

# ***Community Impact Statement***

*For*

## ***Williamsburg Landing Marclay Road Property Expansion of an Existing Continuing Care Retirement Community***

*Prepared For*

***Williamsburg Landing, Inc.  
5700 Williamsburg Landing Drive  
Williamsburg, Virginia 23185  
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*AES Project Number W08162-22B*

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## ***I. INTRODUCTION***

Williamsburg Landing, Inc. proposes to amend the Zoning Map of James City County, Virginia to create a Multifamily Residential District (R-5) on approximately 15.5± acres presently zoned Rural Residential District (R-8). The proposed R-5 would consist of a combination of senior living duplex and apartment units (with supportive services) which will tie into the existing Williamsburg Landing community and utilize existing Williamsburg Landing Drive as the primary access. Marclay Road will still be used as a service entry to the existing Landing Building only.

The property is located in the Roberts District adjacent to the existing airport and bordering Williamsburg Landing to the south. A vicinity map is included on page 6. The purpose of this Community Impact Statement is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, addressing the pertinent planning issues, the requirements of the Multifamily zoning district, cultural, fiscal, and physical impacts of the proposed development to the County.

### ***Williamsburg Landing Bio***

Williamsburg Landing, Inc. is a not-for-profit Continuing Care Retirement Community (CCRC) located at 5700 Williamsburg Landing Drive, Williamsburg, James City County, Virginia. Williamsburg Landing, Inc. has been serving Williamsburg and the surrounding areas since 1985. The 137.92-acre property was developed in phases between 1985 and 2014. The property currently contains a unit mix of 312 independent living, 46 assisted living, 15 memory care, and 48 (58 beds) nursing care within a total gross building area of 731,833 square feet. Growth of the property continued in 2016 when construction of a new 24-unit memory care building with an adult daycare center and 37 new assisted living units began. Construction is anticipated to be completed in 2018. The total expansion will consist of 96,795 square feet of gross building area (GBA), for a total GBA of 828,628 square feet when complete. As the property currently stands, there are 312 independent, 83 assisted, 24 memory care, and 63 nursing care (73 Beds), for a total of 482 units (492 revenue units). If this proposed rezoning receives approval by the Board of Supervisors, a maximum of 135 additional independent living facility units will become a part of the Williamsburg Landing community.

## ***THE PROJECT TEAM***

The organizations that participated in the preparation of the information provided with this rezoning submission are as follows:

- |                     |                                       |
|---------------------|---------------------------------------|
| • Developer         | - Williamsburg Landing, Inc.          |
| • Civil Engineering | - AES Consulting Engineers            |
| • Environmental     | - Stantec (Wetlands and RPA)          |
| • Environmental     | - ECS (Environmental Site Assessment) |
| • Land Planning     | - AES Consulting Engineers            |
| • Architect         | - Guernsey Tingle Architects          |
| • Attorney          | - Kaufman & Canoles                   |
| • Fiscal            | - Ted Figura Consulting               |

Key components of this Community Impact Assessment are:

- Existing Conditions
- Project Description
- Planning Considerations
- Analysis of Impacts to Public Facilities and Services
- Analysis of Environmental Impacts
- Analysis of Storm Water Management
- Traffic Impact Analysis
- Fiscal Impact Study
- Conclusions

### **III. EXISTING CONDITIONS**

Site Location - See Figure 1, Vicinity Map, page 6

The Existing Conditions Map (included in the Appendix) details the location of buffers, wetlands, soils and slopes. A pre-development site analysis revealed the following results:

<i>RPA Wetland areas:</i>	<i>1.2 acres</i>
<i>Non-RPA Wetland areas:</i>	<i>0.0 acres</i>
<i>Areas of 25% or greater slopes:</i>	<i>1.4 acres</i>
<b><i>Total Non-Developable Area:</i></b>	<b><i>2.6 acres</i></b>
<b><i>Net Developable Area:</i></b>	<b><i>12.9 acres</i></b>

### **IV. PROJECT DESCRIPTION**

Williamsburg Landing, Inc. proposes to establish a Multifamily Residential District on the 15.5± acres property to expand on the existing Williamsburg Landing community. The proposed property will consist of a maximum of 135 units (duplex and apartment units). The concept, as depicted on the Master Plan (included in the Appendix), shows the proposed layout of the site with the taller apartment units being set further from the existing airport. The roads and drive aisles serving the community will be private and the primary access will be through existing Williamsburg Landing Drive (Marclay Road will still be used as a service entry for the existing Landing Building). The design intent of the structures is to promote architecture that matches the existing look of Williamsburg Landing while providing interest through a lively landscaped streetscape and generous open space. Williamsburg Landing, Inc. estimates a breakdown of 65 duplex units and 70 apartment units which results in the maximum unit total noted above.

The unit totals are based on the R-5 density calculation provided in Section 24-307 of the James City County Zoning Ordinance. Areas I and III (per the attached Unit Calculation map) total approximately 8.4 acres and based on the unit type, we are proposing 65 units, 2 units less than the maximum of 67 units allowed in the R-5 zoning district (8.4 acres x 8 units/acre max). Areas II, IV and V (also per the attached Unit Calculation map) total approximately 7.1 acres and based on the unit type, we are proposing 70 units, 1 unit less than the maximum of 71 units allowed in the R-5 zoning district (7.1 acres x 10 units/acre max). This would bring the total amount of units to 135 units, 3 units less than the maximum allowed in the R-5 zoning district.

Figure 1



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APPROXIMATE SCALE 1"=2000'

**VICINITY MAP**  
for  
***Williamsburg Landing  
Marclay Road Property  
Expansion of an Existing Continuing Care  
Retirement Community within Williamsburg, Virginia***

## **V. PLANNING CONSIDERATIONS**

### **A. Land Use**

The entire 15.5± acre parcel is currently zoned as R-8, Rural Residential District. The Comprehensive Plan designates this parcel as Airport. The site is currently bounded by the existing airport and Williamsburg Landing. Initial discussions with James City County Planning Staff have indicated that the proposed expansion of Williamsburg Landing would be an appropriate fit for the existing property.

### **B. Environmental**

Watershed protection surrounding College Creek played an important role when making recent decisions regarding this property. The proposed development was laid out to provide as much undisturbed open space as possible and limit disturbance to the existing RPA buffer while avoiding impacts to the existing wetlands.

### **C. Historic & Archeological**

Based on the JCC publication titled “Preserving Our Hidden Heritage: An Archaeological Assessment of James City County, Virginia”, this property does not exist in a “highly sensitive” area nor do any referenced archaeological sites exist on or near the property. Although not required for this site based on the above information, a Phase I archaeological investigation will be conducted for the subject property prior to site plan approval.

### **D. Zoning Strategy**

Since Continuing Care Retirement Communities (CCRC) are not an allowed use within the R-8 District, a rezoning is being sought to create a Multifamily Residential designation for the property. Along with the rezoning, a Special Use Permit (SUP) is also required per the R-5 designation. The Multifamily Residential District is an appropriate vehicle for this proposal as it falls directly in line with the existing Williamsburg Landing community, which is also zoned R-5. Further, this district provides opportunities for development which reduces land consumption, reduces the amount of land devoted to streets and other impervious surfaces by requiring increased amounts of open space, buffers and recreational amenities. The district also encourages creativity and innovation in design, all of which could serve to enhance the quality of life and to reduce the tax burden on the citizens of the county. The planned development provides both design and use flexibility. The conclusions that follow in this report will summarize how this proposal meets the criteria and purpose of the Multifamily Residential district.

### **E. Parks and Recreation**



Williamsburg Landing, Inc. proposes to provide recreational amenities (1.35 acres of recreation space) designed to meet the needs of seniors and satisfy ordinance standards for senior housing. Walking trails, open space and recreation space requirements will be met with the proposed development as laid out in Section 24-310 of the James City County Zoning Ordinance.

Additionally, substantial amenities are provided within the existing Williamsburg Landing development.

## ***VI. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES***

### ***A. Public Water Facilities***

Public water shall be provided by the JCSA system. The water service shall be extended to the site from the existing 12 inch water main located along Williamsburg Landing Drive by providing a loop around the proposed development. The Utility Master Plan is included in the Appendix and shows the proposed waterline layout to serve the development.

A fire hydrant flow test was conducted by JCSA on March 6, 2017 and the results of the test indicate approximately 4,622 gpm of flow at 20 psi. These results will be placed into a water model which will be completed and submitted prior to or with the final site plan. The model will examine volume and pressures throughout the immediate water system area, however based on the flows obtained during the test there should be adequate availability for the 135 proposed units.

### ***B. Public Sewer Facilities***

Sanitary sewer service is provided to the site by a proposed on-site gravity sewer collection system which will convey wastewater flows to an existing JCSA gravity sewer system within Williamsburg Landing which discharges to a JCSA sewage pumping station (LS 7-5) also within Williamsburg Landing. Our site is proposed to generate up to 135 residential units comprised of a combination of duplex units and apartments to accommodate seniors. Previous correspondence with JCSA confirms that the existing station has a pumping capacity of 220 GPM. This pumping capacity allows for approximately 89 new units before upgrades to the system are required. If our proposed design exceeds the available capacity, upgrades shall be performed to the system to meet approval from JCSA.

All system components shall be designed to JCSA standards for acceptance into the JCSA gravity system. Please refer to the Utility Master Plan (included in the Appendix) for the preliminary layout of the on-site sanitary sewer system. Please find "Table 1" which shows the anticipated sewage flows for the project.

**Table 1 – Projected Wastewater Flows**

Type of Development	No. of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Avg. Flow (GPM)	Peak Flow (GPM)
<b>RESIDENTIAL</b>						
Duplex and Apartment Units	135	225	30,375	24	21.1	52.7
<b>TOTAL</b>			<b>30,375</b>		<b>21.1</b>	<b>52.7</b>

### **C. Fire Protection and Emergency Services**

There are currently five (5) fire stations providing fire protection and Emergency Medical Services (EMS) services to James City. The proposed site is well centered on all five stations and all are within a 15 minute drive to the project site. The closest fire station to the subject site within James City County is Fire Station 3, located at 5077 John Tyler Highway, just over 2.2 miles northwest of this project site. Response time to the site is within appropriate limits if an emergency event occurs which requires additional fire and life safety support. The proximity of the site to all five fire stations affords the future residents of the project more than adequate response to potential emergencies.

### **D. Solid Waste**

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Either dumpsters or loading areas adjacent to the buildings will be provided where trash and recycle material can be deposited into the appropriate vehicle for transport of both materials to a solid waste transfer station.

### **E. Utility Service Providers**

Virginia Natural Gas, Dominion Virginia Power, Cox Communications, and Verizon Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

### **F. Schools**

Because the proposed land use is CCRC, there will be no school age children residing within the development and subsequently there will be no direct impacts on the local school system.

## **VII. ANALYSIS OF ENVIRONMENTAL IMPACTS**

#### ***A. Preliminary Wetland Determination***

In the summer of 2016, Stantec performed a wetland determination for the subject property. The located wetlands and associated RPA buffer are shown within the Master Plan (included in the Appendix) and will be confirmed by the Army Corps of Engineers during the site plan stage.

#### ***B. Resource Protection Areas & Conserved Open Space***

During the 2016 determination by Stantec, a study of the existing streams was conducted to determine the limits of perennial flow. It was found that the property contains Resource Protection Areas (RPA) and associated buffers. The current RPA buffer is shown on the Master Plan and the only anticipated impact to the RPA buffer is for the outfall of a stormwater management facility which can be approved administratively per County Staff.

#### ***C. Plant Species***

A study was conducted by Stantec to determine if any protected species existed on site. This study found that the site area consisted of a poor habitat for Small Whorled Pogonia (SWP) due to the presence of several negative habitat factors. The study (dated January 6, 2017) is provided as an attachment in the Appendix and also details other rare species in addition to the SWP.

#### ***D. Soils***

The USDA Web Soil Survey shows several soil types within the property boundary. This property is predominantly situated on Udorthents soil with a portion of Emporia Complex soil located closer to College Creek and the RPA buffer. Soils mapping can be seen on the Existing Conditions Map (included in the Appendix).

### ***VIII. ANALYSIS OF STORMWATER MANAGEMENT***

### **A.     *Water Quality***

The Virginia Runoff Reduction Method as set forth by the Virginia Department of Environmental Quality (DEQ) governs the water quality requirements for both new and re-development projects. As this proposed project would be constructed on currently wooded area, this classifies the site as a “New Development” project. Following the procedures for a new development, the required pollutant load reduction can be calculated to ensure the proposed development does not have a negative impact on downstream waterways. This reduction is measured in total phosphorus; a chemical that DEQ has determined that drives all other pollutants levels. Essentially, if phosphorus is reduced, so are all the other pollutants.

The VRRM spreadsheet has been included in the Appendix detailing the site soil data, required pollutant removal, and Best Management Practices (BMPs) provided to achieve improved water quality. For this proposed site, 17.94 lbs/year of phosphorus load reduction is required. To help achieve this requirement, a treatment train of multiple BMP's is used as shown on the Stormwater Master Plan (included in the Appendix). This sheet shows that a Level 2 Wet Pond (DEQ SPEC #14) treats 15.56 acres of the proposed development, including 6.79 acres of impervious area. On the eastern portion of the site, a Level 2 Bioretention (DEQ SPEC #6) treats 2.0 acres (including 1.5 acres of impervious) before the remaining acreage is treated by a downstream Level 1 Extended Detention facility (DEQ SPEC #15). Using these BMP's, 18.54 lbs/year of phosphorus load reduction will be achieved. This load reduction exceeds the requirement by 0.60 lbs/year. Additionally, both BMP's will need to meet the specifications as set forth by DEQ, including but not limited to providing adequate treatment volume and dry storage.

The stormwater management configuration shown on the Stormwater Master Plan (and accompanying VRRM worksheet) is one of many ways to achieve compliant water quality for the property. Equivalent measures can be utilized as long as water quality is still achieved.

### **B.     *Water Quantity***

Water quantity control is required to ensure that the post construction stormwater runoff is controlled to a point that is either at or below the existing condition in terms of flow rates. This quantity of stormwater can be reduced by storing the increased stormwater runoff for a period of time before releasing it back into the downstream waterway. The wet and dry ponds as previously used for water quality control will also be used to store the stormwater to reduce the flow. The Runoff Reduction Method can be used in combination with the SCS Method to calculate the required volume for the pond. Appropriate measures will be taken to ensure that the 1, 2, 10, and 100 year storms are properly contained within the ponds and discharge the stormwater over time with appropriate flows to maintain or better the existing condition.

### **C.     *Storm Sewer System***

The proposed storm sewer system shall be comprised mainly of curb inlets and reinforced concrete pipe that are placed throughout the site at critical locations. This system shall be used to convey the stormwater runoff into the existing BMP to the west and the proposed BMP to the east for treatment. The Stormwater Master Plan is included in the Appendix and provides the drainage area divide for each stormwater facility. During final design, storm pipe and structures will be located accordingly and calculations will be provided.

## ***IX. ANALYSIS OF IMPACTS TO TRAFFIC***

Due to the proposed use (CCRC), a traffic study is not required for this application.

## ***X. FISCAL IMPACT STUDY***

The Fiscal Impact Analysis is provided by Ted Figura Consulting and is included with this report.

## ***XI. CONCLUSIONS***

Williamsburg Landing Marclay Road Property represents an appropriate use of land on this site in James County. The proposed development will act as a logical expansion of the existing Williamsburg Landing community. The 135 units proposed represent a net density of approximately 10.0 units per acre for the apartment component and 8.0 units per acre for the duplex component based on the proposed R-5 zoning. Additionally, the projected senior population of 135 residents will not burden area schools. Of equal importance, the expansion of Williamsburg Landing helps continue to fill a growing regional need by providing seniors with the opportunity to downsize homes while continuing to live in the local area.

This proposed community meets the intent of the Comprehensive Plan with assurances for the provision of ample open space and its efficient use. Williamsburg Landing's experience and history in this area assures the County of high standards of design, layout and construction.

The minimal impact to traffic based on the proposed use shows that this project will not burden the existing area road system now and into the future. The Fiscal Analysis concludes a net positive fiscal impact to the County, at build out, of almost \$450,000.00 per year.

There are adequate public utilities with capacity to serve this project. Fire and life safety issues have been considered and will be further coordinated with the Fire Marshall during

the design process. The site lies in an area that provides quick response times from all nearby fire stations, the closest of which being only 2.2 miles away.

Finally, the careful planning of this project with regard to open space, buffers, stormwater management systems and limits on impervious surfaces assures the County that the College Creek Watershed will be protected.

# **APPENDIX**

Existing Conditions Map  
Master Plan  
Utility Master Plan  
Stormwater Master Plan  
Unit Calculation Map (Density Exhibit to Accompany Master Plan)  
Limited Phase II Environmental Site Assessment  
Rare Species Habitat Survey Report  
VRRM Summary – BMP Pollutant Removal Calculation  
Fiscal Impact Analysis