensive Plan. According to the Town of Warrenton Comprehensive Plan:

To encourage and plan for clean and Light Industrial activities that are economically beneficial and compatible with the needs, character, and environment of the Town.”

Light Industrial areas are envisioned to include light manufacturing, flex industrial uses and wholesale commercial uses, with limited office uses. Industrial land uses should be limited to uses that do not generate inordinate amounts of noise, smoke, dust, odors, heat, or electrical disturbances.

Industrial sites should be co-located or located near one another. Scattered or strip sites is strongly discouraged. Uses should be limited to those that will provide a variety of Light Industrial uses that will contribute to the creation of new businesses and retention and expansion of existing businesses, with very limited support for commercial uses allowed as integrated elements of the industrial development for the purpose of reducing traffic generation from the site.

E. Zoning Ordinance Criteria for Special Use Permits

Section 11-3.10.3 of the Town of Warrenton Zoning Ordinance states *in considering requests for Special Use Permits, the following factors should be considered:*

Standard

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.

Analysis

The SUP proposes the reduction of parking and impervious surfaces in the industrial district.

Standard

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

Analysis

Fire and police have direct access to the property via the entrances shown on the approved site plan.

Standard

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

Analysis

The properties will be held to Town Code provisions relating to disturbing the peace (e.g. Sections 11-19 – Noise; 11-20 – Nuisances; 11-21 – Odors).

Standard

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area

Analysis

SDP 2015-02 has an approved lighting plan that meets the current Zoning Ordinance requirements in Article 9-8.

Standard

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

Analysis

Not Applicable.

Standard

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

Analysis

Sidewalks and stairs, shown on the approved SDP 2016-02 (sheet 3), will connect OTAC I and II to OTAC III. All required handicapped/ADA spaces are provided directly in front of or behind each building.

Standard

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood

Analysis

See SDP 2015-02, sheet 3. No changes are proposed to the approved building footprint.

Standard

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

Analysis

The property is under development per the approved SDP 2015-02, which meets the 2006 Zoning Ordinance requirements for landscaping.

Standard

9. The timing and phasing of the proposed development and the duration of the proposed use.

Analysis

OTAC III is currently under development, using the approved SDP 2015-02 sheets illustrating the additional required parking. Approval of this request would allow the developer to utilize the SDP 2015-02 sheets that do not include the additional parking area.

Standard

10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.

Analysis

The Special Use Permit would reduce the amount of impervious surface required for OTAC III and allow the site to retain more existing trees.

Standard

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

Analysis

The proposed cross parking agreement will facilitate walking between the three OTAC buildings.

Standard

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.

Analysis

Not applicable.

Standard

13. Whether the proposed use will facilitate orderly and safe road development and transportation.

Analysis

The proposed cross parking agreement does not trigger transportation improvements.

Standard

14. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.

Analysis

Not Applicable.

Standard

15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.

Analysis

The site is to be served by public utilities, approved per SDP 2015-02.

Standard

16. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

Analysis

The proposed Special Use Permit allows the developer to take advantage of 37 existing additional parking spaces provided by adjacent buildings.

Standard

17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Analysis

Not Applicable.

Standard

18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.

Analysis

Not applicable.

Standard

19. The location, character, and size of any outdoor storage.

Analysis

Per the approved SDP 2015-02, there will be a screened dumpster, located by the road connecting OTAC I and III.

Standard

20. The proposed use of open space.

Analysis

Per the approved SDP 2015-02, the open space areas meet the Zoning Ordinance Requirements.

Standard

21. The location of any major floodplain and steep slopes.

Analysis

No major floodplains are on the property. No changes are proposed to the approved grading plan on SDP 2015-02.

Standard

22. *The location and use of any existing non-conforming uses and structures.*

Analysis

Not applicable.

Standard

23. *The location and type of any fuel and fuel storage.*

Analysis

Not applicable.

Standard

24. *The location and use of any anticipated accessory uses and structures.*

Analysis

Not applicable.

Standard

25. *The area of each proposed use*

Analysis

The OTAC III parcel includes:

| | |
|--------------------|---------------------|
| Building Footprint | 13,918 square feet |
| Parking | 47,038 square feet |
| Sidewalk | 2,776 square feet |
| Open/Landscape | 175,740 square feet |

The uses within the three OTAC buildings include:

| Location | Use | Area (sq ft) |
|----------|----------------|--------------|
| OTAC I | Medical Center | 7,484 |
| | Fitness Club | 13,733 |
| OTAC II | Medical Center | 6,105 |
| | Fitness Club | 10,603 |
| OTAC III | Medical Center | 10,648 |
| | Fitness Club | 13,918 |
| | Office | 10,648 |

Standard

26. *The proposed days/hours of operation.*

Analysis

Not Applicable.

Standard

27. *The location and screening of parking and loading spaces and/or areas.*

Analysis

There is landscaping around the entire site, per Article 8 of the Zoning Ordinance. Parking is located around each building.

Standard

28. The location and nature of any proposed security features and provisions.

Analysis

Not Applicable.

Standard

29. The number of employees.

Analysis

Not Applicable.

Standard

30. The location of any existing and/or proposed adequate on and off-site infrastructure.

Analysis

Not Applicable.

Standard

31. Any anticipated odors which may be generated by the uses on site.

Analysis

None anticipated.

Standard

32. Refuse and service areas.

Analysis

Dumpsters are located behind screened areas by each building.

III. ATTACHMENTS

| | |
|-----------------------------------------------------------------|------------|
| Land Development Application and Cross Parking Agreement | I |
| Narrative Description | II |
| Vicinity Map and Parking Tabulations | III |
| Site Plan Sheets | IV |

SEP 26 2016
COMMUNITY DEVELOPMENT
TOWN OF WARRENTON

TOWN OF WARRENTON, VIRGINIA
18 Court Street, P.O. Drawer 341
Warrenton, VA 20188-0341
(540) 347-2405

SUP 2016-04
PLNG
NO. 2016-17

LAND DEVELOPMENT APPLICATION

Application is hereby made for a zoning permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all Town and State Laws and Ordinances and which are hereby agreed to by the undersigned and which shall be deemed a condition entering into the exercise of this permit. The permit is valid for six (6) months from date of issuance. If not renewed prior to expiration, this permit is null and void.

TYPE OF DEVELOPMENT:

- | | | | | |
|------------------------------------------------|----------------------------------------------------------|----------------------------------------------|-----------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Amendment | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Zoning/Rezoning | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Land Disturbance | <input type="checkbox"/> Sign - Permit # | <input type="checkbox"/> Other, Specify Below |
| <input type="checkbox"/> Site Development Plan | <input type="checkbox"/> Zoning Ordinance Text Amendment | <input type="checkbox"/> Site Plan Waiver | <input type="checkbox"/> Temporary Use or Structure | |
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Sketch/Concept Plan | <input type="checkbox"/> Record Plat | |

PURPOSE OF REQUEST: ART PER 7-12 * REQUESTING APPROVAL OF A CROSS PARKING AGREEMENT BETWEEN 0361, 331 & 321 WALKER DRIVE

Record Owner as shown on deed: WALKER DRIVE INVESTMENT GROUP, LLC

Last Name: _____ First Name: _____ Phone(Day): _____

Mailing Address: 397 WILLOW CT WARRENTON, VA 20186

Applicant:

Last Name: FORSTEN First Name: MIKE Phone(Day): 540 270 9971

Mailing Address: AS ABOVE

Parcel Identification Number: _____ Zoning District: I Subdivision: N/A Lot No.: _____

Subject Property Street Address: 321 WALKER DRIVE WARRENTON

Acreage: 5+ Street Frontage: _____ Existing Structures(Number & Type): _____ Existing Use: _____

OWNERS AFFADAVIT:

I have read this application, understand its intent and freely consent to the filing. Furthermore, I have the power to authorize and hereby grant permission for the Town of Warrenton officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signature: [Signature] Date: 9/24/16 Print Name: FORSTEN, MIKE Date: 9/24/16

APPLICANT'S AFFADAVIT:

The information provided is accurate to the best of my knowledge. I acknowledge that all test, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirement of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Signature: [Signature] Date: 9/24/16 Print Name: FORSTEN, MIKE Date: 9/24/16

Prepared by and Return to:
Thomas James Ross II
VSB # 22360
MORRISION, ROSS and WHELAN
31 Garrett Street
Warrenton, VA 20186

CROSS-PARKING EASEMENT AND MAINTENANCE AGREEMENT

THIS CROSS-PARKING EASEMENT AND MAINTENANCE AGREEMENT (this "Agreement") made as of the 2nd day of September, 2016, by **CCMK Condominium Unit Owners Association, an unincorporated association** (hereinafter "CCMK Association") and **CCMK II Condominium Unit Owners Association, an unincorporated association** (hereinafter "CCMK II Association") and **Walker Drive Investment Group. LLC, a Virginia Limited liability company** (hereinafter "Walker Drive Group") and **Union Bank & Trust** (hereinafter "Bank") and **Union Service Corporation, an entity created under the laws of the Commonwealth of Virginia** (hereinafter "Trustee").

RECITALS:

R-1. The CCMK Association, as the agent for the unit owners of the CCMK Condominium is responsible for administering the condominium including the parking areas comprising a portion of the common elements of the condominium, all as shown, depicted and identified in the Declaration of Condominium of CCMK Condominium (the "CCMK Declaration") and the exhibits attached thereto recorded in Deed Book 1299 at Page 1428 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia (the "Clerk's Office") being a portion of the property having a Fauquier County PIN of 6984-73-6957-000 .

R-2. The CCMK II Association, as the agent for the unit owners of the CCMK II Condominium is responsible for administering the condominium including the parking areas comprising a portion of the common elements of the condominium, all as shown, depicted and identified in the Declaration of Condominium of CCMK II Condominium (the "CCMK II Declaration") and the exhibits attached thereto recorded in Deed Book 1407 at Page 1133 and corrected in Deed Book 1407 at Page 1325 in the Clerk's Office being a portion of the property having a Fauquier County PIN of 6984-74-8242-000.

R-3. Walker Drive Group, by virtue of a deed recorded in Deed Book 1494 at Page 1751 in the Clerk's Office, is the owner of certain unimproved land containing 5.4650 acres as the same are shown and described on the Consolidation and Subdivision Plat on the Properties of Cider Rock, LC and CCML, LLC recorded in Deed Book 1391 at Page 1847 in the Clerk's Office (the "Walker Drive Group Property").

R-4. The Bank is the holder of certain indebtedness secured by a Deed of Trust recorded in Deed Book 1522 at Page 2352 which encumbers property identified having a Fauquier County PIN of 6984-74-5565-000 and Union Service Corporation, an entity created under the laws of the Commonwealth of Virginia, is the Trustee under the terms of said Deed of Trust.

R-5. Walker Drive Group intends to construct certain improvements on its land including an office building served by certain onsite parking facilities (Future Parking Lot).

R-6. The CCMK Association, the CCMK II Association and the Walker Drive Group desire to enter into this Agreement to permit the shared use of parking spaces and parking areas being a part of the CCMK Condominium and the CCMK II Condominium and the Future Parking Lot to be located on the Walker Drive Group Property by the owners, unit owners, tenants, occupants, customers and business invitees of the unit owners of the respective condominiums and the Walker Drive Group Property and to grant reciprocal easements for the exercise of such parking rights and for the maintenance thereof and upkeep.

NOW, THEREFORE, in consideration of the mutual grant and conveyance of the rights set forth herein the CCMK Association, the CCMK II Association and the Walker Drive Group hereby grant and convey, each to the other, a mutual and non-exclusive easement, license, right and privilege to use, enjoy and maintain and generally for the purposes for which they have been designed including the right to park in and on any of the parking spaces or parking areas being a part of the common elements of the CCMK Condominium and the CCMK II Condominium shown on the exhibits to the CCMK Declaration and the CCMK II Declaration and, in the case of the Walker Drive Group, to be located on the Walker Drive Group Property for the benefit of themselves, their employees, tenants, occupants, invitees and others properly coming upon the respective properties.

FURTHER, the parties grant to each other the right of access, to and from the parking areas along and within the paved parking lots, including vehicle and pedestrian access to and from the respective parking areas and along the sidewalks and other areas located upon the respective properties (the "Access Areas") for the sole purpose of using and exercising the rights and obligations set forth herein.

FURTHER the parties hereto shall maintain their own respective parking areas and pay the reasonable and necessary costs and expenses of the operation, repair and maintenance of their respective parking areas and the Access Areas including but not limited to snow removal, maintenance and repair of surfaces, resurfacing of parking lot and such other maintenance and repair as may be required to keep the parking areas in first class condition.

This Agreement and Easement shall be binding upon the parties, their successors in interest and assigns and shall inure to the benefit of and shall be a burden upon the respective parcels in perpetuity. The recitals set forth above are hereby incorporated by this reference.

The authorized agents of the CCMK Association and the CCMK II Association execute this instrument having received authorization from the Board of Directors of each of the associations who have been empowered to grant and receive easements over and across the common elements by the bylaws recorded as an exhibit to the CCMK Declaration and the CCMK II Declaration respectively.

The undersigned Trustee, Union Service Corporation, is the Trustee join into the execution of this Agreement to consent to the conveyance of the rights set forth herein and to subordinate

the lien of the respective Deeds of Trust thereto. In all other respect, the aforementioned Deeds of Trust shall remain in full force and effect.

WITNESS the following signatures and seals.

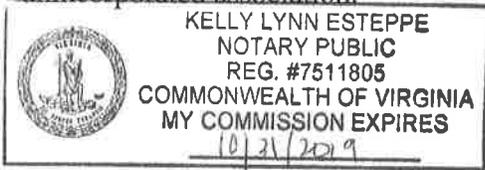
(SIGNATURES AND NOTARIES CONTINUE ON FOLLOWING PAGES)

CCMK, Condominium Unit Owners Association,
an unincorporated association

By: [Signature] (SEAL)
Michael A. Forsten, President

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 8th day of September, 2016,
by Michael A. Forsten on behalf of CCMK, Condominium Unit Owners Association, an
unincorporated association.



[Signature]
Notary Public

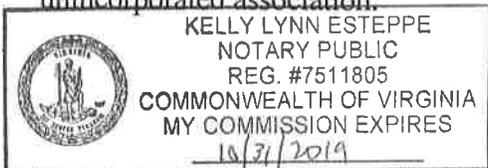
My Commission expires: 10/31/2019
Registration No.: 7511805

CCMK II, Condominium Unit Owners Association,
an unincorporated association

By: [Signature] (SEAL)
Michael A. Forsten, President

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 8th day of September, 2016,
by Michael A. Forsten on behalf of CCMK II, Condominium Unit Owners Association, an
unincorporated association.



[Signature]
Notary Public

My Commission expires: 10/31/2019
Registration No.: 7511805

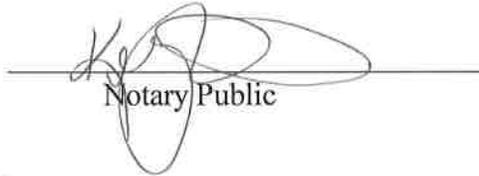
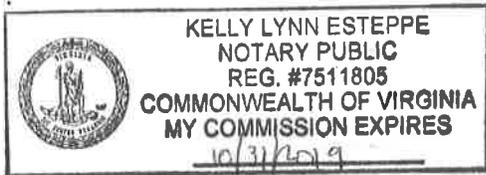
Walker Drive Investment Group. LLC,
a Virginia Limited liability company
By: Redsun Property & Management, LLC



By: Michael A. Forsten, Managing Member

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 8th day of September 2016,
by Michael A. Forsten, Managing Member on behalf of Walker Drive Investment Group. LLC, a
Virginia Limited liability company.



Notary Public

My Commission expires: 10/31/2019
Registration No.: 7511805

Union Bank & Trust

[Handwritten Signature]

By: _____ (SEAL)

Name: Raymond C. Knott

Title: Senior Vice President

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 9th day of September, 2016,
by Raymond C. Knott, as Senior Vice President on behalf of Union Bank & Trust.

Brenda S. Wines

Notary Public

My Commission expires: 7-31-20
Registration No.: 136584



Union Service Corporation, an entity created under the laws
of the Commonwealth of Virginia

[Handwritten Signature]

By: _____ (SEAL)

Name: Michael T. Leake

Title: V.P.

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 9th day of September, 2016,
by Michael T. Leake, as Vice President on behalf of Union Service Corporation.

Brenda S. Wines

Notary Public

My Commission expires: 7-31-20
Registration No.: 136584



STATEMENT OF JUSTIFICATION

The following is a statement of justification for a cross-parking agreement on the properties identified as 331, 361 and 321 Walker Drive in Warrenton.

The new project, 321 Walker Drive, will be adjacent to an existing lot, 361 Walker Drive. Interparcel connections allow people to park their cars at one location and walk to another. The town has long supported this type of connection, as it tends to prevent the creation of superfluous parking spaces.

By allowing cross-parking, we will be able to reduce the number of parking spaces required for 321 Walker Drive, and thereby dramatically reduce the environmental impact and allow trees to remain standing wherever possible.

Additionally, we plan to connect all three lots with the ability to connect to additional building lots in the future. Having a cross-parking agreement in place will ensure that building owners can avoid conflicts due to customers parking in non-corresponding lots. In other words, there will be no issues related to customers of building 1 parking in building 2's lot.

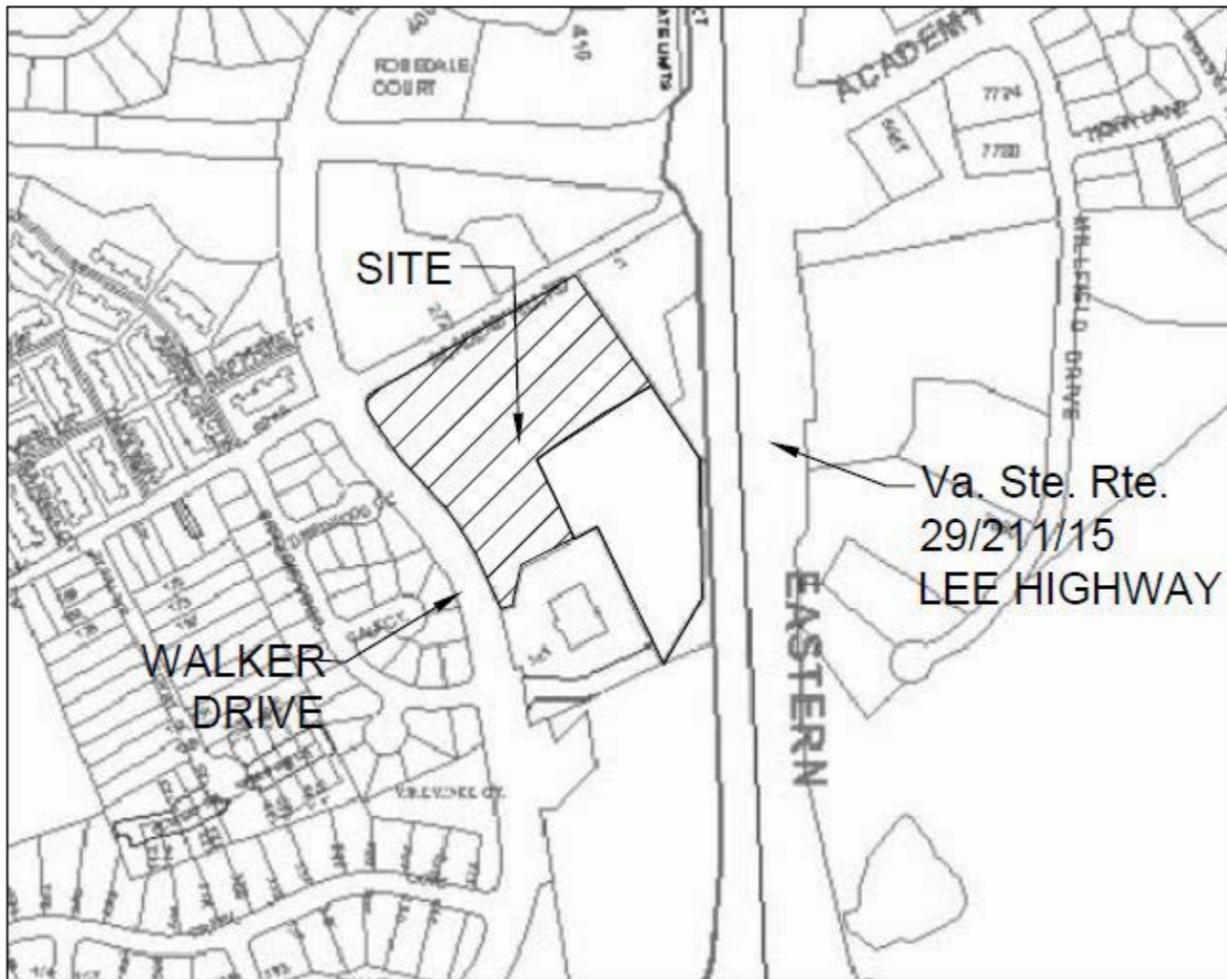
Zoning requirements compel us to build more spaces than necessary. A cross-parking agreement would allow a reduced number of required parking spaces at 321 Walker Drive by 38. If necessary, visitors could utilize any of the 50 currently unused spaces at 331 Walker Drive.

Finally, the building plans are such that there will be room to add spaces if needed. We will have the ability to determine if more spaces will be needed upon completion of this phase of the project.

CONCLUSION

A cross-parking permit would reduce superfluous parking spaces and therefore environmental impact. It would also encourage the use of already existing but underutilized spaces and prevent potential conflict between future businesses.

OTAC III – Special Use Permit 2016-04



VICINITY MAP

PARKING TABULATIONS: (WITH OFF-SITE PARKING CREDIT):

| USE | AREA | PARKING REQ. |
|-------------------------------------------------------------------------------------|----------------|------------------------------|
| MEDICAL OFFICE | 10,648 SF | 61 SPACES |
| FITNESS CLUB | 13,918 SF | 70 SPACES |
| OFFICE | 10,648 SF | 36 SPACES |
| LESS 10% REDUCTION | | <u>16 SPACES</u> |
| TOTAL REQ. = 151 SPACES | | |
| TOTAL ON-SITE SPACES REQUIRED = 151 SPACES (REQUIRED) – 37 SPACES (OFF-SITE CREDIT) | | |
| = 114 SPACES REQUIRED ON-SITE | | |
| TOTAL ON-SITE SPACES PROVIDED = 115 | | |
| HANDICAP SPACES REQ. = 5 | | |
| HANDICAP SPACES PROVIDED = 7 | | |
| ADJACENT SITE PARKING CREDITS: | | |
| SITE | USE | PARKING REQ. |
| OTAC I | FITNESS CLUB | 13,733 SF 69 SPACES |
| | MEDICAL OFFICE | 7,484 SF 43 SPACES |
| OTAC II | FITNESS CLUB | 10,603 SF 53 SPACES |
| | MEDICAL OFFICE | 6,105 SF <u>35 SPACES</u> |
| TOTAL REQ. = 200 SPACES | | |
| TOTAL PROVIDED = 237 SPACES | | |
| TOTAL CREDIT SPACES = (237)–(200) = 37 SPACES | | |

LOT COVERAGE:

IMPERVIOUS SURFACES:

| | |
|------------|-----------------|
| BUILDING – | 13,918 SF |
| PARKING – | 47,038 SF |
| SIDEWALK – | <u>2,776 SF</u> |
| TOTAL: | 62,533 SF |

LOT COVERAGE = 62,533/238,273 X 100% = 26.2%

GENERAL NOTES:

1. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR ROIGHT-OF-WAY MAY EXIST.
2. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THERE IS NO WETLANDS PRESENT ON THE SITE OR A DESCRIPTION OF WETLANDS GIVEN.
3. THE P.I.N. FOR THIS PROPERTY IS 6984-74-5565-000.

WALKER DRIVE INVESTMENT GROUP LLC
397 WILLOW CT
WARRENTON, VA 20186

DEVELOPER: WALKER DRIVE INVESTMENT GROUP LLC
397 WILLOW CT
WARRENTON, VA 20186

4. ZONING: IL (INDUSTRIAL)
5. STORMWATER MANAGE AND BMP FACILITIES ARE LOCATED ON-SITE AND ON ADJACENT PROPERTY.
6. ZONING REQUIREMENT: IL (INDUSTRIAL)

MINIMUM LOT SIZE: ONE (1) ACRE
MAXIMUM LOT PERCENTAGE COVERAGE: 75%

SETBACK REGULATIONS:

SIXTY-FIVE FEET (65') FROM THE RIGHT-OF-WAY OF A COLLECTOR STREET HAVING RIGHT-OF-WAY GREATER THAN FIFTY FEET (50').

FORTY FEET (40') FROM THE RIGHT-OF-WAY AND ANY SERVICE DRIVE.

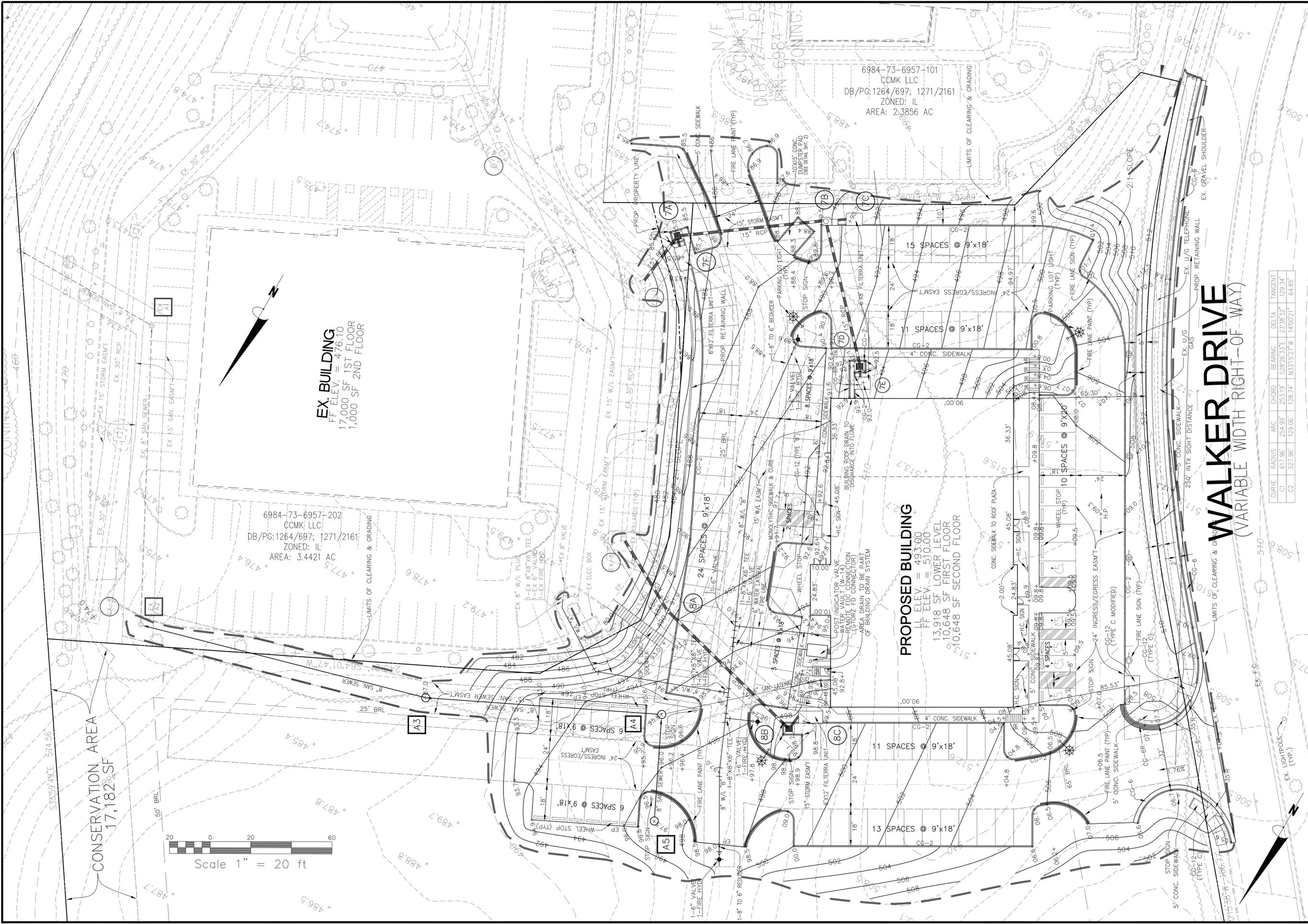
FIFTY FEET (50') FROM THE RIGHT-OF-WAY OF A LOCAL STREET HAVING RIGHT-OF-WAY OF FIFTY FEET (50'), OR LESS.

FRONTAGE REQUIREMENTS: MINIMUM ONE-HUNDRED FEET (100').

YARD REGULATIONS:

- SIDE: TWENTY-FIVE FEET (25') ADJACENT TO "C" OR "I" DISTRICT
FIFTY FEET (50') ADJACENT TO "R" DISTRICT
REAR: FORTY FEET (40') ADJACENT TO "C" OR "I" DISTRICT
SIXTY-FIVE FEET (65') ADJACENT TO "R" DISTRICT

8. THE MAXIMUM BUILDING HEIGHT IN THE IL DISTRICT IS THIRTY-FIVE FEET (35'). ACTUAL HEIGHT = 28'
9. THE SITE DOES NOT CONTAIN ANY HISTORICAL BUILDINGS, STRUCTURES OR SITES DESIGNATED ON THE VIRGINIA LANDMARKS REGISTER.
10. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEYS PREPARED BY HUNTLY, NYCE & ASSOC. AND TARGET SURVEYS, INC. AND DO NOT REPRESENT CURRENT SURVEYS BY MICHAEL JOHNSON, PE.
11. ALL CURB, GUTTER, DRAINAGE STRUCTURES ETC. TO BE TOWN OF WARRENTON STANDARDS UNLESS OTHERWISE NOTED.
12. THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER SERVICE. ALL PROPOSED STORM SEWER EASEMENTS SHALL BE PRIVATE.
13. SURVEYS BASED ON NAVD88 DATUM.
14. AREA TABULATIONS:
PIN: 6984-74-5565-000
PARCEL = 5.47 AC.



EX. BUILDING
 FF ELEV. = 476.10
 17,000 SF 1ST FLOOR
 1,000 SF 2ND FLOOR

6984-73-6957-202
 CCMK LLC
 DB/PG: 1264/697; 1271/2161
 ZONED: IL
 AREA: 3.4421 AC

6984-73-6957-101
 CCMK LLC
 DB/PG: 1264/697; 1271/2161
 ZONED: IL
 AREA: 2.3856 AC

PROPOSED BUILDING
 LL ELEV. = 493.60
 FF ELEV. = 510.00
 13,918 SF LOWER LEVEL
 10,648 SF FIRST FLOOR
 10,648 SF SECOND FLOOR

WALKER DRIVE
 (VARIABLE WIDTH RIGHT-OF-WAY)

| CURVE | RADIUS | ARC | CHORD | BEARING | DELTA | TANGENT |
|-------|---------|---------|---------|-------------|-----------|---------|
| C1 | 617.96' | 254.99' | 253.19' | S28°26'33"E | 23°38'32" | 129.34' |
| C2 | 527.96' | 129.06' | 128.74' | N33°15'27"W | 14°00'21" | 64.85' |

SITE PLAN

OTAC - III

TOWN OF WARRENTON, VIRGINIA

PWC Plan No.



| NO. | DATE | DESCRIPTION |
|-----|---------|-------------------|
| 3 | 5-4-16 | PER TOWN COMMENTS |
| 2 | 3-31-16 | PER TOWN COMMENTS |
| 1 | 2-8-16 | TOWN COMMENTS |

DESIGN: M.A.J.
 DRAWN: R.C.N.

DATE: 6/13/16

SCALE: 1" = 20'

3 OF 12

| NO. | DATE | DESCRIPTION |
|-----|------|----------------|
| | | REVISION BLOCK |

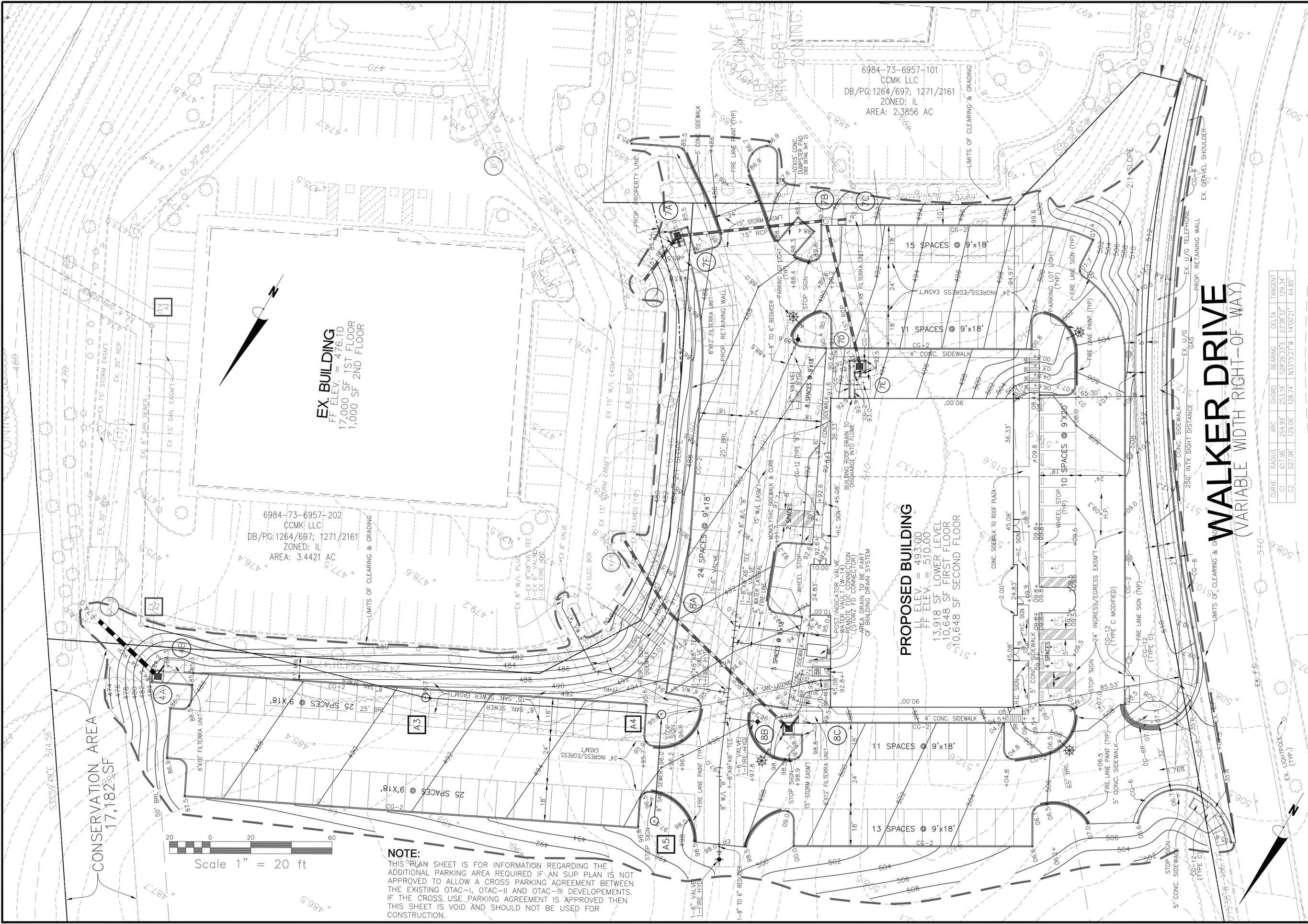
DESIGN: M.A.J.
 DRAWN: R.C.N.

DATE: 6/13/16

SCALE: 1" = 20'

3 OF 12

MICHAEL JOHNSON, PE
 14307 BROUGHTON PLACE
 GAINESVILLE, VIRGINIA 20155
 TEL: (703)609-1776 FAX: (571)223-5016



| CURVE | RADIUS | ARC | CHORD | BEARING | DELTA | TANGENT |
|-------|---------|---------|---------|-------------|-----------|---------|
| C1 | 617.96' | 254.99' | 253.19' | S28°26'33"E | 23°38'32" | 129.34' |
| C2 | 527.96' | 129.06' | 128.74' | N33°15'27"W | 14°00'21" | 64.85' |

ADDITIONAL PARKING SITE PLAN

PWC Plan No. 6-13-16
 COMMONWEALTH OF VIRGINIA
 MICHAEL A. JOHNSON
 NO. 020654
 PROFESSIONAL ENGINEER

| NO. | DATE | DESCRIPTION | REVISION BLOCK |
|-----|---------|-------------------|----------------|
| 3 | 5-4-16 | PER TOWN COMMENTS | |
| 2 | 3-31-16 | PER TOWN COMMENTS | |
| 1 | 2-8-16 | TOWN COMMENTS | |

DESIGN: M.A.J.
 DRAWN: R.C.N.
 DATE: 6/13/16
 SCALE: 1" = 20'

MICHAEL JOHNSON, PE
 14307 BROUGHTON PLACE
 GAINESVILLE, VIRGINIA 20155
 TEL: (703)609-1776 FAX: (571)223-5016

OTAC - III
 TOWN OF WARRENTON, VIRGINIA



TOWN OF WARRENTON

POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
<http://www.warrentonva.gov>
TELEPHONE (540) 347-1101
FAX (540) 349-2414
TDD 1-800-828-1120

MEMORANDUM

TO: Planning Commission
FROM: Denise M. Harris, AICP
DATE: November 15, 2016
SUBJECT: Walkability Audits Update

EXECUTIVE SUMMARY

Toole Design Group has been procured by the PATH Foundation to execute the scope of work associated with the Town of Warrenton/PATH Foundation Healthy Lifestyles – Complete Streets and Active Transportation Memorandum of Understanding. The scope of work includes conducting five (5) Walkability Audits (Attachment I). The Walkability Audits are designed to be a representation of various pedestrian facilities to help highlight how walking is encouraged or hindered around Town activity centers like schools, neighborhoods, parks, and commercial districts. It is important to note the five (5) routes are not prioritized, nor are they intended to exclude walkability needs in other locations. The routes are a cross section to inform the discussion for the entire Town. The Walkability Audits are part of a larger scope of work that includes an update to the Trails Plan as well as the creation of a Complete Streets Policy Guide. All three activities will coordinate and complement each other. The routes have been reviewed and discussed during the Committee on Health, Parks and Recreation and Public Safety, the Transportation Committee, as well as during a Town Council work session. The work produced from Toole Design Group will inform the transportation section of the Comprehensive Plan update.

BACKGROUND

On December 8, 2015 the Town Council passed the Healthy Eating Active Lifestyle (HEAL) Initiative (Attachment II). This initiative recognizes the impact policies and practices of the Town have on the health of its residents. As such, the resolution sets out a series of benchmarks with associated action items with an annual reporting requirement.

The first benchmark relates to Physical Activity, Active Transportation, and Land Use. In this category the Town should examine, among other items, provisions for active transportation in conjunction with the Comprehensive Plan update. In addition, the Town is encouraged to adopt a Complete Streets policy for planners, engineers, parks and recreation, and economic development personnel to take into consideration during construction of parks, streets, neighborhoods, and business areas.

The combination of the adoption of the HEAL Initiative with the need to update the Comprehensive Plan provided an opportunity for Town staff to begin a conversation with the PATH Foundation on how to achieve mutual goals. There is an increasing body of research connecting community design and health. Accessibility, safety, housing, environmental quality, and fresh food availability all have a direct correlation to mental and physical health. Yet for decades the health and planning professions did not actively work together to help guide their communities towards active healthy lifestyles. Each profession collects vast amounts of statistical information on how residents live, work, and play but both often find themselves in reactive modes to the changing landscapes and needs of the general public. The Comprehensive Plan provides an outstanding opportunity to capture both fields of study into one document to produce the guiding design principles for a community. By coming together proactively during the comprehensive planning process, the Town of Warrenton and PATH Foundation establish a framework for how communities can place health at the center of their planning process to implement policies that support high quality of life.

Following adoption of the HEAL initiative, the Town of Warrenton staff and PATH Foundation discussed how a grant might be structured to complement the Comprehensive Plan update. Recognizing the Town of Warrenton is committed to implementing the HEAL initiative, a scope of work was proposed in the form of a grant which was approved on June 17, 2016 by the PATH Foundation Board of Directors. On July 12, 2016 the Town Council authorized through a resolution the Town Manager to enter into an agreement with the PATH Foundation for \$100,000 in consulting services provided by the PATH Foundation. On September 23, 2016 the PATH Foundation signed a contract with Toole Design Group for the following:

- Complete Street Assessment and Recommended Policy Approach
- Walkability Audits
- Trails Plan Update
- Community Engagement and Stakeholder Education Events

Now Toole Design Group and the Town staff are moving forward to implement the scope of work.

NEXT STEPS:

Establish dates of the Walkability Audits and invite key stakeholders to participate.



Warrenton, VA



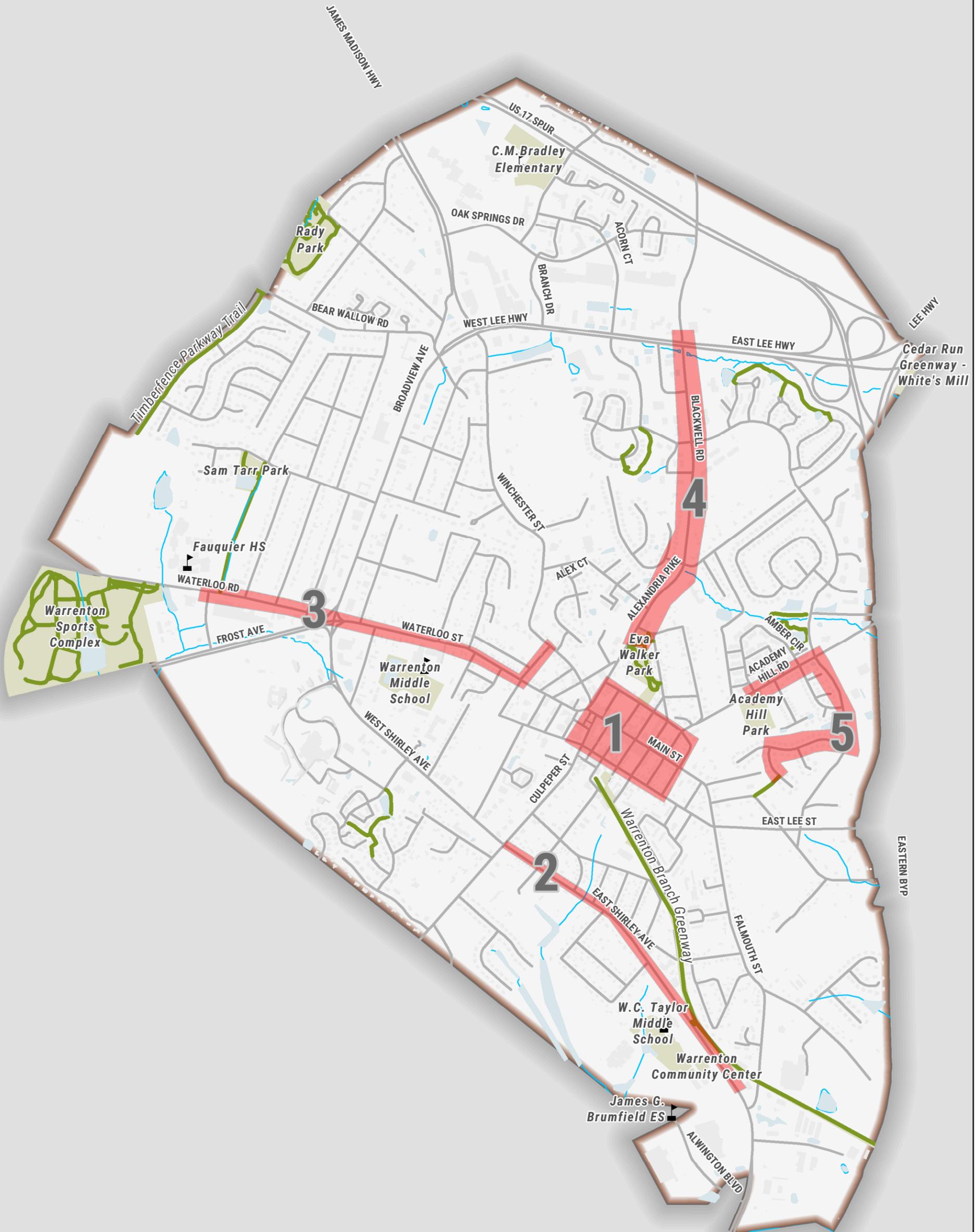
Walkability Audit Zones

Town of Warrenton - Healthy Lifestyles
Complete Streets and Active Transportation Assessment

- Schools
- Walkability Audit Zones
- Parks



Date: 11/8/2016



HEALTHY EATING ACTIVE LIFESTYLE (HEAL)

RESOLUTION

WHEREAS, the policies and practices of The Town of Warrenton have the ability to affect the health of its residents; and

WHEREAS, planning and constructing a built environment that encourages walking, biking, and other forms of physical activity can promote health; and

WHEREAS, high rates of costly chronic disease among both children and adults are correlated to environments with few or no options for healthy eating and active living, and access to healthy foods and opportunities for active living are affected by inequalities in income, education and residency; and

WHEREAS, more than half of Virginia's adults and one in three youth are overweight or obese and therefore at risk for many chronic conditions including diabetes, heart disease, cancer, arthritis, stroke, and, hypertension and more children are being diagnosed with diseases linked to overweight and obesity previously seen only in adults, such as Type 2 diabetes and heart disease; and

WHEREAS, obesity takes a tremendous toll on the health, productivity of all Virginians and cost – in medical bills, workers compensation and lost productivity – for overweight, obesity, and physical inactivity exceeds \$3 billion;

WHEREAS, supporting the health of residents and the local workforce would decrease chronic disease and health care costs and increase productivity; and

WHEREAS, the goals of Healthy Eating and Active Lifestyle are aligned with the vision of making the Town of Warrenton a healthy and active community ;

NOW, THEREFORE, LET IT BE RESOLVED that the Town of Warrenton Town Council hereby recognized that obesity is a serious public health threat to the health and wellbeing of adults, children and families in the Town of Warrenton and a commitment is needed to put healthy choices within reach of all residents. While individual lifestyle changes are necessary, individual effort alone is insufficient to combat obesity's rising tide. Significant societal and environmental changes are needed to support individual efforts to make healthier choices. To that end, the Town of Warrenton adopts this Healthy Eating Active Living resolution:

Physical Activity, Active Transportation, and Land Use

BE IT FURTHER RESOLVED that the Town of Warrenton planners, engineers, parks and recreation department, economic development personnel responsible for the design and construction of parks, neighborhoods, streets, and business areas should make every effort to:

- Update Comprehensive Plan to:
 - Include provisions in your comprehensive plan that promote bikeability and walkability
 - Include strategies that promote public safety/crime prevention through environmental design
 - Prioritize Transit-Oriented and Mixed-Use Development
 - Follow best practices in Active Design Guidelines to promote physical activity and health in design
- Design Streets/Roads to be safe for all users (motorists, bicycles, pedestrians, handicapped) using the following strategy(ies):
 - Adopt a Complete Streets Policy
 - Promote Slower Vehicular Traffic Through Traffic Calming Measures
 - Adopt a policy to paint bike lanes/shared use (“sharrows”) when re-paving/painting roads
 - Adopt a policy to stripe crosswalks when re-paving/painting roads
- Increase access to facilities using the following strategy(ies):
 - Establish Joint Use Agreements for existing facilities, such as: school playgrounds and pools
- Use Development Tools to:
 - Require developers to include usable space for physical activity and recreation or pay a fee
 - Institute a Complete Streets requirement for new development
- Involve the Community in determining your city/towns’ policy needs around physical activity, transportation, and land use using the following strategy(ies):
 - Create an Active Living Community Policy Council tasked with identifying recommendations for the municipality to follow

Access to Affordable Nutritious Foods

BE IT FURTHER RESOLVED that the Town of Warrenton planners, community economic personnel responsible for the design and of parks, neighborhoods, streets, and business areas, should make every effort to:

- Update Comprehensive Plan to:
 - Include provisions that address access to affordable, nutritious foods

- Create/Promote Farmers' Markets using the following strategy/strategies:
 - Establish a Memorandum of Understanding or Joint Use Agreement formalizing use of land for Farmers' Market
 - Encourage SNAP/EBT to be accepted at Farmers' Market
 - Develop a budget to match SNAP funds redeemed at Farmers' Market
 - Institute guidelines and/or zoning controls that allow Farmers' Markets

- Develop/Promote Community Gardens, Urban Agriculture, and/or Urban Farming using the following strategy (ies):
 - Develop a process by which vacant land becomes available for community gardens/urban agriculture
 - Designate public land for community garden/urban agriculture use
 - Provide public resources for community garden (i.e. town pays for water)
 - Adopt a Community Garden/Urban Agriculture Ordinance to promote and protect community gardens and urban agriculture
 - Adopt zoning ordinances that allow backyard poultry/animal husbandry

- Involve the Community in determining your city/towns' policy needs around accessible, affordable, nutritious foods using the following strategy/ies:
 - Create a Food Policy Council or Task Force tasked with identifying recommendations for the City/Town to follow
 - Conduct a community food assessment
 - Adopt a Food Charter
 - Create a Community Food System Plan

Municipal/County Workplace Wellness

BE IT FURTHER RESOLVED that in order to promote wellness within the Town of Warrenton, and to set an example for other businesses, the Town of Warrenton pledges to adopt and implement a workplace wellness policy that will:

- Make healthy foods available in the municipal workplace using the following strategy(ies):
 - Adopt nutrition standards aligned with the Dietary Guidelines for Americans in all municipally owned or operated venues that serve food, including special events*
 - Ensure that water is readily available in municipally owned buildings
 - Establish a healthy vending policy

- Encourage physical activity in the municipal workplace using the following strategy(ies):
 - Encourage stairwell usage through an open, unlocked stairwell policy
 - Establish physical activity breaks for meetings over two hours in length
 - Allow/encourage walking meetings
 - Allow/encourage standing meetings

- Reduce barriers to breastfeeding in the municipal workplace using the following strategy(ies):
 - Designate lactation space within each municipally owned/operated building for breastfeeding mothers

- Involve the municipal staff in determining your city/towns' policy needs around municipal workplace wellness using the following strategy/ies:
 - Convene a Workplace Wellness Committee

Implementation

BE IT FURTHER RESOLVED that the head of each affected agency or department should report back to the Town of Warrenton Town Council annually regarding steps taken to implement the Resolution, additional steps planned, and any desired actions that would need to be taken by the Council.

BE IT FURTHER RESOLVED that the Town of Warrenton Staff shall work with HEAL Cities & Towns Campaign Staff to explore HEAL policies and to identify those policies that are suitable for the Town of Warrenton Town Council's unique local circumstances.

BE IT FURTHER RESOLVED that Staff will report back to this Council with recommendations not later than **180** days from the date of this Resolution.