

SMART Portal		DRPT	VDOT

SMART SCALE Application

Route 208 Operational and Multimodal Improvements

Project Status: Scored Organization: Fredericksburg Area Metropolitan Planning Organization
Project ID: 6867

- General

Point of Contact Information

Project Point of Contact Name

Matthew Lehane

Project Point of Contact Email

lehane@gwregion.org

Project Point of Contact Phone

(540) 642-1574

Project Information

Project Title

Route 208 Operational and Multimodal Improvements

Principal Improvement

Highway

Project Short Description

Provide 3 thru-lanes WB on Rte 208 between Hood Dr and Woodland Dr. Provide Triple-LTLs on Southpoint Pkwy NB at Rte 208. VRE feeder bus is proposed from the Rte 208 PNR lot to the Fredbg VRE station, withimps. at the Rte 208 PNR lot to include the replacement of the transit shelter with LED solar lighting, 10 bicycle lockers, 10 covered bicycle parking and new signage. Also FRED S4 Service during weekday off-peak to reduce headways from 60 to 30 min.

Does this project include any improvements to non-VDOT maintained roadways?

No

Application Program Requested

- Statewide High Priority

VDOT District

Fredericksburg

- Location

VTRANS Needs Categories Requested

- Corridor of Statewide Significance
- Regional Network

for the Route 208/Lafayette Boulevard corridor in the City of Fredericksburg and Spotsylvania County.

VA-208N: Courthouse RdProject would create bicycle parking for the Route 208 Commuter Lot, and helping increase mode choice and active transportation options for the Route 208/Lafayette Boulevard corridor in the City of Fredericksburg and Spotsylvania County.

VA-208N: Courthouse RdProject would create bicycle parking for the Route 208 Commuter Lot, and helping increase mode choice and active transportation options for the Route 208/Lafayette Boulevard corridor in the City of Fredericksburg and Spotsylvania County.

VA-208S: Courthouse RdProject would create bicycle parking for the Route 208 Commuter Lot, and helping increase mode choice and active transportation options for the Route 208/Lafayette Boulevard corridor in the City of Fredericksburg and Spotsylvania County.

VA-208S: Courthouse RdProject would create bicycle parking for the Route 208 Commuter Lot, and helping increase mode choice and active transportation options for the Route 208/Lafayette Boulevard corridor in the City of Fredericksburg and Spotsylvania County.

- Features

Highway Improvements

Add New Through Lane(s)	Add a through lane on WB 208 from Hood Dr to Woodland Dr. Typical section will be 2 dedicated through lanes and one shared through lane with right turns. Portions of 3rd lane are to be built and other portions will utilize the existing CTRL or other available existing surfaces.
Please upload a Planning Study/Safety Study for your project if not done during pre-app	
Shoulder Improvement(s)	Rte 208 WB from Rhoades Drive to Woodland Drive: Replace about 240 feet of missing curb & gutter.
Turn Lane Improvement(s)	Lengthen WB Rte 208 Left Turn Lane for Southpoint Pkwy by approximately 110 ft using grass median to west of I-95/Rte 208 Bridge. Add a left turn lane on NB Southpoint Parkway to have 2 dedicated left turn lanes; 1 shared through left turn and 1 dedicated right turn lane onto 208.
Intersection Improvement(s)	Intersection turn lane improvements at Southpoint Pkwy (Rte 711). Intersection turn lane improvements at Stoney Creek Drive/Wawa.
Traffic Signal Modification	At Stoney Creek Dr. EB 208 will be re-stripped to convert dedicated right turn lane into shared through right turn lane. All signals along WB Rte 208 will be modified to reflect the new lane arrangement.

Bicycle and Pedestrian Improvements

Construct Sidewalk	Construct a continuous sidewalk on north side of 208 from Hood Dr to Woodland Dr.
Bike/Pedestrian Other	Bicycle improvements at the Route 208 Park and Ride lot, including 10 bicycle lockers and 10 covered bicycle parking. Pedestrian crosswalks added to North, East and South legs of 208/Southpoint Parkway Intersection

Bus Transit Improvements

New Route/Service	A new route will be created to server VRE riders traveling to and from the Route 208 Park and Ride lot with bus stops along Lafayette Boulevard. The route will run between the Route 208 Park and Ride lot to the Fredericksburg VRE station during peak AM/PM travel times. This will include 3 new buses for the VRE Feeder service.
Please upload a Rail and Transit Project Detail Form for your project	
Increase Existing Route Service - Additional Vehicle(s) or Increased Frequency	Additional FRED S4 Service during weekday off-peak to reduce headways from 60 to 30 min. Using the 3 new VRE feeder buses.
Please upload a Rail and Transit Project Detail Form for your project	
Construct or Improve Bus Stop / Shelter	

Travel Demand Management (TDM) Improvement(s)

Improve Park and Ride Lot	At the Route 208 Park and Ride lot, new Transit Shelter to replace existing with LED solar lighting, 10 bicycle lockers, 10 covered bicycle parking and new signage
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- Factors

Accessibility

Accessibility	Response	Supporting Information
Project includes transit system improvements or reduces delay on a roadway with scheduled peak service of one transit vehicle per hour.	Yes	A new route will be created to server VRE riders traveling to and from the Route 208 Park and Ride lot with bus stops along Lafayette Boulevard. The route will run between the Route 208 Park and Ride lot to the Fredericksburg VRE station during peak AM/PM travel times. This will include 3 new buses for the VRE Feeder service.
This factor has been pre selected because you selected one or more of Bus Transit Improvements or/and Rail Transit Improvements or/and Intercity Passenger Rail		
Project includes improvements to an existing or proposed park and ride lot (e.g., new lot, more spaces, entrance/exit, technology (payment, traveler information))	Yes	There will be several improvements at the Route 208 Park and Ride Lot. These include a new Transit Shelter to replace the existing, which will include LED solar lighting, 10 bicycle lockers, 10 covered bicycle parking and new signage will also be included.
This factor has been pre selected because you selected New Park and Ride Lot or/and Improve Park and Ride Lot	No	
Project includes improvements to existing or new HOV/HOT lanes or ramps to HOV/HOT.	Yes	The Route 208 Park and Ride Lot improvements include the construction of 10 bicycle lockers and 10 covered bicycle parking spaces.
Project includes construction or replacement of bike facilities. For bicycle projects, off-road or on-road buffered or clearly delineated facilities are required	Yes	Construction of about 240 feet of sidewalk between Rhodes Drive and Woodland Drive.
Project includes construction or replacement of pedestrian facilities. For pedestrian projects, sidewalks, pedestrian signals, marked crosswalks, refuge islands, and other treatments are required (as appropriate).	No	
This factor has been pre selected because you selected Add/Construct Bike Lane Feature and/or Construct Shared-Use Path	No	
Project provides real-time traveler information or wayfinding specifically for intermodal connections (access to transit station or park and ride lot).		
Provides traveler information or is directly linked to an existing TMC network/ITS architecture.		

Environment

Environment	Response	Supporting Information
Project includes construction or replacement of bike facilities. For bicycle projects, off-road or on-road buffered or clearly delineated facilities are required (i.e. Bike Lane or Shared Use Path).	Yes	The Route 208 Park and Ride Lot improvements include the construction of 10 bicycle lockers and 10 covered bicycle parking spaces.
Project includes construction or replacement of pedestrian facilities. For pedestrian projects, sidewalks, pedestrian signals, marked crosswalks, refuge islands, and other treatments are required (as appropriate).	Yes	Construction of about 240 feet of sidewalk between Rhodes Drive and Woodland Drive.
This factor has been pre selected because you selected Construct Sidewalk Feature and/or Construct Shared-Use Path		
Project includes improvements to an existing or proposed park-and-ride lot (e.g., new lot, more spaces, entrance/exit, technology (payment, traveler information)).	Yes	At the Route 208 Park and Ride lot, new Transit Shelter to replace existing with LED solar lighting, 10 bicycle lockers, 10 covered bicycle parking and new signage
This factor has been pre selected because you selected New Park and Ride Lot or/and Improve Park and Ride Lot	Yes	A new route will be created to server VRE riders traveling to and from the Route 208 Park and Ride lot with bus stops along Lafayette Boulevard. The route will run between the Route 208 Park and Ride lot to the Fredericksburg VRE station during peak AM/PM travel times. This will include 3 new buses for the VRE Feeder service.
Project includes bus facility improvements or reduces delay on a roadway with scheduled peak service of one transit vehicle per hour.		
This factor has been pre selected because you selected one or more of Bus Transit Improvements	No	
Project include special accommodations for hybrid or electric vehicles, or space or infrastructure for electric vehicle parking/charging).	Yes	The new transit Shelter that is replacing the existing transit shelter at the Route 208 PNR lot will include LED solar lighting.
Project includes energy efficient infrastructure or fleets, including: hybrid or electric buses, electronic/open road tolling, alternative energy infrastructure (e.g., roadside solar panels).		

- Delivery/Funding

Project Delivery Information

Project Planning Status

- Constrained Long Range Plan (MPO)
- Planning/Safety Study
- Transportation Element of Local Comprehensive Plan
- Vision Long Range Plan (MPO)

Phase Estimate and Schedule

Phase Milestone

PE (Survey, Environmental, Design)

Status

Not Started

Base Cost Estimate (in 2020 dollars)

\$1,275,000

Risks/Contingency/ Unknowns

15%

Phase Duration

Phase Estimate + Contingency

\$1,650,264

Phase Milestone

RW (Right of Way and Easement Acquisition, Utility Relocation)

Status

Not Started

Base Cost Estimate (in 2020 dollars)

\$2,288,744

Risks/Contingency/ Unknowns

15%

Phase Duration

Phase Estimate + Contingency

\$3,142,938

Phase Milestone

CN (Construction, Oversight, Contingencies)

Status

Not Started

Base Cost Estimate (in 2020 dollars)

\$4,804,966

Risks/Contingency/ Unknowns

30%

Phase Duration

Phase Estimate + Contingency

\$9,306,258

Total Cost Estimate: \$14,099,460

Project Funding Sources

Project UPC/DRPT/ID

UPC Description

VDOT / DRPT (\$)

Total SYIP: \$0

Other Committed Funds

Other Funds Committed to Project

Local /Regional Funding Not in SYIP

Description of Fund Type

Local funding from Spotsylvania County.

Amount

\$6,350,000

Total Other Committed Funds: \$6,350,000

SMART SCALE Request

Total SYIP Allocations	\$0
Total Other Committed Funds	\$6,350,000
Total SMART SCALE Requested Funds	\$7,749,460
Total Project Funding	\$14,099,460
Total Cost Estimate	\$14,099,460

- Economic Development Sites

Is this transportation project referenced in local Comprehensive Plan, local Economic Development Strategy or Regional Economic Development Strategy ?

Yes

Safford Auto

Site Name	Building square footage	Category of Property
Safford Auto	2900	Conceptual Site Plan

A conceptual sketch as part of a rezoning application that must include the following detail: 1) The location, area and density or floor area ratio (FAR) of each type of proposed land use within the development. 2) A delineation of developable land to exclude wetlands and terrain that will not be developed. 3) The location of any proposed roadway facility on site within the development's boundaries and the connectivity of the network addition as proposed. 4) The location of stub-outs on adjoining property and the existing land use of such adjacent property, if applicable, and the location of any proposed stub-outs within the network addition, if applicable.

Approved

Access Provision

Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.

Description	Attachment Type	File Name
Safford Auto Site Plan	Site Development Plan	R16-0007 Approved Documents.pdf
Safford Auto Site Plan Approval	Approval Document for Site Development Plan	R16-0007 Approved Documents (1).pdf

Route 1 Commercial

Site Name	Building square footage	Category of Property
Route 1 Commercial	83940	Conceptual Site Plan

A conceptual sketch as part of a rezoning application that must include the following detail: 1) The location, area and density or floor area ratio (FAR) of each type of proposed land use within the development. 2) A delineation of developable land to exclude wetlands and terrain that will not be developed. 3) The location of any proposed roadway facility on site within the development's boundaries and the connectivity of the network addition as proposed. 4) The location of stub-outs on adjoining property and the existing land use of such adjacent property, if applicable, and the location of any proposed stub-outs within the network addition, if applicable.

Approved

Access Provision

Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project

Description	Attachment Type	File Name
Route 1 Commercial Site Plan	Site Development Plan	R18-0004 Approved Documents.pdf
Route 1 Commercial Site Plan Approval Certificate	Approval Document for Site Development Plan	R18-0004 Approved Documents (1).pdf

SRSF Law

Site Name	Building square footage	Category of Property
SRSF Law	830	Conceptual Site Plan

A conceptual sketch as part of a rezoning application that must include the following detail: 1) The location, area and density or floor area ratio (FAR) of each type of proposed land use within the development. 2) A delineation of developable land to exclude wetlands and terrain that will not be developed. 3) The location of any proposed roadway facility on site within the development's boundaries and the connectivity of the network addition as proposed. 4) The location of stub-outs on adjoining property and the existing land use of such adjacent property, if applicable, and the location of any proposed stub-outs within the network addition, if applicable.

Approved

Access Provision

Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.

Description	Attachment Type	File Name
SRSF Law Site Plan	Site Development Plan	R18-0009 Approved Documents.pdf
SRSF Law Site Plan Approval	Approval Document for Site Development Plan	R18-0009 Approved Documents (1).pdf

Lafayette Commons

Site Name	Building square footage	Category of Property
Lafayette Commons	456686	Conceptual Site Plan

A conceptual sketch as part of a rezoning application that must include the following detail: 1) The location, area and density or floor area ratio (FAR) of each type of proposed land use within the development. 2) A delineation of developable land to exclude wetlands and terrain that will not be developed. 3) The location of any proposed roadway facility on site within the development's boundaries and the connectivity of the network addition as proposed. 4) The location of stub-outs on adjoining property and the existing land use of such adjacent property, if applicable, and the location of any proposed stub-outs within the network addition, if applicable.

Submitted

Access Provision

Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.

Description	Attachment Type	File Name
Lafayette Commons Site Plan	Site Development Plan	R19-0009 GDP Draft (Not Yet Approved).pdf

Aspire at Lees Hill

Site Name	Building square footage	Category of Property
Aspire at Lees Hill	210600	Conceptual Site Plan

A conceptual sketch as part of a rezoning application that must include the following detail: 1) The location, area and density or floor area ratio (FAR) of each type of proposed land use within the development. 2) A delineation of developable land to exclude wetlands and terrain that will not be developed. 3) The location of any proposed roadway facility on site within the development's boundaries and the connectivity of the network addition as proposed. 4) The location of stub-outs on adjoining property and the existing land use of such adjacent property, if applicable, and the location of any proposed stub-outs within the network addition, if applicable.

Submitted

Access Provision

Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.

Description	Attachment Type	File Name
Aspire at Lees Hill Site Plan	Site Development Plan	R19-0010 GDP Draft (Not Yet Approved).pdf

MGP Retail - Southpoint II

Site Name	Building square footage	Category of Property
MGP Retail - Southpoint II	28700	Detailed Site Plan

Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.

Approved

Access Provision

Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project

Description	Attachment Type	File Name
MGP Retail - Southpoint II Site Plan	Site Development Plan	ST15-0006 Approved Site Plan.pdf
MGP Retail - Southpoint II Site Plan Approval Certificate	Approval Document for Site Development Plan	ST15-0006 Site Plan Approval Certificate.pdf

Longwood Bldg 4

Site Name	Building square footage	Category of Property
Longwood Bldg 4	49133	Detailed Site Plan

Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.

Approved

Access Provision

Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project

Description	Attachment Type	File Name
Longwood Bldg 4 Site Plan Approval Certificate	Approval Document for Site Development Plan	ST15-0029 Site Plan Approval Certificate.pdf
Longwood Bldg 4 Site Plan	Site Development Plan	ST15-0029 Stamped Approved Site Plan 01202017.pdf

Breezewood Falls Raging Car Wash

Site Name	Building square footage	Category of Property
Breezewood Falls Raging Car Wash	33418	Detailed Site Plan

Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.

Approved

Access Provision

Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.

Description	Attachment Type	File Name
Breezewood Falls Raging Car Wash Site Plan pt 1	Site Development Plan	ST16-0011 Approved Site Plan_Part1.pdf
Breezewood Falls Raging Car Wash Site Plan pt 2	Site Development Plan	ST16-0011 Approved Site Plan_Part2.pdf
Breezewood Falls Raging Car Wash Site Plan Approval Certificate	Approval Document for Site Development Plan	ST16-0011 Site Plan Approval Certificate.pdf

Gulf Station Car Repairs

Site Name	Building square footage	Category of Property
Gulf Station Car Repairs	1400	Detailed Site Plan

Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.

Approved

Access Provision

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Description	Attachment Type	File Name
Gulf Station Car Repairs Site Plan	Site Development Plan	ST16-0029 Approved Site Plan.pdf
Gulf Station Car Repairs Site Plan Approval Certificate	Approval Document for Site Development Plan	ST16-0029 Site Plan Approval Certificate.pdf

Almy Medical Bldg Expansion

Site Name	Building square footage	Category of Property
Almy Medical Bldg Expansion	1600	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.		
Description	Attachment Type	File Name
Almy Medical Bldg Expansion Site Plan	Site Development Plan	ST17-0021 Approved Site Plan.pdf
Almy Medical Bldg Expansion Site Plan Approval Certificate	Approval Document for Site Development Plan	ST17-0021 Site Plan Approval Certificate.pdf

Houser Drive

Site Name	Building square footage	Category of Property
Houser Drive	6500	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Houser Drive Site Plan	Site Development Plan	ST17-0032 Approved Site Plan.pdf
Houser Drive Site Plan Approval Certificate	Approval Document for Site Development Plan	ST17-0032 Site Plan Approval Certificate.pdf

Fields Investments, LLC

Site Name	Building square footage	Category of Property
Fields Investments, LLC	3960	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.		
Description	Attachment Type	File Name
Fields Investments, LLC Site Plan pt 1	Site Development Plan	ST18-0002 Approved Site Plan_Part1.pdf
Fields Investments, LLC Site Plan pt 2	Site Development Plan	ST18-0002 Approved Site Plan_Part2.pdf
Fields Investments, LLC Site Plan Approval Certificate	Approval Document for Site Development Plan	ST18-0002 Site Plan Approval Certificate.pdf

Carmax Photo Studio

Site Name	Building square footage	Category of Property
Carmax Photo Studio	2202	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Carmax Photo Studio Site Plan	Site Development Plan	ST18-0036 Approved Site Plan.pdf
Carmax Photo Studio Site Plan Approval Certificate	Approval Document for Site Development Plan	ST18-0036 Site Plan Approval Certificate.pdf

Arbor House

Site Name	Building square footage	Category of Property
Arbor House	41614	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.		
Description	Attachment Type	File Name
Arbor House Site Plan	Site Development Plan	ST19-0065 Approved Site Plan.pdf
Arbor House Site Plan Approval Certificate	Approval Document for Site Development Plan	ST19-0065 Site Plan Approval Certificate.pdf

Safford Building Addition and Improvements

Site Name	Building square footage	Category of Property
Safford Building Addition and Improvements	3165	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Safford Building Addition and Improvements Site Plan	Site Development Plan	ST18-0058 Approved Site Plan.pdf
Safford Building Addition and Improvements Site Plan Approval Certificate	Approval Document for Site Development Plan	ST18-0058 Site Plan Approval Certificate.pdf

Found and Sons Funeral Home Crematory and Office Addition

Site Name	Building square footage	Category of Property
Found and Sons Funeral Home Crematory and Office Addition	4050	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Found and Sons Funeral Home Crematory and Office Addition Site Plan Approval Certificate	Approval Document for Site Development Plan	ST19-0005 Site Plan Approval Certificate.pdf
Found and Sons Funeral Home Crematory and Office Addition Site Plan pt 1	Site Development Plan	ST19-0005_Part1 Stamped Approved Site Plan 01132020.pdf
Found and Sons Funeral Home Crematory and Office Addition Site Plan pt 2	Site Development Plan	ST19-0005_Part2 Stamped Approved Site Plan 01132020.pdf

Home2 Suites

Site Name	Building square footage	Category of Property
Home2 Suites	54933	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Home2 Suites Site Plan	Site Development Plan	ST19-0009 Approved Site Plan.pdf
Home2 Suites Site Plan Approval Certificate	Approval Document for Site Development Plan	ST19-0009 Site Plan Approval Certificate.pdf

Chick-fil-A Store 4452

Site Name	Building square footage	Category of Property
Chick-fil-A Store 4452	4960	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Submitted		
Access Provision		
Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.		
Description	Attachment Type	File Name
Chick-fil-A Store 4452 Site Plan pt 1	Site Development Plan	ST19-0054 Site Plan 4th submittal Draft (Not Yet Approved)_Part1.pdf
Chick-fil-A Store 4452 Site Plan pt 2	Site Development Plan	ST19-0054 Site Plan 4th submittal Draft (Not Yet Approved)_Part2.pdf

VA Clinic - Rte 1/Hood Dr

Site Name	Building square footage	Category of Property
VA Clinic - Rte 1/Hood Dr	400000	Conceptual Site Plan
A conceptual sketch as part of a rezoning application that must include the following detail: 1) The location, area and density or floor area ratio (FAR) of each type of proposed land use within the development. 2) A delineation of developable land to exclude wetlands and terrain that will not be developed. 3) The location of any proposed roadway facility on site within the development's boundaries and the connectivity of the network addition as proposed. 4) The location of stub-outs on adjoining property and the existing land use of such adjacent property, if applicable, and the location of any proposed stub-outs within the network addition, if applicable.		
Approved		
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Lease Agreement - Dept of Veterans Affairs OPC	Approval Document for Site Development Plan	VA_Clinic_Lease_Agreement.pdf
Site Plan	Site Development Plan	Site Plan.pdf
Pre-App Meeting Request	Other	Pre-Application-10-09-20.pdf

Freedom Court Industrial Park

Site Name	Building square footage	Category of Property
Freedom Court Industrial Park	45984	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Freedom Court Industrial Park Site Plan pt 1	Site Development Plan	ST19-0058 Approved Site Plan_Part1.pdf
Freedom Court Industrial Park Site Plan pt 2	Site Development Plan	ST19-0058 Approved Site Plan_Part2.pdf
Freedom Court Industrial Park Site Plan Approval Certificate	Approval Document for Site Development Plan	ST19-0058 Site Plan Approval Certificate.pdf

Spotsy Courthouse Village Independence Square Block 700

Site Name	Building square footage	Category of Property
Spotsy Courthouse Village Independence Square Block 700	32832	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.		
Description	Attachment Type	File Name
Spotsy Courthouse Village Independence Square Block 700 Site Plan pt 1	Site Development Plan	ST20-0015 Approved Site Plan_Part1.pdf
Spotsy Courthouse Village Independence Square Block 700 Site Plan pt 2	Site Development Plan	ST20-0015 Approved Site Plan_Part2.pdf
Spotsy Courthouse Village Independence Square Block 700 Site Plan Approval Certificate	Approval Document for Site Development Plan	ST20-0015 Site Plan Approval Certificate.pdf

SRSF Investments, LLC

Site Name	Building square footage	Category of Property
SRSF Investments, LLC	1830	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Submitted		
Access Provision		
Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.		
Description	Attachment Type	File Name
SRSF Investments, LLC Site Plan	Site Development Plan	ST20-0017 Draft Site Plan (Not Yet Approved).pdf

Medsites Building 5

Site Name	Building square footage	Category of Property
Medsites Building 5	6210	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Submitted		
Access Provision		
Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.		
Description	Attachment Type	File Name
Medsites Building 5 Site Plan pt 1	Site Development Plan	ST20-0026 Draft Site Plan (Not Yet Approved)_Part1.pdf

Fredericksburg Park

Site Name	Building square footage	Category of Property
Fredericksburg Park	228521	Zoned Only
Development project lacks an approved or submitted conceptual or detailed site plan but is consistent with local comprehensive plan's future land use or zoning map and/or zoning code/ordinance. To be eligible, a zoned-only site must have primary access to the project or be directly adjacent to the project.		
Existing		
Access Provision		
Project provides new direct access to the site or improves existing access to the site (site must be physically adjacent to the project). In case of capacity enhancement to limited access facility, new or improved interchange, transit rail capacity improvement, or new transit rail station zoned properties within 0.5 miles of the adjacent interchange(s) or rail station(s) qualify as receiving improved direct access.		
Description	Attachment Type	File Name
Fredericksburg Park Development Project Zoning Reference	Development Project Zoning/Proffer Reference	Rezoning Fredericksburg Park.PDF

Janney Marshall

Site Name	Building square footage	Category of Property
Janney Marshall	25573	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Janney Marshall Site Plan Approval	Approval Document for Site Development Plan	Site Plan approval JanneyMarshall Mixed Use.pdf
JanneyMarshall Site Plan	Site Development Plan	Site Plan JanneyMarshall Mixed Use.pdf

One Hanover

Site Name	Building square footage	Category of Property
One Hanover	52000	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Submitted		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
One Hanover Site Plan	Site Development Plan	Site Plan One Hanover.pdf

Jarrell Sophia

Site Name	Building square footage	Category of Property
Jarrell Sophia	13250	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Jarrell Sophia Site Plan Approval	Approval Document for Site Development Plan	Site Plan approval JarrellSophia (1).pdf
Jarrell Sophia Site Plan	Site Development Plan	Site Plan JarrellSophia (1).pdf

Liberty Place

Site Name	Building square footage	Category of Property
Liberty Place	124015	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Liberty Place Site Plan Approval	Approval Document for Site Development Plan	Site Plan approval Liberty Place.pdf
Liberty Place Site Plan	Site Development Plan	Site Plan Liberty Place.pdf

Winchester Place

Site Name	Building square footage	Category of Property
Winchester Place	42705	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Winchester Place Site Plan Approval	Approval Document for Site Development Plan	Site Plan approval Winchester Mixed Use.pdf
Winchester Place Site Plan	Site Development Plan	Site Plan Winchester Mixed Use.pdf

Courtland Park and Refuge Church Office Park

Site Name	Building square footage	Category of Property
Courtland Park and Refuge Church Office Park	23993	Detailed Site Plan
Construction documents, engineering/architectural drawings, and specifications that include construction requirements for a project. These plans are detailed enough for construction and include details regarding building pad locations, grading, drainage, utilities, parking and entrances.		
Approved		
Access Provision		
Project enhances economic development by improving congestion, mobility, access, or operations in the vicinity of the site but the site is not physically adjacent to the project		
Description	Attachment Type	File Name
Courtland Park and Refuge Church Office Park Site Plan pt 1	Site Development Plan	ST18-0045 Approved Site Plan Part I.pdf
Courtland Park and Refuge Church Office Park Site Plan pt 2	Site Development Plan	ST18-0045 Approved Site Plan Part II.pdf
Courtland Park and Refuge Church Office Park Site Plan Approval Certificate	Approval Document for Site Development Plan	ST18-0045 Site Plan Approval Certificate.pdf

- Supporting Documents

Current Attachments

Description	Attachment Type	File Name
Traffic Analysis at 208 and 636 Hood Drive Planning Study/Safety Study 2016VDOTStudy_TrafficAnalysis208at636Hood.pdf		
Comprehensive Plan - Transportation Element Local Comprehensive Plan or Capital Improvement Plan Spotsylvania County Comp Plan - Chapter 3 Transportation Plan.pdf		
Economic Development Highlights Local/Regional Economic Development Strategy 2017 Economic Development Highlights (PDF).pdf		
FAMPO Resolution 21-06 MPO Required Resolution of Support MPO Resolution of Support.pdf		
Bike/Ped Map in Local Comp Plan Local Comprehensive Plan or Capital Improvement Plan 9 Road Based Bike_Ped Map (11 x 17).pdf		
FAMPO CL RTP CLRP Document 2045 LRTP Amendment - Chapter 7.pdf		
Regional Economic Development Strategy Local/Regional Economic Development Strategy GW Region Transportation Opportunities for Economic Growth 20200720.pdf		
FAMPO CMAQ/RSTP Allocations Other FAMPO Resolution 21-03 Amended.pdf		
FRED TDP Planning Study/Safety Study fredericksburg-tdp_Part1.pdf		
FRED TDP Planning Study/Safety Study fredericksburg-tdp_Part2.pdf		
FRED S4 Route map Other S4_Route_Map_For_6867.pdf		
Lafayette Boulevard Transit Study Planning Study/Safety Study FAMPO_Lafayette_Blvd_Transit_Final_Report-2-1.pdf		
Bus Transit Project Detail Form Rail and Transit Project Detail Form Bus Transit Project Detail Form_6867_Rte208_Operational_Improvements 20200817.pdf		
Route 208 Preliminary Traffic Analysis Signal Warrant/Justification Study 208TrafficAnalysisMemo2020.pdf		
FRED Transit Ridership Projections Planning Study/Safety Study 20200722_SmartScale_Spoty_FRED_Transit_Ridership_Projections.pdf		
FAMPO Resolution of Support MPO Required Resolution of Support FAMPO Resolution 21-12.pdf		
BOS Leveraged Funds Resolution Other Resolution of Support Spotsylvania Smart Scale Leveraged Funding Resolution20-114.pdf		
Detailed Cost Estimate 10/29/20 Detailed Cost Estimate 6867-Estimate_Workbook REV2.pdf		
Project Sketch Revised Project Sketch 6867-Rte 208 Int and Transit Sketch with RW Combined REV2.pdf		

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