

TO: Alex Baruch, JCC Planning Department

DATE: October 11, 2017

RE: **Williamsburg Landing - Balloon Test for Marclay Road Property**
Z-0001-2017, SUP-0001-2017, MP-0001-2017, HW-0001-2017

Background

On April 28, 2017, from approximately 10:00 a.m. to 11:00 a.m., engineers from AES conducted a balloon test to simulate the maximum height of buildings proposed pursuant to Williamsburg Landing's Marclay Road Property project. A large 5.5' red balloon was inflated with helium and raised to various heights from the project site at the proposed location of the buildings. An overview map is attached as Exhibit 1 showing the specific location where the balloon was raised from the project site. The balloon test was observed by members of the Williamsburg Landing project team, members of the James City County Planning Office, and residents from the Kingspoint neighborhood. The balloon test was observed from multiple different vantage points including the project site, and the Kingspoint clubhouse located across College Creek from the project.

Results

At 60' high, the balloon was not visible by observers from across College Creek at the Kingspoint clubhouse. In an attempt to determine at what height the balloon would become visible, the balloon was raised incrementally up to 100'. Even at 100' high, the balloon was not visible from across College Creek at the Kingspoint clubhouse. Several photographs of the balloon test are included below.



Photo 1 – Balloon at 60'



Photo 2 – Balloon at 100'



*Photo 3 – From Kingspoint
Clubhouse (Balloon not visible)*

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