



Colonial Behavioral Health

SERVING JAMES CITY COUNTY, CITY OF POQUOSON, CITY OF WILLIAMSBURG AND YORK COUNTY

Colonial Behavioral Health – Capital Improvement Program (CIP) Funding Request

To: Mark L. Bellamy, Jr., County Administrator – York County

From: Colonial Behavioral Health (CBH)

Date: December 8, 2025

Subject: Request for Local Capital Investment in the Expansion and Modernization of Colonial Behavioral Health Facilities

Introduction

Colonial Behavioral Health (CBH) is honored to partner with our local governments in promoting the health and wellness of the communities we jointly serve. We are deeply grateful for the longstanding support from James City County, York County, the City of Williamsburg, and the City of Poquoson—support that has been essential to delivering high-quality behavioral health, developmental disability, and substance use disorder services across our region.

CBH is now entering a period of generational transformation, marked by major facility modernization, expanded access to care, and new service capacity. As we take this historic step forward, we respectfully request capital funding support from each locality to help realize a multi-phase vision that will strengthen our regional behavioral health system for decades to come.

A Time of Generational Transformation at CBH

The past year has brought meaningful momentum. CBH has expanded access to services, increased stabilization and crisis capacity, strengthened supportive housing programs, and stabilized critical workforce positions. These improvements reflect CBH's evolution into a more modern, integrated, and community-responsive organization—one prepared to operate a true behavioral health and primary care campus.

CBH enters this capital planning phase from a position of stability: revenues have grown alongside service delivery, our staff capacity is stronger than in prior years, and we are

preparing for the significant new services that will open with the Center for Support & Wellness (CSW) and, later, our consolidated outpatient and administrative facility.

This transformation—both operational and structural—underscores the need for a modern, consolidated, and efficient facilities footprint.

Planned Facilities and Modernization Strategy

Center for Support & Wellness – Crisis Services Center

- Currently under construction on land awarded to CBH by the Commonwealth (via James City County).
- Will house the Colonial CIT Assessment Center (CITAC), Crisis Receiving Center (23-hour program), Crisis Stabilization Unit, and CBH’s Emergency Services, Community Stabilization (2-to-10-day program), and Mobile Crisis Response programs.
- Fully funded with \$12.5 million from the Commonwealth under the *Right Help, Right Now* initiative.

Administration / Clinical Services Center – Integrated Care Facility

- Will consolidate most services currently located at Merrimac Trail and Capitol Landing Road.
- Designed to provide behavioral health, developmental disability, primary care, and dental services in a single “one-stop” location.
- Planned for CBH’s new parcel adjacent to the CSW.

Day Services Center – Psychosocial Rehabilitation & Developmental Day Support

- Will co-locate People’s Place (PSR) and Opportunities Unlimited (Day Support).
- Will include expanded life-skills and training space.
- Site selection is in process, with preference for proximity to current locations.

York–Poquoson Services Center – Expansion and Redevelopment

- The existing facility requires replacement due to age and insufficient square footage.
- Options include rebuilding onsite (requiring temporary relocation) or relocating elsewhere in York County or Poquoson.

Project Cost and Local Funding Request

The estimated cost for this comprehensive modernization initiative is \$80 million, inclusive of design, construction, and related expenses. The Commonwealth has already committed \$12.5 million toward the CSW.

Local governments have historically contributed approximately 18% of CBH’s annual operating budget. Applying that proportion to this capital initiative results in a proposed combined locality contribution of \$14.4 million, distributed by population.

Locality	Population	% of Population	Local Request (18%)
James City County	87,700	47%	\$ 6,742,552
York County	71,000	38%	\$ 5,458,623
City of Williamsburg	15,900	8%	\$ 1,222,424
City of Poquoson	12,700	7%	\$ 976,401
Total	187,300	100%	\$14,400,000

Strengthening Financial Planning and Local Confidence

At the recommendation of our local government partners, CBH has engaged Davenport & Company to support long-term financial planning for this capital initiative. Davenport will:

- assess project affordability and financing options,
- evaluate phasing, operating impacts, and long-term sustainability, and
- provide the independent analysis necessary to give localities full confidence in the scale and timing of CBH’s capital requests.

This partnership ensures that all capital investment decisions are grounded in rigorous financial modeling aligned with locality expectations.

Looking Ahead

The Center for Support & Wellness—opening in 2026—will bring unprecedented crisis capacity to our region and represents a transformational step forward. Design for Phase 2 of the campus is fully funded through a \$2 million federal allocation secured by Congressman Wittman. We look forward to continued collaboration with locality staff as planning and implementation advance.

Conclusion

Colonial Behavioral Health's modernization plan represents a once-in-a-generation investment in the health and wellbeing of our region. By supporting this initiative, local governments will:

- ensure timely access to critical crisis and outpatient services,
- reduce pressure on emergency departments, law enforcement, and social services,
- improve long-term community health outcomes, and
- demonstrate a shared commitment to the wellbeing of all residents.

We respectfully request that each locality include a partial capital contribution in its upcoming CIP planning process. CBH's leadership team would welcome the opportunity to meet with locality officials to discuss project details and answer any questions.

Thank you for your continued partnership and support.

A handwritten signature in cursive script that reads "David A. Coe".

David A. Coe
Executive Director