

# **Community Impact Statement**

## **Zoning and Master Plan Amendment**

for

## **The Parke at Ford's Colony**

Prepared For

**Parke at Westport, LLC**  
2250 Old Brick Road, Suite 220  
Glen Allen, VA 23060

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Prepared by:



5248 Olde Towne Road Suite 1  
Williamsburg, Virginia 23188  
Phone: 757-253-0040  
Fax: 757-220-8994  
[www.aesva.com](http://www.aesva.com)

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## **I. INTRODUCTION**

The Parke at Westport, LLC, proposes to rezone and amend the Master Plan for Ford's Colony at Williamsburg to include a subdivision located on two parcels at 3400 and 3401 Westport. These parcels are approximately 32.78 acres and 12.31 acres respectively are in the A-1 (General Agriculture) zoning district with all acreage within the Public Service Area with (PSA). The exception being 5.18 acres outside of the PSA, of which 1.62 acres is being requested to be developed due to its location within the common peninsula of land with the remaining development. The proposed development will be a section of Ford's Colony to be called The Parke at Ford's Colony. The purpose of this Community Impact Statement and all associated documents are to accompany the applications for Rezoning (from A-1, General Agriculture, to R-4, Residential Planned Community) and with an amendment to the Ford's Colony Master Plan.

The property is located on the west side of Centerville Road and directly adjacent to the existing Westport single-family subdivision. A second planned phase of the residential development is just north of the planned subdivision and Ford's Colony Section 3 exists across Centerville Road to the east. Access to the property is from Westport, a collector road which feeds into Centerville Road, the adjacent and parallel main thoroughfare. The property is bounded by lands zoned A-1 on all sides.

The site is currently undeveloped and forested. The site slopes away from Centerville Road to wetlands located at the rears of both parcels. The property falls within an area designated as Low Density Residential on the current James City County Comprehensive Plan. The site contains some wetlands and a perennial stream and falls within the Gordon Creek Watershed. The properties across Centerville Road from the site are designated Low Density Residential. The Parke at Ford's Colony, while accessed from Westport, is located along Centerville Road, a Community Character Corridor.

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## II. THE PROJECT TEAM

The organizations that participated in the preparation of the information provided in this impact study are as follows:

- Developer -Parke at Westport, LLC
- Land Planning -AES Consulting Engineers
- Civil Engineering -AES Consulting Engineers
- Legal -Geddy, Harris, Franck & Hickman, LLP
- Environmental -Kerr Environmental
- Traffic -DRW Consulting

Key components of this Community Impact Study are:

- Planning Considerations, Project Description, and Density Analysis
- Analysis of Impacts to Public Facilities and Services
- Environmental Inventory
- Traffic –Technical Memorandum
- Fiscal Impact Study

### **III. PLANNING CONSIDERATIONS AND PROJECT DESCRIPTION**

#### **Planning Considerations**

The Parke at Ford's Colony lies within the Primary Service Area (PSA) of the county and fronts along Centerville Road. This proposed development shares an entrance to Centerville Road with the existing by-right Westport development however it differentiates itself from the remaining A-1 land within the development by the fact that it is within the Primary Service Area (PSA). The exception being 5.18 acres outside of the PSA, of which 1.62 acres is being requested to be developed due to its location within the common peninsula of land with the remaining development. All the lots front a road which is within the PSA. The Primary Service Area (PSA) defines areas presently served by public water and sewer, and high levels of other public services, as well as areas expected to receive such services over the next 20 years. Plans for The Parke at Ford's Colony are being pursued with the knowledge that water and sewer services can be brought to the site and that there is ample capacity in these systems to support this project. The PSA is an important planning tool in James City County and it encourages efficient use of public facilities and services, avoids overburdening such facilities and services, helps ensure facilities are available where and when needed, increases public benefit per dollar spent, promotes public health and safety through improved emergency response time, and minimizes well and septic failures.

The project frontage along Centerville Road is designated as a Community Character Corridor. Any new residential development requiring rezoning must provide a 150' buffer along frontage of roads designated as Community Character Corridors. The County "acknowledges that views along these roads can have a significant impact on how citizens and visitors perceive the character of an area." The Ordinance provides a mechanism to allow activities within the buffer when the purpose of the buffer is not compromised and with the approval of the Planning Commission. We would submit with this application that a similar condition be applied to allow flexibility in the layout and design of the development to provide a high level of aesthetic internally and externally from the community.

The site is designated as Low Density Residential on the Comprehensive Plan. Low Density Residential Areas are suitable for residential developments of up to one unit per acre within the PSA depending on the character and density of surrounding properties, the physical attributes and density of the property being planned, and the degree of the project's consistency with the Comprehensive Plan. In order to encourage higher quality design, residential developments with densities greater than 1 unit per acre and up to 4 units per acre may be considered if they offer particular public benefits to the community. "Examples of such benefits

include mixed-cost housing, affordable housing, unusual environmental protection, or development that adheres to the principles of open space development design.” The Parke at Ford's Colony will be shown to provide specific benefits to the County through adherence to and expansion of the County's guidelines for open space design.

The existing zoning of the property is A-1. Low Density Residential areas call for a maximum density of one unit per acre: “The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage the clustering of residential developments to maximize shared and purposeful open space, to protect the natural environment and to promote a sense of community, to prohibit activities of a commercial nature and to implement the policies and designations of the Comprehensive Plan applicable to low-density residential areas.” Within certain Low Density Residential areas, single family developments with a density greater than one unit per acre but no greater than four units per acre may be allowed utilizing techniques as outlined in Article VI. The Residential Land Use Standards in the Comprehensive Plan recommend land use goals, strategies, and actions. A specific action recommended by the Comprehensive Plan is to “Continue using policy and ordinance tools to ensure the provision of open space. In particular, maintain or increase incentives for cluster development within the PSA by permitting higher residential densities in exchange for the additional open space that provides significant benefits to the community.”

### **Project Description**

The developer is proposing to build a residential community called The Parke at Ford's Colony on approximately 45 acres in the Powhatan District in James City County. The site is within the Primary Service Area and will be served by public water and sewer. The illustrative plan shows 81 single family lots 70-80' wide to 125' in depth accessed from the Westport Drive public right of way. The site will be served by a two access point along Westport Drive and the new lots will be served via a series of private roads. Home prices will start at in the mid \$400,000 and range up over \$600,000; with an anticipated average sales price of \$525,000. The supplementary plans and drawings with this submittal illustrate the quality and character of the proposed homes and the pleasant and clean character of the neighborhood. The design intends to provide moderate sized lots with functional open spaces within the private rights of ways targeting buyers in the. Reducing lot size without sacrificing the quality of the architecture leaves generous open spaces and buffers surrounding the neighborhood. Additionally the amenities at The Parke at Ford's Colony will be provided in conjunction with the overall Ford's Colony development, with a multi-use pathway proposed to interconnect the developments on either side

of Centerville Road.

The recreation package put forth with this application, in conjunction with the current Ford's Colony Master Plan exceeds the requirements of the James City County's Recreation Policy. As members of the overall association, owners within The Parke at Ford's Colony will share in the overall amenities of the neighborhood. A trails system is proposed to tie this section into the overall Ford's Colony neighborhood multiuse pathway system at St. Andrews Drive. Additionally Parke at Westport, LLC will be making a financial contribution to the Ford's Colony Homeowners Association for maintenance and upgrades to the existing recreation infrastructure.

The density proposed for The Parke at Ford's Colony is 1.88 units per acre. This density falls within the range (one to four units per acre) called for in Low Density Residential areas and is earned as prescribed by the zoning ordinance.

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

The subject property of this rezoning application is located within the Primary Service Area of James City County. Identified on the zoning maps, the Primary Service Area is an area where urban development is encouraged to occur. Public water and public sanitary sewer services (and other public services such as police, fire and life rescue, and transportation) are presently provided to parcels within the Primary Service Area.

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

The subject property will be served with public drinking water by the existing JCSA water distribution system in the area. JCSA currently maintains a 12" water main along the east side of Centerville Road. Discussions with representatives of the James City Service Authority have not revealed any concerns on the ability of the current water system to meet the demands of the this proposed project. Therefore, no water system upgrades are expected for the very minor increase in demand this proposal would create on the public water system.

The project's internal water system will likely consist of 4-inch and 8-inch water mains, thus providing the project adequate volumes and pressures for consumption and fire protection. Verification of the adequacy of the JCSA existing water system and design of the on-site water main extensions will be further scrutinized with modeling techniques once field testing has been completed.

Water consumption for the proposed project is estimated at 25,110 gallon per day (average), with a Maximum Day Water Demand of 42,687 gallons per day. Peak Hour Water Demand for this project is estimated at 4,185 gallons per hour (approximately 69.75 gallons per minute).



## B. Public Sewer Facilities

Again it is important to note that this project is located within the Primary Service Area. Therefore, wastewater produced by this proposed project would be conveyed to treatment facilities through a public sewer system.

Although there are no public sewer services offered directly to the property, public sanitary sewer is available along Manchester Drive. Previous design considerations for the subject property considered its development when analyzing the sewer shed from LS-5-5. AES will work with JCSA to verify that LS 5-5 still is operating as originally anticipated and has capacity to take flows from this development.

The estimated average daily flow generated from the proposed development is 25,420 gallons per day (GPD) with a peak flow rate of 17.65 gallons per minute (GPM). See Table 1 below for details of projected wastewater flows.

**Table 1 – Wastewater Flows**

Type of Development	No. of Units	Flow (GPD/Unit)	Average Flow (GPD)	Duration (hrs)	Avg Flow (GPM)	Peak Flow (GPM)
Single-Family	81	310	25,110	24	17.44	43.59

## C. Public Schools

The Parke at Ford's Colony is located within the D.J. Montague Elementary, Hornsby Middle, and Lafayette High School districts. The Parke at Ford's Colony Master Plan proposes a total of 81 residential units and based on WJCC School Projections this development would be anticipated to generate 33 school age children (0.4 students per unit). We would note that this project is being marketed to an older demographic and we would anticipate a much lower school generation. Table 3 shows the school capacities and enrollments for 2017.

**Table 2 - School Capacity**

Existing Public School Facility	Design Capacity	Effective Capacity	Current 2017 Enrollment	Capacity (No. & % Over(-)/Under(+))		% of Student Breakdown	Additional Students
D.J. Montague Elementary	590	590	461	129	21.9%	47%	16
Hornsby Middle School	952	952	942	10	1.1%	24%	8
Lafayette High School	1314	1314	1152	162	12.3%	29%	10
<b>Total</b>	<b>2856</b>	<b>2856</b>	<b>2555</b>	<b>301</b>		<b>100%</b>	<b>34</b>

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

There are currently five fire stations providing fire protection and Emergency Medical Service (EMS) to James City County. Each station is placed within the County in such a way as to help achieve the response goal of six minutes or less. Every station is staffed by three shifts of career and volunteer Firefighters. Station crews are responsible for the pre-planning of target hazards in their area as well as safety inspections of private businesses within the response district.

In addition, there exists a mutual aid agreement with the City of Williamsburg and York County for backup assistance. The location of the project allows for coverage by two of the county's five stations: Station 3, located on John Tyler Highway, and Station 5, located on Monticello Avenue, will be within reasonable response times of the project.

#### **E. 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. Reputable, private contractors will handle the collection of solid waste. Both household trash and recyclable material will be removed from this site to a solid waste transfer station.

#### **F. 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 new 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.

## **V. ANALYSIS OF ENVIRONMENTAL IMPACTS**

An environmental inventory, wetland delineation, and perennial stream analysis has been prepared by the Kerr Environmental Group. The inventory is incorporated into the provided Master Plan for the development.

## **VI. ANALYSIS OF STORMWATER MANAGEMENT (SWM) / BEST MANAGEMENT PRACTICES (BMP)**

A conceptual stormwater management program, meeting the general criteria of the Commonwealth of Virginia and James City County's stormwater requirements, was completed as a component of the planning for the proposed The Parke at Westport. The goal of the stormwater management program is to meet and exceed local and state stormwater requirements.

In evaluating preliminary stormwater management solutions of the proposed development on the subject site, the site characteristics are considered. Preliminary site observations and mapping identify the following unique site characteristics to be considered in stormwater management planning:

- The property drains to an unnamed tributary of Gordon Creek within sub-watersheds 203 and 204 of the Gordon Creek study.
- The property is currently forested with previously installed road dividing the two parcels.
- All of the project area's existing drainage is surface runoff, ultimately converging to the unnamed tributary of Gordon Creek, located on the western boundary of the project site.
- The project site largely consists of sloping, well drained soils.

Stormwater management, conceptually, consists of two primary components:

- 1) A dry pond BMP for each parcel with the ability of providing stormwater management for a majority of the development site and off-site runoff from Centerville Road, and
- 2) Additional bioretentions and dry swales will be implemented throughout the site where design allows.

Implementation of these two components conceptually realizes the reduction of stormwater runoff to pre-development runoff rates, and the reduction of flow rates to receiving channels.

Therefore, conceptually planned facilities will detain and release designed storm events for both the on-site and the currently uncontrolled off-site drainage. Stormwater management will be accomplished in accordance with all current applicable standards including the James City County Guidelines for Design and Construction of Stormwater Management BMP's, Virginia Stormwater Management Handbook, and the Virginia Erosion and Sediment Control Handbook.

Water quality from the site's development is also achieved similarly with the same two previously mentioned components. Conceptual designs of the dry pond BMP and bioretentions recognize a reduction of pollutant loading from the site development and adjacent lands.

Preliminary analysis of the Stormwater Management and BMP goals using the DEQ Virginia Runoff Reduction Method Spreadsheet is included on the Master Stormwater Management Plan (sheet 7 of the Master Plan set). In this system the project must reduce the post-development phosphorus load to provide adequate stormwater treatment. The dry Pond BMPs are designed to improve water quality, elongate time of concentration for stormwater runoff, and recharge the groundwater system. In accordance with Ford's Colony HOA, dry ponds have been proposed as they are more desirable than wet ponds due to aesthetics and maintenance time and costs.

In summary, with the preliminary analysis of The Parke at Ford's Colony project, the stormwater management plan proposed will improve the overall downstream water quality and will help to control the downstream erosion from uncontrolled runoff from the neighboring properties.

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

The proposed development of 81 homes falls outside of the threshold which would require a traffic study for this application. However we would point out that the intersection of Westport and Centerville Road was anticipated to handle more traffic than the currently projected 124 lots exiting Westport Drive (proposed and existing development). The original design constraints anticipated buildout of a CCRC facility on the property and as such the entrance was designed with left and right turn lanes entering the project. At the time of the original plan traffic study in 2003 there were approximately 6000 AADT on Centerville Road, current 2016 VDOT counts place traffic on this section of Centerville at 5100 AADT. With the understanding that the background traffic along Centerville Road has held steady over the last 13 years and the anticipated development traffic has significantly reduced we submit that the current intersection configuration exceeds VDOT requirements. We are happy to discuss the need to update turn lane warrants as seen necessary by JCC or VDOT staff.

## **VIII. ANALYSIS OF FISCAL IMPACTS**

A James City County Fiscal Impact Worksheet has been prepared outlining the impacts of the fiscal impacts of the development. The development is proposing the construction of 81 homes at an average price of \$525,000 based on that data the 2016 JCC worksheet showed a fiscal positive of approximately \$30,000 per year at full buildout. However the current 2017 JCC worksheet identifies a \$128,000 fiscal negative. A copy of the worksheet has been included in our submittal package to James City County staff. A point of clarification is that the analysis is based on average JCC demographics which does not match with the target buyer for this development.

## **IX. ANALYSIS OF CULTURAL RESOURCES IMPACTS**

An Archaeological Assessment for James City County (Preserving Our Hidden Heritage); and, per the County's Archaeological Policy was prepared. A Phase I Cultural Resources Assessment prepared by Circa (October 2004) and the report was provided to the County during previous work on the project.

## **X. CONCLUSION**

In summary, The Parke at Ford's Colony has been planned as an expansion of the existing Ford's Colony Development with a proposed underlying zoning of R-4. Planning and redeveloping the site as a residential cluster incorporates open space design principles, respects the environmental sensitivity of the watershed, meets the intent of the Comprehensive Plan for low density residential development, compliments the Community Character Area and satisfies Planning Commission expectations for higher standards in new residential development design. The Parke at Ford's Colony, as planned, will provide a model for appropriate infill development in the area and will positively impact the neighbors within the existing community. This Community Impact Statement for The Parke at Ford's Colony concludes that the County and the community realize the tangible public benefits of open space design, unusual environmental protection and the following:

- Adequate public facilities (water, sewer and fire), and utility services (gas, electric cable TV, telephone), are available for development.
- The proposed use is consistent with the intended land use designated on the current

Comprehensive Plan for this area. The proposed density of this open space development is 1.80 dwelling units per acre. This density is consistent with and appropriate.

- There is adequate capacity in the system of roads serving this project.
- The fiscal impacts analysis, as revised concludes only a minor increase in a yearly impact to the County at build out based on 81 single family units. Additionally the target demographic for the neighborhood will be retirees and empty nesters which will generate a far lesser school population than is anticipated in the JCC worksheet.
- In recognition of Planning Commission and environmental concerns over buffer areas, The Parke at Ford's Colony provides an additional 0.86 acres of open space between the developed area of the site and a perennial stream valley and its associated 100' buffer.
- The proposed stormwater management system will protect downstream channels from erosion and the onsite bioretention and dry swales will increase water infiltration and reduce uncontrolled runoff.
- The Parke at Ford's Colony provides a quality project that retains and enhances the community character of Ford's Colony. The quality homes compliment and enhance this character and the character of surrounding neighborhoods.