

ATTACHMENT 19

Staunton Crossing Site Development Commitment

1. The City, in conjunction with the Economic Development Authority (EDA) worked cooperatively to facilitate the relocation of Western State Hospital to a new site on land owned by the EDA on National Avenue just north of Staunton Crossing.
2. In addition to the exchange of the land for the new site, the City and EDA purchased the existing Western State Hospital campus as an economic development asset for the Staunton community. On October 22, 2009, the City and EDA entered into an Agreement with the Virginia Department of Behavioral Health and Developmental Services (DBHDS) and the Virginia Department of General Services (DGS), by which the City agreed to contribute, in exchange for the existing Western State Hospital campus for future development, \$15 million to DBHDS for construction of the new Western State Hospital, and the EDA agreed to deed approximately 66 acres on National Avenue to DBHDS as the site for construction of the new Western State Hospital.
3. On November 11, 2010, City Council and the Economic Development Authority of Staunton (EDA) entered into an agreement to develop Staunton Crossing, formerly Western State Hospital.
4. November 2013, the WSH campus, including all 26 buildings, were completely vacated by Western State Hospital staff giving the City full access to the complex.
5. The EDA and the City frequently received inquiries for the potential location of new businesses in the City of Staunton that specify the intersection of Interstate Highway 81 and U.S. Highway 250 as the preferred location because of the proximity of Interstate Highways 81 and 64 and of U.S. Highway 250 to that vicinity.
6. September 2014, a new Economic Development Director was hired with main focus and challenge to develop Staunton Crossing. The Director immediately began reaching out to developers in Virginia and Maryland.
7. October 2014, EDA approved plat that conveyed property for the construction of an entrance boulevard with roundabout, and named it Crossing Way. Construction of the \$1.8 million project commenced shortly thereafter. Half of the project cost was funded through VDOT's Revenue Sharing Program.
8. March 2015, The EDA entered in a contract with S.B. Cox for the demolition of the CHIRP Building (#100) which was a 3-story, 30,000 square foot structure on the front portion of the WSH campus.
9. April 2015, the City and EDA received 4 unsolicited proposals to develop the front portion of the property.

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10. Over the next 6 months, the City and EDA evaluated proposals and negotiated terms, and selected a local developer. On October 22, 2015, the City and EDA entered into a development agreement with Staunton Crossing Partners LLC.
11. As part of the Development Agreement, the EDA agreed to relocate the Virginia State Police ("VSP") from its existing location next to WSH campus and construct a new operations facility for the benefit of VSP.
12. On December 10, 2015, the City, EDA and the Commonwealth of Virginia approved an agreement for the exchange of the existing 1-acre VSP property for the construction of a new VSP operations facility.
13. January 2016, the City contracted for architectural and civil engineering services for the construction of a new office building (1,200 square foot) and State Police 120' communications monopole at Valley Center Drive.
14. The construction was completed and the facility was occupied by the State Police the first of August 2016.
15. August 29, 2016, the City began the demolition of the former VSP building, underground storage tank, and tower at Staunton Crossing.
16. In September 2016, the EDA/City closed with Staunton Crossing Partners, LLC on the purchase of the front 25 acres at Staunton Crossing for commercial development. At buildout, at the end of a 5-year construction period, the City expects the development to generate nearly \$1.2 million annually in local tax receipts.
17. On September 2016, the City celebrated the construction and opening of the new entrance boulevard (Crossing Way), and signaling the start of Phase 1 commercial development with plans to include 2 hotels, 2 restaurants, 2 fast foods, a grocery store, and retail shops.
18. October 2016, the City applied for a VDOT Smart Scale grant to extend Crossing Way through the Staunton Crossing development site and connect to Valley Center Drive providing a new facility with two connections to the existing transportation network to support planned economic development. The \$8.7 million project includes the following elements:
 - a. 3,960 LF of street between Crossing Way and Valley Center Drive;
 - b. Construction of a roundabout;
 - c. Construction of a 100 space Park and Ride Facility and Transit Stop;
 - d. Construction of an electric car charging station;
 - e. Construction of a bus shelter; and

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- f. Construction of a 10' shared use path with buffer.

In July 2017, the Virginia Commonwealth Transportation Board approved the \$8.7 million grant to the City. Construction is slated to begin in the Spring of 2022.

- 19. March 2017, the Staunton Crossing Partners, LLC, developers of Phase I, completed the City's plan review and approval process, and began construction in April of the Hilton Tru and Marriott Fairfield Inn hotels. The hotels open November 2018.
- 20. In March 2019, the Timmons Group, under contract with the EDA, prepared and presented the Staunton Crossing Economic Development Business Plan. City Council and the EDA approved the plan in the Fall of 2019.
- 21. In January 2021, the City entered into a contract to demolish all 19 hospital buildings remaining at Staunton Crossing. The Contractor has 12 months to complete the project. The City allocated \$2,002,125 in funding. VEDP provided an additional \$431,200 in Brownfields grant to assist with the environmental abatement.
- 22. As part of the City's FY2023-2026 Capital Improvement Plan preparation, funding for water and sewer infrastructure extensions and upgrades will be considered in conjunction with FY2023 VBRSP grant funding cycle.