

# ZMA 2023-01, WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE



- Introduction
- Project Need and Community Support (Molly Brooks)
- Background Information and Zoning / Land Use
- Proposal
- Planning Commission Resolution
- Community Outreach
- Comments Heard / Changes Made
- Timeline
- Conclusion

# Hero's Bridge Village

A Residential Planned Unit Development  
for Our Aging Veterans



# The Need

## Multiple Entities Implore the Need for this Project

- Regional Commission Housing Study
- Town of Warrenton RFI
- Media
- Plan Warrenton 2040 Comprehensive Plan
- Fauquier County Comprehensive Plan
- Strong Towns

## Key Regional Commission Housing Study Points

- 90% of existing housing is single-family units, with just 3% of housing in structures with 2-4 units.
- The study indicated that the housing needs and demand are most prevalent in individuals that are over the age of 75 and between the ages of 65-74.
- The study found that localities need affordable, accessible, single story senior housing, particularly apartments that meet the needs of the aging population.

*Data source:* [RAPPAHANNOCK-RAPIDAN REGIONAL COMMISSION REGIONAL HOUSING STUDY](#) December 2020

## Media Reports



# **Town of Warrenton in their Own Words**

## **Excerpts from Request for Information (RFI) on Affordable Housing Projects**

### **August 2023**

- Responses to this RFI will help the Town government of Warrenton continue to examine how Warrenton, a Town of 10,000 citizens on the edge of Northern Virginia, can begin to find solutions to many of the same housing issues nationwide. Affordable housing is essential for our citizens to thrive and prosper.
- We seek to understand new, innovative, partnership-based approaches to solve this challenge. As a government entity, the Town government of Warrenton has some capabilities to make contributions to creating the right conditions to diversify our housing stock and create affordable options for our citizens.



# The RFI Rightfully Called For A Very Specific Type of Housing Creation

- **Housing Spectrum:** The Town of Warrenton has the full spectrum of citizens affected by housing prices. This includes 1) homeless, 2) temporary housing, 3) transition housing (from homelessness or recent life change), 4) income challenged (we have the full HUD AMI ranges), 5) seniors, 6) disabled, 7) veterans, and 8) young professionals. RFI responses may address the whole spectrum or specific ones.
- **Diversification:** Warrenton has a limited affordable housing stock within its 4.25 square mile boundaries. The Town seeks to diversify this affordable housing stock better.
- **Impactful:** This RFI is not seeking a solution for a specific housing unit. We are seeking concepts that will transform the housing stock in Warrenton and create meaningful capacity and diversification. RFI responses that focus only on one house or structure, while important, appreciated, and very helpful, are not the focus of this RFI
- **Innovative:** RFI responses are encouraged to bring forward new and creative thinking on affordable housing. Affordable housing is not a new problem; the blockers preventing affordability are long-standing. We seek ways to break through long-standing barriers and perceptions of affordable housing.



## The RFI Theorized the Town Could Support Critical Projects

- Zoning Changes, potentially revise density restrictions in residential and commercial zones allowing smaller housing units such as one-bedroom or studio apartments.
- Potentially revise setbacks, parking, and other land restrictions that can assist in freeing up land use or reduce construction costs
- Land Contributions, Tax Deferments, Initial Investment Funding, Fast Track Permit Approvals, Waiving Tap Fees

## Current Rental Stock

Apartment Complex	Year Built	Total Units	Available Units*	Age Restricted
Moffett Manor	2007	98	0	Senior (55+)
Steeplechase	2000	56	0	Senior (55+)
The Oaks	1996	111	0	Senior (55+)
Highland Commons	1994	96	0	No
Warrenton Manor	1985	98	0	Senior (55+)
Academy Hill	1983	31	0	No
Victoria Gardens	1979	24	0	None
<b>TOTALS</b>		<b>514</b>	<b>0</b>	

\*Per Apartments.com results taken on 10/15/24

## **Zero Vacancy Rental Conditions Prevent a Healthy Rotation In and Out of Home Ownership/Rentals In Response to Critical Life Events**

- **3.5 million newborn babies a year**
- **1.5 million marriages**
- **700,000 divorces**
- **3.5 million turn 65 years old**
- **2 million deaths**
- **25 million job switches**

# **Hero's Bridge Village Waitlist Statistics**

## **30 Real People Waiting on this Type of Housing**

- **Consists of individuals between the ages of 67-93**
- **83% No longer drive**
- **73% Live in Planning District #9**
- **67% Are low income**
- **57% Are socially isolated and have no one to help them**
- **53% Live in substandard conditions**
- **2 Have passed away while waiting**

## Community Support

- Ward 5 Residents Started Two Petitions. 1318 In Favor, 85 Against
- At the Planning Commission 26 spoke in favor and 6 against
- **Zero** Preservation groups have voiced opposition to this project

**A True Public Private Collaboration-Hero's Bridge CEO Has Secured Significant and Diverse Funding to Address This Critical Need for The Town**

- Federal Funds \$1 million
- State Funds \$250,000
- County Funds \$250,000
- Foundation Support \$2 million





## PROPERTY LOCATION



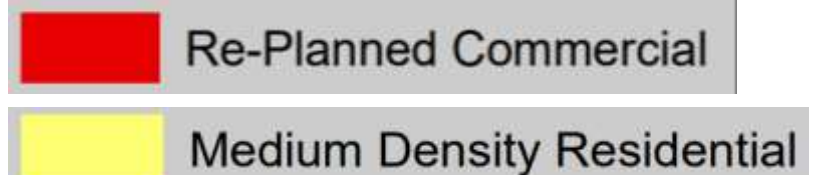
# ZONING & FUTURE LANE USE

15

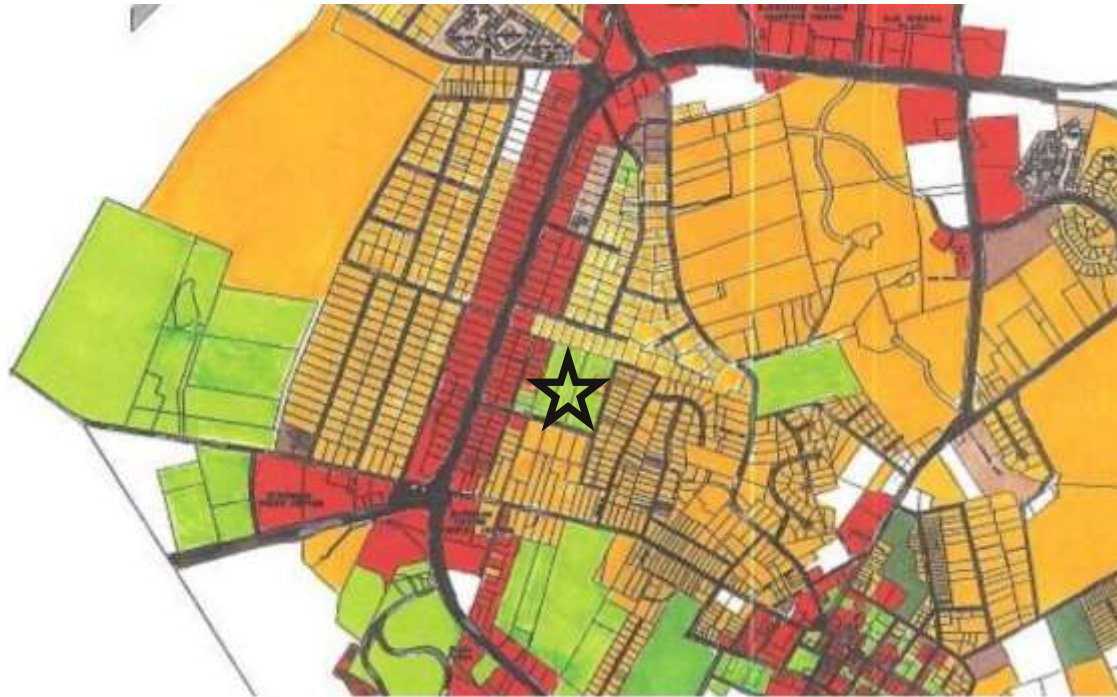
## ZONING RO and R-10







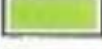
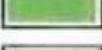
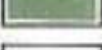

## Future Land Use Re-Planned Commercial and Medium Density Residential







## GENERALIZED EXISTING LAND USE

	Residential – Detached Units
	Residential – Attached Units
	Residential – Multi-family Units
	Commercial / Office / Mixed Use
	Industrial
	Public/Semi-Public, Intensive
	Public/Semi-Public, Non-Intensive
	Park
	Undeveloped

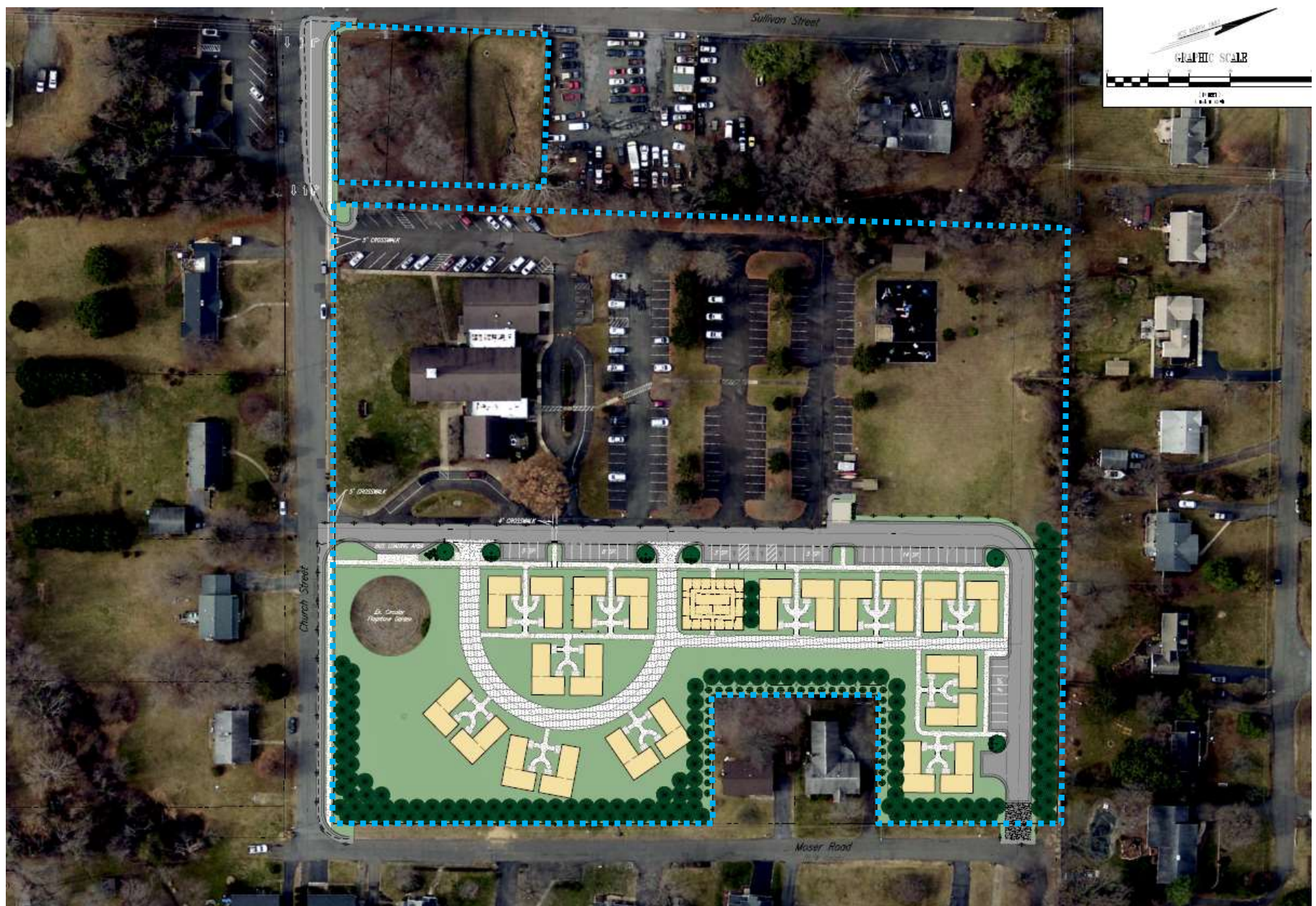
- These areas include the many churches located within the Town, which are not all mapped specifically, but are planned to remain as churches, including areas for future expansion.





AERIAL





## ILLUSTRATIVE PLAN



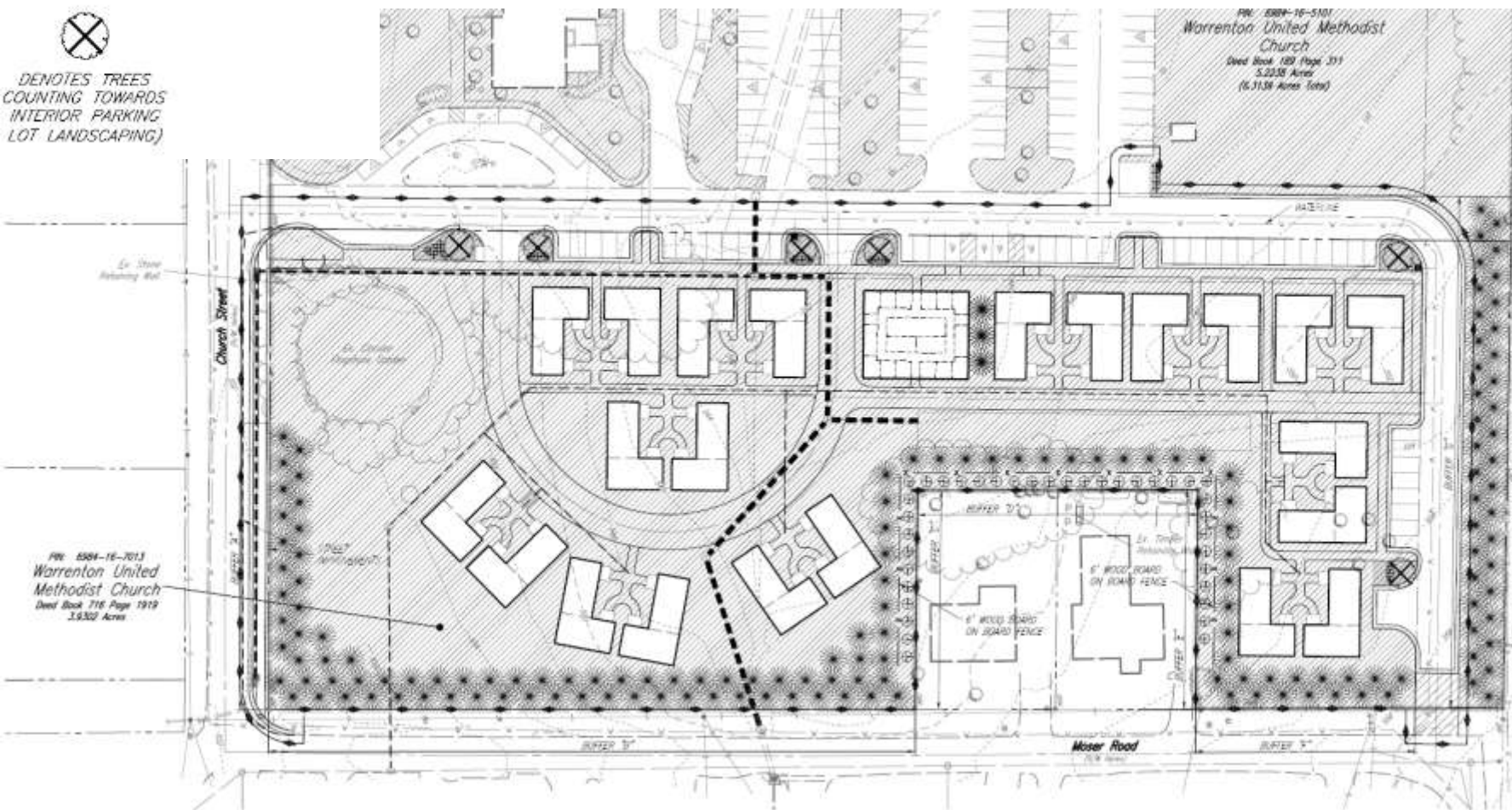
LARGE/CANOPY  
DECIDUOUS TREES

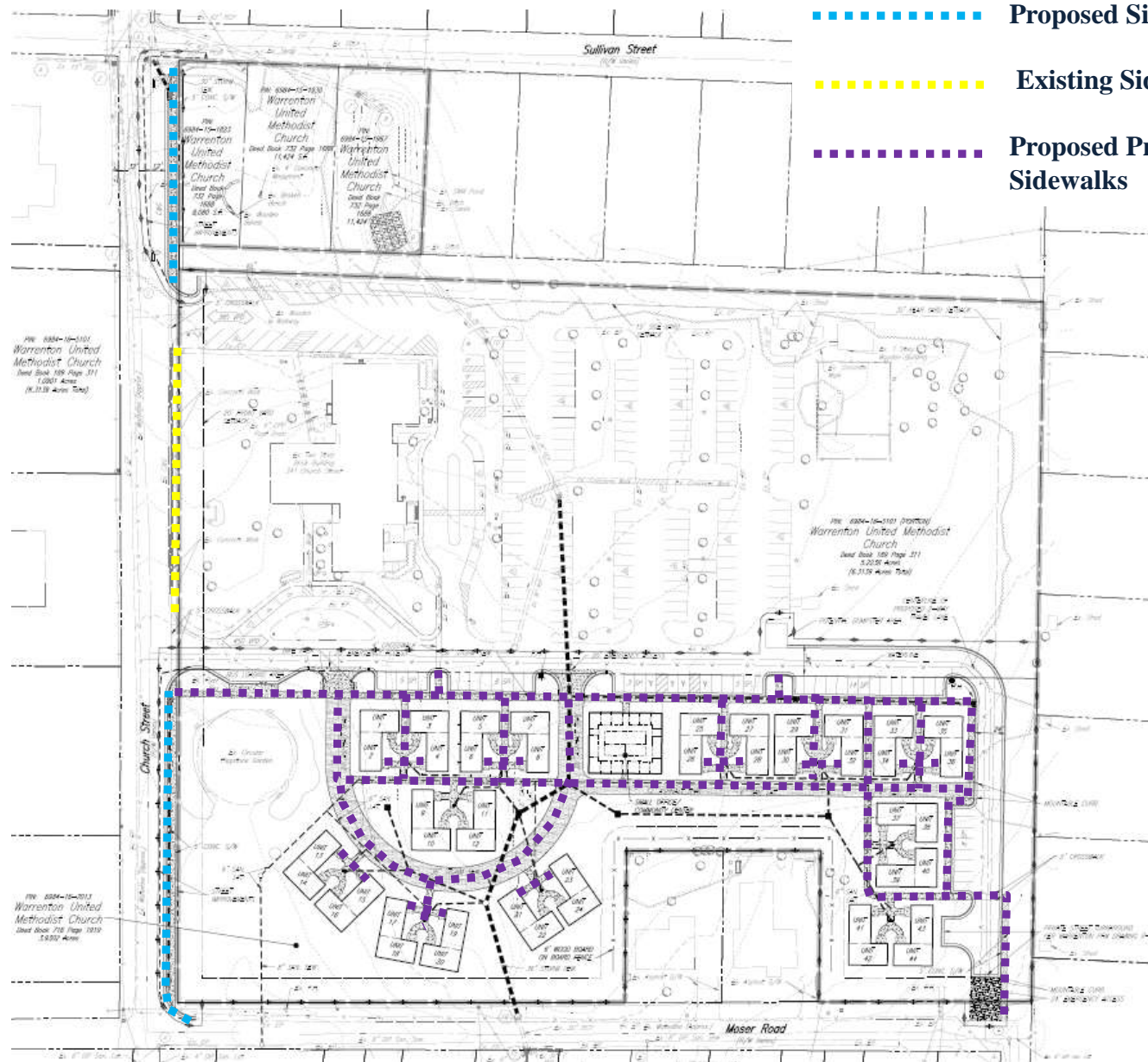
ORNAMENTAL  
DECIDUOUS TREES

LARGE  
EVERGREEN TREES

## SHRUBS

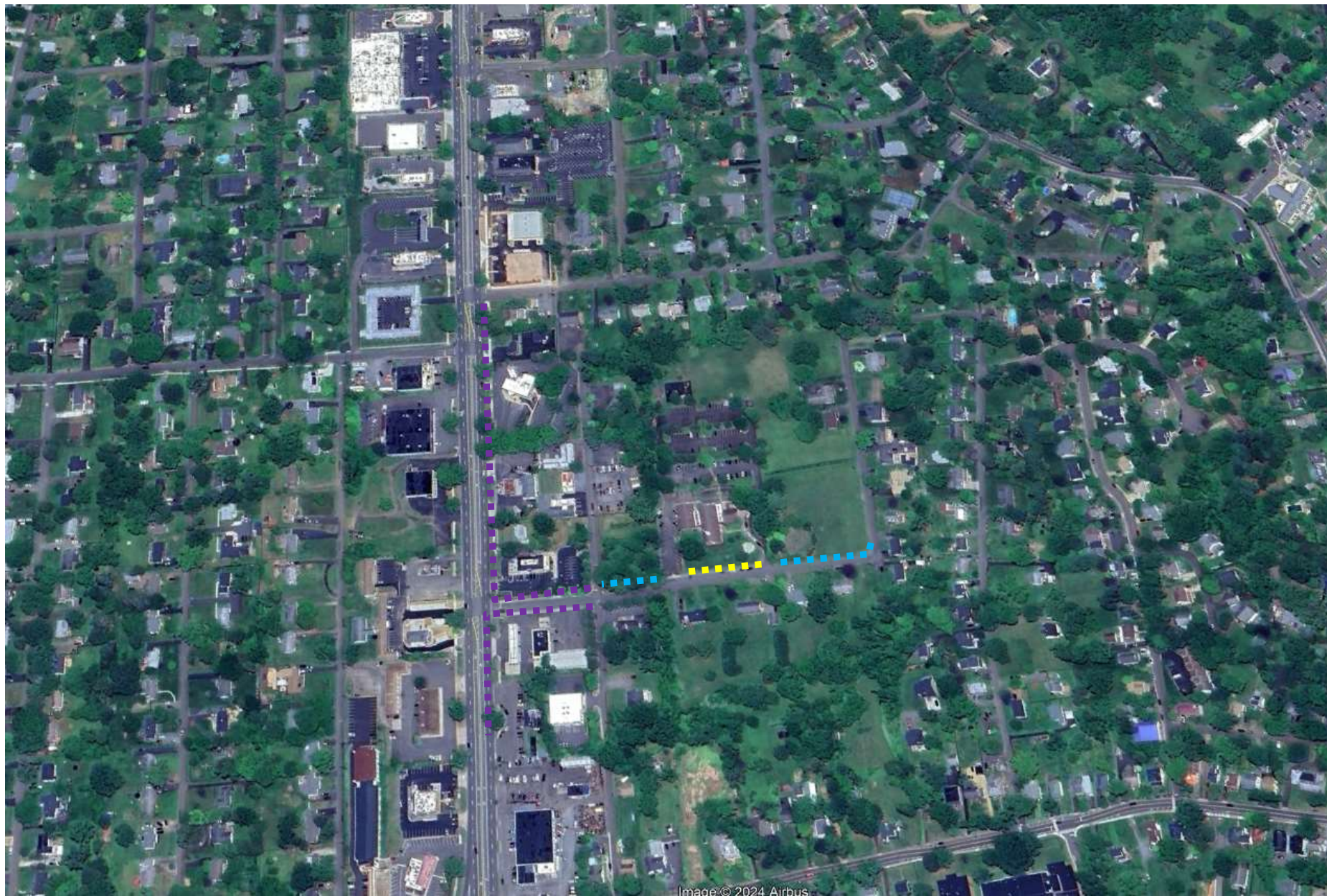
DENOTES TREES  
 COUNTING TOWARDS  
 INTERIOR PARKING  
 LOT LANDSCAPING)





## ON-SITE PEDESTRIAN CONNECTIVITY





## OFF-SITE PEDESTRIAN CONNECTIVITY



**WARRENTON UMC**  
**PROPOSED HOUSING ELEVATION**  
MARCH 16, 2023



**architecture + interiors**  
131 South Loudoun Street Winchester, VA 22601  
Phone: (540) 722-7247; Fax: (540) 722-7248  
architect@1designconcepts.com

## HOUSING ELEVATION





## FITNESS TRAIL



9. Fitness Facilities: The Applicant shall construct fitness trail and stations that are the same as, or substantially similar to the exhibit entitled “Fitness Trail / Stations Exhibit”, dated October 22, 2024.

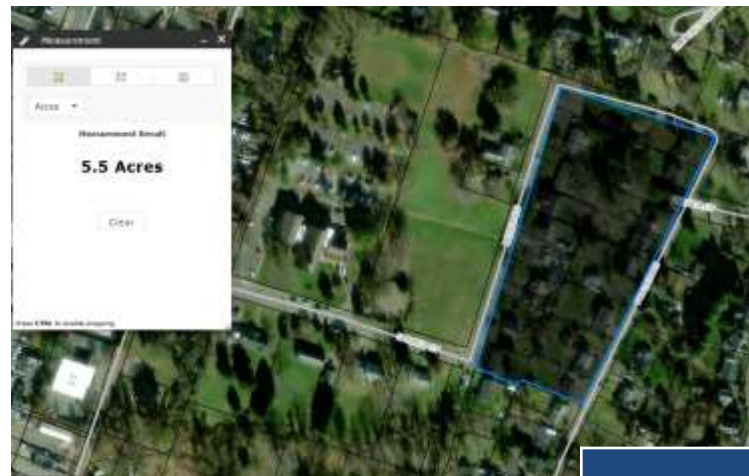
1. The legislative intent of Zoning Ordinance 3-5.2.1.1 for Residential Planned Unit Development is to provide compatible infill, use currently open areas in a way that is consistent with the reasonable enjoyment of neighboring properties, and create pedestrian friendly streets in a traditional neighborhood pattern, but the Application proposes incompatible infill, the use of currently open areas in a way that is inconsistent with the reasonable enjoyment of neighboring properties, and a development that would not create pedestrian friendly streets or a traditional neighborhood pattern; and

- Preserve existing neighborhoods and promote infill that supports the character and heritage of Warrenton.
- Ensure all infill is context sensitive and respects the existing character of the surrounding area.
- Existing housing stock is improved and maintained to preserve established residential neighborhoods, while expanding housing options in Character Districts to ensure that the Town supports infill development that contributes to the Town's small town feeling where neighbors know their neighbors.
- Mature vegetation should be retained.





## DENSITY COMPARISON



	Adjacent Homes	Hero's Bridge Proposal
<b>Acreage</b>	Approximately 5.5 acres	9.864 acres
<b>Parcels</b>	24	5 Homes will not be subdivided
<b>Lot Size</b>	Ranges from approximately 0.098 to 0.3625	N/A
<b>Density</b>	24 homes / 5.5 acres = 4.36 dwelling units per acres  20 homes / 5.5 acres = 3.63 dwelling units per acre	44 homes / 9.864 acres = 4.46 dwelling units per acres
<b>Homes Sizes</b>	Ranges from 936 square feet to 2,515 square feet  Average is approximately 1,703 square feet	Each two-family residential home – 1,152 square feet
<b>Number of Occupants per Unit</b>	Unknown	1
<b>Height</b>	1-2 stories	1 story

## DENSITY COMPARISON



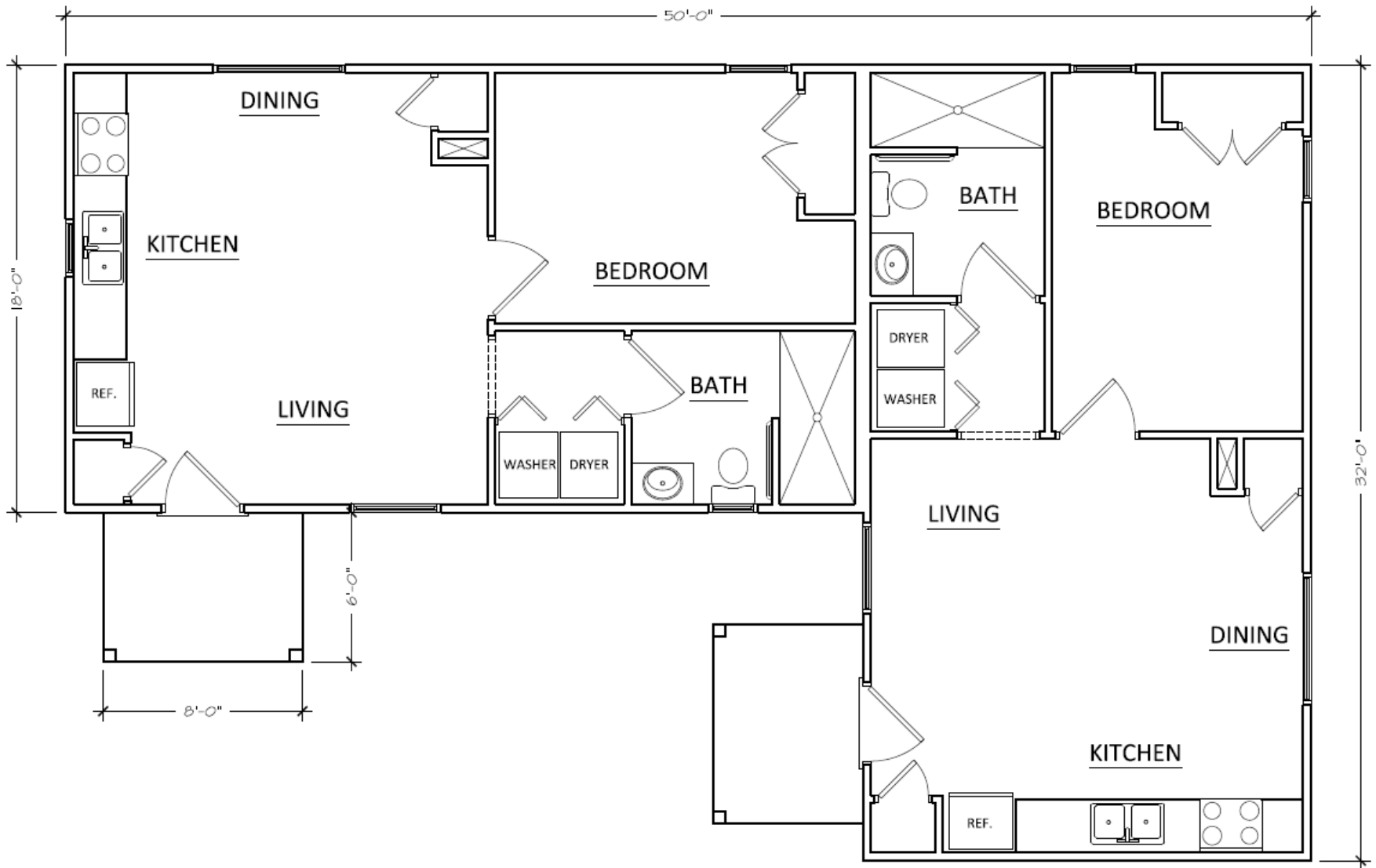


ADJACENT / NEARBY EXISTING HOMES



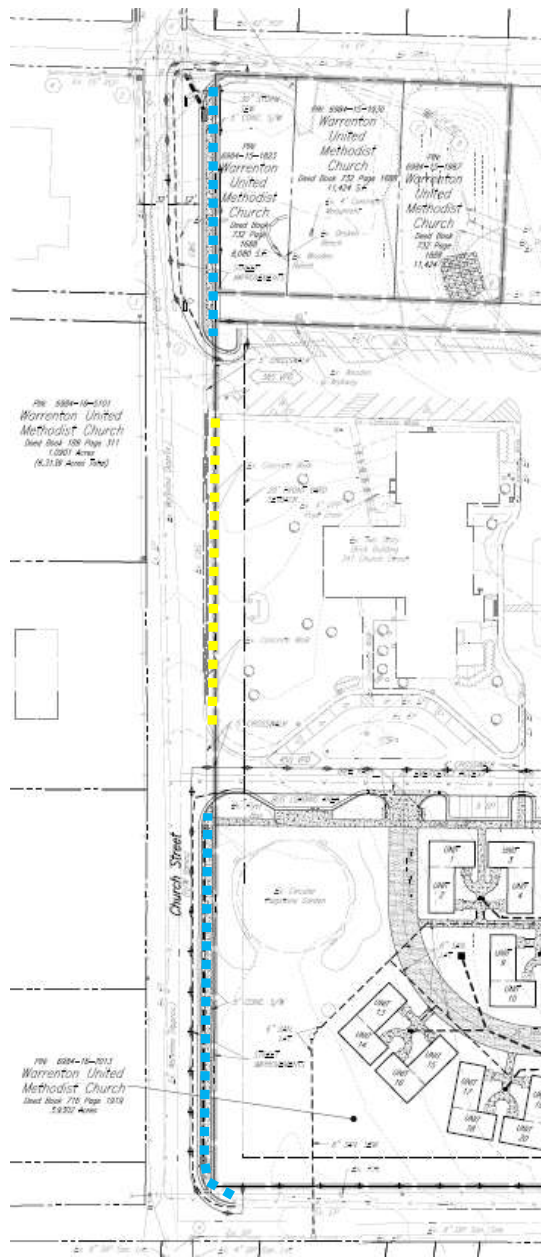
2. The Warrenton Comprehensive Plan's Future Land Use Map designates Medium Density Residential for compatible infill in density, lot size, and placement of structures on the lots with existing neighboring structures and lots, but the Application provides for incompatible infill; and

3. The Warrenton Comprehensive Plan's Future Land Use Map designates Medium Density Residential as providing new lots in an established subdivision that contains an area that approximates the size and configuration of existing lots in the neighborhood, but the Application proposes a single large lot with 22 two-family attached dwellings in an established subdivision of single-family detached dwellings; and



## FLOORPLAN

4. The Warrenton Comprehensive Plan's Future Land Use Map calls for Medium Density Residential development to enhance physical features such as streets, street lights and other public improvements, but the Application does not adequately address such improvements; and



MISSING LINK OF SIDEWALK



5. The Application would create adverse impacts by not meeting the PUD minimum acreage requirements, removing the affordable housing preferences for Town of Warrenton and Fauquier County residents called for in Town Zoning Ordinance 3-5.2.1.1 (7) and 9-3.5, and not providing active recreation facilities; and

6. The Proffers contain vague, conflicting, and unenforceable language, such as paragraph 4.b.'s provision for future agreement on the language of a restrictive covenant, paragraph 11's reference to "routine" bus service, and the succession planning in paragraph 13.



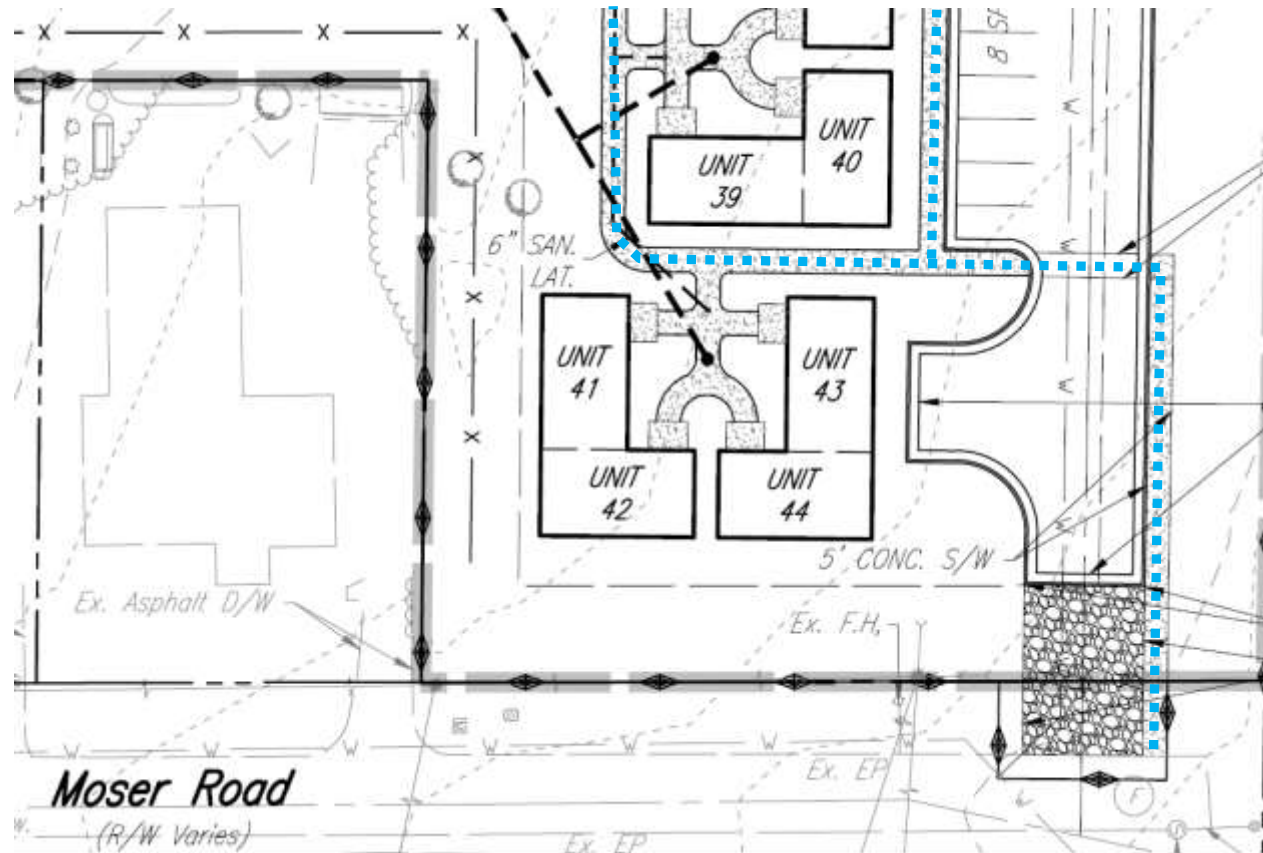
- October 9, 2022 - Town Hall with 20 attendees
- October 10, 2022 - Written Update to 52 neighbors
- March 8, 2023 - Written Update to 52 Neighbors
- October 9, 2023 - Written Update to 52 Neighbors
- October, 2023 - One on One Meeting with Neighbor
- October, 2023 - One on One Meeting with Neighbor
- October 29, 2023 – Small Focus Group (5 attendees)
- November 2, 2023 –Small Focus Group (no attendees)
- November 4, 2023 - Small Focus Group (5 attendees)
- November 29, 2023 - Small Focus Group (no attendees)

- Questions related to the intensity and density
  - Chose a housing type that is more in-line with the neighborhood (no larger multifamily buildings)
  - Decreased density from 56 to 44
  - Added three additional parcels to further reduce the density
  - Removed the Phase II – Multi-Purpose Recreational Facility

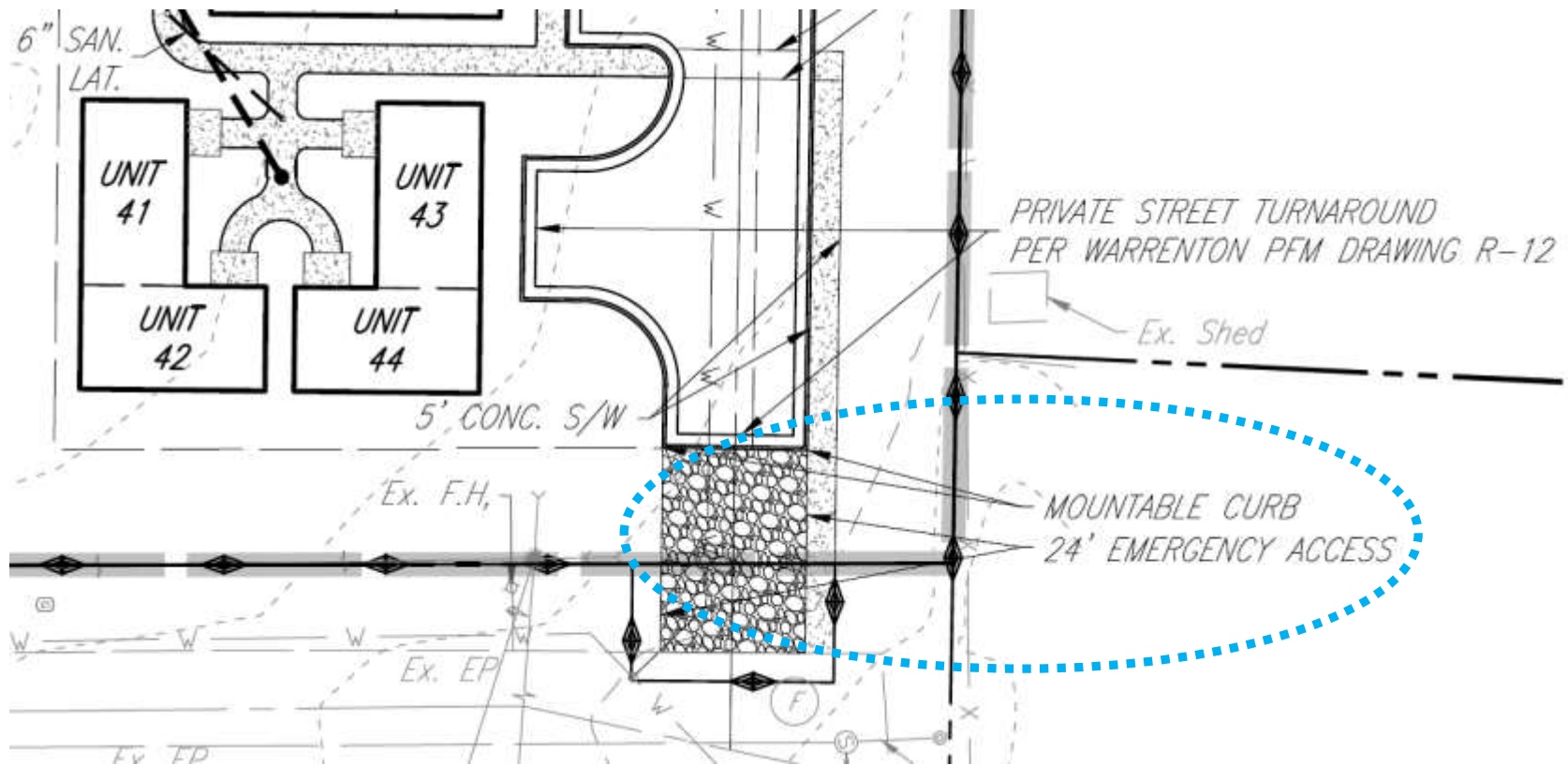


COMMENTS HEARD / CHANGES MADE

- Questions related to sidewalks / pedestrian connectivity.
  - Add sidewalks along Church Street and internal to the project
  - Add a sidewalk connection to Moser Road



- Questions related to additional traffic on Moser Road and at its curve with Frazier Road.
  - Access closed except for mountable curb for emergency access
  - Internal street ends in hammerhead and dead end

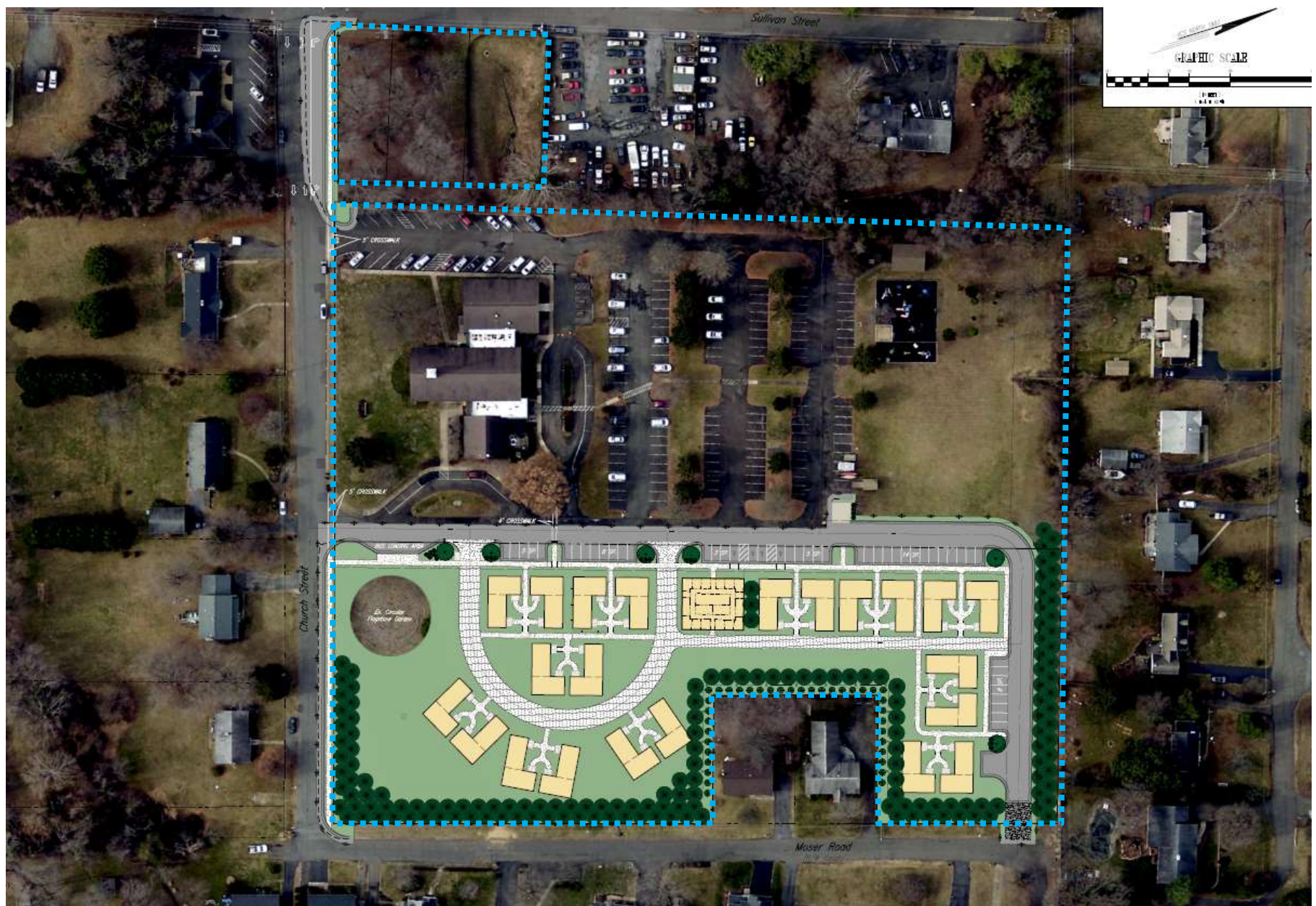


COMMENTS HEARD / CHANGES MADE



- Questions related to who and how many people can live here.
  - Proffer commitments to:
    - 65 years of age and older
    - United States military veterans
    - Single occupancy
    - Screening for barrier crimes

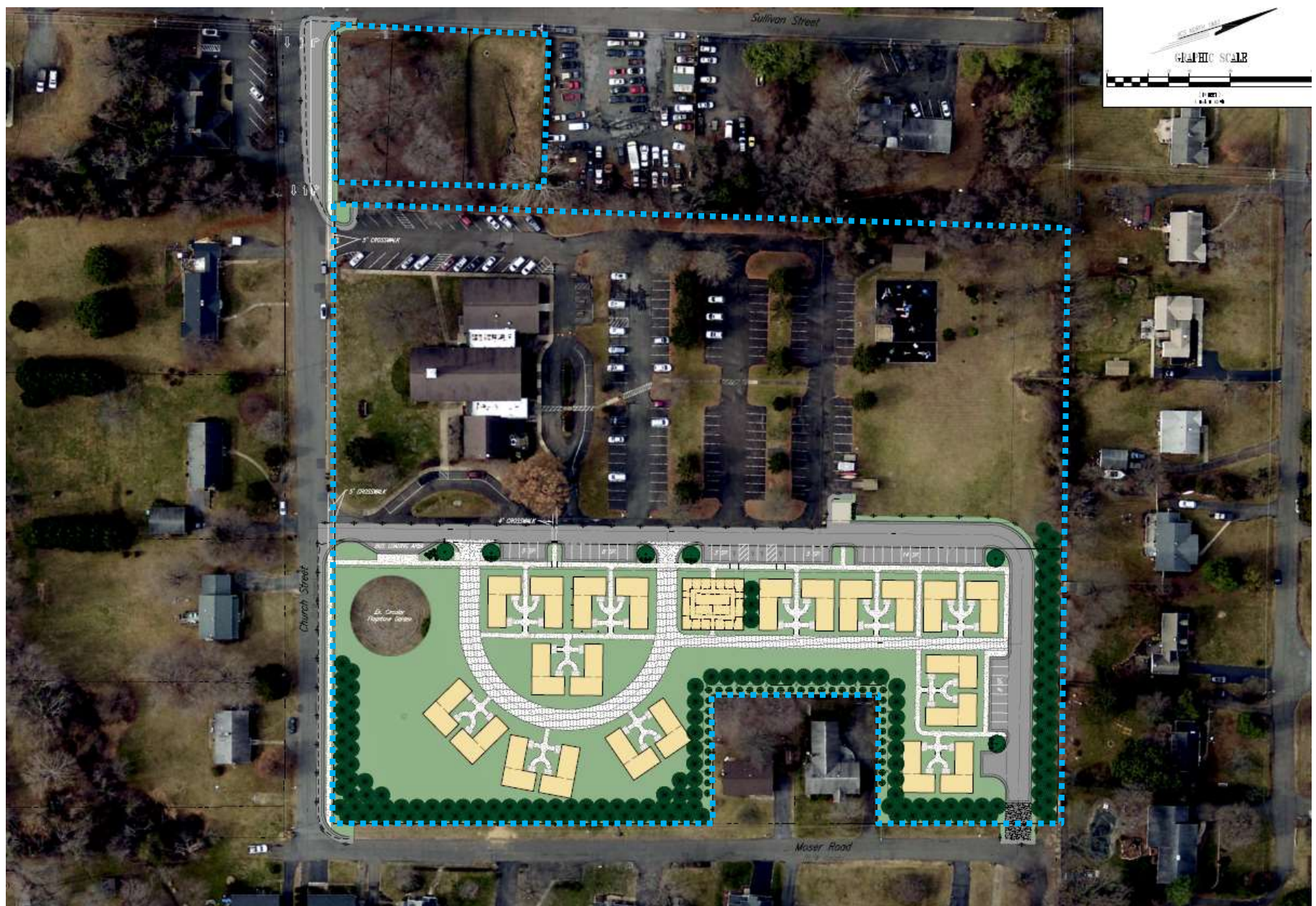
- Questions related to stormwater management and drainage.
  - Pre- and post-development drainage maps were provided to the Town
  - The Applicant's civil engineer has done initial designs for the stormwater management
  - More detailed SWM design will be included with the site development plan.
  - The Applicant will follow Town and State requirements



COMMENTS HEARD / CHANGES MADE

- 2022 - 2023 – Numerous Community Outreach Meetings / Opportunities
- February 7 , 2023 – Pre-Application Meeting with Town Staff
- December 6, 2023 – Zoning Map Amendment Submission
- December 21, 2023 – Application Officially Accepted for Review by Town
- January 20, 2024 – Agency Comments Received
- March 7, 2024 – Post Submission Meeting
- June 14, 2024 – Resubmission
- July 16, 2024 – Planning Commission Work Session
- July 19, 2024 – Agency Comments Received
- August 23, 2024 – Resubmission
- August 27, 2024 – Planning Commission Work Session
- September 17, 2024 – Planning Commission Work Session
- September 24, 2024 – Resubmission
- October 15, 2024 – Planning Commission Hearing
- October 25, 2024 – Resubmission
- November 12, 2024 – Town Council Work Session
- December 10, 2024 – Town Council Hearing





## ILLUSTRATIVE PLAN

THANK YOU

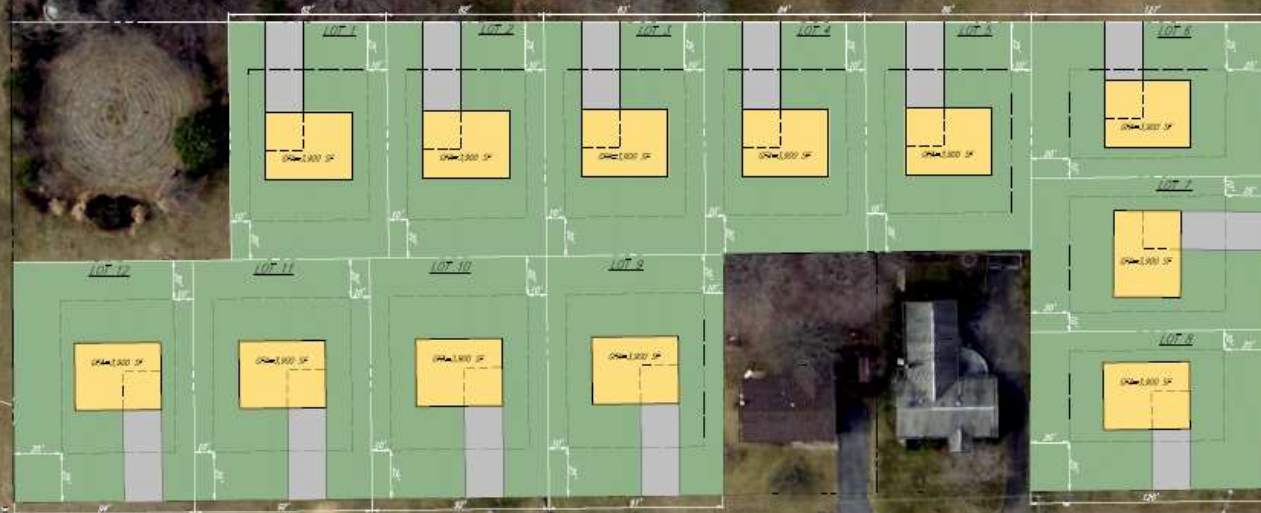


FIN: 6984-16-5101  
 Warrenton United  
 Methodist Church  
 Deed Book 189 Page 311  
 1.0201 Acres  
 (6.3139 Acres Total)

LOT #	LOT AREA	APPROXIMATE AREA	COMMENTS
1	10,102 SF	2,307 SF	25%
2	10,025 SF	2,498 SF	25%
3	10,066 SF	2,498 SF	25%
4	10,163 SF	2,478 SF	25%
5	10,221 SF	2,466 SF	24%
6	10,212 SF	2,162 SF	21%
7	10,095 SF	2,557 SF	25%
8	10,554 SF	2,199 SF	21%
9	11,400 SF	2,506 SF	22%
10	11,478 SF	2,523 SF	22%
11	11,465 SF	2,521 SF	22%
12	11,716 SF	2,519 SF	22%

FIN: 6984-16-5101  
 Warrenton United Methodist  
 Church  
 Deed Book 189 Page 311  
 5.2231 Acres  
 (6.3139 Acres Total)

FIN: 6984-15-2013  
 Warrenton United  
 Methodist Church  
 Deed Book 186 Page 1919  
 3.9302 Acres



# GROUP HOMES LAYOUT

### 3-4.2.2 Permitted Uses (by-right)

- Accessory buildings.
- Group Homes of eight (8) residents or less
- Home occupations.
- Off-street parking for permitted uses subject to Article 7.
- Open space subject to Article 9.
- Public utilities including poles, wires, transformers, underground pipelines or conduits but not those facilities listed as requiring a special use permit.
- Signs subject to Article 6.
- Single-family detached dwelling units.
- Yard sale or garage sale

### 3-4.2.4 Lot and Yard Regulations

Use	Minimum	Minimum	Maximum	Minimum Setbacks		
	Lot Size (sq. ft.)	Lot Frontage (at front setback)	Lot Coverage (impervious surfaces)	Front	Side	Rear
Single-Family Dwelling	10,000	75 ft.	65%	25 ft.	10 ft.	20 ft.
Cluster Development	6,000	55 ft.	65%	25 ft.	8 ft.	15 ft.
Other Permitted Uses	10,000	75 ft.	65%	25 ft.	15 ft.	20 ft.



**Table 5.1: Residential Water Demands per Unit**

Residential		Water Demand per Unit (GPD)
Single-Family (units)		300
Multifamily (units)		300
Apartment (units)		300
Townhouse (units)		300
Senior Home (units)		100
Hotel (rooms)		100