

Index File

UP-817-12

Merrimac Partners, LLC

Assessor's Parcel Nos. 10-10A, 10-10B (portion), 10-10C (portion), and 10-21.

Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 1, No. 9c and Category 6, No. 3) to convert an existing hotel (George Washington Inn) to a 200-unit senior housing facility containing 70 assisted living units and 130 independent living units with associated common area facilities located at 500, 512 (portion), 516 (portion), and 600 Merrimac Trail (Route 143). The 5.5-acre site, located on the south side of Merrimac Trail approximately 550 feet east of its intersection with Second Street (Route 162), is further identified as Assessor's Parcel Nos. 10-10A, 10-10B (portion), 10-10C (portion), and 10-21, and designated General Business in the Comprehensive Plan.

Attachments:

- Staff Report
- Zoning Map
- Applicant's Community Impact Study
- Applicant's Fiscal Impact Study
- Sketch Plans
- Floor Plans
- Proposed Resolution No. PC12-22

COUNTY OF YORK

MEMORANDUM

DATE: November 5, 2012 (PC Mtg.11/14/12)
TO: York County Planning Commission
FROM: Amy M. Parker, Senior Planner
SUBJECT: Application No. UP-817-12, Merrimac Partners, LLC

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 1, No. 9c and Category 6, No. 3) of the York County Zoning Ordinance, to authorize the redevelopment of an existing hotel (George Washington Inn) for the establishment of a 200-unit senior housing facility containing 70 assisted living units and 130 independent living units with associated common area facilities located at 500, 512 (portion), 516 (portion), and 600 Merrimac Trail (Route 143). The 5.5-acre site, located on the south side of Merrimac Trail approximately 550 feet east of its intersection with Second Street (Route 162), is further identified as Assessor's Parcel Nos. 10-10A, 10-10B (portion), 10-10C (portion), and 10-21.

DESCRIPTION

- Property Owner: Merrimac Partners, LLC
- Location: 500, 512 (portion), 516 (portion), and 600 Merrimac Trail (Route 143)
- Area: 5.45 acres
- Frontage: Approximately 670 feet on Merrimac Trail and 52 feet on Harrop Lane
- Utilities: Public water and sewer
- Topography: Varied
- 2025 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
- Existing Development: Vacant hotel
- Surrounding Development:

South: Single-family detached homes; Middletowne Farms subdivision

West: Motor vehicle dealership

North: James-York Plaza shopping center and retail stores across Merrimac Trail

East: CVS Pharmacy

- Proposed Development: 200-unit senior housing independent living and assisted living facility

CONSIDERATIONS/CONCLUSIONS

1. This proposal is to convert the existing vacant George Washington Inn to a senior housing facility containing 130 independent living units, 70 assisted living units, associated staff and support facilities, common areas, and five guest suites on a 5.45-acre site. According to the applicant's floor plans, residential units would be a mix of studio, one-bedroom, and two-bedroom units. The proposed gross development density would be 36.7 dwelling units per acre. The existing 5,125-square foot vacant building and associated parking on the west side of the property would be subdivided as a separate 0.96-acre parcel and is not a part of the application area.
2. Section 24.1-411(o) of the Zoning Ordinance was amended in November 2011 to allow flexibility in site design standards for proposals involving redevelopment of hotels. The section provides for "*adjustments in the normally applicable site design requirements such as, but not necessarily limited to, building setbacks, landscape areas, and buffers when such adjustments will allow existing site features and elements to remain and to be incorporated into the new development in an appropriate and acceptable manner, as determined by the Board.*" In accordance with this provision, the applicant is requesting adjustments to various standards, including site perimeter buffers, building perimeter yards, transitional buffers, building height, and gross development density limits.

In staff's opinion, the subject use would blend well with the surrounding mix of commercial and residential development, which includes a single-family residential subdivision, pharmacy, motor vehicle dealership, and shopping center. A senior housing facility would be less intensive than a large hotel, and therefore more compatible with the adjacent residential subdivision.

3. The subject parcels are designated for General Business development in the Comprehensive Plan, where it is considered a part of the Merrimac Trail commercial corridor. The Housing element of the Comprehensive Plan notes the need for senior housing to accommodate the County's aging population, and the proposed development would help to address this growing need. To date, there are four developed senior housing facilities in the County, none of which offer assisted living:

Colonial Harbor congregate care	118 apartment units	Fort Eustis Blvd/Route 17 Yorktown
Heritage Commons independent living	100 apartment units	Commons Way Williamsburg
Verena at the Reserve independent living	120 apartment units	Reserve Way Williamsburg

The Villas at Yorktown independent living	72 condo units (78% complete)	Cook/Falcon Roads Yorktown
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4. The applicant is requesting 70 assisted and 130 independent living units, equal to a development density of 36.7 units per acre, which is higher than the Ordinance limit of 20 units per acre for senior housing. Units would be a mix of studio, one-bedroom, and two-bedroom units. Staff is of the opinion that the increased density, equivalent to an additional 91 units over the 20-units/acre standard, can be accommodated on the property without adverse impacts. Given the nature of the facility as one having a proportion of residents who would not be as active as those occupying a solely independent living facility (35% of the total units are assisted living), the additional density would not, in staff’s opinion, be an issue. Staff believes the proposal to fully utilize the entire building (in contrast to a previous proposal that would have left at least one of the floors dark and unused, is consistent with the intent of the above-mentioned “flexibility” clause. Therefore, staff is proposing an approval condition allowing an increased density of up to 36.7 units per acre (maximum 200 units).

5. The existing building (constructed in 1973) is nonconforming as to its front setback, which is not proposed to be modified with this project. At 48 feet in height, the existing structure complies with the 50-foot maximum building height standard for the GB District. However, the senior housing performance standards of the Zoning Ordinance set a 45-foot maximum. Only one wing of the building is 48 feet in height, and the applicant has no plans to make any additions or structural alterations to the building that would increase that height. Staff does not believe the 3-foot overage is significant in terms of whether or not the building is appropriate for senior housing and, therefore, recommends the height be approved pursuant to the “flexibility” provisions set forth in Section 24.1-411(o) of the Zoning Ordinance.

6. The site is nonconforming with respect to various aspects of the Zoning Ordinance landscaping requirements for the site perimeter buffer, transitional buffer along the rear property border, side and front yards, and building perimeter requirements that apply to commercial uses. The senior housing performance standards (for a newly established development) include some supplementary landscaping/open space requirements, most notably a requirement for a 50-foot perimeter buffer. The potential for additional landscaping, and particularly the 50-foot perimeter buffer, is limited by the building footprint location, topography, parking needs, emergency and service access to the building, existing utilities, and ingress/egress easements. However, the applicant is proposing to expand landscape areas such that most required landscaping would be less nonconforming than current conditions and the flexibility offered by the Zoning Ordinance for redevelopment of hotel properties will allow accommodations to be made with respect to the perimeter buffer.

To compensate for the lesser buffer width, the applicant is proposing additional evergreen plantings along the rear boundary where the site abuts the R13 zoning district (Middletowne Farms). Planting areas along this boundary are restricted by

steep slopes and the need to maintain portions of the existing parking lot and ensure emergency and service access to the rear of the building, which makes installation of the typically required 50-foot perimeter landscape buffer impractical. Staff is recommending an approval condition requiring landscaping equivalent to a Type 35 transitional buffer and six-foot tall opaque fencing along this property line (as was required for the adjacent motor vehicle dealership property). Additionally, the applicant is proposing two garden areas in the southwest and southeast corners of the property.

This site, like many along this section of Merrimac Trail, has an extensive portion of the front landscape area (averaging approximately 40 feet in width) that is located in the VDOT right-of-way. From all outward appearances, this area has always been perceived as part of the site and has been maintained as such by the property owners. The existing parking lot and circulation drives abut the right-of-way line in some locations, as was allowed years ago before there were any perimeter landscape/infiltration yard requirements. The applicant is proposing to maintain these existing conditions and alignments but also to improve the appearance of the property frontage by planting additional trees and shrubs within the right-of-way area and by constructing a sidewalk along the front of the parcel that will connect to the existing sidewalk network that currently ends on the western side of the property. Also, additional green space will be created with the proposed elimination of one of the three entrances to the property. Accordingly, staff believes the applicant's proposals for the property frontage should be deemed an acceptable alternative to the 50-foot perimeter buffer.

Existing building perimeter landscaping is limited to narrow beds along small portions of the building. If this were a new senior housing proposal on an undeveloped site, the Zoning Ordinance would require a 25-foot wide building perimeter landscape area. While not meeting current Ordinance standards, the applicant's proposed landscaping on all sides of the building and in interior courtyard areas is a substantial expansion of existing planted areas and, in staff's opinion, is consistent with the "flexibility" allowed under the adaptive re-use clause.

7. The applicant's plans depict the boundary line adjustment that is being processed independently of this application and which would eliminate and re-align property lines that currently bisect the hotel building and result in the parent tract being defined as two (rather than three) parcels, one of which would be a 0.96-acre parcel containing the vacant 5,125-square foot building and an area extending behind the building that would accommodate parking spaces.

For planning purposes, the applicant's conceptual plan proposes that the area behind this building continue to accommodate a parking area that would jointly serve both sites and for which use and access rights would need to be established by easements and agreements. As shown on the concept plan, the applicant is proposing to install landscaping and a sidewalk adjacent to the assisted living building and also to preserve and enhance the existing 10-foot perimeter landscape yard adjoining the auto

dealership site. As a result, the width available for the four rows of parking and two circulation aisles will decrease so the applicant has proposed that the existing landscape median (approximately 8 feet in width) dividing the parking bays be eliminated.

Under virtually any use scenario other than as a restaurant, the 5,125 square foot building would be required to have considerably fewer than the 42 parking spaces depicted on this plan. Therefore, it appears to staff that there is sufficient opportunity for reconfiguration of the layout of that site so as to accommodate a landscape median along the common (proposed) property line to separate the parking bays, to better delineate the parking that is intended to be used by the assisted living residents and guests, to buffer the proposed senior housing facility from whatever commercial use eventually occurs on the parcel, and to establish at least a minimal substitute for the 50-foot landscape buffer that should border the perimeter of a senior housing development. Therefore, staff is proposing an approval condition requiring a landscape island along the common property boundary having a minimum width of 8 feet and planted with evergreen shrubs.

8. Stormwater runoff quality and management improvements will be required for redevelopment of the subject site, as there are no existing stormwater management facilities on the property. The applicant's plans indicate two proposed bioretention facilities associated with landscape areas in the northeast and southwest corners of the site to address these requirements. Existing utility and access easements may necessitate adjustments to locations of the facilities, which would be addressed in conjunction with the site plan review process.
9. The senior housing provisions of the Ordinance require a minimum of 200 square feet of common active/passive outdoor recreation area per dwelling unit, or in this case, a minimum of 40,000 square feet of area. According to the applicant's plans, 43,123 square feet of outdoor recreation area is proposed, including community gardens, walking trails, and a central garden courtyard area. Indoor common amenities would include a dining room, fitness center, meeting rooms, Florida room, indoor pool, and hospitality suite. According to the applicant, the existing restaurant area would be utilized as dining facilities for residents, and would not be open for use as a public restaurant.
10. Zoning Ordinance parking standards require 198 spaces for the proposed use. The applicant's sketch plan indicates that 112 existing spaces would be retained in their existing configuration. An additional 103 parking spaces would be re-aligned, re-configured and re-constructed across the site, bringing the total number of proposed spaces to 215. The applicant is proposing to supplement existing parking lot landscaping with additional plantings, especially along the north, south and east perimeters of the parking areas.
11. The proposed senior housing facility would generate significantly less traffic than if the property were to continue to be operated as a hotel. According to the applicant,

and with reference to trip generation rates for “Elderly Housing, Attached” published in the Institute of Transportation Engineers’ (ITE) Trip Generation manual (8th edition), the proposed development can be expected to generate approximately 404 trips daily, on average, including 40 trips in the weekday PM peak hour. This is well below the threshold for requiring a traffic impact analysis (1,000 trips per day or 100 peak-hour trips). A 250-room hotel would be expected to generate approximately 2,048 trips daily, on average, with 153 week day PM peak hour trips, which is three to five times higher than the proposed senior housing use.

12. Existing access to the property includes three driveways exclusively for the hotel and one joint access driveway located at the signalized intersection at the eastern end of the property that serves the subject property, the adjacent drug store, and James York Plaza shopping center. The westernmost driveway would be used jointly by the senior housing facility and future tenants of the adjacent proposed 0.96-acre parcel. The applicant is proposing to eliminate the easternmost of the three driveways on the subject property and convert the asphalt area to green space. In addition, the applicant is proposing to construct a shoulder bike lane along the property frontage and to improve the right-turn taper at the signalized driveway. The center driveway and the one closest to the car dealership are proposed to remain, although the Virginia Department of Transportation has indicated that an Access Management Exception will be needed to allow the westernmost driveway to remain since it is so close to the driveway on the car dealership site. If the exception is not granted, the driveway would have to be removed, in which case, the central driveway would remain open. Staff is proposing an approval condition requiring the elimination of one of the driveways serving the property.
13. Whereas commercial development typically generates tax revenues that exceed the cost of public services they require, residential development is generally considered to have a negative fiscal impact, mainly because of the school enrollment impacts of new housing. The proposed senior housing facility, of course, would not house any school-age children. Nevertheless, it is still important to examine the revenue and service impacts of any proposed residential use in a commercial zoning district.

According to the applicant’s fiscal impact study, estimates for the annual public service costs associated with the senior housing facility (assuming a stabilization year of 2021) are \$54,475, with revenues estimated at \$179,700; thus projecting an annual net positive fiscal impact of \$125,100. By comparison, annual revenues for the existing hotel and conference center use (assuming a stabilization year of 2017) were estimated at \$70,875 with public service costs of \$50, or a net annual fiscal impact of \$70,825. Therefore, the net fiscal impact of the proposed senior housing facility would be expected to be \$54,275 higher compared to the hotel, according to the applicant.

Revenue estimates for the existing use were based on the last full year of hotel use on the property. It must be noted that the study assumes a 75% probability that the hotel would remain vacant, and revenue estimates for the hotel use were discounted by 75%

to account for this conclusion. Accordingly, without utilizing any discounts, and assuming an active and successful hotel use on the property, the estimated fiscal impact would be \$172,600, or \$47,500 higher than the senior housing facility.

RECOMMENDATION

The Zoning Ordinance establishes 55 as the minimum age threshold for residents of age-restricted senior housing. According to the U.S. Census Bureau, there were 15,809 York County residents who were at least 62 years old in 2010. This age group, which then constituted 24.1% of the population, is projected to grow to 22,780 by 2020 (30.1% of the population) as life expectancy increases and the “baby boom” generation reaches its senior years. In staff’s opinion, it would be beneficial if York County’s housing stock could be diversified and supplemented to better address the special housing needs of this growing sector of the population. The Comprehensive Plan recognizes this need, as did the Commission and the Board of Supervisors in approving Zoning Ordinance text amendments for senior housing. In addition, the Housing element of the Plan states that senior housing should be targeted to areas where the residents will have easy access to local shopping, services, and, ideally, public transit. This site meets these criteria, in staff’s opinion. There are numerous restaurants and shopping areas nearby, and the site is located along Williamsburg Area Transport bus lines. Ambulatory residents would have direct access – with a reduced fare for citizens age 60 and over – to shopping centers and services along the Merrimac Trail, Second Street, Route 5, and Route 60 corridors, as well as indirect access to many other attractions throughout the greater Williamsburg area. In addition, the applicant’s project narrative states that transportation service will be provided to the residents.

As the Commission will recall from the 2008 proposal to convert the former Ramada Inn 1776 (Bypass Road) into senior housing, as well as the recent application for senior housing on the subject site, many older hotels such as the George Washington Inn are losing their economic viability as a result of the changing tourism market. According to the applicant’s fiscal impact study, the proposed use would result in a net positive fiscal impact. Compared to hotel use with a high risk of remaining vacant, and given the depressed hotel market and abundance of existing hotels in the area, the proposed use (which has a positive fiscal impact in and of itself) would be a benefit to the County.

This proposed adaptive re-use would be compatible with the surrounding area and, although it would be a primarily residential development in an area that the Comprehensive Plan designates for commercial development, it has the advantages of a positive fiscal impact, especially compared to a vacant site. Traffic generation for the proposed facility would be substantially less than for a hotel use or for most commercial uses permitted in the General Business district. For these reasons, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions contained in proposed Resolution No. PC12-22.

AMP

Attachments:

- Zoning Map
- Applicant's community impact study
- Applicant's fiscal impact study
- Applicant's sketch plan
- Applicant's floor plans
- Proposed Resolution No. PC12-22

APPLICANT: Merrimac Partners, LLC

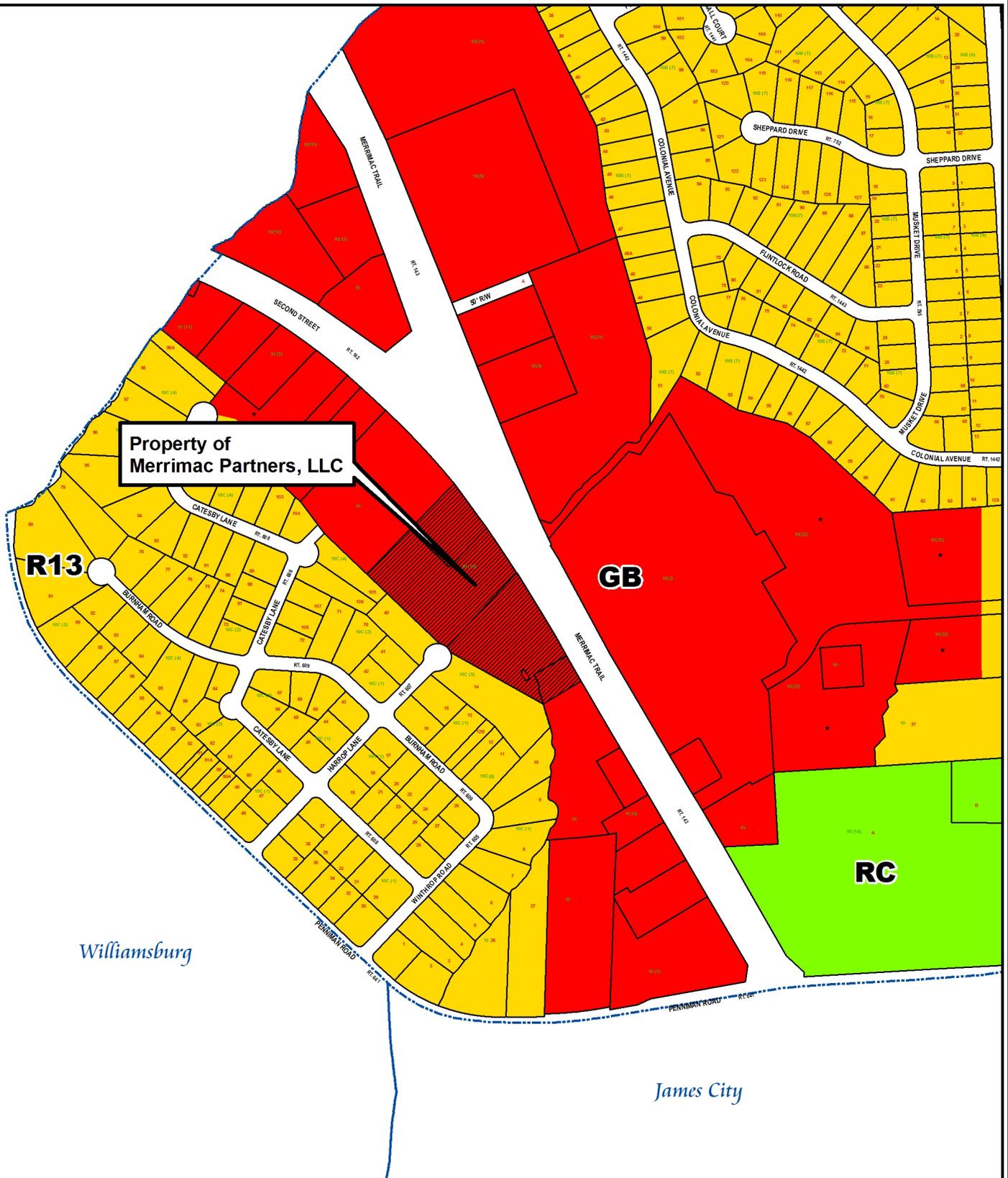
Speical Use Permit for Senior Housing

F14d-2683-2168, F14d-2659-1963,

F14d-3073-1611, F14d-2905-1756

ZONING MAP

APPLICATION NUMBER: UP-817-12



SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.

Community Impact Study

Lexington Assisted and Independent Living Home

Special Use Permit Application

October 1, 2012

AES Project Number: W07244-03

Prepared By:



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RECEIVED
York County

OCT 1 2012

Planning Division

**Community Impact Statement
For Lexington Assisted and Independent Living Home**

Request

Pursuant to an amendment to the York County Zoning Ordinance establishing provisions and performance standards for Senior Housing, Merrimac Partners, LLC respectfully requests a Special Use Permit (SUP) to authorize the establishment of a 200 unit assisted and independent living facility on four parcels comprising approximately 5.45 acres located on Merrimac Trail (Route 143) in the Bruton District of York County. The site is currently occupied by the George Washington Inn and Conference Center which will be converted to the proposed senior housing use under this SUP. The site is located on the west side of Merrimac Trail approximately 1200' from its intersection with Penniman Road. The property is further identified by Tax Map numbers, 10-00-00-021, 10-10-00-000A, 10-10-00-000B and part of 10-10-00-000C.

The site is zoned General Business and provisions have been made through amendment to the York County Zoning Ordinance to allow for the proposed use with the approval of a Special Use Permit. The former hotel site is ideally suited for the proposed use and presents a unique opportunity to rehabilitate a property that has recently fallen into disrepair. This project will not create the problems typically associated with high density residential developments such as traffic, noise, or the increased demand for public services and will certainly generate less traffic than the prior hotel use. In 2000, the U.S. Census indicated that the portion of citizens in York County at or beyond the age of 62 constituted 11.5% of the county population. This project meets a need that is growing in this county and throughout the nation. The following Community Impact Statement and accompanying Fiscal Impact Study will further illustrate how this project will have a positive economic impact on the surrounding community and how The Lexington Senior Living Home will “fit” into its immediate surroundings and the larger context of York County and Williamsburg.

Merrimac Partners, LLC is a California based entity with three partners who collectively have over 100 years of experience as high level executives, owners, and principals in a variety of significant real estate ventures and operating businesses. Merrimac Partners was recently formed as a special purpose entity. Mark Balan, the “hands-on” member of the team who will be overseeing the company’s activities, including this project, has a 20+ year relationship with each of the other two partners, Kamala Balan and Pravin Chatrisa. Mark and Pravin come from 40 and 30 year career experiences respectively in the hospitality industry. Kamala Balan had a 30 year career at a very high executive level before very successfully moving his focus to the start-up of a venture capital fund about 10 years ago.

Merrimac’s business strategy is to find high quality but financially distressed hotel assets in strategically desirable markets with the intent of buying them and then renovating and converting them to senior living facilities, with a primary focus on assisted living. This property and the Williamsburg/York County market are ideally suited to our business strategy.

The 200 unit facility we intend to convert from the existing 250 hotel rooms and suites will serve the needs of active and cognitive adults who will typically be in their 70’s and 80s. Our goal is to be moderately priced and at the same time provide the highest quality assisted and independent living facility in the market, in terms of finishes and amenities in the residential units, public space, food and beverage, variety of activities, and of wellness services. The converted hotel will provide the full spectrum of unit types including studios, one-bedroom, and two-bedroom units.

Three scheduled, restaurant-menu-style meals will be served every day but food and beverage services will be provided at no charge 24 hours a day, not unlike a cruise ship. We will provide comprehensive weekly housekeeping with full linen and terry changes, and provide touch-up housekeeping on a daily and/or as needed basis. There will be a plethora of activities on site and we will provide transportation to residents for both scheduled outings and on an as-needed basis for doctor's appointments, shopping, etc.

A partial list of the physical amenities that will support activities on site include:

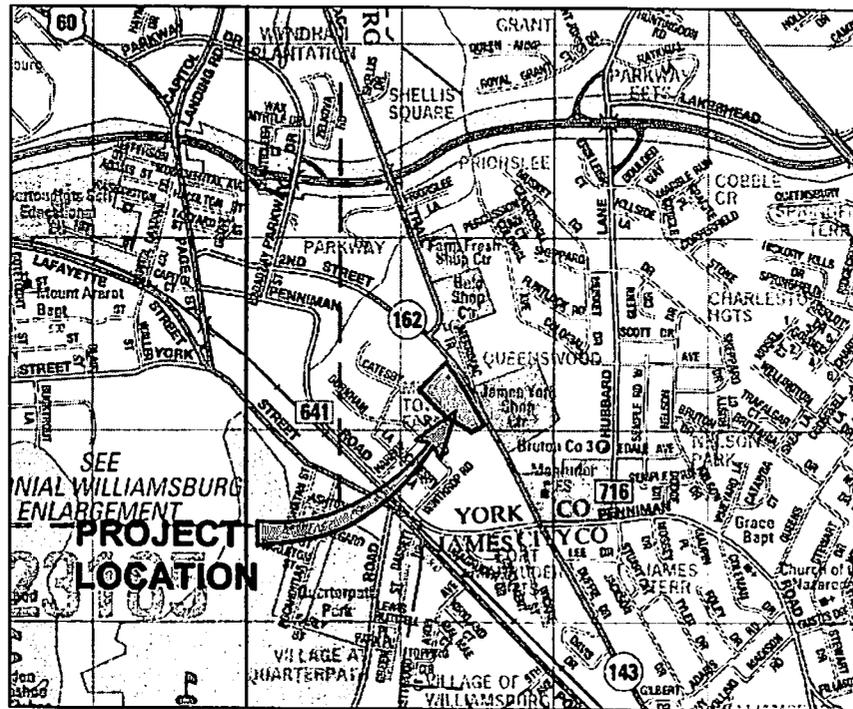
- a large indoor pool contained in a solarium structure with generous deck area and a whirlpool spa that will accommodate up to 10 people at one time. The entire pool will be modified to a depth of 4' for both lap swimming and aqua aerobics.
- a 14,800 square foot, protected courtyard area that will be attractively landscaped and used for a variety of social functions, exercise activities, etc.
- over 12,000 square feet of flexible public space that will be used for various assembly purposes for the residents, including crafts, games, movies, religious services, etc.
- a state-of-the-art fitness center with both aerobic and strength training devices.
- two restaurants and two bars, plus a bistro/café area as part of the main lobby, to provide a variety of food and beverage experiences.
- a walking trail connecting the courtyard space to outdoor garden areas for the use of residents and staff to grow flowers along with organic fruits and vegetables (totaling 43,000 square feet), and making connections to neighboring property and the public sidewalk at the front of the site.

Recognizing that assisted and independent living communities are unique social and business opportunities, Merrimac has partnered with a highly experienced management company called Paradigm Senior Living (www.psliving.com). The owner and CEO of Paradigm is a 30-year veteran of the senior living industry and he has owned his own company since 1994. The Paradigm website offers a robust recap of their capabilities, current portfolio of projects, and a long list of past satisfied clients. We think they are a perfect fit to advance our objectives for this site and market.

Project Team

Developer/Operator	Merrimac Partners, LLC and Paradigm Senior Living
Land Planning	AES Consulting Engineers
Engineering	AES Consulting Engineers
Fiscal	Ted Figura Consulting
Attorney	Geddy Harris Franck and Hickman

Location Map



Building Program

The current structure contains 250 rooms and 22,500 square feet of common areas including a restaurant and bar, meeting and banquet rooms, and an indoor pool. The 250 existing rooms will be reconfigured to accommodate 70 assisted living units and 130 independent living apartments. Approximately 14,500 square feet of the 22,500 total will be converted for use by the residents. The remaining 8,000 square feet, an existing ballroom, will be demolished and landscaped as an internal garden court. The 200 unit facility will contain one bedroom, two bedrooms, and some two bedrooms with den areas. In-house entertainment amenities provided for all residents, supplemental to the areas listed above, are a library and billiards room, an arts and crafts room, and a computer room. A country store will stock gifts and convenience items for residents. A large dining and multipurpose room will be located adjacent to a serving kitchen on the ground floor. A wellness center with a medical examination room will provide a convenient venue for on-site medical visits. A residents' exercise room with weights and exercise equipment will be located on an upper floor. Up to five hospitality suites for visiting guests and family members of residents will also be provided. The facility is fully sprinkled and meets all the latest life safety codes. The horizontal and vertical design of this facility is being planned to optimize private living spaces and their relationships to the services provided within the facility. Twenty-four hour electronic surveillance and/or personnel will monitor the main entrance to the facility as well as select areas of the building through video monitoring.

The Site Plan

The existing site is comprised of nearly 190,000 square feet of impervious surface (80% of the site) including buildings, parking areas, and sidewalks. The proposed plan reduces impervious surfaces by 8% to 171,626 square feet. Lexington Senior Living will be buffered from the residential development at the back of the site by a variable width landscaped buffer. The front of the property currently includes extensive landscaping, much of which is in the VDOT right of

way and Merrimac plans to add more landscaping along Merrimac Trail. The site is bordered to the east by a CVS Pharmacy and provisions are being made to provide vehicular and pedestrian connections to this complementary land use. The proposed out parcel abuts the Holiday Oldsmobile-Cadillac dealer to the west. While this out parcel is not included in the request for a Special Use Permit, the 10' side yard setback will remain, supplemented with additional landscaping to provide a continuous visual screen between the two sites. The landscape concept for the site is shown on sheet #2 of the Conceptual Plan set. Parking has been provided through existing and new spaces to meet York County requirements for the proposed uses including the assisted living component, the independent living component, and visitor accommodations. The one acre out parcel and its associated parking have been removed from these tabulations. Parking at the rear of the existing building has been reduced and reconfigured to accommodate service and loading space, a community garden with gazebo, and additional landscaping and buffer area. Other outdoor amenities shown on the conceptual plan include a 14,800± square foot, landscaped courtyard, sidewalks and walking trails, benches and other garden amenities shown on the conceptual landscape plan. The existing parking lot lighting will be utilized and any new outdoor lighting will comply with all current York County standards. Aside from the shared, signalized access to Merrimac Trail at the CVS Pharmacy, three driveways currently serve the site. One of these drives will be closed as indicated on the conceptual plan. A shoulder bike lane will be provided along the Merrimac Trail frontage and a public sidewalk will also be provided.

Utilities

The site is served by the City of Williamsburg water supply system and has access to an existing 12" waterline which runs along the southwest side of Merrimac Trail. Given the fact that the water demand will be less with the proposed use than with the existing hotel use (see Tables 1 and 2 below), there is ample water capacity to serve the assisted living units in lieu of hotel rooms. The removal of restaurants (approximately 282 seats total) from the demand should make the existing water flows and pressures better for the surrounding users. It is understood that there will be food service provided in the facility, but those flows are included in the demand numbers presented below for the individual assisted living units.

Sanitary sewer service is provided to the site by an existing on-site gravity sewer collection system which will convey wastewater flows to the existing on-site sewage pumping station. This sewage pumping station shall convey the wastewater through an existing 6 inch York County force main which leads off site to the southeast along Merrimac Trail. Given the fact that the peak sewage demand will be less with the proposed use than with the existing use (see Tables 1 and 2 below); there is sufficient capacity within this system to handle the flows associated with this project.

Table 1 – Existing Wastewater Flows from George Washington Inn

Type of Development	Number of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Average Flow (GPM)	Peak Flow (GPM)
Hotel	250 rooms	130	32,500	24	22.57	67.71
Restaurant	*282 seats	30	8,460	16	8.81	26.44
TOTAL			40,960		31.38	94.15

*Includes 120 seats from the detached restaurant and 162 seats from the restaurant within the hotel.

Table 2 – Projected Wastewater Flows from Lexington Assisted and Independent Living Home

Type of Development	Number of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Average Flow (GPM)	Peak Flow (GPM)
Assisted Living	70 beds	160	11,200	24	7.78	23.33
Independent Living	130 units	310	40,300	24	27.99	69.97
TOTAL			51,500		35.76	93.30

Stormwater Management

This project is not located in any of the York County Watershed Management and Protection Area Overlay Districts and is therefore not subject to any special stormwater management criteria. Due to the project's location within the Chesapeake Bay Resource Management Area (RMA) buffer and the fact that this is considered a redevelopment site, a 10% pollutant reduction is required. A combination of impervious cover reduction and provision of low impact design features (LID) will be used to achieve the required pollutant reduction. The site is located outside of the Chesapeake Bay Resource Protection Area (RPA) and there are no wetlands on site.

Using the CBLAD calculation method, the pre-development phosphorous load is 8.61 pounds while the post-development pollutant load is 8.70 pounds, which yields a net pollutant removal required of 0.09 pounds. The combination of the impervious cover reduction in conjunction with a proposed bioretention facility shall provide for the removal of the remaining 0.09 pounds. The following table shows the detailed CBLAD calculations. Please note that this example illustrates the use of a bioretention cell, but alternative LID features may be used in the final design to meet the requirements.



Project: Lexington AL and IL Home
 Project No.: 7244-03
 Subject: Water Quality Calculations
Situation 3
 Date: October 1, 2012
 Calculated By: Ryan Stephenson

Performance-Based Water Quality Calculations - Situation 3
 (Appendix 5D - Virginia Stormwater Management Handbook Volume II)

STEP 1

5.45 Acres Applicable Area
3.94 Acres Post-development Impervious Cover

72.3 % I_{post} (Total Post-development Impervious Cover / A x 100)

STEP 2

16.0 % $I_{watershed}$
4.36 Acres Existing Impervious Cover

80.0 % $I_{existing}$ (Total Existing Impervious Cover / A x 100)

STEP 4

$L_{pre(existing)}$ = relative pre-development total pollutant load

$$L_{pre(existing)} = [0.05 + (0.009 \times \frac{I_{existing}}{A})] \times \frac{A}{5.45} \times 2.28$$

$L_{pre(existing)}$ = 9.57 pounds per year

$L_{pre(watershed)}$ = relative pre-development total pollutant load

$$L_{pre(watershed)} = [0.05 + (0.009 \times \frac{I_{watershed}}{A})] \times \frac{A}{5.45} \times 2.28$$

$L_{pre(watershed)}$ = 2.41 pounds per year

STEP 5

L_{post} = relative post-development total pollutant load

$$L_{post} = [0.05 + (0.009 \times \frac{I_{post}}{A})] \times \frac{A}{5.45} \times 2.28$$

L_{post} = 8.70 pounds per year

STEP 6

RR = relative pollutant removal requirement

$$RR = \frac{L_{post} - (0.9 \times L_{pre(existing)})}{L_{post}}$$

RR = 8.70 - 8.61

RR = 0.09 pounds per year

Traffic Generation

This assisted living community will generate significantly less traffic than the existing hotel use has generated when the hotel was in successful operation in the past. The average daily traffic generation, based on the Institute of Transportation Engineers Trip Generation Manual (ITE) 8th edition, is approximately 5 times less for the assisted living use than the hotel use. Since the traffic impacts are significantly less with the proposed use, a formal traffic study has not been provided. Please see the traffic generation comparison chart below.

Table 3 - Traffic Generation

Existing Use	Average Daily Traffic Trips/Day	Week Day PM Peak Hour Trip Generator Trips/Hour	ITE Land Use Code
250 Room Hotel	2048	153	310
Total	2048	153	
Proposed Use			
70 Assisted Living Units and 130 independent living units (200 units)	404	40	253
Total	404	40	

A one acre out parcel is being created next to the existing hotel. This out parcel is not a part of the SUP request. An end user has not yet been identified.

Fiscal and Economic Impacts

A Fiscal Impact report, completed by Ted Figura Consulting is provided under separate cover.

Emergency and Life Safety

Lexington Assisted and Independent Living is dedicated to the safety and security of its residents on a 24/7 basis. We have comprehensive standard operating and emergency procedures to care for our residents at all hours which take into account all possible contingency situations that might arise.

Before purchasing the building, all fire, ADA, and life safety issues have been addressed in compliance with the latest codes. The items below reflect the current state of compliance:

- The building is equipped with an automatic sprinkler system throughout the property.
- The building already has a standpipe system installed.
- All five elevators will accommodate a stretcher or gurney.
- All common areas currently have visible and auditory fire alarms.
- Each room has a smoke detector that is hard wired to a panel monitored 24 hours per day; all smoke detectors have a battery backup as well.
- There are pull stations throughout the property that are compliant to codes.

- The fire alarm and sprinkler alarm system are both monitored by an annunciation panel at the front desk that precisely identifies the source of fire or smoke. The desk is staffed 24/7.
- The fire alarm system has a primary power supply.
- The hotel currently has three fire doors on all guest floors. All fire exits are in compliance with the latest codes.
- There is a manual fire alarm box by every stairwell.
- There are three fire hydrants, located across the frontage of the site, which serve the project. There is 360 degree vehicular access around the building capable of accommodating fire fighting apparatus.

As part of Merrimac Partners' comprehensive renovation and conversion of the property to a senior housing facility, we will be doing the following:

- The phone system will be programmed with a 911 call button.
- The fire alarm system will have a secondary power supply.
- We will install pull cords in the bathrooms and next to the bed in each unit. All residents will also receive and be required to wear an emergency call pendant with GPS tracking so that we can help them within minutes of being notified of an emergency, wherever they are in the building.
- We will be reviewing all state or county required code upgrades that are unique to an assisted living use with our management company and our contractor to make sure every code compliance item is thoroughly addressed, whether it is a physical modification or an operational procedure.

York County Performance Standards

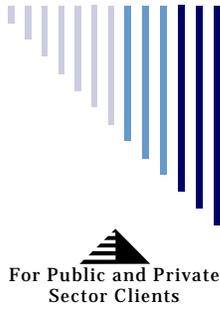
This proposal for an assisted living facility meets the development standards set forth in Section 24.1-411 – Standards for Senior Housing (Housing for Older Persons).

- The site is served by public water and sewer.
- While the density proposed exceeds 20 units per acre (36.7 units per acre) this proposal involves the adaptive re-use of a structure formerly used as a hotel containing 250 rooms and over 22,000 square feet of internal common area. The proposed reduction to 200 units will make more efficient use of the existing structure and paragraph (o) of the ordinance allows the Board of Supervisors the flexibility to make adjustments to these performance standards for such adaptive re-use.
- The conceptual plan illustrates how this project can be designed to promote harmonious relationships with surrounding properties.
- The existing structure exceeds the height restriction of 45', measuring 48' at its highest point in one wing. The applicant seeks relief from this requirement via paragraph (o). This facility will have enclosed or covered corridors leading to all units and internal common areas. The existing main entrance to the hotel will serve as the main entrance to this facility and this entrance shall be monitored at all times. This facility will include up to 12,000 square feet of common meeting/activity spaces for use by the assisted living residents.

- The conceptual plan illustrates how impervious surfaces have been reduced and, wherever possible, additional perimeter buffer has been provided. The applicant respectfully asks the Board through the flexibility provided to it through paragraph (o) of this section to permit lesser buffer widths for this adaptive re-use.
- The site constraints of the existing hotel layout limits the applicant's ability to comply with a 25' building perimeter buffer and we respectfully request that the Board allow the perimeters shown on the conceptual plan per paragraph (o).
- The exterior areas for active and passive activities are shown on the conceptual plan and will contain a minimum of 40,000 square feet.
- A narrative is included in the body of this report, outlining operational procedures that will ensure the safety of residents in the event of fire or other emergencies.
- All "new" drives and parking areas shall be constructed in accordance with Virginia Department of Transportation specifications.
- This adaptive re-use will utilize the existing storm sewer system on site and a small bioretention facility as needed to meet York County stormwater management requirements for redevelopment.
- 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 routes will comply with the standards set out in Section 24.1-260 (f) of his chapter.
- 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 for the purposes of analyzing the probable impacts of the project on the community over time.
- The applicant respectfully requests that the board provide flexibility in the interpretation and enforcement of those items addressed above with the understanding that the proposed use is an adaptive re-use of an existing hotel property.

Conclusion

In conclusion, Merrimac Partners, LLC believes that this site on Merrimac Trail in York County is ideally suited for use as a senior living community. We feel that this is the highest and best use of the property at this stage of its life-cycle. This proposal addresses a need as outlined in the Comprehensive Plan as recognized by the Board of Supervisors. The site can be developed responsibly 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 and the ambiance of the York County and Williamsburg area. We respectfully request a recommendation of approval of this request for a Special Use Permit to allow this project within the General Business zoning district at 500, 512, 516, and 600 Merrimac Trail.



Lexington Independent and Assisted Living Home

Fiscal Impact Study

York County, Virginia

Prepared by

Ted Figura Consulting

For

Merrimac Partners LLC

Yorba Linda, California

September 28, 2012
Revised October 18, 2012

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The Lexington IALH: Fiscal Impact Analysis

Executive Summary

The proposed project to be developed under the rezoning requested for the Lexington Independent and Assisted Living Home (Lexington IALH) has been determined to have a positive net fiscal impact for York County. A fiscal impact analysis calculated all known direct costs and revenues to the County that would result from the development of the Lexington IALH as now proposed.

The Lexington IALH property is proposed to be rezoned from General Business to General Business-Special Use Permit zoning. This will permit the renovation of the former George Washington Inn and Conference Center (GW Inn) from a 250-room middle-market motel (with conference center/ballroom space and an adjoining former restaurant converted to a timeshare sales office) to an independent and assisted living facility with 200 one-bedroom and two-bedroom units (130 for independent living and 70 for assisted living). The Applicant will demolish the former GW Inn's conference center space so that it becomes landscaped greenspace. The former timeshare sales office will be subdivided from the Lexington IALH site, pending approval of the Applicant's subdivision request, and is not considered in this fiscal impact analysis.

The project, taken by itself, has positive benefits for the County. Over the 10-year analysis period, it yields more than \$1.45 million in new revenue for the County. Balancing this, the project generates about \$425,000 in new costs for the County. The 10-year surplus of revenue over costs is more than \$830,000 and the County receives \$3.43 for every \$1.00 spent in support of the Lexington IALH. After adjusting for risk that the GW Inn would remain vacant and for cannibalization, the County would receive far less surplus revenue from a return of the GW Inn to its former use (the currently permitted use) without a rezoning.

The Lexington IALH's net fiscal impact (the fiscal impact of the proposed project after subtracting the fiscal impact of the currently permitted use) is also positive. The table below displays the key metrics for the proposed use showing the Lexington IALH's fiscal impact taken by itself, as well as its net fiscal impact.

George Washington Inn Independent and Assisted Living Home Fiscal Impact Key Metrics		
	<i>Fiscal Impact</i>	<i>Net Fiscal Impact</i>
Total Revenue	\$1,457,575	\$ 830,950
Total Cost	\$ 425,050	\$423,475
Cumulative Cash Flow	\$ 1,032,525	\$407,475
Benefit-to-Cost Ratio	3.43-to-1	1.96-to-1

Besides the positive fiscal benefit to the County of the project taken by itself, the proposed project would positively affect the hospitality industry in the greater Williamsburg area. The permanent removal of 250 motel rooms from the market would relieve some of the overbuilt condition which is generally acknowledged by the hospitality industry as contributing to the relatively poor economic performance of the industry in the Williamsburg area. A healthier hospitality sector would benefit motels located in York County near Williamsburg.

The Lexington IALH: Fiscal Impact Analysis

Background

Merrimac Partners LLC (the Applicant) has proposed an adaptive reuse of the former George Washington Inn and Conference Center (GW Inn), located at 500 Merrimac Trail in York County. The proposed site is approximately 5.45 acres containing a single building and is comprised of parcels 10-10-00-000A, part of 10-10-00-000B, part of 10-10-00-000C and 10-00-00-021 (collectively, the Site). The building located on the Site is the approximately 22,500 square foot, 250-room former motel. The Site is more fully described in the Community Impact Statement prepared by AES Consulting Engineers.

The Applicant wishes to rezone the Site from the existing General Business (GB) zoning to General Business-Special Use Permit (GB-SUP) zoning. This rezoning is being sought to permit the conversion of the Site from its former use to a 200-unit independent and assisted living facility, with 130 units for independent living and 70 units for assisted living. Details of the proposed use are more fully described in the Community Impact Statement prepared by AES Consulting Engineers.

The former GW Inn has been closed since late August of 2011. Two factors prompted this closing. The precipitating event was damage sustained to the structure from Hurricane Irene. However, this damage was not so severe that it would have prevented the motel from reopening had it not been for the second factor—the economic effects of the Great Recession. The Great Recession has had a negative impact on the tourism industry, generally, but the impact has been particularly severe in the Williamsburg area. The negative impact of the Great Recession on the hospitality industry in the greater Williamsburg area has been exacerbated, in large part, by the over-building of hotel rooms during the fifteen year period prior to the Recession. The economic performance of the GW Inn had been disappointing, with occupancy rates falling to levels that are not economically sustainable. This prompted the motel owner to conclude that it was not economically feasible to repair the facility and reopen the GW Inn as a hospitality facility. The property was placed in receivership in September and was later offered for sale.

A purchase offer was made on this property (including the former timeshare sales office) by Meridian Assisted Living Home LLC (the “Former Applicant”), which proposed to convert the hotel to 150 assisted living units, rent the existing ballroom for community events and convert the out-building to medical offices. A rezoning proposal was submitted by the Former Applicant and approved by the York County Planning Commission. However, the Former Applicant did not close on the property and the rezoning application did not proceed to the Board of Supervisors.

The GW Inn was subsequently offered for sale by auction. However, no viable bids were received and the property was repurchased by its owner. All subsequent interest in the property by potential buyers has focused on a conversion of the GW Inn to a senior living facility.

Methodology

The fiscal impact on York County of the Lexington IALH was calculated using the methodology described below. Fiscal impact is defined as the difference between all revenues to the County generated by the project and all costs to the County attributable to the project. Revenues and costs are described in further detail below. The fiscal impact of the Site's currently permitted (former) use was then calculated using the same methodology as was used for calculating the fiscal impact of the proposed adaptive reuse. The net fiscal impact of the Lexington IALH was then calculated. Net fiscal impact is defined as the difference between the fiscal impact of the proposed project (the Lexington IALH) and the fiscal impact of a return of the Site to its former use (referred to as the currently permitted use).

The fiscal impacts and net fiscal impact were calculated over a 10-year period. This period was selected as a matter of convenience because the stabilization year for the Lexington IALH (the year following the completion of all phases of the project) is FY 2021, with only one year before the end of the 10-year period. All fiscal impacts are presented in constant 2012 dollars, (i.e., inflation is not applied to either revenues or costs throughout the analysis period). The basis for choosing 2012 dollars is that the analysis is substantially based on the revenue, cost and tax rate assumptions contained in the County's *FY 2012-13 Adopted Annual Budget*.

The constant dollar approach means that no assumptions are made about rates of increase in real estate assessments in the County. Also, no assumptions are made about increasing tax revenues from sales, meals, lodging or business license taxes based upon inflation. Neither are assumptions made about future increases in the unit costs of government. The practical implication of this approach is that any future systemic imbalances between rising revenues and rising costs are assumed to be adjusted through changes in the County's tax rate, either upward or downward.

As much as possible, a variable revenue/variable cost approach was used to calculate expected revenues and costs to the County attributable to the Lexington IALH project. This is opposed to an average revenue/average cost approach, in which estimates of a project's revenues and costs are based upon a jurisdiction's per-capita total revenues and total costs. The variable revenue/variable cost methodology does not count fixed costs and revenues that would be spent or received by the County regardless of whether additional development occurs or not. It counts only revenues and costs attributable to an increase in households or other revenues and costs directly attributable to the project. It is, thus, a more accurate estimate of future revenues and costs that may result from a rezoning than is the per-capita, average revenue/average cost approach. A more detailed description of this methodology is presented in the Appendix.

Revenues estimated for the Lexington IALH project fall into three categories: one-time direct revenues, annual direct revenues and additional tax revenues generated by Lexington IALH residents. The methodology does not use multipliers to calculate revenues that could be generated through the project's secondary impacts, as such multipliers are considered to be unreliable for small geographic areas. The methodology does not include revenues generated from spending by construction workers or by employees of the Lexington IALH or those of its medical office tenants, as neither can reliably be said to occur within the County or to represent spending that would not have occurred anyway.

One-time direct revenues are revenues to the County derived from the renovation of the Lexington IALH. They include all building permit and associated fees (electrical, mechanical, plumbing and signage) and contractor business license fees. They do not include the building permit surcharge levied by the Commonwealth and collected by the County. Since the proposed project is the renovation of an existing improvement, no tap fees, system development fees or site plan/subdivision fees were assumed to apply. It was also assumed that the project would require no offsite improvements that would create value for the County.

With regard to the currently permitted use, a reopening of the motel would require some repair to the facility but renovations would not be as extensive as those required for the Lexington IALH. The cost of these repairs being unknown, they were estimated to be 50% of the cost of the Lexington IALH renovations and did not include any replacement of existing plumbing or HVAC units.

Direct revenues consist of real estate property taxes, business property taxes, business license fees, the local portion of the sales tax, meals tax, lodging tax and \$2 per occupied room transient tax (for the currently permitted use), and user fees (sewer flow charge, miscellaneous fees and fines). These taxes are paid directly to the County and are calculated based upon estimates of the assessed property values, business revenues and, for the Lexington IALH, per-household and per-business user fees. Real estate taxes were based on bi-annual assessments. For the Lexington IALH, real estate property taxes were estimated based on comparable assisted living facilities in the Williamsburg area, adjusted for differing income producing potential of the independent living units. This procedure is more fully described in the Appendix. The estimation of real estate property taxes for the currently permitted use is described below. Only the increase in real estate taxes above the current levy (net real estate tax) was counted as revenue to the County.

Certain user fees were not calculated or only partially calculated. Since the Lexington IALH assisted living population is, practically, a non-driving population, no motor vehicle registration fee was calculated, nor was the personal property tax (car tax) calculated as revenue generated by the Lexington IALH assisted living units. These taxes and fees were calculated as generated by residents of the independent living units. Also, since the County does not supply water to the Site, water flow charges were not calculated. For the currently permitted use, only sewer flow charges were deemed applicable. Specific user fees generating revenue for the project are detailed in the Appendix.

Additional tax revenues generated by residents of the Lexington IALH are estimates of taxes paid by York County businesses due to purchases made by the Lexington IALH residents. Purchases by the Lexington IALH residents were estimated based upon spending patterns by income and age. Spending patterns were derived from the most recent U.S. Bureau of Labor Statistics Consumer Expenditure Survey. An adjustment was made for purchases made outside the County. The methodology for estimating these revenues is presented in the Appendix.

Similar additional tax revenues were not computed for motel guests for the currently permitted use. Lodging is a demand-driven industry. Except for destination resorts, such as the Great Wolf Lodge, supply does not generate demand for motel rooms. Thus, guests of a reopened GW Inn would be presumed to have lodged at another area motel if the GW Inn were not available. Given the integrated nature of the greater Williamsburg market, area motel guests are as likely to spend in any of the three jurisdictions—Williamsburg, James City County and York County—no matter if staying at the GW Inn or another area motel. Therefore, spending in York County cannot be presumed to increase with the reopening of the GW Inn.

Costs were divided into two categories: variable operating costs of government per household and per business. Additional education costs are not generated by either the Lexington IALH or the currently permitted use. Neither would additional capital costs be required of the County due to either the Lexington IALH or the currently permitted use. Cost data and assumptions were derived from the *York County FY 2012-13 Adopted Annual Budget*.

Per household and per business costs were calculated for various budget line items (a per incident cost was calculated for Emergency Services and E-911 services provided to Lexington IALH assisted living residents in order to calculate the cost of increased usage of these services by assisted living residents). State revenues supporting various budget line items were deducted to leave only the County's operating cost. Certain government functions, such as social services or youth recreation services, that would not serve the Lexington IALH population were not included in the calculations. Chief executive and legislative functions, as well as certain special purpose functions, which would be performed regardless of population size, were not included in the calculations. With regard to administrative support services, only that percentage proportional to the variable cost share of all costs was included in the cost calculations.

Additionally, costs (and revenues) that were deemed to not change substantially with the change of use were excluded in the fiscal impact calculations (because the change of use would generate no additional County costs or revenues). Among these were stormwater management (the impervious surface for the Lexington IALH is actually expected to decrease), fire protection (but not EMS services) and criminal justice services. With respect to the latter, the Lexington IALH population (with an average age of 80+ for assisted living residents and 70+ for independent living residents) is expected to be a negligible contributor to criminal activity and no more likely to be victimized than are motel guests. The methodology for estimating the cost of government is presented in more detail in the Appendix.

Three measures of fiscal impact were used—Cash Flow, Cumulative Cash Flow and the Benefit-to-Cost Ratio. For each development scenario, Cash Flow shows the annual surplus or deficit of revenues less costs through the stabilization year. The stabilization year for the Lexington IALH is FY 2021 and the stabilization year for the currently permitted use is FY 2017. Because revenues and costs are reported in constant dollars, there is no change in the projected cash flow after the stabilization year.

Cumulative Cash Flow is the sum of annual cash flows over the analysis period. Another way of explaining Cumulative Cash Flow is that it is derived by subtracting total costs to the County attributable to the project from total revenues to the County derived from the project over the analysis period.

Finally, the Benefit-to-Cost Ratio is the ratio of total project revenues to the County and total project costs to the County. A Benefit-to-Cost Ratio greater than 1.0-to-1 signals a net fiscal benefit. The magnitude of the Benefit-to-Cost Ratio signals the strength of the fiscal impact on the County. For instance, a benefit-to-cost ratio of 1.5-to-1 indicates that for every additional dollar of spending the project costs the County, the County is expected to receive \$1.50 in additional revenue.

Fiscal Impact: The Lexington IALH

Merrimac Partners LLC is seeking a rezoning of the Site to General Business-Special Use Permit zoning. This zoning would permit the development of the project described above. The derivation of the revenues and costs attributed to the Lexington IALH are described in the Methodology section, above, and in the Appendix. The revenues projected for the Lexington IALH are listed in the Table 1 on the following page. Costs generated by the Lexington IALH are displayed in Table 2.

Subtracting projected costs from revenues yields a positive Cash Flow (or revenues less costs) for the Lexington IALH project. Cash Flow from the project is more than \$125,000 annually in the project's stabilization year. This includes almost \$34,075 in property taxes currently being collected by the County on the property. Annual Cash Flow to the County from the Lexington IALH is shown in Table 3 on page 11.

Finally, the remaining two fiscal impact measures for the project (Cumulative Cash Flow and the Benefit-to-Cost Ratio) are shown in Table 4, on page 11. Cumulative Cash Flow for the Lexington IALH is projected to be more than \$1,035,000 over the 10-year analysis period. Its Benefit-to-Cost Ratio is significantly positive.

Table 1 The Lexington IALH Projected Revenues		
Revenue Type	Annual Revenues, Stabilization Year	Ten-Year Total
Real Estate Property Taxes, Land	\$ 17,700	\$ 169,800
Real Estate Property Taxes, Improvements	\$47,800	\$365,025
Business Personal Property Tax	\$2,000	\$17,000
Business License Fee	\$ 4,375	\$ 36,225
Sales Tax	\$2,325	\$19,000
Meals Tax	\$9,325	\$76,000
Sewer Usage, Other Fees and Fines	\$52,325	\$407,825
Additional Revenues Derived from Residents	\$43,850	\$340,650
Permit Fees		\$23,925
Contractor Business License Fees		\$2,125
Total Revenues	\$179,700	\$1,457,575
<i>Total One-time Revenues</i>		<i>\$26,050</i>

Figures rounded to the nearest \$25.

Table 2 The Lexington IALH Projected Costs		
Cost Type	Annual Costs, Stabilization Year	Ten-Year Total
Resident Public Service Costs	\$54,275	\$423,250
Business Public Service Costs	\$ 200	\$1,800
Total Costs	\$54,475	\$425,050

Figures rounded to the nearest \$25.

**Table 3
The Lexington IALH
Projected Cash Flow**

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Stabilization Year FY 2021
Project Revenues	\$55,550	\$77,775	\$131,200	\$144,800	\$163,625	\$168,825	\$178,325	\$179,575
Project Costs	\$0	\$19,425	\$38,875	\$45,375	\$50,250	\$53,200	\$54,475	\$54,475
Cash Flow	\$23,925	\$58,350	\$92,325	\$99,425	\$113,375	\$115,625	\$123,850	\$125,100

Figures rounded to the nearest \$25.

**Table 4
The Lexington IALH
Fiscal Impact Measures**

Cumulative Cash Flow	\$1,032,525
Benefit-to-Cost Ratio	3.43-to-1

Fiscal Impact: Currently Permitted Use

The currently permitted use is a 250-room hotel and conference center. As stated above, the GW Inn has been closed since August 2011 due to the owner's decision that it was not economical to repair and reopen the motel, given its history of underperformance. This fiscal impact analysis assumes that the currently permitted use is possible. However, given the assessment by its current owner that it is not economically feasible to reopen the property as a motel and the likelihood that a prospective buyer would reach a similar conclusion, only a 25% probability that the property would open as a motel is allowed. This risk factor represents a diminished assessment, compared to the assessment performed for the Former Applicant's proposal, of the likelihood that the property will return to its former use and that it will remain vacant. The passage of time and the lack of any interest by a potential buyer in reopening the property as a hotel has led to this risk reassessment. It is assumed, for purposes of the fiscal impact analysis, that the soonest the property could return to its former use would be at the start of Fiscal Year 2015. This assumes two years for marketing the property and six months to repair and reopen the motel. The analysis also assumes that the property would perform no better than in the last full year prior to its closing.

Furthermore, as stated above, the hospitality industry is demand-driven, so the absence or presence of a motel at the GW Inn would not impact the number of room-nights occupied within the greater Williamsburg area. With area motel occupancy remaining constant, in the event that 250 motel rooms are no longer available (as with the closing of the GW Inn), guests would simply occupy rooms at other motels in the area. Thus, guests who would have occupied rooms at the GW Inn, had it remained open, have already been distributed to other area motel rooms.

Conversely, should these 250 rooms reenter the market, it would be guests occupying other area motel rooms who would occupy new rooms at the GW Inn. Therefore, the County would only experience new revenues derived from GW Inn motel stays to the extent that these guests would have stayed at motels in James City County or Williamsburg. Guests who would have stayed at existing York County motels would not generate new revenue for the County; revenues would simply be displaced. The number of occupied rooms filled by guests who would otherwise have occupied rooms in James City County and Williamsburg was estimated by calculating the percentage of middle-market motel rooms currently existing in James City and York Counties and the City of Williamsburg. According to data received from the Williamsburg Chamber of Commerce, approximately 56% of Williamsburg area middle-market motel rooms are located in James City County and Williamsburg.

The estimation of revenues to be generated by the currently permitted use was based on confidential data supplied by the Applicant relating to the economic performance of the GW Inn and related tax payments to the County. This revenue stream was then discounted by 75% for the probability that the Site would remain vacant. Fifty-six percent (56%) of the resulting revenue stream was then counted as new revenue to the County, the rest of the nominal tax generation being cannibalized from other York County motels. These revenues are listed in Table 5, on the following page. For reference purposes, revenues adjusted for cannibalization but not for risk of remaining vacant, are provided in Table 8 on page 12.

The only costs generated by the currently permitted use are business public service costs (for only one business). These are estimated at \$200 per year. Adjustment for risk of remaining vacant yields a cost estimate of only \$50 per year. Subtracting projected costs from revenues yields positive net revenues for the currently permitted use. Cash Flow reaches \$70,875 annually in the project's stabilization year. This includes almost \$34,075 in property taxes currently being collected by the County on the property. The annual Cash Flow for the currently permitted use is shown in Table 6, on the following page.

Finally, the remaining two fiscal impact measures for the project (Cumulative Cash Flow and the Benefit-to-Cost Ratio) are shown in Table 7 below. Because the cost to the County for the currently permitted use is so minimal, the benefit-to-cost ratio is uncharacteristically large.

Table 5 Currently Permitted Use Projected Revenues		
Revenue Type	Annual Revenues, Stabilization Year	Ten-Year Total
Real Estate Property Taxes, Land	\$17,625	\$172,100
Real Estate Property Taxes, Improvements	\$20,300	\$191,675
Business Personal Property Tax	\$3,225	\$24,150
Combined Business Taxes (Business License Fee, Sales Tax, Meals Tax, Lodging Tax, \$2 Additional Transient Occupancy)	\$21,550	\$172,450
Sewer Fees	\$8,175	\$65,425
Contractor Business License Fee		\$ 200
Building Permit and Development Fees		\$ 625
Total Revenues	\$70,875	\$626,625
<i>Total One-time Revenues</i>		<i>\$825</i>

Figures rounded to the nearest \$25.

Table 6 Currently Permitted Use Projected Cash Flow				
	FY 2014	FY 2015	FY 2016	Stabilization Year FY 2017
Project Revenues	\$34,900	\$65,425	\$ 67,025	\$70,875
Project Costs	\$ 0	\$ 50	\$ 50	\$ 50
Net Cash Flow	\$34,850	\$65,375	\$ 66,925	\$70,825

Figures rounded to the nearest \$25

Table 7 Currently Permitted Use Fiscal Impact Measures	
Cumulative Cash Flow	\$626,625
Benefit-to-Cost Ratio	397.1-to-1

Figures rounded to the nearest \$25

Table 8 Currently Permitted Use Projected Revenues with no Adjustment for Risk of Remaining Vacant		
Revenue Type	Annual Revenues, Stabilization Year	Ten-Year Total
Real Estate Property Taxes, Land	\$20,725	\$ 190,775
Real Estate Property Taxes, Improvements	\$28,725	\$ 242,300
Business Personal Property Tax	\$12,875	\$ 96,650
Combined Business Taxes (Business License Fee, Sales Tax, Meals Tax, Lodging Tax, \$2 Additional Transient Occupancy)	\$86,225	\$689,825
Sewer Fees	\$24,250	\$261,725
Contractor Business License Fee		\$ 800
Building Permit and Development Fees		\$ 2,525
Total Revenues	\$172,800	\$1,484,600
<i>Total One-time Revenues</i>		\$3,325

Figures rounded to the nearest \$25.

On a non-risk adjusted basis, the currently permitted use is projected to have a Cumulative Cash Flow of \$1,483,025 and a Benefit-to-Cost Ratio of 940.8-to-1.

Net Fiscal Impact: The Lexington IALH

The Net Fiscal Impact of the Lexington IALH is calculated simply by subtracting the fiscal impact metrics of the currently permitted use from those of the proposed Lexington IALH. This shows the true fiscal benefit to the County of allowing the Lexington IALH to occur as opposed to waiting for the property to return to its currently permitted use.

Tables 9 and Table 10 on the following page show the net Net Cash Flow, the Net Cumulative Cash Flow (including its Net Total Revenue and Net Total Cost components) and the Net Benefit-to-Cost Ratio for The Lexington IALH.

**Table 9
The Lexington IALH, Net Fiscal Impact
Projected Cash Flow**

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Stabilization Year FY 2021
Project Revenues	\$20,650	\$42,875	\$65,775	\$77,775	\$92,750	\$97,950	\$107,450	\$108,700
Project Costs	\$0	\$19,425	\$38,825	\$ 45,325	\$50,200	\$ 53,150	\$ 54,425	\$ 54,425
Cash Flow	\$20,650	\$23,450	\$26,950	\$32,450	\$42,550	\$44,800	\$53,025	\$54,275

Figures rounded to the nearest \$25.

**Table 10
The Lexington IALH
Net Fiscal Impact Measures**

Net Total Revenues	\$ 830,950
Net Total Costs	\$ 423,475
Net Cumulative Cash Flow	\$407,475
Benefit-to-Cost Ratio	1.96-to-1

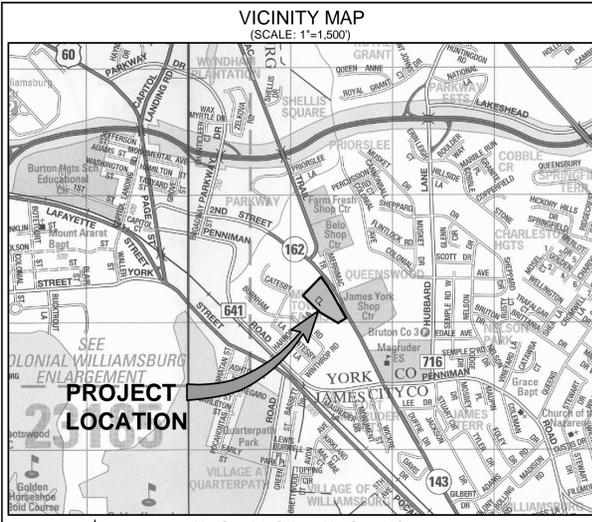
Figures rounded to the nearest \$25

The Lexington IALH net fiscal impact is decidedly positive. This is in contrast to the slightly negative net fiscal impact calculated for the Meridian Assisted Living Home project. This change in direction is primarily the result of three changes: 1) the reduction of the number of assisted living units (which are more expensive for the County to service) and addition of independent living units (whose households generate more business related taxes than do assisted living households); 2) reductions in certain York County budget items, resulting in a lower per household cost of public services and 3) an increase in the assessment of the probability that the property will never open as a hotel from 50% to 75%, thus reducing the risk-adjusted projected revenue stream from the currently permitted use from 50% to 25%.

There is significant variability regarding the number of Emergency Services response incidents that will occur at the Lexington IALH annually. Estimates made by the County's Fire Chief, adjusted for the decreased number of assisted living units, range from 57 to 104 incidents per year, with 80 incidents being the mid-point, as stated above. In conformance with the County's direction on this matter, no allowance was made for the possibility of decreased actual incidents arising from the Lexington IALH due to the availability of Lexington IALH staff to transport conscious and ambulatory residents experiencing medical distress to emergency facilities.

Thus, it was assumed that all medical distress incidents experienced by Lexington IALH residents would trigger an Emergency Services response. However, a significant number of Emergency Services calls from members of this age group are made because the person experiencing medical distress and/or his/her family member become confused and panicky or are unable to drive to an emergency room or urgent care center.

If, instead, this level of need for medical response from persons who are conscious and ambulatory are handled by trained and capable staff at the Lexington IALH, the number of incidents to which Emergency Services is called upon to respond could be significantly reduced. This would have a material impact on the County's cost of providing Emergency Services to the Lexington IALH. Using the mid-point estimate for Emergency Services response incidents, every 10% reduction in calls to Emergency Services due to the medical distress incident being handled by Lexington IALH staff would result in a \$2,030 reduction in the County's annual cost.



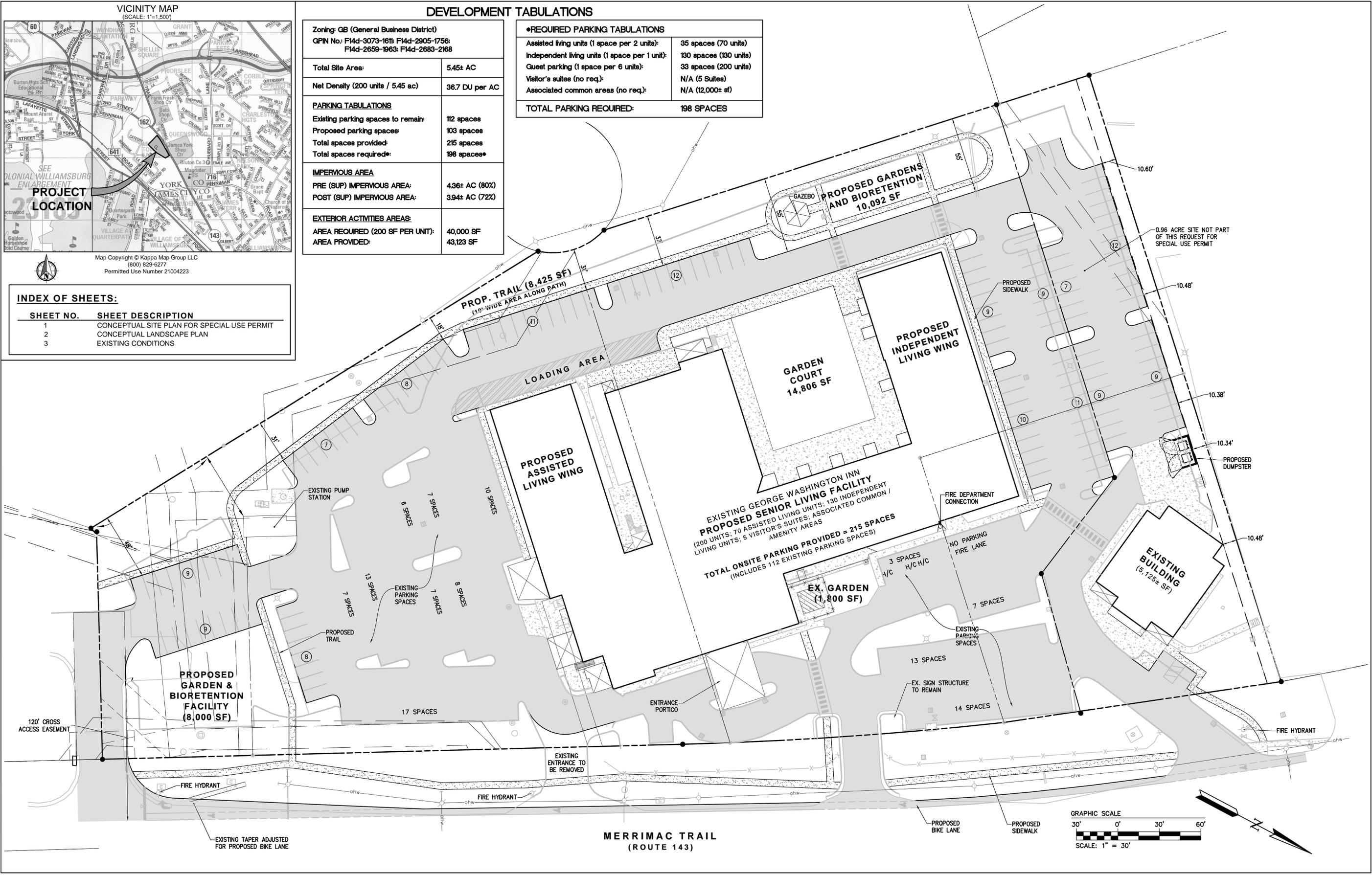
DEVELOPMENT TABULATIONS

Zoning: GB (General Business District)	
GPIN No: F14d-3073-161; F14d-2905-1756; F14d-2659-1963; F14d-2683-2168	
Total Site Area:	5.45± AC
Net Density (200 units / 5.45 ac)	36.7 DU per AC
PARKING TABULATIONS	
Existing parking spaces to remain:	112 spaces
Proposed parking spaces:	103 spaces
Total spaces provided:	215 spaces
Total spaces required:	198 spaces*
IMPERVIOUS AREA	
PRE (SUP) IMPERVIOUS AREA:	4.36± AC (80%)
POST (SUP) IMPERVIOUS AREA:	3.94± AC (72%)
EXTERIOR ACTIVITIES AREAS:	
AREA REQUIRED (200 SF PER UNIT):	40,000 SF
AREA PROVIDED:	43,123 SF

REQUIRED PARKING TABULATIONS	
Assisted living units (1 space per 2 units):	35 spaces (70 units)
Independent living units (1 space per 1 unit):	130 spaces (130 units)
Guest parking (1 space per 6 units):	33 spaces (200 units)
Visitor's suites (no req.):	N/A (5 Suites)
Associated common areas (no req.):	N/A (12,000± sf)
TOTAL PARKING REQUIRED:	198 SPACES

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
1	CONCEPTUAL SITE PLAN FOR SPECIAL USE PERMIT
2	CONCEPTUAL LANDSCAPE PLAN
3	EXISTING CONDITIONS



Rev.	Date	Description	Revised By
01	1-30-12	REVISED PER COUNTY COMMENTS	JSP



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CONCEPTUAL SITE PLAN FOR SPECIAL USE PERMIT
LEXINGTON ASSISTED AND INDEPENDENT LIVING HOME

BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts: JSP / GRR
Project Number: 7244-01
Scale: 1"=30' Date: 10-1-12
Sheet Number
1 of 3

CONCEPT PLANT SCHEDULE

- DECIDUOUS TREES**
 - ACER SACCHARINUM / COMMON HONEYLOC
 - ACER FRAXINOSUM / COMMON HONEYLOC
 - ACER RUBRUM / RED SUNSET
 - FRAXINUS PENNSYLVANICA / GREEN ASH
 - QUERCUS PHAEOLUS / WILLOW OAK
 - QUERCUS ALBA / WHITE OAK
 - QUERCUS PRINUS / PRINUS
 - QUERCUS LAEVIS / WHITE OAK
 - QUERCUS LAEVIS / WHITE OAK
 - QUERCUS LAEVIS / WHITE OAK
- EVERGREEN TREES**
 - CELANIA GRANDIFLORA / EASTERN RED CEDAR
 - CELANIA GRANDIFLORA / EASTERN RED CEDAR
- ORNAMENTS TREES**
 - CERCIS CANADENSIS / EASTERN REDBUD
 - LEX X NELLIE STEVENS / NELLIE STEVENS HOLLY
 - LEX X NELLIE STEVENS / NELLIE STEVENS HOLLY
 - LEX X NELLIE STEVENS / NELLIE STEVENS HOLLY
 - LEX X NELLIE STEVENS / NELLIE STEVENS HOLLY
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 - LEX X NELLIE STEVENS / NELLIE STEVENS HOLLY
 - LEX X NELLIE STEVENS / NELLIE STEVENS HOLLY
- LARGE SHADE TREES**
 - ACER RUBRUM / RED SUNSET
 - ACER RUBRUM / RED SUNSET
- DECIDUOUS SHRUBS**
 - ARONIA ARBUTIFOLIA / RED CHOCHEBERRY
 - CORNUS BAILEYI / BAILEY'S RED-TWIG DOGWOOD
 - LEX VERTICILLATA / WINTERBERRY
 - LEX VERTICILLATA / WINTERBERRY
- EVERGREEN SHRUBS**
 - ABELIA X GRANDIFLORA / GLOSSY ABELIA
 - ABELIA X GRANDIFLORA / GLOSSY ABELIA
- FLOWERING SHRUBS**
 - AZALEA ENCORE TR / ENCORE AZALEA
 - BURDELLA DAVIDI / BLACK KNIGHT
 - BURDELLA DAVIDI / BLACK KNIGHT

CONCEPT PLANT SCHEDULE

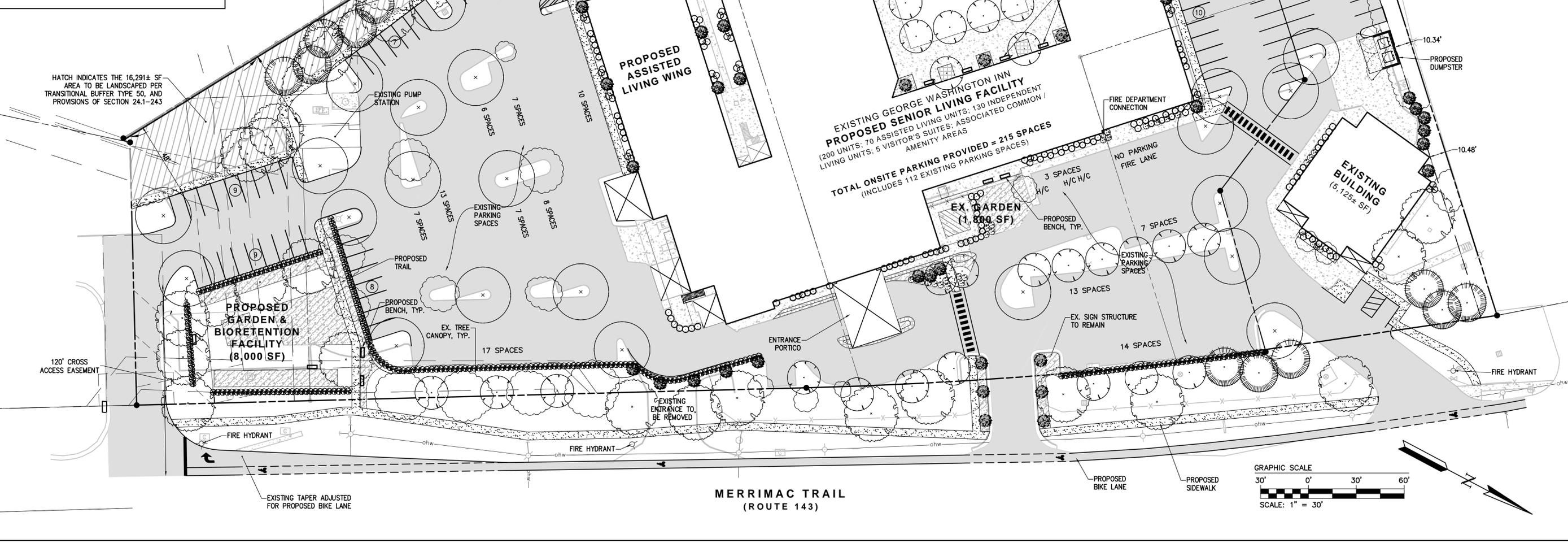
- LARGE ORNAMENTAL SHRUBS**
 - ACER FRAXINOSUM / COMMON HONEYLOC
 - ACER FRAXINOSUM / COMMON HONEYLOC
- HEDGE SHRUBS**
 - ABELIA X GRANDIFLORA / GLOSSY ABELIA
 - ABELIA X GRANDIFLORA / GLOSSY ABELIA
- EVERGREENS**
 - AZALEA ENCORE TR / ENCORE AZALEA
 - BURDELLA DAVIDI / BLACK KNIGHT
 - BURDELLA DAVIDI / BLACK KNIGHT
- PERENNIALS**
 - ANDROMEDA POLIFLORA / BLUE BELL
 - ANDROMEDA POLIFLORA / BLUE BELL
- VEGETABLES**
 - CARPASCUM FRUTESCENS / ORNAMENTAL PEPPER
 - IPOMOEA BATATAS / ORNAMENTAL SWEET POTATO
 - LYCOPERSICON ESCULENTUM / TOMATO
 - PHASEOLUS VULGARIS / STRING BEAN
 - ZEA MAIZE / CORN
 - ZEA MAIZE / CORN
- HERBS**
 - ANETHUM GRAVEOLENS / DILL
 - CORANDRUM SATIVUM / CORIANDER
 - COSECTUM BALSICUM / HONEY BUN
 - ROSMARINUS OFFICINALIS / ROSEMARY
 - THYMUS VULGARIS / COMMON THYME
 - THYMUS VULGARIS / COMMON THYME

LANDSCAPE AREAS COMPARISON

AREA	EXISTING	PROPOSED	NET GAIN or LOSS
BUILDING PERIMETER**	6,543± SF	14,864± SF	+8,321± SF
SIDE YARD*	160 ± SF	731± SF	571± SF
REAR YARD*	20,114± SF	30,580± SF	+10,466± SF
TOTAL	26,817± SF	46,175± SF	+19,358± SF

* DOES NOT INCLUDE PARCEL "B"
 ** ONLY LANDSCAPE AREA HAS BEEN CALCULATED

NOTE: THE PLANT LOCATIONS AND QUANTITIES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. ALL FINAL LOCATIONS AND QUANTITIES SHALL BE DETERMINED DURING THE SITE PLANNING PROCESS AND ARE SUBJECT TO CHANGE. THE FINAL LANDSCAPE PLAN SHALL BE BASED ON YORK COUNTY REQUIREMENTS AND APPROVED BY YORK COUNTY STAFF.



HATCH INDICATES THE 16,291± SF AREA TO BE LANDSCAPED PER TRANSITIONAL BUFFER TYPE 50, AND PROVISIONS OF SECTION 24.1-243

120' CROSS ACCESS EASEMENT

Rev.	Date	Description	Revised By
01	1-30-12	REVISED PER COUNTY COMMENTS	JSP



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CONCEPTUAL LANDSCAPE PLAN
 LEXINGTON ASSISTED AND INDEPENDENT LIVING HOME
 BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts: JSP / GRR
 Project Number: 7244-01
 Scale: 1"=30'
 Date: 10-1-12
 Sheet Number: 2 of 3

RECORD MERIDIAN
P.B. 10 PG. 153 & 153A

EXACT OWNERSHIP UNKNOWN
LAND DESCRIBED IN
D.B. 660, PG. 462
D.B. 396 PG 581

N/F
DAVID R. FAHEY
D.B. 1034, PG. 673
LOT 105, SECTION "D"
MIDDLETOWNE FARMS
P.B. 6, PG. 41
T.M. 10C-04-0D-105

N/F
HUEY WRIGHT, ET UX
REMAINDER OF
LOT 40, SECTION "A"
MIDDLETOWNE FARMS
P.B. 5, PG. 103
T.M. 10C-01-0A-040

N/F
HOLIDAY OLDSMOBILE-CADILLAC
D.B. 398, PG. 583
T.M. 10-00-00-019

N/F
BHOLENATH, LLC.
INSTR. # 040002163
LOT 14
MIDDLETOWNE FARMS
P.B. 10, PG. 97
T.M. 10C-05-00-014

LOT 3
YORK WAYSIDE
N/F
GOLDBLATT WILLIAMSBURG, LLC.
(CVS PHARMACY)
INSTR. # 030035518
P.B. 12, PG. 572
P.B. 9, PG. 337
T.M. 10-00-00-022

37' CROSS
ACCESS EASEMENT
D.B. 1006 PG. 001
P.B. 12 PG. 572

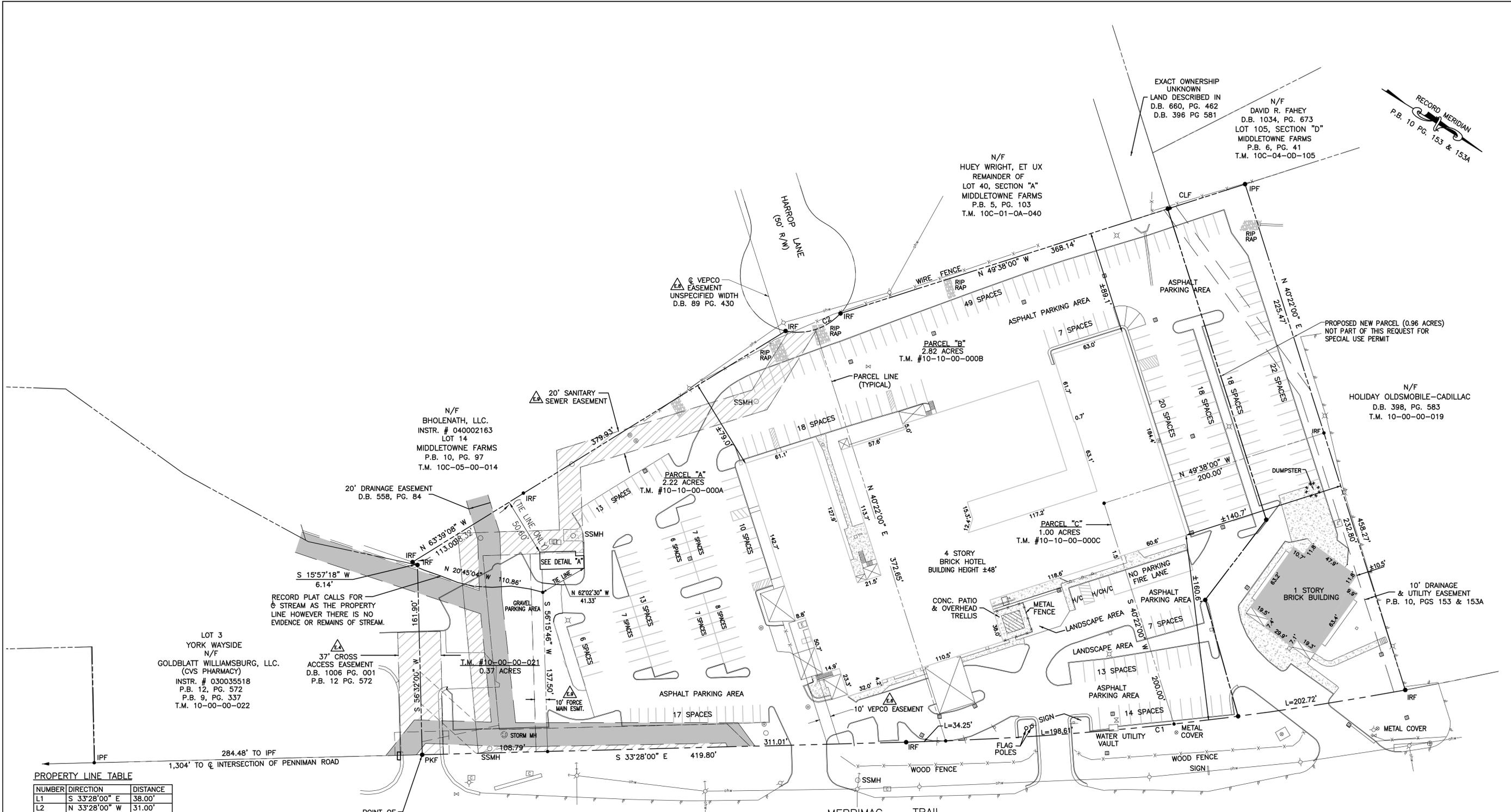
RECORD PLAT CALLS FOR
A STREAM AS THE PROPERTY
LINE HOWEVER THERE IS NO
EVIDENCE OR REMAINS OF STREAM.

20' DRAINAGE EASEMENT
D.B. 558, PG. 84

VEPCO EASEMENT
UNSPECIFIED WIDTH
D.B. 89 PG. 430

20' SANITARY
SEWER EASEMENT

PROPOSED NEW PARCEL (0.96 ACRES)
NOT PART OF THIS REQUEST FOR
SPECIAL USE PERMIT

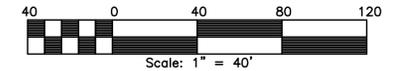


PROPERTY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 33°28'00" E	38.00'
L2	N 33°28'00" W	31.00'
L3	S 56°32'00" W	15.00'
L4	S 56°32'00" W	4.00'
L5	S 33°28'00" E	7.00'
L6	S 56°32'00" W	11.00'

PROPERTY LINE CURVE TABLE

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	08°55'46"	S 37°55'53" E	218.23	2794.93	435.58	435.14
C2	60°00'01"	N 49°38'00" W	28.87	50.00	52.36	50.00



NOTE: SURVEY INFORMATION PROVIDED
BY LANDTECH, INC.

Rev.	Date	Description	By
01	1-30-12	REVISED PER COUNTY COMMENTS	JSP



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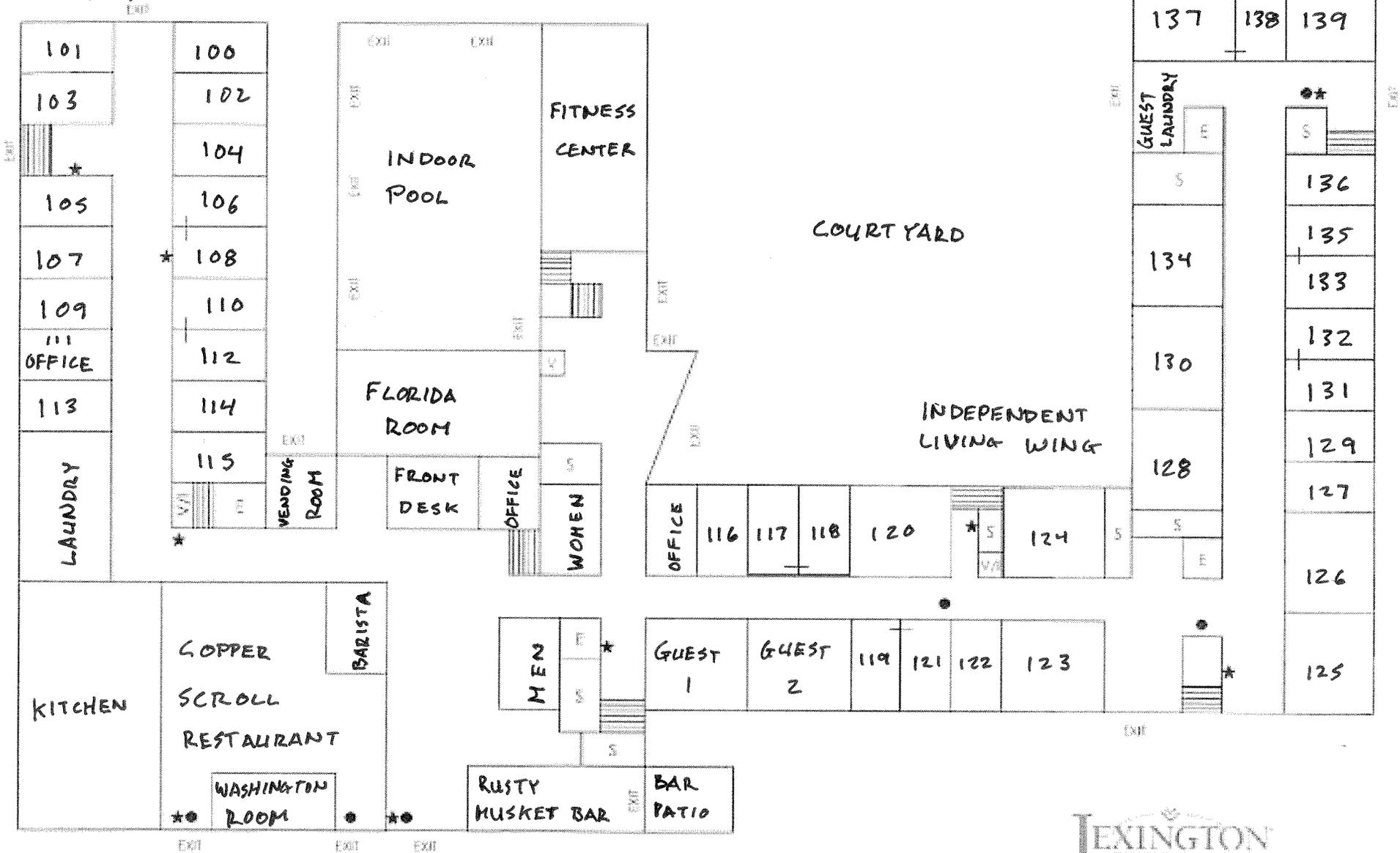
EXISTING CONDITIONS
**LEXINGTON ASSISTED AND INDEPENDENT
LIVING HOME**

BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts: JSP / GRR
Project Number: 7244-01
Scale: 1"=40' Date: 10-1-12
Sheet Number
3 of 3

FLOOR 1

ASSISTED LIVING WING



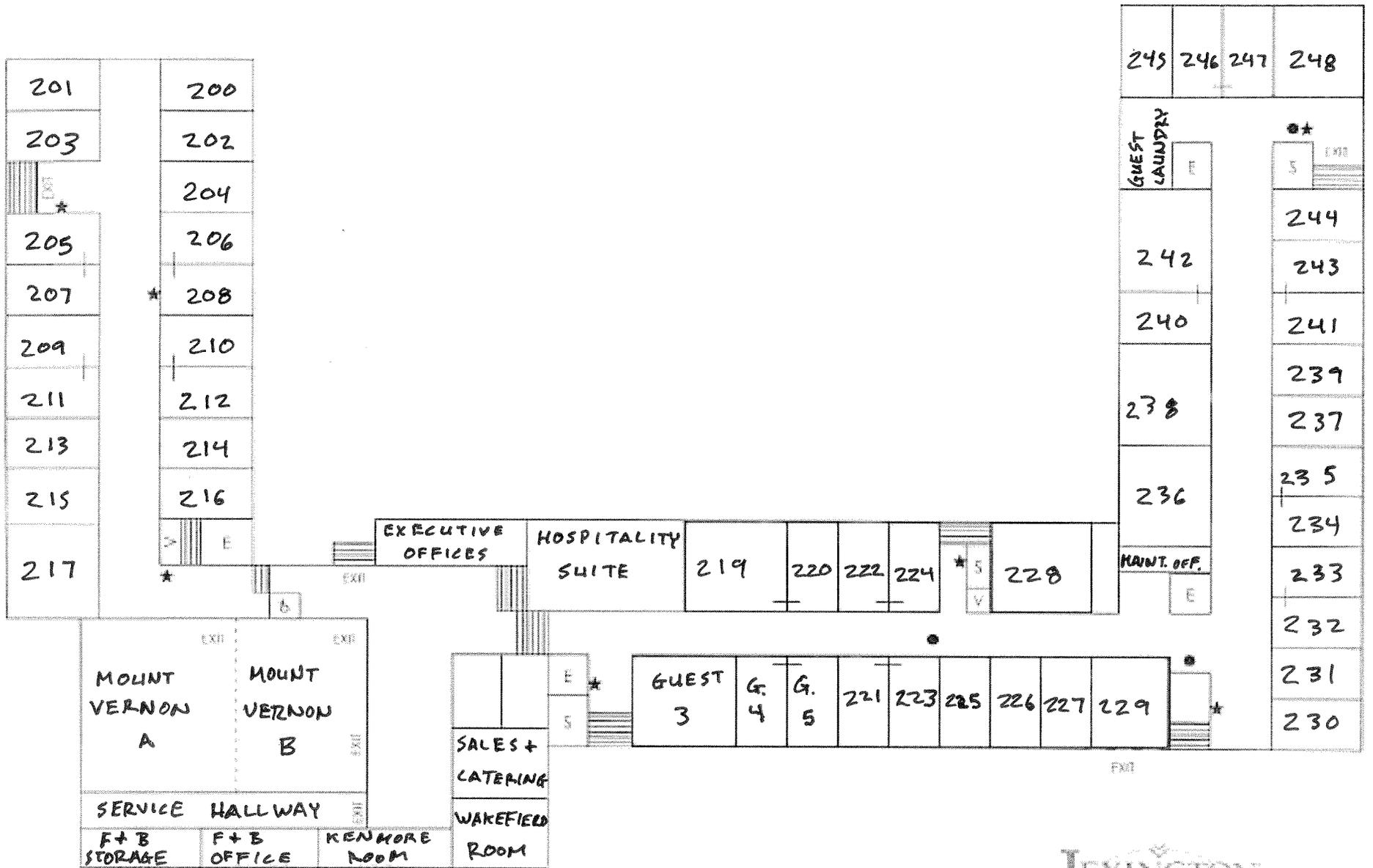
- * = Fire Extinguisher and/or hose
- = Fire Pull Stations
- ≡ = Stairs
- E = Elevator
- S = Storage
- V = Vending
- I = Ice



George Washington Inn & Conference Center

ASSISTED AND INDEPENDENT LIVING CONVERSION

FLOOR 2

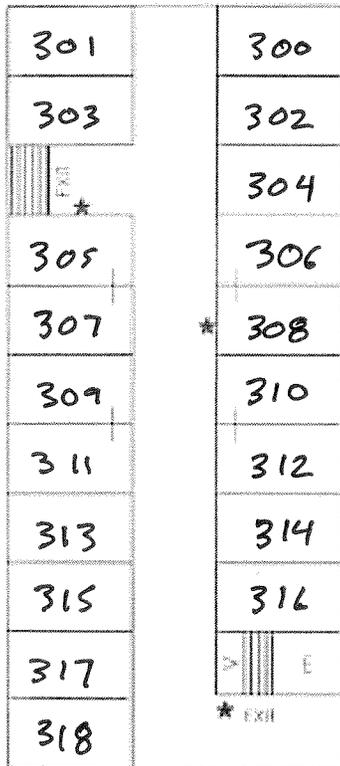


George Washington Inn & Conference Center

ASSISTED AND INDEPENDENT LIVING
CONVERSION

- ★ = Fire Extinguisher and/or Hose
- = Fire Pull Stations
- ☰ = Stairs
- ♿ = Wheelchair Lift
- E = Elevator
- S = Storage
- V = Vending
- I = Ice

FLOOR 3



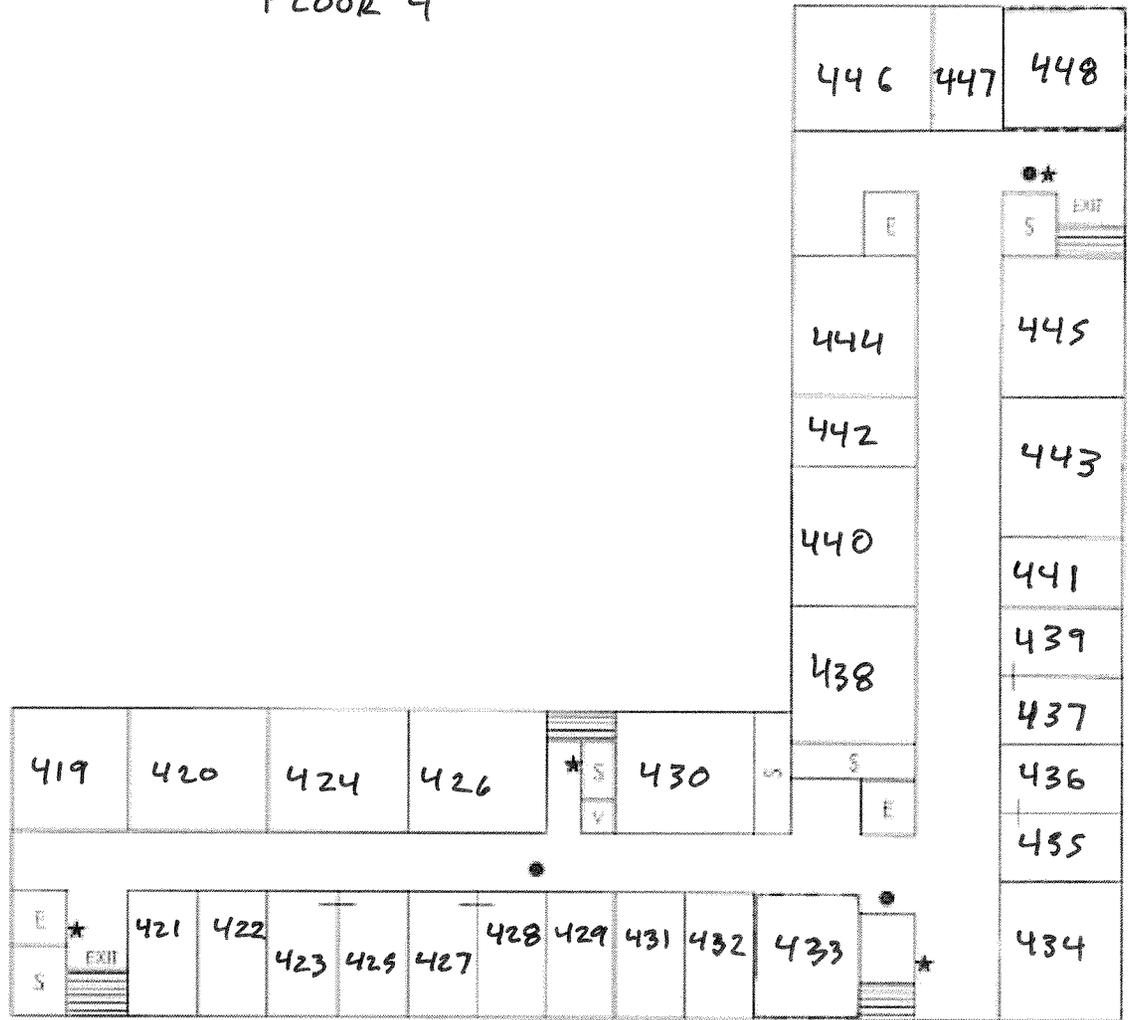
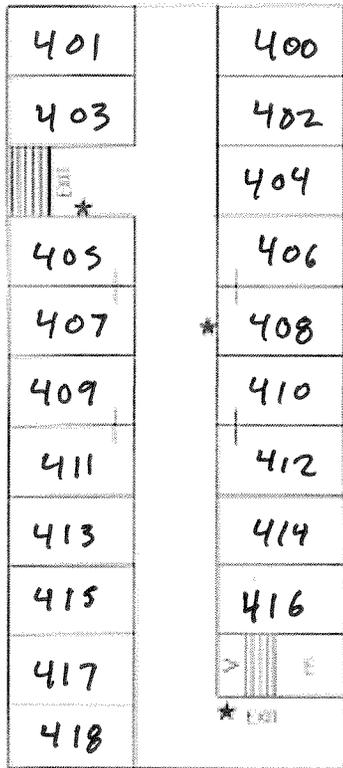
- * = Fire Extinguisher and/or Hose
- = Fire Pull Station
- STAIRS = Stairs
- E = Elevator
- S = Storage
- V = Vending
- I = Ice



George Washington Inn & Conference Center

ASSISTED AND INDEPENDENT LIVING
CONVERSION

FLOOR 4



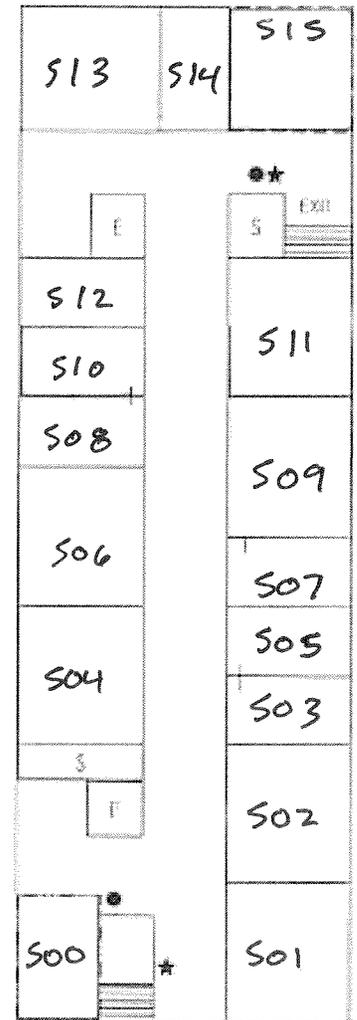
- * = Fire Extinguisher and/or Hose
- = Fire Pull Stations
-  = Stairs
- E = Elevator
- S = Storage
- V = Vending
- I = Ice



George Washington Inn & Conference Center

ASSISTED AND INDEPENDENT LIVING
CONVERSION

FLOOR 5



- ★ = fire Extinguisher and/or Hose
- = Fire Pull Stations
- ☰ = Stairs
- E = Elevator
- S = Storage
- V = Vending
- I = Ice



George Washington Inn & Conference Center

ASSISTED AND INDEPENDENT LIVING
CONVERSION

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2012:

Present

Vote

Richard M. Myer, Jr., Chair
Alexander T. Hamilton
Christopher A. Abel
Timothy D. McCulloch
Melissa S. Magowan
Mark B. Suiter
Todd Mathes

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE REDEVELOPMENT OF AN EXISTING HOTEL (GEORGE WASHINGTON INN) FOR THE ESTABLISHMENT OF A SENIOR HOUSING ASSISTED LIVING AND INDEPENDENT LIVING FACILITY OF UP TO 200 UNITS WITH UP TO FIVE ACCESSORY GUEST SUITES AT 500, 512 (PORTION), 516 (PORTION), AND 600 MERRIMAC TRAIL

WHEREAS, Merrimac Partners, LLC has submitted Application No. UP-817-12 to request a Special Use Permit, pursuant to Section 24.1-306 (Category 1, No. 9c and Category 6, No. 3) to authorize redevelopment of an existing hotel (George Washington Inn) to a 200-unit senior housing facility with up to five accessory guest suites located at 500, 512 (portion), 516 (portion), and 600 Merrimac Trail (Route 143) and further identified as Assessor’s Parcel Nos. 10-10A (GPIN F14d-2905-1756), 10-10B (portion)(GPIN F14d-2659-1963), 10-10C (portion)(GPIN F14d-2683-2168), and 10-21 (GPIN F14d-3073-1611); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has given careful consideration to the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the _____ day of _____, 2012 that Application No. UP-817-12 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation for approval of a Special Use Permit, pursuant to Section 24.1-306 (Category 1, No. 9c and Category 6, No. 3) to authorize redevelopment of an existing hotel (George Washington Inn) to a 200-unit senior housing facility with up to five accessory guest suites located at 500, 512 (portion), 516 (portion), and 600 Merrimac Trail (Route 143) and further identified as Assessor's Parcel Nos. 10-10A (GPIN F14d-2905-1756), 10-10B (portion)(GPIN F14d-2659-1963), 10-10C (portion)(GPIN F14d-2683-2168), and 10-21 (GPIN F14d-3073-1611), subject to the following conditions:

1. The development shall be developed and operated as age-restricted senior housing in accordance with the definitions of Senior Housing Assisted Living Facility and Senior Housing Independent Living Facility as set forth in Section 24.1-104 of the York County Zoning Ordinance.
2. A site plan, prepared in accordance with the provisions of Article V of the Zoning Ordinance, shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any building redevelopment, land clearing, or construction activities on the site. Said site plan shall be in general conformance with the plans titled "Conceptual Site Plan for Special Use Permit, Lexington Assisted and Independent Living Home," Sheets 1 – 3, prepared by AES Consulting Engineers, dated 10-1-12, and received by the Planning Division on October 1, 2012, except as modified herein. Floor plans shall be in general conformance with plans received by the Planning Division on October 10, 2012. Substantial deviation, as determined by the Zoning Administrator, from the general design and layout as depicted on the referenced plans or amended herein shall require review and approval in accordance with the procedures for amendment of Special Use Permits set forth in Section 24.1-115(d) of the York County Zoning Ordinance.
3. Architectural design and building materials of all new or redeveloped buildings shall be consistent with the architecture and materials of the existing hotel structure.
4. The operation, layout and design of the residential development shall be in conformance with the performance standards for senior housing set forth in Section 24.1-411 of the York County Zoning Ordinance, except as modified herein.

5. The maximum number of senior housing units shall be two hundred (200), and shall consist of approximately seventy (70) assisted living units and one hundred thirty (130) independent living units. Up to five accessory guest suites shall also be permitted.
6. Freestanding signage for the facility shall be monument-style design with materials and colors that are consistent with the architectural design of the senior housing facility.
7. In accordance with Section 24.1-411(o) of the Zoning Ordinance, existing portions of the structure exceeding the 45-foot height limit specified in Section 24.1-411(d)(1) may be maintained.
8. Parking areas to be redeveloped to serve the facility shall be constructed in accordance with Article VI, Off-Street Parking and Loading, and with landscaping requirements of Section 24.1-607(d)(4) of the Zoning Ordinance. There shall be a minimum 8-foot wide landscape island installed to separate the parking lot bays on the common property line between the proposed 0.96-acre parcel adjacent and the subject site. The island may be located on the 0.96-acre parcel and shall be planted with evergreen plantings not less than three (3) feet in height planting size and which are of a species type that maintains branching to ground level.
9. The sidewalks and shoulder bike lane improvements proposed by the applicant and shown on the plans referenced in Condition No. 2 above shall be consistent with all applicable Virginia Department of Transportation (VDOT) requirements and shall be installed prior to issuance of a Certificate of Occupancy for the facility.
10. The landscape buffer along the rear property boundary shown on the landscape plan referenced in Condition #2 above shall be supplemented with six-foot high opaque fencing installed along the entire rear boundary of the site. The fencing shall be located at the top of the slope along the rear property line so as to maximize the screening benefits for the adjoining residentially zoned property. Fencing colors and materials shall be approved by the Zoning Administrator. Plantings within the landscape areas along the rear boundary of the site (exclusive of the community gardens area) shall meet Zoning Ordinance standards for a Type 35 transitional buffer in accordance with Section 24.1-243(a).
11. As shown on the landscape plan referenced in Condition No. 2 above, the existing eastern entrance to the site shall be eliminated and replaced with a landscape area, including trees and shrubs. The normally required 20-foot front landscape yard shall be provided, to the extent possible given the existing and proposed driveway and parking lot configurations, along the entire Merrimac

Trail frontage, either on the subject property or, with the concurrence of VDOT as to landscape plantings, within the wide expanse of right-of-way adjoining the property.

12. In the event that an Access Management Exception is not granted by the Virginia Department of Transportation Hampton Roads District Administrator to allow the northernmost existing driveway serving the subject property to remain (resulting in the closure of the entrance), the central driveway shown to be eliminated on plans referenced in Condition No. 2 above may remain, subject to VDOT approval. In any case, at least one existing driveway serving the subject property shall be eliminated. Landscape plantings meeting minimum front landscape yard requirements shall be installed in the area of any vacated driveway.
13. The location and arrangement of open space and passive/active recreation areas shall be generally as depicted on the plans referenced in Condition No.2 above.
14. A minimum of 200 square feet of common active/passive outdoor recreation area per dwelling unit shall be provided. Said area(s) shall include, at a minimum, the following facilities and amenities:
 - Community gardens
 - Walking trails
 - Benches
15. Indoor recreational amenities shall consist of, at a minimum, a fitness center, Florida room, and indoor pool as set forth in the Community Impact Study submitted by the applicant and received by the Planning Division on October 1, 2012 and made a part of this resolution by reference, and as shown on plans referenced in Condition No. 2 above.
16. All site lighting (existing and proposed) shall be accomplished using full cutoff fixtures and directed downward to prevent off-site glare onto abutting properties and the road right-of-way. Any existing fixtures not meeting the full cutoff design shall be removed. Illumination levels shall not exceed 0.1 foot-candle at any residential property line and 0.5 at all other property lines. All lighting fixtures shall be consistent with the lighting recommended by the Illumination Engineering Society of North America (IESNA). A photometric plan detailing all fixtures and ground illumination levels shall be submitted for approval by the Department of Environmental and Development Services, Division of Development and Compliance at the time of application for site plan approval.
17. Prior to or in conjunction with the site plan review process, a plat to vacate the internal property lines for the subject parcels shall be submitted to and approved by the Department of Environmental and Development Services, Division of

Development and Compliance. Said plat shall be recorded with the Clerk of the York-Poquoson Circuit Court prior to issuance of a Certificate of Occupancy for the proposed facility.

18. In conjunction with the site plan review process, the developer shall submit a detailed plan describing the proposed features of the project and building design related to protection and safety of the residents, as well as operational procedures to ensure and facilitate the safety of the residents in the event of fire or other emergencies. Said plan shall be submitted for review and approval by the Department of Fire and Life Safety prior to site plan approval.
19. Prior to occupancy of the facility, an appropriately sized power generator shall be installed to support the facility's emergency systems, including, but not limited to, fire and life safety systems, fire pump, fire alarm signaling systems, emergency lighting, and elevators.
20. In accordance with Section 24.1-115(b)(6) of the York County Zoning Ordinance, prior to site plan approval or issuance of building permits a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the York-Poquoson Circuit Court.

BE IT FURTHER RESOLVED that this Special Use Permit is not severable, and invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.