



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone (757) 253-0040
Fax (757) 220-8994
aesva.com

October 25, 2017

Mr. Paul Holt
Planning Director
James City County
101-A Mounts Bay Road
P.O. Box 8784
Williamsburg, Virginia 23187

**RE: Oakland Pointe
Parks and Recreation Exception Request
Rezoning Application
AES Project Number: W10503-00**

PLANNING DIVISION

OCT 25 2017

RECEIVED

Dear Mr. Holt:

AES Consulting Engineers on behalf of Connelly Development, LLC is requesting an exception to the James City County Recreational Facility Development Guidelines for the subject project. Pursuant to the recent adoption of the Master Plan for Parks and Recreation (April 11, 2017), an exception is allowed by the Board of Supervisors through recommendations from the Director of Planning and the Director of Parks and Recreation.

Our rezoning proposal shall meet the guideline standards as listed for the park area, bike/jogging trail and playground area; however, the areas of exception are the hard court surface and the multi-use field.

Our proposal shall include a park area and playground with a pavilion located within close proximity to each to serve the entire family. In addition, over 2000 feet of multi-use trail is provided within the site that connects to a trail along Richmond Road. This provides excellent connectivity to adjacent properties.

The hard court surface requirement is an issue with long term consequences for most developments as they generally lead to being a hangout for activities that create a disturbance to the neighbors. In lieu of this court, this proposal is providing a dog park area that appeals to a larger percentage of the residents.

The field requirement appears to be more a question of size and location. Our proposal provides a field, but the dimensions fall short of the requirement. We submit that the field is large enough to engage in multiple activities and serve the intended function. The location does encroach into the buffer only because that area is already cleared and the wooded buffer to the neighbors is quite large. This area can be mitigated elsewhere on the site and create a more useful buffer than the large buffer that already exist in the rear of this property.

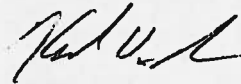
Mr. Paul Holt
October 25, 2017

AES Project Number: W10503-00
page 2 of 2

We appreciate the time spent by the various review agencies in the review and guidance for this project. If anyone has any questions in reference to this project please do not hesitate to call me at my office at 757-253-0040.

Sincerely,

AES Consulting Engineers



Howard W. Price
Principal
howard.price@aesva.com

s:\jobs\w10503\admin\correspondence\letters\w10503 parks and rec exception request 10-25-17 pp.docx