

COMMUNITY IMPACT STATEMENT

FOR

VIRGINIA HEALTH SERVICES YORK CONVALESCENT & REHABILITATION CENTER

113 BATTLE ROAD
COUNTY OF YORK, VIRGINIA

OCTOBER 2016

PREPARED FOR:
Virginia Health Services

PREPARED BY:


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Planning Division

Community Impact Statement

Background and Request

Pursuant to Article IV, Section 24.1-411 of the Code of the County of York, Virginia, Virginia Health Services (VHS) respectfully requests a Special Use Permit and Rezoning to authorize the use of a 40 unit assisted living component to be connected to the existing York Convalescent Center, located at 113 Battle Road. The property is further identified by Tax Map number 24-00-00-081B, GPIN Q09d-3894-0486.

The concept of adding an assisted living component to an existing convalescent/rehab center has been successful in one of VHS's other facilities, known as "The Newport" located in Newport News, where in 2015 VHS constructed and opened "The Huntington", an assisted living facility providing the continuum of care for its clients.

The site currently carries a split zoning consisting of Medium Density Residential (R20) and General Business (GB). The northern portion of the site, currently zoned R20, consists of the York Convalescent and Rehabilitation Center, a stormwater management facility, and undeveloped wooded areas and the southern portion of the site, currently zoned GB, consists of undeveloped wooded land adjacent to Rte. 17 (George Washington Memorial Highway). The intent would be to rezone the portion of the site, consisting of the existing facility and parking lot, as well as the proposed assisted living facility and associated parking, from R20 to GB. The northeastern portion of the property consisting of the stormwater management facility and undeveloped wooded land will remain zoned R20.

The 40 assisted living units being added to the development will not create problems with traffic, noise or aesthetics normally associated with a General Business facility being located adjacent to a residential zoning. The existing Convalescent and Rehabilitation facility is already a part of the existing community, blending well with the adjacent residences. The proposed use will also serve a need within the community; in 2010 the US Census Bureau estimated that the portion of the citizens within York County constitutes 14.9% of the population.

Virginia Health Services is a locally owned and operated leader in providing skilled nursing care, independent living, assisted living and physical therapy within its continuum of care from the town of Kilmarnock to the city of Newport News. VHS is methodical in their evaluation of expansion tailoring their projects to accommodate community needs.

VHS is planning to construct a new 40-bed, 41,500 square foot assisted living facility to be connected to the existing York Convalescent Center. While the proposed assisted living facility will be connected, it is the intent for the assisted living to function as a standalone facility during the daytime, with its own entry and identity while allowing the new facility to share of management, personnel and food service between the two facilities. The facility is intended to serve residents typically in their 60's and above, and will provide a range of studio, one-bedroom and two-bedroom units.

meet ADA requirements, life-safety requirements, and will be fully sprinklered per the NFPA. 24-hour electronic security will be provided at main entrance as well as all exterior doors from the building. Video monitoring will be controlled at building's main entrance.

The Site Plan

The site is situated on approximately 11.76 acres of partially developed land at the southeast corner of George Washington Memorial Highway and Battle Road, in Yorktown, Virginia. The site is currently zoned Medium Density Residential (R20) and General Business (GB). The site is bounded by multi-family residential and single family residential dwellings to the south, east, and northeast. Undeveloped land zoned General Business borders the site to the north and west.

The site consists of approximately 2.35± acres (20%) impervious area mainly consisting of the existing building, sidewalks, parking, and drive aisles. According to the Site Plan for the York Convalescent and Rehab Center Addition for Virginia Health Services, dated September 19, 2012, the maximum allowable impervious area for the site is approximately 6.08 acres. Additional impervious area added to the site for the new Assisted Living component will consist of the new building to support the Assisted Living units, associated parking, and sidewalks.

The existing wooded area west of the existing facility will be cleared to the limits required for the construction of the new Assisted Living building, associated parking, and emergency access. The existing ditch that routes stormwater from the site to the existing stormwater management facility will be re-routed or piped to the BMP as required for the construction of the new building and parking lot.

Additional parking spaces required to meet minimum code requirements will be provided for the new building addition. A third entrance off of Battle Road is proposed for the new parking lot at the north side of the property to serve the proposed Assisted Living facility. This additional entrance will also provide an additional means of ingress/egress for emergency vehicles to access the site.

A 50-foot Landscape Buffer will be maintained adjacent to the existing R20 zoned single family lots located north of the project site. Existing wooded vegetation within this Landscape Buffer will be maintained to the greatest extent possible to limit impacts to the adjacent residential properties.

Conceptual landscaping has been shown on the accompanying Site Plan Exhibit and will be supplemented as needed to meet County Code and client requests. Existing site lighting will be utilized and new site lighting will be provided as needed to meet County Code and provide minimal impact to the adjacent residential properties.

Utilities

Water to the site is provided by an existing 12" water main in the east side of Battle Road. An 8" line connecting to this 12" main was extended into the site as a part of the previous convalescent addition site plan. It is anticipated that water service to the Assisted Living Facility addition will come from an extension of this 8" line on site so that no new water connections on Battle Road will be required. Sanitary sewer from the Assisted Living Facility will be connected to the existing manhole located on site near the main entrance which connects to the gravity sewer system within Battle Road. The water and

sewer demand will increase slightly for the addition of the Assisted Living Facility, these demands and capacity of the systems to handle these additional flows will be further analyzed during the design development phase.

Stormwater Management

The project is not located within any of the York County Watershed Management and Protection Area Overlay Districts. The site is currently treated through the existing stormwater management wet pond located at the northeast corner of the site. According to the Site Plan for the York Convalescent and Rehab Center Addition for Virginia Health Services, dated September 19, 2012, the maximum allowable impervious area for the site is approximately 6.08 acres. The existing facility consists of 2.35 acres of impervious area and the proposed improvements with the Assisted Living Facility are estimated to be less than 1.5 acres, which will still be much less than the 6.08 acres allowed. Stormwater management for the new Assisted Living component will be further analyzed during the design development phase to determine adequacy of the existing pond as well as determining the site's VRRM compliance. Additional stormwater management best management practices will be provided on site as needed to meet all County and State requirements.

Traffic Generation

Traffic generated by the addition of the 40 assisted living facility units are shown in the chart below.

Proposed Use	ITE Land Use Code	Average Daily Traffic (Trips/Day)	Week Day PM Peak Hour Trips (Trips/Hour)
40 Assisted Living Units	253	86	7

The number of trips generated by the site fall below the threshold of 100 trips ends per peak hour and 1,000 trips ends during a 24-hour period requiring a formal Traffic Impact Analysis, thus a formal traffic study has not been provided.

Fiscal and Economic Impacts

The addition of an Assisted Living component to the existing convalescent and rehabilitation facility located on Battle Road in York County will provide a positive fiscal and economic impact for York County.

Once fully operational, it is anticipated that additional job creation will add \$ 537,645 of annual payroll dollars for the community. Beyond that, the increased property value for this parcel as a result of this \$8.5 million expenditure for the addition will increase the tax revenue for the county.

There will be minimal services required from the county beyond the utility and public services that are on a pay for use basis and generally already provided to this existing site.

Emergency and Life Safety

Virginia Health Services has been operating skilled nursing care facilities for over 50 years and is dedicated to providing safe and secure facilities in compliance with the latest building, fire and life safety codes. The following will be included in the design of the facility:

- The building will be equipped with a NFPA 13 sprinkler system throughout the property.
- The building will be equipped with visual and audible fire alarm system, which will be monitored by an annunciation panel and offsite monitoring company. System will be put on emergency power.
- Two emergency stairwells with areas of refuge are provided in the multi-story assisted living wing.
- The building will address ADA accessibility throughout the facility including access, room layouts and restroom layouts.
- The building will be equipped with an emergency generator.
- An elevator will be provided in the multi-story assisted living wing and will be put on emergency power.
- A nurse call system will be installed with pull stations in resident sleeping rooms, and all restrooms.
- There are existing fire hydrants both at the front and rear of the building.
- Fire Department truck access will be provided based on County review and input.

York County Performance Standards

This proposal for an Assisted Living Facility meets the development standards set forth in Section 24.1-411 – Standards for Senior Housing (Housing for Older Persons).

- The site is served by public water and sewer.
- Density – No more than 20 units per acre. The proposed assisted living facility will have 40 units on 11.76 Acres.
- The Conceptual Site Plan Exhibit shows how the project would be designed to promote harmonious relationships with surrounding properties.
- The proposed building height of 43' is less than the 45' maximum allowed within the GB Zoning.
 - The facility shall have enclosed or covered corridors leading to all dwelling units and public/common spaces.
 - The facility shall have a main entrance that will be monitored at all times.
 - The facility will also have amenities that include small gathering spaces, game room, activities rooms, media room, laundry facilities, library, salon, and dining facilities that will provide residents 3 meals a day. *The 825 square foot intermediate activity room is sized for assembling of the residents for group activities. The 1630 square foot dining room is sized for serving the residents and some guests as well as providing larger assembly space for special events.*
- The development will be surrounded by a 50' perimeter buffer to meet the Type 50 Transitional Buffer Standards.

- Exterior landscaped areas will be provided for exterior activities. An exterior garden with patio area will be provided the residents accessed off the resident wing as well as the dining area. The space will be equipped with fence enclosure to allow a safe and secure area for residents that may need supervision.
- A section of this report has been included entitled “Fire and Life Safety” that outlines operational procedures that will ensure the safety of residents in the event of a fire or other emergencies.
- All proposed entrances and drives will be design in accordance with VDOT standards for pavement and curb and gutter.
- Stormwater runoff will be conveyed by a storm sewer system consisting of curbs and gutters, drop inlets and storm sewer piping in accordance with VDOT standards.
- The parking requirements and provisions for this site are noted on the conceptual plan and comply with the provisions of Section 24.1-608.
- All new outdoor lighting proposed for parking areas and pedestrian circulation will comply with the standards contained within Section 24-1.260(f).
- This application will comply with the applicable provisions and requirements of Chapter 49, Continuing Care Provider Registration and Disclosure, of the Code of Virginia.
- This Community Impact Statement is provided as required.

Conclusion

In conclusion, Virginia Health Services believe that this site is ideally suited for the addition of an Assisted Living component to the existing Convalescent and Rehabilitation use currently occupying the site. We feel that this is the best use of the property at this point in time. This proposal addresses a need and can be developed within the Guidelines and Performance Standards of the Zoning Ordinance without placing an undue burden on public facilities and without detracting from neighboring land uses or the character of the adjacent residential neighborhood. We respectfully request a recommendation of approval of this request to allow a portion of this property to be rezoned from R-20 to GB and for a Special Use Permit to be granted to allow the assisted living facility to be operated within the General Business Zoning District at 113 Battle Road.

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Once fully operational, we anticipate the addition of \$ 537,645 annual payroll dollars for the community with the additional job creation. Beyond that, the increased property value for this parcel as a result of this \$8.5 million expenditure for the addition will increase the tax revenue for the county.

There will be minimal services required from the county beyond the utility and public services that are on a pay for use basis and generally already provided to this existing site.