Agenda – PART ONE (approx. 1hr 15min)

1. Introduction and Regional Context
2. Purpose and Goals
3. Trends and Demographics
4. Design Principles and Tour Recap

DISCUSSION

BREAK
Agenda – PART TWO (approx. 1hr 30min)

2. Key Elements w/ Precedent Photos
3. Design Concept
4. Preliminary Feasibility
5. Next Steps

Interactive Component
Overview and Progress Update
Regional Context

- 45 miles to D.C.
- 14 miles to Quantico
- 12 miles to Fredericksburg
- 5 miles to Garrisonville Road
RDA Context

- Regional access via I-95
- Jobs: Government Center complex and Stafford Hospital
- Recreation: Embrey Mill Park and Rouse Center
- Education: Several schools within 3 miles
- Other investment in RDA
Planned Improvements – I-95/Rt 630 Interchange

Est. Timeline: 2017-2020
Planned Improvements - Express Lanes

Est. Timeline: 2019-2022
Planned Improvements - Route 1 Widening

Phase 1
~24 acres
Potential courthouse site

County Land

Phase 1
~25 acres
Meeting Goals and Objectives

• Provide update on project status to date

• Gain buy-in and obtain input from Supervisors on Downtown vision and design principles

• Discussion of Next Steps with an eye toward implementation
Project Background

Stantec was engaged to study the possibility of creating a Downtown Stafford.

Stafford County has:
- Limited locations to gather, recreate, shop, dine, etc.
- Few mixed-use and walkable developments
- Land ownership in key location near highway interchange including existing government office and court complex
- Buying power
- Great potential to create a vibrant downtown development
Project Timeline

Onboarding of Team

Background info gathering and analysis

Tour of mixed-use developments in the region

Development of Design Principles, Framework, and Conceptual Site Plans

Financial Analysis of Conceptual Program

Present Findings

Direction to Implement

Regulatory modifications and Developer Solicitation

Current Progress Point
National Trends Influencing Stafford
“North America is a suburban continent with an urban population”
The **great reset**

a perfect storm of demographic, values, and economic change
A BRIEF PROLOGUE - from the Civil War to the Great Reset

New Rochelle, NY
DEMOGRAPHICS ARE DESTINY: the present future
The Great Reset to the mid-2030s (and later…)

Population growth by age group: US population is growing older and younger
Between 1970 and 2030 the US will add 170 million people... including 2 million school-age kids

SOURCE: U.S. CENSUS BUREAU
HTTPS://WWW.CHILDSTATS.GOV/AMERICASCHELDREN/TABLES/POP1.ASP
Higher income households are moving into urban centers
Educated millennials (and gen-Xrs...) are moving into urban centers

SOURCE: JED KOLKO, CHIEF ECONOMIST, TRULIA.COM
There is a dramatic mismatch between the US housing stock and the US population demand for roughly 50-55M “urban” housing units.

More Houses Built Than Families to Live in Them

62% of U.S. household stock is single family.

22% of U.S. households are married couples with children.

2011-2030 demand for roughly 50-55M “urban” housing units.
Wellness matters more today and walkable, urban environments are viewed healthier.

Per cent of Americans who are overweight:
- **1992**
  - Men: 63%
  - Women: 55%
- **2012**
  - Men: 75%
  - Women: 67%
ECONOMIC IMPERATIVE
Knowledge industries are heading to urban places
Economic imperative: a dramatic slowdown in workforce growth is creating labor shortages

Growth of the Working-Age Population
(Net annual change for the U.S. population, ages 18-64)

Source: U.S. Census Bureau, estimated (2005-2011), projected (2012-2040); Cushman & Wakefield Research Services
A growing shortage of knowledge workers means jobs and investment follow these workers

Projected 2020 labor demand and supply by skill level,\(^1\)

<table>
<thead>
<tr>
<th>Skill Level</th>
<th>Demand</th>
<th>Supply</th>
<th>Share of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>High-skill workers</td>
<td>166 million–168 million</td>
<td>150 million</td>
<td>-10%</td>
</tr>
<tr>
<td>Medium-skill workers</td>
<td>253 million–256 million</td>
<td>288 million</td>
<td>11%</td>
</tr>
<tr>
<td>Low-skill workers</td>
<td>60 million</td>
<td>59 million</td>
<td>-1%</td>
</tr>
</tbody>
</table>
Since 2000 office rents in downtowns have risen more than seven times as fast as in the suburbs.
The opportunity: the next generation of urban places
thresholds for success: leadership, engagement, partnership, transformative planning
Mayor Eva Galambos led her conservative, affluent community to create a de novo downtown.
A Georgia Town Takes the People’s Business Private

Sandy Springs, GA
Dublin Ohio’s City Manager and Council launched a year-long community-based visioning process centered around an intensive series of workshops, lectures, and charrettes.
The rapid growth of high-wage knowledge industries funded a very high level of services—like the Dublin Recreation Center—and helped support one of Ohio’s top housing markets.
Dublin ranks among America’s Top 20 Creative Class Cities

Richard Florida - International Best-selling author, professor & urbanist

A top ranked suburb to live, work, and start a business, Dublin had long prided itself on “staying ahead of the economic development curve” and saw change coming.
The community came to understand that its class A office parks and high end subdivisions were losing their appeal to a changing world...and an aging Dublin.
New office development by decade: total square feet

Community members drilled down into the trends that shaped the commercial office markets so important to Dublin's ability to fund a high quality of life.
A new walkable downtown would help Dublin retain and attract knowledge workers...and employers...and more important—create a new heart to the community.
BridgePark represents the first phase, a three million SF mix of housing, office, retail, food, culture, education…and a new Scioto Riverfront “central park”.
Net fiscal impact from new growth
Fiscal benefits unlock the ability to invest in “urban” infrastructure — street grid, parking, parks, and squares.
Fourth step: Create a vision framework

Vision Principles

- Enhance economic vitality
- Integrate the new center into community life
- Embrace Dublin’s natural setting and commitment to sustainability
- Expand “livability choices” for Dublin and the region
- Create places that embody Dublin’s commitment to community
Putting the market to work

Many traditional malls, strip centers, big box malls, and single-use office parks are losing value.
Increasing density 300-400% often unlocks redevelopment. Housing, with retail, food and entertainment at “street” level is often the strongest market.
Walkable densities require structured parking—shared parking strategies can reduce expensive parking requirements 15-30%
Creating a new urban place is usually a market-driven, incremental process…strategies that create opportunities for the market to get started.
Dayton Mall, OH

Year 1-3
...strategies that make a new center the heart of the community
Discussion
principles for community-building: walkability, connectivity, multilayered public realm, diverse choices...and authenticity
WALKABILITY
Made real with density, programming and design
Close to 1000 housing units unlocks ability to attract “walkable retail”
The street level of some older buildings were retrofitted, while new retail was added in front of others to bring street’s to life—and reverse declining office and residential values.
CONNECTIVITY
Linked to their communities physically and socially

Metro’s underground route is visible in Arlington, VA’s development patterns
Complete streets are growing more complete
“There was no central heart of Sandy Springs, a place that people could call a city center.”
PUBLIC REALM
Multilayered—from places to reflect to lively squares
A continuous hierarchy of public spaces
CHOICES

Diverse options to live, work, play, learn, celebrate...
A wide mix of activities touch many aspect of Tampa’s social, economic, and cultural life.
“Makers’ Alley” and new USF Medical School

Water Street, Tampa FL
AUTHENTICITY

Celebrate their communities’ stories and living culture

Maker spaces and artists’ working studios line an alley and parking garage
Robert E. Simon, founder of Reston
Regional Responses to National Trends
Regional Examples

Guided tour for County stakeholders in April included visits to:

- Kentlands (MD)
- Downtown Crown (MD)
- Rockville Town Center (MD)
- Fairfax Corner (VA)
Tour Recap - Kentlands

Initial Reactions:

• “Allow living above retail (not in our zoning now)”
• “On-street [parking] is a good option”
• “Pedestrian access across Courthouse Road critical to our vision of this place”
• “Needed more green space – small park”

>1 million sq ft commercial + 1,800 homes on 350 acres. Completed 1990.
Initial Reactions:
- “Central square”
- “Mix of uses”
- “Multi-modal access paths”
- “Wider streets had more room for sidewalks[…] but wider streets meant cars can go faster”

260,000 sq ft retail (including 50,000 sq ft grocery) and 500 apartments on 20 acres. Downtown Crown completed 2014.
Tour Recap – Rockville Town Center

Initial Reactions:

• “Very walkable – great public space, good scale”
• “Sidewalks were fairly wide and building height did not overwhelm”
• “Good feel – in spite of the six stories”
• “Great parking guidance system”

>180,000 sq ft retail + 650 housing units in 12.5 acre downtown. Completed 2007.
Tour Recap – Fairfax Corner

Initial Reactions:
- “Main Street layout for a shopping center is nice”
- “Include a community use”
- “I don’t like how housing was separate”
- “A little heavy on surface parking fields – would be a waste of space in Stafford”

>500,000 sq ft development including retail, office, housing.
Post-Tour Comments

• “I was very surprised at how much I liked the higher developments. It seems a better use of space.”
• “I now feel that mixing the project into surrounding community could be a good design decision.”
• “Including a community amenity would help the success.”
Lessons learned:

• Actively programmed gathering space: farmer’s market, yoga, outdoor movies, splash pad, etc.
• Smart parking signage
• LEED for Neighborhood Development
• Curated mix of local and national retailers

>1.5 million sq ft development including retail, housing, entertainment, office. Phase 1 opened in 2012-3.
BREAK
Agenda – PART TWO

2. Key Elements w/ Precedent Photos
3. Design Concept
4. Preliminary Feasibility
5. Next Steps

DISCUSSION

DISCUSSION
Downtown Stafford

Downtown Vision
Vision for Downtown Stafford

• Establish a **walkable, vibrant, authentic** town center
  - Amenities, pedestrians and bikes, connected to neighborhoods
  - Acknowledge car-dependent realities of market

• Introduce a **heart for the community**
  - Signature ‘place’ that represents Stafford’s culture and values
Strategies for Downtown Stafford

- **Density** to support ‘critical mass’
- **Housing choices**
- **Retail and amenities** that drive activity
- **Signature town square** with regular programming
- **Community-rich public spaces**
- **Walkable and bike-able streets**, shared parking, and connections to neighborhoods
- **Connection across Courthouse Road** to government center, particularly retail and parking
Downtown Stafford

Downtown Design Framework
Conceptual Framework

Green edge/multi-use trail

Anchor destination

Walkable, connected street grid

Mix of uses: Housing, retail, office

Retail/active sidewalks

Town square/active public realm

Connect across Courthouse Rd
Key Element: Multi-layered Public Realm

Flexible multipurpose open space defined by building edges
Key Element: Multi-layered Public Realm

Outdoor dining and other places to rest and enjoy the activity
Key Element: Multi-layered Public Realm

Programming critical: yoga, movie night, farmers market, art festivals, etc.
Key Element: Housing Choices

Ensure a critical mass of residents living here
Ensure a critical mass of residents living here
Key Element: Connectivity

Front setback with gardens, landscape, individual unit entrances at ground level
Key Element: Connectivity

Connect to neighborhoods, encourage active transportation
Key Element: Walkability

Inviting sidewalks with shade trees, café seating, storefront awnings, benches, pedestrian lighting
Key Element: Walkability

Calm streets with on-street parking, narrow lanes, crosswalks, street trees to slow cars
Expansion of “Main Street”

A successful initial phase should stimulate organic growth

- Partnerships
- Public Engagement
- Transformative Planning
- Leadership

NOTE: This is a graphic representation of one possible growth scenario
Walkable and Connected Streets

Street hierarchy

- **Primary retail street**: most walkable, best streetscape, active edges
- **Secondary streets**: also walkable, mix of ground floor uses, limited parking access points
- **Residential streets**: small-lot single-family or townhouses
- **Service streets**: parking access, etc
- **Multi-use trail**: off-street bike/ped path connecting to neighborhoods

NOTE: This is a graphic representation of one possible growth scenario
Potential Future Growth Pattern
## Conceptual Site Plan: Initial Phase

<table>
<thead>
<tr>
<th>PHASE 1</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
<td>330 units</td>
</tr>
<tr>
<td>Retail</td>
<td>92,000 gsf</td>
</tr>
<tr>
<td>Office</td>
<td>38,000 gsf</td>
</tr>
<tr>
<td>Civic/Entertainment</td>
<td>35,000 gsf</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>530,000 gsf</td>
</tr>
<tr>
<td>Parking Supply</td>
<td>640 spaces + county deck (570)</td>
</tr>
</tbody>
</table>

- Temporary Surface
- County parking deck
- Town square
- Cinema/bowling

- **PHASE 1**
- **Housing**: 330 units
- **Retail**: 92,000 gsf
- **Office**: 38,000 gsf
- **Civic/Entertainment**: 35,000 gsf
- **TOTAL**: 530,000 gsf
- **Parking Supply**: 640 spaces + county deck (570)
Conceptual Site Plan: Initial Phase Detail

- **Town square** as anchor and magnet
- **Retail and dining** creates lively sidewalks
- **Housing** on upper floors provides critical mass of residents
- **Off-street connections** to neighborhoods
- **Shared parking** on-street, in structures, and on surface lots
## Conceptual Site Plan: Second Phase

<table>
<thead>
<tr>
<th></th>
<th>Phase 1</th>
<th>Phase 2</th>
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</thead>
<tbody>
<tr>
<td>Housing (units)</td>
<td>330</td>
<td>365-410</td>
</tr>
<tr>
<td>Retail (GSF)</td>
<td>92,000</td>
<td>0-25,000</td>
</tr>
<tr>
<td>Office (GSF)</td>
<td>38,000</td>
<td>0-25,000</td>
</tr>
<tr>
<td>Civic/Entertainment (GSF)</td>
<td>35,000 Ent.</td>
<td>50,000 Civic</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>530,000</strong></td>
<td><strong>500,000</strong></td>
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</thead>
<tbody>
<tr>
<td>Parking Supply (Spaces)</td>
<td>640 + county deck</td>
</tr>
</tbody>
</table>

- Anchor use – civic or entertainment
- Town square
- Cinema/bowling
- County parking deck
Conceptual Site Plan – Massing

Aerial view from south

- Government Center
- Courthouse Rd
- County parking deck
- Main entrance and crosswalks
- Town square
- Public Safety

Stafford Courthouse II LLC
Trustees of St. Peter’s Church
RED OAK DR
Conceptual Site Plan – Massing

Aerial view from north

- County parking deck
- Town square
- Main entrance and crosswalks
- Government Center
- Public Safety
Conceptual Site Plan – Massing

Aerial view from northeast

- Town square
- County parking deck
- Main entrance and crosswalks
Town Square Conceptual Rendering
Downtown Stafford

Preliminary Feasibility
Retail Gap Analysis

• Key to establishing a **walkable, vibrant, authentic** town center is inclusion of retail amenities such as shopping, entertainment & dining.

• To identify retail demand, we conducted a Retail Gap Analysis, which considers:
  - Population, demographics, retail supply & demand & other economic data

• Key Terms:
  - Gap/Leakage – where market supply is less than market demand
  - Leakage occurs when retailers outside the market are fulfilling the demand for retail products
Analysis indicates leakage among many retail categories in Stafford County.
Retail Gap Analysis

• Median household income for Stafford County is $97,606 – significantly higher than Fredericksburg which hosts many of the retail opportunities that Stafford desires.

• Higher median income along with findings of Gap Analysis indicate there is an opportunity for additional retail absorption in Stafford.

• Retail Gap in Dollars:

<table>
<thead>
<tr>
<th>Retail Gap/Leakage</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Spending in Stafford</td>
<td>$1.2 billion</td>
</tr>
<tr>
<td>Retail Potential in Stafford</td>
<td>$2.5 billion</td>
</tr>
<tr>
<td>Retail Gap in Stafford</td>
<td>$1.3 billion</td>
</tr>
</tbody>
</table>
## Retail Gap Analysis

### Retail Leakage in Dollars:

<table>
<thead>
<tr>
<th>Industry</th>
<th>Demand (Retail Potential)</th>
<th>Supply (Retail Sales)</th>
<th>Retail Gap</th>
<th>Leakage /Surplus Percentage</th>
<th>Number of Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Services &amp; Drinking Places</td>
<td>$251,546,844</td>
<td>$117,112,130</td>
<td>$134,434,714</td>
<td>53.4%</td>
<td>191</td>
</tr>
<tr>
<td>Clothing and Clothing Accessories Stores</td>
<td>$117,914,873</td>
<td>$9,036,858</td>
<td>$108,878,015</td>
<td>92.3%</td>
<td>14</td>
</tr>
<tr>
<td>Food &amp; Beverage Stores</td>
<td>$396,909,138</td>
<td>$179,548,588</td>
<td>$217,360,550</td>
<td>54.8%</td>
<td>60</td>
</tr>
<tr>
<td>Nonstore Retailers</td>
<td>$42,943,465</td>
<td>$10,106,237</td>
<td>$32,837,228</td>
<td>76.5%</td>
<td>8</td>
</tr>
<tr>
<td>Sporting Goods, Hobby, Book, and Music Stores</td>
<td>$63,744,971</td>
<td>$13,028,849</td>
<td>$50,716,122</td>
<td>79.6%</td>
<td>18</td>
</tr>
<tr>
<td>General Merchandise Stores</td>
<td>$412,560,711</td>
<td>$224,039,735</td>
<td>$188,520,976</td>
<td>45.7%</td>
<td>18</td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td>$133,322,536</td>
<td>$69,803,088</td>
<td>$63,519,448</td>
<td>47.6%</td>
<td>31</td>
</tr>
<tr>
<td>Miscellaneous Store Retailers</td>
<td>$83,053,689</td>
<td>$31,670,208</td>
<td>$51,383,481</td>
<td>61.9%</td>
<td>51</td>
</tr>
<tr>
<td>Furniture &amp; Home Furnishings Stores</td>
<td>$89,509,504</td>
<td>$21,110,654</td>
<td>$68,398,850</td>
<td>76.4%</td>
<td>21</td>
</tr>
<tr>
<td>Electronics &amp; Appliance Stores</td>
<td>$75,479,359</td>
<td>$29,350,707</td>
<td>$46,128,652</td>
<td>61.1%</td>
<td>18</td>
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<tr>
<td>Bldg. Materials, Garden Equip. &amp; Supply Stores</td>
<td>$158,886,575</td>
<td>$107,395,414</td>
<td>$51,491,161</td>
<td>32.4%</td>
<td>49</td>
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<tr>
<td>Gasoline Stations</td>
<td>$220,952,488</td>
<td>$54,807,672</td>
<td>$166,144,816</td>
<td>75.2%</td>
<td>19</td>
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<tr>
<td>Motor Vehicle &amp; Parts Dealers</td>
<td>$485,715,930</td>
<td>$347,776,758</td>
<td>$137,939,172</td>
<td>28.4%</td>
<td>92</td>
</tr>
</tbody>
</table>
Financial Analysis

• Creation of a robust model to determine high-level development feasibility

  • Model inputs include assumptions such as vacancy rates, inflation rates, construction costs, rental rates, etc.
  • Market research identified construction costs, rental rates, etc., in the area

• Output metrics measured include IRR, Return on Investment, to determine likely developer interest
• Assessment of conceptual plans shows potential for a successful project. IRR and Return on Equity in stabilized year are in range to meet returns that developers/investors seek.

• Have used “placeholders” for infrastructure costs—will refine

• Have not assumed any land payment in model, but current feasibility assessment would allow developer/bidders to propose land payment. Will study further

• Next steps for financial modeling:
  • Improve analysis of infrastructure assumptions
  • Continue to revise based upon modifications to conceptual plans
  • Conduct sensitivity analyses on construction costs, rental rates, and occupancy, etc.
  • Analyze outputs
Discussion
Downtown Stafford

Next Steps - Implementation
Implementation – Definition of Terms

• **Generalized Development Plan** (GDP) – plan for county-owned parcels that includes development guidelines for items such as street grid and placement of key assets. Also called Master Plan.

• **Small Area Plan** – plan for area bounded by Courthouse Road, Hospital Center Blvd, Wyche Rd, and Route 1.

• **Zoning** – the legal regulatory framework by which developments must abide.
Implementation

To achieve the vision of a **walkable, vibrant, authentic** town center that serves as the **heart of the community**, next steps include:

- Modifying the regulatory framework
  - Creating Generalized Development Plan (GDP) for County-owned parcels
  - Re-zoning County-owned parcels to UD-5

- Targeting greater density development
  - Amendment UD zoning district standards

- Bringing in a private developer
Creating Generalized Development Plan (GDP) for County-owned parcels
- Take conceptual plan to next level of detail
- Creates framework of impacts for zoning
- Board takes plan public
- Approximately 3-month process

Re-zoning County-owned parcels to UD-5 and amending UD standards
- Identification of what within UD-5 should be adjusted (i.e. street design guidelines, density, etc.)
- Preparation and review of Application
- Public Hearing and Decision
*Requires involvement of County Staff, Consultant Team, PC, and BOS
Implementation – Regulatory

Master Plan = GDP for County-owned parcels

Aim to condense Zoning duration

<table>
<thead>
<tr>
<th>ACTIVITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) PROJECT KICK-OFF (BOARD OF SUPERVISORS WORK SESSION - AUGUST 14)</td>
</tr>
<tr>
<td>Review: design concepts, parking garage, access, public space use(s)</td>
</tr>
<tr>
<td>2) DEVELOP MASTER PLAN OF COUNTY-OWNED PROPERTY (FOR REZONING)</td>
</tr>
<tr>
<td>Consultant prepare draft Master Plan (with Co. staff Review)</td>
</tr>
<tr>
<td>3a) BOARD INITIATED REZONING OF COUNTY PROPERTY</td>
</tr>
<tr>
<td>ZONING TEXT AMENDMENT (UD-5 DISTRICT)</td>
</tr>
<tr>
<td>Prepare Application and Ordinance Amendments (Co. staff)</td>
</tr>
<tr>
<td>Board Review &amp; Initiate Applications - Refer to PC</td>
</tr>
<tr>
<td>Application Review (Co. staff and agencies)</td>
</tr>
<tr>
<td>Application / Master Plan Revisions (by Consultant)</td>
</tr>
<tr>
<td>PC Review, Public Hearing, and Recommendation</td>
</tr>
<tr>
<td>BOS Public Hearing and Decision</td>
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<table>
<thead>
<tr>
<th>YEAR</th>
<th>2018</th>
<th>2019</th>
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<tbody>
<tr>
<td>MONTH</td>
<td>August</td>
<td>September</td>
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<td>3</td>
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Completion of Draft Master Plan for County Property

Release RFP for County Property

Rezoning and Text Amendment Approval

Approval
RFQ/RFP process

• Provide guidelines and objectives for most critical elements

• Leave as much developer flexibility as possible

• Target release of RFP – late Spring 2019 after zoning for County-parcels is updated
Downtown Stafford

Future Growth Considerations
Count Land

Target of potential future growth:
- Access to Route 1
- Connection to Hospital Center Blvd
- Regularization of site boundaries

Potential growth

Phase 1
~25 acres
Potential Future Growth Pattern
Future Land Use Concept

20+ year planning horizon

• **Mix of uses**: ground floor retail (incl. grocery), office, multi-family and single-family housing, hotel, civic

• **Walkable, connected streets**

• **Variety of public spaces**

NOTE: This is a graphic representation of one possible growth scenario
Expansion of “Main Street”

A successful initial phase should stimulate organic growth
• Partnerships
• Public Engagement
• Transformative Planning
• Leadership

NOTE: This is a graphic representation of one possible growth scenario
Walkable and Connected Streets

Street hierarchy

- **Primary retail street**: most walkable, best streetscape, active edges
- **Secondary streets**: also walkable, mix of ground floor uses, limited parking access points
- **Residential streets**: small-lot single-family or townhouses
- **Service streets**: parking access, etc
- **Multi-use trail**: off-street bike/ped path connecting to neighborhoods

NOTE: This is a graphic representation of one possible growth scenario
Multi-layered Public Realm

Variety of public spaces

- **Town Square**: flexible public spaces with active programming, hardscape, water features, shade structures, etc.
- **“Main Street” sidewalks**: wide sidewalks with benches, street trees, café seating, and storefront displays
- **Park**: large public green space with play features, etc.
- **Semi-public**: office forecourts and shared residential courtyards

NOTE: This is a graphic representation of one possible growth scenario.
To achieve the vision of a **walkable, vibrant, authentic** town center that serves as the **heart of the community**, **future** steps include:

- Modifying the regulatory framework
  - Courthouse Small Area Plan
  - Comprehensive Plan text amendment
  - Broader re-zoning effort
- Targeting greater density development
- Supporting developers/land owners
## Future Steps – Planning and Zoning

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>4) COMP PLAN AMENDMENT - COURTHOUSE SMALL AREA PLAN</strong></td>
<td></td>
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<tr>
<td>Draft Courthouse Area Plan (Consultant / Co. staff)</td>
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<td>Board Review &amp; Initiate Plan Amendments - Refer to PC</td>
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<td>Review Plan Revisions &amp; Initiate PC Public Hearing</td>
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<td><strong>5) ZONING TEXT AMENDMENTS (IN SUPPORT OF THE SMALL AREA PLAN)</strong></td>
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<td>Draft Zoning Text Amendments (Consultant / Co. staff)</td>
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To build on the initial phase of Downtown development that occurs on the County-owned parcels a broader re-zoning is recommended. The range of zoning options includes:

- Re-zoning county-owned parcels only (future development proposals reviewed on case-by-case basis)
- Acquisition of parcels by county to be included in re-zoning
- Re-zoning the entire SAP area regardless of ownership
- Allowing owners to participate in re-zoning
Discussion
Stafford County, Virginia
Real Estate Development Advisory Services

Board Workshop
14 August 2018