




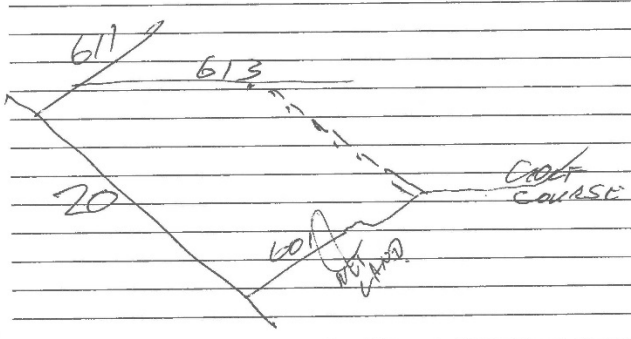
GERMANNA-WILDERNESS AREA PLAN PUBLIC COMMENT TRACKING



NAME	DATE RECEIVED	METHOD OF SUBMISSION	PHYSICAL ADDRESS	PAGE NUMBER	SUBAREA	COMMENT	COMMITTEE ACTION
Bob Foster	11/23/14 (Comment 1)	Email: rjf22553@gmail.com	10812 Millridge Lane Spotsylvania, VA 22553		General	<p>Folks, I have been tracking the various iterations of the plan so far (the latest being the one from the Steering Committee's Nov 17 agenda).</p> <p>As this progresses to public presentation and comment on 9 Dec, will there be more substance/detail to the plan than the Powerpoint-deep presentations we've been seeing provided to the public?</p> <p>Note that your website (http://orangecountyva.gov/index.aspx?NID=681) indicates the presentation starts at 6 PM, but the Free Lance Star article in today's paper indicates 7 PM.</p>	<p>The Steering Committee has completed a working draft <u>of the plan which and it is</u> available at http://orangecountyva.gov/index.aspx?NID=703. <u>Following the adoption of the plan and similar to the development of the Germanna-Wilderness Area Plan, working drafts of the utility, transportation, and historical and cultural opportunities plans will be available on the Orange County website. Additionally, all subdivision, zoning, and other land use regulations which may be developed to implement specific portions of the Germanna-Wilderness Area Plan will be made available for review via the Orange County website.</u></p>
Bob Foster	12/19/14 (Comment 2)	Email: rjf22553@gmail.com	10812 Millridge Lane Spotsylvania, VA 22553	41	4	<p>Folks,</p> <p>In your mapping for Sub-Area #4, you show two "reservoirs", the larger one created by damming up the Shotgun Hill Branch.</p> <p>Your overlay of the Keaton's Dam inundation zone indicates that some of the inundation area will be blocked by damming up the Shotgun Hill Branch (see below).</p>	<p>A significant first phase of the Master Utility Plan will be to scope the potential locational, design financial, and operational viability and associated impacts of the two (2) reservoirs identified for Subarea 4. Further, if these reservoirs are shown to be potentially viable through the master planning process then the on-site and off-site impacts will be addressed by the State and Federal permitting agencies.</p> <p><u>As you noted, there are certain elements of the Germanna-Wilderness Area Plan which may interest the Spotsylvania County Board of Supervisors and staff. The Steering Committee and our county staff will brief the Spotsylvania leadership at the appropriate time.</u></p>

Bob Foster (Continued)					 <p>Given that a Shotgun Hill Branch dam will restrict the spread of water in the event of a total failure of Keaton Lake's dam, that will mean higher levels of inundation everywhere else since the same amount of water has less space to go. Higher levels will mostly affect residents of Spotsylvania County bordering Wilderness Run – to include my home.</p> <p>I strongly recommend an expansion of your plan to include assessing the impact of the proposed reservoir on existing inundation levels for Keaton's Dam.</p> <p>I also strongly recommend sharing this with officials of Spotsylvania County as well as the residents of Spotsylvania County that would be affected.</p> <p>Lastly, a separate survey should be done for both proposed reservoirs in the GWAP to determine inundation zones in the event of their dam failures.</p>	
Christine Pardee	12/9/14	Email: Clpard99@gmail.com	122 Harper's Farm Locust Grove, VA 22508	8 & General	<ul style="list-style-type: none"> A. Subarea 8-GREAT IDEA to incorporate trail system part of cultural/historical tourism. B. Question- Has any of the planning process incorporated or taken into consideration the World Health Organizations "Age Friendly Cities" initiative? If no, it should be reviewed C. Why is there no senior focused housing? 	The Steering Committee recognizes the importance of land use and development approaches to incorporate <i>aging in place</i> strategies. Though the committee did not review any particular strategies in this regard there will be going forward attention given to various projects that may propose age-restricted residential development.

Christine Pardee (continued)							With regard to property available for age-restricted housing, the committee understands there is property currently zoned for such housing in Subarea 1 <u>and 5</u> .
John Vergeres (TOMCAR LLC)	12/9/14	Email: jvequipment@msb.com	3492 & 3494 Germanna Hwy. Locust Grove, VA 22508		General	Are there any plans to create a tax overlay district (like Central Park) to have businesses pay for the infrastructure improvements and will existing business be exempt?	Tax overlay districts as well as other potential infrastructure financing programs will be analyzed as elements of the Master Utility Plan and Transportation Plan. These programs will be focused on achieving the economic development objectives of job creation and investment.
Phil Rodenberg	12/9/14	Email: prodenberg@LOWA.org	102 Lakeview Parkway Locust Grove, VA 22508		5, 6 & General	<p>A. Buffer LOW residences from relocated Route 20.</p> <p>B. Add sound walls with designs to Route 20 and Route 3 corner to protect residences.</p> <p>C. Re-align and straighten Route 601 to buffer LOW residences from future traffic and development.</p> <p>D. Remember LOW has historic home (White House), ruins in Spotswood Park, and historic cemeteries.</p> <p>E. Route 3 corridor district overlay is much needed.</p>	<p>The Transportation Plan will address the visual and noise impacts to Lake of the Woods residences from a relocated Constitution Hwy (Route 20) and Flat Run Road (Route 601).</p> <p>The following revision has been made to <u>Future Conditions – The 50 Year Vision (p.67)</u>:</p> <p>⊗ Flat Run Road (Route 601) <u>as well as other appropriate secondary system roadways</u> will be improved, straightened and/or realigned in order to serve as an integral transportation corridor to the area <u>connectors between Germanna Highway (Route 3) and Constitution Highway (Route 20)</u>. Further, such improvements will be designed and constructed to avoid or mitigate visual, and noise, and adverse environmental impacts to existing Lake of the Woods residences. <u>Final location and design decisions for road improvements will be made by the Virginia Department of Transportation.</u></p> <p>The Historical and Cultural Opportunities Plan will include an inventory of known historic structures and sites to include those identified in Lake of the Woods.</p>

Phil Rodenberg	12/9/14	Email: prodenberg@LOWA.org	102 Lakeview Parkway Locust Grove, VA 22508		4	<p>A. This area can be a real powerhouse economic area for the County. Hotel and medical are excellent, compatible uses.</p> <p>B. Needs infrastructure-water/sewer</p> <p>C. Needs Route 3 Corridor Overlay</p> <p>D. Needs ED incentives such as the investment zone.</p>	The Steering Committee concurs with your observation of the great economic development potential for Subarea 4, and the investments needed to realize this potential.
Philip Aitken-Cade	12/9/14	Email: flatrun@erol.com	5560 Flat Run Road Locust Grove, VA 22508	64	6	<p>Consider linking Route 601 from the sharp bend near the golf course to Route 614 in a smooth arc across the high ground. This avoids the wetlands at Flat Run and the back gate of LOW. Also moves traffic away from high density housing in LOW.</p> 	<p>The following addition was made to <u>Future Conditions – The 50 Year Vision (p.67)</u>:</p> <p>⊗ <i>The alignment of the transportation corridor between Flat Run Road (Route 601) and Governor Almond Road (Route 614) will address safety, efficiency, and avoid or minimize <u>potentially adverse</u> environmental impacts.</i></p> <p>Additionally, this corridor alignment as shown on the map on p.64 is illustrative of this concept of increased connectivity, not necessarily the exact alignment as shown.</p>
None	12/9/14	None	None		General	Rename “parkway”	
Carlos Ortiz	12/9/14	Email: Lakescapes.llc@gmail.com	225 Beachside Cove Locust Grove, VA 22508	53	5	I'm located presently on an area now used commercially by my company. You have my lot labeled as a flood zone. What is your plan for flood zone areas?	All land areas identified as within Lake of the Woods Main Lake Inundation Zone (p. 53) will continue to be able to develop and be used as currently permitted. The Germanna-Wilderness Area Plan does not change the current land use and development regulations.

Kathy Stephens	12/9/14	Email: kathystephens@comcast.net	35299 Somerset Ridge Road Locust Grove, VA 22508		1, 2 & General	<p>A. Why is there a “protect existing neighborhood” in subarea 1? No consideration was given to neighborhoods next door in subarea 2.</p> <p>B. I do appreciate how comprehensive the plan is.</p> <p>C. Since I live behind subarea 1-The Town Center is currently a farm-Where does this concept come from?</p> <p>D. In part if the briefing provided by the County Administrator, he indicated that no rezoning would be done unless requested by a landowner. Mr. Frame indicated that there would be rezoning by the County. Which is it?</p>	<p>A. A label has been added to Subarea 2 to “protect existing neighborhood” in manner similar to the location of the note relative to Subarea 1.</p> <p>B. No comment.</p> <p>C. The Town Center Planned Development (p. 6) in Subarea 1 is envisioned as a local-scaled mixed use and walkable development consisting of retail businesses, restaurants, entertainment, and professional services for the adjacent and nearby residential neighborhoods. The timing and scale of this <u>natural type of</u> infill development is dependent on market demand as <u>may be</u> determined by the private sector.</p> <p>D. <u>The</u> Germanna-Wilderness Area Plan will not change the current zoning classification of any parcel located within the designated boundaries of the plan area. <u>There could be circumstances whereby certain strategic properties may be rezoned through public-private partnerships to take advantage of economic development opportunities.</u></p>
Nicholas Carr	12/28/14	Email: Nicholas.Carr@MWAA.com	N/A	6,41,53, 74	1,4,5,7 & General	<p>To whom it may concern,</p> <p>Since the time is short*, I will itemize my thoughts regarding the plan:</p> <p>A. Subarea 1/Multi-Family Residential R-4 Housing – The inclusion of multi-family housing west of Somerset Ridge Road will visually and audibly encroach on the residents of Governor Spotswood estates. Current vacancy rate of 15% within existing housing in Subareas 1 and 5, indicates that what is needed in the region are jobs not more housing.</p> <p>B. Subarea 1/Town Center – Proposal to include a “town center” behind Wal-Mart is ridiculous. The creation of an area “<i>organized around an identifiable and energized civic space...anchored by retail, entertainment, and hospitality uses</i>”, would be better located within a re-purposed Goodwin Drive in</p>	<p>A. The Germanna-Wilderness Area Plan will not change the current zoning classification of any parcel located within the designated boundaries of the plan area. Accordingly, the current R-4 zoning for multi-family residential referenced will not change. The Committee understands the need for a range of housing options necessary for a vibrant economy.</p> <p>B. The Town Center Planned Development (p. 6) in Subarea 1 is envisioned as local scaled mixed use and walkable development consisting of retail businesses, restaurants, entertainment, and professional services for the adjacent and nearby</p>

<p>Nicholas Carr (continued)</p>								<p>Subarea 4, an area that would be “walkable” for 70% of the region’s local population currently residing in Subarea 5.</p> <p>C. Subareas 4 and 5 – With the exception of the Twins building, the arbitrary commercial developments that line both sides of Route 3 are largely an eyesore (i.e. re-purposed residential houses with varying setbacks from the roadway). These areas are a detractor to business, future residents, and tourism. Existing businesses should be required to rebuild or refit to a uniform design code (or style) BEFORE ANY FURTHER development is allowed within the GWAP.</p> <p>D. Subareas 4 and 7 – The existing Wal-Mart has only served to provide minimum wage jobs to local residents. An industrial park complex located within Subareas 4 or 7 would provide a wider variety of more stable, better paying jobs, than “big box” retail, food, entertainment, or hospitality jobs.</p> <p>E. Bike Lanes/Multi-use Paths – While I’d certainly enjoy a bike lane, from a safety standpoint (and protecting the county from future litigation) it should be physically separated from vehicle drive lanes. A running/bike path parallel to Route 20 from Lyndon Drive to Route 522 would be a better option (and would be 13.1 miles [half-marathon] in length).</p> <p>F. Page 3 GWAP Presentation – A great demonstration of presenting a biased view to support a weak argument.</p> <ul style="list-style-type: none"> o “Large numbers of employees are in lowest pay industries”. Nothing in this plan identifies or demonstrates a way to attract higher paying professional jobs to a rural environment. Focus is entirely on low paying retail/service businesses. o “Residential real estate funds only 25% of budget”. Pages 33-35 of the OC FY15 budget show that “General Property Tax” paid by residents accounts for 68% of the budget. o “\$87 million in purchases outside county” With the use of technology, consumers now shop high dollar items via the internet to find the lowest price regardless of location. The dire financial situation of big box retailers (Sears, Best Buy, etc.) is indicative of the shift in the way consumers shop and spend their money. o “County budget barely covers basic service levels”. When I see items in the budget like “Litter Control Committee” and “Airport Commission” (for an airport that houses 	<p>residential neighborhoods. The timing and scale of the development is dependent on market demand as determined by the private sector.</p> <p>C. The planning horizon for the Germanna-Wilderness Area Plan is fifty (50) years. This development on Route 3 lies within current commercial zoning districts and this plan will not change that. The Steering Committee agrees that certain existing development does not reflect appropriate design standards. However, the Steering Committee will prepare appropriate design standards for the Route 3 corridor which if adopted will regulate redevelopment of existing parcels and all new development.</p> <p>D. The Steering Committee supports the recruitment of business investment which creates high-wage jobs and agrees that Subarea 4 is envisioned as the best location for such business investment. Business investment for the creation of high-wage jobs as well as the public infrastructure investment needed to support such jobs in Subarea 7 may be limited given the adjacency of the National Park Service land.</p> <p>E. The Steering Committee has identified bike lanes and multi-use paths as a critical transportation and quality of life features for the Germanna-Wilderness Area Plan. The Transportation Plan will make every effort to identify separate alignments for roadways and the bike lanes and multi-use paths subject to engineering, right of way, and financing considerations. The Steering Committee agrees the extensions of the bike lanes and multi-use paths to Zachary Taylor Highway (Route 522) would be attractive; however, this type</p>
--------------------------------------	--	--	--	--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Nicholas Carr (continued)</p>						<p>only 25 planes and barely tops 3,000 flight ops a year). Perhaps more thought should be put into what things are truly “basic service”.</p> <ul style="list-style-type: none"> ○ “FY14 first budget since FY05 where reserves were not used” Again...The problem isn't a lack of tax revenue; but the wastefulness of expenditures. ○ “1/3 of households with a member age 65+” and “births barely outpace deaths” This is referred to as the baby boomer generation, coupled with the declining birthrate in the U.S.? Is this surprising data? ○ GWAP – How much money was spent on this program? <p>* While I expect this e-mail to fall on deaf ears, and realize that a considerable amount of effort went into the creation of this plan (570 days). I am disappointed that the period of time extended for comment from the tax paying resident electorate is only a 24-day window (20 days if you exclude holidays).</p>	<p>of infrastructure improvement is outside of the designated Germanna-Wilderness Planning Area.</p> <p>F. The issues raised are outside the scope of the Germanna-Wilderness Area Plan.</p>
--------------------------------------	--	--	--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Lake of the Woods Association (J. Michael Rugless, Board President)</p>	<p>12/29/14</p>	<p>US mail</p>	<p>102 Lakeview Parkway Locust Grove, VA 22508</p>		<p>General</p>	<p>See Attached-Exhibit A</p>	<p>The Steering Committee has duly noted the overall support of the purpose, goals, and implementation tasks presented in the Germanna-Wilderness Area Plan.</p> <p>The Steering Committee will use and reference all of the comments made when preparing the Utility, Transportation, and Historical and Cultural Opportunities Plans. Further, the Steering Committee looks forward to engaging the Lake of the Woods Association with the design standards of the Route 3 Corridor Overlay District.</p> <p>With regard to several specific comments, the following responses are offered:</p> <p><u>Subarea 5</u> The continued development and redevelopment of Lake of the Woods housing stock to newer single-family homes is anticipated by the Germanna-Wilderness Area Plan. The Steering Committee has taken great care to recognize the expectations of current residents regarding future development within platted subdivisions. The Steering Committee expects there will be future development of platted lots as well as redevelopment of existing lots. Further, the Steering Committee agrees the commercial development opportunities along Germanna Highway (Route 3) are great and looks forward to the private sector advancing projects to realize this potential.</p> <p>The Steering Committee has revised the pertinent sections to address the mitigation of potential future noise, visual, and light impacts from Flat Run Road (Route 601) and Germanna Highway (Route 3).</p> <p><u>Subarea 1</u> The Steering Committee agrees that setting minimum acreage standards for open space and recreational use is reasonable and desirable to enrich our quality of life and to protect our</p>
----------------------------------------------------------------------------	-----------------	----------------	--------------------------------------------------------	--	----------------	-------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Lake of the Woods Association (J. Michael Rugless, Board President) (continued)</p>							<p><u>natural environment. The forthcoming <i>planned unit development</i> regulations in the zoning and subdivision ordinances as identified by the <i>Germanna-Wilderness Area Plan</i> are the best vehicle to establish such minimum acreage standards. Also, the Planning Commission and the Board of Supervisors will carefully review future development proposals within this subarea as well as the other subareas for open space and recreation acreage.</u></p> <p><u>Subarea 4</u> The planning horizon for the Germanna-Wilderness Area Plan is fifty (50) years. The Steering Committee agrees that certain existing development does not reflect appropriate design standards. However, the Steering Committee will prepare appropriate design standards for the Route 3 Corridor which if adopted will regulate redevelopment of existing parcels and all new development.</p> <p><u>Subarea 6</u> The Steering Committee has revised the pertinent sections to address the mitigation of potential future noise, visual, and light impacts from Flat Run Road (Route 601) and Germanna Highway (Route 3).</p> <p>The Steering Committee will include in the design standards appropriate references to existing state and local erosion and sediment control regulations in light of the potential impacts to Flat Run (Route 601) and Lake of the Woods Association's Main Lake.</p> <p><u>Subarea 8</u> The Steering Committee has revised the pertinent sections to address the mitigation of potential future noise, visual, and light impacts from a realigned Constitution Highway (Route 20).</p>
----------------------------------------------------------------------------------------	--	--	--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Orange County Chamber of Commerce (Amanda Settle, Executive Director)	12/30/14	hand delivered letter	PO Box 146 Orange, VA 22960		General	See Attached-Exhibit B	The Steering Committee has duly noted the overall support of the purpose, goals, and implementation tasks presented in the Germanna-Wilderness Area Plan. The Steering Committee will coordinate with the Economic Development Authority the development, implementation, and management of incentive policy for the Germanna-Wilderness Area Plan. Further, the Steering Committee will assist with updating of the current cash proffer policy relative to and as may be applied within the Germanna-Wilderness Area.
Steve Satterfield	1/2/15	Email: elysium@vabb.com			General	See Attached-Exhibit C	Under development. The comments and objection to the planning process for the Germanna-Wilderness Area Plan are noted by the Steering Committee.
Steve Hein, Chief Operating Officer Germanna Foundation	1/2/15	Email: shein@germanna.org	PO Box 279 Locust Grove, VA 22508		General	See Attached-Exhibit D	The Steering Committee has duly noted the overall support of the purpose, goals, and implementation tasks presented in the Germanna-Wilderness Area Plan. The Steering Committee will use and reference the comments made when undertaken the preparation of the utility, transportation, and historical and cultural opportunities plans. Further, the Steering Committee looks forward to engaging the Germanna Foundation with the design standards of the Route 3 Corridor Overlay District as well as the transportation plan as it relates to walking trail development and access to the Rapidan River for Subareas 3 and 1.

Glenn Stach, Hill Studio	1/2/15	Email: gstach@hillstudio.com			General	See Attached-Exhibit E	<p>The Steering Committee has duly noted the general support of the Germanna-Wilderness Area Plan. The Steering Committee will use and reference the comments made when undertaken the preparation of the utility, transportation, and historical and cultural opportunities plans.</p> <p>With regard to several of the comments referencing specific subareas, the Steering Committee provides the following responses:</p> <p><u>Subarea 1</u></p> <p>While it is agreed there is insufficient market demand to support multiple mix-use developments and town centers along the Route 3 Corridor in the near-term, the Steering Committee's has presented a fifty (50) year planning horizon for this plan. It is recognized by the Steering Committee that the most recent total population projections by the Weldon-Cooper Center exhibit continued growth for the Orange County. Accordingly, this growth may would mostly likely occur along and near the Route 3 Corridor and consequently <u>the</u> increased market demand for mixed-use and town center type developments should occur ceterus paribus.</p> <p><u>Subarea 2</u></p> <p>The Germanna-Wilderness Area Plan identifies as an important task the preparation of a <i>Historical and Cultural Opportunities Plan</i>. This plan will include an inventory of historical and cultural resources within the planning area and prepare goals, objectives, and implementation mechanisms to protect such resources as well as advance reasonable educational, recreational, and economic development opportunities related thereto. Also, the Steering Committee has incorporated the <i>Cultural Resource Inventory</i> from the <u>Wilderness Battlefield Gateway Study (April 2012)</u> as a reference document for the Germanna-Wilderness Area Plan.</p>
-----------------------------	--------	----------------------------------------------------------------------------	--	--	---------	------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Glenn Stach, Hill Studio (continued)</p>							<p><u>Subarea 4</u></p> <p>As noted, the plan does not establish a conservation buffer between the national park and proposed mixed use planned development. The Steering Committee agrees that <u>a some buffering</u> between these land uses <u>is may be</u> appropriate, but the location and design of such buffers will be <u>set forth in the Route 3 Highway Corridor Overlay District</u> subject to site specific development proposals.</p> <p><u>Subarea 7</u></p> <p>Responsive to the issue raised, the Steering Committee will revise the plan with regard to the benefits <u>of</u> collaborating with the National Park Service on design standards for Constitution Highway (Route 20), to wit:</p> <ul style="list-style-type: none"> ⊗ <u>In collaboration with the National Park Service, a</u> Amend the zoning ordinance to establish the Route 20 Corridor District in collaboration with the National Park Service <u>to avoid or mitigate adverse potential impacts to park land from future development on adjacent lands</u> <u>establish design standards along Constitution Highway (Route 20) for commercial development and redevelopment to avoid or mitigate potential impacts</u>(p. 73). <p><u>Subarea 8</u></p> <p><u>The</u> Steering Committee has revised the <i>Future Land Use Map</i> (p. 84) to reflect current land ownership agreements.</p>
-----------------------------------------------------	--	--	--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Jim Funk, DOF	1/27/15	Email: jim.funk@dof.virginia.gov	128 Eagle Ct Locust Grove, VA 22508		<p>My intent in this comment is to encourage Firewise planning and landscaping concepts in the development of each phase of the Wilderness development.</p> <p>Firewise is a national/state program administered locally by the Virginia Department of Forestry. The program is an educational tool to reduce the risks to communities from wildland fire. Many of the ideas are low-cost or no-cost options of development. Firewise principles are applied to building construction, landscaping, evacuation routes, emergency planning, and building partnerships. The principles are common sense, experience based ideas that assist fire departments and residents working together to survive a wildfire event.</p> <p>As Orange County expands, there is a growing risk for development in the wildland-urban interface (WUI). There is value in understanding local wildfire risks and actions that can be taken to benefit community safety.</p> <p>We don't think of wildfire being high danger in this area, yet damages from wildfire are very real. With the population density and presence of woodland fuel, both pine and hardwood, Orange County has the potential for devastating fires on dry and windy days.</p> <p>The Department of Forestry is currently working with communities to become Firewise Communities. Hardwick Mountain is currently planning a fuel reduction program for this spring. The Department is also discussing projects in Lake of the Woods, Lake Wilderness, Forest Walk, Wilderness Presidential Resorts, Fawn Lake and on National Park Service properties. The latter communities make up what is being called the Wilderness Complex. Attempts are currently being made to discuss Firewise in the Richardsville area as well. This rural area does not have many HOA developments. Wildfire issues are related more to individual scattered homes than larger developments.</p> <p>A new on-line product for determining wildfire risk and hazard potentials is SouthWrap. This is an excellent program to access database information and mapping to analyze where potential wildfire problems exist.</p> <p>I would like the opportunity to discuss the Firewise Communities USA program and the SouthWrap information system as part of the planning process in developing Orange County. I look forward to a</p>	<p><u>The Firewise program as administered by the Virginia of Forestry will be reviewed in conjunction with preparing land use and development ordinances which apply to the Germanna-Wilderness Area.</u></p>
------------------	---------	------------------------------------------------------------------------------------	----------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Jim Funk (continued)					<p>response and potential discussion of wildfire risk reduction in the GWAP planning. Until then, here are a variety of links providing information for your review.</p> <p>www.firewise.org www.dof.virginia.gov/fire/firewiseva/ www.SouthernWildfireRisk.com</p> <p>Respectfully Submitted.</p> <p>Jim Funk, Wildfire Mitigation Specialist</p>	
-------------------------	--	--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

Lake of the Woods Association, Inc.
102 Lakeview Parkway
Locust Grove, Virginia 22508-5100

ORANGE COUNTY
DEC 29 2014
ADMINISTRATION



Telephone (540) 972-2237

Fax (540) 972-2243

December 24, 2014

The Honorable S. Teel Goodwin, Chairman
Orange County Board of Supervisors
P.O. Box 111
Orange, VA 22960

Dear Chairman Goodwin,

On behalf of the Board of Directors and the 4,257 lot owners of Lake of the Woods Association, Inc. I am pleased to send you our preliminary comments on the Germanna-Wilderness Area Plan. We appreciate Orange County's leadership and foresight in developing the Plan towards sustainable economic growth in Eastern Orange County.

1. We support the Route 3 Corridor District and design guidelines aimed at retaining the character and identity of Orange County and at preventing generic sprawl.
2. We support County incentives including infrastructure development towards developing centers of commerce in Subareas 1 and 4.
3. We support the protection and buffering of riparian lands along the Rapidan River to protect the waterway and the viewshed from development to preserve the quiet enjoyment of Orange County citizens.
4. We support the Water Supply Plan with the new reservoir and new water treatment facilities to ensure adequate water in the Germanna-Wilderness Area.

With respect to the subareas, we provide the following comments:

Subarea 5: Lake of the Woods

It would be easy to underestimate the potential of LOWA and the existing commercial development along Route 3. We urge the County to fully appreciate the development opportunities of Subarea 5. The plan simply says "plan for the build out of the platted Lake of the Woods' sections". While we indeed believe we will gradually reach a buildout level, the potential for the gradual replacement of the housing stock from older to newer single family homes and from weekend getaway places to full time residences is there, and happening now. LOWA will also provide homes for those working in the commerce centers of the other subareas.

LOWA has two lakes that define the character of the neighborhood that must be sustained. Finally, LOWA has historic resources, including the Spottswood Cemetery, which merit protection in the Historical, Cultural Assets, and Opportunities Plan.

1. We strongly support a Route 3 Corridor District through and along our subarea. The District must have strong design guidelines to include durable building materials and combined entrances. It must have buffer and setback requirements to protect trees, limit outdoor storage and lighting, and have sign standards to prohibit temporary and offsite signs. It must protect the residential homes from unwanted noise and light pollution. These guidelines and standards must also apply to existing developments to cover improvements and modifications or replacement uses.
2. We support the Historical, Cultural Assets, and Opportunities Plan.
3. We support improved telecommunications offerings for the neighborhood, and note our Section 16 neighborhood on Rapidan Road is underserved and does not have cable TV.
4. We support the improvement and straightening of Route 601, but insist we be protected and buffered.
5. We support aesthetically pleasing sound barriers constructed on the VDOT right of way along sections of LOWA on Route 3 where the residences are near and most exposed to the sound and light of future development, particularly LOWA Section 13.

Subarea 1: Spottswood

1. We support workforce development partnerships between medical services and Germanna Community College.
2. We support protecting riparian lands from development impacts.
3. We suggest the open space/recreational area language be strengthened to say more than a “reasonable” percentage of gross land be dedicated. We suggest setting a minimum percentage or a range of percentages.

Subarea 3: Germanna

1. We support preservation and interpretation of the Germanna Colony for historic tourism.

Subarea 4: Wilderness Run

1. We support expanded retail goods and services as well as professional services, including medical, to serve the residents of LOWA and others.
2. We support the inclusion of a hotel and event center as compatible with our Clubhouse and other amenities as well as the individual needs of the residents.
3. We support the “town center” concept for this subarea.

4. We support the Job Creation and Business Investment Zone. We believe Orange County must act in the near term to fund or arrange for the funding of infrastructure and utility improvements, if this subarea is to be a reality.
5. We strongly support a Route 3 Corridor District through this subsection to require existing development to improve its standards when changes are made, and not just apply to new development.
6. We support development density controls.
7. We strongly support tree buffering to protect LOWA from unwanted light and noise.

Subarea 6: Flat Run

1. We support a Route 20 Highway Corridor District as well as a Flat Run (Route 601) Corridor District. Future road configurations must buffer the existing homes in LOWA from noise, light, and stormwater runoff.
2. We support the improvement, straightening and realignment of Flat Run (Route 601) at a buffering distance from both LOWA homes and the wetland areas at Flat Run.
3. We support development guidelines aimed at protecting Flat Run and LOWA's Main Lake from sedimentation and pollutants.

Subarea 8: Battlefield

1. We must insist that any realignment of Route 20 which would be closer to LOWA include an aesthetically pleasing sound wall to buffer existing homes in LOWA from noise and light pollution.

We thank the Board, the County Administrator, and the Route 3 Steering Committee for your leadership and proactive planning. We look forward to participating in discussions in 2015 towards an adopted Plan.

Sincerely,



J. Michael Rugless
LOWA Board President

CC: Orange County Board of Supervisors
Orange County Administrator
LOWA Board of Directors



Orange County Chamber of Commerce

P.O. Box 146 • Orange, Virginia 22960
(540) 672-5216 • Fax (540) 672-2304
www.orangevachamber.com

December 30, 2014

The Honorable S. Teel Goodwin, Chairman
Orange County Board of Supervisors
P.O. Box 111
Orange, Virginia 22960

ORANGE COUNTY

DEC 30 2014

ADMINISTRATION

Dear Chairman Goodwin,

We are pleased to provide preliminary comments on the Germanna-Wilderness Area Plan on behalf of the 238 members of the Orange County Chamber of Commerce. The Chamber applauds your leadership efforts to plan for and bring about sustainable development while conserving irreplaceable natural and historic resources in the eastern portion of the county. If we are to realize the fruits of this plan and prosper together as a business community, the County Board of Supervisors will need to make a series of bold decisions starting with the approval of this Plan.

1. First and foremost, the Chamber supports the creation of a locally managed incentive program to give Orange County the recruitment tools it needs to encourage targeted new businesses to locate in Eastern Orange County. Subarea 4 in particular has great potential for a corporate campus and commercial and retail development. Subarea 4 can be an economic powerhouse for Orange County. As such, we support the County funding or arranging infrastructure funding for the water and sewer and roadway development, as a catalyst for private investment. As in other counties with successful economic development programs, the Chamber believes private investment will follow public investment. We support the Job Creation and Business Investment Zone. This is a necessary tool for your Economic Development Director to use in successfully competing with local governments in Virginia and the Southeastern United States for development opportunities.
2. The Chamber also encourages the County to review its proffer policy to bring it in line with these new incentive tools.

3. We support the concept of a medical campus and agree there is considerable synergy to be enjoyed between Germanna Community College and the Subarea 1 and Subarea 4 medical developments.

4. On the tourism front, we support the historic interpretation of the Germanna Colony site as well as recreational and paddlesport opportunities along the Rapidan River. We ask that you work to preserve these one-of-a-kind resources that help define the character of Orange County.

Thank you for the opportunity to comment. The Chamber looks forward to partnering with the County on this endeavor. We intend to participate in meetings and comment further as the County moves toward approval of the Germanna-Wilderness Area Plan.

Sincerely,

A handwritten signature in cursive script that reads "Amanda".

Amanda Settle
Executive Director

Comments on the Route 3 Initiative

January 2, 2015

Comments on the Public Comment Process

The Rt. 3 chronology lists what appears to be many opportunities for public comment. I was only aware of 4 that were part of Board Agendas. Perhaps that is of no matter because there is no reflection of the entirety of comments received at those 4 sessions. As you will recall, that testimony fundamentally opposed the direction of this initiative. It is understandable that some members of the public believe it a waste of time to comment. The timing of this response period could have been much more public friendly had it not been set to correspond to the holiday period. Surely this was not intended to suppress comment but some may believe so.

The Vision

A vision is stated that if realized would substantially transform the entire county. Orange County would become a suburban subdivision dominated community, with a lot of open space for a while, that is very much like jurisdictions to the east and north. One could almost stop there. If the vision is not for discussion, then the only discussion is on the details and not on alternative futures. There has been no public hearing on the vision. Beginning with the vision statement the Plan is an accumulation of assertions with insufficient detail to understand the consequences and certainly no analysis of benefits and costs to current citizens.

I have previously made extensive comments on the purported rationale for the vision. I won't go into the details but will summarize here. Originally, the rationale for the whole effort was generally comprised of three propositions:

1. The people want this. A very selective interpretation of the 2004 Community survey was cited as evidence. Responses to questions supportive of the proposal were selected and all contrary responses to other questions were ignored. If results of the entire survey had been fairly interpreted it is clear that respondents like the county pretty much the way it is. This conclusion is buttressed by the fact that a majority of the current county population has relocated here instead of to areas that already have the characteristics that this plan seeks. In other words people have already revealed their preferences for the type of county they prefer to live in and it is not what is proposed in this plan.
2. The people of the county are in sorry shape economically. Percentages of students eligible for free and reduced lunches are cited as evidence of the pathetic situation that should be remedied. This ignores a couple of critical points. First, the income standard is national. That is, the eligibility standard is the same for students in Orange County as students in New York City. Obviously, the cost of living is lower in Orange County than in New York City and other urban areas. Nevertheless, eligibility percentages are as high or higher in many nearby urban areas as in Orange County.

The percentage of out commuters is also deplored. It should be noted this factor is heavily driven by the amount of residential subdivisions approved in the eastern part of the county. In other words, people have purchased houses in eastern Orange subdivisions while employed in other jurisdictions. Long distance commutes were often part of the decision that many individuals made in acquiring residential property in Orange County.

One can have sympathy for commuting travails but this is different than saying public policies ought to provide alternate employment opportunities with attendant costly tax and other consequences required to be assumed by all current citizens.

3. The third part of the rationale was that the county needed growth to pay for all the facilities and services required. This is the sheerest sort of poppycock. More developed areas almost always have higher taxes than more rural areas. Governments at all levels are prone to never have enough regardless of how much they have. Recent actions in Orange County perfectly illustrate this point. First, the County has recently increased property taxes by almost 12 % at a time when most people's incomes are declining or static. More recently, a capital improvement plan was presented that is utterly ridiculous. But even that will look good if the residential development implied by this plan is ever realized. The proverbial dog never catches its tail and neither will we.

The above should demonstrate that the entire basis for the plan is spurious and should not be pursued without major change. I will suggest some alternatives later.

Additional Comments on the Current Plan

A critical component is just how much residential growth is being proposed, assumed, or considered. Since there are somewhere between 1500 and 2000 unbuilt residential units for which zoning is already approved in the corridor, there will be considerable development without additional actions. Also, because there is significant already zoned but unoccupied commercial land in the corridor, additional commercial development can be anticipated. It is critical that the public understand what is really being proposed. It should be further noted that businesses under 60,000 square feet can come to any of the commercially zoned land with no further approvals.

There is no fiscal impact analysis of the plan and what reasonable alternative options might yield. There is no financing plan and certainly no notification of the public of how much this "dare to dream" shenanigan is going to cost taxpayers. One can be assured that with the current mentality, the costs to taxpayers will be huge.

There is a major confidence question too. Some elements of the proposal are attractive and should be prerequisites of any development efforts. That includes such elements as corridor overlays, development standards, historical protection, and infrastructure plans. All of these have been long needed. But why would one ever expect this "spot zoning" Board to ever postpone granting zoning

favors until such tools are in place. In fact, some of the planning for sub-areas is already partly driven by recent "spot zoning".

There is a great lack of specific information throughout. Almost everyone can agree on "reasonable percentages" and "appropriate balance" but their specific definitions are likely to be quite different.

There are various references to subsidizing commercial development. This is highly objectionable. Any development should stand on its own and not involve taxing citizens at large.

Comments on Possible Alternative Approaches

Concern for our current citizens who have poor economic prospects is important and totally different than massive development at one end of the county that will mostly benefit a few landowners at the expense of all other taxpayers in the county. A good paying job that attracts someone not now living in the county does not help our current unemployed or low income worker. If better opportunities for our less well-off neighbors is a sincere concern, then the plan needs to be revised. Considerable information is needed on the situation, characteristics and numbers of individuals that could benefit from identifiable feasible alternatives. That then would become the focus of our economic development opportunities.

It makes sense to do corridor planning in terms of standards and infrastructure. Then when any business perceives a favorable opportunity, they will know what overall framework is available or must be observed. Pre-zoning and any subsidies should be strictly avoided.

I support more planning to make the rt 3 area more livable and attractive including a town center. That is a far cry from the massive development anticipated by this plan.

Other alternatives based primarily on large contiguous undeveloped areas with recreational and historical potential should be seriously considered.

Concluding Comments

It is hard to see how the Orange County taxpayer in general would be benefitted by this proposal. It will be difficult to achieve without massive subsidies and even with massive subsidies it may still be unlikely. It is hard to overcome basic locational and transportation variables and competition of other areas more advantaged with respect to those variables.

The proposal, if successful, would be transformational. It would reduce our sense of community. It would increase our taxes. It would change the balance of political power. Most people with the possible exception of those pushing this proposal, really like our county and we do not want it to become like everywhere else.

Germanna Foundation comments on the Germanna-Wilderness Area Plan (GWAP), Orange County, VA

The Foundation is pleased to submit comments on the County's draft Germanna-Wilderness Area Plan.

To begin with, the Foundation commends the work of the Route 3 Strategic Visioning Initiative Steering Committee in developing this long-term growth management plan for our area of the County, particularly the very public and open nature of the process. We're pleased to see a process that works hard to include all the stakeholders throughout. Our specific comments follow.

Overall comments:

The GWAP's approach to divide the area into subareas is a good and sensible approach. The Plan nicely balances existing development and land use with the goal of attracting additional development while protecting and leveraging existing historic and natural resources for the enjoyment of County residents and visitors.

The goal of preventing the encroachment of what County Administrator Bryan David referred to as "Generica" along Route 3 in our County is wholeheartedly supported by the Germanna Foundation. The plan's call for new zoning ordinances in the different subareas to control this is a good approach, and while a new approach to zoning for Orange County, has had success in other counties in Virginia as well as other regions and locales.

The Foundation would like the zoning ordinances for the Route 3 corridor in the Germanna-Wilderness Area to include design guidelines that:

- recognize the area's German and frontier colonial heritage along with its Civil War era history;
- encourage inclusion of distinctly German and/or colonial architectural features and natural/natural-look materials in construction;
- include requirements for open green space and to preserve the natural rural beauty along Route 3 and other area roadways; and
- prevent or limit excessive commercial signage and illumination.

Developing such guidelines can be hard work, and the Foundation would be happy to assist the Planning Commission in this work. A couple of notable examples of areas that have implemented this kind of design guidelines with pretty good success are Williamsburg, VA, Old Salem, NC, and German Village, Columbus, OH. The Foundation has access to historical architects, restoration/construction experts, and our own staff archaeologist that could be helpful in assisting the County develop such standards, including a "visual dictionary."

The plan's call to develop a Historical, Cultural Assets, and Opportunities Plan is another area in which the Foundation may be able to assist the County.

Subarea 3 – Germanna comments:

The Foundation concurs with the Germanna subarea plan to protect the cultural and historical resources (mostly owned by the Foundation and the Community College in this subarea) and maintain the current development pattern which only allows for limited low intensity or otherwise compatible land uses, like our recently approved permit for a new library/museum building on our property in this subarea. Increasing public access to our Siegen Forest land and enhancing our trail system in this subarea is also supported by the Foundation.

In this subarea in particular, any future development needs to have a generous setback from the roadway, and should conform to design guidelines that complement the Foundation and Germanna Community College buildings, giving the whole subarea a “Germanna” brand identity as called for in the plan.

The plan to extend the northern head of the Foundation’s Red Trail into subarea 1 (Spotswood) and connecting our property south of Route 3 to the Fort Germanna/Enchanted Castle site north of Route 3, presumably with a walking trail under the Route 3 bridge over the Rapidan, is consistent with the Foundation’s long range plan to connect our two properties in this manner.

Subarea 1: Spotswood comments:

The Foundation agrees with the plan for this subarea, and given the limited development potential for some of the land in this subarea that fronts the Rapidan River (particularly the north-western part of this subarea), suggests that the County consider this part of the subarea for providing public access to the Rapidan River and consider other recreational uses (e.g., playing fields, parkland, etc.).

Again, the Foundation supports the plan’s call for zoning ordinances to ensure attractive design standards that complement the Germanna subarea given this subarea is adjacent to, or just across Route 3 from, the Germanna subarea.



December 30, 2014

TO: Orange County Supervisors Lee Frame and Jim White

FROM: Glenn Stach, Hill Studio

RE: Draft Germanna - Wilderness Area Plan Review

Dear Lee and Jim:

Hill Studio is pleased to provide the following review of Orange County's draft Germanna – Wilderness Area Plan. This review follows our conversation in Locust Grove held in late August of this year and subsequent comments submitted in October, with positive modifications made per your most recent draft.

General Comments:

1. **Assets-Based Planning:** We applaud the County's goal to connect existing natural and cultural resources through conservation and open space. We recommend a comprehensive framework of conservation, recreation, and linkages be established early before finely detailing the policy and planned areas for development.
2. **Organization/ Lack of Cultural Resource Discussion:** We are pleased to see use of the detailed inventory of cultural resources presented in Chapter 3 of the Gateway Study's April 2012 Phase I report. Cultural resources should also be included in the policy statement for each sub-area, similar to what is stated for Natural Resources (similar to Sub Area 3).
3. **Transportation Improvements:** Review of plans for Sub-Areas 4 and 8, your recent modifications to the plans largely represent discussions held during the Gateway Study and reflect options presented for further study. We recommend the County continue to work with VDOT, the National Park Service, and other stakeholders to identify continued study and planning for transportation improvements.
4. **Conservation of Wilderness Battlefield:** The initiatives discussed in Sub-Area 8 to limit future encroachment, and "work with" the National Park Service are very positive advancements in collaboration. We recommend similar language is added to Sub-Area 5 and other units that front, or are within view of the battlefield. Transportation improvements should also meet these goals, and should be planned in partnership and with the support of the Park.
5. **Represented Status of the November 2012 "Consensus Points":** The following comments reflect our perceived understanding of the state of the 2012 "Consensus Points" from Phase II of the Gateway Study:
 - a. **Rapidan Recreational Crescent:** The plan references conservation and open space/ recreation along the Rapidan. Sub-Areas 4 continues this trend but stops short of making the connection to the Wilderness Battlefield, a key feature and destination of the plan. We recommend, in keeping with the Gateway Study that lands fronting Wilderness Run be set aside for conservation, and that you add substantially more buffering between the

Community Planning

Landscape Architecture

Architecture

Preservation

120 W Campbell Avenue
Roanoke, Virginia 24011

tel: 540-342-5263
fax: 540-345-5625

WWW.HILLSTUDIO.COM

proposed Mixed-Use Village and views from Wilderness Battlefield and Wilderness Run.

- b. Lake – Wilderness/ Shotgun Run: As discussed, we understand the County’s consideration of a smaller impoundment along Shotgun Run in order to limit the impacts that impounding Wilderness Run will have on neighboring Spotsylvania County lands.
- c. Mixed-Use Village: The current plans appears to follow the guidance recommended by the spring 2014 Charrette by placing a “Town Center Infill Development, and Mixed Use Infill Development” in Sub-Areas 1 and 2 and another future village in Sub-Area 4. While this designation follows the existing market trend of both Walmart, and Signature Station’s influence on this corridor, we question if there is market demand to support two mixed-use villages, and a future town center also identified for Sub-Area 4. Additionally the larger commercial uses planned for Signature Station will further diminish this opportunity. Kennedy Smith’s 2011 assessment of future commercial activity and absorption along the Route 3 corridor should be referenced. Once the commercial development expands at Signature Station it is doubtful, based on the Gateway Study’s projections that a future mixed-use village and town center can be supported in the next 20-30 years.

The Gateway Study recommended a dense mixed-use village as the principal form of growth for the study area, in order to limit sprawl and establish a destination for the Wilderness area. The extent of commercial development identified in Sub-Areas 1 and 2, accompanied by additional residential development in those areas is a departure from the village growth model supported in the Gateway Study.

- d. Business Campus: Review of Sub-Area 4 shows the paring of Corporate Campus next to Town Center is a preferable location to the Mixed-Use Development located on Wilderness Run and in full view of the Battlefield.
- e. Route 3 Corridor: We understand based on a review of earlier drafts that an overlay is being planned to address existing and future development along the Route 3 corridor, including buffers, and tools/ guidelines for development.
- f. Infrastructure Improvements: Review of Sub-Areas 4 and 8 confirm the planned improvements for an access road termed as “Germanna-Wilderness Parkway” parallel and north of Route 3. This parkway was accepted as a preferred recommendation of the Gateway Study, as described on Page 5 of the November 2012 Phase II report (“Parkway Entrance Road”); however, the re-alignment of Route 20 to connect to this parkway was not accepted by all participants. We support your acknowledgement of these discussions and recommend continued collaboration jointly with NPS, VDOT, and DHR on the viability and advisability of this option.

- g. Water and wastewater improvements are detailed in Sub-Area 4 and largely represent the beginning point for further study and investigation as recommended by the Gateway Study.

Specific Comments:

1. Page iii; fourth paragraph: As recommended in earlier reviews, the study areas cultural resources should receive equal billing. It is not only the natural resources that make this study area a destination, but the history and human story and influence on this landscape that are of interest and make this land *“clearly differentiated from other places.”* (GWAP Visioning Initiative)
2. Sub Area 1, Future Land Use Guidelines Map, Page 6: As previously stated, we do not believe there is sufficient market demand to support multiple mixed-use developments and town centers along the Route 3 Corridor within the foreseeable future. These uses will most likely be developed within this Sub-Area 1 or within Sub Area 4, but not both.
3. Sub Area 2, Future Land Use Guidelines Map, Page 18: As stated above, we support the County’s designation of conservation and open space along sensitive natural resource corridors, and recommend the same be done for cultural resources. Also stated, we do not believe there is sufficient market demand to support multiple mixed-use developments within the foreseeable future.
4. Sub Area 3, Future Land Use Guidelines Map, Page 29: We support the County’s interest to see conservation and open space connect such important resources as the Germanna site (so long as Germanna is an active and willing partner in such an endeavor). We support the concept as represented within this document that the Germanna site be connected to Wilderness Battlefield by a trail fronting the Rapidan River, as an unparalleled recreational opportunity for Orange County.
5. Sub Area 4, Future Land Use Guidelines Map, Page 41: As stated in the general comments, we support the paring of Corporate Campus next to Town Center as a preferable location to the Mixed-Use Development located on Wilderness Run in full view of the Battlefield. This plan does not establish the requested conservation buffer between the Park and proposed Mixed Use Planned Development.
6. Sub Area 6, Future Land Use Guidelines Map, Page 64: Development strategies for transportation improvements and more densely organized planned unit developments must take into consideration the cultural resources, yet undiscovered and undisturbed in these areas. As with the development of lands north of Route 3, presently undeveloped lands along Flat Run Rd. should be studied to identify significant cultural resources, and those identified areas be preserved and worked into parks and open space framework for new development.

7. Sub Area 7, Page 74: The “Tourism/ Visitor-Focused Commercial Development” use proposed for land north of Flat Run Road within the identified “Route 20 Corridor District” place potentially incompatible development adjacent to the battlefield on land neighboring Lake of the Woods development. Unless more stringent land use language is used, this land, which is within full view of the current Park boundaries may be subject to incompatible development. We recommend the County work with the Park to define language and guidelines for this corridor that preserve sensitive lands, viewsheds while establishing market opportunities that are of a scale and use that work with, not against the preservation of valuable natural and cultural resources.
8. Sub Area 8, Page 84: The former CVBT and CWT owned lands formerly known as the Carr Tract and Grant’s knoll tracts are miss-labeled and do not reflect current land ownership agreements. The Orange County BOS approved the boundary expansion of the battlefield in late 2013 to include these three parcels. The National Park Service is the current owner. Please depict these three parcels as part of the Park.
9. Sub Area 8, Page 84: We are pleased to see that earlier drafts which had represented a more drastic re-alignment of Route 20 have been revised to represent the option of re-aligning Route 20 within private land holdings as represented as an option from the Gateway Study.

As stated, the Route 20 re-alignment was “not identified as a point of consensus.” Page IV-8 of the April 2012 Phase I report of the Gateway Study noted the assessment that such a re-alignment is not feasible due to cost — estimated to be between \$9.3 and \$15.5 million — as well as encroachment onto historic features. Further, the general design for an interchange at the location identified to date would require a bridge that is approximately 22’ above the top elevation of the Route 3 surface and include multiple spans approaching 1,000 lineal feet, descending from the high ridge south of Route 3. Any representation of this realignment should be discussed jointly with the Park. We recommend the County urge VDOT to make the recommended interim solutions recommended in the Gateway Study to provide additional turn lanes to the intersection of Routes 3 and 20.

10. Sub Area 8, Future Conditions, Page 85: We support the County’s notable addition and vision statement concerning the Park.

In closing, we believe this sub-area plan is a very positive advancement in planning for the County; let us know how these comments and future discussions may garner further clarity and support for this effort.

Respectfully,



Glenn Stach
Hill Studio