

Item #	Discussion Item	Planning Commission/Council Commentary	Draft Comp Plan Language	Discussion/Considerations for April 9
1	Future use/relevance of the Industrial Park land	Councilor Graham questioned its long-term suitability, suggesting redevelopment might be better and discussions should begin. Councilor Finn highlighted its current high occupancy and importance for business diversity/services. Graham acknowledged current success but stressed future planning.	<b>Economic Development Chapter:</b> <ul style="list-style-type: none"><li>Policy 4 discusses revitalization of exisiting industrial areas</li></ul> <b>Small Area Plan Chapter:</b> <ul style="list-style-type: none"><li>Area Plan #9- Land Use Opportunity item.</li></ul>	Focused discussions on land use typically occur during the Small Area Plan (SAP) process, which is upcoming for the Industrial Park (one of the final two SAPs yet to be completed). The Area 9 Small Area Plan is proposed for FY 26.  Review Policy 4 in the Economic Development Chapter (Page 99) to consider additional policy guidance regarding the future SAP process.
2	Provisions for curbside Electric Vehicle (EV) charging in single-family residential zones	Councilor Gerlach inquired about provisions for curbside charging in single-family zones.	<b>Mobility Chapter:</b> <ul style="list-style-type: none"><li>Policy 9 addresses EV provisions.</li><li>Strategy 9.a mentions assessing needs for users without dedicated parking.</li><li>Strategy 9.b discusses zoning modifications for new development and retrofitting existing historic fabric, private property, and public rights-of-way.</li></ul>	Electrification is a key objective in the Mobility chapter.  Review Policy 9, Strategy 9.a, and Strategy 9.b.
3	Integration of Neighborhood Conservation District (NCD) recommendations from SAPs into the Comp Plan	Councilor Finn asked how SAP NCD recommendations were being integrated cohesively.	<b>Community Design Chapter:</b> <ul style="list-style-type: none"><li>Strategy 6.e mentions creating innovative NCDs using form-based standards, flexibility, and affordability provisions.</li><li>Strategy 3.b aims to review historic patterns/building types and re-permit them.</li></ul> <b>Housing Chapter:</b> <ul style="list-style-type: none"><li>Strategy 5.e supports NCD creation to ensure older areas remain distinctive. The plan also mentions protecting neighborhoods from demolition and facilitating infill.</li></ul>	The NCD concept was recently discussed in detail during the review of SAP #5. The policy guidance developed by the Planning Commission during that process includes strategies for demolition protection, infill guidelines, building on form-based elements, as well as a focus on developing a tool that dovetails with housing goals like affordability, a diversity of housing types, and adaptability to different neighborhood contexts.  Review Community Design Chapter Strategy 6.e, Strategy 3.b, and Housing Chapter Strategy 5.e.
4.a	Addressing the Need for Diverse and Affordable Housing and incentives	Commissioner Marshall emphasized the need for a broader spectrum of socio-economic housing options.	<b>Housing Chapter:</b> <ul style="list-style-type: none"><li>Policy 3 supports affordable/workforce housing.</li><li>Strategy 3.a proposes an incentive zoning program (e.g., density bonuses).</li><li>Strategy 3.b involves monitoring existing affordable units.</li></ul> <b>Community Design Chapter:</b> <ul style="list-style-type: none"><li>Policy 3 promotes housing variety in walkable centers;</li><li>Strategy 3.a includes flexibility, smaller units, pre-approved plans.</li></ul> <b>Historic Preservation:</b> <ul style="list-style-type: none"><li>Strategy 4.d prioritizes CDBG programs for home repair/assistance.</li></ul> <b>Economic Development:</b> <ul style="list-style-type: none"><li>Strategy 9.d supports attainable housing.</li></ul>	Review the proposed housing strategy that includes:  Objectives - Preservation, Revitalization, Variety of Housing, Homeownership, Opportunity, Housing Supply, Affordable Housing, and Community (page 70).  Policies / strategies - -Promomte small-scale housing types by refining the Form-Based Code and development standards (1.a / 1.b / 1.d), and incentivizing adaptive reuse of older buildings (1.c). -Promote development and retention of more affordable and workforce housing by developing an affordabl housing density bonus incentive (3.a) and working with existing housing developments to extend their participation in affordable programs as their terms end (3.b). -Support assistance programs to people experiencing homelessness (4). Encourage neighborhood preservation, rehabilitation, and revitalization, while discouraging displacement by continuing and advertising the core programs in the City's Community Development Block Grant program (5.a), advertising the senior citizen property tax abatement program (5.b), and expanding the use of Historic Tax Credits (5.c) - Enhancing the quality of life City housing provides by incorporating historical neighborhood commercial uses (2) and enabling an increase in the supply of day-care uses (5.d). Additionally, the Housing Advisory Committee recommended an additional policy / strategies discussed in the next item.
4.b	The Housing Advisory Committee (Councilors Graham and Fry, Reverend Hashmel Turner along with Commissioners Caswell and Whitehead) met on March 25. One suggestions was to consider an additional housing policy that focused on continuing monitoring of housing production in the City. The monitoring should provide an opportunity to evaluate whether policies produce housing for underserved socio-economic markets (both high and low!) and whether policy adjustments should be developed and implemented.	See description at left.		Proposed policy / strategy additions: 6. Monitor housing production / availability in the City to evaluate and adjust housing strategies on an on-going basis. 6.a Partner with regional agencies like Fredericksburg Area Association of Realtors to refresh their data on regional housing gaps. 6.b Track housing development in the Planning Commission's Status of Land Use Annual Report to have an annual understanding of the status of housing supply. 6.c Pursue a housing study to identify new strategies or adjustments to existing policies to provide housing for underserved populations like service industry and public service workers.

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5	Incorporating essential services throughout Walkable Centers	Councilor Holmes advocated for meaningful mixed-use integration and incorporating diverse services across Walkable Centers. Chairman Durham echoed the need for services (social services, groceries, etc.).	<b>Community Design Chapter:</b> <ul style="list-style-type: none"><li>Walkable centers description states they will offer services/amenities.</li></ul> <b>Public Facilities Chapter:</b> <ul style="list-style-type: none"><li>Strategy 3.b mentions considering public facilities in population increases in centers during capital improvements planning.</li></ul> <b>Economic Development Chapter:</b> <ul style="list-style-type: none"><li>Policy 3 aims to attract retail/food to walkable centers.</li></ul>	Review the Community Design Walkable Centers descriptions, Public Facilities strategy 3.b, and Economic Development policy 3.
6	Transportation Funding	Commissioner Winterer discussed budget constraints and asked about strategies to expedite mobility improvements, possibly linking them to land use/density increases.	<b>Mobility Chapter:</b> <ul style="list-style-type: none"><li>Discusses funding complexities, reliance on state/federal sources, project database, and planning processes.</li><li>Includes strategies for connectivity, complete streets, bike/ped facilities.</li></ul> <b>Community Design Chapter:</b> <ul style="list-style-type: none"><li>Policy 2 focuses on connectivity to centers.</li></ul>	Review the projects database included in the Mobility Chapter (the maps on page 37 and 41) and consider the inclusion of these maps with additional project specific detail as an appendix to the Comprehensive Plan.  See also Discussion / Considerations for Item #16 below.
7	Rappahannock Area Community Services Board (RACSB) locations list	Commissioner McDonald questioned if the list of RACSB locations in the draft was complete.	<b>Public Facilities Chapter:</b> <ul style="list-style-type: none"><li>Figure 4 lists RACSB locations.</li></ul>	Staff suggested an offline discussion to verify the information. Future edits if needed.
8	Housing Supply	Chairman Durham sought confirmation on whether the plan effectively outlines a pathway to increase housing availability.	<b>Housing Chapter:</b> <ul style="list-style-type: none"><li>Listed in objectives section with focus on supply, variety, affordability.</li><li>Policy 1 &amp; 3 promote development of housing type and affordable and workforce housing.</li></ul> <b>Community Design Chapter:</b> <ul style="list-style-type: none"><li>Enables density and variety through walkable centers and form-based approaches.</li><li>Policy 3 calls for a variety of housing options in new walkable centers.</li></ul>	Review the Housing Objective about increasing housing supply as well as the general strategy outlined in Item #4.a.
9	Walkable Centers and Corridors Map: Adding Centers and Focusing on Connectivity	Chairman Durham questioned map notations of the Walkable Centers and Corridors Map (e.g., TOD alter the Celebrate VA South area and bigger symbol/shifted location for City Center in downtown area) and suggested adding more centers and focusing on connectivity. Councilor Finn asked if the map (e.g., Route 3) depicts current state or aspiration.	<b>Community Design Chapter:</b> <ul style="list-style-type: none"><li>Map 2- Walkable Centers and Corridors [Image 2]; text describes center types and goals.</li></ul>	Mapping to be updated (e.g., Downtown) and clarification of the intent of the Activity Centers Map to be provided. Similarly, the connectivity concepts are a goal (grounded in the existing transportation network) rather than existing conditions.
10	Pedestrian Infrastructure Improvements terminology & symbology	Chairman Durham requested the terminology change from "sidewalk improvements" to "pedestrian infrastructure improvements" to better reflect scope and priority. Also to change the symbology color of sidewalk improvements to be more readable.	<b>Mobility Chapter:</b> <ul style="list-style-type: none"><li>Uses various terms like "sidewalk," "shared-use path," "pedestrian facilities," "crossings".</li><li>Map 7- Future Pedestrian and Bicycle Improvements" includes "Future Sidewalk Improvements" in legend [Image 7].</li><li>Strategy 1.c refers to "sidewalk retrofits".</li><li>Strategy 2.d refers to "pedestrian infrastructure requirements".</li></ul>	Mobility Maps to be reviewed and updated if necessary.
11	Aligning Zoning Codes with Existing Historic Housing Types	Chairman Durham emphasized the need to align zoning with existing historic housing stock that are considered non-conforming .	<b>Community Design Chapter:</b> <ul style="list-style-type: none"><li>Strategy 3.a and 3.b aims to review historic patterns, identify where deemed non-conforming, and re-permit them including through the establishment of a pre-approved plans program.</li><li>Policy 6 aims to meld preservation/land use.</li><li>Strategies 6.b, 6.c, 6.d legalize non-conforming houses, encourage traditional patterns/forms/density.</li></ul> <b>Housing Chapter:</b> <ul style="list-style-type: none"><li>Strategy 1.a aims to update regulations to permit replication of historic forms.</li></ul>	Review the Community Design and Housing policies and strategies aimed at identifying the existing DNA of the City of Fredericksburg and protecting or re-permitting it as necessary and the proposal for a pre-approved plans program for diverse housing types (3.a).

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12	Economic Development Area Map and Area Plans Alignment	Chairman Durham noted discrepancies with Area 1 plan and stressed need for alignment with city vision/SAPs, focusing on neighborhood-serving businesses/redevelopment.	<b>Economic Development Chapter:</b> <ul style="list-style-type: none"><li>Includes Map 13: Economic Development Areas.</li><li>Small Area Plans Chapter: References Area 1 SAP.</li></ul>	Economic Development Maps to be reviewed and updated for clarity.
13	Housing Funding Opportunity: Utilizing Data Center Revenue	Councilor Gerlach proposed exploring Henrico's housing trust fund model and strategizing use of potential future data center revenue.	<b>Economic Development Chapter:</b> <ul style="list-style-type: none"><li>Policy 1 enables tech campus/data centers.</li></ul> <b>Housing Chapter:</b> <ul style="list-style-type: none"><li>Policy 3 supports affordable housing/incentive zoning. No direct link between data center revenue and housing funds.</li></ul>	Discussion should include whether to add or update the Plan regarding a potential of a community land trust or housing funding to create more housing opprtunites as a future policy/strategy consideration.
14	Central Park / Central Square Redevelopment	Councilor Gerlach identified the need for an action plan for SAP 1 vision for Central Park and proposed a dedicated Economic Development Authority (EDA) for it.	<b>Community Design Chapter:</b> <ul style="list-style-type: none"><li>Central Park described as a Regional Center planned for transition to mixed-use core.</li></ul> <b>Economic Development Chapter:</b> <ul style="list-style-type: none"><li>Policy 4 discusses revitalization of exisiting commerical areas</li></ul>	Discussion should include whether to add or update the Plan regarding creating a second type of authority focused on redevelopment of Central Park and including as a future policy/strategy consideration.
15	Comp Plan & VDOT Project Alignment	Chairman Durham revisited a prior suggestion by Councilor Finn on ensuring Comp Plan language effectively guides VDOT projects, incorporating lessons learned.	<b>Mobility Chapter:</b> <ul style="list-style-type: none"><li>Strategy 1.f discusses multi-departmental coordination for implementing multi-modal projects.</li><li>Strategy 7.a mentions VDOT collaboration in regional projects.</li></ul>	See discussion / considerations in item # 16 below.
16	Strengthening "Complete Streets" language	Councilor Mackintosh advocated for stronger language, specifically changing "balances" to "prioritizes" non-auto modes in Strategy 1.g to make clearer policy.	<b>Mobility Chapter:</b> <ul style="list-style-type: none"><li>Strategy 1.g currently uses "balances the needs of pedestrians, bicyclists, transit users, and motor vehicle operators...".</li></ul>	Review the proposed Mobility strategy relating to pedestrian and bicycle use that includes:  Policies / Strategies - - Create complete streets in new and existing communities for all transportation modes (1) by updating standards to include traffic calming standards and implementation criteria (1.a / 1.d), advancing the repaving program to incorporate updates as repaving occurs (1.b), pursue sidewalk funding (1.c), continue cross-coordination on new projects and engineering studis (1.f), and "prioritizing" non-motorized modes within the public right-of-way (as suggested by Councilor Mackintosh). - Adopting a Traffic Calming policy and organizing the implementation process (2) by prioritizing traffic calming in areas of cut-through traffic (2.b), adopting a toolkit of traffic calming measures and implementation criteria (2.c), focus on updated / robust standards for pedestrian infrastructure (2.d). - Expanding the street grid by implementing new segments, improving crossings at key inersections, and instituting traffic calming (3) by completing the Downtown Traffic Engineering Study and implementing the findings (3.a), advancing the Courtland Drive and Downtown Connector projects (3.b), installing multi-modal connections across key intersections especially ar arterial roads (3.c), requiring new development to incorporate street grid connectivity into their development proposals (3.e). - Improve bicycling infrastructure for all types of bicycle use and for all ages and abilities (4) by promoting bicycle infrastructure (4.a), developing on-street bike facilities (4.b), completing connector projects that incorporate shared use paths (4.c), re-aligning the proposed Gateway Boulevard Shared Use Path (4.d), work with the Pahtways Committee on project databases (4.e), complete the Downtown bicylce links envisioned in the Area 7 Downtown Plan (4.f), and use the Safe Routes to School funding program to design and fund multi-modal connections to local schools (4.g).