

LEXINGTON PLANNING COMMISSION

March 11, 2021 - 5:00 P.M
Distance Meeting held through ZOOM
300 East Washington Street, Lexington, VA 24450

AGENDA

- 1. CALL TO ORDER**
 - A. statement of emergency and authority to proceed
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. Minutes from February 25, 2021*
- 4. CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
 - A. Annual Zoning Ordinance Amendments.
 - 1) Discussion of 3 proposed text amendments**
 - 2) Public comment
 - 3) Schedule for proposed additional amendments*
 - 4) Public comment
 - B. Institutional District Master Plan
 - 1) Discussion of Institutional District**
 - 2) Public comment
- 6. OTHER BUSINESS**
 - A. Woods Creek Trail extension along Ross Road update
- 7. CITY COUNCIL REPORT**
- 8. ADJOURN**

*indicates attachment

MINUTES

**The Lexington Planning Commission
Thursday, February 25, 2021 – 5:00 p.m.
Zoom Meeting – City Hall
300 East Washington Street**

Planning Commission:

Presiding: John Driscoll, Chair
Present: Pat Bradley, Vice-Chair
Leslie Straughan, Council Liaison
Blake Shester
Jamie Goodin – arrived at 5:10
Matt Tuchler

City Staff:

Arne Glaeser, Planning Department
Bonnie Tombarge, Administrative Assistant
Maxie Brown, Berkley Group Consultant

CALL TO ORDER

Chair Driscoll called the meeting to order at 5:00 p.m. A. Glaeser read a statement saying that due to the COVID-19 pandemic the City of Lexington is taking action to limit attendance at public meetings. The City Council has approved an emergency ordinance allowing all meetings to be held as real time electronic meetings streamed to the City’s Facebook page and uploaded to Youtube the following day.

AGENDA

The agenda was approved unanimously (L. Straughan/M. Tuchler).

MINUTES

Minutes from February 11, 2021 meeting were approved unanimously with changes by J. Driscoll (P. Bradley/L. Straughan)

CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

A. PS 2021-01: Application by Stephen Beck for a Preliminary Subdivision to adjust the shared boundary line between Tax Parcels #23-12-7 & #23-12-7C, and to vacate the shared boundary lines between Tax Parcels #23-12-7C, #23-12-7D, & #23-12-7E

- 1) Staff Report – The Rockbridge Historical Society owns the “Campbell House” at 101 E. Washington Street (Tax Map # 23-12-7) and the “Sloan House” at 107 E. Washington Street (Tax Map #s 23-12-7C, 23-12-7D & 23-12-7E. The Sloan House properties are currently for sale and the Rockbridge Historical Society proposes two modifications prior to the sale of the Sloan House properties. A stone retaining wall exists on the Sloan House property and the first desired modification is to adjust a property line so that the stone retaining wall becomes a part of the Campbell House property to be retained by the Rockbridge Historical Society. The plat shows the property line shared between Tax Map #

23-12-7 and 23-12-7C (the yellow line) that is requested to be moved a few feet to the east (the green line) in order to locate the stone retaining wall on Tax Map # 23-12-7. The plat also shows a 10 foot wide proposed wall maintenance easement on Tax Map # 23-12-7C to allow future maintenance of the stone retaining wall by the Rockbridge Historical Society. The second modification desired by the Rockbridge Historical Society is to combine the three existing parcels for the “Sloan” house into one parcel and this is accomplished by vacating two shared boundary lines (the red lines) as shown on the following plat. L. Straughan asked if a maintenance easement is just to allow access or does it limit what could be done on the property. Mr. Beck said that no physical construction would be allowed within the 10-foot easement area. This would allow the RHS to bring in any necessary equipment for maintaining the wall. M. Tuchler asked what an easement is and what it means about who owns the land. A. Glaeser said the land would be owned by the purchaser of the Sloan House, but the easement would allow the RHS permanent access to the portion of the wall not on HRS property.

- 2) Applicant Statement – Steve Beck, 96 Gingerbread Lane, Glasgow, VA – said the properties were donated to the RHS in bits and pieces. They have had to clean up the Campbell House property, and they thought it would be nicer to market the Sloan House property as a single parcel. They also were concerned that the future owners may not feel the need to maintain the wall, which would impact the parking lot there as well as being potentially unsightly in that case.
- 3) Public Comment – Lee Merrill, 2 S. Randolph St. – said he was a neighbor and supported the change and it made good sense.
- 4) Commission Discussion – M. Tuckler asked for clarification on the property line going through the Sloan House. A. Glaeser said the red lines are the lines being vacated, so if this application is approved, there will not be a boundary line going through the house. **L. Straughan moved to approve the application, boundary line adjustment and the boundary line vacations, as presented. P. Bradley seconded and the motion passed unanimously (6/0).**

B. ZOA 2021-02: A request to reduce the multifamily parking requirement and to allow limited encroachments into yard setbacks.

- 1) Staff Report – Russ Orrison, applicant, requests the Lexington Zoning Ordinance be amended to a) reduce the minimum parking requirement for multifamily dwellings and b) allow limited encroachments into the minimum yard setback requirements. Section 420-12.8 requires 2 parking spaces for each multifamily dwelling unit or 1 per bedroom whichever is greater. The applicant requests a reduction of the minimum parking requirement for all new multifamily dwellings citywide to one parking space per multifamily dwelling unit. Section 420-22.C requires all yards and courts to be open and unobstructed to the sky. The applicant requests certain limited encroachments be allowed into yards and areas. B. Shester requested a clarification of efficiency and A. Glaeser said it

was a studio apartment. J. Driscoll said the current numbers were 57 spaces for 44 units. He would like to find out the current parking needs of the multifamily housing currently available. He requested that staff do a brief survey at peak parking times to see how full the lots are. Ms. Brown said that the parking requirements of Culpepper are very similar to those of the City of Charlottesville. She also said parking questions are particularly difficult to find solutions to. J. Driscoll said this is a bigger question than just about this one development as this change will impact all future developments. What are the rationales for changing parking? Ms. Brown said that there can just be seas of parking lots that aren't really needed. Her experience in Culpepper with multifamily lots is that one space per unit can work as long as there is a surplus for guests. She said there needs to be some type of overflow, but that may not be a requirement for two spaces per unit. A. Glaeser also pointed out that there is a movement towards people owning fewer cars, as well as environmental factors that will benefit from being sure the appropriate number of spaces are required. J. Driscoll said that everyone he knows has at least two cars, and even if they can walk to almost everything they need, at some point people will need to drive somewhere.

- 2) Applicant Statement – Russ Orrison, 400 Poorhouse Rd. – Said setting a floor could be necessary, though usually the developer will want to do more. P. Bradley asked for more details on the General's Retreat project that is occasioning this request. Mr. Orrison said the original design had much more parking than should be needed for what the developers are doing. L. Straughan asked about the distribution of one and two bedroom apartments. Mr. Orrison said there was a breakdown, though he did not have it available. He thought it said 40 some one bedroom apartments though. Mr. Orrison said that he believes that while the language will become more complex, it will be easier for designers to understand what the ordinance means. The genesis for the setback request comes from a change to keep a foot path, which will now not allow an entrance awning to be placed as it will encroach into the setback.
- 3) Public Comment – Lee Merrill, 2 S. Randolph St. – said he agrees with the analysis of staff for the reduction of required parked. Setting a floor would be a good idea, though he feels that one space per apartment is too low. He said this would allow for more trees in the parking lot, and perhaps this project doesn't need all the spaces currently required, but the potential project for Spotswood Drive has him worried. Mr. Merrill said he agrees with the impetus to allow these smaller incursions. He said the exclusion of steps should also include landings, and he would like to see overhangs of up to 3 feet included and defined in the code. He said overhangs are wonderful features designers should be encouraged to use. They protect windows from rain, solar shading, and solar gain. Mr. Merrill also said that he believes a roof is a way that a porch is differentiated from a deck or landing. He said the enclosure question could be divided into walls, as there can be guard rails that are turned into partial walls.

The code should be responsive to the 30 inch height of rails, and should also reference screen enclosures. A residence may want a screened enclosure to allow for natural ventilation that isn't necessarily a social space.

Ross Waller – 509 Borden Road – said he appreciated the thorough discussion, questions he had have already been raised. He is concerned about a one size fits all approach. Mr. Waller said it makes sense to have spaces proportional to the number of bedrooms, but he also wanted to be sure the Commission was considering the effects of not having enough parking.

John Ellistad – 412 Confederate Circle – encouraged the Commission to look at this comprehensively and to take time in making this decision. He said no decision should be made until a survey is done, so the Commission knows what the current demand and usage is. Mr. Ellistad said that the number of empty apartments in a complex should also be taken into account, as well as the handicap space requirements.

- 4) Commission Discussion – L. Straughan talked to Marilyn Alexander about parking at Mountain View Terrace Apartments, and they have 51 spaces and 40 units. They have one handicap space, and a couple spaces reserved for office workers. There are also a couple spaces reserved on a nearby street in case there is overflow. M. Tuchler said he felt the Comprehensive Plan is trying to encourage fewer cars, and more walking and alternate transportation. He is supportive of reducing the requirements, though he was not sure how a sliding scale, 1.5 spaces per unit, would work. He also wanted to avoid causing extra parking in the surrounding neighborhood due to not enough parking. He asked if there was a way to control street parking. A. Glaeser said that the goal is to have enough parking without over parking. If there is not enough space, the vehicles will be parked elsewhere. The City can put in parking signs to limit how long cars can be parked in that area, though it would be best to avoid that problem to begin with. P. Bradley suggested tabling the decision for more research. L. Straughan asked if there was a clear direction of the type of parking requirements the Commission wanted to pursue. J. Driscoll asked if the Commission would be interested in adding bicycle parking requirements. P. Bradley asked about the level of detail that could be obtained from a survey, such as the number of rooms in the various apartment, which would make it easier to implement a sliding scale. L. Straughan said she does not want to tie in required bicycle parking. A. Glaeser said he would survey the existing multifamily complexes as a reasonable hour when one would expect most tenants to be home. He said this would need some time to complete, and suggested bringing this back at the March 25 meeting. B. Shester commented that staff should be sure to try to find out how many units are unoccupied to prevent skewing the numbers. Mr. Orrison offered his help in obtaining data as well. **M. Tuchler moved to postpone further discussion on the parking proposal until the March 25, 2021 Planning Commission meeting. P. Bradley seconded. The motion passed unanimously (6/0).** Commission

moved on to the setback request. A. Glaeser said that the setback requirements are currently relatively small. The clear sky requirement can cause problems for architects who maximize their footprint, but then don't have any space for overhangs. A. Glaeser said the two options is to have larger setbacks to allow for overhang encroachments, or to have the smaller set-backs to allow for a larger buildable area. In the second option, which is what the ordinance is, the Commission could consider encroachments as they are brought forward by the developer in this application. J. Driscoll asked what the three feet above grade requirement meant. A. Glaeser said that any space three feet or more above the ground requires a railing and that is a building code requirement. At that height, the terrace would not be allowed into the setback, though an at-grade terrace would be allowed. J. Driscoll then asked why the 5-foot space requirement from lot lines. A. Glaeser said that was a fire department requirement to allow them to "scrub" the building. L. Straughan asked if landings are required for stairs. A. Glaeser said that he was bringing steps forward as only steps are allowed to encroach into the setbacks. If landings are added to exceptions, the size of the landing would need to be limited, and would it be part of a terrace or other item that is already included in these potentially allowed encroachments. **M. Tuchler moved to postpone this item to the March 25 meeting. At that meeting, A. Glaeser would present the adjusted wording for the Commission to consider. L. Straughan seconded and the motion passed unanimously (5/0).**

C. Annual Zoning Ordinance Amendments

- 1) Discussion of 3 proposed text amendments – **These amendments were postponed to the March 11 meeting.**
 - Entry Structure –
 - Multifamily parking calculation –
 - Planned Unit Development –
- 2) Schedule for proposed additional amendments –
- 3) Public comment – None

OTHER BUSINESS

J. Driscoll asked if there were any updates to the Spotswood Property development. A. Glaeser said that there was a meeting specifically for the neighborhoods directly around the property, but there would not be another meeting for the general public until the City Council meeting on March 4th.

CITY COUNCIL REPORT

L. Straughan said Council met and had a presentation from B.A.R.C. on expanding their project on high speed fiber internet. They reviewed the budget amendments and the street naming policy which will take a few more sessions before it's presented as a final policy. At the next meeting there will be a public hearing on the Spotswood property, and the plan is to have at least two public hearings on that.

ADJOURN

The meeting was adjourned at 7pm with unanimous approval (P. Bradley/B. Shester).

J. Driscoll, Chair, Planning Commission



Planning Commission

LEXINGTON ANNUAL ZONING ORDINANCE TEXT AMENDMENTS 2021

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[NOTE: ITEM 1 was reviewed during the February 11, 2020 Planning Commission meeting and amended language is shown in red.]

ITEM #1 – Entry structure

ISSUE:

A property owner along McLaughlin Street requested the City consider modifications to front yard setback requirements to allow an entry structure for properties in the R-LC zoning district. This type of structure would provide a unique entry to their property that contains a timber framing business and the structure itself would display their timber framing craftsmanship. The owner envisions a tall, entry structure that can be driven under and is similar to a ranch entry gate.

PROPOSED LANGUAGE:

§420-4.7. Lot Requirements.

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
R-LC	Residential use: 8,000 sq. ft.; Two-family dwellings-12,000 sq. ft.; Multi-family-10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit; Non-residential: 8,000 s.f.	Residential uses: 60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4; Non-residential: 60 feet	35 feet, except dwellings may be increased up to 45 feet, provided that each side yard is 20 feet, plus at least one additional foot of building height over 35 feet.	25 feet, except entry structures	Residential uses: 10 feet, or 20 feet for multi-family Non-residential: 10 feet	Residential uses: 25 feet, or 40 feet for multi-family Non-residential: 25 feet

§420-20.1 Definitions.

ENTRY STRUCTURE

A continuous wall, gate, fence or combination thereof, located contiguous to and on both sides of the main access (driveway) to the property which is designed and intended to control and/or demarcate the access to the property. A gate of the same height and materials as the adjoining fence is not an entry structure. An “entry structure” includes all walls, buttresses, guy wires, integral signs and decorative features attached thereto up to a maximum width of 30 feet on either side of the driveway centerline. (Napa County Code)

Use and Design Standards for Entry Structure

One entry structure may be permitted in the R-LC zoning district in connection with the primary vehicular entry to a property if it meets the following criteria.

1. No portion may be constructed within the public road right-of-way unless an encroachment permit is approved by Public Works.
2. No portion may exceed 16 feet 6 inches in height.

3. On a corner lot, no portion of an entry structure may be erected or placed in such a manner as to impede vision between a height of 2 ½ feet and 10 feet above the center lines of such corner lots and a line joining points along such street lines 50 feet from the point of the intersection. (Lex Z.O.)
4. Open gates and vehicles waiting for gates to open may not physically obstruct any public road.
5. It shall not be designed so that it causes a vehicle to back onto a roadway if the entry structure is closed.
6. The turnaround area associated with the entry structure shall not include any part of a public right-of-way.

An entry structure is differentiated from a gate in that an entry structure is greater than 7 feet high.

STAFF RECOMMENDATION:

Consider amendments to the R-LC zoning district requirements to allow an entry structure.

PLANNING COMMISSION RECOMMENDATION:

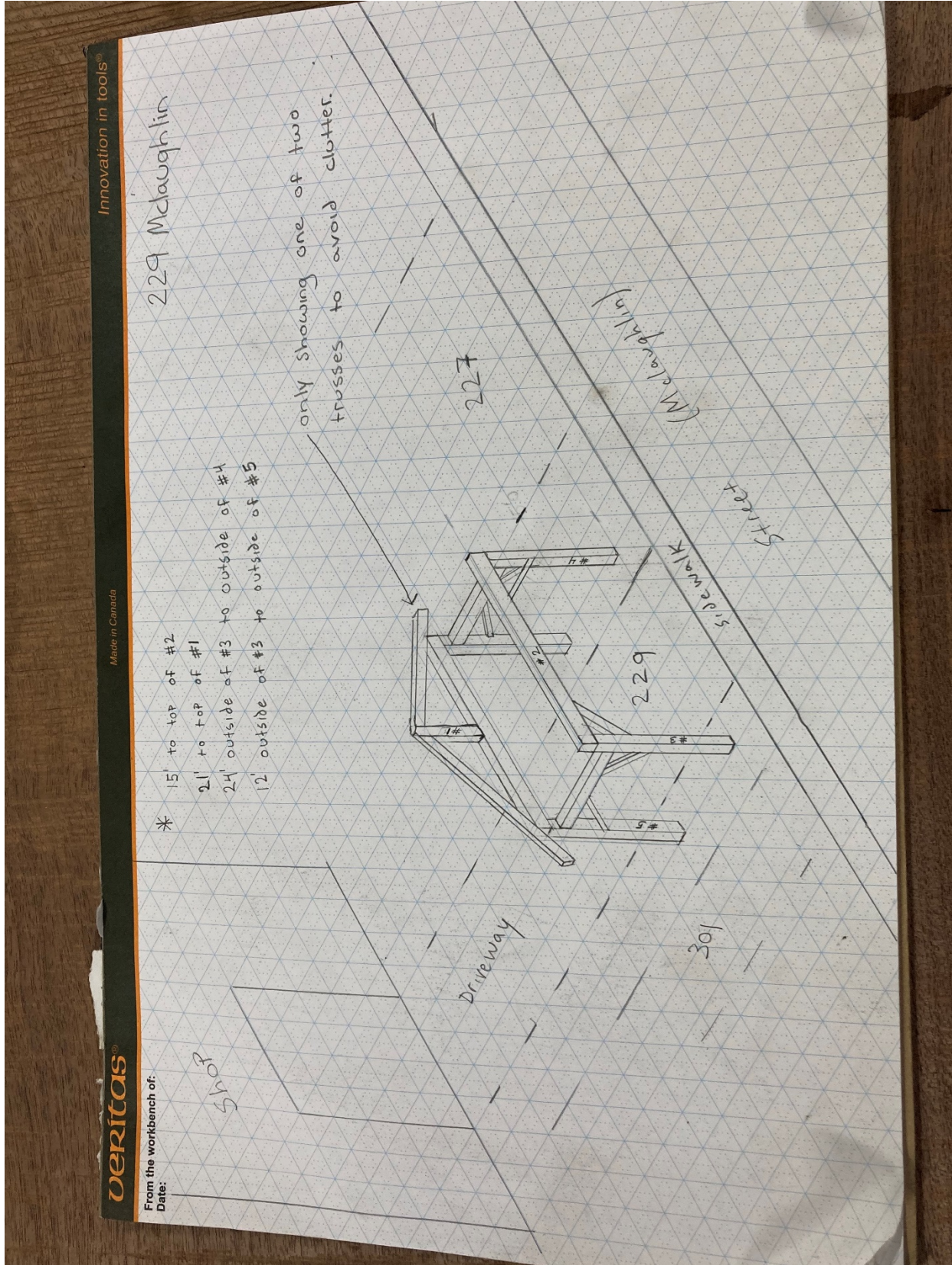
Should an entry structure be allowed in the front yard setback for properties zoned R-LC? Y / N

Should the proposed definition of an entry structure be adopted? Y / N

Should the proposed use and design standards for an entry structure be adopted? Y / N

Other:

2/11/2021 Planning Commission desired a better description of the proposed structure from Mez Welch. Staff contacted Mez and requested he provide a sketch and attend the next PC meeting on 2.25. 2021. Mez provided the sketch on the following page.



ITEM #2 – Multifamily parking calculation

ISSUE:

The parking requirement for multi-family dwellings, large capacity dwellings, and group homes is “2 for each dwelling unit or 1 per bedroom, whichever is greater.” Should a one bedroom dwelling unit be required to provide 2 off street parking spaces?

EXISTING LANGUAGE:

Article XII. Off-Street Parking and Loading Requirements

§420-12.8. Schedule of required spaces.

<i>Use</i>	<i>Parking Spaces Required</i>
<i>Multi-family dwelling, large capacity dwelling, and group home</i>	<i>2 for each dwelling unit or 1 per bedroom, whichever is greater</i>

STAFF RECOMMENDATION:

Consider amendment to the multi-family dwelling parking requirement to provide only one off-street parking space for a one bedroom dwelling unit.

Staff notes a zoning text amendment application was submitted on 2/3/2021 to consider a more comprehensive amendment to the multi-family parking requirement separate from the annual text amendments. Staff recommends the Planning Commission continue with consideration of the amendment for 1 bedroom dwellings and track progress of the separate amendment. The 1 bedroom amendment can be withdrawn if the separate amendment that is on a faster review and approval schedule addresses the 1 bedroom parking penalty.

PLANNING COMMISSION RECOMMENDATION:

Should the multi-family parking requirement be reduced to require only one off-street parking space for a one bedroom dwelling? Y / N

Other:

2/11/2021 Planning Commission did not get to this item.

ITEM #3 – Planned Unit Development

ISSUE:

The PUD zoning district is relatively outdated and could benefit from a review and possible rewrite in order to be a more useful and flexible zoning district. Traffic studies and environmental studies for example could apply to PUDs over 5 acres in size and not to PUDs that are between 3 and 5 acres for example. Parking and residential densities could potentially be more flexible and mixed use encouraged.

PROPOSED LANGUAGE:

(See entire PUD zoning district regulations with proposed amendments beginning on the next page.)

STAFF RECOMMENDATION:

Consider a review and update of the PUD zoning district.

PLANNING COMMISSION RECOMMENDATION:

Should the Planned Unit Development zoning district be updated?

Y / N

Other:

Article V. Planned Unit Development (PUD)

§420-5.1. Intent and purpose.

Planned Unit Development Districts are intended to provide for variety and flexibility in design necessary to implement the varied goals of the City as set forth in the comprehensive plan. Through a Planned Unit Development District approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts. Additionally, planned unit development districts are intended to implement the specific goals enunciated by the comprehensive plan.

It is intended that Planned Unit Development Districts be established in areas designated as mixed use, downtown center, commercial use center, or ~~special planning opportunity~~ opportunity areas on the future land use map and be established in areas with adequate infrastructure including roadway, water, sewer, etc. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements as described in the comprehensive plan while accommodating projected traffic generated from the district. Planned developments allow for a higher density of development for a more efficient use of the land. Other benefits of a planned development include less infrastructure costs, more efficient provision of public safety services, less environmental impact, and through the provision of affordable housing achieve significant economic and social integration.

§420-5.2. Character of development.

The goal of a Planned Unit Development District is to encourage a development form and character that is aesthetically pleasing and is different from conventional suburban development by providing the following characteristics:

- A. Pedestrian orientation;*
- B. Neighborhood friendly streets and paths;*
- C. Interconnected streets and transportation networks;*
- D. Parks and open space as amenities;*
- E. Neighborhood centers;*
- F. Buildings and spaces of appropriate scale;*
- G. Relegated parking;*
- H. Mixture of uses and use types;*
- I. Mixture of housing types and affordability;*
- J. Environmentally sensitive design; and*
- ~~K. Clear boundaries with any surrounding rural areas.~~*

*An application is not necessarily required to possess every characteristic of the planned unit development district as delineated in **§420-5.1** in order to be approved. The size of the proposed district, its integration*

with surrounding districts, or other similar factors may prevent the application from possessing every characteristic.

§420-5.3. Permitted uses- generally.

In the Planned Unit Development District, all uses permitted by-right in the residential, commercial, and industrial districts may be permitted. Additional uses specifically enumerated in the final master plan may be permitted by-right at the discretion of the City Council. Specific uses may also be excluded.

§420-5.4. Permitted uses- with conditional use permit.

One or more uses permitted by conditional use permit in any zoning districts may be permitted in the Planned Unit Development District, if documented in the master plan. Any use desired but not documented in the approved master plan requires an application to amend the master plan.

§420-5.5. Mixture of uses.

A variety of housing types and non-residential uses are strongly encouraged. The mixture of uses shall be based upon the uses recommended in the comprehensive plan. This mixture may be obtained with different uses in different buildings or a mixture of uses within the same building.

§420-5.6. Minimum area for a Planned Unit Development.

Minimum area required for the establishment of a Planned Unit Development District shall be three (3) acres.

Additional area may be added to an established Planned Unit Development District if it adjoins and forms a logical addition to the approved development. The procedure for the addition of land to the Planned Unit Development District shall be the same as if an original application was filed and all requirements shall apply except the minimum lot area requirement as set forth above.

§420-5.7. Open Space.

Open space promotes attractive and unique developments that are also environmentally conscious. Planned unit developments shall are strongly encouraged to include the following:

- A. *Not less than thirty percent (30%) of total acreage shall be open space, whether dedicated to public use or retained privately;*
- B. *~~If fifty percent (50%) or more of the total acreage is open space, then a thirty percent (30%) increase in density shall be permitted. If seventy-five percent (75%) or more of the total acreage is open space, then a fifty percent (50%) increase in density shall be permitted;~~*
- C. *~~A minimum usable area of five thousand square feet every 5 acres shall be provided for active or passive recreational activities;~~*
- D. *Open space shall be dedicated in a logical relationship to the site and in accordance with any guidance from the comprehensive plan regarding significant open space;*
- E. *Improvements shall be configured to accommodate permitted, accessory and conditional uses in an orderly relationship with one another, with the greatest amount of open area and with the least disturbance to natural features.*

§420-5.8. Densities.

Residential density shall be established by the City Council as part of the PUD zoning of a parcel taking into consideration the uses proposed, the size of the parcel being rezoned, the impact on public services, available parking, maximum height of the structure permitted, and an analysis of the Comprehensive Plan standards. The gross and net residential densities shall be shown on the approved final master plan by area and for the development as a whole in dwelling units per acre, and shall be binding upon its approval. The overall gross density so approved shall be determined by the City Council with reference to the comprehensive plan, but shall not exceed twenty (20) dwelling units per acre, unless the density is increased with the provisions of §420-5.7-B.

Non-residential density should be expressed in terms of total square footage by area and for the development as a whole. There is no maximum square footage for non-residential uses but the proposed uses should be in proportion to the overall intent and functionality of the planned district concept.

§420-5.9. Setback regulations.

Within the Planned Unit Development District, minimum setback ranges shall be specifically established during the review and approval of the concept plan. Specific setbacks may be approved administratively in the site plan process if they are in conformance with the established ranges, or a modification to the master plan will be required if the provided setbacks are not within the established ranges. The following guidelines shall be used in establishing the building spacing and setbacks:

- A. Areas between buildings used as service yards, storage of trash, or other utility purposes should be designed so as to be compatible with adjoining buildings;
- B. Building spacing and design shall incorporate privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units whenever feasible; and
- C. Yards located at the perimeter of the planned unit development district shall conform to the setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater.

In no case shall setbacks interfere with public safety issues such as sight lines and utilities, including other public infrastructure such as sidewalks, open space, etc.

§420-5.10. Height of buildings.

In the Planned Unit Development District, the height regulations shall be:

- A. Single-family residences: 45 feet (maximum).
- B. Banks, office buildings and hotels: 60 feet (maximum).
- C. Apartments, shopping centers, and other permitted buildings: 60 feet (maximum).
- D. Conditional use permits are required for structures exceeding the maximums listed in this section.
- E. These limitations shall not apply to church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials.
- F. All accessory buildings shall generally be less than the main building in height.

§420-5.11. Parking.

Within the Planned Unit Development District, the applicant shall establish parking regulations for consideration by the City Council. The proposed regulations should be based on a parking needs study or equivalent data. Such regulations shall reflect the intent of the comprehensive plan to decrease impervious cover by reducing parking requirements, considering alternative transportation modes and using pervious surfaces for spillover parking areas. Shared parking areas, especially with non-residential uses is encouraged.

§420-5.12. Utilities.

All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

§420-5.13. Application for rezoning.

- A. *The applicant shall file an application for rezoning with the Zoning Administrator. The application shall consist of three primary sections: a narrative, an existing conditions map, and a master plan.*

1. *Narrative*

- i. A general statement of objectives to be achieved by the planned district including a description of the character of the proposed development and the market for which the development is oriented;*
- ii. A list of all adjacent property owners;*
- iii. Site development standards including, but not limited to density, setbacks, maximum heights, and lot coverage;*
- iv. Utilities requirement and implementation plan;*
- v. Phased implementation plan;*
- vi. Comprehensive sign plan;*
- vii. Statements pertaining to any architectural and community design guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, etc.*
- viii. List of exceptions or variances from the requirements of the Zoning chapter, if any are being requested.*

2. *Existing Conditions Map*

- i. Topography, including steep slopes (>15%);*
- ii. Water features;*
- iii. Roadways;*
- iv. Structures;*
- v. Tree lines;*

- vi. Major utilities;
- vii. Significant environmental features;
- viii. Existing and proposed ownership of the site along with all adjacent property owners;

3. Master Plan

The preliminary master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed Planned Unit Development District. At a minimum, the preliminary master plan, shall include the following:

- i. Proposed layout of the Planned Unit Development District including ~~the general building locations of uses, setbacks, building heights, building square footage of non-residential structures, number of dwelling unit, types of uses, and gross density range of uses;~~
- ii. Methods of access from existing ~~state~~ publicly-maintained roads to proposed areas of development;
- iii. General road alignments;
- iv. General alignments of sidewalks, bicycle and pedestrian facilities;
- v. A general water layout plan indicating the intended size and location of primary lines and the general location of fire hydrants (e.g., one every two blocks, etc.);
- vi. A general sanitary sewer layout indicating the size and location of primary lines, and the location of pump stations; ~~and~~
- vii. A general plan showing the location and acreage of the active and passive recreation spaces, parks and other public open areas; ~~and~~
- viii. A general storm sewer layout indicating the size and location of primary lines, and proposed retention/detention facilities.
- ix. Proposed landscaping and screening,
- x. Proposed location and area of common and public open spaces
- xi. A statement on the guarantees and assurances to be provided for the maintenance of open space, recreation areas, sidewalks, parking, streets and alleys, and other privately-owned but common facilities serving the project.

- B. A community impact statement (CIS) shall be submitted with the application which describes the probable effects of the proposed development upon the community. At a minimum, it shall address the following:

1. Adequacy of existing public facilities and services to meet the demands of the development. Analysis shall be made of sewer, water, schools, parks, fire and rescue, and other major public facilities and utilities.

2. Additional on-site and off-site public facilities or services that would be required as a result of the development.

~~Additionally, an environmental impact study and a traffic study are also required to be submitted as part of the application package. The~~ 3. An environmental impact study shall be prepared and should detail any project impacts on FEMA identified flood area and slopes greater than 25%, and should provide a stormwater management plan detailing both stormwater quantity and quality mitigation measures and best practices.

4. The ~~A~~ traffic study impact analysis should quantify existing and projected traffic levels on all adjacent streets, and at all proposed entrances. The traffic impact analysis shall be prepared by a qualified individual or firm in a manner and form acceptable to the City.

- C. The City Attorney shall review any property owner's or other association's charter and regulations prior to final site plan approval.
- D. The Planning Commission shall review the preliminary master plan for the proposed Planned Unit Development District in light of the goals enumerated in the comprehensive plan, consider it at a scheduled public hearing, and forward its recommendation along with the preliminary master plan to the City Council for consideration. The City Council shall hold a public hearing thereon, pursuant to public notice as required by the Code of Virginia, 15.2-2204, after which the City Council may make appropriate changes or corrections in the ordinance or proposed amendment. However, no land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice required by the Code of Virginia, 15.2-2204. Such ordinances shall be enacted in the same manner as all other ordinances. The plan approved by the City Council shall constitute the final master plan for the Planned Unit Development District.
- E. Once the City Council has approved the final master plan, all accepted conditions and elements of the plan shall constitute proffers, enforceable by the Zoning Administrator.
- F. The Zoning Administrator shall approve or disapprove a final site plan within sixty days from the receipt of such plan. The plan shall be in substantial conformance with the approved final master plan. Such final site plan may include one or more sections of the overall Planned Unit Development District, and shall meet all applicable federal, state, and City regulations.

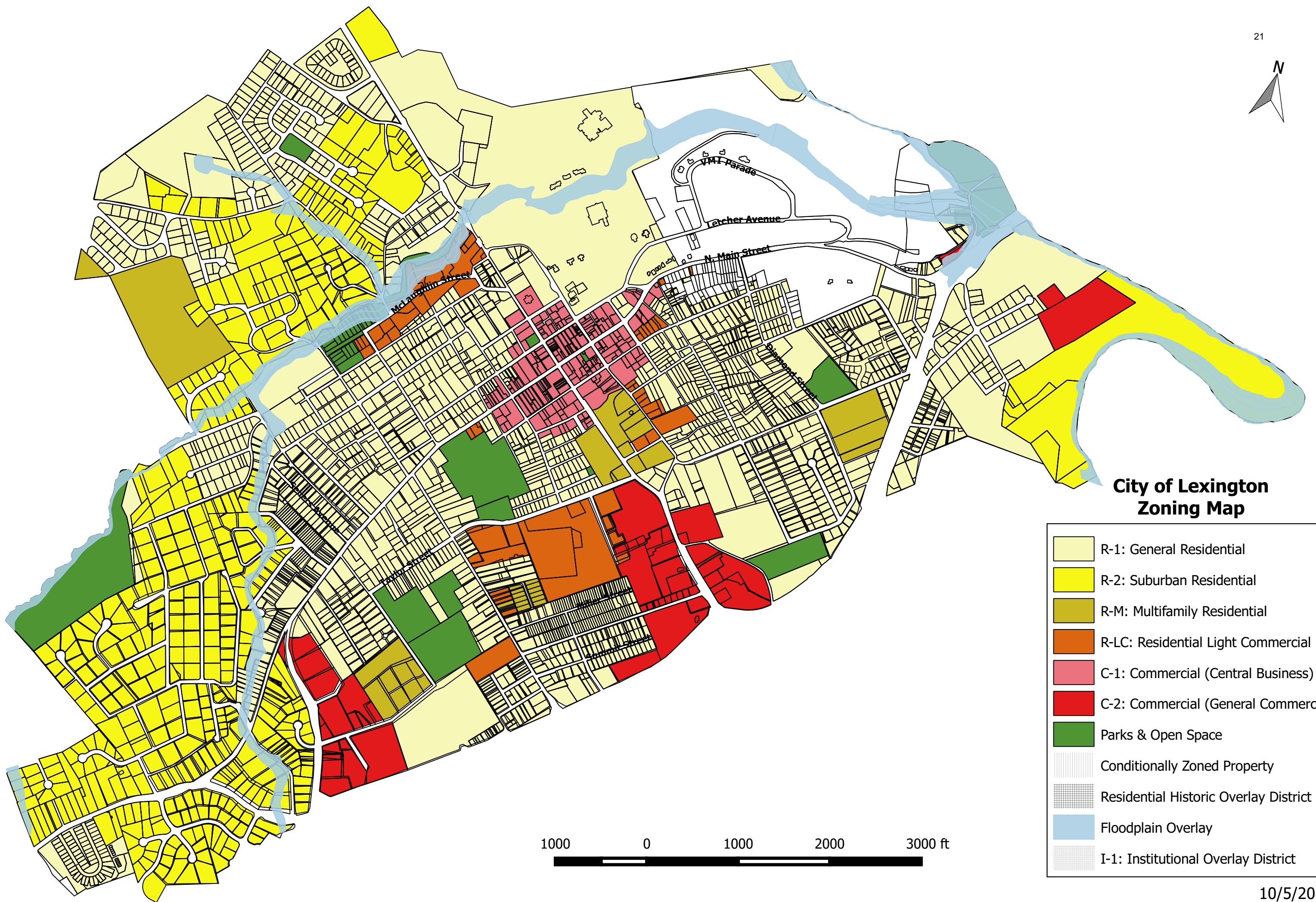
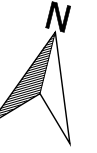
§420-5.14. Waivers and Modifications.

Where sections of the Zoning or Subdivision Ordinance are deemed to be in conflict with the goals of the final master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the final master plan. Otherwise, the applicant must provide a clear explanation as to why certain regulations are in conflict with the final master plan, demonstrate that the public's health, safety and welfare will not be compromised, and request the specific waivers or modifications to be considered by the City Council after a public hearing. (modify the last sentence in any way for clarity?)

Background Documents for the February 25, 2021 Planning Commission discussion regarding proposed Zoning Text Amendments (or you may refer to your copy of the Lexington Zoning Ordinance)

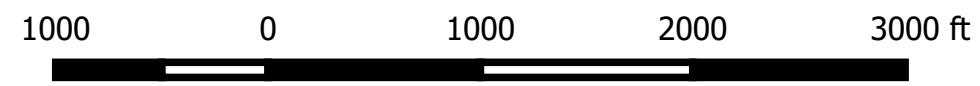
Zoning Districts Map can be found at

<https://lexingtongis.timmons.com/#/mwl?zoom=15&location=-79.446361 37.783426>



City of Lexington Zoning Map

	R-1: General Residential
	R-2: Suburban Residential
	R-M: Multifamily Residential
	R-LC: Residential Light Commercial
	C-1: Commercial (Central Business)
	C-2: Commercial (General Commerce)
	Parks & Open Space
	Conditionally Zoned Property
	Residential Historic Overlay District
	Floodplain Overlay
	I-1: Institutional Overlay District



Organization Table for Zoning Ordinance Amendments ZOA 2021-01

Category	#	Zoning Amendment	PC Meeting						
			11.12.20	12.10.20	1.14.21	1.28.21	2.11.21	2.25.21	3.11.21
Lot Req.s Table	1	setbacks for P-OS			x	x			
	2	R-M & R-LC rear yard setbacks			x				
Land Use Matrix	3	Multi-family dwellings (C-1 & C-2)			x				
Definitions	4	Sign (commercial vs community event)			x				
	5	inoperable motor vehicle	x	x					
	6	ground level	x	x					
	7	warehousing & distribution	x		x				
	8	architectural lighting	x	x					
	9	take-out restaurant (postponed)			x	x			
	10	family (deleted)	x						
Use & Design Standards	11	accessory dwelling units							
	12	educational facilities primary/secondary (deleted)				x	x		
	13	home occupation limitations				x	x		
	14	remove sunset provision STR			x				
	15	off-street parking CUP for STR			x				
	16	B&B increase max number of rooms			x	x	x		
	17	small cell facilities							
	18	dish antenna (deleted)			x	x			
	19	R.V. parking			x	x			
	20	commercial vehicles (deleted)			x	x	x		
Other	21	site plans posted to website			x				
	22	entry structure/gate				x	x	x	x
	23	wall sign size C-2				x	x		
	24	multi-family parking calculation					x	x	x
	25	Planned Unit Development						x	x
	26	cottage housing							
Additional proposals	27	setback exemptions						pub. hearing	
	28	parking calculations multi-family						pub. hearing	
	29	density flexibility in R-M & R-LC							

Memo

TO: Planning Commission

FROM: Arne Glaeser
Director of Planning and Development

Date: March 11, 2021

RE: Request by Planning Commission to review the Institutional District and master plan requirements

Background

In 1999 Lexington amended the city's zoning ordinance by adding a new overlay zoning district. The Institutional District (I-1) (Article XVI of the ZO (*now Article VII of the ZO*)) was designed to allow larger scale institutional uses such as universities and medical campuses to develop in accord with master plans approved by the City Council. By approval of a master plan, Council pre-authorizes various land uses that are described and located within the area incorporated within the master plan. Land uses not shown and described by the master plan can only be approved through the issuance of a conditional use permit by City Council, after review and recommendation by the Commission.

Development standards (building height, lot area, lot width, setback, parking, etc.) may be proposed as part of a submitted master plan request. If development standards are not proposed as a part of a master plan, the development standards applicable to the underlying zoning districts shall apply. Site plans are required for new development approved within a master plan if the new development is within 200 feet of a public street or within 200 feet of a boundary of the area included within the master plan and City Council must approve the site plan (Section 420-149) of the ZO (*now Section 420-7.8*).

Current Planning Commission Request

Washington and Lee University is located in an Institutional overlay district, and in anticipation of a new Campus Master Plan from W&L, the Planning Commission requested a work session type discussion to review the Institutional District intent and requirements. The following documents are attached in order to support the P.C. discussion regarding the Institutional District and previous W&L Campus Master Plans:

1. Article VII. Institutional District,
2. Zoning Map of Lexington,
3. Article III. Use Matrix,
4. W&L Campus Master Plan history 11.19.20,
5. WL 2007 Campus Master Plan Compressed,
6. Washington & Lee Masterplan 2014, and
7. WLU-SMcAlister to Council-Taxes+Grants 10-21-14.

The history attachment dated 11.19.20 is a quick summary of the W&L Campus Master Plan approvals and amendments from 1990 onward. The 2007 Campus Master Plan appears to be the last master plan for the entire W&L campus while the addendum in 2014 approved 13 specific projects. Not all of the projects approved in the 2014 addendum are located in the City of Lexington and the list of projects approved in 2014 can be found in the aforementioned, staff compiled Campus Master Plan history dated 11.19.20. Also attached is a letter from Steve McAllister, Vice President for Finance and Treasurer for W&L, dated Oct. 21, 2014 that outlines the taxes and grants paid by W&L in 2014. During every conversation regarding City revenues and tax exempt properties, questions arise about the real estate taxes and payments made by W&L to the City of Lexington, and the letter from Mr. McAllister may be helpful in understanding the structure of payments made by W&L.

The current Lexington Zoning Ordinance can be found at <http://lexingtonva.gov/civicax/filebank/blobdload.aspx?t=58842.36&BlobID=28193>, while the current Lexington Comprehensive Plan 2040 can be found at <http://lexingtonva.gov/civicax/filebank/blobdload.aspx?t=38764.44&BlobID=28631>.

Article VII. Institutional District I-1

§420-7.1. Intent.

The purpose of this district is to provide for orderly development of major institutions such as colleges, universities and medical campuses in accord with approved master plans for these institutions, with minimum procedural delay, and at the same time to ensure coordination of institutional development with surrounding land uses and the overall fabric of the City, the City's Comprehensive Plan and applicable City codes and ordinances.

§420-7.2. Overlay concept.

To enable the district to operate in harmony with the plan for land use and population density embodied in this chapter, the Institutional District I-1 is created as a special district to be superimposed on base districts contained in this chapter and is to be so designated by a special symbol on the Zoning District Map.

§420-7.3. Permitted uses.

A building and/or land shall be used for the following purposes:

- A. Insofar as uses are generally consistent with the base district, public and private schools, colleges, universities, medical campuses and other educational or research institutions which have been approved as part of a master plan as set forth herein below, and including hospitals and other medically related facilities, dormitory or other student housing, university-administered fraternity and sorority houses, other fraternity and sorority houses with conditional use permits, staff and faculty housing, classroom, library, religious, administrative, recreational, athletic, alumni, parking and service facilities, signs and other accessory uses owned by or operated under the control of such institution.
- B. Facilities such as those set forth in Subsection **A** of this section, but which have not been approved as a part of a master plan as set forth below, shall require a conditional use permit.

§420-7.4. Conditional uses.

[Added 8-7-2008 by Ord. No. 2008-04]

- A. Facilities such as those set forth in **§420-7.3A**, but which have not been approved as a part of a master plan as set forth below.
- B. Portable buildings in accordance with **§420-11.5**.

§420-7.5. Area and bulk regulations.

For uses, buildings and structures approved as a part of an institutional master plan, the approved conditions shall control all matters covered by the plan, including lot area, lot width, street frontage, setback, height, yards, parking and signs. Uses, buildings and structures not within the area of or not a part of an approved institutional master plan shall be subject to regulations for lot area, lot width, street frontage, setback, height, yards, parking and signs applicable in the district where they are located.

§420-7.6. Master plan.

- A. Contents. The City Planning Commission may recommend to the City Council a master plan for all or part of the I-1 District. Such master plan shall be submitted to the Commission by the owner or

owners of the property. The plan shall include a graphic representation of the following information at a suitable scale, together with necessary explanatory material:

1. The boundaries of the area involved and the ownership of properties contained therein, as well as all existing public streets and alleys within and adjacent to the site.
2. The location and use of all existing buildings on the site, as well as the approximate location, height, dimensions and general use of all proposed buildings or major additions to existing buildings.
3. The location of all existing parking facilities and the approximate location of all proposed parking facilities, including the approximate number of parking spaces at each location and all existing and proposed means of vehicular access to parking areas and to public streets and alleys. Any proposed changes in the location, width or character of public streets and alleys within and adjacent to the site shall also be shown on the plan.
4. The general use of major existing and proposed open spaces within the site and specific features of the plan, such as screening, buffering or retention of natural areas, which are intended to enhance compatibility with adjacent and nearby properties.

B. Action by Planning Commission; amendments.

1. The Planning Commission shall approve the master plan when it finds, after reviewing a report from the Zoning Administrator and after holding a public hearing thereon, that the development shown on the master plan is in compliance with the requirements of the Institutional District I-1 and other applicable provisions of this chapter; that such development will not be detrimental to the public health, safety and welfare or unduly injurious to property values or improvements in the neighborhood and will not be in conflict with the policies and principles of the City's adopted Comprehensive Plan; and that adequate public services are or reasonably will be available. Otherwise, the Commission shall disapprove the plan.
2. The action of the Commission shall be based upon a finding of fact, which shall be reduced to writing and preserved among its records. The Commission shall submit to the Council a copy of its finding and a copy of the master plan, together with its recommendations.
3. Amendments to the master plan may be accomplished by the same procedure as for an original application.

§420-7.7. Approval of zoning permits; notification of violation.

Upon approval of the master plan by the City Council, following a public hearing thereon, necessary zoning permits may be approved by the Administrator, if such permits are deemed to be in compliance with the provisions of this chapter and substantially in accordance with the approved master plan or subsequent amendment thereto. If at any time after approval of a plan or its amendment the Administrator finds the plan or provisions of this chapter to have been violated, the City Council shall be so informed.

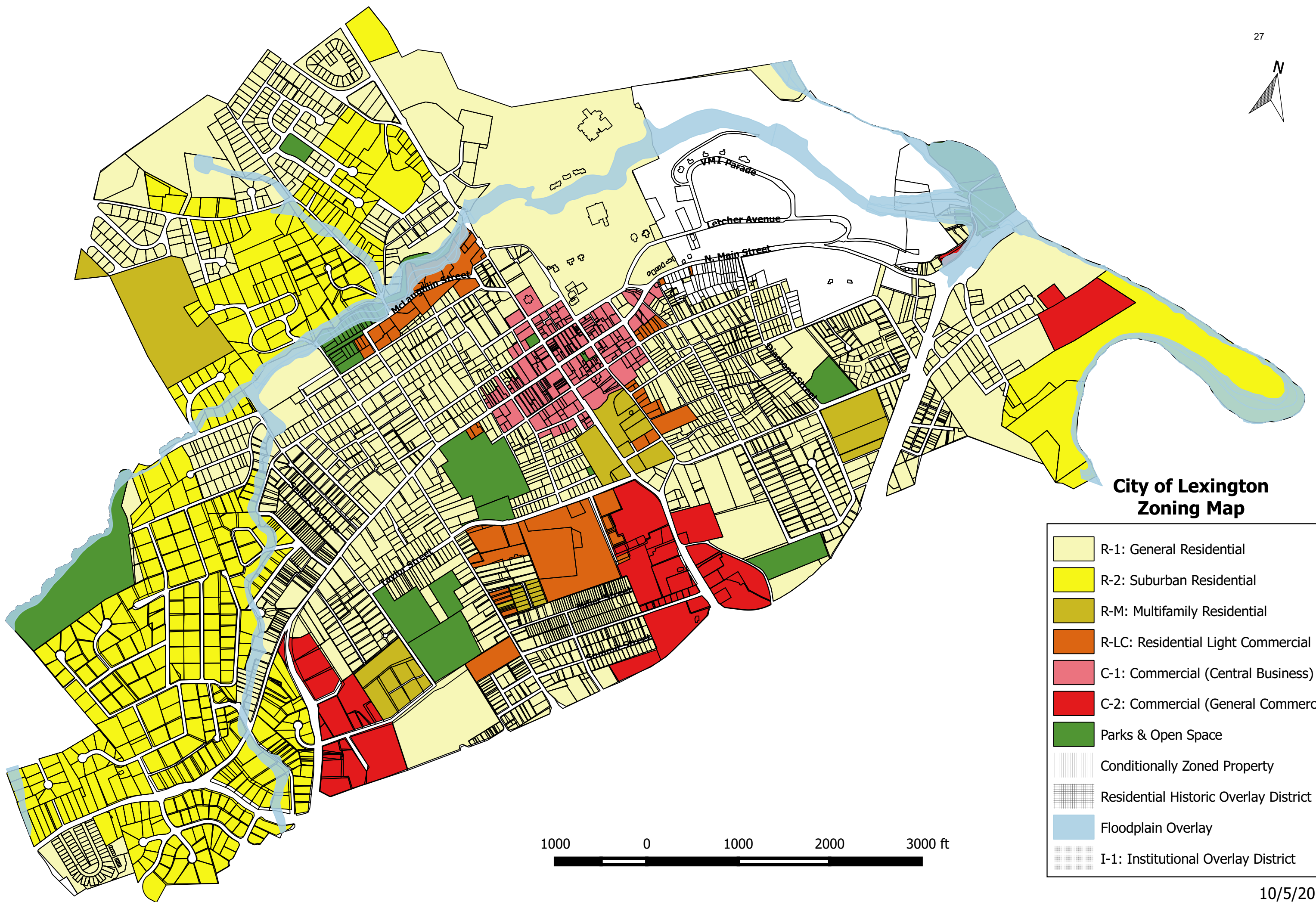
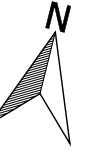
§420-7.8. Site plan required.

Site plans are required to be submitted in accordance with the requirements of Article II of this chapter. Where construction of major facilities, such as new buildings, major additions, vehicular accessways, or

parking areas, is proposed within 200 feet of the boundaries of an area for which a master plan has been approved or within 200 feet of a public street, the site plan must be submitted to the City Council for approval after receiving a recommendation from the Planning Commission. In addition, if the base district is part of the City's historic area, construction, reconstruction, alterations, repairs or demolitions shall be subject to architectural review in accordance with the requirements of Article **VIII** of this chapter.

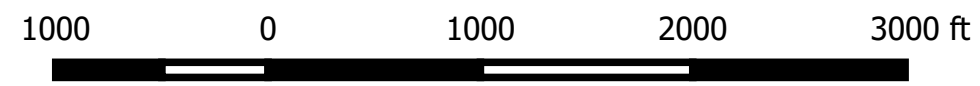
§420-7.9. Design review required.

Design review is required for all facilities in accordance with the requirements of Article **II** of this chapter.



City of Lexington Zoning Map

	R-1: General Residential
	R-2: Suburban Residential
	R-M: Multifamily Residential
	R-LC: Residential Light Commercial
	C-1: Commercial (Central Business)
	C-2: Commercial (General Commerce)
	Parks & Open Space
	Conditionally Zoned Property
	Residential Historic Overlay District
	Floodplain Overlay
	I-1: Institutional Overlay District



Article III. Use Matrix.

Zoning District	FP, Floodplain Overlay	P-OS, Parks and Open Space District	R-1, Residential General	R-2, Suburban Residential	R-M, Residential Multifamily	R-LC, Residential- Light Commercial	C-1, Central Business District	C-2, General Commercial District
<i>B = By-right uses, C = Conditional uses</i>								
Use Types								
Residential								
Accessory dwelling			B	B	B	B	B	
Dish Antennas (not meeting use and design Standards in §420-11.1.1)			C	C	C	C		
Family Health Care Structure, temporary			B	B	B	B		
Fraternity/Sorority House, University Administered			C		C			
Group home			B	B	B	B		
Guest room			B	B	B	B		
Live-work dwelling					B	B	B	B
Multi-family dwelling					B	C		
Single-family dwelling, attached			B	B	B	B		
Single-family dwelling, detached			B	B	B	B		
Townhouse					B	B	B	C
Two-family dwelling			B		B	B		
Civic								
Cemetery			B					
Civic use	B	B	C	C	C	B	B	B
Club						C	B	B
Cultural services						B	B	B

Zoning District	FP, Floodplain Overlay	P-OS, Parks and Open Space District	R-1, Residential General	R-2, Suburban Residential	R-M, Residential Multifamily	R-LC, Residential- Light Commercial	C-1, Central Business District	C-2, General Commercial District
Educational facility, College/University			C	C	C	C	C	C
Educational facility, Primary/Secondary			C	C	C	B		
Emergency shelter						C	C	C
Public assembly			C	C	C		C	C
Public Park & Recreational Area		B						
Public maintenance and service facility			C					B
Public recreation assembly	C		C		C	C	C	C
Recycling center								C
Refuse collection site								C
Religious assembly			C	C	C	C	B	C
Shelter							B	B
Commercial								
45 night or less rental			B	B	B	B	B	
Automobile rental/leasing								C
Automobile repair service							C	B
Automobile sales								C
Bed-and-breakfast			C ¹	C ²	C	B	B	B
Brewery or Distillery							C	B
Business or trade school							C	B
Business support service						C	C	B
Car wash								C
Catering, Commercial (off-premises)							B	B
Clinic						B	B	B
Commercial indoor amusement						C	B	B
Commercial indoor entertainment						C	B	B

Zoning District	FP, Floodplain Overlay	P-OS, Parks and Open Space District	R-1, Residential General	R-2, Suburban Residential	R-M, Residential Multifamily	R-LC, Residential- Light Commercial	C-1, Central Business District	C-2, General Commercial District
Commercial indoor sports and recreation								B
Commercial outdoor entertainment								C
Commercial outdoor sports and recreation	B							C
Commercial vehicle repair service								C
Communications Service							B	B
Construction sales and service								B
Construction yard								C
Consumer repair service						B	B	B
Custom manufacturing						B	B	B
Day care center			C	C	C	B	C	B
Entertainment Establishment, Adult								B
Equipment sales and rental								C
Family home day care			C	C	C	B	B	B
Farmer's Market	B	C				B	B	B
Financial institution							B	B
Funeral home								B
Garden center						B		B
Gasoline station							C	B
Greenhouse, commercial						C		B
Guidance Services						B	B	B
Halfway house							C	C
Home for adults			C	C	C			B
Home occupation, Class A			B	B	B	B		
Home occupation, Class B						C		

Zoning District	FP, Floodplain Overlay	P-OS, Parks and Open Space District	R-1, Residential General	R-2, Suburban Residential	R-M, Residential Multifamily	R-LC, Residential- Light Commercial	C-1, Central Business District	C-2, General Commercial District
Hospital						B	C	C
Hotel							B	B
Kennel								C
Laundry							B	B
Micro-Brewery							B	B
Micro-Distillery							B	B
Mini-warehouse								C
Nursing home						B		B
Office, general						B	B	B
Office, medical						B	B	B
Off-Street Remote Parking (per §420-12.3)						<u>C</u>	<u>C</u>	<u>C</u>
Outdoor Display								C
Pawn Shop								B
Personal improvement services						B	B	B
Personal services						B	B	B
Restaurant, drive-in								B
Restaurant, general							B	B
Restaurant, mobile						B	B	B
Restaurant, small						C	B	B
Shooting range, indoor								B
Shopping Center								B
Specialty Food Shop						B	B	B
Specialty Shop						B	B	B
Store, Adult								B
Store, general							B	B
Store, grocery							B	B

Zoning District	FP, Floodplain Overlay	P-OS, Parks and Open Space District	R-1, Residential General	R-2, Suburban Residential	R-M, Residential Multifamily	R-LC, Residential- Light Commercial	C-1, Central Business District	C-2, General Commercial District
Store, liquor							B	B
Store, neighborhood convenience						C	B	B
Studio, Fine Arts						B	B	B
Tattoo Parlor and/or Body Piercing Salon							C	C
Veterinary hospital/clinic								B
Wholesale sales								B
Winery							B	B
Industrial								
Industrial, light								B
Laboratory								B
Research and development						C	B	B
Salvage and scrap service								C
Sawmill, temporary	B							
Warehousing and distribution								C
Miscellaneous								
Amateur radio tower			B	B		B	B	B
Building, Portable	B	B	B ³	B ³	B ³	C ⁴	C ⁴	C ⁴
Broadcasting or communication tower		C	C	C				C
Cemetery, private						C		
Garage, private			B	B		B	C	C
Parking facility		B			C	C	C	C
Recreation facility, private	B	C	B	B	B	B		
Utility service, major			C	C				C

Zoning District	FP, Floodplain Overlay	P-OS, Parks and Open Space District	R-1, Residential General	R-2, Suburban Residential	R-M, Residential Multifamily	R-LC, Residential-Light Commercial	C-1, Central Business District	C-2, General Commercial District
Utility service, minor			B	B		B	B	B

¹ Bed & Breakfasts only allowed along Main, Washington, and Nelson Streets

² Bed & Breakfasts only allowed along S. Main Street

³ accessory building is by right

⁴ temporary construction office and storage sheds are by-right

W&L campus master planning history (11.19.2020)

1990 Conceptual Campus Master Plan (GWSM, Marcellus Wright Cox & Smith, Whitescarver-Rodes & Associates)

1998 Campus Master Plan (The Hillier Group)

2007 Campus Master Plan (Ayers/Saint/Gross Architects + Planners)

2012, May - Request to amend master plan to allow property to be used as group residence with academic theme and to include a commercial kitchen for 106 Lee Avenue (associated RZ for I-1)

2012, August - Request to amend master plan to allow the Lee-Jackson house at 204 W. Washington Street to be used for university related office or residential uses (not simultaneously)

2012, December - Request to amend master plan to allow the 116 Liberty Hall Road to be used as a university-oriented bed and breakfast inn, 112 Liberty Hall Road and 106 Liberty Hall Road to be used as university-oriented SFD, 2 Dold Place to be used as a school/preschool, and the property at the corner of Nelson Street and Liberty Hall Road to be used as university-oriented parking

2013, November - Reconfigure and expand DuPont Hall

2014, October - Renovations and improvements to Washington and Lee campus.

Includes the following specific projects.

1. Graham-Lees Resident Hall renovation.
2. The Center for Global Learning construction.
3. Park Space and Building Re-Use. Demolish Gilliam Hall, create pocket park, and re-purpose Baker and Davis Halls for administrative and support space.
4. Natatorium This project is in Rockbridge County and is not subject to this master plan review.
5. Doremus-Warner Athletics. Renovation.
6. Tucker Hall Renovation
7. New Student Housing This project is in Rockbridge County and is not subject to this master plan review. However, the expanded parking area (7A) is within the city.
8. New Softball Field
9. Field Improvements Practice fields located at the intersection of West Denny Circle and Route 60 are proposed to be upgraded with artificial turf and field lighting.
10. House Renovation/Reuse. These houses are proposed for renovation, preserving important historical features.
11. New Pedestrian Bridge. A new bridge spanning Woods Creek connecting the main campus to the law school.

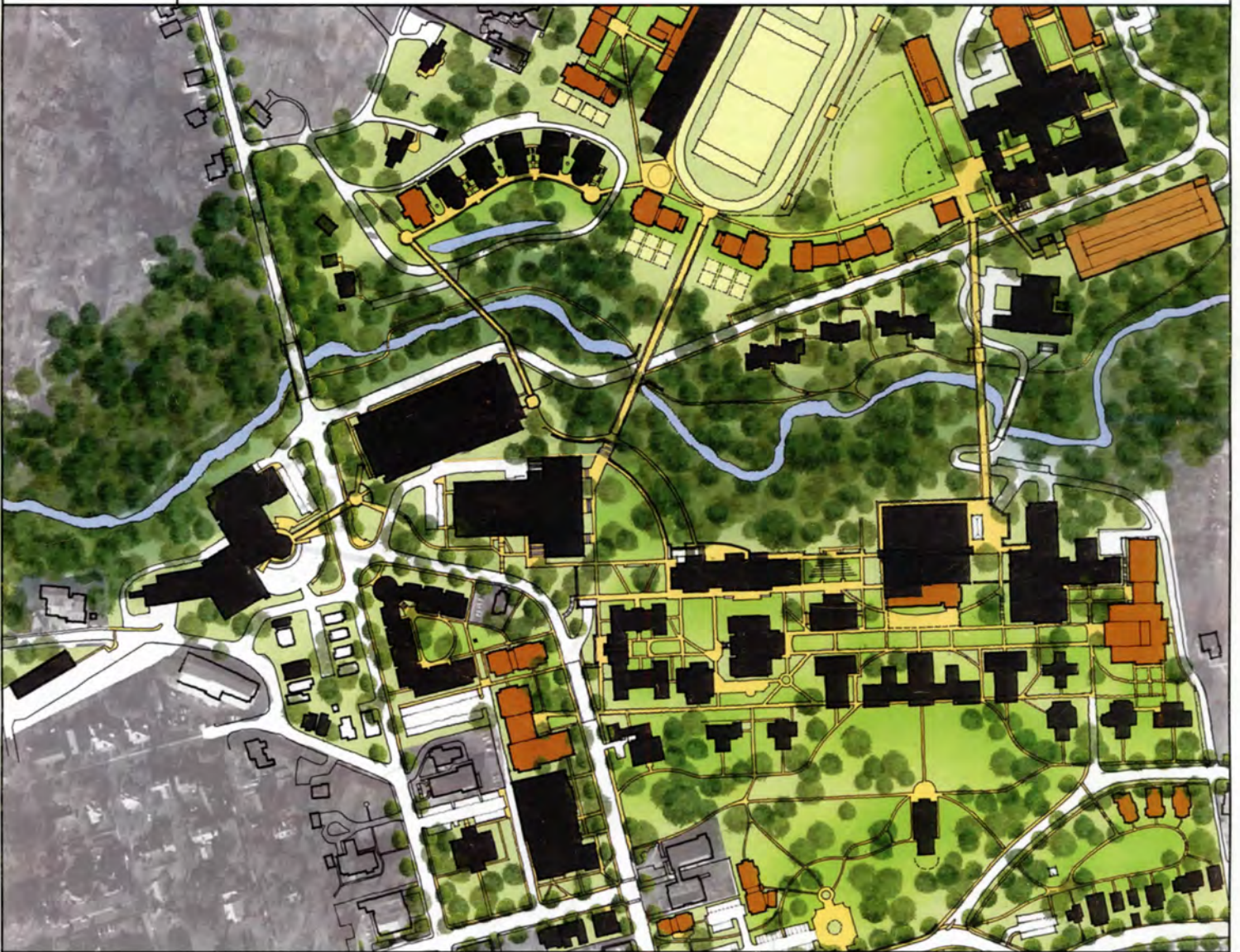
12. Solar Power Array. This project is in Rockbridge County and is not subject to this master plan review.
13. **Service Compound/Field Events.** This project is in Rockbridge County and is not subject to this master plan review



CAMPUS MASTER PLAN

WASHINGTON AND LEE UNIVERSITY

O C T O B E R • 2 0 0 7



WASHINGTON AND LEE UNIVERSITY CAMPUS MASTER PLAN 2007



Final Report of the Campus Planning Committee

Committee Co-Chairs:

Joe Grasso – VP Administration
Tom Williams – Provost

Committee Members:

Tom Contos – Staff, University Architect
Nathan Deen – Student, Law
David Harbor – Faculty, Geology
Meghan Joss – Student, Undergraduate
John Knox – Faculty, Biology
Robin LeBlanc – Faculty, Politics
Jim Phemister – Faculty, Law
John Tombarge – Faculty, Library
Louise Uffelman – Staff, Communications
Mike Walsh – Faculty, Director of Athletics
Dawn Watkins – Dean of Students

Staff to the Committee:

Scott Beebe – Director of Facilities Mgmt
Jennifer Wise – Staff, Const Adm/Univ Arch

Consultants:

Ayers Saint Gross Architects + Planners
Luanne Green – Principal
Glenn Neighbors
Amelle Cardone Schultz
Bynum Walter

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INTRODUCTION

Washington and Lee University settled at its current site in Lexington in 1782, and has grown steadily with few interruptions over the past 225 years. Much of this growth occurred without a conscious plan, but with a respect for its setting and a sense of order that produced an attractive and well-ordered campus. Beginning in 1904, the University recognized the need to create more formal plans to guide future development of the campus. In more recent years, these plans have formed the basis of a zoning agreement with the City of Lexington, which gives the campus the flexibility to develop mixed-use zones.

PROCESS AND APPROACH

In 2006, the University asked Ayers/Saint/Gross Architects + Planners to update the 1998 campus master plan that had been fully carried out with the completion of Wilson Hall. Working with a committee of faculty, staff, and students, the design team identified needs, land use zones, and options for future development of the campus. To ensure that the master plan reflected the values of the campus and community, a number of public workshops and presentations were made as the planning progressed. These included an open forum in the student commons, student focus groups, a series of public meetings on campus and in the public library, informal presentations to the City Planning Commission and City Council, and two presentations to the University's Board of Trustees. Comments and suggestions were compiled and incorporated in the final plan whenever possible.

Although the planning focused on long-term land use issues, the final plan for presentation to the City emphasizes changes that may be accomplished in a 10-year period. The plan will need to be updated again at the end of that period, but it provides direction for potential growth and direction of the

University for the next 25 years and beyond. During the life of the plan, "precinct" studies, focusing on limited zones of campus, will provide more detail in support of specific strategic initiatives.

PURPOSE OF THE PLAN

The Plan outlines long-term, large-scale patterns of land use and environmental protection principles that reflect the values of the community and express a larger vision of the University's future. It defines an overall structure to guide imminent decisions about new facility location, and associated parking. Detailed engineering studies of storm water management, utility capacity, or other infrastructure issues are not included. These will be addressed in separate studies as needed.

Because the Washington and Lee campus is currently well-planned, the plan does not aim at transforming it, but at maintaining and strengthening the qualities that make it successful today. The focus of projects in the next ten years will be on replacement, expansion and renovation of existing structures. Where new structures are needed, they will be placed to complete established patterns of buildings and spaces.

PLANNING PRINCIPLES

Key principles were adopted at the beginning to guide development of the plan:

- *Reserve the historic core of campus for academic purposes*
- *Preserve and protect historic buildings and archaeological sites*
- *Pursue LEED (Green Building) Certification for future construction and renovation.*
- *Follow responsible site use and development guidelines.*
- *Maintain and strengthen the residential experience for first- year students.*
- *Consolidate and upgrade non-Greek housing options*
- *Maximize the efficiency of buildings, playing fields, and other structures to minimize the amount of land used.*
- *Protect, preserve and restore natural areas.*
- *Preserve important viewsheds to the Blue Ridge and Allegheny mountains.*
- *Promote transportation alternatives to automobiles.*
- *Focus on community engagement zones.*

CAMPUS PRECINCTS

With approximately 350 acres of land, the Washington and Lee campus has zones which vary in topography, character, historical value, density of development, and other factors which affect the planning approach. Each zone, or precinct, is discussed individually in this report, but has been planned to work seamlessly within an over-arching plan framework.

Zone A: Historic Front Campus/ Campus Core
(Illustration on Page 5)

Centered on the Colonnade, the historic front campus

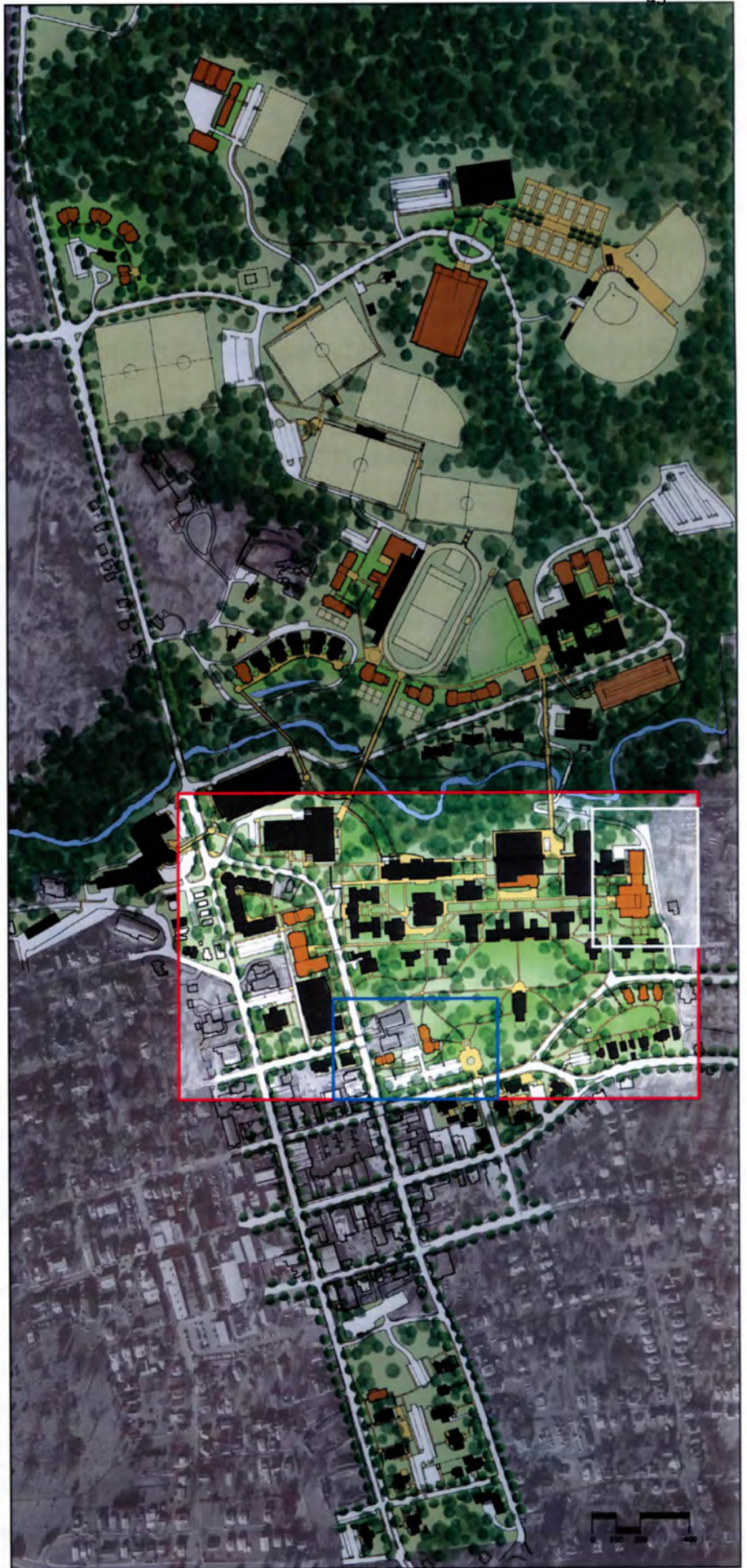
is the core around which the university is built. It houses the College and Williams School and the two undergraduate libraries. Freshmen are traditionally housed close to the academic core, and the new Elrod Commons solidifies this zone as the center of on-campus life for students. Parking is in critical demand in the campus core. The 607-car parking deck has helped to satisfy this need in the past seven years; however, a better distribution of parking is needed to serve the east end of campus, adjacent to VMI.



A Detailed view of the duPont Replacement Building

With the construction of a new Leadership Center on the VMI campus adjacent to duPont Hall, the two universities are collaborating on an improved pedestrian link connecting Stemmons Plaza on the W&L campus to the Leadership Center.

We have not identified any “new” sites for academic buildings in this zone. However, the duPont building will be replaced by a larger building, most likely 60-75,000 gross square feet, which will house undergraduate faculty and classrooms. This academic space will meet the University’s changing space needs for a decade or more. It may be possible to include one or more levels of parking in this structure to achieve a better distribution of parking across campus. However, the need for this parking will be determined based on the technical feasibility, use of the building, and the timing of other parking initiatives such as the parking structure proposed for Zone B.





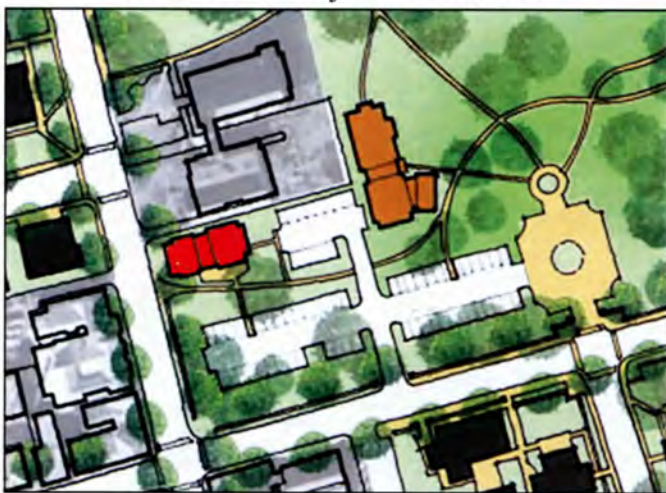
Zone A: Historic Front Campus/Campus Core

Expansion of the Leyburn Library footprint for library and academic purposes is a possibility in the 10-25 year period. Beyond the 25 year horizon of this plan, the site of Graham-Lees Residence Hall could be used for academic purposes as well.

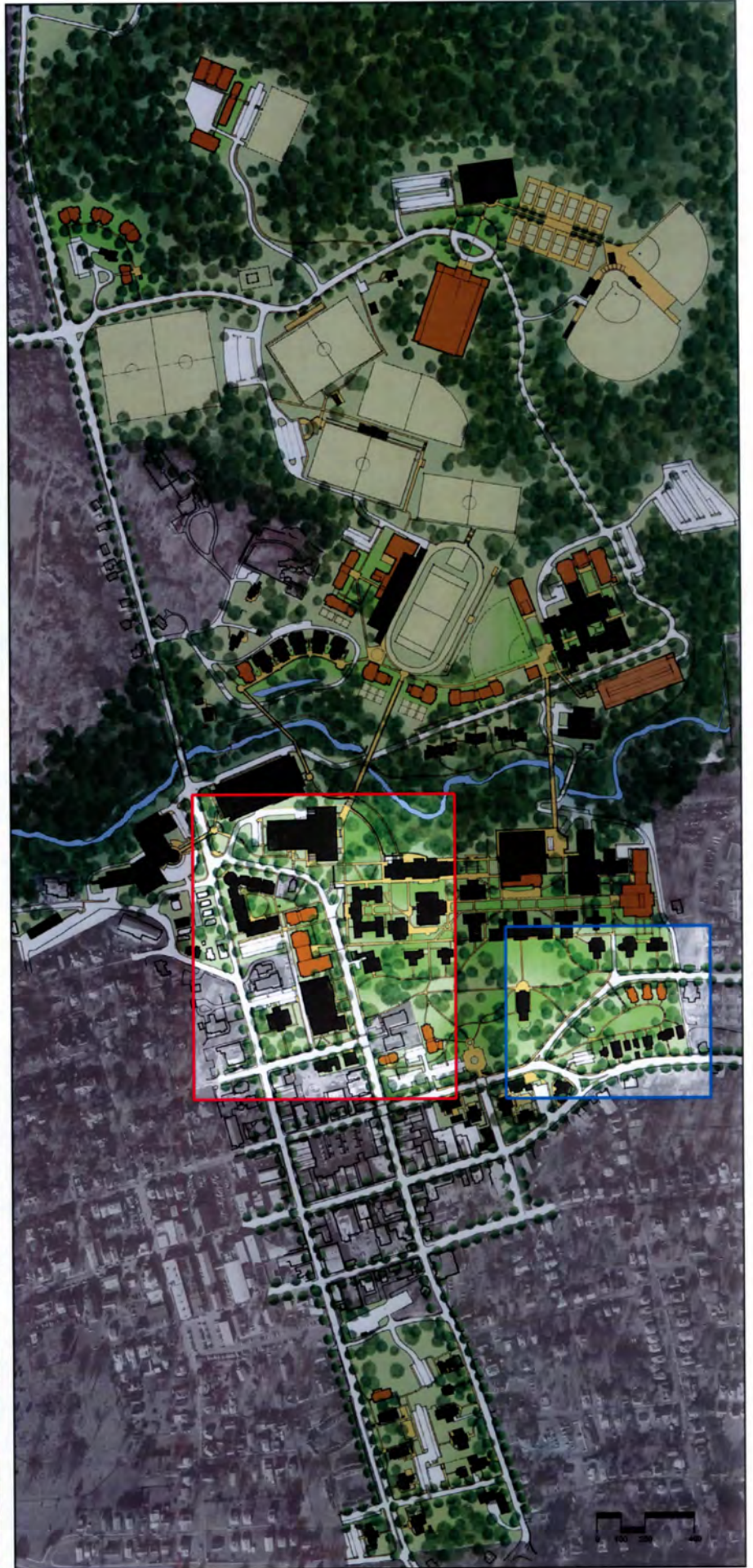
In the “Corral” area at the corner of Washington and Jefferson Streets, the Red House (East Asian Languages and Literature) and Howard House

(Human Resources and Special Programs) sites can potentially be redeveloped to house a Center for Jewish Life and a “Gateway” building to house Admissions and Financial Aid. These buildings would be larger than the existing structures and might incorporate part or all of the existing buildings. Both programs involve community outreach and welcome visitors to the campus, so the location between town and campus seems ideal. This proposal preserves the existing parking capacity while enhancing a park-like setting which frames views to the historic Colonnade. Construction of a Center for Jewish Life, at approximately 8,000 square feet, would occur within five years. The “Gateway” building is a more distant future possibility.

A Detailed view of the “Corral” area



The Hollow includes the land below Letcher Avenue, extending down to Main Street. In the early 1900s the University purchased the houses here and infilled the row with modest faculty houses. The plan acknowledges the value of this row as a



cultural landscape of mixed 19th and 20th century structures. There is an opportunity to add several residential-scaled structures along Letcher Avenue for either residential or academic use, but there are no current plans to realize this suggestion. The existing houses in the "hollow" are used for a combination of residential and office purposes, and the plan formalizes this mixed use.



A Detailed view of the Hollow

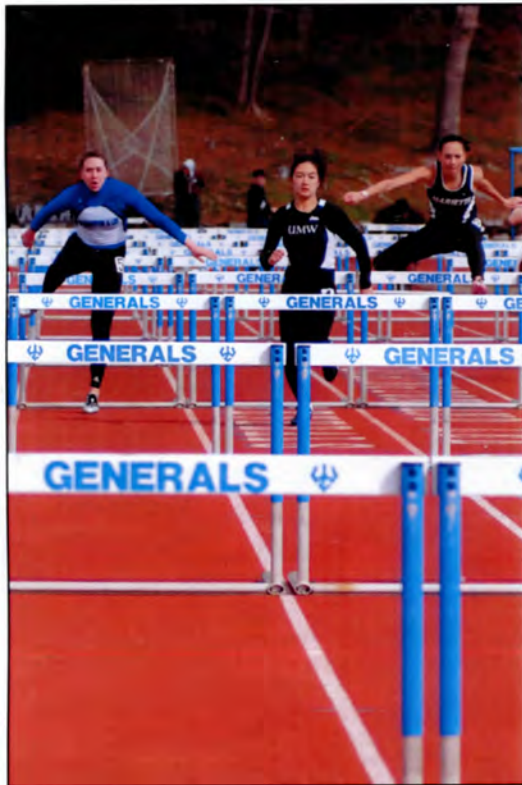
A major programmatic change was explored for the block which houses the Early-Fielding Center, Baker-Davis-Gilliam, and Gaines Hall. Gaines Hall could house freshmen, not upperclassmen, and upperclass housing could be consolidated through construction of a new residence hall in the Woods Creek Apartment area. The Gaines Hall complex could be expanded by 115 beds. The Baker-Davis-Gilliam residential quadrangle could be renovated for other purposes or demolished in the long term to create a college expansion site. Relocation of upperclass students to the north sector of campus could free up to 143 parking spaces

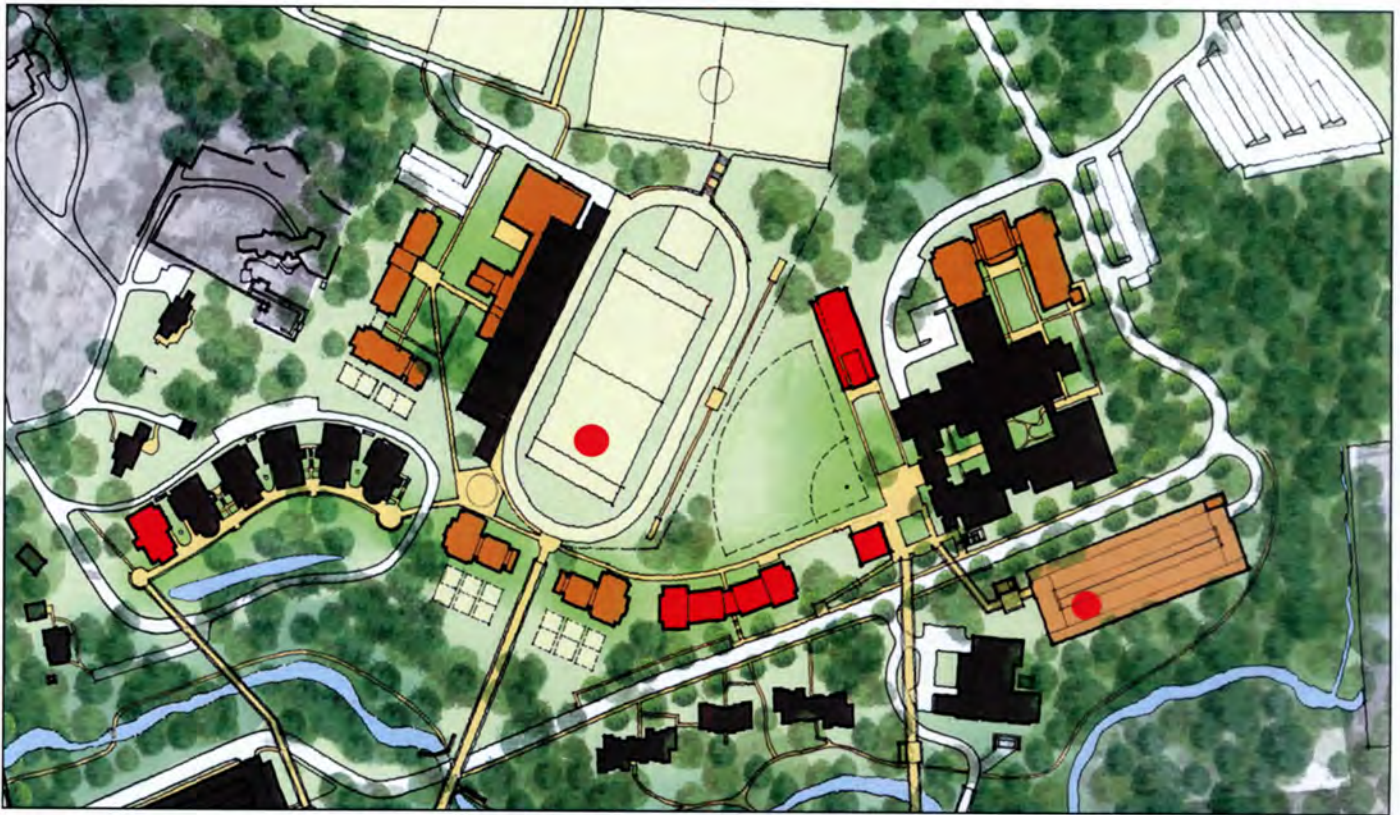
adjacent to the campus core for use by faculty, staff, and commuting students. There are several small wood-frame structures remaining on Washington Street opposite the gymnasium, and the university will acquire and potentially demolish these if it can do so at reasonable cost; the land is currently zoned Institutional Overlay and will provide flexibility for future landscaping and redevelopment in this vicinity.

With the completion of Wilson Hall for the arts and the relocation and renovation of the historic train station, no further changes or land acquisitions are planned in the McLaughlin Street area. The current plan proposes the use of the train station site for office use.



A Detailed view of the Early-Fielding Center, Baker-Davis-Gilliam, and Gaines Hall





A Detailed view of Zone B: East Denny Circle

SUMMARY OF PLAN ELEMENTS REQUIRING CITY APPROVAL:

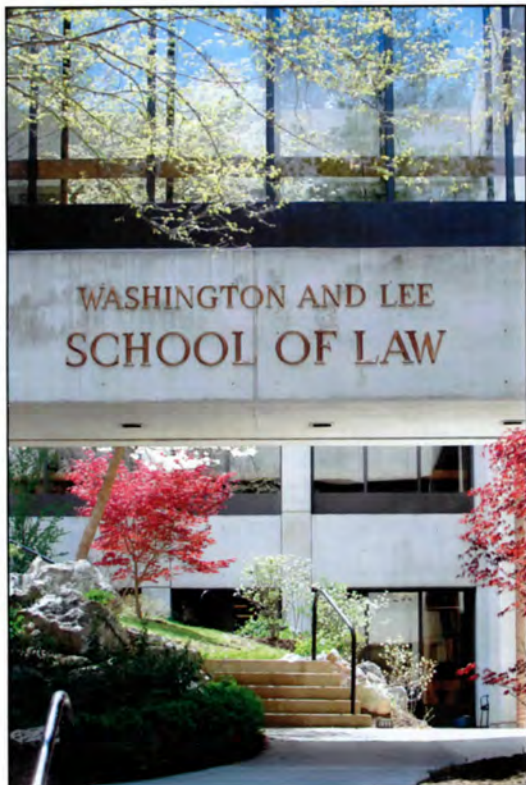
1. Site for a new academic building on duPont Site - 75,000 square feet
2. Site for a Center for Jewish Life - 8,000 square feet
3. Site for a new dormitory adjacent to Gaines Hall - 40,000 square feet; to house 115 students
4. Use of former single-family homes in the "hollow" area for mixed residential and office uses
5. Use of Train Station as office space in Institutional Overlay zone (current conditional use is according to underlying zoning)

Zone B: East Denny Circle

Historically the home of the Washington and Lee football stadium, this zone has grown since the 1970s to include the School of Law, Woods Creek Apartments, and five sorority houses. A sixth sorority

house, already planned in the sorority row, will be built. This crescent of housing could be extended over time in the direction of the Woods Creek Apartments, consolidating non-Greek upperclass housing away from the center of campus. A new parking deck replacing the existing Woods Creek Lot would meet the parking requirements for this new housing. The sites considered for future housing were:

- A cluster of housing units adjacent to the football stadium bleachers, replacing the upper tennis courts. The tennis courts could be consolidated next to the existing indoor tennis center.
- Upperclass housing units located along East Denny Circle, opposite the existing Woods Creek Apartments.
- A sixth sorority house completing the planned Sorority Crescent.



- Small-scale housing units flanking the concrete pedestrian bridge on both sides, replacing the lower tennis courts. (This site was judged to be the least desirable of the options.)



A Detailed view of the Law School

The Law School could expand, if needed, in several ways. The plan indicates the potential for smaller outbuildings at the edge of the lawn in front of the School of Law, to alleviate the shortage of space in that building. Additions could also be located on the larger parking lot/landscaped areas to the north of the building.

The planning team studied a pedestrian bridge connection that would link the Woods Creek parking deck and the Law School back to the Leyburn Library site. The vehicle bridge/roadway below would need to be upgraded as well and would continue to serve as a connection along with the new bridge. Utility relocation would be required.

The University has leased property along Woods Creek to a community day care and preschool

program, the Montessori School. No changes are planned to this arrangement.

The University owns two houses on Liberty Hall Road; a third house, Mulberry Hill, is now the headquarters of a national fraternal organization, and a fourth house is privately owned. The University has no plans to purchase any additional property in this area.

The riparian wooded area along Woods Creek and the publicly accessible path which runs through it, are a valuable resource, and need to be carefully managed as part of the campus natural reserve.

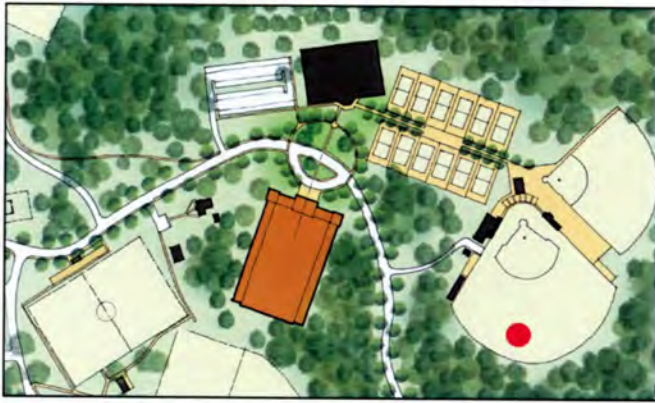
SUMMARY OF PLAN ELEMENTS REQUIRING CITY APPROVAL:

1. Site for an 80 - 160 bed apartment-style upperclass housing unit on East Denny Circle, between the law school field and existing Woods Creek Apartments, approximately 40,000 square feet.
2. Site for a sixth sorority house for under 25 residents, approximately 11,000 square feet, at the west end of the existing "sorority row".
3. Sites for the addition of 25,000 square feet to the law school, either connected to or sited close to the existing structure.
4. Site for a parking garage for up to 360 vehicles on the site of the Woods Creek parking lot.

Zone C: West Denny Circle/Athletic Fields

This zone is dominated by athletic facilities, but also contains important archaeological traces of the 18th century campus and the Castle House site, which was added to the campus through a gift.

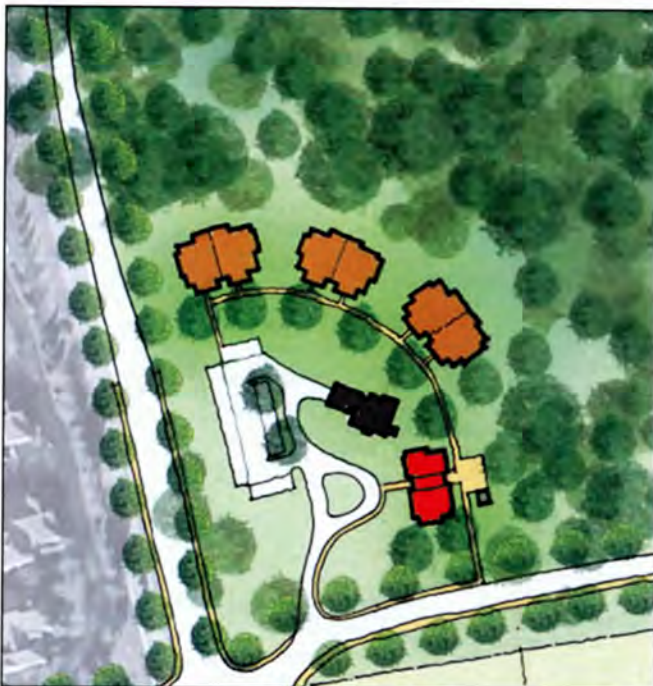




*A Detailed view of Zone C: West Denny Circle/
Athletic Fields*

There is an opportunity for additions or outbuildings on the Castle House site, which might include a residential crescent on the grounds behind the house. These additions would continue and enhance the house's role as a place to welcome and entertain guests to the campus. An Alumni Center is one use that has been suggested for this site.

Liberty Hall is the substantial ruins of a late 18th century campus building, and subsurface ruins of other campus buildings surround Liberty Hall. This



A Detailed view of the Castle House site

site has great heritage value to the university and should be more clearly identified, interpreted, and protected from modern incursions. The University's Department of Sociology and Anthropology has taken leadership in promoting good stewardship of these ruins.

As in the 1998 master plan, the current plan calls for the maintenance shops area to be the site of a field house, should such a building ever be required. The Pavilion would be eliminated in that event, and tennis courts (relocated from sites that will be redeveloped for housing) clustered next to the indoor tennis center. The plan also continues to include a site for a future softball field as proposed in the 1998 master plan.

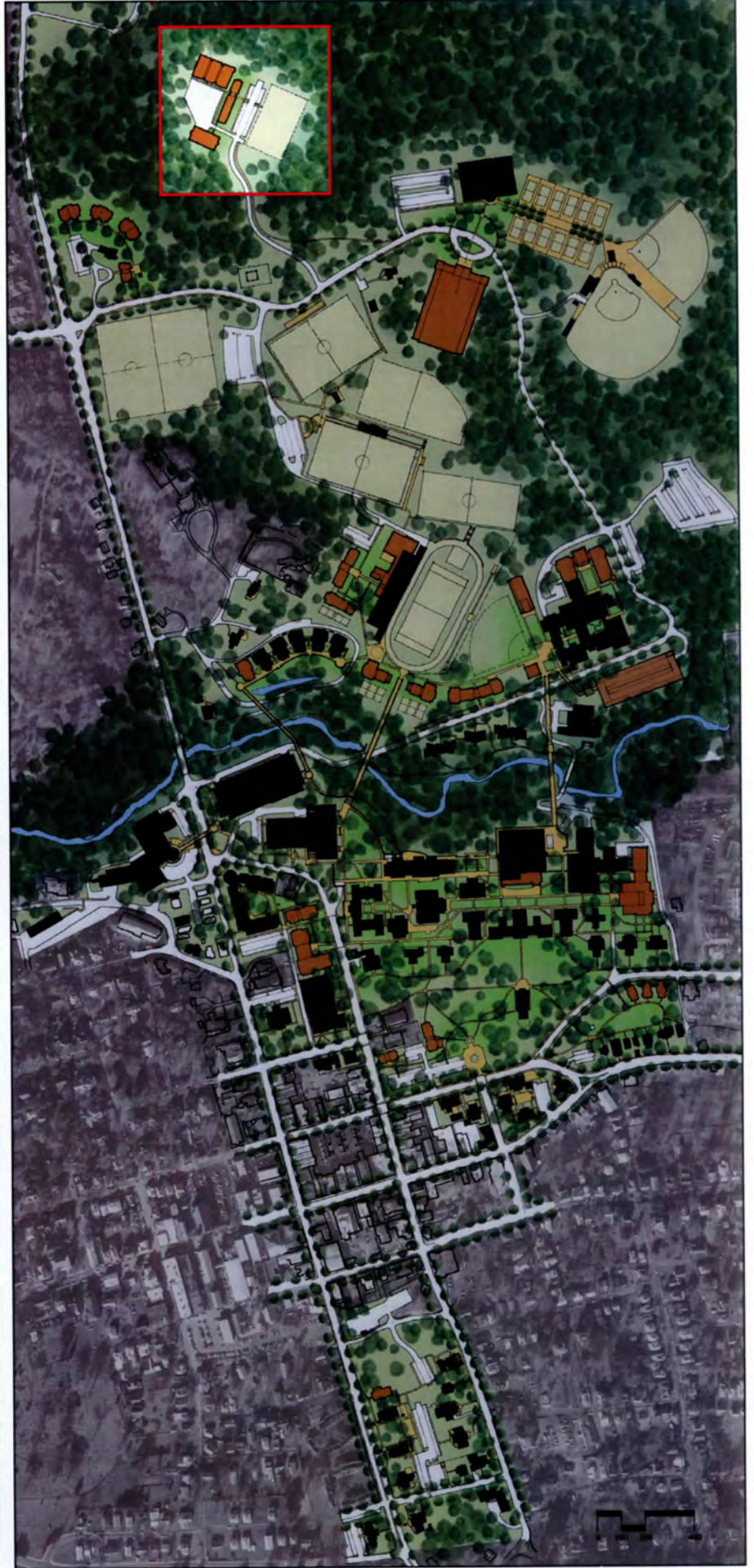
Wilson Stadium will be re-constructed in 2007-08. The field will be converted to artificial turf which can be used for intramural recreation and practice in addition to current uses. Therefore, it is proposed that the field be lighted to allow multiple uses to occur and to reduce the need for new field construction elsewhere.

SUMMARY OF PLAN ELEMENTS REQUIRING CITY APPROVAL:

1. Site for an addition of 15,000 square feet to the existing Castle House for entertainment, dining, and/or overnight guest use.
2. Lighting of existing football field for evening use.

SUMMARY OF PLAN ELEMENTS REQUIRING COUNTY APPROVAL:

1. Lighting of existing baseball field for evening use.



Zone D: Undeveloped Zone / Science Park

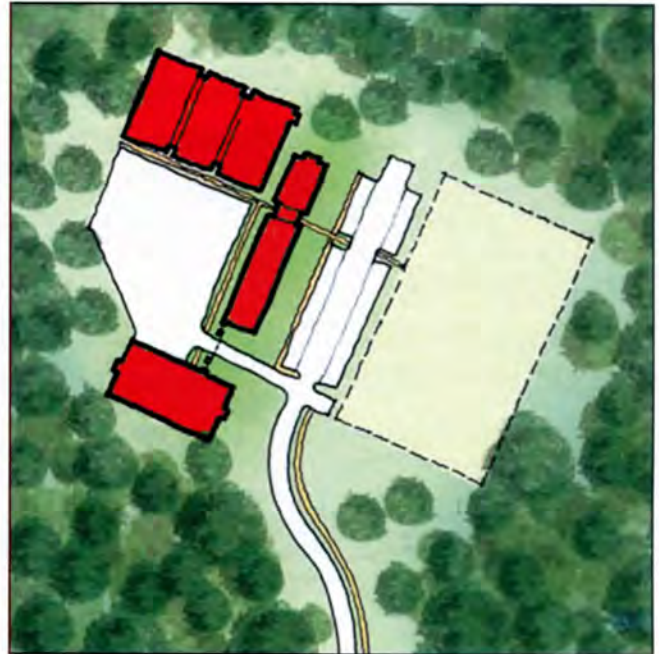
The University is fortunate to have approximately 125 acres of undeveloped land. This land represents a priceless heritage for future generations, and its use must be carefully considered. The lands on the north and east sides of campus are largely undeveloped. It is critical that *ad hoc* development or sprawl not compromise the future utility and value of this land bank. The campus planning committee will be charged with developing a detailed protocol for managing this property. The land will be managed to balance the needs for recreation, athletics, environmental preservation, scientific field studies and research, and other university objectives.



An Aerial View of Zone D: Undeveloped Zone / Science Park

The fill site behind Liberty Hall has been used for decades to dispose of excess dirt from excavation projects. Facilities Management administration

and shops could be relocated to this site, with the balance of the site used as a grass field for recreation and event parking. Because it is visible from adjacent residential property, careful consideration would be given to lighting and design on this site.



A Detailed View of the fill site behind Liberty Hall

A five-acre site was set aside for scientific research six years ago. Additional land for field projects in the sciences could be added to form a Science Park protected from uncontrolled land development and poorly implemented land management practices. It is recommended that an oversight committee be convened to discuss the use of this site.

SUMMARY OF PLAN ELEMENTS REQUIRING COUNTY APPROVAL:

1. Site for Facilities Management administration, shops, and storage complex (total 40,000 square feet) behind Liberty Hall ruins

Zone E: Property Outside the Core Campus

Zone E consists of property that is university-owned, but more a part of the city fabric than of the core campus. The only change proposed here is the designation of a future housing site at the end of the fraternity row on Nelson Street (near the site of the new County Courthouse). This would give the University the flexibility to relocate one of the outlying fraternity houses or student residences to this site. The Troubadour Theater lies in this zone, and the University will consider alternative or community uses for this building.

The University recently sold the building at the intersection of Main and Jefferson Streets to a private owner as part of a strategy to limit the amount of property it owns outside of the Institutional Overlay zone. Other properties outside the Overlay zone are:

- Houses on McLaughlin Street: These four structures house athletic interns in a neighborhood with numerous privately owned student rental houses.
- Lexington Avenue town houses: Four of the five town houses (located in a residential neighborhood at the south end of Lexington) house incoming faculty and staff for a period of one to three years, as they locate permanent housing in the community.
- International House: A former fraternity house, it is currently used as the International House residence hall on a two-year renewable conditional use permit.
- Phi Gamma Delta "Fiji" Fraternity House.
- Mattingly House: This former fraternity house at the corner of Washington Street and Lee Avenue is the University's communications office.

- Spanish House and Chavis House: Two residential theme houses on Lee Avenue.
- Houses on Liberty Hall Road.

Some of these uses may be non-conforming uses that were in place before the current zoning was enacted.

SUMMARY OF PLAN ELEMENTS REQUIRING CITY APPROVAL:

1. Site for a residential building in the Davidson Park district (12,000 square feet).

TRANSITION AND COMMUNITY ENGAGEMENT ZONES

One of Washington and Lee's most striking features is the intertwined narrative of history and tradition offered by its campus, the Lexington downtown area, and the adjacent VMI post. It is critical to consider not only the center of the campus, but its edges, too. These boundaries are an opportunity to enhance the campus experience and image of the University. Washington and Lee can work with the community to improve the vitality and economic health of surrounding neighborhoods by defining the campus boundary in a way that welcomes interaction with its neighbors.

The neighborhood around the Lenfest Center is in transition. Formerly the site of industrial warehouses and a Coca-Cola bottling plant, it has become the center for the University's art programs, and a valuable community resource as well. A number of neighboring buildings are being used as private artist's studios. Nearby, student rentals and a large hardware and plumbing business opposite the Lenfest Center



A View of the Jefferson Street Entrance Corridor

reflect the mixed character of the neighborhood. The University would like to partner with the community to identify mutually beneficial options for this area.

PARKING

The relationship between housing and parking on campus is especially strong at Washington and Lee because of a city requirement to provide one parking space for each bed on campus. The plan identifies locations for additional parking to meet this requirement, mostly in the form of decked parking. Parking would be added as needed in conjunction with other development; the size, timing and location of the parking additions will be coordinated with the projects they serve.

This plan locates the following sites for new and re-assigned parking:

Site for a parking shelf or deck at Woods Creek parking lot (up to 360 spaces). This site could serve new housing along East Denny Circle and law school expansion. With the addition of a pedestrian bridge, it might also serve the core academic campus. As a secondary effect, up to 143 spaces in the vicinity of Gaines Hall can be re-assigned to faculty/staff/commuters if Gaines Hall becomes freshmen-only housing.

Siting of parking garage levels within a new academic building (on the duPont site)(up to 185 spaces)

No spaces would be lost in the "Corral" parking lot at the corner of Washington St and Jefferson Ave if the Howard House or "Red" House were replaced.

Site for an overflow/event parking area in the Liberty Hall area (up to 200 spaces)

CONCLUSIONS

The current plan is a "steady-state" plan which does not project any significant changes in student enrollment or housing policies. However, modest increases in the number of faculty or staff will occur with improvements in student-faculty ratios, administrative support levels, and other competitive factors that affect colleges nationwide. At the same time, the University recognizes that the limited opportunities for further campus development require it to exercise thoughtful stewardship and management of available land. The campus has unique opportunities for environmental and cultural resource preservation, but these will require vigilance and a disciplined approach to maintain over time. The standing Capital and Campus Planning Committee, led by the provost and Vice President for Administration, will assume the ongoing responsibility of ensuring that individual decisions are made and carried out in the spirit of this plan. A master plan is a living document, and it is expected that changes and variations will continue to be made over its life span.

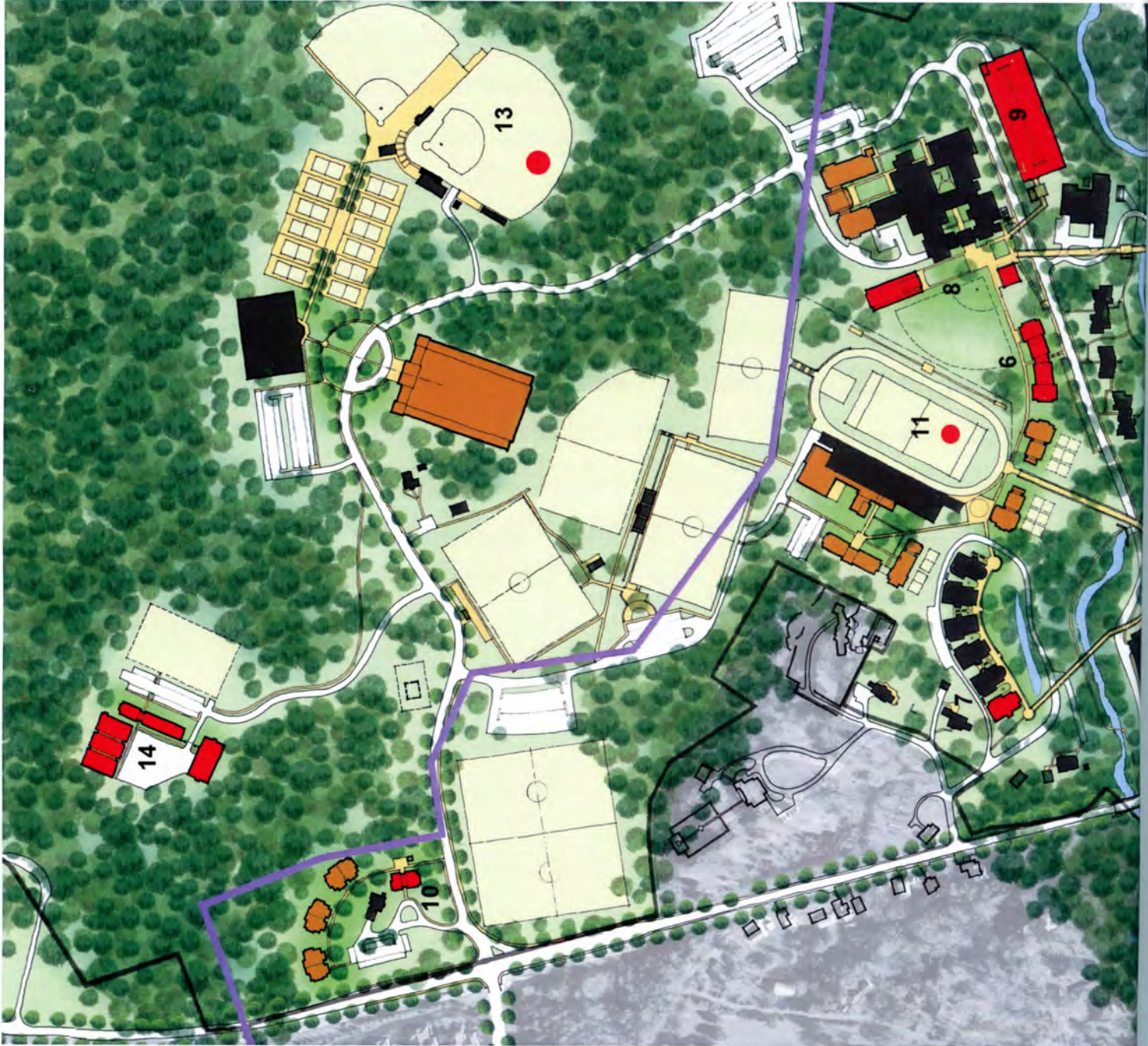
NOTES:

SUMMARY OF PLAN ELEMENTS REQUIRING CITY APPROVAL

1. New academic building on duPont site
2. Center for Jewish Life
3. New dormitory adjacent to Gaines Hall
4. Use of former single-family homes in the "hollow" area for mixed residential and office uses
5. Use of Train Station as office space in Institutional Overlay zone
6. 80 bed apartment-style upperclass housing unit on East Denny Circle
7. Sixth sorority house
8. Addition of 25,000 square feet to the law school
9. Parking garage on the site of the Woods Creek parking lot
10. Addition of 15,000 square feet to the existing Castle House
11. Lighting of existing football field for evening use
12. Residential building in the Davidson Park district

SUMMARY OF PLAN ELEMENTS REQUIRING COUNTY APPROVAL

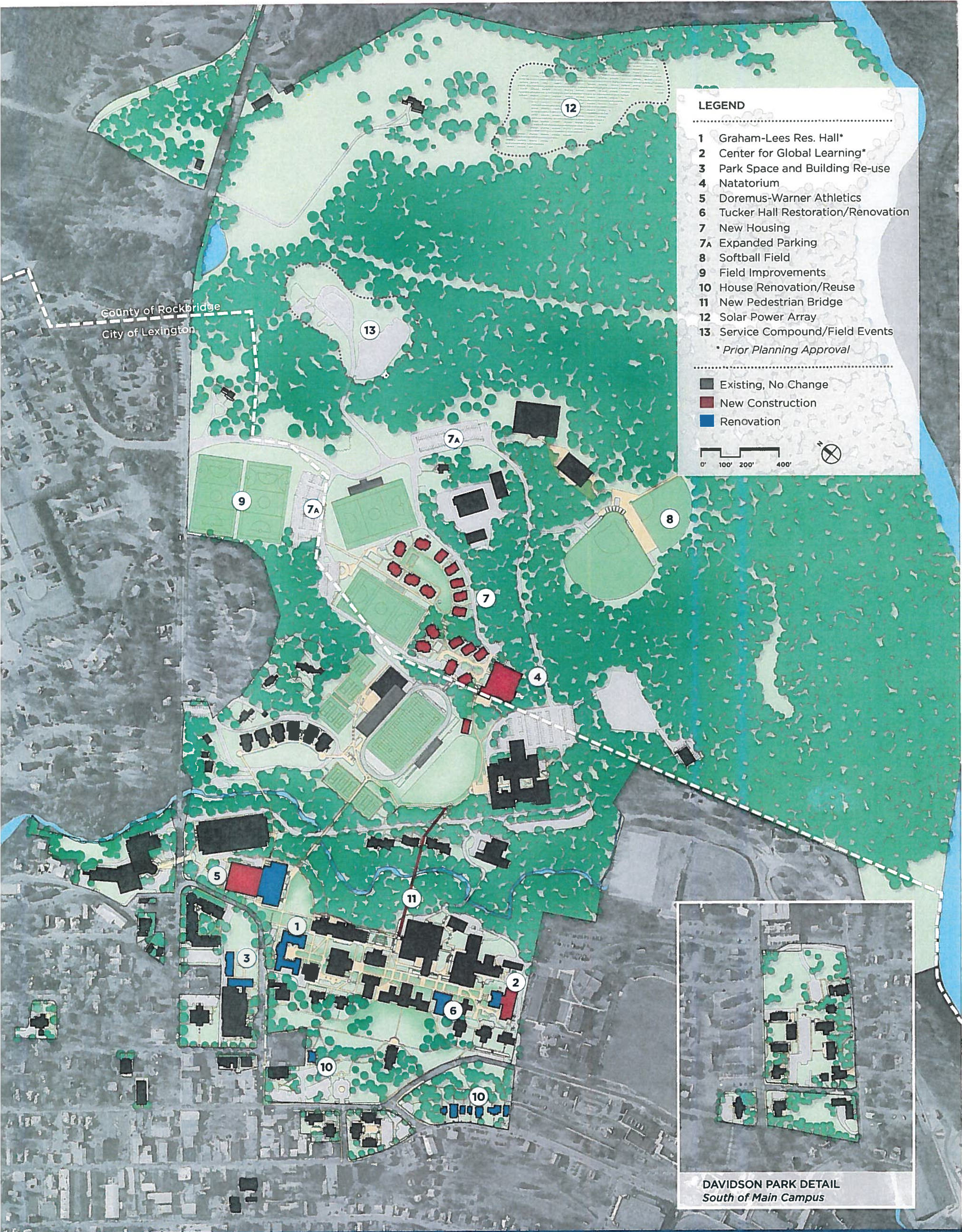
13. Lighting of existing baseball field for evening use
14. Facilities Management administration, shops, and storage complex







WASHINGTON AND LEE
UNIVERSITY
LEXINGTON, VIRGINIA 24450-2116



LEGEND

- 1 Graham-Lees Res. Hall*
 - 2 Center for Global Learning*
 - 3 Park Space and Building Re-use
 - 4 Natatorium
 - 5 Doremus-Warner Athletics
 - 6 Tucker Hall Restoration/Renovation
 - 7 New Housing
 - 7A Expanded Parking
 - 8 Softball Field
 - 9 Field Improvements
 - 10 House Renovation/Reuse
 - 11 New Pedestrian Bridge
 - 12 Solar Power Array
 - 13 Service Compound/Field Events
- * Prior Planning Approval

- Existing, No Change
- New Construction
- Renovation



DAVIDSON PARK DETAIL
South of Main Campus

WASHINGTON AND LEE
UNIVERSITY

Lexington, Virginia 24450-2116

To: Members of Lexington City Council
 From: Steve McAllister *SM*
 Vice President for Finance and Treasurer, Washington and Lee University
 Subject: Taxes and Grants
 Date: October 21, 2014

Recently, a City Council member asked if I could provide an update on the various payments that the University makes to the City of Lexington. I had provided such an outline in a letter to City Council and the Planning Commission in November 2012; however, with recent changes in the assessments and a review of properties with then City Manager, Jon Ellestad, and current Master Commissioner of Revenue, Karen Roundy, it is a good time to provide an updated outline of the payments.

The University makes real estate tax payments to the City on twelve separate properties (this includes five properties leased by the University). For 2014-15, the value of taxes to be paid on these is estimated at \$52,472. In addition the University pays one-half of the tax on nineteen other properties. This "service charge" for providing police, fire and schools is valued at \$34,437, bringing the total real estate taxes paid by the University to \$86,909.

As you may remember from my previous letter, in the 1980s, President Wilson, with approval from the Washington and Lee Board of Trustees, implemented a voluntary City Grant program. This program was designed to provide a payment in lieu of taxes for properties owned by the University that are tax-exempt. These properties are primarily defined as properties utilized for student housing off the core campus (fraternities and houses such as the Spanish House and Global Service Learning House) but also include properties that over the years have been acquired by the University and are utilized for administrative purposes at the school (the Alumni House as an example). These twenty-eight properties will yield an estimated grant to the City of \$382,045 in 2014-15. In addition to this, the University pays the equivalent of the other half of the real estate tax rate on the properties identified under the "service charge" and after recent discussions converted the combination of the base student grant and "self-owned telephone system taxes" to an annual Base student Grant of \$100,000 per year. This grows the total of this voluntary grant program to \$516,482.

Thus, total payments to the City for the current fiscal year for real estate and telephone taxes and grants by the University are estimated at \$603,391. When I last wrote in 2012, the total combination of payments was \$421,486.

I also would note that last year the University completed its pledge of \$106,000 toward emergency equipment upgrades that the City planned, and finished its \$2.5 million commitment toward the joint governments program to establish a fiber loop backbone for the area (RANA).

I also think it is worth reminding you that at least over the last decade that for any property that the University has taken title to in the City of Lexington, the University has not sought an exemption from real estate taxes. To the extent that we acquire such properties going forward, I can assure you that we will continue with this practice arise.

This letter simply outlines the tangible financial payments that the University makes to the City of Lexington on a regular basis. It does not include the various services and support provided to the community through a campus that makes its facilities and services available to a broad spectrum of the community (library privileges to members of the community, use of facilities, community grants program - \$50,000 in 2013-14

and over \$330,000 since the formation of the program in 2008, Campus Kitchens, and Community Legal Practice Clinic as examples of other services provided).

I recognize that it is often mentioned that over 50% of the property in Lexington is tax-exempt, and it is often stated in a manner implying those benefitting from the exemption are not doing their share for the community. While we can debate the value and purpose of the tax-exemption policy, I think it is fair to say that Washington and Lee is making a significant and tangible contribution to the City and surrounding community. I also would urge you at your convenience to familiarize yourself with the 2010 Economic Impact of the University on the Shenandoah Valley (executive summary attached). Based on the growth of the University budget since that time, we believe the economic impact has now grown to over \$260 million.

I hope that this has been helpful in outlining this matter from the University's perspective. As always, should you have any questions or need additional information, please feel free to call me at 458-8740 or email me at smcallister@wlu.edu.

cc: N. Simon
T. Harrington
K. Ruscio

**The Economic Impact of
Washington and Lee University
On the
Shenandoah Valley**

**Kevin B. Stokes
EconImpact LLC
Scottsburg, IN
502-645-7767**

KevinStokes@EconImpact.Com

www.EconImpact.Com

December 4, 2011

(For purposes of presentation, excel spreadsheet calculations were pasted into this document. As a result, some rounding of numbers that occurred in the calculations did not translate into some of the charts. This may appear to throw off some calculations. None of the rounding materially impacts the data in the report.)

EXECUTIVE SUMMARY

This report examines the Washington and Lee Spending, Knowledge and Local Government Impacts on the Shenandoah Valley (Augusta, Botetourt, Roanoke, and Rockbridge Counties, and the independent cities of Buena Vista, Lexington, Roanoke, Staunton, and Waynesboro) for the year 2010.

WASHINGTON AND LEE IMPACT ON THE SHENANDOAH VALLEY

In 2010 Washington and Lee contributed \$225,277,916 to the Shenandoah Valley.

- **Spending Impact** - \$213,569,145 from W&L, its employees, students, and visitors in 2010. \$157,602,000 in capital projects from 2000 to 2010.
- **Knowledge Impact** - Alumni contributed \$6,011,531 in increased earnings and \$3,748,231 in Social Benefits. There were \$1,596,371 in Cultural and Community Service benefits.
- **Local Government Impact** - The City of Lexington treasury received a \$352,639 net benefit due to the presence of Washington and Lee.

WASHINGTON AND LEE SPENDING IMPACT

Spending Impacts are simply the effects of the outlays of the University, its employees, students, and visitors. Washington and Lee's Spending Impact is large because most of its revenues are derived from students who reside outside of the Shenandoah Valley.

- **Washington and Lee Spending** - \$49,501,927
- **Employee Spending** - \$117,143,318
- **Student Spending** - \$26,313,900
- **Visitor Spending** - \$20,610,000
- **Jobs** – 2,134 jobs – 869 positions at Washington and Lee and 1,265 new jobs
- **Capital Projects** – Washington and Lee has spent \$157,602,000 between 2000 and 2010 on capital projects. Elrod Commons, Wilson Hall, and Wilson Field and Stadium were among the most significant capital projects during that time.

WASHINGTON AND LEE KNOWLEDGE IMPACT

Knowledge Impacts are the life-long benefits to the Shenandoah Valley. They come from increased earnings of W&L alumni. They come from savings due to better lifestyle choices of W&L alumni. They come also from the Cultural and Community Service Benefits because of the presence of the Washington and Lee community.

- **Alumni Increased Earnings** - \$6,011,531
- **Alumni Social Benefits** - \$3,748,231
- **Cultural Program Benefits** - \$898,196
- **Community Service** - \$698,175

WASHINGTON AND LEE LOCAL GOVERNMENT IMPACT

Washington and Lee contributed 14.8% of the Lexington City revenues and 12.5% of expenditures - a 2.3% net benefit to the City of Lexington.

EXHIBIT 1
WASHINGTON AND LEE SPENDING IMPACT

DIRECT SPENDING BY WASHINGTON AND LEE IN THE SHENANDOAH VALLEY		
University Spending	\$27,501,071	
Faculty & Staff Spending	\$65,079,621	
Student Spending	\$14,618,833	
Visitor Spending	\$11,450,000	
	\$118,649,525	
SECONDARY SPENDING IN THE SHENANDOAH VALLEY		
Secondary Spending by Washington and Lee	\$22,000,856	
Secondary Spending by Faculty, Students and Visitors	\$72,918,763	
	\$94,919,620	\$213,569,145
WASHINGTON AND LEE KNOWLEDGE IMPACT		
INCREASED EARNINGS OF ALUMNI	\$6,011,531	
SOCIAL BENEFIT IMPACT		
Reduced Absenteeism	\$447,680	
Reduced Alcoholism	\$134,440	
Reduced Crime Victim Cost	\$181,840	
Reduced Incarceration	\$536,275	
Reduced Smoking	\$206,076	
Reduced Unemployment	\$1,300,100	
Reduced Welfare Expenditures	\$941,820	
Total Washington and Lee Social Benefit Impact	\$3,748,231	
CULTURAL BENEFITS		
City of Lexington	\$546,432	
Rest of Shenandoah Valley	\$351,764	
Total Washington and Lee Cultural Impact	\$898,196	
COMMUNITY SERVICE		
City of Lexington	\$371,942	
Rest of Shenandoah Valley	\$326,233	
Total Washington and Lee Community Service Impact	\$698,175	\$11,356,133
WASHINGTON AND LEE LOCAL GOVERNMENT IMPACT		
Total Benefit to Lexington City Government	\$2,238,682	
Total Cost to Lexington City Government	-\$1,886,043	
Net Benefit to Lexington City Government	\$352,639	\$352,639
TOTAL SHENANDOAH VALLEY ECONOMIC IMPACT		\$225,277,916

W&L Impact on the Shenandoah Valley

EconIMPACT LLC