DEPARTMENT OF THE NAVY
NAVAL WEAPONS STATION YORKTOWN
160 MAIN ROAD
YORKTOWN, VA 23691-0160

5090
Ser 00/447
AUG 4 2016

RECEIVED
York County
AUG 15 2016
Planning Division

Timothy Cross
Principal Planner
224 Ballard Street
PO Box 532
Yorktown, VA 23690-0532

Dear Mr. Cross:

SUBJECT: APPLICATION NO. PD-42-16, MARQUIS WILLIAMSBURG RE HOLDING LLC

You are currently reviewing an application submitted by Marquis Williamsburg RE Holding LLC, Application No. PD-42-16. The application seeks to amend the approved Overall Development Master Plan for The Marquis "South Pod" by relocating and enlarging the elementary school site proffered to the County by the developer in November 2013. The proposal further makes changes to residential density and types previously approved.

Naval Weapons Station Yorktown (WPNSTA Yorktown) provided comments to the original approved project in October 2013. In our previous correspondence, we raised concerns about noise impacts from several training activities that occur on board the installation. These include an Explosive Ordnance Disposal (EOD) range, which can generate up to an estimated 115 decibels peak (dbP) noise at the proposed site, and a pistol range, much closer to the site, that generates up to 104 dbP at the site, with higher noise levels along the installation fence line. I have enclosed this previous correspondence in enclosure (1) which also includes a graphic depicting the subject site in relation to the existing pistol range and the future small arms range facility.

At the time of the original approval, we noted that WPNSTA Yorktown was preparing an Environmental Assessment (EA) for a new small arms range facility supporting both rifle and pistol firing. The EA was completed in February 2015, construction is in progress, and we expect completion in the spring of 2017 and operations to start soon thereafter. We also expect the majority of the new subject development to be in an area with noise levels between 87 and 104 dbP as graphically depicted in enclosure (2), excerpted from the EA.

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In our October 2013 correspondence, we recommended mitigating measures for existing noise for the subject development. With the construction of our new small arms range facility, we continue to recommend these enhancements. We do not know if the developer has incorporated recommendations to mitigate noise.

Historically, weapons and explosive peak noise levels above 87 dbP typically generate complaints from residents and others engaged in noise-sensitive land uses. Therefore, while the Navy does not object to mixed use residential development in the vicinity of Marquis Center, we continue to recommend alternative site plans and project designs that account for the above noise impacts and that will enhance residential use and enjoyment of the property. My staff and I are available to answer your questions and otherwise assist you and the Planning Commission in making an informed decision.

Sincerely,

P. C. HAEBLER
Captain, U. S. Navy
Commanding Officer

Enclosure: 1. WPNSTA Yorktown CO letter dated 9 October 2013
2. Figure 4-4 excerpted from WPNSTA Yorktown EA

DEPARTMENT OF THE NAVY
NAVAL WEAPONS STATION YORKTOWN
160 MAIN ROAD
YORKTOWN, VA 23691-0160

5090
Ser 00/409
October 9, 2013

Timothy Cross
Principal Planner
224 Ballard Street
PO Box 532
Yorktown, VA 23690-0532

Dear Mr. Cross:

You are currently reviewing an application submitted on behalf of Marquis Williamsburg RE Holding, LLC, for rezoning of the Marquis South Pod to PDR-Planned Development Residential. The Planning Commission will consider this proposal on November 13, 2013. If approved, the planned development would include 650 residential units, including single family homes, adjacent to Naval Weapon Station Yorktown. We have reviewed the materials you provided and offer the following comments.

The property under consideration is impacted by noise from several training activities that occur on board the installation. This includes the Explosive Ordnance Disposal (EOD) range, which can generate up to an estimated 115 decibels peak (dbP) noise at the proposed site. A pistol range much closer to the site generates well in excess of 87 dbP, up to 104 dbP and higher noise levels along the installation fence line.

You may also know that a rifle range to be located next to the pistol range is currently undergoing environmental study. This range will support 7.62 caliber rifles and other weapons used by Marine Corps security teams.

Enclosed is a map that depicts the subject site in relation to the existing pistol range and future rifle range.

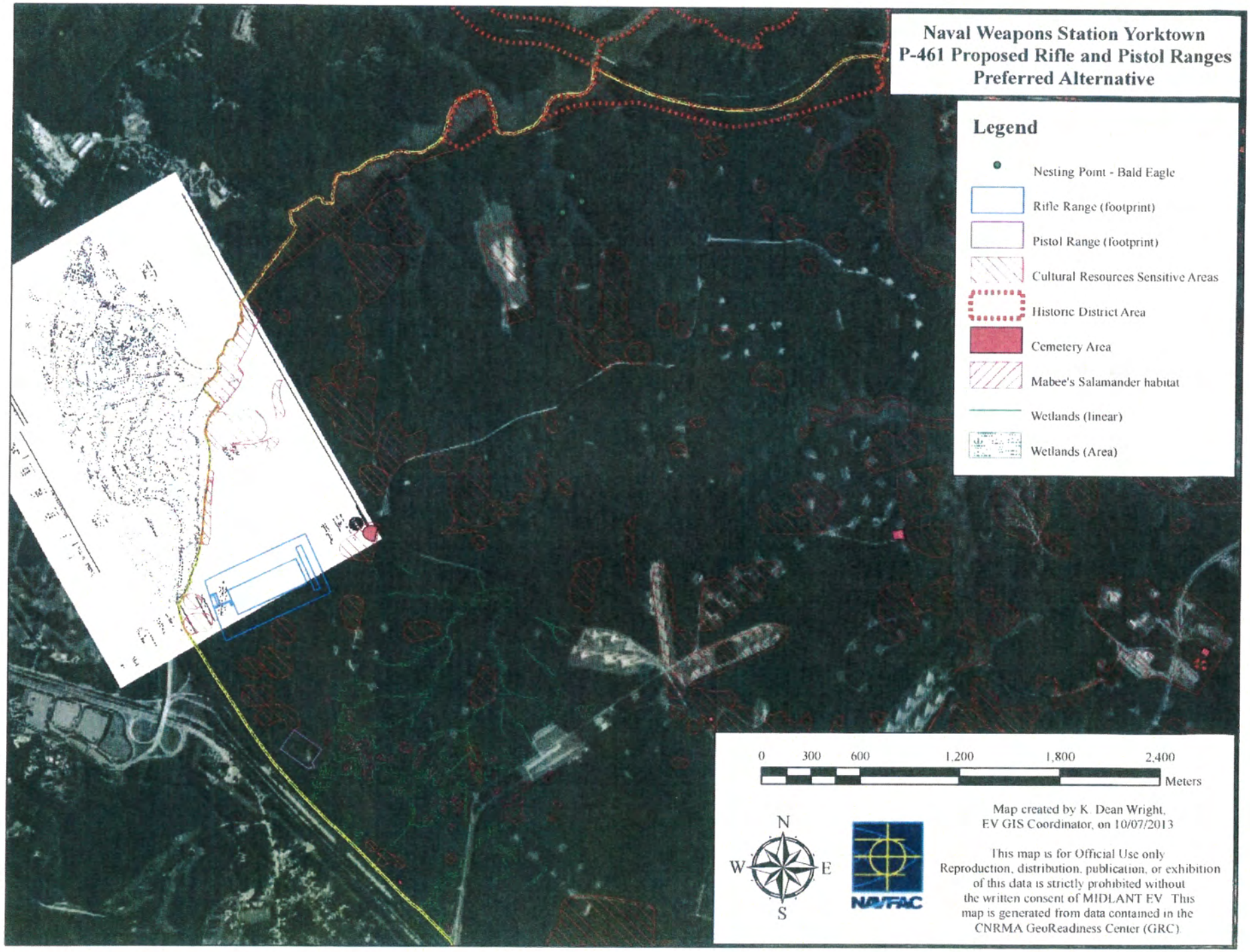
Weapon and explosive peak noise levels above 87 dbP typically generate complaints from residents and others engaged in noise sensitive land uses. Therefore, while the Navy does not object to mixed use residential development in the vicinity of Marquis Center, we think you should consider alternative site plans and project designs that account for the above noise impacts and enhance residential use and enjoyment of the

property. My staff and I are available to answer your questions and otherwise assist you and the Planning Commission to make an informed decision.

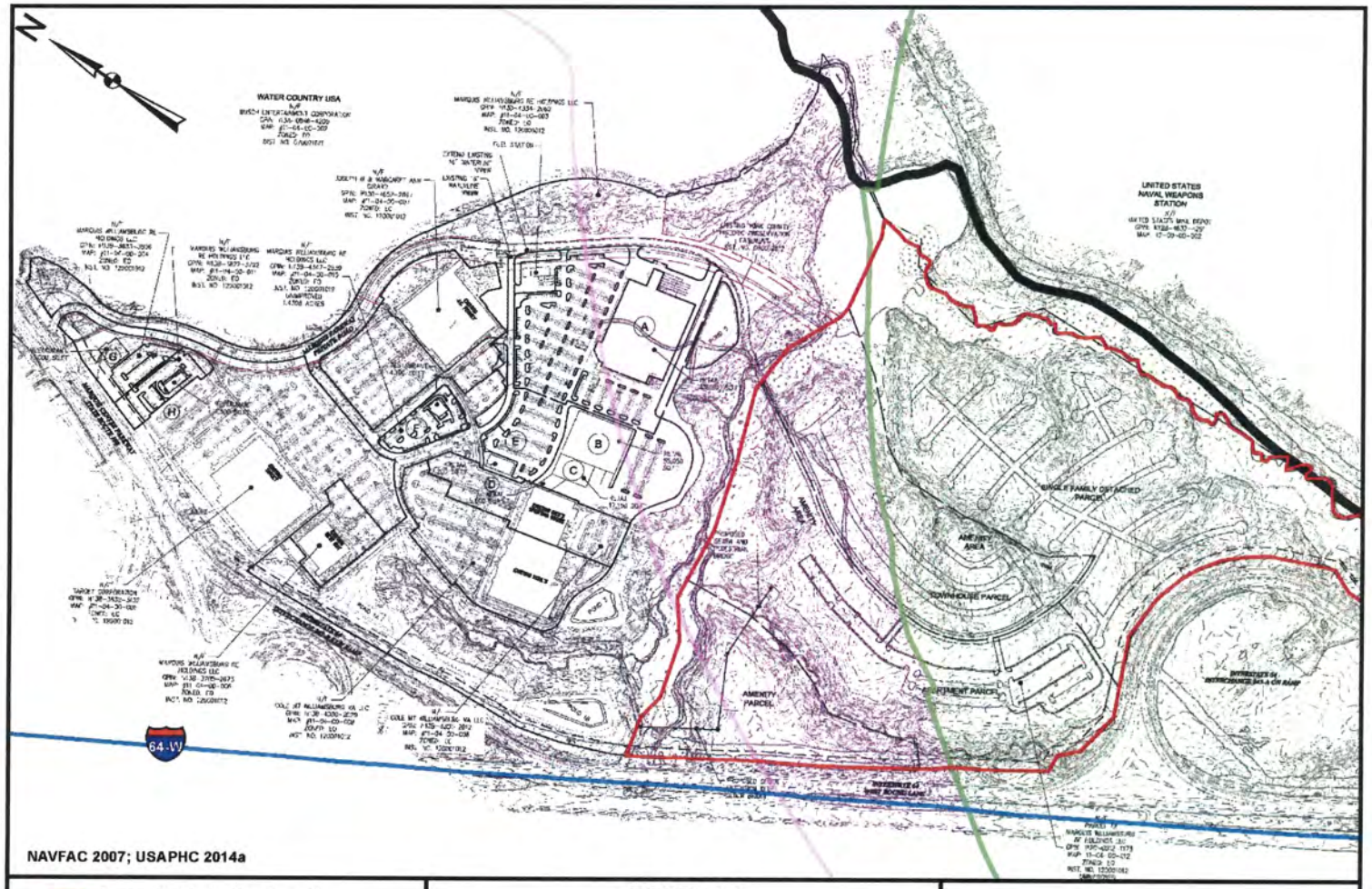
Sincerely,

L. D. CROW
Captain, U.S. Navy
Commanding Officer

Enclosure: Map of Proposed Rifle and Pistol Ranges


Naval Weapons Station Yorktown
P-461 Proposed Rifle and Pistol Ranges
Preferred Alternative
Legend
Nesting Point - Bald Eagle
Rifle Range (footprint)
Pistol Range (footprint)
Cultural Resources Sensitive Areas
Historic District Area
Cemetery Area
Mabee's Salamander habitat
Wetlands (linear)
Wetlands (Area)
0 300 600 1,200 1,800 2,400
Meters
N
W
E
S
NAVFAC
Map created by K. Dean Wright,
EV GIS Coordinator, on 10/07/2013
This map is for Official Use only
Reproduction, distribution, publication, or exhibition
of this data is strictly prohibited without
the written consent of MIDLANT EV. This
map is generated from data contained in the
CNRMA GeoReadiness Center (GRC).

Enclosure (1)



NAVFAC 2007; USAPHC 2014a

Planned Residential Development (Marquis Property)

Installation Boundary

Existing Pistol Range Zone II (87-104 dBP)

Proposed Action Zone II (87-104 dBP)

FIGURE 4-4
Existing and Proposed Noise in Relation to Planned Residential Development (Alternative 1)
Naval Weapons Stations Yorktown
YORKTOWN, VIRGINIA

0 150 300 Meters

0 650 1,300 Feet

Enclosure (2)