



June 17, 2022

#### AVTEX COMMITTEE REPORT:

The Avtex Committee met June 2, and June 9, 2022. Below is a summary of the meetings with time line and recommendations.

6/2/2022

Attendees: Jorie Martin, Board Member Scott Jenkins Board Member, Joe Petty EDA Executive Director, Sharon Pandak, Attorney

The two members appointed by the Board Chair to the Ad Hoc Avtex/ Royal Phoenix Committee met on Thursday, June 2, 2022. The meeting was called to order at 9:35 AM.

Joe Petty reviewed the parcel map and the current land use/ Covenant Restrictions on the Avtex/ Royal Phoenix site. The color coded map and zoning/ covenant restrictions is attached for board review.

The past studies were discussed, and the 2000 Conservancy Master Plan is the one the Committee focused on for the meeting.

The Committee determined the best way to move forward is to break up the project into Parcel 1 (Parking lot) and Conservancy side.

In reviewing the Covenants it is clear currently no housing can be built on any parcel within the Avtex site. The Committee supports exploring the changing of the Covenants for Parcel 1.

**Action ITEMS:** Joe Petty will reach out to DEQ and other parties to explore the feasibility of a housing project on Parcel 1. Joe Petty will contact Mr. Parsons, and the Town Planning Department to confirm that housing on the parcel is in the Town Comprehensive Plan.

On Parcel 1 the Committee supports Asset Committee Chair Greg Harold's initiative for affordable cooperative housing. Greg proposes a joint meeting with stakeholders and a prospective building partner within the next month.

#### Conservancy Side:

The Committee discussed the 2000 Conservancy Master Plan. Joe Petty outlined the process from 2000 and the stakeholder input. The EPA, DOJ, Town of Front Royal, Warren County, and the Front Royal Warren County EDA developed the plan. Joe discussed how the conservancy is a vital part of the trail system and an extension of the National Park in many ways. The Committee agreed that the Conservancy Master Plan was a good blueprint for development of the site.

The Committee discussed how best to move forward with the Conservancy Plan. The Committee believes that the best approach is for Warren County to purchase the property from EDA and develop the Plan through Parks and Recreation. The EDA and other stakeholders could assist in an advisory capacity.

**ACTION ITEMS:** Joe Petty will discuss with Ed Dailey and the County the feasibility of the County purchasing the Conservancy side of the Avtex site for development. If the County is interested, the Committee recommends that the County use the EDA process of submission of an LOI to the EDA for review. The EDA would be interested in a LOI that follows the Conservancy Master Plan 2000 development plan where possible.

Sharon Pandak will review the mechanics of how the transfer could be done.

The goal is to have an approved sale completed by the end of calendar year 2022.

**RECOMMENDATIONS:** The Committee recommends the EDA Board terminate exploring further the installation of solar panels on the Conservancy side. The Committee further recommends that prospective businesses interested in both Avtex and Stephens Industrial Park be directed to Stephens Industrial Park for development.

The Committee addressed the IT Federal Parcel which it understands can be sold separately. The Committee requested a review of the sale agreement documents to understand the mechanics of the sale.

**ACTION ITEM:** Sharon Pandak and Joe Petty to review documents and update the Committee and EDA board.

The Committee agreed to meet at 9:30 Thursday, June 9, 2022. The agenda will include discussion and review of the Plant side of the Avtex site.

## **6/9/2022**

Attendees: Jorie Martin, Board Member Scott Jenkins Board Member, Joe Petty EDA Executive Director

The Committee met and addressed the Plant side of the Avtex site.

The committee reviewed the approved uses of the plant side including town zoning and EPA restrictive covenants (revised in 2014)

The Committee discussed the uses and how the uses of the Plant Side should complement the Conservancy Side. Based on the above premise the Avtex Committee recommends the following for the Plant Side.

1. Light industrial to include small manufacturing possible flex use space.
2. Incubator space
3. Small business such as medical office, law office, services

4. Ancillary services to serve the light industrial, incubator and small business mix

The Committee recommends the following for the development and look of the Plant side

1. Single story buildings
2. Develop a Form Base Code working with the town and county on a coordinated look for all buildings (similar to the Overlay District in the county)
3. Embrace the rail as a positive
4. No smoke stacks
5. Mindful of the view shed
6. Synergy with the Conservancy side

The Committee recommends no large manufacturing, or “smoke stack business”. The Committee also recommends businesses that would **not** significantly increase truck traffic.

**There are two attached documents to the report. The Avtex map color coded and the restrictions for the site are for the board review and reference.**

The Committee will have a formal presentation for the full board at the July meeting.