



# TOWN OF HAYMARKET TOWN COUNCIL

## WORK SESSION ~ AGENDA ~

David Leake, Mayor  
<http://www.townofhaymarket.org/>

15000 Washington St  
Haymarket, VA 20169

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Monday, October 24, 2016

5:30 PM

Council Chambers

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### **1. Call to Order**

### **2. Town Center Properties**

- A. Town Center Master Plan
- B. Harrover Master Plan

### **3. Adjournment**



TO: Town of Haymarket Town Council  
SUBJECT: Town Center Master Plan  
DATE: 10/24/16

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**ATTACHMENTS:**

- 1 - Staff Memo - TC Preliminary Site Plan (PDF)
- 2 - Town Hall Master Plan Excerpts (PDF)
- 3 - Applicant Waiver\_Request - Haymarket Town Center 02-19-16
- 4 - 2016-02-17 2nd Submission Prelim Plan Haymarket Town Center (PDF)

**TO:** MAYOR AND TOWN COUNCIL  
**FROM:** MARCHANT SCHNEIDER, TOWN PLANNER / ZONING ADMINISTRATOR  
**SUBJECT:** JOINT PUBLIC HEARING – HAYMARKET TOWN CENTER REDEVELOPMENT /  
 PRELIMINARY SITE PLAN

## **BACKGROUND**

RDA (Rinker Design Associates) has submitted a preliminary site plan implementing the Haymarket Town Hall Master Plan (“Master Plan”). The Master Plan was adopted by the Town Council on July 1, 2013. The Master Plan provides three conceptual layouts (attached) to provide the Town various options and flexibility to accomplish the following goals:

- Improve vehicular circulation focusing on limiting or significantly inhibiting cut through traffic.
- Define and improve pedestrian circulation both in and around the site.
- Enhance the Town Square with landscape and site furnishings.
- Mitigate stormwater management through a series of Best Management Practices (BMP) measures allowing for the site runoff to be collected on-site and discharged to existing outfalls offsite.
- Maintain or increase available site parking.
- Enhance the landscape concept to complement the stormwater solution and provide a primary and secondary landscape to the public spaces.
- Suggest and identify potential Low Impact Development measures to treat on-site runoff.
- Provide guidance for architectural improvements to break up the building façade and to provide definition between tenants and uses.
- Identify potential funding sources for follow-on phases of development of the Town Hall Master Plan.

The preliminary site plan includes elements of all three layouts. *Staff will provide the Council additional background regarding the design of the site plan at the public hearing.*

The preliminary site plan also requires the modification of required buffer yards adjacent to surrounding residential properties and required perimeter parking lot landscaping. As approved by the Council in June 2016, such modifications can be granted by the Zoning Administrator should the modified standard achieve the same objective of the requirement. A public hearing is also required. A narrative describing the modifications and justification is attached.

## **RECOMMENDATION**

Staff supports an approval of the applications; however, it is recommended the preliminary site plan be forwarded to the Commission for additional consideration and recommends that the Planning Commission adopt the below motion. A recommended action by the Town Council is also provided.

## **SUGGESTED MOTIONS:**

### **MOTION:**

Planning Commission

1. I move that the Planning Commission forward Preliminary Site Plan PRE#20150504, Haymarket Town Center Redevelopment, to a future Planning Commission meeting for further discussion.

OR

2. I move an alternate motion.

Town Council

*Once the public hearing is closed, the Town Council can defer action on the preliminary site plan until receipt of the Planning Commission recommendation.*



# Town Hall Master Plan

## Town of Haymarket



**Tabulations**

Parking:  
 Required: 65 Spaces  
 Existing: 61 Spaces  
 Proposed: 67 Spaces **Parking**

14 Permeable Parking
53 Asphalt

Impervious Area:  
 Existing: 48,960 s.f.  
 Proposed: 27,850 s.f.  
 (Reduction 43%) **LID - Reduction of Impervious Area**

- Low Impact Development Area
- Rainwater Harvest
- Canopy Tree
- Ornamental Tree
- Shrub
- Existing Structure
- Sidewalk / Trail
- Permeable Pavement

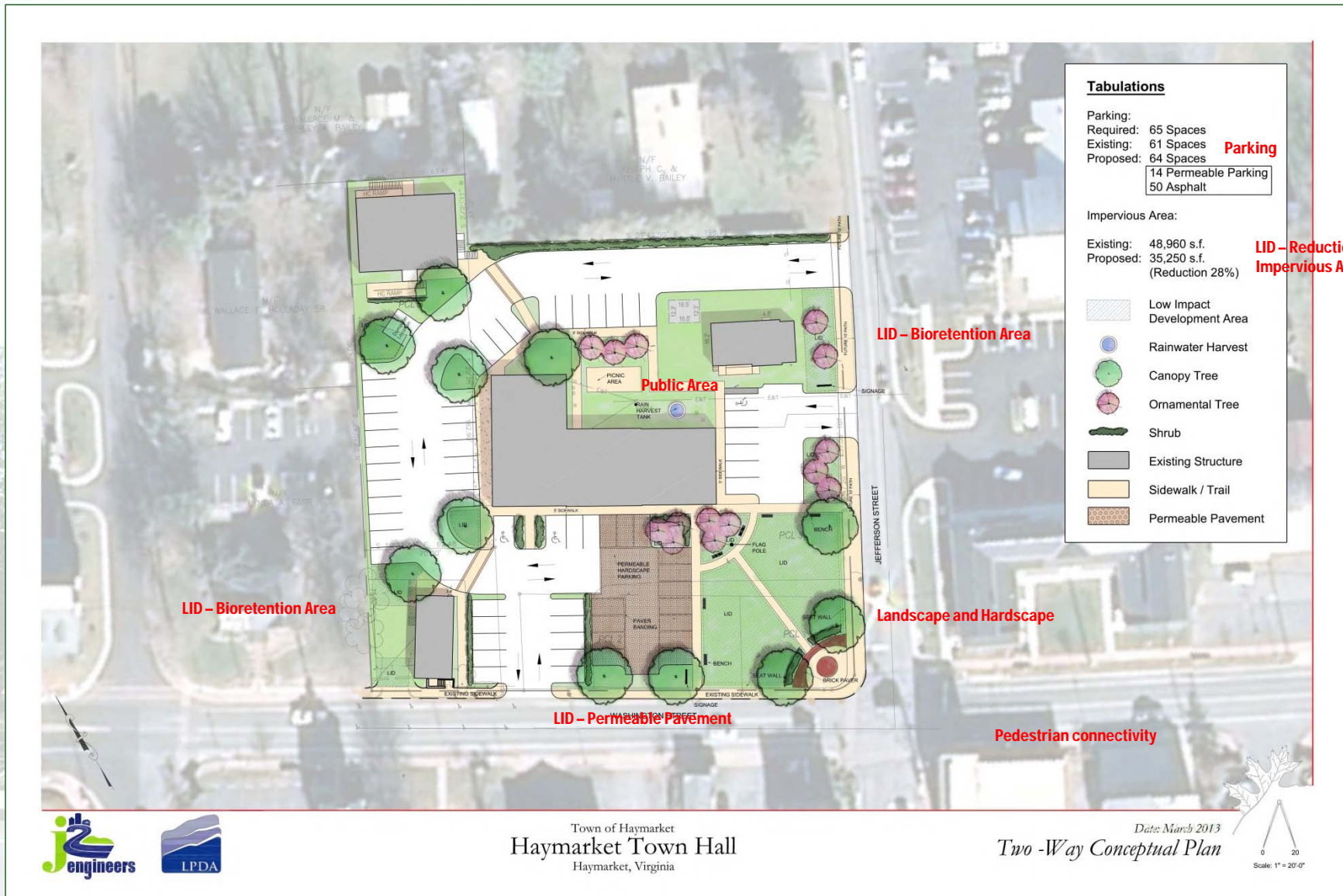
Washington Street **LID - Permeable Pavement** **Pedestrian connectivity**



# Site Circulation - One-way (Opt. B)

# Town Hall Master Plan

## Town of Haymarket



# Site Circulation - Two-way

**SITE TABULATIONS**  
 G.P.N. 7298-90-0216, 7298-90-9226, 7298-90-8614, 7298-90-9407 & 7298-90-0102  
 OWNER: TOWN OF HAYMARKET, VIRGINIA  
 15000 WASHINGTON STREET, #100  
 HAYMARKET, VA 20169  
 ZONE: B-1 (TOWN CENTER DISTRICT)  
 SITE ADDRESS: 15000, 15026, 15020, 15010 & 15004 WASHINGTON ST.  
 TOTAL SITE AREA: 1.50 ACRES (65,365 SF)  
 AREA OF PROPOSED ROW: 1,892 SF  
 SETBACKS (NOTE, ONE BUILDING ADDITION IS PROPOSED):  
 FRONT: 10' FEET FROM ROW  
 SIDE & REAR: 10' FROM ROW, 25' FROM RESIDENTIAL, 0' FROM COMMERCIAL  
 MAXIMUM LOT COVERAGE:  
 ALLOWED: 85% (55,560 SF)  
 PROVIDED: 79% (51,550 SF)  
 OPEN SPACE:  
 REQUIRED: 15% (9,805 SF)  
 PROVIDED: 21% (13,815 SF)  
 BUFFER REQUIREMENTS:  
 25' WIDE BUFFER WITH AN OPAQUE SCREENING (ADJACENT TO RESIDENTIAL)  
 - SEE LANDSCAPING TABULATIONS & PLAN ON SHEET 2  
 10' WIDE BUFFER WITH NO SCREENING (ADJACENT TO COMMERCIAL)  
 - SEE LANDSCAPING TABULATIONS & PLAN ON SHEET 2  
 BUILDING HEIGHT:  
 ALLOWED (PER ZONING): 35 FEET  
 NEW ADDITION TO MUNICIPAL BUILDING: APPROX. 32'  
 BUILDING AREA:  
 APPROXIMATE SQUARE FOOTAGE OF EXISTING USES TO REMAIN: 19,886 SF (ASSUME 2 STORIES PER BUILDING)  
 PROPOSED SQUARE FOOTAGE OF BUILDING ADDITION: 1,082 SF (2 STORY)  
 TOTAL PROPOSED SQUARE FOOTAGE: 20,968 SF  
 BUILDING USES: MUNICIPAL BUILDING, OFFICE, AND RETAIL  
 MUNICIPAL BUILDING (#15014 & #15000): EX. 2-STORY BUILDING & PROP. 2-STORY ADDITION  
 FIRST FLOOR = 6,105 SF (EX. BLDG) + 629 SF (PROP. ADDITION) = 6,734 SF  
 SECOND FLOOR = 6,105 SF (EX. BLDG) + 453 SF (PROP. ADDITION) = 6,558 SF  
 TOTAL = 13,292 SF  
 OFFICE (#15020): EX. 2-STORY BUILDING  
 TOTAL = 1,814 SF  
 RETAIL (#6630 & #15026): EX. 2-STORY POLICE BUILDING & EX. 2-STORY HOUSE  
 TOTAL = 4,238 SF (EX. POLICE BLDG) + 1,624 SF (EX. HOUSE)  
 TOTAL = 5,862 SF

**PARKING TABULATION**  
 EXISTING PARKING: 53 SPACES  
 49 STANDARD SPACES  
 4 ADA ACCESSIBLE SPACES  
 REQUIRED PARKING:  
 MUNICIPAL BUILDING (#15014 & #15000): 1 SPACE/300 SF = (13,292 SF) / 300 = 44.3 SPACES  
 OFFICE (#15020): 1 SPACE/300 SF = (1,814 SF) / 300 = 6 SPACES  
 RETAIL (#6630): 1 SPACE/250 SF = (1,624 SF) / 250 = 6.5 SPACES  
 RETAIL (#15026): 1 SPACE/250 SF = (4,238 SF) / 250 = 17 SPACES  
 TOTAL REQUIRED = 73.8 SPACES (PROVIDE 74)  
 PROPOSED PARKING: 74 SPACES (TOTAL)  
 71 STANDARD SPACES  
 3 ADA ACCESSIBLE SPACES (3 HC SPACES REQUIRED FOR PARKING LOTS WITH 51-75 SPACES)  
 COMPACT PARKING SPACES:  
 10 COMPACT SPACES ARE INCLUDED IN THE PROPOSED LAYOUT.  
 13.5% OF PARKING SPACES ARE COMPACT.

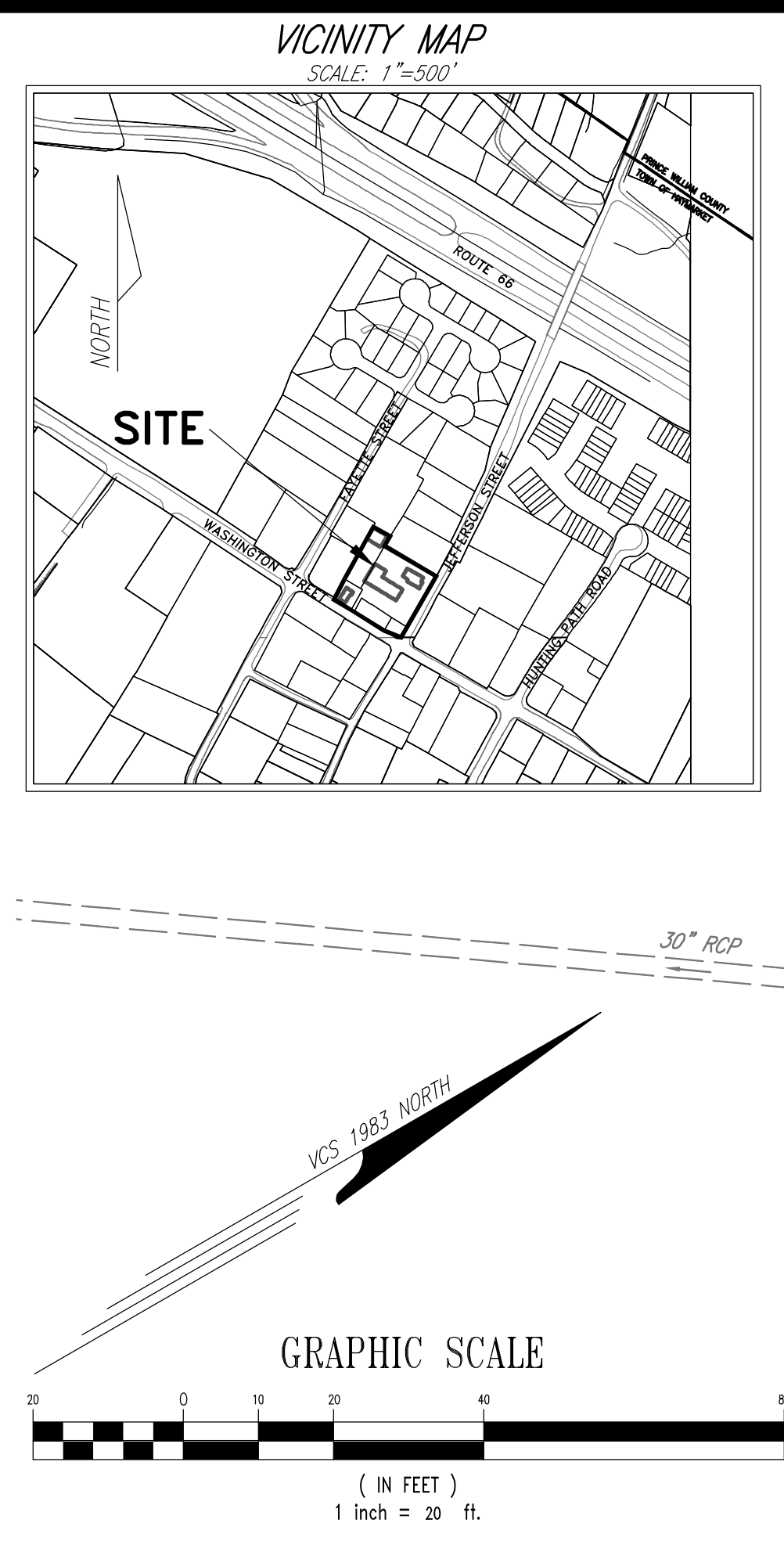
**ESTIMATED TRAFFIC VOLUME:**  
 TRIPS GENERATED BY A SITE CONSISTING OF OFFICE AND RETAIL USE ARE COMPUTED USING "GENERAL OFFICE BUILDING (710)" AND "APPAREL STORE (876)" TRIP GENERATION RATES:  
 WEEKDAY TRIPS PER 1,000 SF GFA (710):  $LN(TRIPS) = 0.77 \times LN(15,106 SF/1,000 SF) + 3.65$   
 TRIPS = 312 VPD  
 WEEKDAY TRIPS PER 1,000 SF GFA (876):  $TRIPS = 66.40 VPD \times (5,862 SF/1,000 SF)$   
 TRIPS = 390 VPD  
 TOTAL SITE TRIPS: 312 VPD + 390 VPD = 702 VPD

**GENERAL NOTES:**  
 1. TO OUR KNOWLEDGE NO MAPPED RPA, 100 YEAR FLOOD BOUNDARY, CEMETERIES OR HISTORICAL SITES ARE LOCATED ON THE SITE.  
 2. SIDEWALK PROPOSED ALONG JEFFERSON STREET TO BE STAMPED CONCRETE TO RESEMBLE BRICK.  
 3. SIDEWALK PROPOSED ALONG WASHINGTON STREET TO BE BRICK SIDEWALK.  
 4. THE SUBJECT PARCELS ARE LOCATED WITHIN THE OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY.  
 5. A PHOTOMETRIC ANALYSIS WILL BE PERFORMED FOR THE EXISTING SITE LIGHTING TO DETERMINE WHETHER ADDITIONAL LIGHTING IS REQUIRED. PHOTOMETRIC ANALYSIS WILL BE PROVIDED WITH THE FINAL SITE PLAN.  
 6. THE HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED BY RINKER DESIGN ASSOCIATES IN SEPTEMBER 2014.  
 7. SOURCE OF TOPOGRAPHIC MAPPING IS A FIELD RUN SURVEY BY RINKER DESIGN ASSOCIATES, DATED SEPTEMBER 2014. CONTOUR INTERVAL-ONE FOOT. THE HORIZONTAL DATUM USED FOR THIS SURVEY IS NAD 1983. ALL ELEVATIONS ARE BASED ON THE NAVD 1988.  
 8. BOUNDARY SURVEY WAS PERFORMED BY RINKER DESIGN ASSOCIATES, DATED SEPTEMBER 2014.

**SITE BOUNDARY, OWNER AND SETBACK INFORMATION**

LINE #/CURVE #	LENGTH	BEARING/DELTA	CURVE RADIUS
C1	15.35	65.64	13.40'
L1	75.80'	N29° 10' 28.62"E	
L2	69.67'	N58° 07' 40.38"W	
L3	77.29'	N29° 27' 52.62"E	
L4	62.47'	S59° 21' 35.38"E	
L5	7.53'	S59° 21' 35.38"E	
L6	198.24'	N29° 10' 28.62"E	
L7	63.47'	N61° 23' 18.38"W	
L8	37.52'	N29° 27' 52.62"E	
L9	162.95'	N29° 27' 52.62"E	
L10	198.71'	S59° 43' 08.38"E	
L11	52.04'	S29° 27' 52.62"W	
L12	12.01'	N58° 07' 40.38"W	
L13	117.30'	N58° 07' 40.38"W	
L14	118.31'	S57° 27' 31.38"E	
L15	50.62'	S30° 32' 00.62"W	
L16	43.97'	N58° 07' 40.38"W	
L17	60.03'	S57° 27' 31.38"E	
L18	41.96'	S29° 47' 01.62"W	
L19	195.60'	S29° 47' 01.62"W	

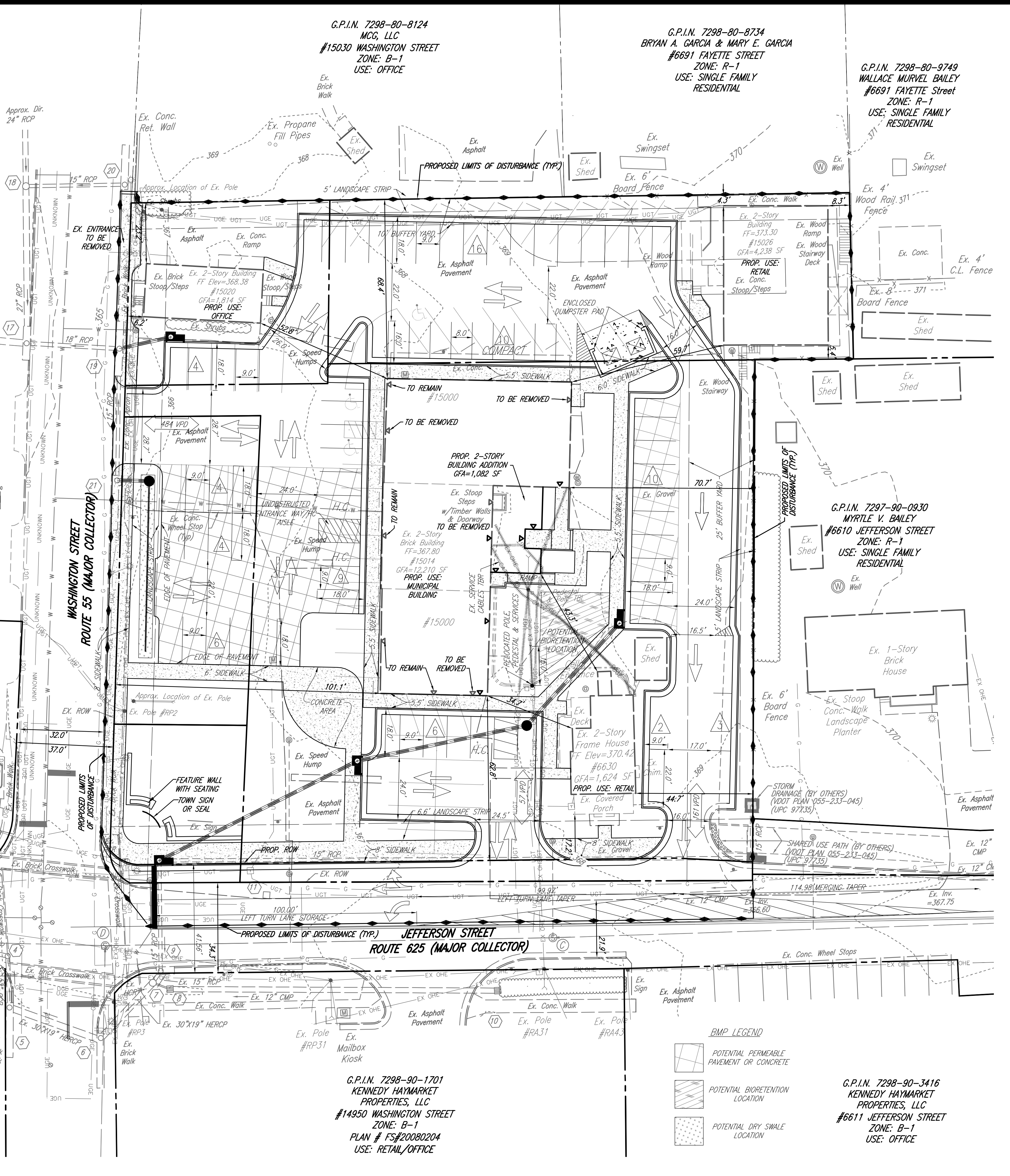
**SITE PROPERTY OWNER INFORMATION:**  
 1. G.P.N. 7298-90-8616  
 15020 WASHINGTON STREET  
 OWNER: TOWN OF HAYMARKET  
 ZONE: B-1 (AREA=0.123 AC)  
 2. G.P.N. 7298-90-9226  
 15026 WASHINGTON STREET  
 OWNER: TOWN OF HAYMARKET  
 ZONE: B-1 (AREA=0.288 AC)  
 3. G.P.N. 7298-90-0216  
 15000 WASHINGTON STREET  
 OWNER: TOWN OF HAYMARKET  
 ZONE: B-1 (AREA=0.882 AC)  
 4. G.P.N. 7298-90-0407  
 15010 WASHINGTON STREET  
 OWNER: TOWN OF HAYMARKET  
 ZONE: B-1 (AREA=0.139 AC)  
 5. G.P.N. 7298-90-0102  
 15004 WASHINGTON STREET  
 OWNER: TOWN OF HAYMARKET  
 ZONE: B-1 (AREA=0.068 AC)



G.P.I.N. 7297-89-8699  
 PAYNE DEVELOPMENT, LLC  
 #15011 WASHINGTON STREET  
 ZONE: B-1  
 USE: AUTO REPAIR

G.P.I.N. 7297-89-9391  
 PAYNE DEVELOPMENT, LLC  
 #15001 WASHINGTON STREET  
 ZONE: B-1  
 USE: OFFICE

G.P.I.N. 7297-99-0590  
 OLD BANK, L.C.  
 #14951 WASHINGTON STREET  
 ZONE: B-1  
 USE: RETAIL/OFFICE



G.P.I.N. 7298-80-8124  
 MCG, LLC  
 #15030 WASHINGTON STREET  
 ZONE: B-1  
 USE: OFFICE

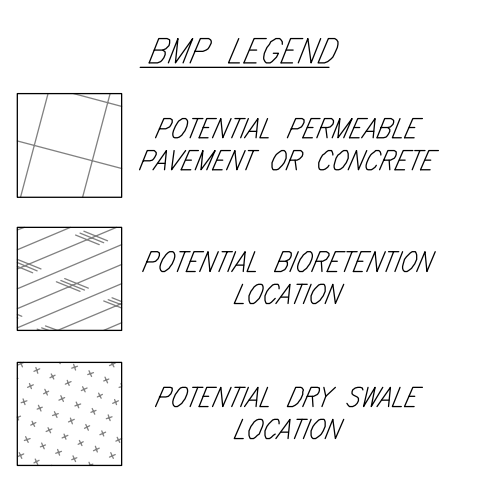
G.P.I.N. 7298-80-8734  
 BRYAN A. GARCIA & MARY E. GARCIA  
 #6691 FAYETTE STREET  
 ZONE: R-1  
 USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7298-80-9749  
 WALLACE MURVEL BAILEY  
 #6691 FAYETTE STREET  
 ZONE: R-1  
 USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7297-90-0930  
 MYRTLE V. BAILEY  
 #6610 JEFFERSON STREET  
 ZONE: R-1  
 USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7298-90-1701  
 KENNEDY HAYMARKET PROPERTIES, LLC  
 #14950 WASHINGTON STREET  
 ZONE: B-1  
 PLAN # FS#20080204  
 USE: RETAIL/OFFICE

G.P.I.N. 7298-90-3416  
 KENNEDY HAYMARKET PROPERTIES, LLC  
 #6611 JEFFERSON STREET  
 ZONE: B-1  
 USE: OFFICE



**Rinker Design Associates, P.C.**  
 9885 Discovery Boulevard, Suite 200, Manassas, VA 20108 Telephone: (703) 368-7373 Fax: (703) 257-5443  
 on the web @ www.rdaenv.com  
 Engineering \* Surveying \* Land Planning \* Transportation \* Environmental Services  
 "Turning Challenges into Opportunities"



PRELIMINARY SITE PLAN  
**HAYMARKET TOWN CENTER REDEVELOPMENT**  
 TOWN OF HAYMARKET, VIRGINIA

REVISIONS:

DATE:	MAY 2015
SCALE:	1"=20'
DESIGN:	MMS, SDD
DRAFT:	MMS
CHECKED BY:	SDD
ARCH:	N/A
JOB NUMBER:	14-096-01
SHEET	1 OF 3



LANDSCAPING TABULATIONS:

LANDSCAPE SCREENING REQUIREMENTS

(PER Z.O. SEC. 58-689 THROUGH 58-702):
REQUIRED ADJACENT TO R-1 ZONE: 25' OPAQUE SCREEN (SC) TYPE BUFFER
REQUIRED ADJACENT TO B-1 ZONE: 10' BUFFER YARD, NO SCREENING REQUIRED

PROVIDED ADJACENT TO R-1 ZONE: 5' LANDSCAPE STRIP WITH EXISTING 6' BOARD FENCE ALONG THE PROPERTY LINE. A WAIVER OF BUFFER YARD AND SCREENING REQUIREMENTS IS BEING PROCESSED WITH PRELIMINARY SITE PLAN IN ACCORDANCE WITH Z.O. SECTION 58-689(c).

PROVIDED ADJACENT TO B-1 ZONE: 5' PARKING LANDSCAPE STRIP. A WAIVER OF BUFFER YARD REQUIREMENTS FOR THE SITE AREA ADJACENT TO B-1 PROPERTIES IS BEING PROCESSED WITH PRELIMINARY SITE PLAN.

PARKING LOT LANDSCAPING REQUIREMENTS

(PER Z.O. SEC. 58-703):
REQUIRED LANDSCAPING: FRONTAGE TO PUBLIC STREETS (SEC. 58-723)
ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE, EVENLY SPACED WHEREVER POSSIBLE

REQUIRED LANDSCAPING: FRONTAGE TO PUBLIC STREETS (SEC. 58-723)

WASHINGTON STREET REQUIRED: (66' + 52') FRONTAGE/25' = 5 TREES
WASHINGTON STREET PROVIDED: 2 TREES
JEFFERSON STREET REQUIRED: (90' + 75') FRONTAGE/25' = 7 TREES
JEFFERSON STREET PROVIDED: 4 TREES

REQUIRED LANDSCAPING: PARKING ADJACENT TO PUBLIC STREETS (SEC. 58-703(c))

CONTINUOUS 10' LANDSCAPE STRIP NOT INCLUSIVE OF THE SIDEWALK SHALL BE LOCATED BETWEEN THE PROPERTY LINE AND PARKING LOT WITH ONE TREE FOR EACH 30 FEET OF STREET FRONTAGE

PROVIDED LANDSCAPING: PARKING ADJACENT TO PUBLIC STREETS (SEC. 58-703(c))

THE WIDTH OF LANDSCAPE STRIP ADJACENT TO PUBLIC STREETS IS LESS THAN 10' ALONG JEFFERSON STREET AND A WAIVER FOR A REDUCTION TO 6.6' IS BEING PROCESSED WITH PRELIMINARY SITE PLAN IN ACCORDANCE WITH Z.O. SECTION 58-703(f).

REQUIRED LANDSCAPING: ADJACENT TO PARKING (SEC. 58-703(d))

ADJACENT TO PARKING: 2 TREES & 6 SHRUBS PER 30' OF LANDSCAPE STRIP

PROVIDED LANDSCAPING: ADJACENT TO PARKING (SEC. 58-703(d))

PARKING LANDSCAPE STRIP REQUIRED: (150' + 160') STRIP/30' = 21 TREES AND 62 SHRUBS
PARKING LANDSCAPE STRIP PROVIDED: 21 TREES AND 64 SHRUBS

REQUIRED LANDSCAPING: INTERIOR PARKING (SEC. 58-703(e))

LANDSCAPED AREA TO BE 5% OF PARKING LOT AREA
1 TREE FOR EVERY 10 PARKING SPACES
3 SHRUBS FOR EVERY 10 PARKING SPACES
AREA OF PARKING LOT=27,655 SF
5% OF PARKING LOT=1,383 SF

PROVIDED LANDSCAPING: INTERIOR PARKING (SEC. 58-703(e))

LANDSCAPED AREAS PROVIDED (5% OF PARKING LOT REQUIREMENT)=1,432 SF (5.2%)
PROVIDED INTERIOR PARKING LOT LANDSCAPING TREES=6 TREES
PROVIDED INTERIOR PARKING LOT LANDSCAPING SHRUBS=23 SHRUBS

NOTES:

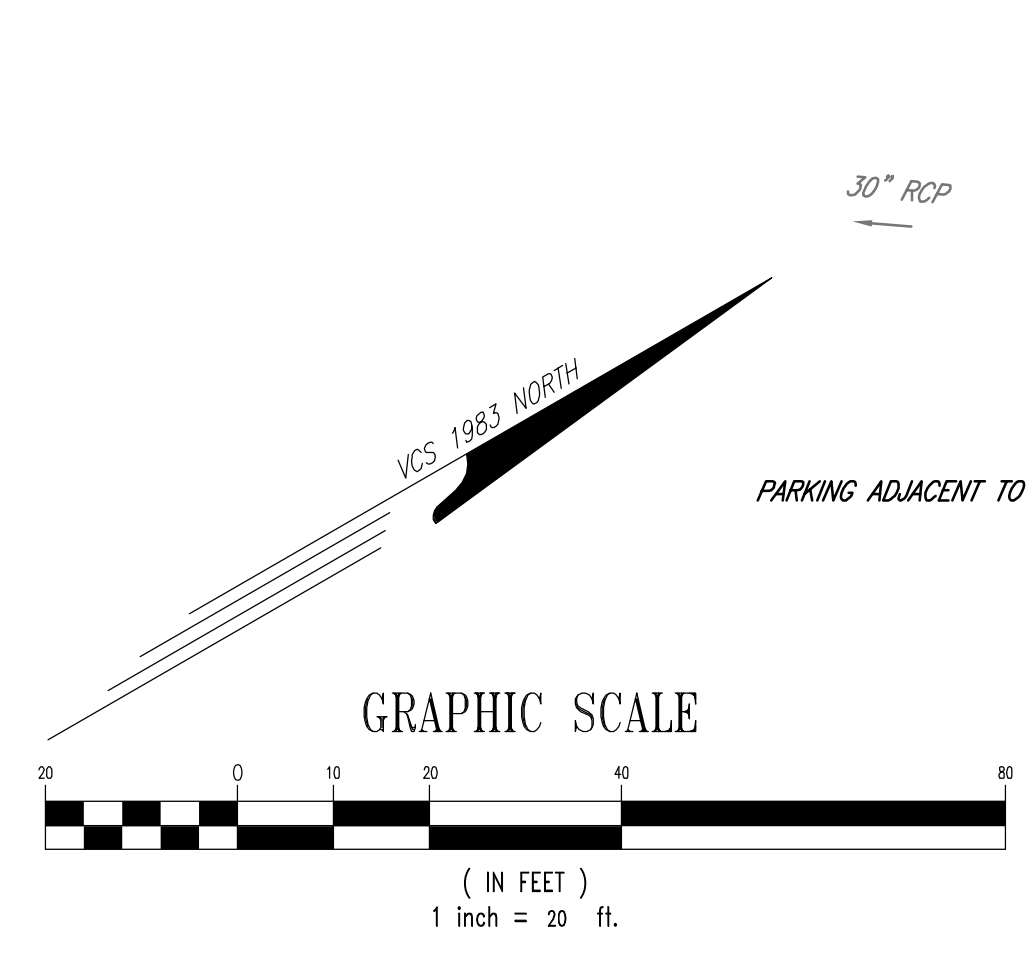
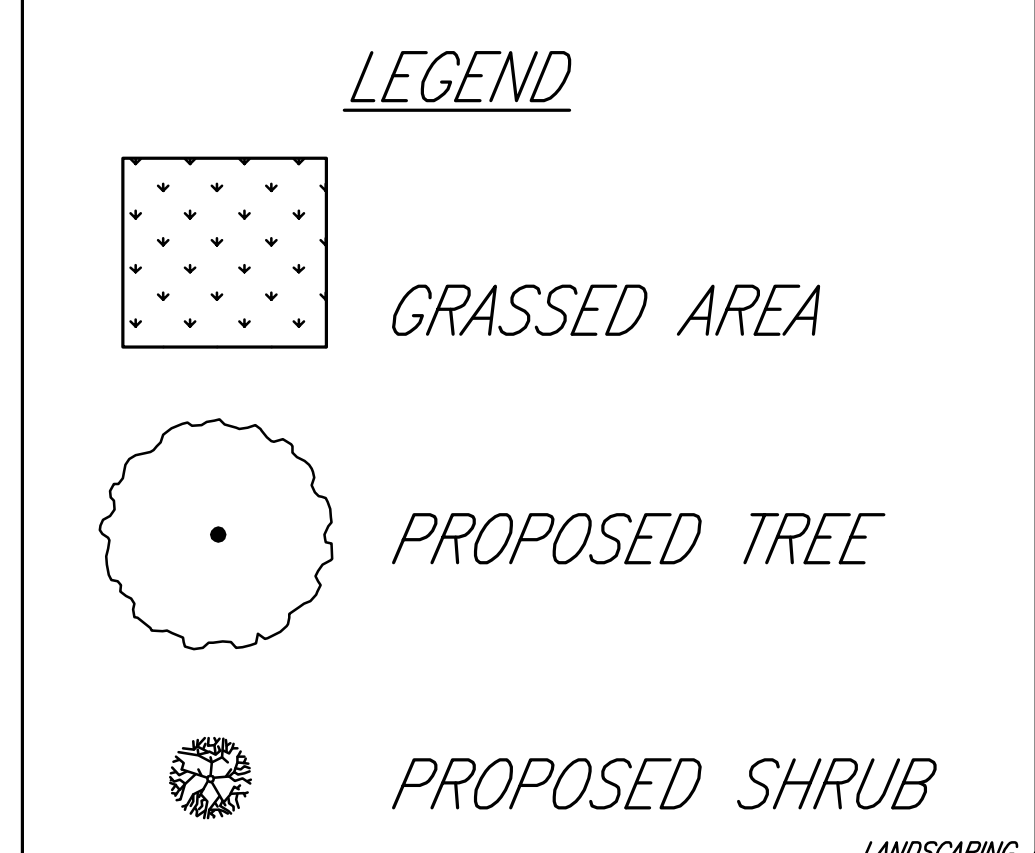
- 1. PROPERTY OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING.
2. LANDSCAPING TREES SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF Z.O. 58-727.

SANITARY SEWER FLOW CALCULATIONS:

PWCSA USM, TABLE 1-4

AVERAGE DAILY WASTEWATER FLOWS:
OFFICE/COMMERCIAL = 2,000 GPD PER ACRE
AVERAGE DAILY FLOW = 1.50 AC \* 2,000 GPD/AC = 3,000 GPD

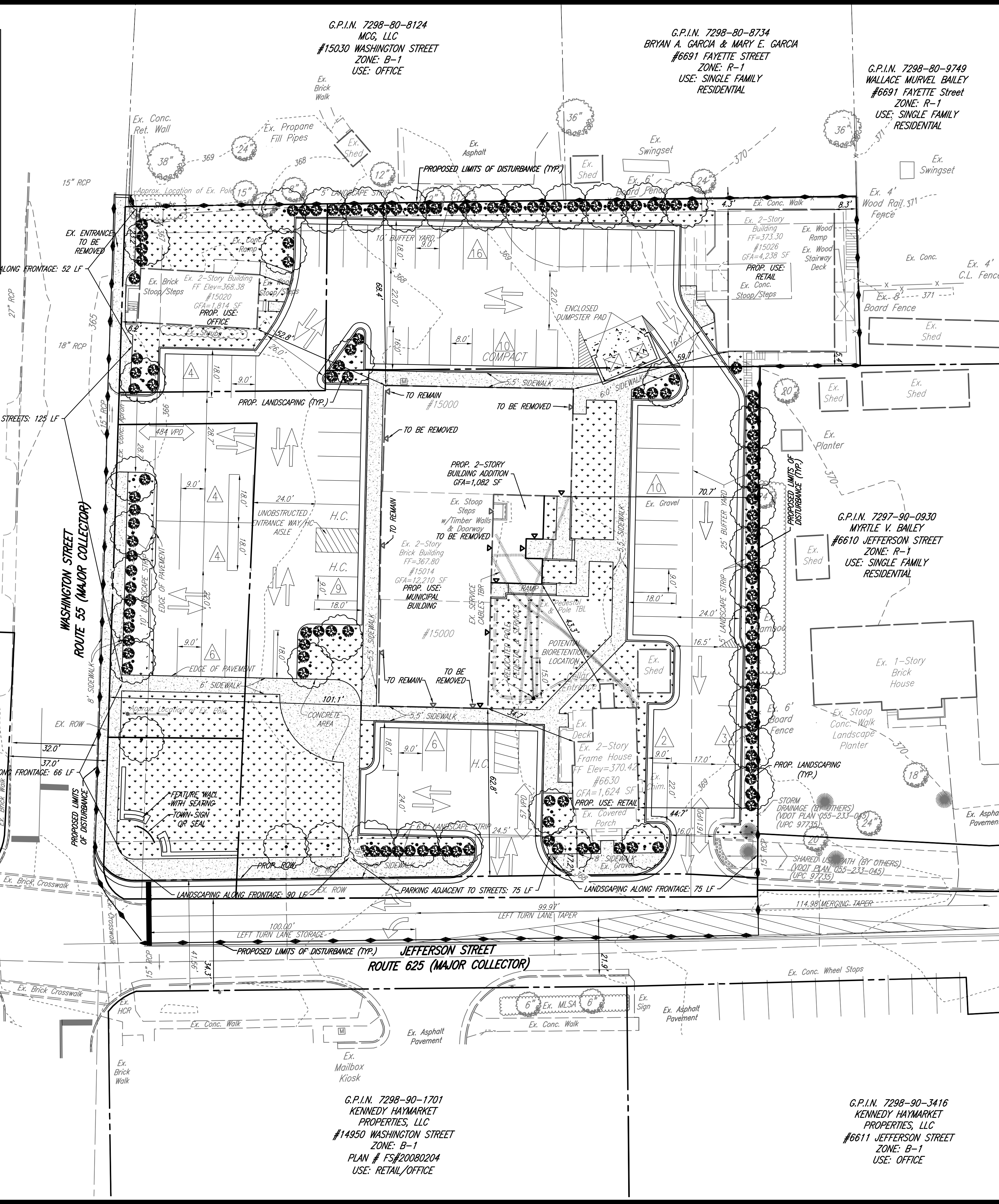
TOTAL = 3,000 GPD



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USE: AUTO REPAIR

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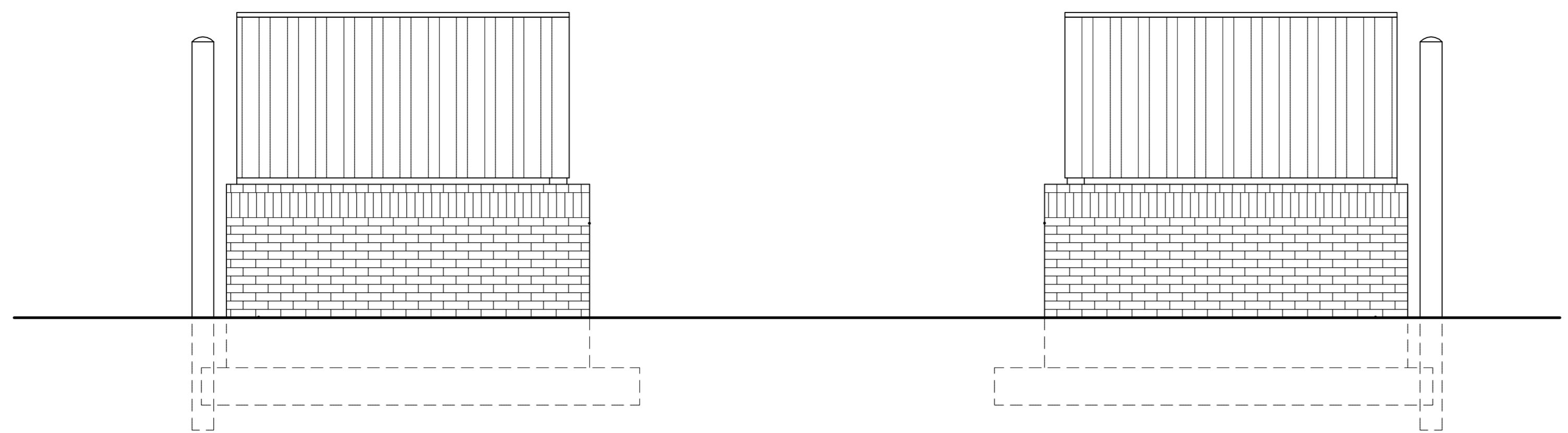
Rinker Design Associates, P.C.
9385 Discovery Boulevard, Suite 200, Manassas, VA 20109 Telephone: (703) 368-7373 Fax: (703) 257-5443
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PRELIMINARY LANDSCAPE PLAN
HAYMARKET TOWN CENTER
REDEVELOPMENT
TOWN OF HAYMARKET, VIRGINIA

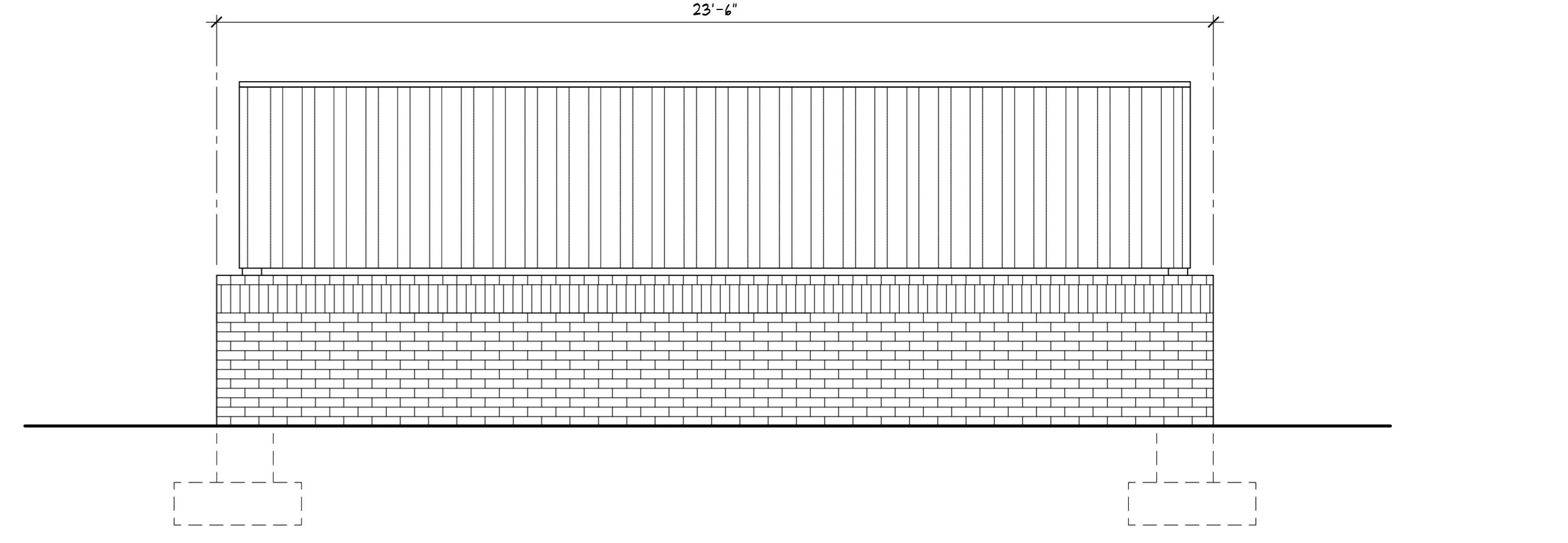
REVISIONS:

Table with project details: DATE: MAY 2015, SCALE: 1"=20', DESIGN: MMS, SDD, DRAFT: MMS, CHECKED BY: SDD, ARCH: N/A, JOB NUMBER: 14-096-01, SHEET 2 OF 3

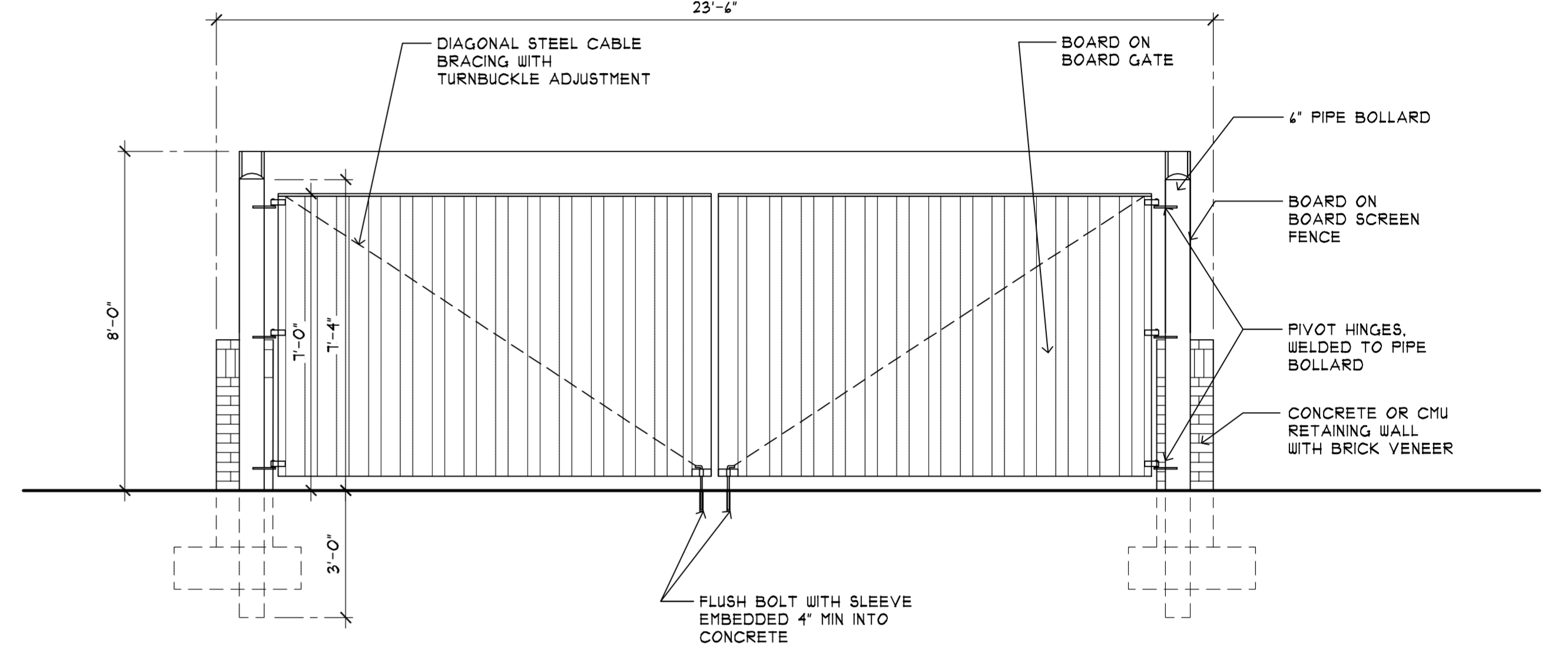


**G** ENCLOSURE RIGHT SIDE ELEVATION Scale: 3/8" = 1'-0"

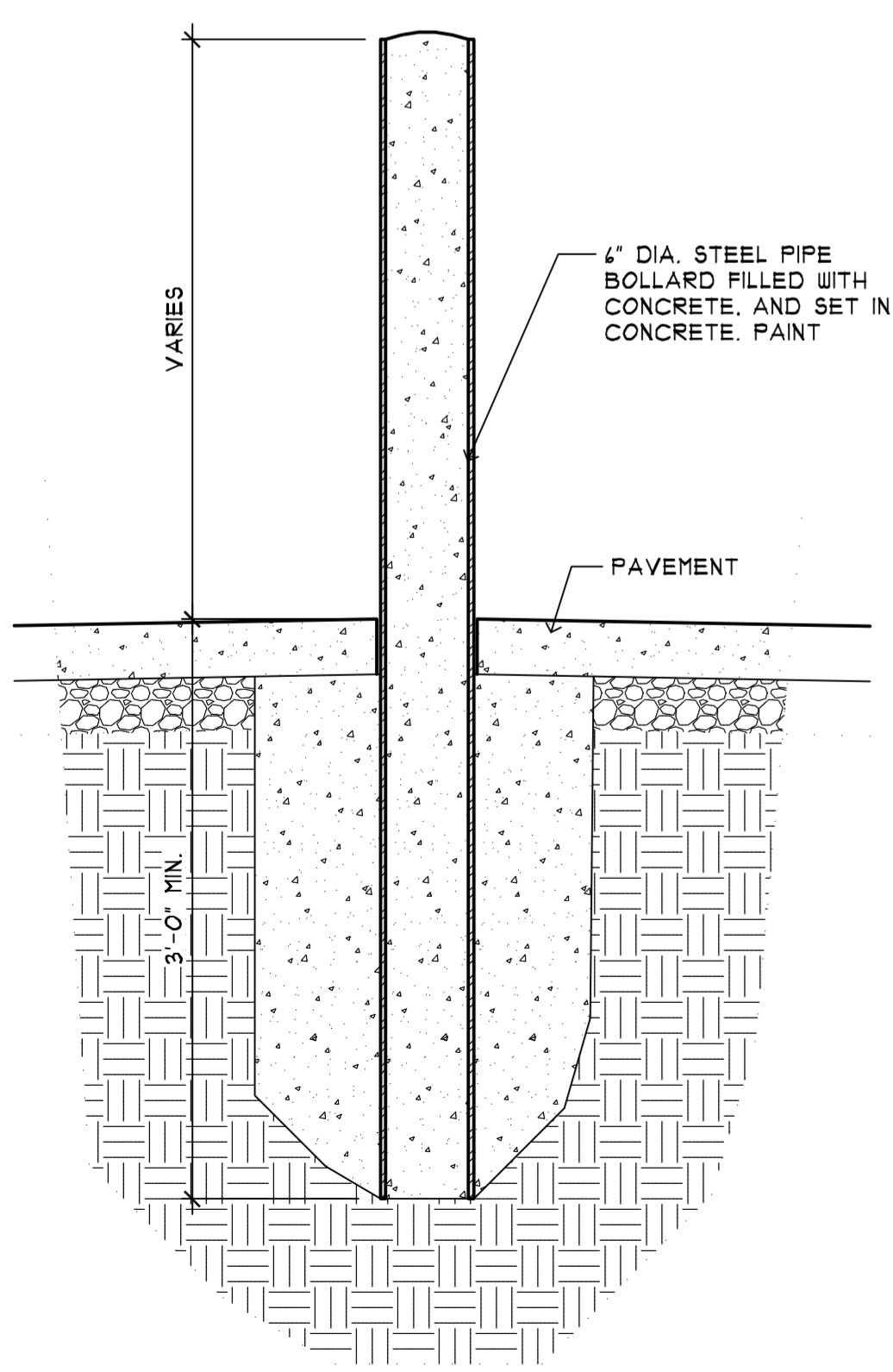
**F** ENCLOSURE LEFT SIDE ELEVATION Scale: 3/8" = 1'-0"



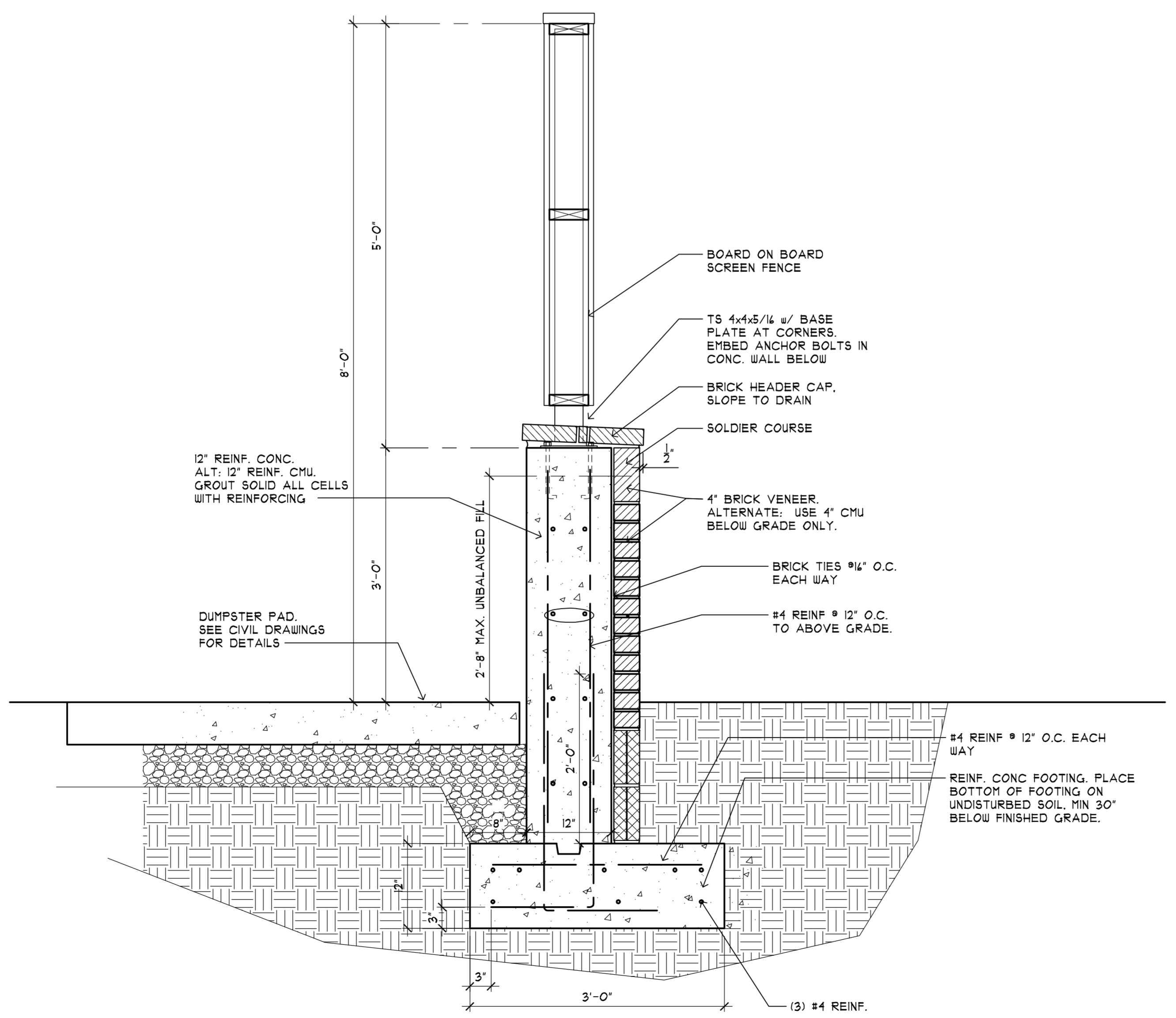
**E** ENCLOSURE REAR ELEVATION Scale: 3/8" = 1'-0"



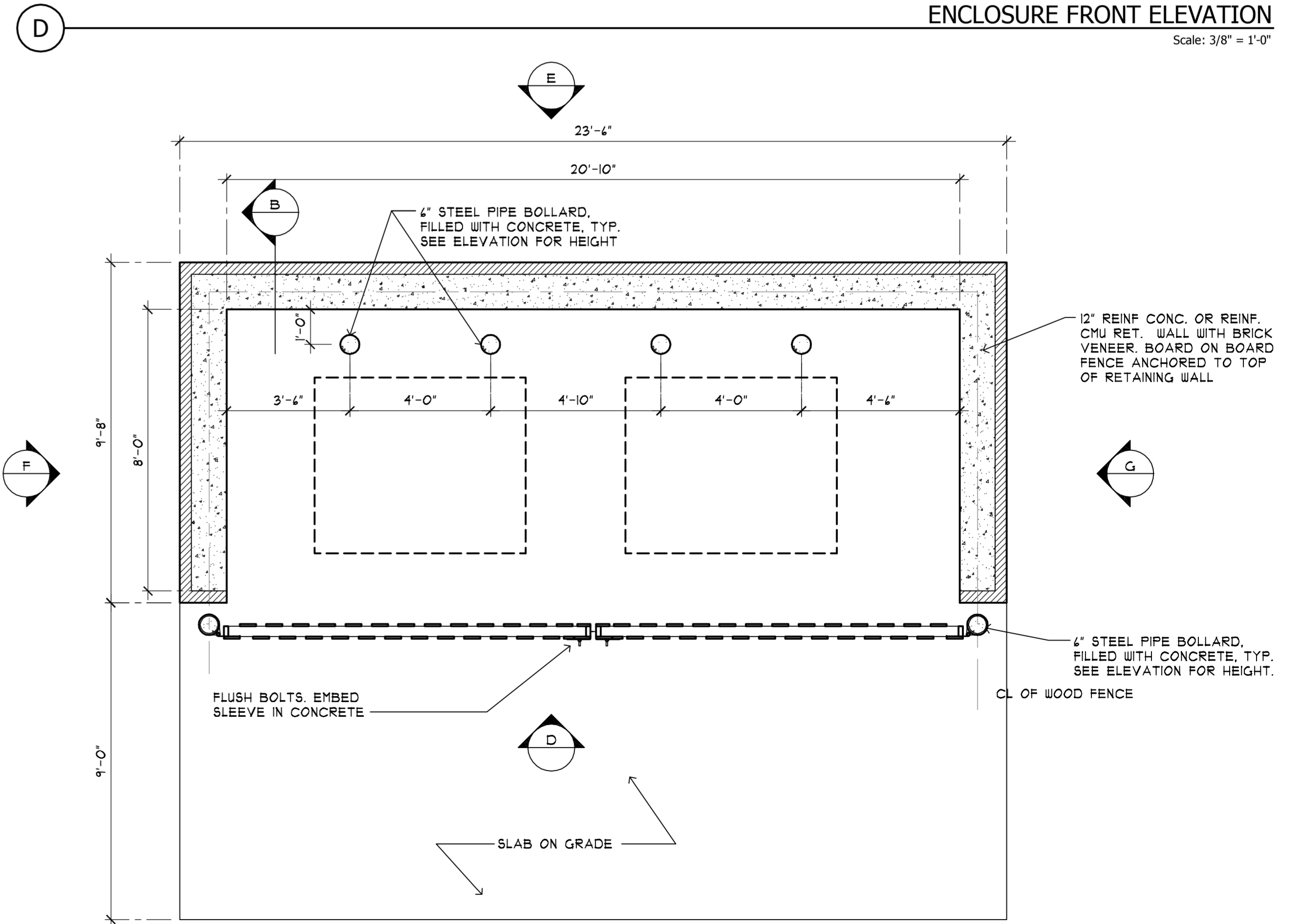
**D** ENCLOSURE FRONT ELEVATION Scale: 3/8" = 1'-0"



**B** BOLLARD DETAIL Scale: 1" = 1'-0"



**A** DUMPSTER ENCLOSURE SECTION Scale: 1" = 1'-0"



**A** DUMPSTER ENCLOSURE PLAN Scale: 3/8" = 1'-0"



TO: Town of Haymarket Town Council  
SUBJECT: Harrover Master Plan  
DATE: 10/24/16

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**ATTACHMENTS:**

- Harrover MP - TC Wksess 10-26-15 Products - Combined Docs (PDF)

**Preferred Master Plan / Program Summary**  
**Harrover Property Master Plan Study / Haymarket, Virginia**

10/26/15  
 Sympoetica & EPR

**Key Plan Program Elements**

**Concepts/Themes**

**Town & Community Park / Open Space & Events**  
**Pavilion / Amphitheater / Playground / Open Space**

**Vehicular Environment**

Access/Entry

Washington Street / Single Entrance across from Coach Way  
 Emergency Access/Egress Lane (Gated)

Vehicular Circulation

Potential Connector Drive to Haymarket Baptist Church Parking

Vehicle Parking

Naturalistic Curving Spine Drive with Circle Terminus

56 Spaces (Including 4 HC spaces)

Bicycle Parking

Special Event Overflow Parking: At adjacent Church via future access drive

Pavilion/Playground Area

**Pedestrian Environment**

Accessible per ADA Guidelines

All Facilities & Paths

Trails & Links

Site-wide Trails: Loops & Segments; opportunities for off-site links

Major Open Space

Site-wide open space theme; Hilltop Green and Natural sweeping lawns

Landscape Theme

Save existing trees as landscape framework; economy of new plantings

Buffer Landscape

Park Entry Drive Landscape: Stone wall/sign & ornamental plantings

Per agreement with Villages of Haymarket developer on North & East edges

Site Furnishings

Existing trees along the west edge; new trees & streetscape along frontage

Benches, picnic tables, trash receptacles, drinking fountains, bike racks

Signage

Park Gazebos (2) on rear lawn; informal & small event usage potential

Vehicular/Directional 7 Crossing Warnings, Interpretive/Informational,

Streetscape

Trail Signs

Continue planned Town improvements along site frontage

**Special Activity Environment**

Community Structures & Special Activity Area

**Pavilion Area - Multi-Use Facilities (ADA Accessible)**

Multi-Use Open Air Structure (3000 GSF)

Picnic & Events; Lewis Home (Craftsman) Theme & Elements

Approximately 100-125 person capacity, seated.

Pavilion Event Lawns (adjacent to pavilion for event use)

Pavilion Amphitheater (natural theme; stage, seats up to 200)

**Community Playground (ADA Accessible)**

Interactive Play Structures (Approx. 2400 GSF)

For a Range of Ages

Central Play Structure as focal element

**Services & Meeting Facility (ADA Accessible)**

Option 1:

Adaptive Reuse of Current Lewis Home (Pantry):

Program for Visitor Services:

Public Restrooms; Office/Storage; Community Meeting Space.

Option 2:

New Service Facility on same site as pantry;

requires removal of Lewis Home (Pantry).

Program for Visitor Services:

Public Restrooms; Office/Storage; Community Meeting Space.

Disposition of Lewis Homes

14740 Washington Street (Pantry)

Two Options (See Services & Meeting Facility above)

14710 Washington Street (Former Police)

Demolished with harvesting of architectural elements

(Brackets, windows/doors, stone, etc.) for use on-site or at Pantry home;

Preserve stone chimney as landscape/interpretive feature at Hilltop Green

**Conceptual Development Budget**

(Planning level concept budget only.)

\$1,819,073

Option 1 / Lewis Home Service Facility

\$1,879,156

Option 2 / New Service Facility

Note: See separate Preferred Master Plan Phasing Strategy

Attachment: Harrover MP - TC Wkssess 10-26-15 Products - Combined Docs (2964 : Harrover Master Plan)

# Dogwood Park Lane

**Pedestrian Connector Opportunity:**  
(Access to Adjacent Neighborhoods; Requires Agreement with HOA.)

**Potential Future Connector Drive:**  
Access to Overflow Parking at Haymarket Baptist Church; Requires Agreement with Church.

**Lewis Home / Park Service Facility:**  
Adaptive Reuse of Current Pantry Or New Facility on Same Site. Program for Visitor Services: Public Restrooms; Office/Storage; Community Meeting Space.

**Site-Wide Signage System:**  
■ Interpretive/Informational  
■ Directional  
● Trail  
● Ped Crossings

**Site-Wide Trails System:**  
Asphalt Paving; 6' Wide; Measured Segments.

Villages of Haymarket

**Site Perimeter Buffer Landscaping:**  
Buffer Plantings On North & East Boundaries by Others; per Agreement with Developer of Villages of Haymarket.

**Lawn Gazebos:**  
Opportunities for two Circular Garden-Style Gazebo Structures; Pre-engineered Timber Structures.

**Pedestrian Connector Opportunity:**  
(Access to Adjacent Neighborhoods; Requires Agreement with HOA.)

**Existing Trees to Remain (Typical):**  
Approximate locations from aerial photography; Tree Survey needed prior to Site Plan Development.

**Hilltop Green:**  
Open Landscape Design Theme; Informal Outdoor Event Space; Highest Point within Town.

**Stone Chimney:**  
Preserved from former Lewis Home.

**Site-Wide Parking:**  
56 Spaces; including 4 H.C. Spaces  
Overflow Event Parking: Haymarket Baptist Church via Connector Drive

**Haymarket Community Pavilion & Amphitheater:**  
Open Air Multi-use Pavilion. Approx. 3000 GSF; Iconic Architecture with & Historic Le Home Style & Design Features: Timber Construction; Surround Stone Walls & Pillars. Multi-Pu Event Space with Picnic Table Flanking Outdoor Event Lawns Adjacent Amphitheater & Stag Seating for Approx. 200.

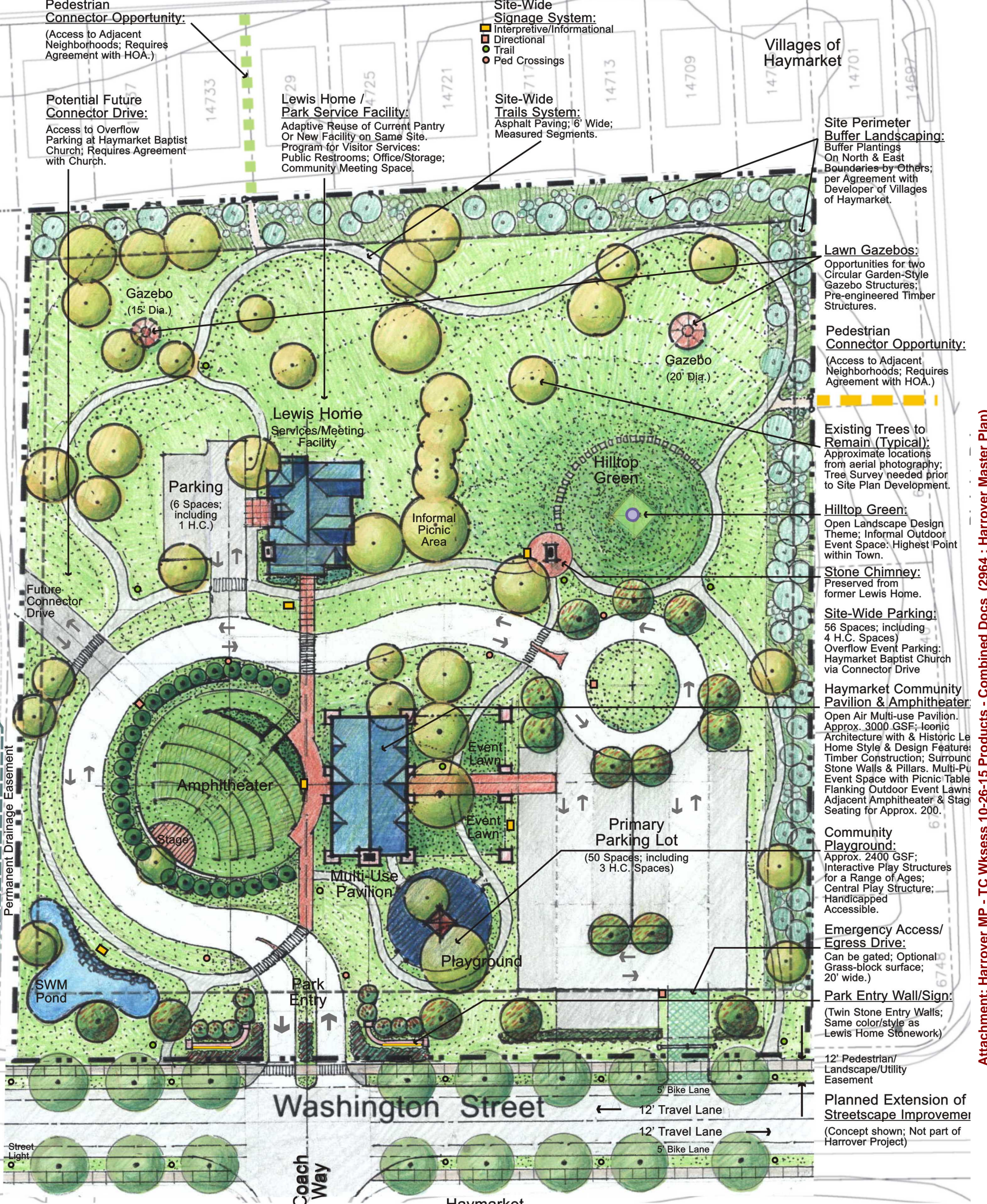
**Community Playground:**  
Approx. 2400 GSF; Interactive Play Structures for a Range of Ages; Central Play Structure; Handicapped Accessible.

**Emergency Access/Egress Drive:**  
Can be gated; Optional Grass-block surface; 20' wide.)

**Park Entry Wall/Sign:**  
(Twin Stone Entry Walls; Same color/style as Lewis Home Stonework)

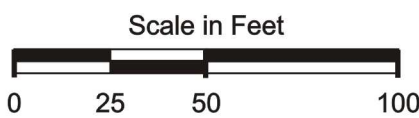
12' Pedestrian/Landscape/Utility Easement

**Planned Extension of Streetscape Improvement**  
(Concept shown; Not part of Harrover Project)



Date: 10/26/15

Note: This is a preferred master plan concept intended for planning, programming and decision-making purposes by the Town. This plan is not to be used for construction purposes.



**symoetica**  
CREATING COMMUNITY

**EPR**



## Town of Haymarket, Virginia

# Preferred Master Plan

# Harrover Property Master Plan Study

Attachment: Harrover MP - TC Wkss 10-26-15 Products - Combined Docs (2964 : Harrover Master Plan)



Attachment: Harrover MP - TC Wkss 10-26-15 Products - Combined Docs (2964 : Harrover Master Plan)

Date: 10/26/15

Note: This is a preferred master plan concept intended for planning, programming and decision-making purposes by the Town. This plan is not to be used for construction purposes.

# Birdseye View Preferred Master Plan

sympoetica  
CREATING COMMUNITY

EPR



## Town of Haymarket, Virginia

## Harrover Property Master Plan Study

**Preferred Master Plan / Phasing Strategy**  
**Harrover Property Master Plan Study / Haymarket, Virginia**

**10/26/15**  
**Sympoetica & EPR**

<b>Park Development Projects &amp; Phases</b>	<b>Option 1</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 2</b>
	<b>Estimated</b>	<b>Cumulative</b>	<b>Estimated</b>	<b>Cumulative</b>
	<b>Probable Cost</b>	<b>Concept Cost</b>	<b>Probable Cost</b>	<b>Concept Cost</b>
	Adaptive Re-Use of Lewis Home (Pantry) for Services Facility		New Service Facility Structure on Lewis Home (Pantry) Site	
Option 1 Except as Noted				
<b><u>Phase 1: Short Range / 1-3 Year Timeframe</u></b>				
Site-wide Utility Upgrades & SWM Facilities				
Park Entry & Access Road				
Parking Facilities				
Emergency Access Drive				
Lewis Home (Pantry) / Park Services (Adaptive Reuse)				
Lewis Home (Police) / Demolish ( arch. harvesting prior)				
(Option 2: Lewis Home (Pantry) Demo / New Ser. Bldg)				
Tree Save Measures & New Landscaping				
Site-wide Trails				
Picnic Area (at site of future Multi-Use Pavilion)				
Informal Picnic Area (At Park Services Building)				
<b>Subtotal Phase 1 Projects</b>	<b>\$1,413,150</b>	<b>\$1,413,150</b>	<b>\$1,473,234</b>	<b>\$1,473,234</b>
<b><u>Phase 2: Mid Range / 4-7 Year Timeframe</u></b>				
Multi-Use Pavilion				
Community Playground				
Lawn Gazebo				
<b>Subtotal Phase 2 Projects</b>	<b>\$223,445</b>	<b>\$1,636,596</b>	<b>\$223,445</b>	<b>\$1,696,680</b>
<b><u>Phase 3: Long-Range / 8-10 Year Timeframe</u></b>				
Amphitheater				
Connector Drive to Haymarket Baptist Church				
Gazebo				
<b>Subtotal Phase 3 Projects</b>	<b>\$182,477</b>	<b>\$1,819,073</b>	<b>\$182,477</b>	<b>\$1,879,156</b>
<b>Total Project Development</b>	<b>\$1,819,073</b>		<b>\$1,879,156</b>	
	<b>Option 1</b>		<b>Option 2</b>	

**Notes:**

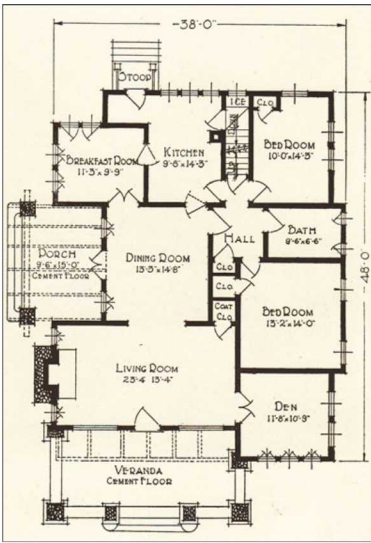
This phasing summary reflects facilities shown on the Preferred Master Plan dated October 26, 2015.

This document offers conceptual, planning-level probable cost estimates for planning & budgeting purposes only.

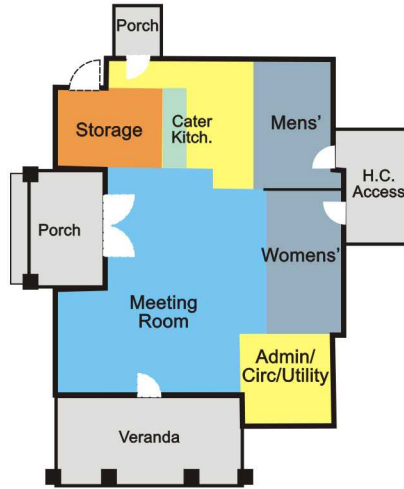
Program elements and estimated concept costs are subject to change during detailed design/engineering refinements.

All conceptual construction costs and budgets are shown in 2015 US Dollars.

Attachment: Harrover MP - TC Wkssess 10-26-15 Products - Combined Docs (2964 : Harrover Master Plan)



**LEWIS HOME**  
*La Vitello*  
Model Plan



**ADAPTIVE REUSE**  
**OPTION (1)**  
Space Allocation  
Concept

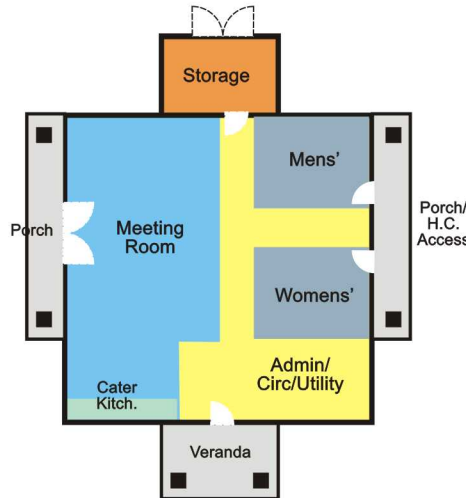
**Option 1:**  
**Lewis Home as**  
**Park Service Facility:**

Concept Space Allocation:  
406 Admin/Circ/Util  
745 Meeting  
145 Cater Kitchen  
468 Bathrooms  
113 Storage  
1877 Interior Total

**Lewis Home /**  
**Park Service Facility:**

**Option 1:**  
Adaptive Reuse of Current Pantry;  
Program for Visitor Services:  
Public Restrooms; Office/Storage;  
Community Meeting Space.

**Option 2:**  
New Service Facility  
on same site; requires removal of  
Lewis Home (Pantry).



**NEW FACILITY**  
**OPTION (2)**  
Space Allocation  
Concept

**Option 2:**  
**New Park**  
**Service Facility:**

Concept Space Allocation:  
490 Admin/Circ/Util  
800 Meeting w/Cater Kitchen  
360 Bathrooms  
150 Storage  
1800 Interior Total

Date: 10/26/15

Note: These are conceptual space program diagrams for potential options for a park user service center facility. They are part of the preferred master plan concept and are intended for planning, programming and decision-making purposes by the Town. These diagrams are not to be used for construction purposes.

Approx Scale in Feet



Town of Haymarket, Virginia

Services & Meeting  
Facilities Options

Preferred  
Master Plan

Harrover Property  
Master Plan Study

Attachment: Harrover MP - TC Wkssess 10-26-15 Products - Combined Docs (2964 : Harrover Master Plan)



<b>Opinion of Probable Costs for Construction of the Harrover Community Site</b>			
<b>EPR, P.C.</b>			Summary
Oct-15			
ITEM #	DESCRIPTION	TOTAL	Notes:
1	Parking Lot	\$106,375.55	
2	Roadway	\$85,593.24	
3	Concrete Sidewalk/Pad	\$24,083.41	
4	Loop Trails	\$20,134.20	
5	Gazebo - 15'	\$7,041.06	
6	Gazebo - 20'	\$12,490.92	
7	Emergency Access	\$15,292.04	
8	Retaining Wall	\$16,556.40	
9	Ampitheater	\$79,224.52	
10	Type B, Class 1 thermoplastic pavement line markings, 24" white (crosswalks)	\$1,296.00	
11	Pavers on Hilltop	\$10,242.00	
12	Trash Receptacles	\$2,779.86	
13	Pavilion, Picnic Shelter	\$71,850.00	
14	Landscaping	\$22,252.02	
15	Dog Waste Stations w/ post and disposal	\$1,125.00	
16	Stormwater Management	\$136,037.20	
17	Stone Entry/sign walls	\$25,754.40	
18	Exterior Lighting	\$51,418.84	
19	Metal Sign Letters ("Hilltop Park") - 10"	\$2,273.48	
20	Picnic Tables	\$32,419.60	
21	Bike Racks - 10' long	\$1,477.86	
22	Benches - 8' long	\$13,605.04	
23	BBQ Grill - ADA double	\$1,030.00	
24	Hose Bibs - piping	\$750.00	
25	Water Fountains	\$4,520.74	
26	Playground	\$64,287.49	
27	Signage	\$4,607.26	
28	Survey	\$6,000.00	
29	Utility upgrade/installation	\$210,145.00	
30	Demolition/Harvesting Police Structure	\$40,908.00	
<b>Sub-Total</b>		<b>\$1,071,571.13</b>	
<b>Design Contingency (8%)</b>		<b>\$85,725.69</b>	
<b>General Conditions &amp; Contractors Overhead &amp; Profit (12%)</b>		<b>\$128,588.54</b>	
<b>Construction Contingency (12%)</b>		<b>\$128,588.54</b>	
<b>Soft Cost (20%)</b>		<b>\$214,314.23</b>	
<b>Grand Total</b>		<b>\$1,628,788.12</b>	
<b>Option 1</b>			
Upgrade Pantry in Place		\$142,720.00	
Remodel to include 5 stall mens and womens bathrooms		\$47,564.24	
<b>Total Option 1</b>		<b>\$190,284.24</b>	
<b>Option 2</b>			
New Building with porches		\$211,140.00	
Demolish Pantry		\$39,228.00	
<b>Total Option 2</b>		<b>\$250,368.00</b>	
Grand Total with Option 1		\$1,819,072.36	
Grand Total with Option 2		\$1,879,156.12	

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<b>Opinion of Probable Costs for Construction of the Harrover Community Site</b>						
						Phase 2
<b>EPR, P.C.</b>						
Oct-15						
ITEM #	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL	Notes:
1	Gazebo - 15'	SF	177	\$39.78	\$7,041.06	
2	Pillars, harvest brick from Police building	SF	480	\$18.75	\$9,000.00	
3	Pavilion, Picnic Shelter, timber w/ shingles treated pine	SF	3000	\$20.95	\$62,850.00	
4	Electric, outlets - 8-110 volts, 1-220 volts	EA	9	\$425.00	\$3,825.00	
5	Playground - Surface rubber	SF	2400	\$18.32	\$43,968.00	
6	Playground - edging	LF	200	\$3.68	\$736.00	
7	Playground Structure - All ages	LS	1	\$12,713.49	\$12,713.49	
8	Playground Structure - Timber w/ roof/canopy 12x12'	LS	1	\$6,870.00	\$6,870.00	
<b>Sub-Total</b>					<b>\$147,003.55</b>	
Design Contingency (8%)					<b>\$11,760.28</b>	
General Conditions & Contractors Overhead & Profit (12%)					<b>\$17,640.43</b>	
Construction Contingency (12%)					<b>\$17,640.43</b>	
Soft Cost (20%)					<b>\$29,400.71</b>	
<b>Grand Total</b>					<b>\$223,445.40</b>	

Attachment: Harrover MP - TC Wkssess 10-26-15 Products - Combined Docs - Harrover Master Plan)

