

COUNTY OF YORK

MEMORANDUM

DATE: June 19, 2019
TO: York County Board of Supervisors 
FROM: Neil A. Morgan, County Administrator
SUBJECT: Edgehill Stormwater Projects Update

The following is a brief update on the stormwater projects that are associated with improving the drainage outfall for the northern portion of Edgehill. The Projects are titled Wormley Creek Headwaters for consistency and because Wormley Creek is the receiving water body for the stormwater flows.

- The Wormley Creek Headwaters project is under construction. This project is adding a 54-inch culvert under Old York Hampton Highway and rerouting the existing 4-inch outfall pipe.
- The Wormley Creek Headwaters Phase 2A design is 60 percent complete. The plan is to add two 42-inch culvert pipes under Route 17 and to line the existing 42-inch culvert pipe. Additionally, the plan is to replace the existing 42-inch pipe under Cook Road with two 66-inch culvert pipes.

There are two meetings scheduled in July with respect to these on-going projects. The first meeting is on July 2 with a small group from Edgehill to keep them informed and up to date on the stormwater projects that are under construction and design that will benefit Edgehill. The second is a public meeting scheduled on July 10 as required by the Virginia Department of Transportation Revenue Sharing process.

Woodward/3241

Attachment:

- Wormley Creek Headwater Map



**Wormley Creek Culvert Improvements
Construction 2019**

Cook Road

Text

Route 17

Harris Grove & Cockletown

Already Improved



HORIZONTAL ACCURACY: +/- 2.5 feet DATUM: VA State Plane South, NAD 83
 VERTICAL ACCURACY: +/- 1 foot DATUM: NAVD 1988
 DATE OF ELEVATION INFORMATION: 2007

This map should NOT be used for engineering or other design purposes without full verification having been undertaken by a qualified surveyor.

The County of York, Virginia assumes no responsibility for the accuracy of this map or the information contained herein or derived here from. The buyer and/or user assumes all risks and liabilities whatsoever resulting from, or arising out of the use of this map.

There are no oral agreements or warranties relating to the sale and/or use of this map.



THIS IS NOT A LEGAL PLAT.
 This map should be used for information purposes. It is not suitable for detailed site planning.

COUNTY OF YORK

MEMORANDUM

DATE: June 18, 2019

TO: York County Board of Supervisors

FROM: Neil A. Morgan, County Administrator

SUBJECT: Route 17 Restaurant Development Update



I am pleased to report that the Economic Development Authority (EDA) plans to close on the Route 17 restaurant parcel with Waukesha Development on June 24th. Like many significant economic development initiatives, this process has been more of a marathon than a sprint. We initially presented this development concept to the Board of Supervisors on September 18, 2018 (closed session), and the purchase and sale agreement was executed on October 31, 2018. Waukeshaw has conducted a very thorough and methodical analysis of the property and market conditions. As this process has taken several months, I have listed several bullet points below outlining the key elements of the project.

- The EDA unanimously endorsed the acquisition and development of the EDA-owned Route 17 restaurant parcel by Waukeshaw Development at its September 25th meeting.
- The concept plan for the restaurant shows a restaurant of 4,000 sq. ft., with an outdoor dining area of 800 sq. ft., and the required parking area. The plan features access from Old York-Hampton Highway and Route 17.
- Stormwater retention will be handled across Route 17 by a new county facility, which has been designed and funded in the CIP. The stormwater parcel has already been cleared. The EDA funded extending sanitary sewer service to the site. The sewer project has been completed. Water service is already available on site.
- The EDA committee for this project and key county staff have had multiple meetings with the owner of Waukeshaw Development, Dave McCormack, and various members of his senior management team. Mr. McCormack has been a very successful entrepreneur over the last ten years developing craft breweries, restaurants, and apartments across Virginia. He owns two production breweries, Trapezium in Petersburg and Beale's in Bedford, Virginia. He was referred to us by Virginia Community Capital, and he has significant financial resources. Mr. McCormack has both skill sets we were seeking in a prospect, property development ability, and restaurant ownership experience. Furthermore, he understands how to market to multiple generations and operate in smaller markets.
- The proposed restaurant concept is a brewpub with a locally sourced, seafood centric, menu. The working name is Beale's Outpost Yorktown, and the featured beer

would be Beale's brands, brewed on site in a 3-5 barrel system. The restaurant would also offer a selection of wines, but no liquor. One of the focus points will be rotating beer selections along with Beale's Gold. Mr. McCormack already has many contacts in our area for local seafood providers, and their harvest would be highly featured.

- The physical space will be "marine modern" characterized as "bright, breezy, and intimate." The outdoor dining area is a focal point, offering an environment of fun and community. Mr. McCormack has extensive experience using reclaimed materials for construction, and would do some of that with this building. He wants to capture "working waterfront architecture" with updates to make the space bright and welcoming. The overall vibe will be laid back, comfortable, and classic.
- In general Mr. McCormack presents a compelling concept that can be sustained in our market. We don't have anything like this in the Route 17 corridor, and it should appeal to locals of all ages. It should also have tourist appeal, as a place offering locally sourced seafood in a fun setting.

We plan to issue a press release regarding this project immediately after closing on the 24th. A copy of the press release is attached.

Noel/3318

Attachment



NEWS RELEASE

York County Public Affairs

www.yorkcounty.gov



Gail Whittaker, Public Information Officer

(757) 890-3310 desk - (757) 817-2665 cell

whittgl@yorkcounty.gov

Zoe York, Project Manager

Waukeshaw Development

(804) 510-6062

zoe@waukeshaw.com

York County and Waukeshaw Development Announce a New Restaurant Coming to EDA- Owned Property on Route 17

June XX, 2019

York County and Waukeshaw Development announced today that the County will be gaining a new amenity along the Rt. 17 corridor with the opening of a brewpub, projected to open in spring 2021. The brewpub will be located in the 7100 block of George Washington Memorial Highway (Route 17). Waukeshaw Development plans to build the 4,000 square foot facility on land currently owned by the Economic Development Authority.

"This use is exactly what we've been working toward since purchasing the property," said R. Anderson Moberg, Chairman of York County's Economic Development Authority. The property has been connected to the County's water, sewer, and storm-water infrastructure, making it even more appealing to this developer.

"The revitalization of Route 17 is a top priority of the Board of Supervisors," said Jim Noel, Director of the Office of Economic Development. "The Economic Development Authority is pleased to have attracted Waukeshaw Development to these parcels on Route 17, and with private investments already made along this major corridor, we are confident that the addition of this unique dining establishment will reflect positively on our efforts and result in additional business developments and add to the quality of life in York County.

"Waukeshaw Development is known for its revitalization of properties with several success stories from throughout the commonwealth," Noel said. "This new brewpub will be similar to Waukeshaw's Beale's Brewery located in Bedford, Virginia, and will feature its home-made brews along with a menu representing our area's connection to the water and local seafood."

"We are thrilled to be extending the Beale's brand east across the Commonwealth to York. It has been a pleasure to work with the forward-thinking people in York County government and we are excited to present a completely new offering to the County," said Waukeshaw President, Dave McCormack.

An outdoor patio with seating, space for live acoustic entertainment, a family-friendly atmosphere, and ample parking, are included in the vision for this restaurant. Still in its early planning stages, ground-breaking ceremonies for this new restaurant are planned for January 2020 with completion in the early months of 2021.

More information will be released as plans are finalized. For more information about Waukeshaw, visit <https://waukeshaw.com>.