

WILLIAMS HOLDINGS

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Town of Haymarket
Planning Commission
15000 Washington St. Suite 100
Haymarket, VA 20169

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DEAR PLANNING COMMISSION MEMBERS,

Please see the following information for review of the special use permit and certificate of appropriateness for approval to build a 45,630 GSF brick front building with brick gates to enter the parking area. The building intent will be to use new materials reminiscent of older style buildings to meet growing housing needs for adult populations surrounding Haymarket that enjoy small town living. The building design is expected to encourage strolling traffic with retail easy to access by foot, while providing adequate parking for guests outside the town of Haymarket.

BUILDING SCOPE

- Excavate lots in preparation for construction
- Build a mixed-use building on Jefferson Street
- Building size 45,630 SF = 6,714 GSF (Retail) + 12,972 GSF + 12,972 GSF + 10,626 GSF + 2,346 GSF (Rooftop Terrace)
- Type: Brick front, clapboard, hardboard or wood like siding
- 4 story no higher than 50'
- Ingress/egress: Front of Jefferson Street with two entrances
- Expected residents purchasing condos are expected to be professionals or over 55 and older population
- 5 retail spaces (discussions currently with two restaurants) with Nano type doors that fold open in warmer climates encouraging sitting outside
- 28 residential units (1 BR and 2 BR)
- 58-61 parking spaces with shared parking arrangement

- Elevator in rear center and stairwell
- Landscaped around perimeter inside parking lot and in the front of building brick entrances
- Expected completion: June 2020

I have visited the neighbor in 6610 Jefferson Street and discussed the proposed plan. She expressed hope that the property would have some useful and attractive improvements after sitting vacant for many years. I plan to meet with the owner of the “Details for the Home” store at 6590 Jefferson Street in the near future to discuss the plans for the two lots under purchase. I have included two slides on these neighbors adjacent to the lots. I have also included a slide on the aerial view of the two properties.

I visited the ‘Details for the Home’ business today to reveal the plans. She was very excited that retail would be next to their business and said the owner would be happy about that as well.

To provide more details of the elevation and building floors, I have included the Architect’s sketches to enable the committees to gain understanding of the vision and specifications to be defined. We believe it will compliment the town vision and make the center of town more “cohesive” encouraging interest in the town center.

PROPOSED MATERIALS FOR THE BUILDING

- Brick Front
- Brick Base
- Hardboard, clapboard or wood-look siding (product undetermined at this time) consistent in quality and texture or Hardboard Siding on sides and rear
- Metal Awnings over retail spaces and over 4th floor terrace
- Columns on rooftop terrace and iron rails with flower boxes
- Nano type doors on the front of Retail spaces to encourage retail traffic to shop and eat
- Parking lot is asphalt
- Brick entrances to parking area

Planning construction for a building of this size is a very expensive and arduous process for an owner. There are substantive preliminary exercises using skilled engineers prior to purchase and during the purchase process. To minimize our costs and encourage an aesthetic result, we will ensure compliance with the Planning Commission and the Architectural Review Board at each juncture of the construction process.

Williams Holdings requests special exceptions for the project.

- First, the parking lot is expected to hold 61 parking spaces that are intended to be shared amongst residents and retail customers. We request a special exception from the Prince William County standard of 1 parking per 100 SF. We expect to have adequate parking during the day for customers and in the evening, the town parking lot can serve as overflow parking for retail/restaurant parking in the evenings.
- Second, the guidelines require a 25' landscaping edge on the left side where the residential home is currently located. We would request a special exception for a 10' barrier in the rear of the property and 5' on each side of the property. The justification for this is that the 6610 Jefferson St. lot is the only residential lot on this section of Jefferson St. and likely to change to commercial in the future. This would enable us to provide enough parking for the residents and the retail customers. Retail businesses will not rent space if they do not feel their customers have adequate parking.
- Finally, to maximize the most efficient use of space for the building and its residents, we believe the building can be built on the front property line per guidance but would like to formally request the placement of the building to once again, maximize the lot's full potential for parking.

We also saw in the easement from the Town of Haymarket that the town agreed to pave the driveway entering the property as part of the easement settlement. This improvement is still be needed.

Thank you for the opportunity to be a part of the town's overall vision. If you have any questions, do not hesitate to contact me. We look forward to working with the town to enhance the town's vision.

Sincerely,

Michelle Williams

Michelle Williams
President, Williams Holdings

- Slides enclosed.