

Community Impact Assessment

For

Towne Park Center

An Independent Living Senior Housing Community

Prepared For

Marlyn Development Corporation

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Prepared by:



CONSULTING ENGINEERS

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I. INTRODUCTION

Marlyn Development Corporation proposes to amend the Zoning Map of York County, Virginia to create a Planned Development Residential District (PD-R) on approximately 8.9± acres presently zoned for Economic Opportunity (EO). The proposed PD-R would consist of a Senior Housing building that would provide a maximum of 130 residential units on approximately 6.5 acres.

The property is located in the Bruton Magisterial District on the east side of Mooretown Road, east of the Ferguson building and south of Michael Commons Office Park. A vicinity map is included on Page 6. The current zoning of the property is EO, Economic Opportunity. The property is currently owned by Old Point National Bank of Phoebus. The purpose of this Community Impact Assessment is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, addressing the pertinent planning issues, the requirements of the Planned Development zoning district, performance standards, and the cultural, fiscal, and physical impacts of the proposed development to the County.

Marlyn Development Corporation and Senior Housing

Marlyn Development Corporation (MDC) was founded in 1983. Since its inception, MDC has completed over 8,000 new housing units and 1,700 renovated units. Our construction experience includes for-sale homes, townhomes and condominiums as well as new and renovated apartment complexes. These and projects currently under construction have provided MDC with over \$560,115,165 of construction expertise, demonstrating our longevity in an often rapidly changing real estate environment. In recent years, MDC has focused its development efforts on senior independent living apartment communities, realizing that this is a growing and underserved segment of the population.

MDC has won both statewide and national recognition for a number of projects. Eastwyck Village Apartments, an MDC-built property in Virginia Beach, won Dominion Virginia Power Company's EFI Award for energy efficient construction. Two of MDC's projects, Arbor Lake Apartments and Summerland Heights were national finalists in Builder Magazine's construction design competition. In 2001, South Beach, an MDC-built high-end apartment complex of 212 units located only blocks from the oceanfront was named "Outstanding Residential Development" by the City of Virginia Beach Planning Commission. In 2003, Shorewood Cove, an MDC-developed and built tax credit property, won the Tidewater Multifamily Housing Council's Award, in cooperation with Tidewater Builder's Association, for excellence in Senior Housing. In 2004, the Peninsula Builders Association awarded Bailey Park, an MDC-developed community in Hampton, Virginia the "Best Community for 50 to 100 homes". The following year our adult senior project in Hampton, Sinclair Commons, won the "Senior Community of the Year".

That same year another adult senior project in Virginia Beach, Lynnhaven Cove, won the “Exceptional Residential Development” from the City of Virginia Beach. Chester Village Senior Apartments, in Chester, Virginia, won The Community of the Year award in years 2007 and 2010. Additionally in 2010, Forrest Landing Apartments, a multifamily community, was certified as an Earth Craft Multifamily Project. And finally, in 2012, MDC was recognized by the Professional Builders Housing Giants for advancing in the rankings of professional builders from 210 to 134.

Whether serving as joint venture partner or general contractor, MDC strives to meet both budget and time expectations. MDC’s commitment to customer satisfaction combined with our expertise in value engineering has led to a number of long-standing business partnerships and a highly regarded reputation in the construction community.

Our thirty years of construction experience, a solid understanding of federal, state and local programs, plus a collaborative team approach to construction management helps the Owner or Developer achieve its goals while building projects that are both cost efficient and attractive. Our commitment to owner satisfaction enabled MDC to be named to the Professional Builder magazine “PB Giants” list of the Top 400 Builders in the country on several occasions. As either Developer/Owner or General Contractor, MDC’s philosophy remains constant: building quality builds a solid investment.

From the conceptual phase of each project, including negotiations with financial institutions or joint-venture partners, MDC maintains a hands-on approach throughout all stages of the development process. Whether developing luxury, market-rate or affordable apartments, we are committed to creating long-term investments that have the potential to achieve maximum value for everyone involved. MDC works with state and local governments and both tax credit or tax-exempt bond programs to help combine various forms of debt and equity financing. Our expertise helps the Owner/Developer build market-quality communities at the most economical cost.

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II. THE PROJECT TEAM

The organizations that participated in the preparation of the information provided with this rezoning submission are as follows:

- Developer - Marlyn Development Corporation
- Civil Engineering - AES Consulting Engineers
- Land Planning - AES Consulting Engineers
- Architect - Cox, Kliewer & Company, P.C.
- Attorney - Kaufman & Canoles, P.C.
- Fiscal - Ted Figura Consulting

Key components of this Community Impact Assessment are:

- Existing Conditions
- Project Description
- Planning Considerations
- Analysis of Impacts to Public Facilities and Services
- Analysis of Environmental Impacts
- Analysis of Storm Water Management
- Fiscal Impacts
- Conclusions

III. EXISTING CONDITIONS

This site was previously developed and there are numerous existing features on site. There is one existing condominium building totaling approximately 23,000 S.F. There are also existing drive aisles, parking spaces, storm sewer pipes and structures, waterlines, sanitary sewer (gravity and force main) and a private grinder pump station. The site is in a fully cleared and stabilized condition prior to the proposed senior housing development.

For the site location, please refer to Figure 1, Vicinity Map on Page 6.

IV. PROJECT DESCRIPTION

Marlyn Development Corporation proposes to establish a Planned Development Residential District on the property to allow for the creation of a Senior Housing building with residential units totaling a maximum of 130 units. The proposed units will be a mix of 1 and 2 bedrooms and the building will be a maximum of 4 stories tall. The site was previously developed and contains existing drive aisles, ample parking (beyond the 1.25 spaces/unit that Marlyn utilizes), utilities and stormwater management. Elevations accompanying this application illustrate the character of the building proposed for the project. The design intent is to promote architecture that unifies the look of the existing and nearby buildings and provides a lively landscaped streetscape and generous open space.

Figure 1



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Approximate Scale 1"=2000'

VICINITY MAP
For
Towne Park Center
An Independent Living Senior Housing Community
Williamsburg, Virginia

V. PLANNING CONSIDERATIONS

A. Land Use

The Comprehensive Plan designates the entire parcel in question as EO, Economic Opportunity. Initial discussions with York County Planning Staff have indicated that the proposed Senior Housing on the remainder of the parcel would be an appropriate neighbor to the existing commercial features that surround Towne Park Center. The additional 130 residents in this area of York County will help surrounding businesses thrive and continue to promote economic growth.

B. Environmental

Watershed protection surrounding the Waller Mill Reservoir is vital to how the development is considered on this property. Impervious cover will be limited to the greatest extent possible and drainage associated with this property will be treated by the existing stormwater management facility prior to being ultimately discharged into the Waller Mill Reservoir. A Water Quality Impact Study (WQIS) will be provided during the site plan stage that will detail the measures utilized to protect the Reservoir.

C. Zoning Strategy

Since Senior Housing is only an allowed use with an SUP within the EO District, a rezoning is being sought to create a Planned Development Residential District (PD-R) for a portion of the property. The PD-R District is an appropriate designation for this proposal because the purpose of the PD-R District is “to encourage a more efficient use of land and public services by allowing a more flexible means of development than is otherwise possible under typical lot by lot or cluster zoning restrictions. Further, this district provides the opportunities for the development, which reduces land consumption, reduces the amount of land devoted to streets and other impervious surfaces. It also will provide increased amounts of open space and recreational amenities, as well as encourages creativity and innovation in design, all of which could serve to enhance the quality of life and to reduce the tax burden on the citizens of the County. The Planned Development District provides both design and use flexibility.” The conclusions that follow in this report will summarize how this proposal meets the criteria and purpose of the Planned Development District.

While the Zoning Ordinance establishes performance standards that provide for the compatibility of senior housing with commercial development, multi-family and single-family development within the comprehensive plan, surrounding land uses and general public welfare; the Planned Development District allows the Board to modify up or down, the dimensional design requirements and density outlined in Division 6 of the Ordinance at its discretion based on the merits of the project and its compatibility with surrounding land uses. Marlyn Development Corporation is looking to the Board for flexibility in these design requirements to allow the highest quality and best use of the land and to help insure that open space remains a key feature in this proposed

development. Specifically, to insure appropriate density without excessive footprints and to allow greater flexibility in design Marlyn Development Corporation requests a waiver of height restrictions to permit apartment building heights at the ridgeline not to exceed 60 feet (four stories at a portion of the building and three stories for the remainder). The other exceptions to the senior housing performance standards that are being sought include flexibility in perimeter buffers to allow for parking within the 50-foot perimeter buffer as well as a reduction in the 25-foot front/side/rear yards due to the configuration of the existing parking lot and drive aisles on site from the previous owner.

D. Parks and Recreation

Marylyn Development Corporation proposes to provide recreational amenities designed to meet the needs of the active adult client base and satisfy ordinance standards for Senior Housing. Proposed amenities include:

Senior Apartments – (Interior) entry lobby, community room, hair salon, media room, game room and exercise room. Exterior amenities will include sitting areas, dog park, grilling area and raised gardens.

The site will also have ample open space and perimeter buffers provided on the property.

VI. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

A. Public Water Facilities

Public water shall be provided by the Newport News Waterworks (NNWW) system. The water mains and fire hydrants have already been installed for this property per previous development. The existing looped system will provide the necessary domestic demand for the proposed age-restricted building. Due to the location of the proposed building, a portion of the existing water main will need to be capped and removed/abandoned such that there is no water main located under the building footprint. In order to provide the required looped system, additional water main will be provided between the two existing fire hydrant locations at the southern portion of the property (see Sheet 3 of the Master Plan). Based on the height of the building, we assume that a fire pump will be required to meet the required fire flow demands above the first floor.

A more detailed water analysis will be conducted prior to or with the final site plan. NNWW will then update their water model in order to examine volume and pressures throughout the immediate water system area.

B. Sewer Facilities

Sanitary sewer service is provided to the site by an existing on-site gravity sewer collection system that will convey wastewater flows to an existing on-site private grinder pump sewage station that was previously designed to handle the proposed flows generated by this project. This grinder pump conveys the wastewater through a 3-inch force main that ties into a 4-inch force main running along Bulifants Boulevard. One existing sanitary sewer manhole and a portion of sewer main will need to be slightly relocated in order to avoid the proposed building footprint (see Sheet 3 of the Master Plan).

All system components shall be designed to HRSD standards. Please find below “Table 1” which shows the anticipated sewage flows for the project.

Table 1 – Projected Wastewater Flows from Towne Park Center

Type of Development	No. of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Avg. Flow (GPM)	Peak Flow (GPM)
RESIDENTIAL						
Apartments	130	225	29,250	24	20.3	50.8
NON-RESIDENTIAL						
Existing Office	23,123 sf	0.1	2,312	12	3.2	9.6
TOTAL			31,562		23.5	60.4

C. Fire Protection and Emergency Services

There are currently six (6) fire stations providing fire protection and Emergency Medical Services (EMS) services to York County with support from James City County and the City of Williamsburg. Four (4) stations are located within a reasonable distance to the project site from the three Jurisdictions. Two of the four stations are located in York County, one in James City County, and one in the City of Williamsburg. The project site falls within the “Skimino” Station 5, 2000 Newman Road, fire protection district, which is approximately 2.3 miles North East of the subject property.

Response time to the site is within appropriate limits if an emergency event occurs which requires additional fire and life safety support. The mutual aid agreement between these municipalities affords the future residents of the project more than adequate response to potential emergencies.

D. Solid Waste

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Reputable, private contractors, hired by the Homeowners Association will handle the collection of solid waste. Both trash and recyclable material will be removed from this site to a solid waste transfer station.

E. Utility Service Providers

Virginia Natural Gas, Dominion Virginia Power, Cox Communications, and Verizon Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

F. Schools

Because the proposed land use is senior housing and no school age children will be permitted to reside in the community, there will be no direct impacts on the local school system.

VII. ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Preliminary Wetland Determination

There are no wetlands located on the property.

B. Resource Protection Areas

There are no Resource Protection Area (RPA) buffers or Watershed Management Protection buffers located on the property, as delineated on the York County GIS website.

C. Soils

The Soil Survey of James City and York Counties and the City of Williamsburg, Virginia (USDA 1985) show several soil types within the property boundary. This property is predominantly situated on well-drained soils of Craven-Uchee, Emporia Complex, Emporia, and Slagle soil types.

VIII. ANALYSIS OF STORM WATER MANAGEMENT

This project is located in the York County Watershed Management and Protection Area Overlay District as well as the Waller Mill Watershed. Stormwater management (quantity and quality) for the site shall be met through the use of the existing BMP. The existing facility has been designed to handle the flows associated with this project and we will ensure that all on-site storm water is discharged to the BMP. The BMP will also provide both flow attenuation and pollutant removal for the project.

Similar to the utility layout, a portion of the existing storm system will need to be removed/abandoned in order to avoid the footprint of the proposed building. The existing storm sewer system that runs down the middle of the property and conveys offsite drainage to the BMP will be rerouted to existing forebay 'B' (instead of existing forebay 'A') as shown on Sheet 4 of the Master Plan.

IX. FISCAL IMPACT STUDY

A fiscal impacts analysis has been prepared by Ted Figura Consulting and is included with this report.

X. CONCLUSIONS

Towne Park Center meets the intent of the Planned Development Residential District with assurances for the provision of ample open space and its efficient use. The 130 age restricted residential units proposed will not burden area schools and of equal importance, Towne Park Center helps fill a regional need by providing active adults with the opportunity to downsize homes while continuing to live in the local area. Marlyn Development Corporation's experience with senior housing assures the County of high standards of layout, design and construction.

There are adequate public utilities with capacity to serve this project and the majority of the required infrastructure for this project is already in place. Fire and life safety issues have also been addressed with this application.

Finally, the careful planning of this project with regard to open space, buffers, existing features and limits on impervious surfaces assures the County that the Waller Mill Reservoir will be protected.

Marlyn Development Corporation proposes to amend the Zoning Map of York County, Virginia to create a Planned Development Residential District (PD-R) on approximately 8.9± acres presently zoned for Economic Opportunity (EO). The proposed PD-R would consist of a Senior Housing building that would provide a maximum of 130 residential units on approximately 6.5 acres.