

FENTON MILL

A Planned Residential Community in York County

EXECUTIVE SUMMARY

Fenton Mill Associates, LLC is the owner of 370 acres and is the contract purchaser of an additional 5 acres of land located just off Interstate 64 in the Lightfoot area of York County. This land assemblage represents a unique opportunity to provide new housing opportunities for a wide range of home buyers in an environmentally-sensitive, master-planned community that features extensive green space, active and passive recreational facilities, and a limited amount of commercial activity designed to serve the surrounding neighborhood, all while maintaining the rural character of this area of the County.

Fenton Mill has been designed by Land Planning Design Associates (LPDA), a leading, award-winning Landscape Architecture and Planning firm. LPDA was selected through an extensive competitive selection process. Through its clients, LPDA has delivered over 43 million dollars in construction of parks, trails and community amenities, and has overseen the development and entitlements of over 5,000 dwelling units from the Northeast to Hampton Roads. LPDA has brought its extensive design experience to deliver a high-caliber community that fulfills all the objectives of the York County Planned Development Ordinance.

- Ensure ample provision and efficient use of open space – The Fenton Mill plan protects forty seven percent (47%) of the entire site as protected open space and preserves the site's sensitive environmental features including streams, wetlands, and steep slopes.
- Promote high standards in the layout, design and construction of development – A guiding principle in the design of Fenton Mill was compatibility with the surrounding community and the visual appeal of the community from the existing road network. The property's frontage on Newman Road at this key gateway into York County will be maintained as managed green space. Fenton Mill will incorporate Design Guidelines administered by one or more homeowners' associations that will govern architecture for both residential and commercial buildings.
- Promote development of superior projects or communities – Fenton Mill has been designed to include a range of housing types within a community that features extensive recreational facilities including clubhouses, community swimming pool, playgrounds, soccer field and open play areas, community gardens, and a dog park. Fenton Mill will be an interconnected community with an extensive system of sidewalks, multi-use paths, trails, and a pedestrian bridge to the school site.
- Achieve a mixture of uses and types of uses when appropriate – Fenton Mill will include a variety of housing opportunities. Housing types will include: a maximum of 506 single family detached homes, a maximum of 230 townhomes (both front and rear loaded), and a maximum of 100 age-restricted units, which may be either single family detached or quadraplexes. Fenton Mill will also feature a modest amount of commercial space intended

to serve the surrounding neighborhood. The commercial space will be limited to a maximum of 40,000 square feet, will be set back from Newman Road, and will be governed by strict architectural controls. A 16-acre site will also be dedicated to York County for a future school site to serve this area of the County.

COMMUNITY IMPACT

In accordance with the provisions of the York County Zoning Ordinance, a Community Impact Assessment has been prepared for Fenton Mill. Supporting texts are included in the application package.

Environmental and Historic Protection

Enclosed is an environmental summary prepared by Wetland Studies and Solutions, Inc. This report details the extensive environmental work that has been done on the Fenton Mill property, and which was used as the basis to plan the community in the most environmentally friendly manner possible.

The Fenton Mill plan maintains 47 percent of the entire acreage as open space, well in excess of the ordinance requirement of 25 percent. Stream crossings are placed to minimize wetland impacts while still providing interconnectivity throughout the community. The community has been designed to minimize impacts to wetlands and slopes by clustering development on the most suitable land.

A Phase I archaeological study has also been performed on the property. This report recommends further study on only one isolated area located on the proposed school site. The applicant will fund a Phase 2 Archaeological Study on this area of the site and will make this information available prior to conveyance of the school site to York County.

Population Impact and Project Density

Enclosed is a Fiscal Impact Study prepared by Ted Figura Consulting. This study projects that the average household size in Fenton Mill will be 2.42 persons per household, which is the average household size in Census Tract 510, which includes the Fenton Mill property. This number is below the County-wide average of 2.72 persons per household.

The proposed density of the Fenton Mill community is only 2.2 dwelling units per acre. This low density is made possible by clustering development on the land most suitable for development while maintaining extensive open space throughout the community.

Fiscal/School Impact. The above-referenced Fiscal Impact Study determined that “this development is projected to have a positive fiscal impact on both the general fund and the enterprise funds of York County over an initial twenty-year analysis period and in its stabilization

year”. The study concludes that Fenton Mill will generate more than \$1.4 million annually to York County, over and above projected public service costs.

Fenton Mill is expected to add 358 students to the County school system. This includes 161 elementary school students, 84 middle school students, and 113 high school students. Students generated from Fenton Mill would not cause either Queens Lake Middle School or Bruton High School to exceed their instructional capacities. Development of Fenton Mill along with other communities currently in the pipeline will necessitate the need for additional elementary school capacity. To help address this need, Fenton Mill Associates will dedicate a 16-acre site to York County for the construction of a new school. In the event the school is built elsewhere, this site will be available to the County for other public uses or for sale to generate revenue for the County.

Public Facilities and Services

AES Consulting Engineers have prepared the enclosed “Analysis of Public Facilities and Services”. The analysis confirms that public and private utilities are currently in place to serve the Fenton Mill development.

Fenton Mill will utilize public water from Newport News Waterworks. To ensure sufficient capacity for future fire flows, Newport News Waterworks has requested that Fenton Mill bore a water line under Interstate 64 to interconnect with the 12-inch line at the intersection of Rochambeau and Oak Tree Road. There is adequate public right of way available to accomplish this.

Fenton Mill is also proposing to connect to the existing public water system in neighboring Skimino Hills to improve fire flows in that community.

Public sewer capacity is available to serve the entire Fenton Mill community; however, two sewer pump stations will be required on site due to existing topography.

AES has completed a storm water analysis for the Fenton Mill and has determined that storm water needs will be met with the proposed system of storm water management facilities shown on the Master Plan and the protection of 47 percent of the site as preserved open space.

Fire protection, emergency services, solid waste disposal, and electric, gas and cable services are available to the site.

Traffic Impact

Enclosed is a traffic impact study prepared by McPherson Consulting. This traffic study was conducted with extensive input from the Virginia Department of Transportation (VDOT) and York County staff.

The community has been designed with five (5) entrances, which serve to disburse the traffic onto three (3) different existing roadways, thus eliminating congestion in any one location.

The study recommends that a right-turn lane be constructed along Newman Road at the primary entrance and that a traffic signal warrant should be conducted when the community reaches 450 homes. The study also recommends that a traffic signal warrant should be conducted for the eastbound I-64 off-ramp prior to any commercial development occurring in the community.

SUMMARY

As York County matures, it is important that the County's scarce land resources be utilized in the most efficient, environmentally sensitive manner. Fenton Mill accomplishes these objectives through superior site design, protection of large amounts of wooded open space, careful traffic planning, and the provision of various housing types to appeal to a wide range of households.

Strong emphasis has been placed on the visual appeal of the community at this, one of the primary gateways into York County. The Newman Road frontage will be maintained as managed green space with the limited amount of commercial space set back from the road and subject to strict architectural controls.

The community will provide a positive fiscal impact to the County and provides for the dedication of a well-located site for future construction of a new school or other community use.

Fenton Mill is a long-range project that, through careful planning, will provide a place for York County to retain millennials, seniors, and families in a lifestyle community that has been designed both for today's homebuyer and for long-term environmental sustainability.

ENCLOSED REPORTS

1. Summary of Environmental Reviews and Approvals dated February 25, 2020, prepared by Wetland Studies and Solutions, Inc
2. Fenton Mill Fiscal Impact Study dated February 14, 2020, prepared by Ted Figura Consulting, as revised per York County comments.
3. Analysis of Impacts to Public Facilities and Services and Storm Water Management Worksheet prepared by AES Consulting Engineers
4. Traffic Impact Analysis dated February, 2020, prepared by McPherson Consulting, as revised per VDOT comments.