

## Department of Community Development Staff Report

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**PROPERTY OWNERS:** Parkside Village, LLC and Vint Hill Village, LLC

**APPLICANTS:** VHL East, LLC and VHL West, LLC

**LOCATION:** Vint Hill Land Bay V - 4221 Sigler Road and 4285 Bludau Drive, Warrenton

**DISTRICT:** Scott District

**PINs:** Portion of 7915-63-8665-000 and 7915-63-2639-000

**ACREAGE:** 10.9 Acres

**ZONING:** Planned Commercial Industrial Development District (PCID)

**LAND USE:** New Baltimore Service District - Planned Industrial Development and Village Center

**MEETING DATE:** August 20, 2020

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**REQUEST:** REZN-19-012270 – An application to amend portions of the previously approved Concept Development Plan to allow for rehabilitation of the existing barracks buildings into residential dwelling units.

**OUTSTANDING ISSUES:** The Planning Commission is advised to thoroughly consider the items summarized below. Additional information and a staff evaluation is included within this report.

1. In the Planned Commercial Industrial Development District (PCID) Multi-Family Residential uses in an existing building require Special Exception approval. It should be noted that the Special Exception application, per Zoning Ordinance §5-009.1.1, cannot be filed until after the Board of Supervisors approves this Rezoning application.
2. The proposal may generate capital impacts which are not being directly mitigated by the Applicant or off-set by the commercial and industrial development occurring throughout Vint Hill. The Applicant believes that the previously agreed upon proffered commitments adequately address any new impacts that may be caused by the additional multi-family residential units proposed by

this application. Therefore, no changes to the approved Proffer Statement are proposed.

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**Topic Description:**

The Applicants are seeking to amend Vint Hill’s Concept Development Plan (CDP) to allow for the development of the Vint Hill Lofts. The request is to specifically allow (by new notes and labels) the two existing barracks buildings, located in Land Bay V, to be redeveloped into a maximum of 200 market-rate residential units. The development will provide a mix of one bedroom, two bedroom and studio “loft-style” apartment units. The Applicants have stated that more no more than 20% of the units will have two bedrooms and that a majority of the units will be one bedroom units. The Applicants have also stated that a minimum percentage of the one bedroom units will be discounted for teachers and emergency responders. It should be mentioned that Multi-Family Residential uses in an existing building require Special Exception approval in the Planned Commercial Industrial Development (PCID) District. As such, should this Rezoning Amendment be approved, the Applicants will also need to seek Special Exception approval prior to proceeding with the Site Plan.

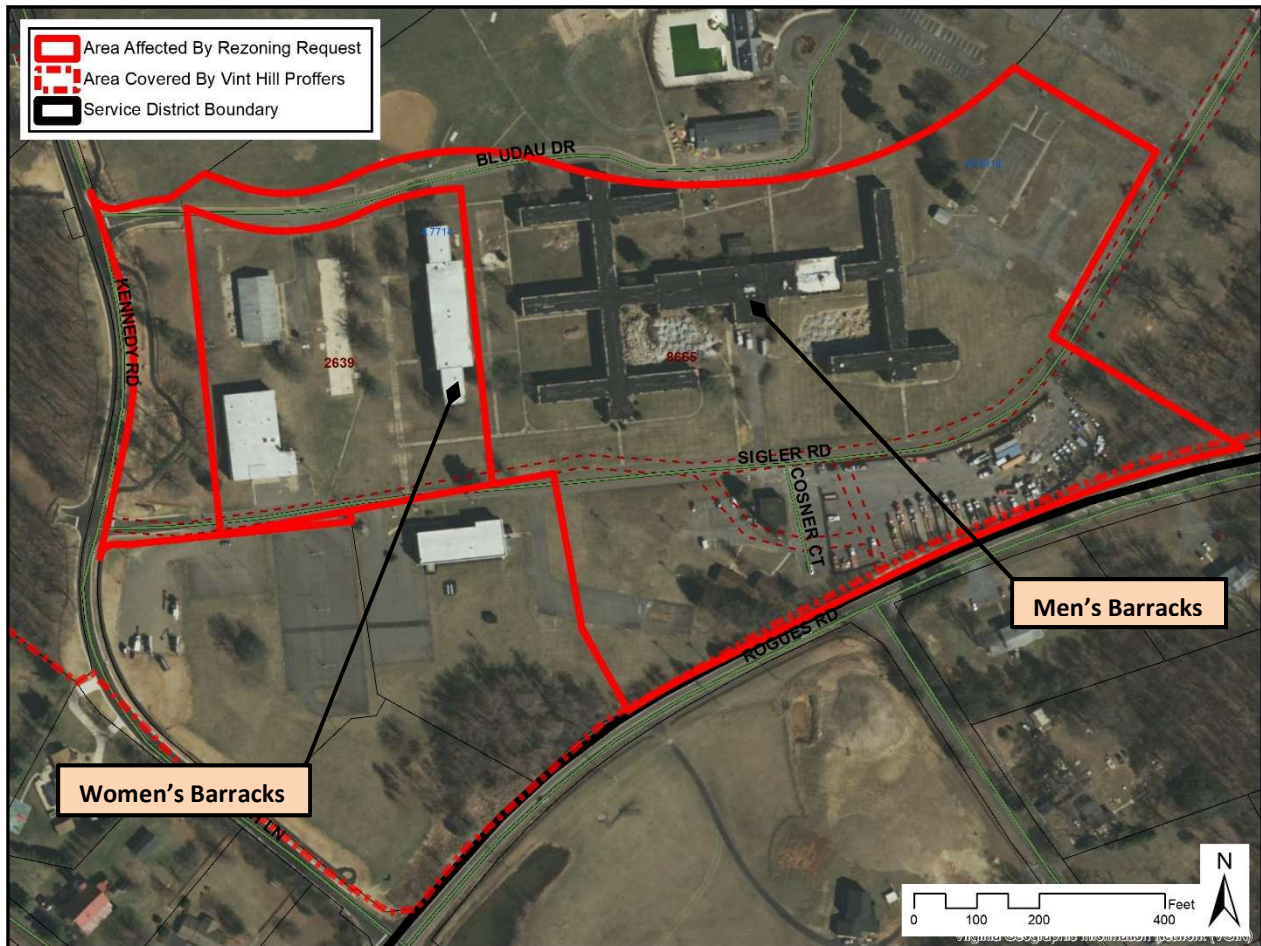
The redevelopment of the barracks is proposed to utilize federal and Virginia Historic Tax Credits (VHTC). The use of VHTC requires the project to be reviewed/approved by both the Virginia Department of Historic Resources and the National Park Service; as such the historic features of the barracks buildings will be preserved and highlighted with the final design. The end result being that the proposed apartments will maintain many of the original historic features of the structure while also accommodating the current needs for the individual units and their residents. It is worth noting that as a part of the future Special Exception, the Zoning Ordinance, § 4-605(n), requires that alterations to existing historic structures be designed and constructed in a manner that conforms to the United States Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as determined by the Virginia Department of Historic Resources (VHDR). It also prohibits alteration to what would materially alter the exterior appearance of the structure from its historical appearance.

The Applicants strongly believe that the proposed Vint Hill Lofts project is the highest and best reuse for the historic Men’s and Women’s barracks; and furthermore, that the redevelopment project will benefit the residents and businesses in Fauquier County. They also believe that the historic rehabilitation of the currently-derelict barracks into upscale residential uses is consistent with the County’s plans for workforce housing at Vint Hill. The Applicants have stated they believe that the proposed market-rate housing redevelopment will deliver needed quality housing to the professional workforce seeking to reside within Fauquier County, as there are no other existing multi-family units in the New Baltimore Service District (NBSD). Additionally, there are no other planned or similarly-zoned parcels. As such, they state that the project will fulfill a portion of the need for additional workforce housing cited in the Fauquier County Affordable Housing Committee’s Needs Assessment conducted in 2008.

The Applicants conclude that the Vint Hill Lofts exemplify the principles of the Comprehensive Plan, the Vint Hill Preferred Reuse Plan, and the NBSD Plan. They believe that by preserving and adaptively reusing the historic buildings the Vint Hill Lofts project embraces environmental sensitivity and the

principles of living, working and playing within the community. They also state that once redeveloped, the investment from the Vint Hill Lofts historic reuse project will generate its own tax revenues and provide positive momentum for property values. The Applicants believe the project will also increase associated tax revenues from businesses directly benefiting from the Lofts and for the larger Vint Hill community and Fauquier County. The Applicants state that this benefit will be accomplished by converting a significant detriment to property values into a productive asset servicing the community.

### Site Aerial Map



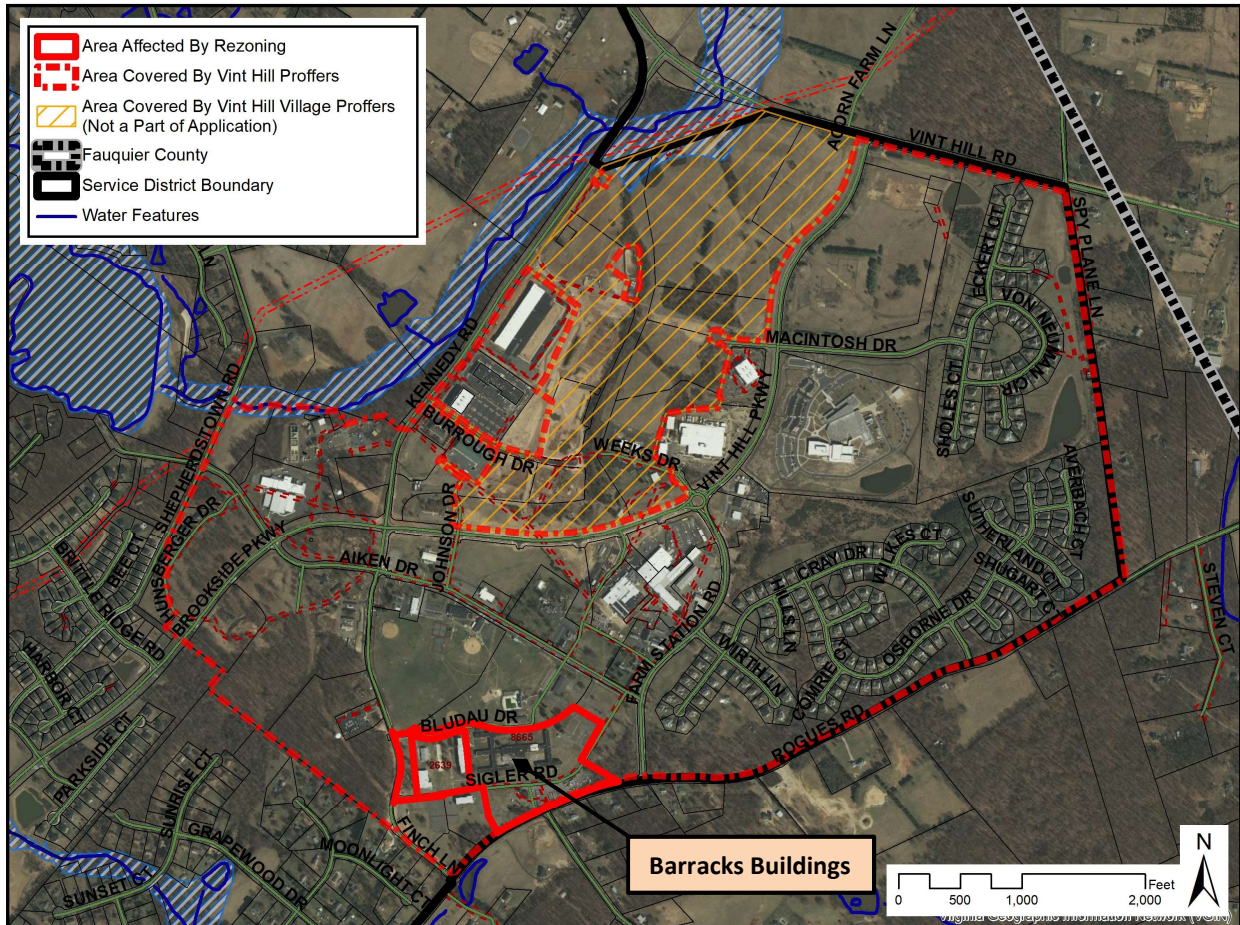
### **Project History:**

In 1999, the Board of Supervisors approved the 695-acre tract known as “Vint Hill” for a combined zoning of Planned Commercial Industrial Development (“PCID”) District and Planned Residential Development (“PRD”) District. The principal elements of this approval were approximately 3.1 million square feet of Industrial/Employment uses, 250 Continuing Care Units and 300 single-family detached units. Currently, the single-family residential component has been fully developed.

In 2011, the Vint Hill Farms Economic Development Authority filed an application to rezone approximately 106.45 acres from Planned Commercial Industrial Development (PCID) District to a

newly proposed Planned Village District (PVD) in order to create a Village Center. The application also included a Rezoning Amendment of 27.07 acres from Planned Residential Development (PRD) to Planned Commercial Industrial Development (PCID) District and proposed amending uses on 179 acres of the approved Concept Development Plan. That application never received action.

### Regional Aerial Map



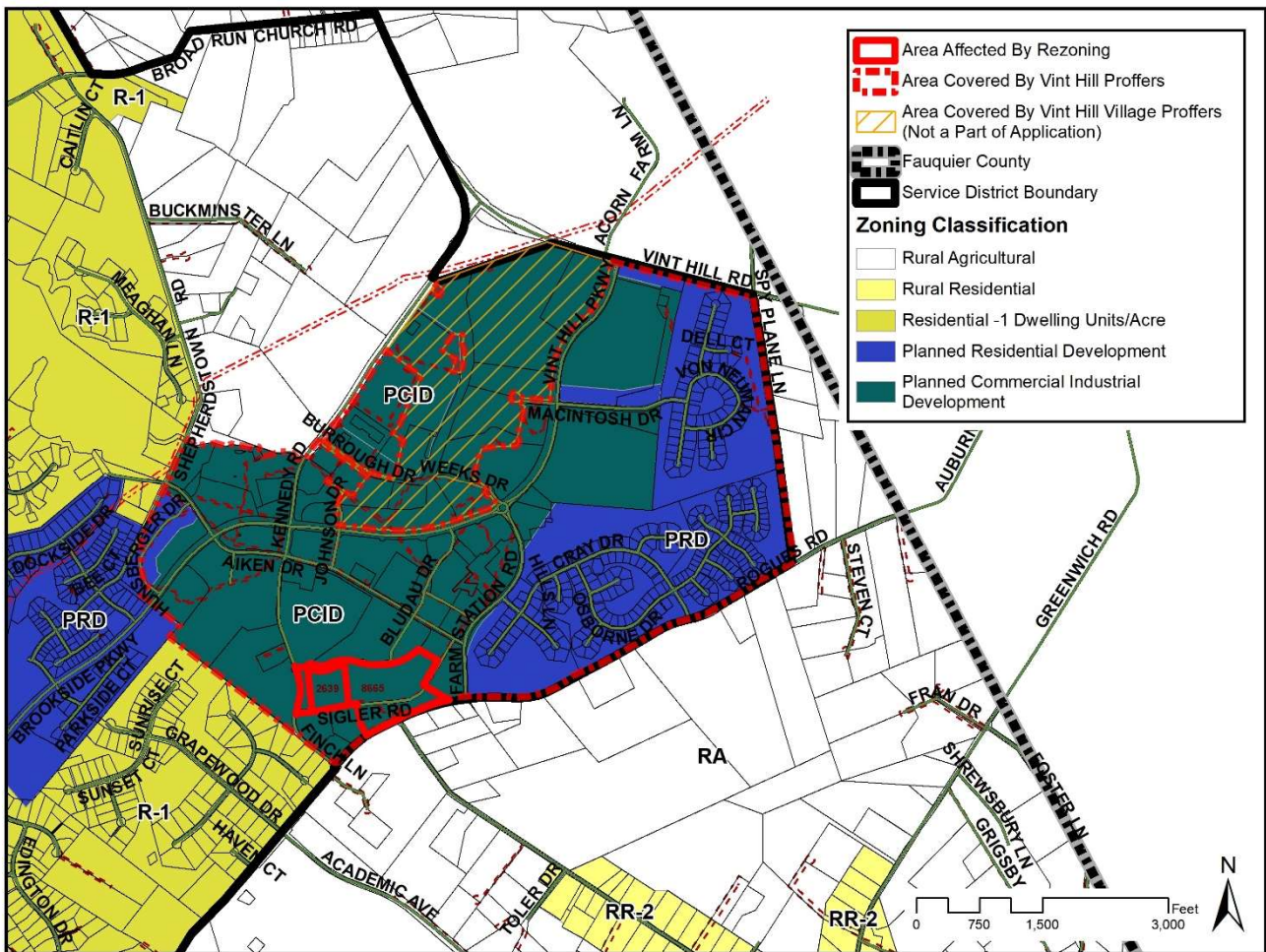
In 2014, Vint Hill Village, LLC acquired a large portion of Vint Hill from the EDA. In June 2016, Vint Hill Village, LLC submitted an application package consisting of a Comprehensive Plan Amendment (COMA-16-004478) and companion Rezoning and Zoning Ordinance Text Amendment seeking to allow additional residential units on the property and create a Village Center. Those applications were ultimately withdrawn. Subsequently, Vint Hill Village, LLC applied for a Rezoning Amendment (REZN-18-009772) to allow for increased non-residential development north of Vint Hill Parkway. The amendment was approved by the Board of Supervisors on November 8, 2018 and included revisions to the Concept Development Plan and Proffer Statement.

Current approvals at Vint Hill allow for a maximum of 3,901,624 square feet of non-residential development in the PCID zoned portions, this includes the ability to develop 125 assisted living (AL) units and 125 independent living (IL) units. As previously mentioned, the 300 single-family detached units and 24 transitional housing units (both within the PRD zoned portions of Vint Hill) have been

developed. This proposal would allow for a maximum of 200 multi-family residential units to be developed within the barracks buildings, located in Land Bay V.

It should also be mentioned that on November 14, 2019, the Board of Supervisors approved a Zoning Ordinance Text Amendment to Article 4-605 to allow residential uses in the PCID district with approval of a Special Exception when conducting rehabilitation on an existing building. This amendment was requested by Echelon Resources, Inc., who will ultimately manage and oversee the Vint Hill Lofts project. At that time, it was understood that this Rezoning Amendment and a future Special Exception application would be needed before the project could be fully entitled.

### Location/Zoning Map

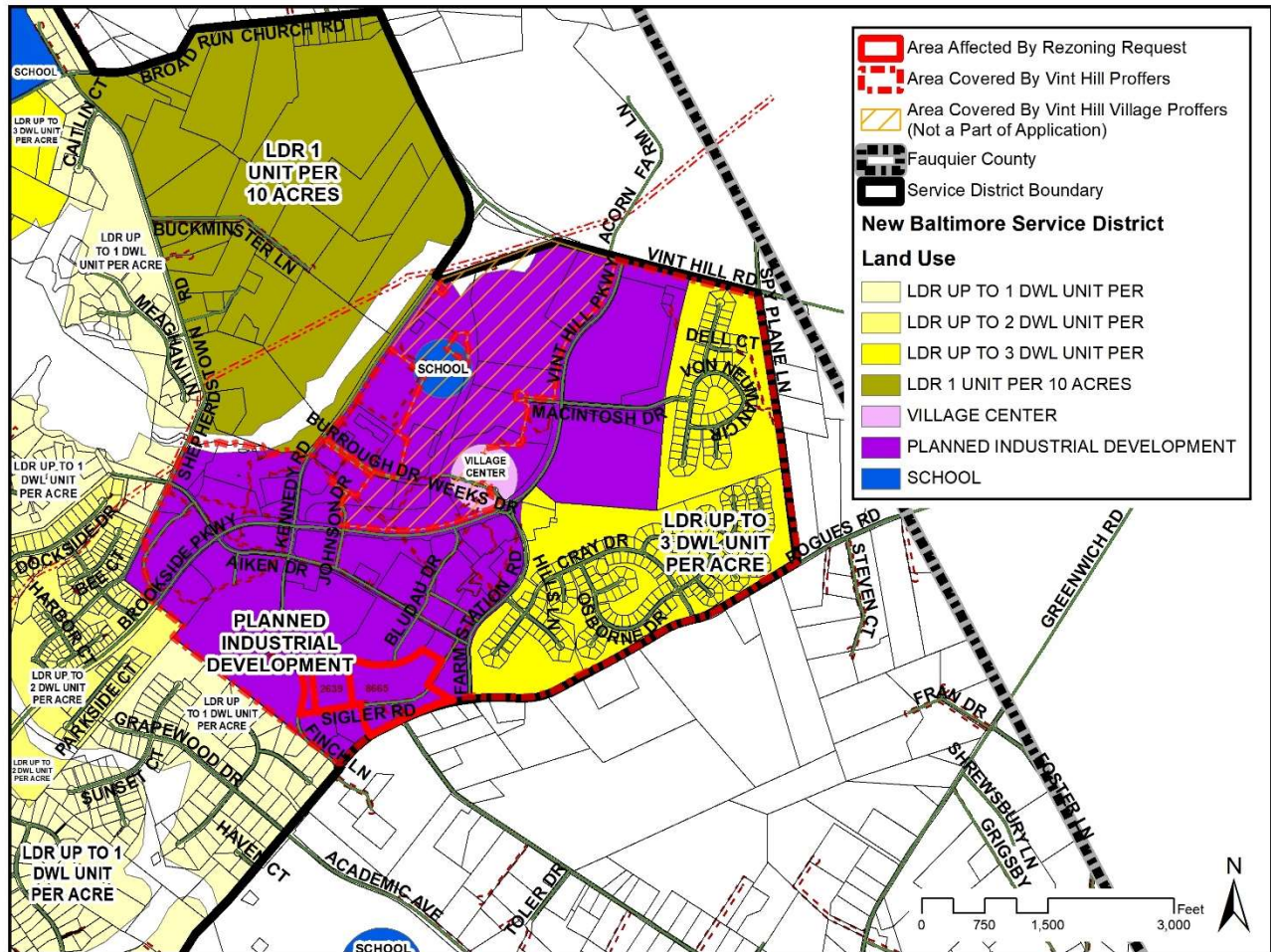


### **Location, Zoning and Current Land Use:**

As previously mentioned the proposed Rezoning Amendment, effects Land Bay V within the southwestern portion of Vint Hill. The portion of Land Bay V which contains the men’s and woman’s barracks buildings is generally defined as being between Kennedy Road, Bludau Drive, Aiken Drive, Farm Station Road and Rouges Road. Land Bay V also lies west of Kennedy Road and south of Brookside Parkway. Land Bay V is zoned Planned Commercial Industrial Development (PCID),

subject to previously approved proffers. It is currently planned to be developed with a maximum of 866,118 square feet of office, industrial, hospitality and/or research and development uses. The barracks buildings are currently vacant.

### Land Use Map



### Surrounding Zoning and Current Land Use:

Within Vint Hill the land adjacent to the barracks buildings is also zoned PCID. The County’s Vint Hill Village Green Park is located immediately to the north of the barracks. Land to the east is being planned for the previously approved assisted living and independent living units. Property to the north and south of Vint Hill is zoned Rural Agricultural (RA) and used for rural residential purposes. Land to the east within Vint Hill is zoned PRD and has previously been developed with 300 single-family attached residences. Property located along the Prince William county line is zoned Rural Agricultural (RA) and used for rural residential purposes. Brookside residential subdivision is located to the west and is zoned a combination of Residential (R-1) and Planned Residential Development (PRD). Also to the west are the Grapewood Estates Subdivision and the Lakewood Subdivision, both zoned Residential (R-1).

## **Comprehensive Plan/Land Use:**

Vint Hill is within the New Baltimore Service District Plan, and has a land use designation of Planned Industrial Development. The Plan envisions Vint Hill to be a mixed-use planned community with commercial office, retail, residential and continuing care components on a large park or campus-type setting and to include a Village Center. This Service District Plan recognizes that the focal point of New Baltimore has been redirected in the long term to be the Vint Hill Village Center. The Village Center is to be developed as a neo-traditional hub to include a mix of residential and office/retail commercial uses within approximately a one-half mile radius. This core is in addition to commercial, industrial and residential areas already existing or planned within Vint Hill.

## **Proposed Rezoning Analysis:**

This application is seeking to amend a previously approved Rezoning to allow the existing men's and woman's barracks at Vint Hill to be re-used as multi-family residential units. Section 13-210 of the Zoning Ordinance gives additional guidance when reviewing and considering approval of Rezoning applications, it states:

*“Proposed amendments shall be considered with reasonable consideration of the existing use and character of the area, the suitability of the property for various uses, the trends of growth or change, the current and future requirements of the County as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community and the County and the requirements for schools, parks, playgrounds, recreation areas and other public services; for the conservation of natural resources and preservation of floodplains; and for the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County. These considerations shall include, but not be limited to, Comprehensive Plans or parts thereof, capital improvements programs, relation of development to roads or road construction programs, proximity of the development to utilities and public facilities, the existence of an Agricultural and Forestal District created pursuant to Chapter 36 of the Code of Virginia, and any applicable standards contained in Article 5.”*

The Planning Commission should consider these matters when making its recommendation to the Board of Supervisors.

## Capital Impacts Analysis

The Applicants have stated that economics of the proposed type of residential use - small units most suited for the workforce - provides the County with significant benefits on their own, and that any capital capacity triggered impacts are already addressed with the previously approved Vint Hill Proffers. They also state the barracks, in their existing dilapidated condition, detract from the taxable values of the existing businesses and existing single-family home residential neighborhoods in and adjacent to Vint Hill. The Applicants have also stated that, due to their design approach of small unit sizes targeting working professionals, their apartment communities attract relatively few families. As such, the Vint Hill Lofts student burden on Fauquier County schools is likely to be very low. Based

on these factors, the Applicants believe that the rehabilitation project will create a positive fiscal impact for the County.

The potential for the addition of up to 200 multi-family residential units was analyzed in a capital impact model developed for Fauquier County by TischlerBise. The generated report details the estimated capital facility impact of the development proposal, and is for informational purposes only. The report should not be considered a negotiation, a request, a suggestion or demand for proffers on the part of Fauquier County. It should be noted that the capital impact model uses County wide averages for each housing type to project both the overall population generated and the student population generated. It assumes that a multi-family development will be 30% one bedroom units and 70% two bedroom units, and applies the average rate to all proposed multi-family units. The model does not have the ability to factor in a proposal which may have a higher or lower percentage (than the County average) of one or two bedroom units. As the Vint Hill Lofts are proposed to have at least 80% one bedroom units, the capital impacts model likely over estimates the projected overall and student populations. Furthermore, it should be stated that this report only considers the proposed 200 multi-family residential units, and does not account for or factor in the other development (commercial, industrial or residential) within Vint Hill.

The model estimates impacts that are directly attributable to the proposed new development while also taking into account existing capacities within constructed public facilities. The model evaluates capital impacts for the following categories of public capital improvements: (1) Public Schools; (2) Libraries; (3) Parks and Recreation; (4) General Government; (5) Sheriff and Emergency Services; (6) Courts; (7) Fire and Rescue; (8) Environmental Services/Solid Waste; (9) Water; and (10) Sewer (County Funded Projects).

The model provides two sets of outputs. The first represents the full capital impact of the proposed development on the ten capital facility categories listed above. This estimate utilizes a per capita impact approach and assigns a proportionate share cost to each citizen based on the County's actual level of service in each public facility. The second set of outputs incorporates the State's legislation mandate that new development cannot contribute cash proffers for existing capacity within a public facility system. This analysis looks at the capacity within the County's public facilities as well as the geographic location of that capacity and identifies where new development will directly trigger a need for additional capital infrastructure. In accordance with State Code, only the categories of Public Schools, Parks and Recreation, Public Safety (Sheriff and Emergency Services and Fire and Rescue) and Transportation are eligible for cash proffer contributions from proposed development to mitigate their impacts.

See Capital Impact Report (attached) for additional information.

### Proffers

The property is subject to a Proffer Statement associated with RZ99-CR-07, approved by the Board of Supervisors on December 13, 1999. The Proffer Statement addresses Open Space/Recreation, Fire and Rescue Services, Library, Transportation Improvements, Utilities, and Schools. As mentioned above, the Applicants believe these previously agreed upon commitments adequately address any new impacts that may be caused by the additional multi-family residential units proposed by this

application. Therefore, no changes to the approved Proffer Statement are requested with this application. The approved Proffer Statement is attached for reference.

### Concept Development Plan (CDP)

A revised Concept Development Plan (CDP) was included as part of the Rezoning application materials. The revised CDP adds “Historic Reuse” (HR) as an allowable development type in Land Bay V. It also specifically shows the “HR” designation on the men’s and women’s barracks buildings. Additionally, Note 13, which states: “Planned for up to 200 multi-family dwelling units with approval of a Special Exception when conducting rehabilitation of the existing barracks buildings,” has been added to the Land Bay V development requirements. The only other requested change to the CDP is to add a new “Proposed Private Commercial Entrance” into Land Bay V, from Rogues Road (Route 602) directly across from Kennedy Road. This new entrance is to provide direct access to the Vint Hill Lofts and will potentially serve other development within this portion of Vint Hill.

It should be noted that specific development components such as parking, screening, circulation, access, and connectivity will be further evaluated (in detail) as a part of the future Special Exception application. Additionally, any future Site Plan applications will be reviewed against all Zoning requirements, including conformance with the Proffers/CDP and any conditions of approval associated with a future Special Exception application.

### Transportation

As a part of the application, a Traffic Assessment was submitted to evaluate the potential impact from allowing residential units in the barracks buildings. It estimates that the proposed Vint Hill Lofts development will generate approximately 996 net new weekday daily trips, 66 weekday a.m. (17 in, 49 out), and 81 weekday p.m. (49 in, 32 out) peak hour trips. The assessment considers two access scenarios: Scenario A – no direct access to Rogues Road and Scenario B – direct access to Rogues Road aligned with Kennedy Road. The Applicants’ conclusion is that the proposed Vint Hill Lofts development will not generate a substantial number of weekday p.m. or daily trips; and furthermore, the proposal will not adversely impact the transportation network. They also determined that the presence/absence of a direct access to Rogues Road does not result in a meaningful difference in the anticipated performance of the transportation network. It should be noted that as a part of the future Site Plan, further analysis and study of the Rogues Road access will be required. Any required improvements, such as turn lanes, will be identified then and required as a part of that approval.

### Utilities

It is believed that adequate public water and sewer service will continue to be available to serve the Vint Hill Lofts project. The public and private infrastructure that once served these facilities is constructed and in place. Additionally, the Vint Hill developers have worked to upgrade and add to the public infrastructure facilities to serve the overall development.

### Stormwater Management

It is believed that the stormwater can be adequately accommodated. This will be thoroughly evaluated as a part of the Site Plan process.

### Site Suitability

This property appears to be generally suitable for the type of development proposed. There are no known limiting environmental features or restrictive site elements in the proposed development area. There are no known significant landscape features or vegetated areas to be impacted.

### Cultural and Historic Resources

The subject parcels include four historic buildings identified as contributing properties of the Vint Hill Farms Station Historic District (DHR Inventory No. 030-0020), which was determined eligible for listing in the National Register of Historic Places in 2019. Vint Hill Farms Station (VHFS) was a mid-twentieth century United States Army Intelligence and Security Command (INSCOM) post, historically significant for its intelligence gathering groundwork during World War II and its role as a center for research, development, and maintenance of intelligence equipment during the Cold War. The 700-acre Army post closed in 1997.

The largest building within the project area is a massive, three-story, brick structure constructed in 1949 by the Laburnum Construction Company of Richmond as the enlisted men's barracks and mess hall. The building includes architectural features indicative of the Colonial Revival and International styles with decorative brick quoins, windows that extend to the corners, concrete entrance surrounds with vertical glass block lights, rounded metal overhangs over the entryways, and geometrical-shaped metal bannisters. A one-story, brick heating plant or "boiler house" was built south of the barracks along Sigler Road. This building (030-0020-0076) was constructed with brick quoins, nine-light fixed metal windows, and a flat roof with composition roofing. A tall, brick smoke stack is positioned at the southeast corner of the building. Considering its resemblance to the men's barracks, it is believed that it was constructed at the same time and by the same builder. A three-story brick building constructed in 1969 with 1/1 double hung sash windows and a flat roof was constructed as the women's barracks. It is located west of the men's barracks. To date, neither the men's barracks nor women's barracks have been formally surveyed. The fourth building is Building 144, a 1956 concrete block transformer house that was built as a part of the former VHFS medical complex. It is located outside of the proposed project area.

### Natural and Environmental Resources

No known natural or environmental resources are impacted with the proposed changes.

### **Planning Analysis:**

As a follow-up to the Community Conversations public planning process held in 2017, the Board of Supervisors, on October 11, 2018, initiated an update to the Comprehensive Plan related to Housing. Following the initiation, a stakeholders group was formed to address the topic of affordable housing

in Fauquier County. The group consisted of members of the development community, non-profit organizations as well as state housing agencies. Staff worked through surveys and a collective meeting to gather input from the diverse group to help form a set of policies for the County to diversify its housing stock and provide increased options for those who wish to live in Fauquier. Those policies have been formatted into a Housing Chapter which is proposed to be added to the Comprehensive Plan.

On February 20, 2020, staff presented the initial draft of the Comprehensive Plan Housing Chapter to the Planning Commission at its work session. The draft Housing Chapter advocates for the provision of more diversified housing, specifically encouraging additional townhouse and multi-family developments. It also advocates for the provision of more housing affordable to workers earning the median income of employees in Fauquier County - housing costs estimated to be just over \$300,000 or approximately \$1,800/month. Additionally, language advocates for the dispersion of affordable housing options throughout the County; whereas, the majority of affordable housing options are currently located south of Warrenton. While the Housing Chapter has not been adopted at this time, the Applicants' proposal appears to be consistent with several of its initially identified goals and objectives.

**Agency Comments:**

Staff and the appropriate referral agencies have reviewed the application and have the following comments. Any agency comments are not a request, suggestion or demand for a proffer from the County. Staff has noted how the items will be addressed in *italicized* language following the comments.

Zoning:

*All Zoning comments have been addressed.*

Virginia Department of Transportation (VDOT):

1. If a Transportation Impact Analysis (TIA) update is not needed based on proffers, then a traffic study would be needed based on Access Management Standards. The traffic assessment needs to assess turn lane warrant analyses and evaluate the need for Right/Left turn lanes into the development from Route 602 - Rogues Road.

*Provided for reference. The traffic study and associated turn lane warrant analysis can be performed as a part of the Site Plan process.*

2. Regardless of what is approved with the rezoning proffers and related CDP, final engineering drawings will need to meet all VDOT standards. The rezoning documents do not provide enough detail for a complete technical review.

*Provided for reference. This comment will be further evaluated as a part of the Site Plan process.*

- Design of proposed entrance is subject to VDOT standards including the Road Design Manual and Access Management standards including entrance separation and intersection sight distance.

*Provided for reference. This comment will be further evaluated as a part of the Site Plan process.*

Fauquier County Public Schools:

New residential development creates an impact on the School Division's operating and capital costs. Based on the requested development, the project will add as many as 200 multi-family units which are anticipated to generate students who will enroll in Fauquier County Public Schools.

OPERATING COSTS

This development will create an impact on operating costs from new student enrollment as estimated in the following table. Each student increases operating costs by \$13,907.

Elementary school students	22
Middle school students	12
<u>High school students</u>	<u>14</u>
Total students from development	48
<u>Cost per student</u>	<u>\$13,907</u>
<b>Total Annual Operating Costs</b>	<b>\$667,536</b>

State funding offsets a portion of these costs. For school year 2019-20, the state contributes 32.93%. The remaining funds must be borne by the locality.

CAPITAL COSTS

In addition to operating costs, new development creates an impact on capital costs for schools by absorbing existing capacity and/or creating the need for additional capacity. The developer should demonstrate how they will mitigate this impact on schools.

This subdivision is currently located in the following school zones. These zones are subject to change at the discretion of the school division.

Elementary school:	Greenville Elementary School
Middle school:	Auburn Middle School
High school:	Kettle Run High School

The impact from a build-out from this development may exceed the capacity available in one or more of these schools. The impact of this development may create the need to rezone, add temporary classrooms, or expand the school.

The differential (if any) between any contribution provided by the developer for public education and the above amount must come from other forms of revenue, primarily real estate taxes and state funding.

*Provided for reference.*

*It should be noted that the Applicants believe that typical student generation rates used by many localities tend to be high in calculating the number of school-age children from the type of rental housing product they develop and manage. They state that their historic redevelopment projects tend to produce smaller living units and a more professionally-oriented amenity package; and, therefore, they attract fewer families than would a typical new construction apartment community. The Applicants' existing apartment communities generate between 0.033 and 0.066 students per unit, whereas the County's estimate is 0.24 students per unit. Using their other communities as a reference, the Applicants expect the project to generate between seven and 13 students, versus the County's estimate of 48. Below is their project data:*

*Echelon Resources Project Data*

- *Property 1 (19 Units): Bedrooms: 0 to 1 [17], Bedrooms: 2 or more [2], # of students: 0*
- *Property 2 (30 Units): Bedrooms: 0 to 1 [25], Bedrooms: 2 or more [4], # of students: 1*
- *Property 3 (45 Units): Bedrooms: 0 to 1 [36], Bedrooms: 2 or more [9], # of students: 3*
- *Property 4 (31 Units): Bedrooms: 0 to 1 [27], Bedrooms: 2 or more [4], # of students: 1*

*Multi-Family Units (200), Total projected # of students generated (per Echelon rates)*

- *Using Property 2's ratio of 0.033 students/unit = 6.6 total students [LOW RANGE]*
- *Using Property 3's ratio of 0.066 students/unit = 13.2 total students [HIGH RANGE]*

Parks and Recreation:

1. Bludau Drive is used by the public and Parks & Recreation Department staff to access the park, pool areas, and maintenance building. Will the public and the Parks & Recreation Department be allowed to continue to use the complete road?

*The public and Parks and Recreation Department will be able to continue to use both portions of the road. This will be further reviewed during the future Special Exception and Site Plan applications.*

Preservation Planner:

1. Guiding Policy A3 of the Fauquier County Comprehensive Plan encourages "the identification, evaluation, registration and protection of heritage/historic resources, as well as the business opportunities presented by their rehabilitation and reuse." Chapter 2, Section B of the Comprehensive Plan defines specific preservation goals and implementation actions for the rehabilitation and adaptive use of heritage resources. Action 1.1.1 directs the County to encourage rehabilitation and repurposing of historic buildings and to promote the use of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* during rehabilitation.

*Provided for reference.*

2. The applicant has indicated that he intends to rehabilitate the former men's and women's barracks to provide additional housing for the area. Staff recommends that the rehabilitation be completed according to the Secretary of the Interior's Standards for Rehabilitation to maintain the integrity

of the buildings and the historic district. If historic tax credits are used, as proposed, use of the Standards will be required.

*Provided for reference. It should be noted that the Special Exception for the multi-family residential use in an existing building also requires: "All alterations to existing historic structures, and all additional accessory structures, including signs, shall be designed and constructed in a manner that conforms to the United States Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as determined by the Virginia Department of Historic Resources (VHDR)."*

3. The old VHFS road network, which includes Sigler Road (historically called Bicher) and Bludau Road (formerly Helms), as well as the landscaping and connecting walkways that the Army installed around the barracks, are contributing features to the historic district. Changes made to these landscape features should be introduced with consideration to the effect that they could have on the integrity of the district. The conceptual plan indicates that the historic road network would be altered with the construction of the project. Proposed is a new road that would connect to Rogues Road, as well as some alteration to Bludau Road to accommodate the public road upgrade. As the project moves forward, staff recommends minimizing these changes to alleviate the effect on the district's historic integrity. The existing walkways should be retained.

*Provided for reference. This will be further reviewed during the future Special Exception and Site Plan applications.*

#### Fauquier County Sheriff's Office:

The Fauquier County Sheriff's Office does not have any objection based upon the information listed in the application. Traffic impacts will be minimal at best using the "New Trips Data figure of 996" that was identified by Kittelson & Associates during their technical review. There is a potential for increased demands for all public safety services is to be expected with tenant occupancy established at 280 based upon the number of units.

*Provided for reference.*