

COUNTY OF YORK

MEMORANDUM

DATE: July 7, 2023
TO: York County Board of Supervisors
FROM: Neil A. Morgan, County Administrator



SUBJECT: City of Williamsburg Purchases of Additional Land in York County

I received a call and, subsequently, the attached message from Williamsburg City Manager Trivette yesterday evening. Even though I question the need and purpose for these ongoing acquisitions, I do appreciate him advising me in advance of the proposed action by the City.

Attachments:

- Williamsburg City Council Agenda Item Summary
- Property Map



City Council Agenda Item Summary

Related Goal

Prioritizing Safety and Wellness

Staff Contact

Andrew Trivette, City Manager

Agenda Item Wording

Consideration and Action to Confirm Purchase of 367 E. Rochambeau Drive and 801 Greg Lane for a Total Acreage of 68.4 and a Total Price of \$935,000 to Protect the Waller Mill Watershed - Andrew Trivette, City Manager

Background Information

The Waller Mill Reservoir was constructed in 1942 by the Federal Government and was intended to provide water for local military installations, such as Camp Peary. The water body results from the damming of Queens Creek and holds approximately 1.5 billion gallons of water. The water treatment plant and the reservoir were sold to the City of Williamsburg in 1945. In addition to serving the city with drinking water, the City maintains the reservoir as a 360-acre, trolling motor-only recreational asset featuring fishing, boating, pedal boating, canoeing, and kayaking as part of the more than 2,700 acres which make up Waller Mill Park.

The City's water treatment operation has received the Gold Award for Excellence in Waterworks Operations/Performance seven times, most recently in 2022, in addition to seven bronze and five silver awards since 2005. One element that allows the City's waterworks to be celebrated is the quality of the water source, Waller Mill Reservoir. Since the original purchase in 1954, the City of Williamsburg has continued to acquire Waller Mill watershed properties to limit potentially harmful uses such as agriculture, industrial, and large-scale multifamily development. The most recent purchase of 126.86 acres at 409 Oaktree Road is a good example of watershed protection and allowed the city to add two new workforce housing units to its roster.

The City has the opportunity to acquire 18.84 acres located at 367 East Rochambeau Drive and 50 acres at 801 Greg Lane. Both properties are adjacent to the reservoir and could be used for purposes that would adversely impact water quality. The combined purchase price is \$935,000.

Previous Relevant Action

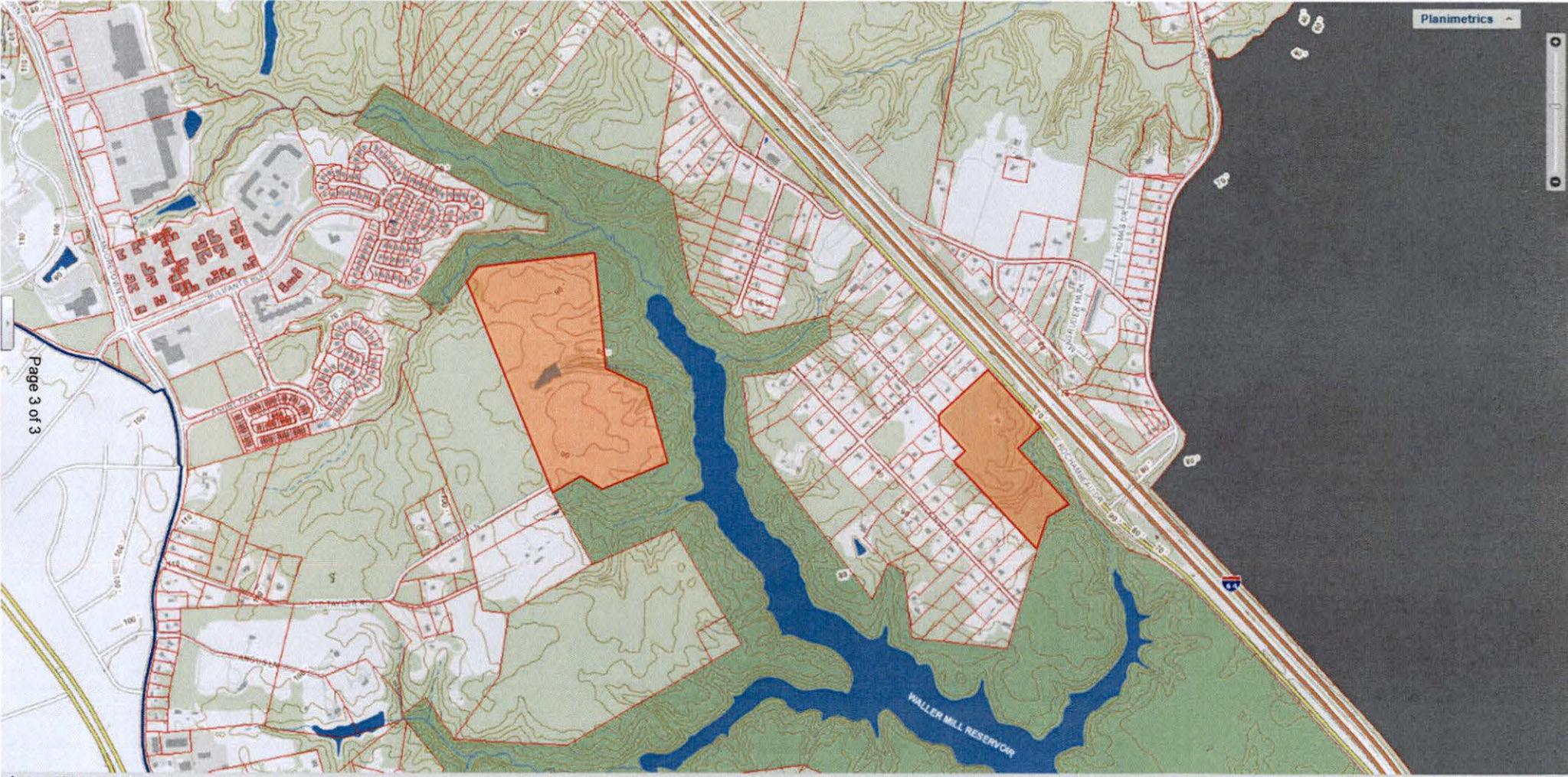
05/11/2023 - Discussion of Property Acquisition in Closed Session

Staff Recommendation

Staff Recommends purchase of the properties.

Attachments

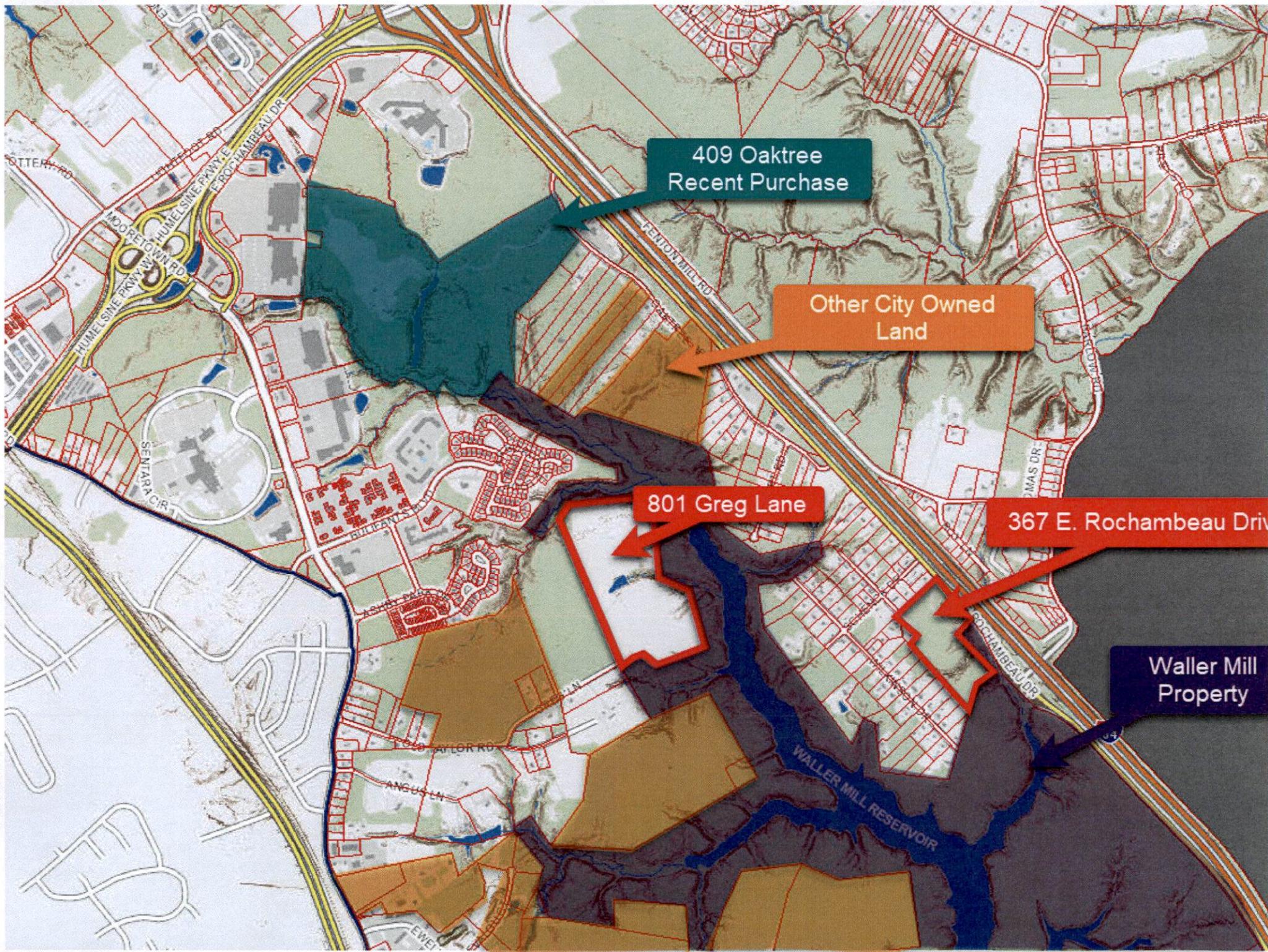
Planimetrics ^



Page 3 of 3

1000 ft

Deg Min Sec ^ Lon (X): 76° 43' 24.50"W Lat (Y): 37° 20' 04.51"N



409 Oaktree
Recent Purchase

Other City Owned
Land

801 Greg Lane

367 E. Rochambeau Drive

Waller Mill
Property

COUNTY OF YORK

MEMORANDUM

DATE: July 5, 2023

TO: York County Board of Supervisors

FROM: Neil A. Morgan, County Administrator



SUBJECT: Water Street Design Ideas - Next Steps

At the Board's Work Session on March 7 and in the memorandums dated February 16, 2023 and April 18, 2023, staff shared our consultant's (Hill Studio) three alternatives for a Water Street improvement program focusing on the landward side. Input has been solicited from the Board, the immediate community, and local business leaders. Given this input, we are focusing on maintaining two-way traffic, creating traffic calming measures, and improving pedestrian safety and aesthetics while limiting vehicle cruising on the waterfront. We have followed up by commissioning some additional preliminary design work. This work includes a traffic study for the Yorktown Village. An engineering feasibility study on Read Street between Main and Water Streets to upgrade drainage, add a sidewalk, and extend the waterline to the bottom of Read Street will also be necessary. The waterline enhancement will be needed for future County projects and to support the restaurants' and hotel's infrastructure investments, and there is an opportunity to solve the Read Street erosion issue much like we addressed the Comte De Grasse Street problem a few years ago.

Over the last few weeks, the project has started to come into focus. As envisioned now, it would appear in several "buckets" of public and private investment. The owner(s) of the Pub property has shared concept drawings that include an additional building on the Archer Cottage Parking Lot side of the building with elevated outdoor dining stretching between the Pub and Larry's. As it has been communicated now, this work will come in two phases. The outdoor dining areas would be constructed over the winter of 2023/2024, opening for business in the summer of 2024. The additional building could be added as soon as the following year, 2025. Guernsey Tingle Architects has been engaged in this project. The concept drawings are attached. The Yorktown Beach Hotel plans to continue room renovations while pursuing other enhancements. The timing of the hotel's projects has yet to be determined.

Leveraging these private investment projects, we envision multiple phased construction components over the next few years if the Board concurs. The phases would likely include Water Street pedestrian and safety enhancements in the core study area between Ballard Street and Read Street. As described above, there are related opportunities to add sidewalks, a waterline upgrade, and drainage improvements on Read Street between Main and Water Street. Related to Read Street upgrades, we have entered into discussions with the National Park Services (NPS) to potentially swap a small piece of its property above the Pub for which they have no use, in exchange for a small County parcel at the northern terminus of Main Street that NPS desires to access an adjacent redoubt. A sidewalk connecting the York Hall parking lot along the south side of Ballard Street to Water

Street has also been suggested. We also believe that modifying the river side of Water Street to better accommodate loading and unloading near the beach and for those making deliveries to the businesses makes sense. As a small stand-alone project, we are proceeding with plans to upgrade the landscaping and screening along the Church Street stairs.

Overall, the public and private investments described above would benefit those living and working in Yorktown and our visitors. Within a few years, the County could achieve safer vehicle and pedestrian movement along Water, Read, and Ballard Streets, enhanced pedestrian movements between Water and Main Streets, improved aesthetics, and substantial new private investment. Timing and the order of projects have yet to be determined. The needs of private investment, funding, and workload may be factors that ultimately determine the sequencing. As significant information materializes, you could expect additional updates. In the interim, if you have comments or concerns, please let us know. We will incorporate these ideas into the fall CIP process for your consideration and plan a Board of Supervisors presentation later this summer.

Bellamy/3309

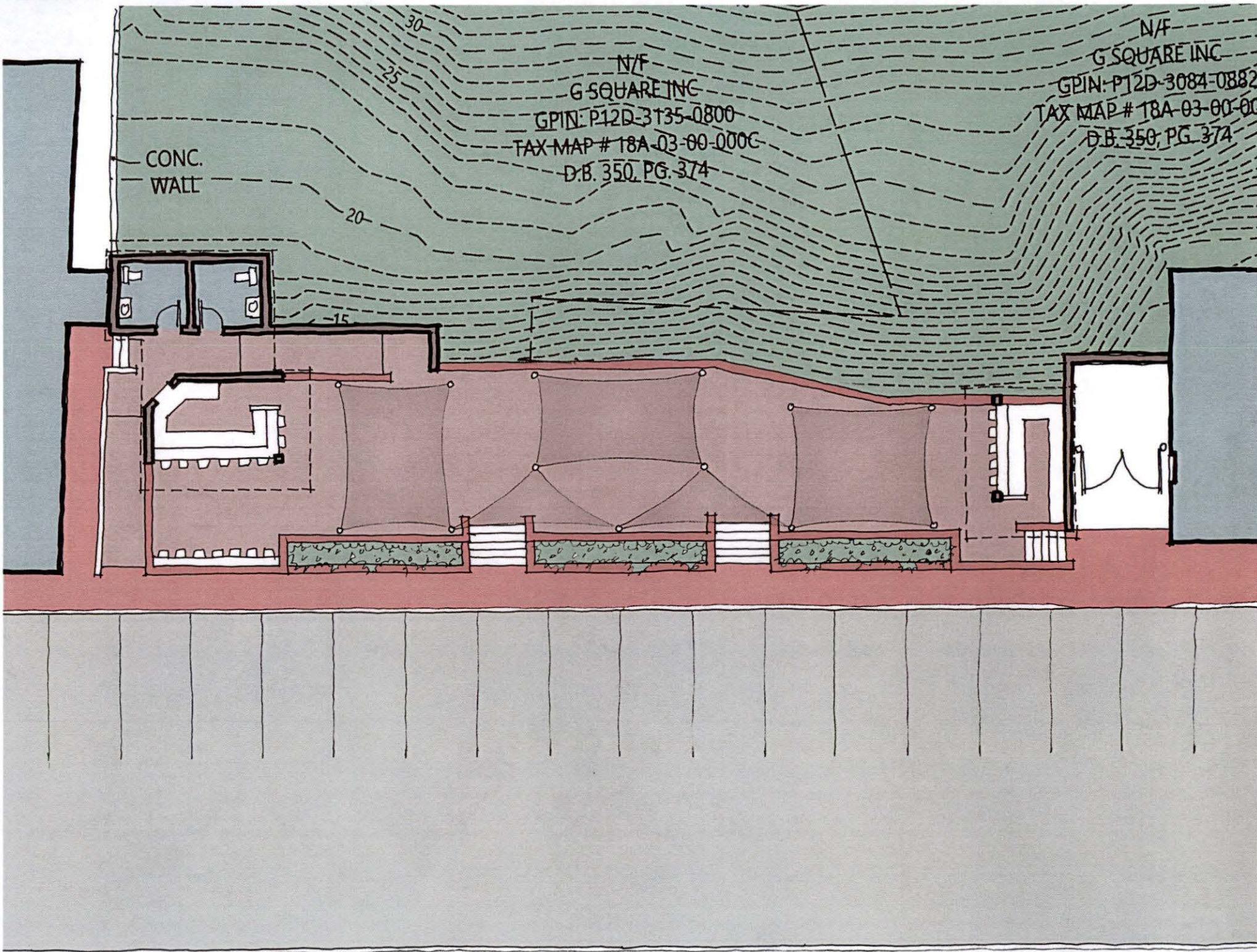
Attachments:

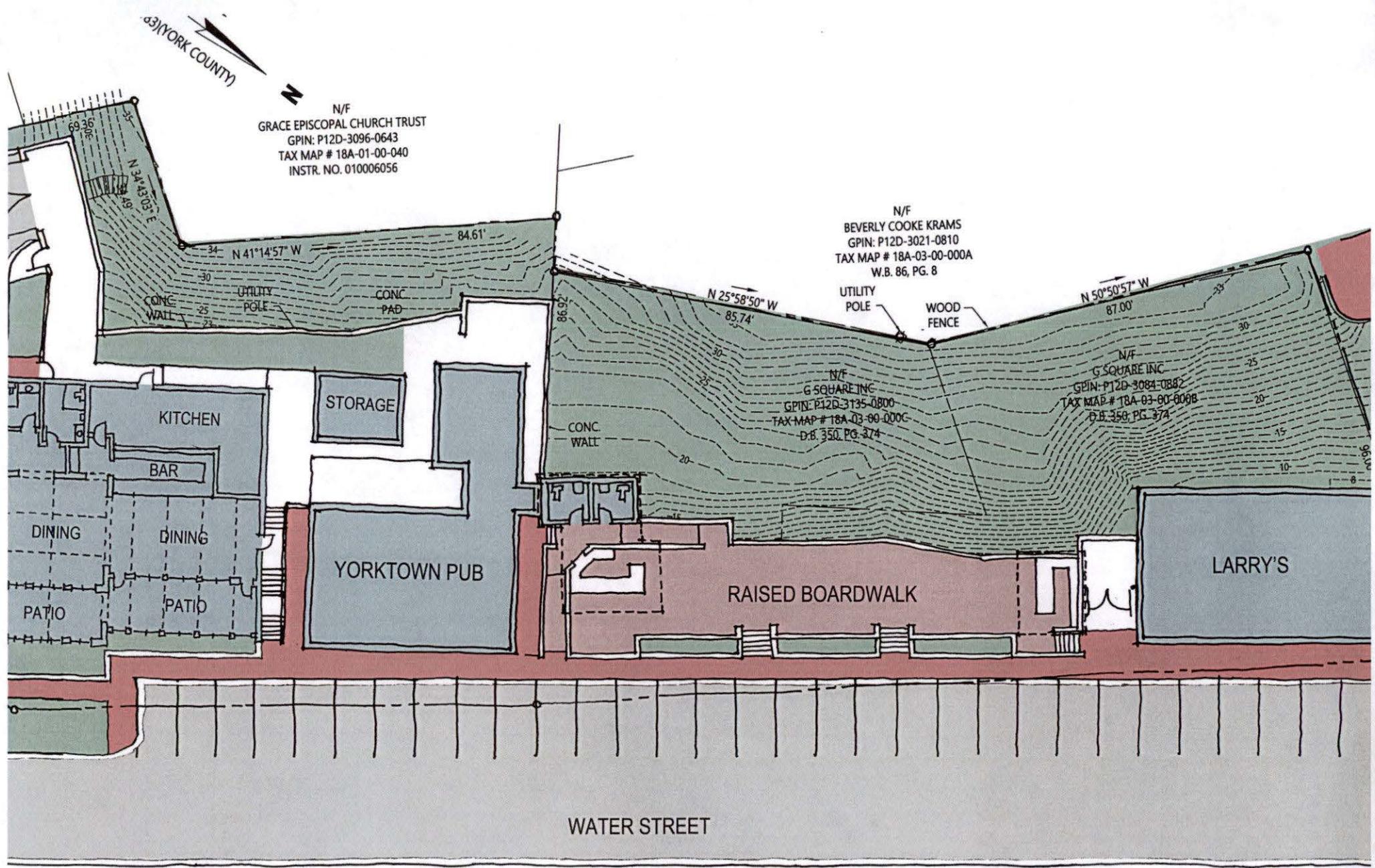
- Conceptual Drawings
- Memorandums dated February 16, 2023, and April 18, 2023

CONC.
WALL

N/F
G-SQUARE INC
GPIN: P12D-3135-0800
TAX-MAP # 18A-03-00-000C
D.B. 350, PG. 374

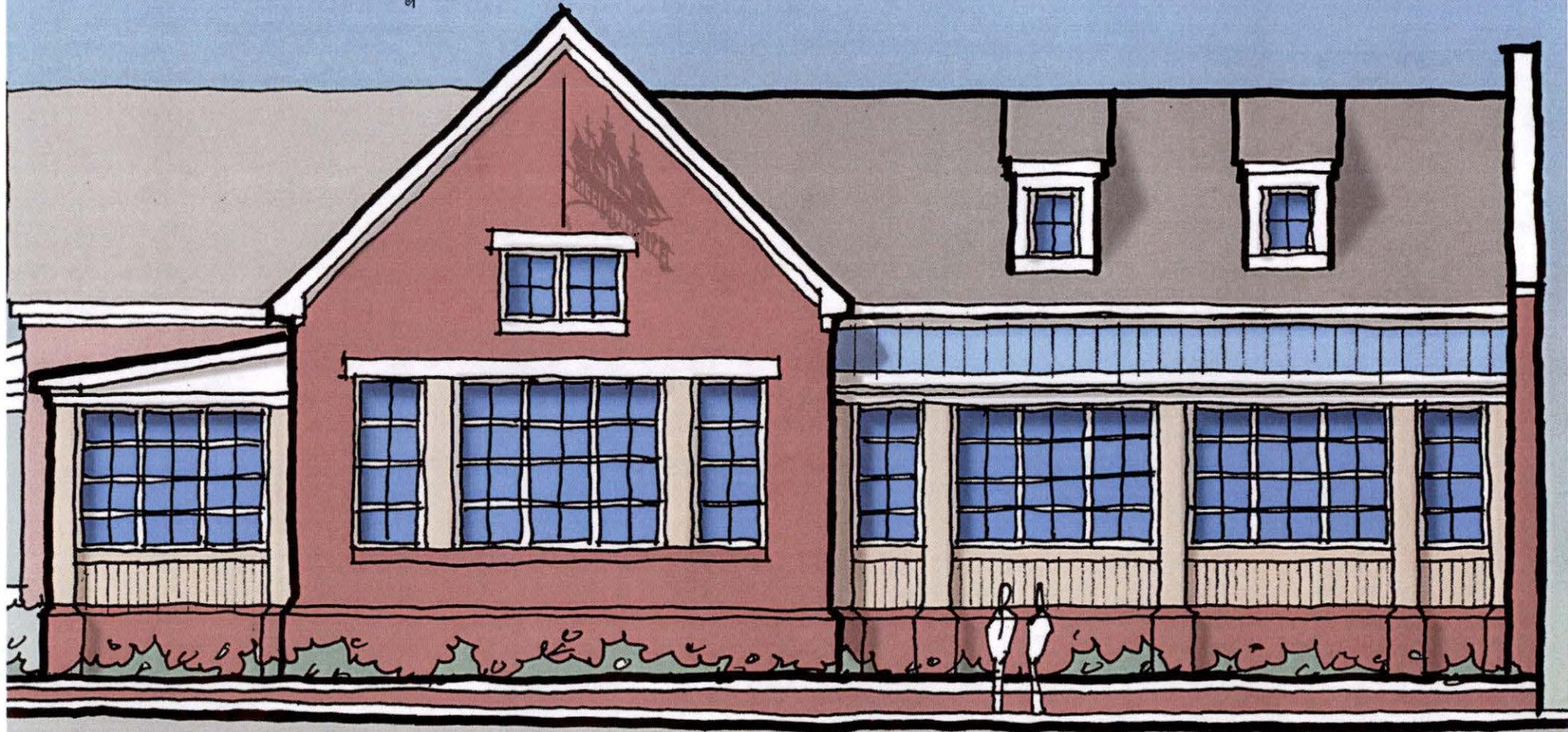
N/F
G-SQUARE INC
GPIN: P12D-3084-0882
TAX-MAP # 18A-03-00-000C
D.B. 350, PG. 374

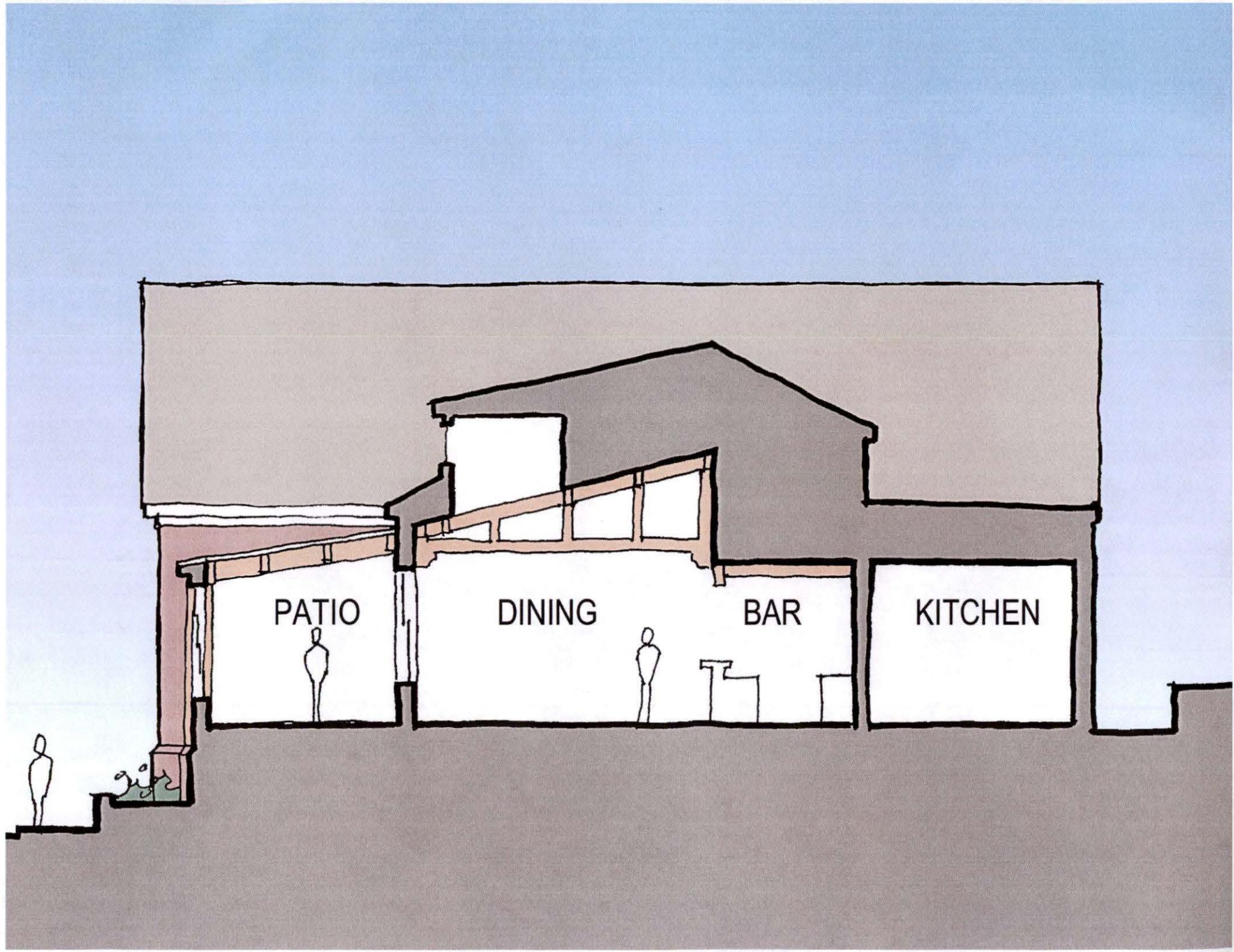




RANT 4,136 S.F.
 1,800 S.F. (120 @ 1/15) SEATING LAYOUT 110-116
 PATIO 540 S.F. (36 @ 1/15) SEATING LAYOUT 40-48

BOARDWALK 3,000 S.F.
 SEATING AREA 1,980 S.F. (132 @ 1/15)
 MAXIMUM OCCUPANTS 150 PER FIXTURE COUNT





PATIO

DINING

BAR

KITCHEN

COUNTY OF YORK

MEMORANDUM

DATE: February 16, 2023
TO: York County Board of Supervisors
FROM: Neil A. Morgan, County Administrator
SUBJECT: Water Street Area Concept Plan Meeting



As the Board is aware, staff identified an opportunity last year to integrate ongoing and planned private investments in the area of Water Street across from Yorktown Beach. This will consist of upgrading outdoor spaces at two existing eateries, the Yorktown Pub and Larry's Lemonade, and the recent renovations at the Yorktown Beach Hotel. The upgrades could potentially improve pedestrian access, parking, landscaping, and trash removal while minimizing the associated impacts on other property owners.

The County contracted with the consulting group, Hill Studio, to create a Water Street Area Master Plan. The consulting group began to first solicit public input at the Yorktown Christmas Market on December 3-4, 2022. Hill Studio will be holding a second virtual meeting via the Zoom Platform on Wednesday, February 22, 2023, at 6:00 p.m. They will be presenting the concept plans at the meeting and welcome public input on ideas related to landscaping, parking, public access, and trash removal. The Zoom information is attached below for participation:

<https://us06web.zoom.us/j/84947618500?pwd=ZEdRTERxd2N3dkF5cGsldE16RkZ5QT09>

Meeting ID: 849 4761 8500

Passcode: 441333

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

If the public is unable to attend the meeting on February 22, they are encouraged to submit their ideas/input via email to planning@yorkcounty.gov. The concept plans will be posted on the Planning and Development website after the meeting. The Board will receive a full update from the consultant at your meeting this spring.

COUNTY OF YORK

MEMORANDUM

DATE: April 18, 2023
TO: York County Board of Supervisors
FROM: Neil A. Morgan, County Administrator 
SUBJECT: Follow-up on Water Street Design Ideas

The purpose of this memorandum is to update you on the design study that was presented to you at the March 7 Work Session, which focused on improvements on the landward side of the road between Ballard and Read Streets. Since that presentation, staff has been meeting to review all of the citizen and business comments on the various options as well as the input we received from the Board of Supervisors.

At present, our strategy is to focus on maintaining two-way traffic flow, coming up with some traffic calming measures to limit "cruising," minimizing the loss of parking, and enhancing pedestrian safety and aesthetics. We will be engaging one of our on-call engineering firms to better understand the constraints and opportunities identified in the original study. Another objective of developing more detailed plans is to maximize the opportunity of coordinating future County improvements with investments currently planned by the Pub and the Yorktown Hotel. Some other elements of our ongoing work will be to commission a traffic study of the larger Yorktown community, including seasonal variation, understanding the options for future improved water supply, and the feasibility of drainage and sidewalk improvements on Read Street, much like those completed on Comte De Grasse Street.

I expect to have additional information to share with the Board and the community by mid-summer.