

**Community Impact Statement**  
for  
**Ironbound Crossing**  
@  
**Monticello and Ironbound**

Prepared For  
**Bush Construction Corporation**

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AES Project Number: W10481-00

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**

On behalf of G-Square, Inc., Bush Construction Corporation, The Virginia Department of Transportation (VDOT) and the Trustees of Mt. Pleasant Baptist Church, AES Consulting Engineers is supporting the Owners and applicants in their request to rezone three zoning parcels located at 4002 (Zoning Parcel 3) and 4007 (Zoning Parcel 1) Ironbound Road and an intervening, contiguous portion of Route 784 (Old Ironbound Road) right-of-way (Zoning Parcel 2) proposed for abandonment. The subject properties are bounded by Ironbound Road to the east, Route 784 to the south, Monticello Avenue to the north, and Route 199 to the west. The site is comprised of roughly 2.7 acres of land across the 3 zoning parcels. The land is zoned a combination of R-8 residential (Church and VDOT right-of-way parcels) and B-1 business zoning (G-Square, Inc. parcel).

The purpose and intent of this zoning is threefold: (i) to amend the 17-year old master plan and associated B-1 proffers for the former WMBG radio station property (owned by G-Square, Inc, and subject to a long-term land lease to Bush Construction Corporation) for commercial development consistent with development along the Monticello Avenue corridor that has occurred in the ensuing years, (ii) to zone to B-1 with proffers, for complementary commercial use, an adjacent portion of Route 784 right-of-way that VDOT has agreed to sell to G-Square, Inc., and (iii) to zone a portion of the Mt. Pleasant Baptist Church property north of the previously abandoned Ironbound Road right-of-way (necessitated by Route 199 design and construction) to B-1 with proffers for uses accessory to the existing, historic 120+ year-old church, including an overflow parking area vital to the church during funerals, weddings and other infrequent special events. The purpose of this report is to summarize and organize the planning efforts of the project team into a cohesive package for staff review, which addresses the pertinent planning issues affecting the property while describing the probable effects of the proposed development upon existing public facilities and services, the environment, the surrounding community, and the County.

### **Project Description**

The roughly 2.7 acres of land proposed for rezoning (the “site”) is predominantly vacant and grassed with the only improvements being the remnants of Ironbound Road (now a private road) and a public-use cul-de-sac representing the termination of Old Ironbound Road to prevent its intersection with Route 199. The cul-de-sac has been deemed by VDOT to be substantially more pavement than is necessary and it will be replaced by the applicant with a simple branch turnaround meeting VDOT

standards. The approximately 0.75 acres of right-of-way encompassing the cul-de-sac is proposed for abandonment by James City County and thereafter will be certified as surplus property by the Virginia Commissioner of Highways.

The site will remain under separate ownership and operational control. The portion of 4002 Ironbound Rd. (Zoning Parcel 3) subject to rezoning will remain under the ownership of Mt. Pleasant Baptist Church. The to-be-abandoned right-of-way (Zoning Parcel 2) will be subsumed into the existing G-Square, Inc. parcel (Zoning Parcel 1). The expanded G-Square parcel will remain subject to the operational control of Bush Construction Corporation under the terms of its long-term land lease with G. Square, Inc.

Access to all properties subject to this CIS from Monticello Avenue will be prohibited. Access to the church property will continue to be from the terminus of state-maintained Old Ironbound Rd. Access to the expanded G-Square, Inc. parcel will only be from Old Ironbound Road, at two points generally as depicted on the Master Plan. Possible interconnection between the church and G-Square, Inc. parking areas may be considered in the future. Sidewalks along Ironbound Road and Monticello Avenue will remain and be complemented by connecting sidewalks to and from the development.

Design guidelines have been prepared to ensure that the architectural treatment of future building(s) on the site will complement the buildings and streetscape at Courthouse Commons, the Monticello Ave. corridor and the broader New Town development more generally. Guidelines addressing parking, circulation, landscape treatments, buffers and landscape yards, and architectural treatments are described in the design guidelines submitted with this application.

## **II. THE PROJECT TEAM**

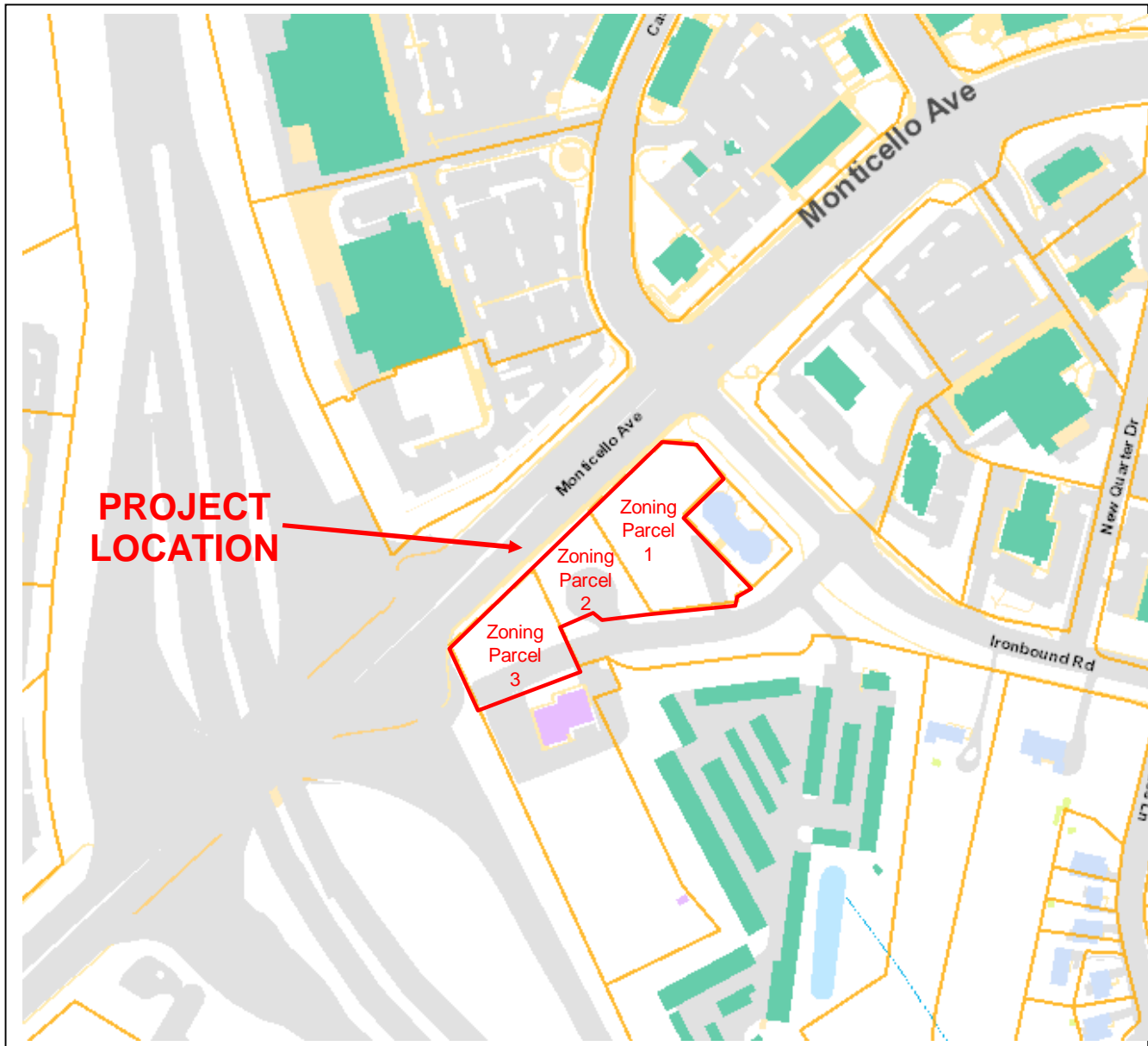
The following organizations are involved in the planning and development of the site

- Owner/Developer: G-Square, Inc./Bush Construction Corporation
- Legal Counsel: Geddy Harris Frank and Hickman – Williamsburg, Virginia
- Planning: Hopke and Associates - Williamsburg, VA
- Engineering: AES Consulting Engineers – Williamsburg, VA
- Traffic: DRW Consultants, LLC
- Environmental: Cardno

Key components of this Community Impact Study are:

- Context Map
- Historical Context
- Planning Considerations and Project Description
- Stormwater Analysis

**Exhibit 1 - Context Map**  
(not to scale)



### **III. HISTORICAL CONTEXT AND PLANNING CONSIDERATIONS**

#### **Historical Context**

The lands subject to this proposed zoning and master plan amendment were re-configured from their pre-Route 199 condition to facilitate the extensive roadway and infrastructure improvements (including notably the twin JCSA water storage tanks) planned and implemented in connection with the construction of both Route 199 and Monticello Avenue and the New Town development. Portions of the Casey property and the former WMBG radio station property were dedicated for public use nearly 20 years ago to facilitate these important public improvements. Planning and cross-access easements required for the construction and on-going operation of the JCSA water storage tanks and future development of the G-Square, Inc, property involved significant collaboration and cooperation between JCSA, G-Square, Inc. and Bush Construction Corporation.

The Monticello Avenue alignment orphaned a portion of Casey property (now located south of Monticello Avenue) which VDOT in turn sold to Mt. Pleasant Baptist Church. Some will recall that prior to the closure of Ironbound Road for Route 199, the church had no option but to partially block traffic on Ironbound Road during larger funerals to accommodate vehicles in the procession. Upon the closure of Ironbound Road, and VDOT's construction of the Route 784 cul-de-sac, vehicle parking demand for funerals continued to overwhelm the available church parking area. For more than 15 years mourners have parked along the sides of Ironbound Road and within the cul-de-sac constructed by VDOT as part of the termination of Ironbound Road. While this arrangement has served the church for many years, it is less than ideal for a number of reasons. Not least of which is the difficulty for an aging church population parking further from the church.

During the planning in 2001 and ultimate site plan approval of the project known as "New Town Office Building" (adjacent to the JSCA water tanks) proposed a 4-story office building with under-building parking. Over time, the design proved to be economically infeasible as New Town grew quickly, developing with surface parking and aided by parking reduction modifications justified by the new urbanist, neo-traditional design of the New Town Master Plan placing this compact property at a competitive disadvantage as an office use. Multiple phases of New Town, the new Williamsburg-James City County Courthouse, the New Town United Methodist Church, the twin vision and cardiovascular clinics, the Post Office, Settlers Market and Courthouse Commons have set the tone

and quality expectations for this significant commercial corridor. The need to reimagine the subject site has become clear as the Monticello Avenue corridor has stabilized and matured.

Over time, VDOT concluded that the substantial cul-de-sac designed and built for the truncated Ironbound Road was more than was needed to accommodate the occasional turnaround needs of the motoring public and the even more rare snow plows. Re-purposing of formerly private lands taken for public purposes back into private ownership will allow for the return of commercial, tax revenue-generating use. The convergence and synthesis of experience, need, opportunity and collaboration involved in planning and public land acquisition over several years is now culminating in the proposed zoning which is the subject of this CIS. Expanding developable area through the State surplus of unnecessary right-of-way allows for a wider range of desirable commercial uses. More land available for parking and amenities supports financial feasibility. The dramatic evolution of the corridor since the early 2000s provides a real, no longer imagined, context for establishing complementary streetscape and building design expectations for this site that have been crafted by the same architect who designed the JCSA water tanks and the design guidelines for several of the most prominent mixed-use properties along the corridor.

Perhaps more importantly and significant is the chance to collaborate, this time with the Trustees of the historic Mt. Pleasant Baptist Church, to facilitate the conversion of lands it acquired from VDOT some 15 years ago into an all-weather, overflow parking area located more conveniently to the church building. Local and state government, the private sector and a longstanding James City County faith community can together realize greater operational efficiency in the public roadway system, increased tax-revenues from formerly non-taxed and idled property and improved conditions and experience for church members and guests attending infrequent special events. This represents a unique opportunity for a win-win-win outcome.

## **Planning Considerations**

The site lies within the Primary Service Area (PSA) of the County. “The Primary Service Area 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 site are being pursued with the knowledge that water and sewer services are at or adjacent to the site and that there is ample capacity in these systems to support this project.



The Comprehensive Plan of James City County designates the majority of this project as Mixed Use within the overall area described as the New Town. The roughly 10,000 square feet of previously abandoned Old Ironbound Road right of way on the Church property is designated as Low Density Residential. That portion of the site will continue to service as access to the church and may ultimately include parking. This mixed-use area is to be comprised of commercial, office, limited industrial uses with complementary residential. As with previous plans in New Town, it is our intent to have these parcels guided by a master plan, design guidelines and proffers. While not part of the original land plan for New Town, these parcels do present prominently along the entry to the corridor coming from Route 199 leading to the New Town development. The current rezoning proposal is intended to position these parcels to be developed in conjunction with prior corridor development, providing an opportunity for one or more prominent tenant(s) to occupy the space. The proposed development will be guided by a proposed Master Plan, Proffers, architectural standards and a set of design guidelines assuring compatibility with adjacent land uses, particularly those along Monticello Avenue.

#### **IV. ANALYSIS OF EXISTING PUBLIC FACILITIES AND SERVICES**

##### **A. PUBLIC WATER AND SEWER FACILITIES**

The properties addressed in this Community Impact Statement are located within the Primary Service Area (PSA) of James City County and the James City Service Authority, where public water and sanitary sewer services are generally available, and the use of these public facilities is required. Public water service is available through a JCSA 16-inch water main located along Monticello Avenue and a 12-inch water main along Ironbound Road and through the property.

At this point in time, there is no specific use proposed to generate water demands for the proposed development. However, previous water modeling of the existing 16" water distribution main has demonstrated ample capacity to provide for the water demands in this area with no discernable impact to the system.

##### **B. PUBLIC SEWER FACILITIES**

As stated above, the properties are located within the PSA of James City County and the James City Service Authority, where public sanitary sewer services are generally available. For this site, public sewer service is currently available from a JCSA owned force main and nearby and downstream gravity sewer system. Proposed development on the site will be required to have privately maintained sewage grinder pump station(s) on-site as was previously proposed and approved for the New Town Office Building on this site.

At this point in time, there is no specific use proposed to generate sewer demands for the proposed development. However, previous sewer modeling of the existing force main and gravity system has been completed by AES. Future development will, as is always the case, need to verify sufficient capacity within the force main and/or provide upgrades to the downstream force main system to ensure there are no impacts to existing users on the system.

##### **C. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES (EMS)**

There are currently five fire stations providing fire protection and Emergency Medical Services (EMS) to James City County. The closest fire station to the subject site is Station #3 at 5077 John Tyler Highway, approximately 2.3 miles southwest of this project. The next closest fire station to the subject site is Station #5 located at 3201 Monticello Avenue, approximately 3.8 miles west of this project. These two fire stations, and the emergency medical staff available at these stations, will

provide a more than adequate response to potential emergencies. In addition, through cooperative agreements between Williamsburg, James City County, and York County, other stations may also be utilized for larger emergencies at the site.

#### **D. SOLID WASTE**

The property will generate solid waste that will require collection and disposal to ensure a safe and healthful environment. Collection of solid waste will be by private contract with reputable haulers acting in accordance with local health standards. This waste will be transported to the James City County Solid Waste transfer station.

#### **E. UTILITY SERVICE PROVIDERS**

Virginia Natural Gas (VNG), Dominion Virginia Power, Cox Communications and Verizon Communications provide, respectively, natural gas, electricity, and communication services 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. With new land development these utility providers are required to place all new utility service underground.

## **V. ANALYSIS OF STORMWATER MANAGEMENT**

A brief needs-analysis for stormwater management, 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 project. The goal of the stormwater management plan is to adhere to local and state stormwater requirements and provide a sustainable development utilizing the latest stormwater design techniques. In evaluating stormwater management solutions on the subject site, unique site characteristics were considered. Preliminary site investigation identified the following site characteristics to be considered in stormwater management planning:

- The project is situated within the Mill Creek Watershed of the James River.
- The property is currently cleared and vacant with a small portion of the site being paved.
- Existing Monticello Avenue roadway drainage discharging uncontrolled through the site.
- The soils in the vicinity of the site have demonstrated soils conducive to infiltration. If it can be demonstrated here, stormwater options including groundwater recharge and infiltration will be explored.

At this time the stormwater management approach has not been fully designed due to the lack of specific use however it is anticipated that the proposed development will be treated at the runoff source through a series of bioretention cells and/or within underground stormwater chambers located within the site. The design will also incorporate the existing JCSA tanks and consideration may be given to the existing roadway drainage, either to treat the water but at a minimum to safely pass the water to the downstream drainage system. The planned facilities will be designed to treat the runoff in such a way as not to create a burden on either the upstream or downstream drainage systems.

The stormwater management plan proposed for this site will protect overall downstream water quality, help preserve the natural hydrology of the watershed, and reduce the likelihood of the existing Monticello Avenue roadway drainage to cause downstream erosion to receiving channels through maintaining post-developed flows at or below pre-developed flows through on-site detention, and when and where feasible, through infiltration.

## **VI. ENVIRONMENTAL AND SITE INVENTORY**

### **Description of Existing Conditions**

The property is relatively flat with elevations ranging from a high of 107 near Monticello Avenue to a low of 92 within the Old Ironbound Road (Route 784) roadside ditch along the southern portions of the site. A 48" drainage pipe discharges across the site via an open drainage ditch which extends downstream and under Route 784 and then through the Ironbound Road Mini-storage Site. The site is primarily vacant, with managed grass and a paved cul-de-sac. The property is bounded by Monticello Avenue, Ironbound Road, Old Ironbound Road (Route 784) and Route 199. The site is currently accessed via Old Ironbound Road (Route 784). Properties to the east are zoned B-1 (JCSA Water Storage Facility) and M-1 (Courthouse Commons); properties to the south are zoned B-1 (Ironbound Road Mini-Storage) and R-2 (Mt. Pleasant Baptist Church and graveyard), properties to the west are zoned R-8 (Route 199 right-of-way); and properties to the north, across Monticello Avenue, are zoned MU Mixed Use.

### **A. TOPOGRAPHY**

The site is graded relatively flat with the exception of a 7 to 10-ft downslope along Monticello Avenue, which is protected by a 30-ft slope maintenance easement for perpetual VDOT maintenance. Sheet 2 of the Master Plan illustrates the location of these slopes at the site perimeter.

### **B. SOILS**

The Soil Survey of James City County, Virginia (USDA 1985) maps a few different soil types within this site. The undeveloped areas of the site are composed primarily of Kempsville and Norfolk Fine Sandy Loam which both are in hydrologic group B and are mostly low to moderate erodibility. Shrink-swell potential is low in all soils mapped within the site boundary, and the erosion hazard potential is slight in all soils. Soils in this vicinity are often suitable for infiltration practices; further assessment will be needed at site plan stage to verify opportunities for infiltration.

### **C. SURFACE WATER**

There is an open-air drainage ditch associated with this site, located along Ironbound Road and ringing the cul-de-sac. The remainder of the site drains by overland flow across a gently sloping, well stabilized grassy surface.

**D. FLOODPLAINS and WETLANDS**

According to Flood Insurance Rate Map (FIRM) 51095C0120C, for James City County, Virginia there are no floodplains located on this site. Review of the National Wetlands Inventory (NWI) mapping and past familiarity with this site for the New Town Office Building site plan indicates the lack of wetlands on the site.

**E. VEGETATION**

There is no significant vegetation on these properties.

**F. CULTURAL RESOURCES**

Because of the extensive disturbance to all the property through (i) the construction of the radio station, (ii) later demolition and removal of the radio station, (iii) grading and construction of the JCSA water tanks and appurtenant accessways, utilities and drainage and (iv) the construction of Route 199 and Monticello Avenue as well as the prior tillage of the plow zone in the former Casey property (now Zoning Parcel 3) that had been farmed for decades, Staff has agreed that a cultural resources investigation is not warranted.

**G. Environmental Inventory**

The subject property is currently a developed and/or previously developed site and as such there are no environmentally sensitive resources present on the subject property.

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

A traffic study was performed for the subject properties with the premise that any B-1 by-right development of the site would by definition involve less than 100 peak hour trips. The traffic study is attached to this application. The study demonstrates that site traffic can be accommodated at the Rt. 615 Ironbound Road/Rt. 784 Old Ironbound Road stub/ Courthouse Commons Entrance intersection with LOS C or better for all turning movements without any traffic improvements.

Should a use be proposed on this site in excess of such traffic demand, that use would require a Special Use Permit, which will involve an updated traffic study be submitted for review with that application.

## **VIII. CONCLUSION**

In summary, this proposed rezoning is complementary to surrounding land uses and zoning and in conformance with the James City County Comprehensive Plan. Rezoning the R-8 portion of the church property and the to-be-abandoned Route 784 right-of-way encompassing the cul-de-sac to B-1 with Proffers and amending the current B-1 Proffers for the G-Square, Inc. property to ensure development is consistent with a master plan and guidelines will facilitate the types of commercial uses that are called for in the Comprehensive Plan and will complement the surrounding land uses. This proposed rezoning will provide additional benefits to the community as well, including:

- Improvement of the overall appearance of the County's urban and suburban environment.
- Architectural guidelines to ensure complementary vertical development with Courthouse Commons and the surrounding New Town area.
- Sidewalks providing pedestrian connectivity throughout the site and connecting to the established pedestrian corridors along Monticello Avenue and Ironbound Road.
- A planned and organized landscaping treatment to blend with existing streetscaping elsewhere along the corridor.
- Accentuate the Monticello Avenue streetscape through building and parking placement, sidewalk interconnectivity, street trees/fencing and other complimentary landscaping.
- Low Impact Development measures, if proven feasible to facilitate groundwater infiltration.
- Maintenance of Community Character by providing a compact commercial center that reduces its visual presence and scale through landscape and architectural standards established through a complete set of design guidelines.
- Collaboration between local and state government, private development and the faith community of Mt. Pleasant Baptist Church to mitigate longstanding overflow parking issues occurring during special events.
- Easily accessible business site that will benefit the surrounding community and promote economic development with a positive fiscal impact for the County. In particular, re-purposing private land that was taken for public need back into private ownership will allow for new tax revenue generation.