

A G E N D A  
JAMES CITY COUNTY PLANNING COMMISSION  
MARCH 4, 2009 - 7:00 p.m.

1. ROLL CALL
2. PRESENTATION – RECOGNITION OF MR. ANTHONY OBADAL
3. ORGANIZATIONAL BUSINESS
  - A. Committee Appointments
4. PUBLIC COMMENT
5. MINUTES
  - A. January 7, 2009 Continued meeting
  - B. February 4, 2009
6. COMMITTEE AND COMMISSION REPORTS
  - A. Development Review Committee (DRC)
  - B. Policy Committee
  - C. Other Committee/Commission Reports
7. PUBLIC HEARINGS
  - A. Z-0011-2007 / SUP-0022-2007 / MP-0007-2007 Monticello @ Powhatan North (Phase 3) (deferral requested)
  - B. SUP-0024-2008 Windsor Meade Tower (deferral requested)
  - C. SUP-0015-2008 Franciscan Brethren of St. Philip Group Home and Day Care
  - D. SUP-0026-2008 Williamsburg Place Expansion
  - E. FY 2010 – 2016 Capital Improvements Program
8. PLANNING DIRECTOR’S REPORT
9. COMMISSION DISCUSSIONS AND REQUESTS
10. ADJOURNMENT

THE JANUARY 7, 2009 REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS RECONVENED ON THE FOURTH DAY OF FEBRUARY TWO-THOUSAND AND NINE, AT 6:15 P.M. IN THE COUNTY GOVERNMENT CENTER INFORMATION CENTER, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Planning Commissioners

Present:

Reese Peck  
George Billups  
Jack Fraley  
Rich Krapf  
Joe Poole III  
Deborah Kratter

Staff Present:

Allen Murphy, Director of Planning/Assistant  
Development Manager  
Adam Kinsman, Deputy County Attorney  
Angela King, Assistant County Attorney  
Terry Costello, Development Management Assitant

Absent:

Chris Henderson

2. CLOSED SESSION

Mr. Fraley motioned to move the meeting into closed session pursuant to Section 2.2-3711(A)(1) of the Code of Virginia. (Discussion of Candidates for Planning Commission Chair, Vice-Chair and Commission Committees)

Mr. Krapf seconded the motion.

In a roll call vote, the motion was approved. (6-0) AYE: Billups, Peck, Poole, Kratter, Krapf, Fraley. (Henderson absent).

The Commission convened into closed session.

3. ANNUAL ELECTION OF OFFICERS AND COMMITTEE APPOINTMENTS

At 6:53 p.m. the Planning Commission reconvened into open session with Mr. Henderson arriving.

Mr. Fraley recommended approval of the Closed Session Resolution.

Mr. Krapf seconded the recommendation.

In a roll call vote the resolution was approved. (7-0) AYE: Henderson, Billups, Peck, Poole, Kratter, Krapf, Fraley.

Mr. Fraley opened the floor for nominations for chairman.

Mr. Poole nominated Mr. Krapf as the new chairman.

Mr. Henderson seconded the nomination.

The Planning Commission elected Mr. Krapf as chairman with a roll call vote. (7-0)  
AYE: Henderson, Billups, Peck, Poole, Kratter, Krapf, Fraley.

Mr. Krapf thanked Mr. Fraley for his leadership and dedication to the Planning Commission over the last year.

Mr. Krapf opened the floor for vice-chairman nominations.

Mr. Fraley nominated Mr. Peck.

Mr. Billups seconded the nomination.

The Planning Commission elected Mr. Peck as vice-chairman with a roll call vote. (7-0)  
AYE: Henderson, Billups, Peck, Poole, Kratter, Krapf, Fraley.

Mr. Krapf stated he will announce committee appointments and chairs at a later date.

4. ADJOURNMENT

Mr. Henderson made a motion to close the continued meeting from January 7, 2009.

Mr. Poole seconded the motion.

In a unanimous voice vote the motion was approved (7-0).

The meeting was adjourned at 7:00 p.m.

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Rich Krapf, Chairman

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Allen J. Murphy, Jr., Secretary

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE FOURTH DAY OF FEBRUARY, TWO-THOUSAND AND NINE, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Planning Commissioners

Present:

Deborah Kratter  
George Billups  
Reese Peck  
Jack Fraley  
Rich Krapf  
Joe Poole III  
Chris Henderson

Staff Present:

Allen Murphy, Director of Planning/Assistant  
Development Manager  
Adam Kinsman, Deputy County Attorney  
Luke Vinciguerra, Planner  
Leanne Reidenbach, Senior Planner  
Angela King, Assistant County Attorney  
Terry Costello, Development Management Assistant

2. PUBLIC COMMENT

Mr. Krapf opened the public comment period.

There being no public comments, the public comment period was closed.

3. MINUTES

A. January 7, 2009 Regular Meeting

Mr. Poole made a motion to approve the minutes.

Mr. Henderson seconded the motion.

In a unanimous voice vote the minutes were approved. (7-0)

4. COMMITTEE AND COMMISSION REPORTS

A. Development Review Committee

Mr. Krapf stated the Development Review Committee met on January 28<sup>th</sup> to discuss Case No. S-0075-2008. This case involved a request for a sidewalk waiver for McFarlin Park. McFarlin Park is located at the corner of Jamestown and Neck-O-Land Road so sidewalks are required along both roads. Mr. Krapf stated the applicant requested that the sidewalk along Neck-O-Land Road be waived but that the sidewalk along Jamestown Road remain. There are no existing sidewalks along Neck-O-Land Road and McFarlin's Park frontage is interrupted by three existing single family lots that do not have sidewalks. By a vote of 4-0, the DRC recommended that the sidewalk waiver for Neck-O-Land Road be approved.

Ms. Kratter made a motion to approve the DRC report.

Mr. Henderson seconded the motion.

In a unanimous voice vote the report were approved. (7-0)

B. Policy Committee

Mr. Peck stated the Policy Committee met on January 14<sup>th</sup> to discuss changes in the Capital Improvement Program. Information outlying both the FY 2010 process and suggestions for future processes were included in this month's Planning Commission packet. The Committee also examined Commission bylaw changes and has suggested several changes that have been distributed to the Commission. Mr. Peck stated meetings for the Committee have been scheduled for February 11<sup>th</sup> and 17<sup>th</sup> at 7 p.m. in Building A of the Government Complex. Discussions will include evaluating FY 2010 CIP projects.

Mr. Poole asked about the revisions to the bylaws and the discussions about ex parte communications. He asked what the status was.

Mr. Peck stated he would bring up this subject later in the meeting.

C. Other Committee/Commission Reports

Mr. Fraley gave an update on the Steering Committee. He stated the Committee met on February 2<sup>nd</sup> to discuss the housing section of the Comprehensive Plan. Staff made a presentation and also distributed the technical report. The Committee then reviewed the goals, strategies and actions of the technical report. The next meeting of the Committee is February 9<sup>th</sup> where the topic will be public facilities. There will also be a meeting on February 12<sup>th</sup> at 7 p.m. to review the economic development section of the Comprehensive Plan.

5. PLANNING COMMISSION CONSIDERATIONS

A. SUP-0015-2008 Franciscan Brethren of St. Philip Group Home and Day Care

Mr. Murphy stated staff's concurrence with the applicant's request for a deferral to the March 4, 2009 Planning Commission meeting.

Mr. Krapf continued the public hearing to March 4, 2009.

B. Z-0011-2007 / SUP-0022-2007 / MP-0007-2007 Monticello @ Powhatan North (Phase 3)

Mr. Murphy stated staff's concurrence with the applicant's request for a deferral to the March 4, 2009 Planning Commission meeting.

Mr. Krapf continued the public hearing to March 4, 2009.

C. SUP-0024-2008 Windsor Meade Tower

Mr. Fraley stated he would be abstaining from making any comments or voting on this case. He stated the Board of Zoning Appeals and Cingular / AT&T have legal matters between the two, and he does serve on the Board of Zoning Appeals.

Mr. Murphy stated staff's concurrence with the applicant's request for a deferral to the March 4, 2009 Planning Commission meeting.

Mr. Krapf opened the public hearing and continued it until March 4, 2009.

D. SUP-0021-2008 Jamestown Road Mediterranean Restaurant

Mr. Luke Vinciguerra stated the case involved a sit-down restaurant in an existing building at 1784 Jamestown Road. Sit-down restaurants require a Special Use Permit in the Limited Business district. Furthermore, buildings over 2,750 sq ft in the Limited Business district with a Land Use designation of Neighborhood Commercial require a Special Use Permit.

The approximately 1.2 acre parcel is currently occupied by two existing structures formerly owned by Duke Communications. The applicant proposes to demolish the existing smaller structure and use the remaining building to house a 96 seat restaurant Mediterranean style restaurant. Additionally, the plan proposes a 24 space parking lot, outdoor dining patio with fountain and a storm water management facility at the rear of the property. There are no plans for exterior building renovations at this time.

Per the Commission's recommendation, the applicant has met with neighbors to discuss the project. The result was restrictions preventing the owner from using outdoor speakers after 10pm, forbidding private well use, and the inclusion of rain barrels. Overall, staff finds the proposal, with conditions, to be consistent with surrounding land uses, the land use policies of the comprehensive plan, and the Comprehensive plan Land Use Map. Staff recommends the Commission recommend approval of the application to the Board of Supervisors, with attached conditions and approve of the landscape modification request.

Ms. Kratter asked how the neighbors were notified of the application and the meeting that was held by the applicant.

Mr. Vinciguerra stated there were notified by mail and there was a red public hearing sign posted.

Ms. Kratter asked if members of staff attended the meeting between the neighbors and the applicant.

Mr. Vinciguerra stated staff from the Environmental Division did attend the meeting.

Mr. Vinciguerra stated staff does feel that the neighbors' concerns have been addressed.

Mr. Henderson asked what the minimum number of parking spaces that is required.

Mr. Vinciguerra stated that the restaurant has 96 seats, and the parking required is one space per 4 seats, which the applicant has met.

Ms. Kratter asked when the original date the application was filed.

Mr. Vinciguerra stated the application was filed on October 22, 2008.

Mr. Krapf stated that this application came before the Commission last month, but was deferred due to lack of time for neighbors and citizen groups to review the application.

Mr. Geddy stated that a meeting was held between the applicant and any concerned citizens that were interested. He felt that all concerns have been addressed.

Mr. Fraley stated he appreciated the applicant's willingness to work with the neighbors and citizens' groups.

Mr. Krapf asked for public comments.

There being none, he closed the public hearing.

Mr. Poole made a motion to approve the application. He recognized the existing zoning and the land use designation as neighborhood commercial, the significant redevelopment opportunity, and the applicant's sensitivity to existing vegetation. He expressed his appreciation that the applicant was willing to defer from last meeting to allow citizen comments to be addressed.

Ms. Kratter seconded the motion.

In a roll call the motion was approved. (7-0) AYE: Henderson, Billups, Poole, Fraley, Kratter, Peck, Krapf.

6. PLANNING DIRECTOR'S REPORT

Mr. Murphy stated he did not have anything to add to the report. He did state that it has been mentioned in the past, with regards to the CIP revisions, to obtain the full endorsement of the Commission before discussing it at the joint worksession with the Board of Supervisors.

Mr. Krapf thought it was a good idea to bring this up during the Commission's discussions and requests.

7. COMMISSION DISCUSSIONS AND REQUESTS

Mr. Krapf made a presentation to the Commission that was done by the Friends of Forge Road with the assistance of the Junior Women's Group. This was a booklet to document some of the historical houses and buildings in and around Toano to help increase public awareness of the importance of Toano in the County's history.

Mr. Krapf then brought up the CIP documents that were included in the packets this month.

Mr. Peck stated this is a policy paper that has been worked on since June 2008. The goal is to more closely line the Capital Improvements Planning Process to the Comprehensive Plan, and also restructure the public input process so that the public and the Commission are able to have more discussion.

Mr. Henderson stated that one of the goals was to create a document that is a five year rolling financing plan that identifies the sources and uses of funding for the County for capital improvement projects. He felt this was a long range planning tool that would prove beneficial to the County.

Ms. Kratter asked if this proposal would still be effective given the current economic conditions. She also asked if the Board of Supervisors and Planning Commission need to be more involved in prioritizing maintenance items.

Mr. Peck answered that discussions are move toward the maintenance items being reviewed in a more programmatic approach. One idea, developing a comprehensive replacement schedule across all departments has been discussed. It would allow administrative staff to suggest what maintenance items should be prioritized. Mr. Peck also stated that the Committee has proposed a conceptual approach that will take a couple of years to implement.

Mr. Krapf stated he felt the process in the past was flawed in the sense that projects were ranked high, medium and low, and that far exceeded the available budget. He believes that by doing a more reasoned, prioritized segregated approach, it will be a more thoughtful recommendation that will be sent to the Board of Supervisors.

Mr. Henderson felt another advantage to this is that during the discussion of the public facility portion of the Comprehensive Plan it will be determined what facilities will be needed and constructed. So when the CIP process involves the ranking of projects, this list will be evaluated against that section of the Comprehensive Plan that states what facilities are needed.

Ms. Kratter stated she was focusing on the elimination of the review capital maintenance and / or equipment requests.

Mr. Fraley explained how the CIP works currently. He felt the recommendations made were positive in that it moves the process up earlier, and permits the public to comment in the beginning of the process. He thought it would be beneficial to get feedback before the budgets



are completed.

Mr. Billups felt it was important to have specific documentation from a needs assessment perspective when reviewing the CIP applications.

Mr. Henderson asked Mr. Billups if he would expect the needs assessment to be completed by an independent third party not associated with staff.

Mr. Billups felt it could be handled by staff.

Mr. Henderson used the police and fire department as an example. As part of their presentation they included response times that would justify their need for facilities and equipment. He felt that there would be some performance measures tied to some requests and then for others it may prove more difficult.

Ms. Kratter stated that she assumed that staff has available data as far as performance measures.

Ms. Reidenbach stated that the Comprehensive Plan does have service standards for certain facilities. She stated that these standards currently form the basis of developing CIP projects.

Ms. Kratter asked about competing needs. She gave the example of stating the police and fire needs are above the needs of the library system.

Ms. Reidenbach stated there is not a hierarchy currently in place. She stated the current process requires the Planning Staff to rank the projects according to the Comprehensive Plan and whether it fulfills the needs of other master plans that are in effect.

Mr. Krapf stated at the last Policy Committee meeting it was suggested to develop a more structured process that allows for flexibility to use discretion, but also try having some sort of priority type system. He stated that the Policy Committee can request the department making a request to provide more information and / or make a presentation and answer questions.

Mr. Peck requested the Commission to endorse the concept that the Policy Committee has presented.

Mr. Henderson seconded the motion.

In a unanimous voice vote the motion were approved. (7-0)

Mr. Peck requested presentations to the Planning Commission concerning the Shaping Our Shores Project and also on the regional water plan.

Mr. Murphy stated staff will take these requests under advisement and will report back to the Chairman and the rest of the Commission.

Mr. Poole understood the importance of the items mentioned by Mr. Peck, but wanted the Commission to be cognizant of the fact that staff is currently working on the Comprehensive Plan and other projects and requests. He personally did not feel the need for a presentation on these, but will defer to his colleagues.

Mr. Peck clarified that he was interested in whoever was working on the project to make the presentations.

Mr. Krapf stated he would discuss this with Mr. Murphy and report back to the full Commission.

Mr. Henderson added to the list of requests for information, the feasibility study of the airport.

Mr. Peck stated the Policy Committee had some recommendations with regards to the bylaws. It was suggested that the Policy Committee work on these and refine the language. He asked for the Commission's input.

Mr. Krapf stated that this might be beneficial for the Policy Committee to review and make recommendations to the full Commission.

The Commission agreed.

Mr. Fraley suggested a special meeting or another date since the CIP discussions are on the agenda for the next two meetings. Mr. Fraley commented that staff is heavily involved in the Comprehensive Plan update, and they are also operating with a smaller number of positions. He wanted to the Commission to keep this in consideration that the Comprehensive Plan update and the CIP process is very time consuming.

Ms. Kratter asked for all prior communications for her review.

Mr. Kinsman stated he would provide the information.

Mr. Poole expressed his concerns over Commissioners being actively involved with a local political party.

Mr. Peck stated that this will be addressed by the Policy Committee.

Mr. Kinsman stated that Ms. Angela King, Assistant County Attorney, will be assisting the Planning Commission starting at the March meeting.

Mr. Krapf thanked Mr. Kinsman for all his assistance with the Planning Commission.

Mr. Billups asked about the Zoning Ordinance and its alignment with the Comprehensive Plan once it is adopted.

Mr. Murphy stated he anticipated a comprehensive revision of the Zoning Ordinance once the Comprehensive Plan is completed.

Mr. Fraley stated this revision will require every Planning Commissioner to participate.

Mr. Henderson mentioned that the Steering Committee has inquired into creating a new district, Economic Opportunity District. He wanted to know if the Commission wanted to simultaneously look into this as well.

Mr. Fraley stated that this will be addressed by the Steering Committee, but that the Steering Committee has not made any recommendation. He suggested that the Commission will review this when the full report comes before them when the Comprehensive Plan update comes before the Commission.

Mr. Peck stated it may be beneficial to set priorities. This was especially important once the Comprehensive Plan update is completed. Mr. Michael Chandler has offered to come speak on lessons learned when implementing a comprehensive plan.

Mr. Fraley stated staff has provided the Steering Committee documentation from Mr. Chander as to the elements of a comprehensive plan that he believes that should be taken into consideration and should be included. One issue will be assessing the Comprehensive Plan against the resources available to actually implement it. Mr. Fraley stated he will be consulting with Mr. Kennedy, the Chairman of the Board of Supervisors, about resources available to implement the Plan.

Mr. Krapf asked for the full Commission to get a copy of Mr. Chander's report for their review.

8. ADJOURNMENT

Mr. Billups made the motion to adjourn.

Ms. Kratter seconded the motion.

The meeting was adjourned at 8:15 p.m.

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Jack Fraley, Chairman

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Allen J. Murphy, Acting Secretary

**REZONING-0011-2007 / SPECIAL USE PERMIT-0022-2007 / MASTER PLAN-0007-2007: Monticello at Powhatan North (Ph. 3)**

**Staff Report for the March 4, 2009 Planning Commission Public Hearing**

This staff report was prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**PUBLIC HEARINGS**

	Building F Board Room; County Government Complex		
Planning Commission:	December 3, 2008	7:00 p.m.	(deferred)
	January 7, 2009	7:00 p.m.	(deferred)
	February 4, 2009	7:00 p.m.	(deferred)
	March 4, 2009	7:00 p.m.	
Board of Supervisors:	April 14, 2009	(tentative)	

**SUMMARY FACTS**

Applicant:	Mr. Timothy Trant, Kaufman and Canoles
Land Owner:	Powhatan Land Enterprises, LLC
Proposal:	Construct 70 single family attached condominium units.
Location:	4450 Powhatan Parkway
Tax Map/Parcel No.:	3830100001
Parcel Size:	36.5 Acres
Existing Zoning:	R-8, Rural Residential
Proposed Zoning:	R-2, General Residential, with Proffers and Cluster Overlay
Comprehensive Plan:	Low Density Residential; with Conservation Area along the parcel's northern boundary.
Primary Service Area:	Inside

**STAFF RECOMMENDATION**

The applicant has requested a six-month deferral of this application to the Planning Commission's September 9, 2009 meeting, unless the application is prepared to move forward prior to that date. Staff concurs with this request.

Staff Contact: Leanne Reidenbach

Phone: 253-6685



Leanne Reidenbach, Senior Planner

**SPECIAL USE PERMIT CASE NO. SUP-0024-2008 Windsor Meade Tower  
Staff Report for the March 4, 2009 Planning Commission Public Hearing**

*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

**PUBLIC HEARINGS                      Building F Board Room; County Government Complex**

Planning Commission:	February 4, 2009	7:00 PM (deferred)
	March 4, 2009	7:00 PM

Board of Supervisors: T.B.D. 7:00 PM

## SUMMARY FACTS

**Applicant:** Ms. Lisa Murphy, LeClaire Ryan

**Land Owner:** Robert Boyette, News Company LLC

**Proposal:** To construct a 120' tower behind Belk in the Windsor Meade shopping center.

**Location:** 4900 Monticello Avenue

**Tax Map/Parcel:** 3831800001

**Parcel Size:** 19.9 acres

**Existing Zoning:** Mixed Use

**Comprehensive Plan:** Mixed Use

**Primary Service Area:** Inside

## STAFF RECOMMENDATION

Staff has received notice of another telecommunication company's intent to locate an antenna at Mid County Park. Staff requests time to analyze Mid County park for the feasibility of hosting a WCF and if collocation possibilities exist before making a recommendation on the Windsor Meade application, as alternative site and collocation analysis is required by the Performance Standards for Wireless Communication Facilities policy.

Staff recommends the Planning Commission defer action on the proposal until the April 1, 2009 meeting to allow staff time to evaluate Mid County Park as a possible site to host wireless carriers. The applicant concurs with the deferral.

Staff Contact: Luke Vinciguerra, Planner

Phone: 253-6685

**Luke Vinciguerra, Planner**

## **PROJECT DESCRIPTION**

Ms. Lisa Murphy has applied for a Special Use Permit to allow for construction of a 120' Wireless Communication Facility (WCF) behind Belk in the Windsor Meade shopping center. Tower mounted communication facilities of any height in the Mixed Use district require a Special Use Permit (SUP). The proposed WCF would be a "slick stick" with all electrical components hidden within the pole, similar to towers at the government complex.

At the conceptual level, the applicant originally requested the previous Planning Director to make a determination if the proposed tower could be considered camouflaged, which would require only administrative review. The Planning Director did not find the proposed tower to meet the camouflaged criteria. The applicant subsequently applied for a Special Use Permit to proceed. The property is subject to the New Town design guidelines and requires the New Town Development Review Board (DRB) approval per the proffers. The DRB has recommended approval of the proposal and will be submitting their comments in writing to the Planning Commission and Board of Supervisors.

## **VISUAL IMPACTS**

Based on a publicly advertised balloon test that took place on January 14, 2009, the applicant has provided photo simulations of the proposed tower from different locations around the vicinity of the site. Staff has found the proposed tower to be most visible from the Windsor Meade shopping center parking lot, Route 199 westbound at Monticello Avenue and on Windsor Meade Way at the main gate to the residential area. The proposed tower is currently heavily buffered by wooded land to the north and by a 274' wooded buffer to the west, however, the landscaping around the remainder of Windsor Meade shopping center does little screen the proposed tower.

The land behind Windsor Meade is currently being evaluated by staff for a proposed residential development as part of New Town Section 12. The proposed tower would be 154' away from the property line of the development. The Zoning Ordinance requires a 400' setback from residential developments, which may not be met if the proposed residential development is approved. As New Town Section 12 has not been approved or platted, the setback does not apply, but staff finds this information to be worth acknowledging as surrounding vacant land is likely to develop in the near future.

## **STAFF RECOMMENDATION**

Staff has received notice of another telecommunication company's intent to locate an antenna at Mid County Park. Staff requests time to analyze Mid County park for the feasibility of hosting a WCF and if collocation possibilities exist before making a recommendation on the Windsor Meade application, as alternative site and collocation analysis is required by the Performance Standards for Wireless Communication Facilities policy.

Staff recommends the Planning Commission defer action on the proposal until the April 1, 2009 meeting to allow staff time to evaluate Mid County Park as a possible site to host wireless carriers. The applicant concurs with the deferral.

## **ATTACHMENTS:**

1. Applicant deferral letter

**Luke Vinciguerra**

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**To:** Murphy, Lisa M.  
**Subject:** RE: Windsor Meade Shopping Center WCF SUP

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**From:** Murphy, Lisa M. [mailto:Lisa.Murphy@leclairryan.com]  
**Sent:** Thursday, February 19, 2009 4:35 PM  
**To:** Luke Vinciguerra  
**Cc:** Ellen Cook; John Miller  
**Subject:** Windsor Meade Shopping Center WCF SUP

Luke,

I have confirmed with AT&T that they are willing to allow the County to continue deferring the Planning Commission hearing on the referenced SUP application until April, in order to give staff time to evaluate the Mid County Park site. Please let me know when you have confirmed the date for the balloon test. Thank you.

Lisa

**Lisa M. Murphy**  
**Attorney at Law**  
**LECLAIRRYAN**  
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[Lisa.Murphy@leclairryan.com](mailto:Lisa.Murphy@leclairryan.com)  
<http://www.leclairryan.com>

**SPECIAL USE PERMIT-0015-2008. Franciscan Brethren of St. Philip Adult Day Care Center  
Staff Report for the March 4, 2009, Planning Commission Public Hearing**

*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

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**PUBLIC HEARINGS**

Planning Commission:

**Building F Board Room; County Government Complex**

September 10, 2008	7:00 p.m. (Applicant Deferral)
October 1, 2008	7:00 p.m. (Applicant Deferral)
November 5, 2008	7:00 p.m. (Applicant Deferral)
December 3, 2008	7:00 p.m. (Applicant Deferral)
January 7, 2009	7:00 p.m. (Applicant Deferral)
February 4, 2009	7:00 p.m. (Applicant Deferral)
March 4, 2009	7:00 p.m.

Board of Supervisors:

(T. B. D.)

**SUMMARY FACTS**

Applicant:

Ms. Margaret Walubuka (aka Sister Agnes) of Franciscan Brethren of St. Philip

Land Owner:

Franciscan Brethren of St. Philip

Proposal:

Applicant is seeking a Special Use Permit to allow for a 36 person adult day care center to be located in the existing single-family-detached home located on the subject property. Adult day care centers are specially permitted uses in the R-8, Rural Residential zoning district.

Location:

6422 Centerville Road (Route 614)

Tax Map Parcel Number:

2430200002

Parcel Size:

2.44 acres

Zoning:

R-8, Rural Residential

Comprehensive Plan:

Low Density Residential

Primary Service Area:

Inside

**STAFF RECOMMENDATION**

Planning Staff finds this project to be generally in conformance with the Comprehensive Plan. Further, Staff finds that the proposed Adult Day Care Center, when operated in a manner that is consistent with the Building Code, and as otherwise prescribed by the Department of Mental Health, Mental Retardation, and Substance Abuse Services (DMHMRSAS), will provide a supportive and positive environment for the care of physically and/or mentally handicapped adults. Staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors with the conditions listed at the conclusion of this staff report.

Staff Contact: David W. German

Phone: 253-6685

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David W. German, Senior Planner

**PROJECT DESCRIPTION**



Ms. Margaret Walubuka (aka Sister Agnes) has applied for a Special Use Permit (SUP) to allow for the operation of an adult day care center<sup>1</sup> to be located in an existing single family detached house located at 6422 Centerville Road. This property is zoned R-8, Rural Residential, which requires an SUP for the operation of an adult day care center. Before the house was purchased by Franciscan Brethren of St. Philip, it was used as a private residence. The house is listed as 2,771 square feet in size, and includes four bedrooms and two-and-a-half bathrooms. The house will be retrofitted and renovated as appropriate, to allow it to serve as an adult day care center. This renovation will include the removal of several interior walls to create large meeting and activity spaces, modification of the bathrooms to create the equivalent of two full bathrooms and three half-bathrooms, conversion of the bedrooms into office and meeting spaces, alterations to the kitchen, and modifications throughout the house to meet ADA accessibility and safety requirements.

The applicant intends to create an adult day care center to operate in the house from 9:00AM to 3:30PM, Monday through Friday. There will be no activity in the facility during weekends, holidays, and outside of normal business hours. The population being served in the adult day care center would be comprised of persons who are “physically handicapped, mentally ill, mentally retarded, intellectually disabled, or developmentally disabled adults.” The usual routine for a typical business day would be that each care recipient would be picked-up from his/her place of residence by a ten-to-twelve-person shuttle van at the start of the day. Some of the care recipients would be taken by the shuttle van to offsite activities, and some would be brought to the facility. It is estimated that three to four shuttle vans would be used each day for the transportation of the care recipients. Each care recipient would bring his or her own lunch, which would minimize the need for food preparation at the facility. At the close of each day, the shuttle vans would deliver the care recipients back to their places of residence.

With this adult day care SUP, the applicant is seeking approval for up to thirty-six adults to be cared for by up to nine caregivers. One caregiver is provided for every four care recipients, as required by state standards. While these forty-five people would be permitted in the structure by the Building and Fire Codes, it is unlikely that more than thirty people (caregivers and care recipients counted together) would be in the house during the typical workday. This is because the applicant intends to have one-third of those receiving care, and their attending caregivers, at offsite activities at any given time during normal business hours. Thus, thirty-six care recipients, and forty-five persons overall, represents the maximum capacity scenario for this facility, rather than the normal course of business. A narrative and diagrams included as attachments to this staff report detail the intended layout of the interior spaces of the adult day care center under the maximum capacity scenario.

## **PUBLIC IMPACTS**

### **Environmental Division**

**Staff Comments:** The Environmental Division staff has reviewed the application and has indicated no concerns that would prevent the approval of this project, which is located in Sub-Watershed 206 of the Powhatan Creek Watershed. An approved Site Plan and Land Disturbing Permit will be required for the exterior work to be done on this property. Additionally, a demolition permit from the Code Compliance Division is required for the intended demolition and backfilling of the in-ground swimming pool.

### **Public Safety**

**Staff Comments:** The proposed adult day care would place a large number of individuals into a wood-framed structure with limited usable space. The possibility exists that care recipients in the facility would have difficulty in evacuating the house or otherwise protecting themselves in the event of a fire or other emergency, due to their potentially limited mental and/or physical capacities. Due to this, the Building and Fire Codes specify that several different safety-related elements be added or upgraded within the subject house to help ensure the safety of both the care recipients and the caregivers that tend to them. The most notable

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<sup>1</sup> Note: The James City County Zoning Ordinance classifies the intended use as an Adult Day Care Center. The Commonwealth of Virginia classifies the intended use as an Adult Day Support Center (ADSC). ADSCs are monitored and licensed by the Commonwealth of Virginia Department of Mental Health, Mental Retardation, and Substance Abuse Services (DMHMRSAS).

requirement is that the structure will need to have a fire suppression sprinkler system installed before it may be put into service. The Fire Marshall is satisfied that an appropriate level of safety may be achieved with strict adherence to the Building and Fire Codes.

### **Public Utilities**

**Staff Comments:** This project lies inside the Primary Service Area (PSA), and is served by public water and sewer facilities by the James City Service Authority (JCSA). JCSA has requested that conditions to create a water conservation plan for the project, and to shut down the existing well and septic facility on the site in accordance with Virginia Department of Health and James City County requirements, be made conditions of approval of this Special Use Permit application. JCSA has indicated no concerns that would prevent approval of this application, but did note that upgrades to the water and/or sewer lines serving the house may be required to accommodate the proposed use. These modifications would be handled as part of the normal building plan and site plan review process.

### **Transportation**

**ITE Trip Generation Code:** There is no trip generation code listed for an adult day care center in the 7<sup>th</sup> Edition of the Institute of Transportation Engineers guidebook.

**VDOT Comments:** The Virginia Department of Transportation had no concerns with the proposed SUP application, but does require that a commercial driveway entrance be constructed to serve the proposed day support center operation. A VDOT Land Use Permit will be required prior to the commencement of any work within the State's Right-of-Way.

**Staff Comments:** With projected hours of operation of 9:00AM to 3:30PM, the traffic generated by the proposed activity will occur during off-peak hours. Traffic to and from the site would be further reduced by the proposed use of shuttle vans to pick-up and drop-off the care recipients from their places of residency, rather than having each care recipient delivered to the site individually. The site features a long driveway/parking area (approximately 160'x40' in size) that can accommodate staff parking and pick-up and drop-off operations by the shuttle vans. During the workday, it is likely that no more than one or two vans will be parked at the site at any given time, except right at the start or close of business.

### **Virginia Department of Health (VDH)**

**Staff Comments:** VDH is responsible for monitoring food preparation and cleanliness standards at the day care facility. The overall involvement of VDH will depend on the amount of food preparation that occurs at the facility, and other programmatic elements. VDH has no objection to this application, but will have specific requirements that are based upon the intended program of the facility. These requirements will be addressed and resolved prior to state licensing of the facility by the Department of Mental Health, Mental Retardation, and Substance Abuse Services.

### **Department of Mental Health, Mental Retardation, and Substance Abuse Services (DMHMRSAS)**

**Staff Comments:** DMHMRSAS is the state agency responsible for monitoring and licensing the day care facility, which it will classify as an "Adult Day Support Center." DMHMRSAS expressed no concerns with the proposed application, but did indicate that very specific requirements would be placed on the applicant based on the intended program of the facility. DMHMRSAS will review the center for licensing purposes only after it is permitted by James City County and has received all of its other permits and approvals (such as its Health Department approval). The DMHMRSAS review will examine the background and credentials of the owner and employees, the insurance coverage and fiscal operating plan, and the daily routine and planned program elements of the proposed center. Finally, DMHMRSAS will ensure that the intended staff is certified in both CPR and first aid, and will also inspect various safety-related standards, such as the proper placement of fire extinguishers and the installation of exit signs.

## **COMPREHENSIVE PLAN**

## Land Use Map

Land Use Designation	<i>Low Density Residential (Page 120-121): “Low density areas are residential developments or land suitable for such developments with gross densities up to one dwelling unit per acre depending on the character and density of surrounding development, physical attributes of the property, buffers, the number of dwelling units in the proposed development, and the degree to which the development is consistent with the Comprehensive Plan...Examples of acceptable land uses within this designation include single-family homes, duplexes, cluster housing, recreation areas, schools, churches, community oriented public facilities, and very limited commercial establishments.”</i>
	<b>Staff Comment:</b> While an adult day care center is not specifically identified as a desirable use in Low Density Residential areas, this use would be placed in an existing residential structure and would generally blend in with the surrounding neighborhood in a compatible fashion.
Goals, strategies and actions	<i>Strategy #1 (Page 138): Promote the use of land in a manner harmonious with other land uses and the environment.</i>
	<b>Staff Comment:</b> The proposed use should not adversely affect adjacent properties with undue sound or light pollution, vibration, dust or other nuisances, and should not result in a greater impact to the environment than currently represented by the existing single-family detached house on this property.

## RECOMMENDATION

Planning Staff finds this project to be generally in conformance with the Comprehensive Plan. Further, Staff finds that the proposed Adult Day Care Center, when operated in a manner that is consistent with the Building Code, and as otherwise prescribed by the Department of Mental Health, Mental Retardation, and Substance Abuse Services (DMHMRSAS), will provide a supportive and positive environment for the care of physically and/or mentally handicapped adults. Staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors with the following conditions:

- 1) **Master Plan and Use:** This Special Use Permit (“SUP”) shall be valid for the operation of an adult day care center (the “Project”), as defined by the zoning ordinance, within the existing residence on the subject property, defined herein as 6422 Centerville Road, further identified as James City County Real Estate Tax Map No. 2430200002 (the “Property”). The adult day care center may accommodate an enrollment capacity of no more than thirty-six (36) adults, attended by up to nine (9) caregivers, for a total of forty-five (45) persons in the center. Development of the site shall be generally in accordance with, and as depicted on, the binding Master Plan drawing, entitled “Binding Master Plan for Franciscan Brethren of St. Philip Adult Day Care,” prepared by Frederick A. Gibson & Associates, P.C., and dated November 11, 2008.
- 2) **Lighting:** Any exterior lighting added on the Property shall not cause light spillage on any neighboring property, to be defined as light measured at greater than 0.1 footcandle at any property boundary.
- 3) **Existing Well and Septic Field:** The applicant shall abandon the existing well and septic field facility on the Property in accordance with Virginia Department of Health and James City requirements.
- 4) **Water Conservation:** The applicant shall be responsible for developing water conservation standards for the Property, to be submitted to and approved by the James City Service Authority (JCSA), and, subsequently, for enforcing these standards. These standards shall address such water conservation measures as limitations on the installation and use of approved landscaping design and materials to promote water conservation and minimize the use of public water resources.
- 5) **Compliance with Regulations:** Operation of the adult day care center shall comply with all state and local codes, requirements, and regulations, including the Building Code and Fire Code.
- 6) **Validity of Special Use Permit:** The adult day care center permitted by this Special Use Permit shall be properly permitted through the Commonwealth of Virginia, as evidenced by the submission of a copy of an appropriate state license to the Director of Planning, and put into operation within twenty-four months of issuance of this SUP, or the SUP shall become void.

- 7) ***Hours of Operation:*** The hours of operation for the adult day care center, including the loading or unloading of vehicles, shall be limited to 9:00AM to 5:00PM, Monday through Friday.
- 8) ***Severance Clause:*** This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

#### **ATTACHMENTS**

1. Room-by-Room Evaluation for Work/Group Areas Narrative
2. Furniture Plan and Program of Spaces Diagrams
3. Master Plan (under separate cover)

## **ROOM BY ROOM EVALUATION FOR WORK/GROUP AREAS**

The current structure on the property consists of 9 major rooms. There are 4 medium sized bedrooms on the upper level. In addition, there is a large bathroom consisting of a tub/shower. The Master Bedroom has a separate bathroom with shower. This level will accommodate office space for those staff members who are working at the center.

Over the garage is a large Family Room with windows and a fireplace. As a work group area this room will host 8 Persons with Disabilities plus 2 Staff Members for a total of 10 persons.

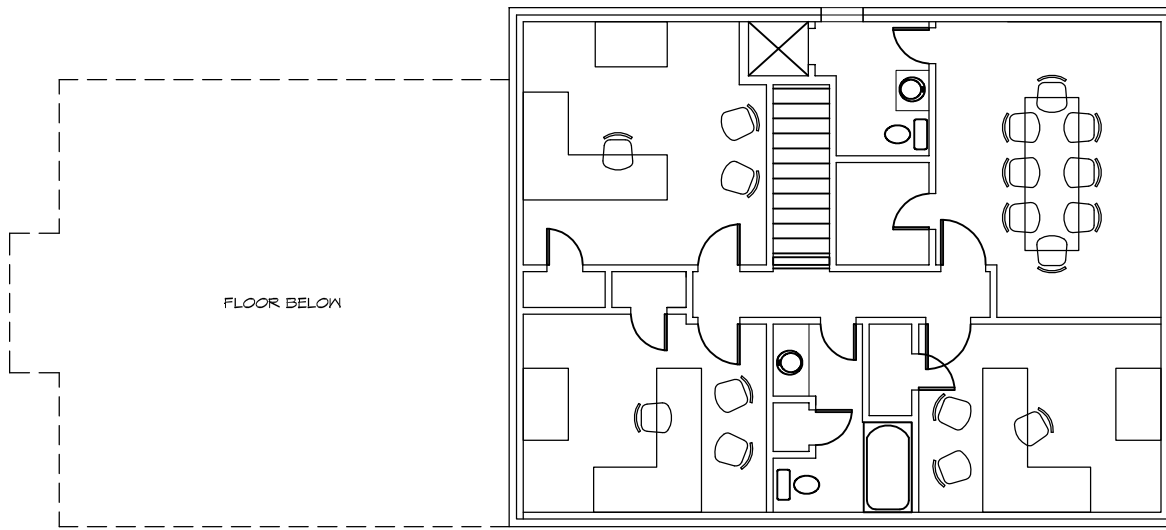
The Dining Room will host 8 Persons with Disabilities plus 2 Staff Members for a total of 10 persons. The Dining Room will also serve as a meeting or conference area.

The Office area will host a work area for 8 Persons with Disabilities and 2 Staff for a total of 10 persons.

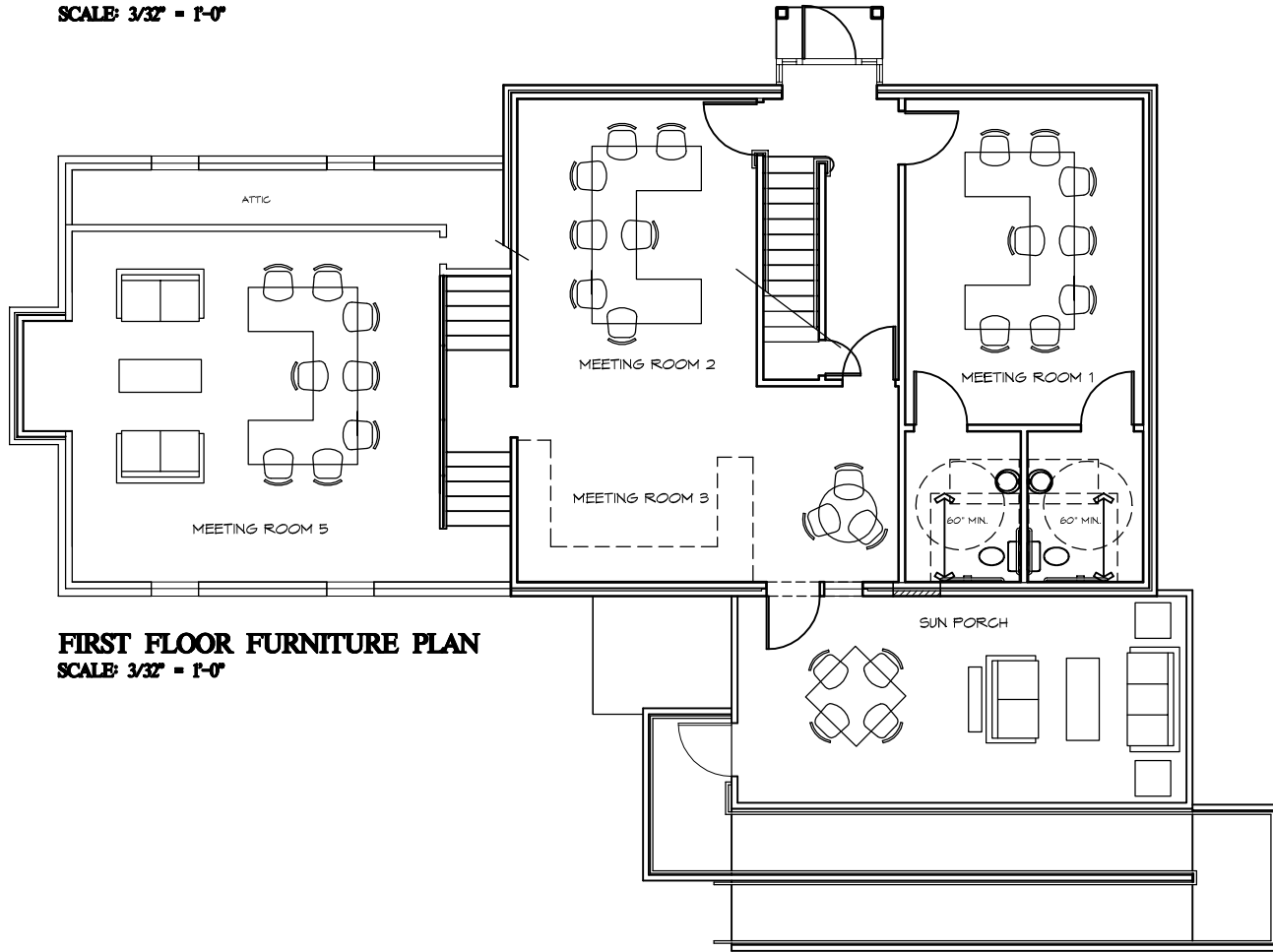
The Kitchen will only be used as an area for people to rest, take a break, etc. Those persons who attend the Adult Day Support Activity will either bring their lunch or have lunch delivered to the site. There are no requirements for cooking.

The Screened In Porch is being used for a break area for anyone needing a break from training/work. It is being fully renovated and brought to code for purposes of integrity and safety as it does provide ingress/egress to the main floor area. It will be furnished for such use.

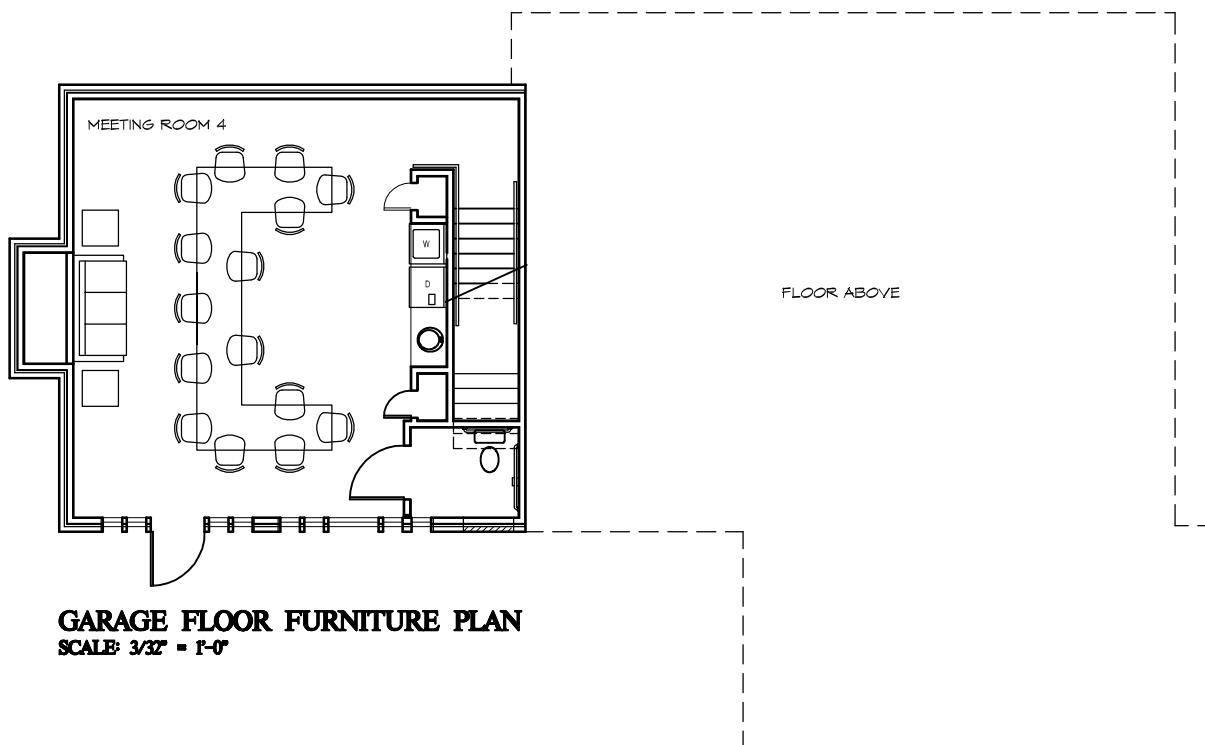
The Two Car Attached Garage on the lower level is being renovated to accommodate work area space and a bathroom. The work area will accommodate 12 Persons with Disabilities and 3 Staff for a total of 15 Persons.



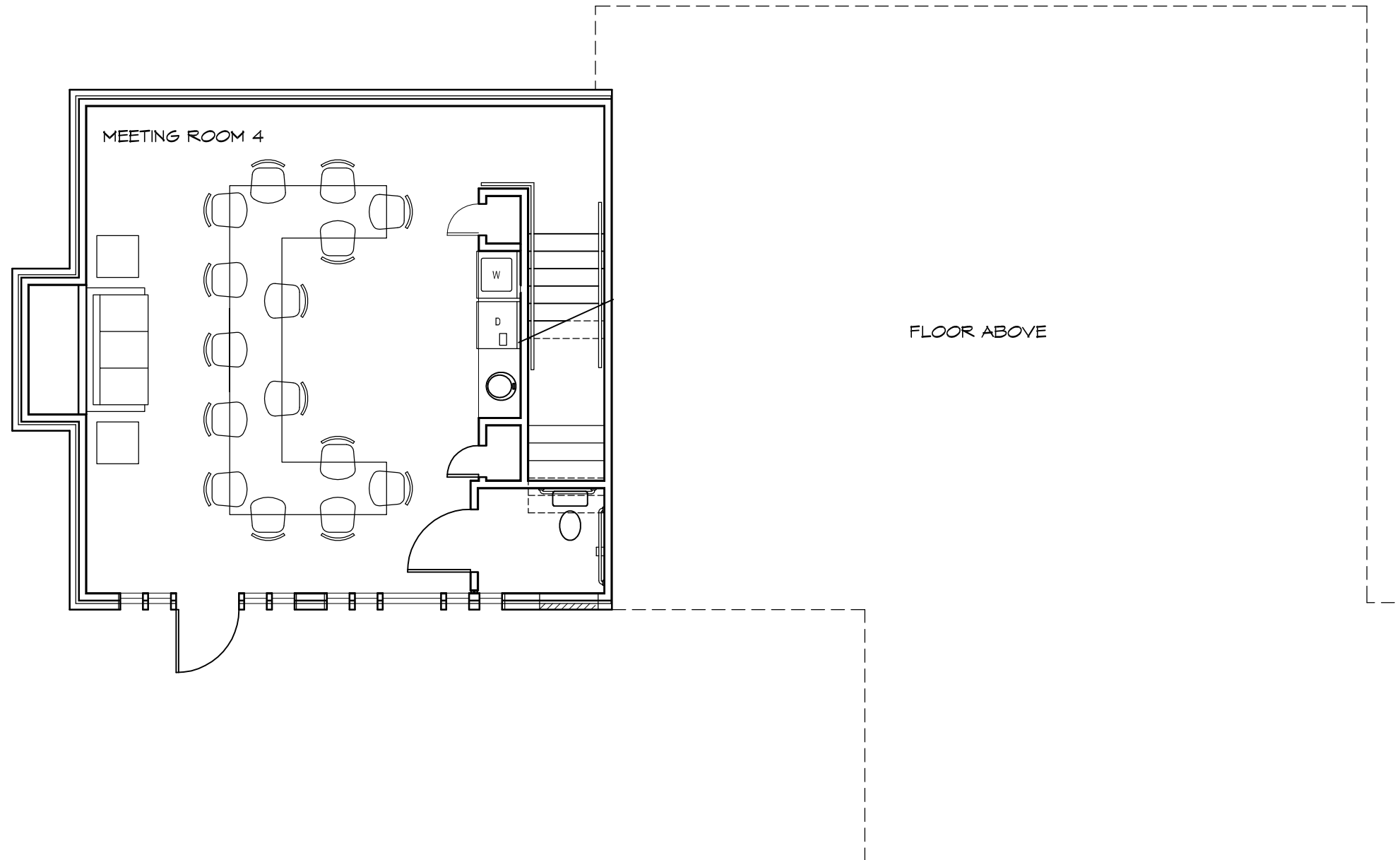
**SECOND FLOOR FURNITURE PLAN**  
**SCALE: 3/32" = 1'-0"**



**FIRST FLOOR FURNITURE PLAN**  
**SCALE: 3/32" = 1'-0"**



**GARAGE FLOOR FURNITURE PLAN**  
**SCALE: 3/32" = 1'-0"**



**GARAGE FLOOR**

**FRANCISCAN BRETHREN  
ADULT DAY CARE CENTER**

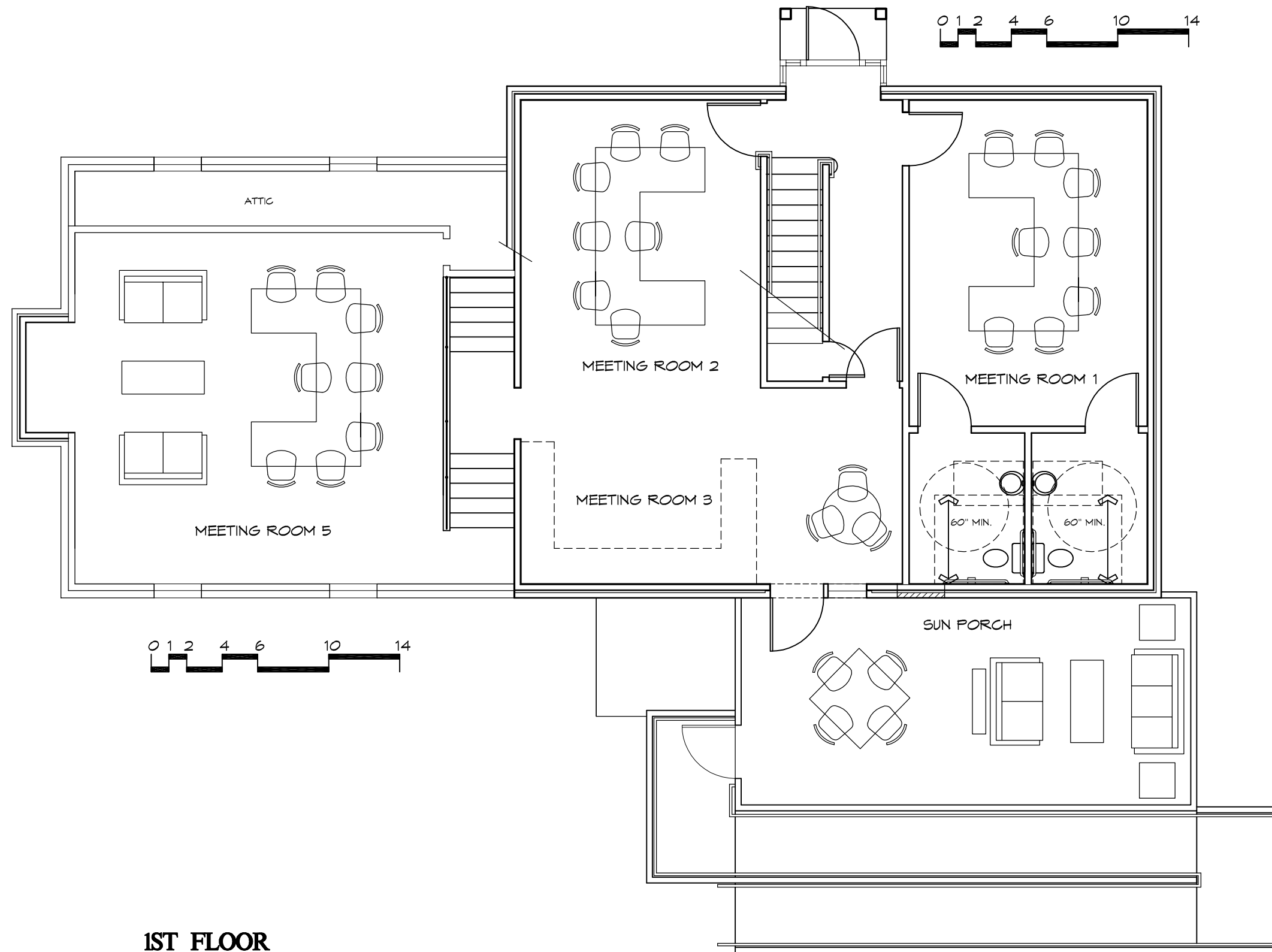
SUP-0015-2008

JAMES CITY COUNTY, VIRGINIA

**F-2**

**FURNITURE PLAN  
AND PROGRAM OF  
SPACES**

**PROJECT 08022  
DATE 02-18-2009**



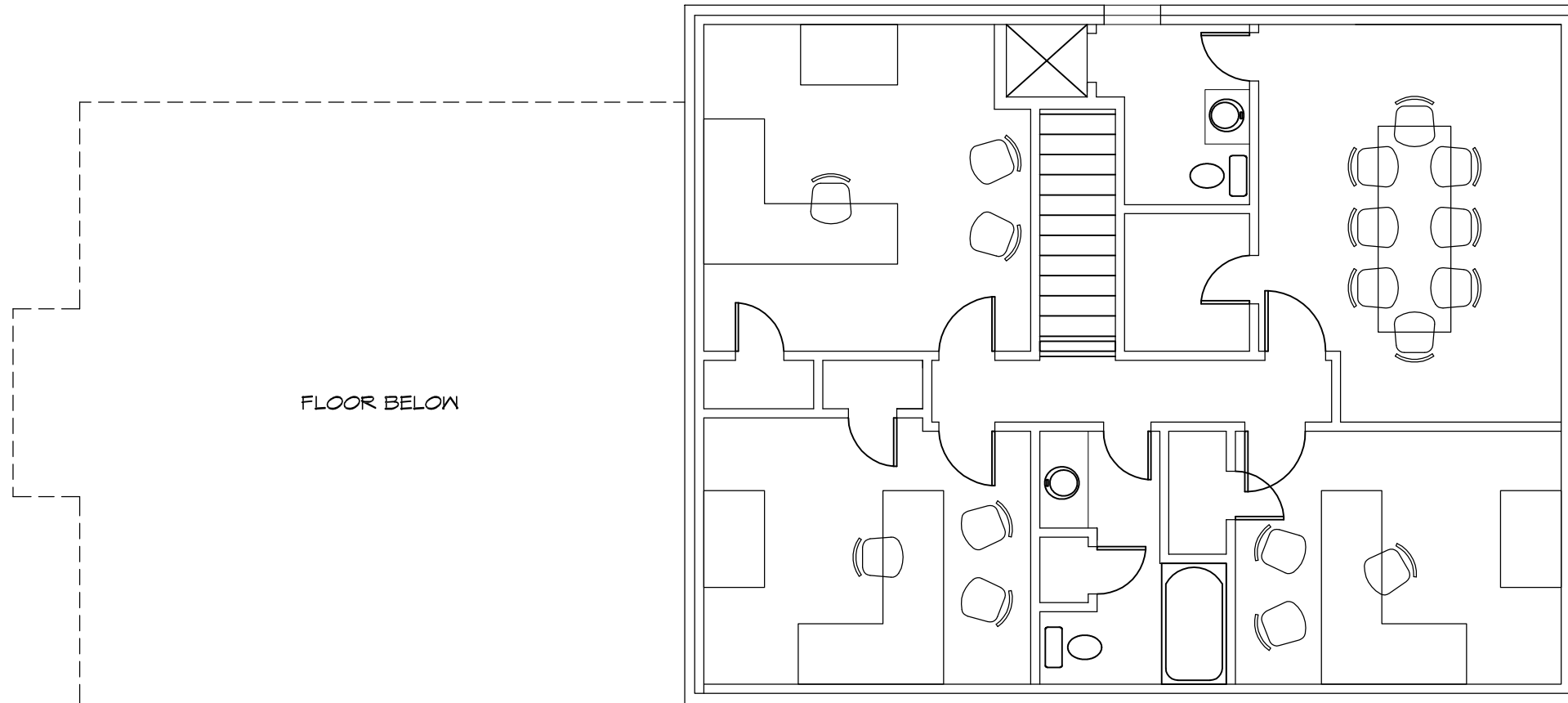
1ST FLOOR

**FRANCISCAN BRETHREN  
ADULT DAY CARE CENTER**

SUP-0015-2008

JAMES CITY COUNTY, VIRGINIA





2ND FLOOR

FRANCISCAN BRETHREN  
ADULT DAY CARE CENTER

SUP-0015-2008

JAMES CITY COUNTY, VIRGINIA

F-4

FURNITURE PLAN  
AND PROGRAM OF  
SPACES

PROJECT 08022  
DATE 02-18-2009

**SPECIAL USE PERMIT CASE NO. SUP-0026-2008 Diamond Healthcare – Williamsburg Place Expansion**

**Staff Report for the March 4, 2009 Planning Commission Public Hearing**

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*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

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**PUBLIC HEARINGS**

Planning Commission:  
Board of Supervisors:

**7:00 p.m.; Building F Board Room; County Government Complex**

March 4, 2009                      7:00 PM  
April 14, 2009                    7:00 PM (tentative)

**SUMMARY FACTS**

**Applicant:** Greg Davis, Kaufman and Canoles

**Land Owner:** Diamond Healthcare of Williamsburg, Inc.

**Proposal:** Proposed expansion to existing facility to include a 30,000 square foot, 40-bed psychiatric care facility (hospital).

**Location:** 5477 and 5485 Mooretown Road

**Tax Map/Parcel** 3330100011B and 3330100011C

**Parcel Size** 9.14 acres with this SUP applying to 7.17 acres

**Existing Zoning:** M-1, Limited Business Industrial

**Comprehensive Plan:** Limited Industry

**Primary Service Area:** Inside

**STAFF RECOMMENDATION**

Staff finds the proposal, with the attached conditions, to be generally consistent with the Comprehensive Plan and surrounding land uses. Staff recommends that the Planning Commission recommend approval of the special use permit application and the off-street parking requirement waiver request to the Board of Supervisors subject to the attached conditions.

Staff Contact: Leanne Reidenbach, Senior Planner Phone: 253-6685

## **Project Description**

Mr. Greg Davis of Kaufman and Canoles has applied on behalf of Diamond Healthcare of Williamsburg, Inc. for a Special Use Permit to allow a 40-bed psychiatric care facility on the site of Williamsburg Place on a parcel zoned M-1, Limited Business/Industrial. 25 of these beds are proposed for acute psychiatric treatment services to “impaired professionals.” The remaining 15 beds would be reserved for an adult and older adult psychiatric inpatient program geared toward meeting the needs of the local population. The site is located at 5477 and 5485 Mooretown Road and can further be identified as JCC RE Tax Map No. 3330100011B and 3330100011C. The site is shown by the Comprehensive Plan as Limited Industry. Recommended uses include warehousing, office, service industries, and public facilities with moderate impacts on surrounding areas.

## **Project History**

In February, 1989, the Board of Supervisors approved JCC Case No. SUP-0044-1988, allowing Diamond Healthcare of Williamsburg to operate a residential alcoholic treatment center on an approximate 2.6 acre parcel located on Mooretown Road. The proposed facility contained 40 beds, four offices, a lounge, and a dining/multipurpose room. The State of Virginia issued in 1989 a Medical Care Facilities Certificate of Public Need to the Diamond Healthcare Corporation (Diamond) for the establishment of an intermediate care substance abuse treatment facility to contain 20 intermediate care beds. The proposed facility also included an additional ten custodial care beds to serve inpatients who complete the program but require additional “transitional” time before leaving. In October, 1992, the Board of Supervisors approved a second SUP, JCC Case No. SUP-0022-1992, Diamond Healthcare- Williamsburg Place, to add a 12 bed psychiatric unit and accessory outpatient facilities to the existing center. SUP-0032-2004 was approved by the Board on February 8, 2005 and added dining and office space, 12 outpatient units (housing 48 patients), and one unit for non-patient guests. At that time, a waiver was also granted to the off-street parking requirements.

Owners of identified medical care facility projects are required to obtain a Virginia Certificate of Public Need (COPN) from the State Health Commissioner in order to demonstrate that the proposed facility will fulfill a public need in the community. The COPN that Williamsburg Place is currently operating under caps the number of inpatients at 30. This year, the Commonwealth approved a new COPN permitting the addition of a 40 patient psychiatric care facility. Numerous letters in support of the additional facility from places such as Sentara Williamsburg Regional Medical Center, Olde Towne Medical Center, Colonial Services Board, Eastern State Hospital, and the Peninsula Agency on Aging, Inc., were all provided as part of the COPN request.

The applicant has also requested a continued off-street parking requirement waiver in accordance with Section 24-58(g)(2). This is discussed in further detail in the transportation section below.

## **Surrounding Zoning and Development**

The parcel is zoned M-1, Limited Business Industrial and designated as Limited Industry on the 2003 Comprehensive Plan Land Use Map. As noted above, the facility is already in operation at this location.

The site is bordered by the CSX railroad tracks and Richmond Road to the west. Other M-1 zoned properties are adjacent to the site to the north and south, including a Jehovah’s Witness congregation and mini-storage facility respectively. The James City County-York County line follows Mooretown Road to the east of the site and includes properties zoned RC, Resource Conservation and IL, Limited Industry. York County was consulted in review of this project but has not offered any comments as of the writing of this report.

## **PUBLIC IMPACTS**

## 1. Environmental Impacts

**Watershed:** Powhatan Creek

### **Conditions:**

- There shall be no net increase from the existing quantity of stormwater runoff to the CSX railroad right-of-way. For any existing stormwater runoff draining to the CSX property that will be part of new impervious area on the Master Plan, water quality treatment in a 10-point BMP per the County BMP Guidelines shall be provided. This shall be demonstrated on the site plan for the development and shall be approved by the County's Environmental Division Director prior to final site plan approval.
- The proposed bioretention facility shall be sized to comply with the existing stormwater management master plan. Under no circumstances will the proposed bioretention facility be sized for less than 1 inch per impervious acre for the net increase in impervious area developed in the currently proposed expansion as compared to the impervious area approved on JCC site plan SP-0097-2007. This shall be demonstrated on the plan of development and shall be approved by the County's Environmental Division Director prior to final site plan approval.

**Environmental Staff Conclusions:** The Environmental Division has reviewed the proposal and supports the SUP as proposed. Williamsburg Place and several of the surrounding properties are currently served by a Regional Stormwater Facility built in the 1980's and upgraded and improved in 2007. The facility was designed to serve the surrounding area when fully developed. The proposed master plan for this expansion also includes a bioretention facility, which is proposed to treat the new impervious area generated by this expansion. An underground cistern is proposed to capture stormwater runoff from the roof of the expansion and would be used for irrigation.

## 2. Public Utilities

The site is located inside the Primary Service Area.

### **Conditions:**

- The applicant shall be responsible for updating the existing water conservation standards for Williamsburg Place. The updated standards shall be submitted to and approved by the James City Service Authority prior to final site plan approval. The standards may include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigation systems, the use of approved landscaping materials including the use of drought tolerant plants where appropriate, and the use of water conserving fixtures to promote water conservation and minimize the use of public water resources.

**JSCA Staff Conclusions:** The James City County Service Authority has reviewed the proposal and has requested that the existing water conservation guidelines for the development be updated to include the new facility as a condition if approved. Additionally, they have noted that any utility upgrades or extensions shall be the responsibility of the applicant if they are determined to be necessary during review of development plans.

## 3. Transportation

Williamsburg Place fronts on Mooretown Road, which is located in York County. No additional entrances are proposed to the site. ITE does not have a use directly related to the proposed use in this

expansion. For purposes of the Zoning Ordinance, a psychiatric facility is classified as a hospital, therefore that use code was used to project anticipated vehicle trips; however, it is important to note that the characteristics of a psychiatric facility are very different than that of a full-service hospital. Particularly, the applicant has noted that many patients at the facility are from out of town and do not drive themselves and there is not the quantity of ambulances or emergency vehicles at the facility. For a hospital, ITE projects 439 vehicles per day with 37 a.m. peak trips and 40 p.m. peak trips. This use does not generate volumes necessary to require a full traffic study.

**2007 Traffic Counts:** The County does not maintain traffic counts for Mooretown Road. VDOT's annual average daily traffic volume for Mooretown Road from Airport Road to Raintree Way is 7,900 vehicles.

**2003 Comprehensive Plan:** A two lane collector road with left turn lanes has a capacity of 14,000 vehicles per day.

**VDOT Conclusions:** VDOT has reviewed the proposal and has no objections. Given the trips generated by the existing uses as indicated by the applicant and assuming similar trip generation rates associated with the proposed expansion, traffic generated by the proposed expansion will not warrant further traffic analysis. No improvements were recommended at the existing entrances.

Regarding parking, the applicant has requested a waiver from the Planning Commission to reduce the number of required parking spaces provided on site. Section 24-59(g)(1) states that "the planning commission may grant a waiver to the minimum parking requirements if it can be shown that due to unique circumstances a particular activity would not reasonably be expected to generate parking demand sufficient to justify the parking requirement." Any waiver shall also not allow a greater building area than would have been possible had the original parking requirement been enforced.

In 2005, the Commission approved a 33 space reduction for the current facility for a total of 131 existing spaces. The Zoning Ordinance requires two parking spaces for every hospital bed or 80 additional spaces for this building if the application is approved (for a total of 211 spaces). Williamsburg Place proposes constructing 4 additional spaces with this expansion, for a total of 135 spaces on site. The waiver request to not construct 76 required spaces is based upon Williamsburg Place's experience that the required two parking spaces per bed exceeds their parking needs. The applicant has conducted a parking study at the existing facility (see attached) and found that a maximum of 69 parking spaces were utilized at any given time during the week. Given this study, the applicant has proposed a parking formula of 1 space per bed + 1 space per employee on the largest shift. Williamsburg Place currently includes 30 occupied beds and 30 employees on the largest shift, and the applicant based existing parking demand off the 69 peak time occupied spaces. With the proposed addition, 65 additional parking spaces would be required per the applicant's formula, for a total of 134 spaces. The applicant has provided 135 spaces on the master plan. Based on this analysis, staff agrees that this is a unique use that would not be expected to generate the parking demand of a typical hospital. Additionally, should the use generate more parking than anticipated once it opens, Diamond Healthcare also owns the adjacent parcel and so could expand additional parking spaces into that area.

Staff supports the parking waiver request given the existing parking demands at Williamsburg Place and because a high volume of the patients that would be treated at the proposed facility do not have vehicles on site. The reduction would decrease the impervious surface area on the property and would aid Williamsburg Place's goal of a well landscaped campus-like atmosphere. Staff recommends the Planning Commission approve the parking waiver reduction request.

### **Comprehensive Plan**

## Land Use Map

Designation	<p><i>Limited Industry (Page 123):</i> Land included in this designation is within the PSA and use for warehousing, office, service industries, light manufacturing plants, and public facilities that have moderate impacts on the surrounding area. Sites are small to medium in size, should be have the environmental features desirable for intense development, and should be able to be served with public water and sewer and nearby fire and police protection. Primary considerations of whether a use is acceptable include dust, noise, odor and other adverse environmental impacts.</p> <p><b>Staff Comment:</b> Williamsburg Place has been an existing business within James City County since 1989. While hospitals are not directly addressed by the Limited Industry description, staff acknowledges that they have some similar characteristics and impacts to other limited industrial uses. As such, staff believes that the expansion of Williamsburg Place to include a psychiatric care facility is consistent with the Limited Industry designation and with the existing and surrounding land uses.</p>
Development Standards	<p><i>General Land Use Standard #1-Page 134:</i> Permit new development only where such developments are compatible with the character of adjoining uses and where the impacts of such new developments can be adequately addresses. Particular attention should be given to addressing such impacts as incompatible development intensity and design, building height and scale, land uses, smoke, noise, dust, odor, vibration, light, and traffic.</p> <p><i>Commercial and Industrial Land Use Standard #2-Page 136:</i> Locate proposed commercial and industrial developments adjacent to compatible uses.</p> <p><b>Staff Comment:</b> As noted earlier, the parcels surrounding Williamsburg Place are mostly designated Limited Industry and zoned M-1, including those across the street in York County. Staff sees the expansion as compatible with adjacent uses and complimentary to the Sentara Williamsburg Regional Hospital located further north on Mooretown Road. Additionally, the use is not anticipated to generate dust, noise, odor or other adverse effects.</p>
Goals, strategies and actions	<p><i>Strategy #2-Page 138:</i> Ensure development is compatible in scale, size, and location to surrounding existing and planned development. Protect uses of different intensities through buffers, access control, and other methods.</p> <p><i>Strategy #4-Page 138:</i> Encourage commercial and industrial uses to develop in compact nodes in well-defined locations within the PSA.</p> <p><i>Strategy #7-Page 138:</i> Promote cooperation among all neighboring localities to ensure compatibility of land use planning activities.</p> <p><b>Staff Comment:</b> The business is within the PSA and is an existing use so will not add any additional access points from Mooretown Road. York County was also contacted during review of this proposal. An SUP condition from SUP-0032-2004 required enhanced landscaping for 200 feet along either side of the main entrance to provide additional buffering from Mooretown Road. With the addition of five parking spaces, some of this landscaping has been deleted. Staff has suggested it be transplanted to elsewhere within the 200 foot area rather than being completely removed and feels that this can be handled prior to site plan approval.</p>

## Economic Development

Goals, strategies and actions	<p><i>Strategy #2-Page 20:</i> Continue to maintain a supportive economic environment for existing industry and business.</p> <p><i>Strategy #6-Page 20:</i> Support public and private entities that help to develop the James City County workforce and encourage a variety of commercial, industrial, and research and technology development that provides locally-based employment opportunities.</p> <p><i>Action #7(a)-Page 21:</i> Promote water conservation among new and existing businesses.</p> <p><b>Staff Comment:</b> Permitting the expansion of Williamsburg Place would be in support of the</p>
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	existing business operation and would generate approximately 55 new full-time staff positions. The applicant notes that the proposed development would have an economic development impact similar to that of an office development of comparable size. The existing water conservation documents will also be amended as stated in condition 6.
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## Environment

Goals, strategies and actions	<p><i>Goal #5-Page 65:</i> Protect the availability, quantity, and quality of all surface and groundwater resources.</p> <p><i>Strategy #2-Page 65:</i> Assure that new development minimizes adverse impacts on the natural and built environment.</p> <p><i>Action #5-Page 66:</i> Encourage the use of Better Site Design, Low Impact Development, and best management practices (BMP's) to mitigate adverse environmental impacts.</p> <p><i>Action #23-Page 67:</i> Encourage residential and commercial water conservation.</p>
	<p><b>Staff Comment:</b> As noted above, the expansion proposes installation of a bioretention basin and underground cistern to capture additional stormwater runoff for the roof and new impervious areas. The cistern is proposed for use in irrigating the grounds to conserve water, and the existing water conservation guidelines for Williamsburg Place will also be required to be updated to include the expansion area. Finally, no wetlands, RPA areas, or areas of suitable habitat for endangered species are present on this site, making the development's impacts on the environment minimal.</p>

## Comprehensive Plan Staff Comments

Overall, staff believes that this application, as proposed, is generally in compliance with the Comprehensive Plan and surrounding land uses. The proposal creates additional economic development and employment opportunities for the County with minimal effects on the environment and character of the surrounding community.

## RECOMMENDATION:

Staff finds the proposal, with the below conditions, to be generally consistent with the Comprehensive Plan and surrounding land uses. Please note that several conditions (9-12) were originally placed on SUP-0032-2004 and carry over into this SUP. Conditions 9, 10, and 11 were all fulfilled with the site plan for the previous expansion and will continue to be enforced with subsequent plans. Staff recommends that the Planning Commission recommend approval of the special use permit application for the expansion of Williamsburg Place to the Board of Supervisors subject to the following conditions:

1. This special use permit shall allow the establishment and/or continued operation of a 25 bed acute psychiatric treatment services facility; a 15 bed adult and older adult psychiatric inpatient facility; a 30 bed intermediate care substance abuse treatment facility and transitional domiciliary facility; a 48 bed outpatient unit and a 4 bed residential unit for visitors. The facility shall maintain at all times a current Certificate of Public Need from the Commission of Health of the Commonwealth of Virginia.
2. Construction on this project shall commence within twenty-four (24) months from the date of approval of this special use permit or this permit shall be void. Construction shall be defined as obtaining building permits and an approved footing inspection and/or foundation inspection.
3. The site plan for the development shall be generally consistent with the "Master Plan (Amended) Williamsburg Place" ("Master Plan") prepared by AES Consulting Engineers, dated November 26, 2008, and revised January 21, 2009 as determined by the Director of Planning. Access to the two parcels shall be limited to the two entrances depicted on the Master Plan, the shared main entrance and the service entrance.

4. Prior to final site plan approval, the common property line between parcels (1-11B) & (1-11C) on the James City County Real Estate Tax Map (33-3) shall be adjusted as shown on the Master Plan.
5. Prior to final site plan approval, the Director of Planning shall review and approve the final architectural design of the building. Such building shall be generally consistent, as determined by the Director of Planning, with the architectural elevations titled "Front Perspective" and "Rear Perspective" for Diamond Healthcare Williamsburg Place Expansion dated February 4, 2009, and drawn by Guernsey Tingle Architects.
6. The applicant shall be responsible for updating the existing water conservation standards for Williamsburg Place. The updated standards shall be submitted to and approved by the James City Service Authority prior to final site plan approval. The standards may include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigation systems, the use of approved landscaping materials including the use of drought tolerant plants where appropriate, and the use of water conserving fixtures to promote water conservation and minimize the use of public water resources.
7. There shall be no net increase from the existing quantity of stormwater runoff to the CSX railroad right-of-way. For any existing stormwater runoff draining to the CSX property that will be part of new impervious area on the Master Plan, water quality treatment in a 10-point BMP per the County BMP Guidelines shall be provided. This shall be demonstrated on the site plan for the development and shall be approved by the County's Environmental Division Director prior to final site plan approval.
8. The proposed bioretention facility shall be sized to comply with the existing stormwater management master plan. Under no circumstances will the proposed bioretention facility be sized for less than 1 inch per impervious acre for the net increase in impervious area developed in the currently proposed expansion as compared to the impervious area approved on JCC site plan SP-0097-2007. This shall be demonstrated on the plan of development and shall be approved by the County's Environmental Division Director prior to final site plan approval.

***(Conditions that carry over from previously approved SUP-0032-2004):***

9. All exterior lighting on the property shall be recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side. Modifications to this requirement may be approved by the Director of Planning if it is determined that the modifications do not have any negative impact on the property or surrounding properties.
10. A landscaping plan shall be approved by the Director of Planning prior to final site plan approval for this project. The landscaping plan shall include enhanced landscaping 10 feet in width along the first 200 feet along both sides of the new proposed main entrance and enhanced landscaping 10 feet in width along the first 100 feet on both sides of the service entrance to help screen service activities from Mooretown Road. Enhanced landscaping shall be defined so that the required number of plants and trees equals, at a minimum, 125 percent of the requirements of the James City County Landscape Ordinance. A minimum of fifty (50) percent of the trees within the landscape buffers shall be evergreen.
11. Signage for the site shall be limited to one main entrance sign and "Service Only" entrance signage. The number, size and design of the "Service Only" signs will be approved by the Director of Planning prior to final site plan approval. The Director of Planning shall approve the location of all



signage prior to final site plan approval that shall be in accordance with the James City County Zoning Ordinance.

12. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

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Leanne Reidenbach, Senior Planner

Attachments:

1. Master Plan
2. Community Impact Statement
3. Parking Demand Study
4. Front and Rear Elevations

# Community Impact Study

*for a*

## 40 Bed Psychiatric Care Facility *at*

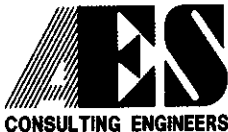
*Williamsburg Place  
&  
The William J. Farley Center*

**Owned and operated by  
Diamond Healthcare of Williamsburg, Inc.**

**November 26, 2008  
(Amended February 18, 2009)**

**Prepared By**

---



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

## **I. INTRODUCTION**

On behalf of Diamond Healthcare of Williamsburg, Inc., Kaufman and Canoles requests a Special Use Permit to allow an approximately 30,000 square foot expansion of their existing facilities at 5477 and 5485 Mooretown Road in James City County. The subject property is zoned M-1, Limited Business/Industrial and per the code of the County of James City Virginia, Sections 24-412 and 24-11 (a)(2), a Special Use Permit (SUP) is required for the proposed hospital use or any proposed building or group of buildings exceeding 10,000 square feet of floor area. A portion of the property has been the subject of three previously approved Special Use Permits (SUP-44-88, SUP-22-92 and SUP-32-04) covering approximately 5.45 acres of the 9.14 total acres owned by Diamond Healthcare of Williamsburg, Inc. This SUP application proposes to modify the previously approved Conceptual (Master) Plan to utilize an additional 1.72 acres for the construction of a new psychiatric care facility, leaving approximately 1.97 acres for future, undetermined development which is not included as part of this request.

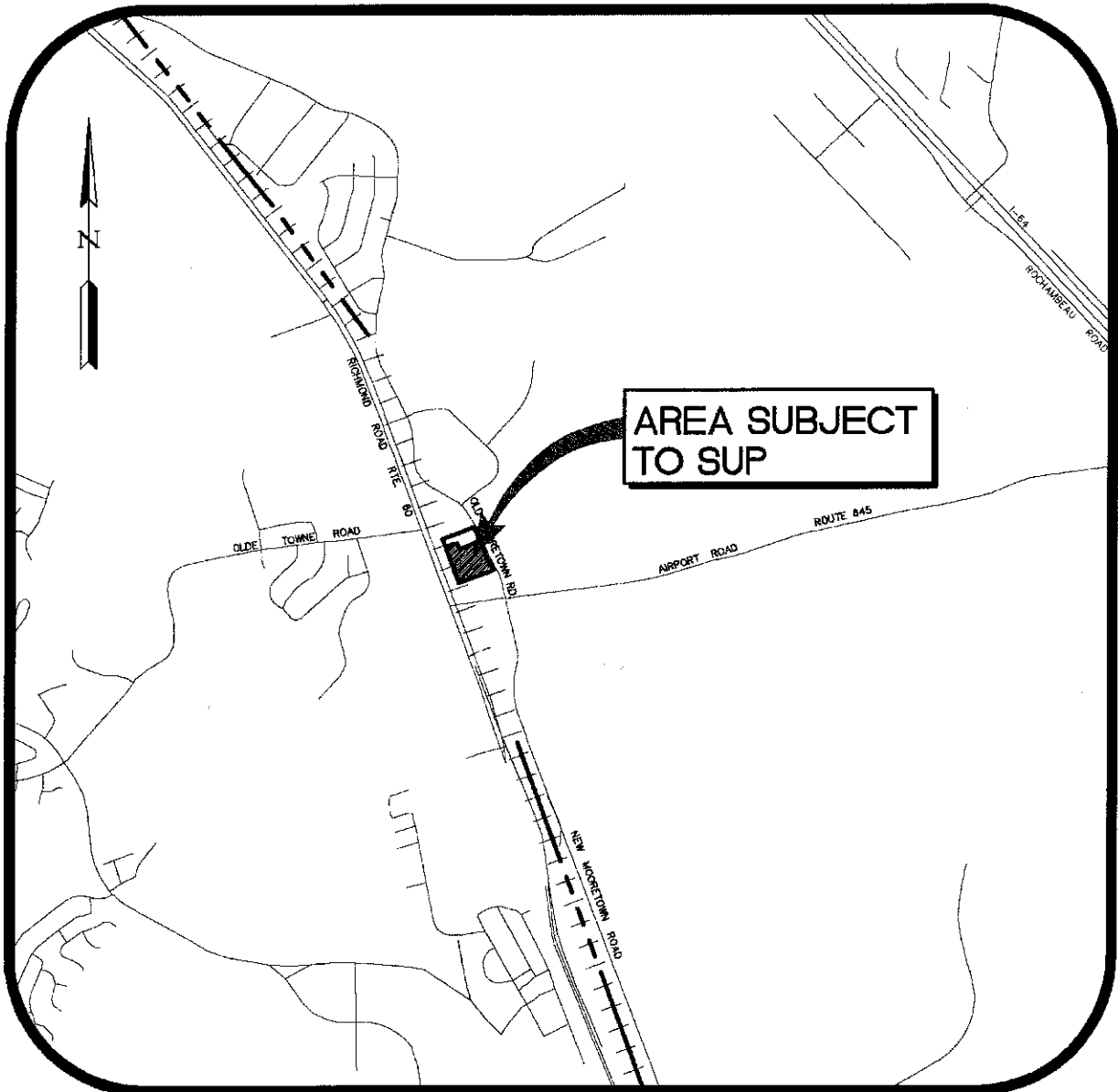
The specific site improvements proposed under this use permit are a new building housing a stand-alone 40 bed psychiatric care facility of approximately 30,000 square feet along with associated storm water management and utility infrastructure, and realignment of existing and proposed parking to meet the projected needs of the health care complex. The primary focus of the new facility will be to provide an approximately 25 bed acute psychiatric treatment services unit to individuals who are considered to be "impaired professionals" due to a psychiatric condition. The treatment services provided will address a number of different behavioral issues including depression, trauma issues, boundary issues, anxiety/panic disorders, and bipolar disorder. The second component of the proposed project is an approximately fifteen (15) bed adult and older adult psychiatric inpatient program oriented to meeting the needs of the local Williamsburg, James City County, and northern York County populations.

## **II. THE PROJECT TEAM**

The following organizations are involved in the planning and development of the 7.17 acre site.

Owner	Diamond Healthcare of Williamsburg, Inc.
Architect	Guernsey/Tingle Architects, Williamsburg VA
Civil Engineer	AES Consulting Engineers, Williamsburg VA
Land Planning and Landscape Architecture	AES Consulting Engineers, Williamsburg VA
Legal Counsel	Kaufman and Canoles, Williamsburg VA

VICINITY MAP



VICINITY MAP (APPROX. SCALE 1"=2000')

### **III. ANALYSIS OF EXISTING PUBLIC FACILITIES AND SERVICES**

#### **A. WATER & SANITARY SEWER.**

Domestic water service is currently provided by the James City Service Authority (JCSA) through a 1.5-inch water meter and an 8-inch waterline on Mooretown Road. A new waterline is to be extended to the proposed expansion to provide fire protection for the building as well as water service. Using JCSA water flow tables for this type of use (hospital), this expansion will use approximately 12,000 gallons of water per day. There is adequate water supply for this domestic use; however, a detailed water model will need to be developed to determine if upgrades to the JCSA water lines are necessary to accommodate the additional peak sprinkler and outside hose stream demands due to the expansion. Based upon an initial Insurance Services Office (ISO) computation of fire demands based upon the building size and occupancy, the existing JCSA system appears to be able to accommodate the use without the need for upgrade.

Water conservation standards were established and approved by JCSA during the last expansion. The standards address such water conservation measures as limitations on the installation and use of irrigation systems, the use of approved landscaping materials and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources. The Owner is responsible for enforcing these standards. A cistern is proposed as part of this expansion to collect roof drainage and provide a water supply for a site irrigation system (see complete description under part IV, Stormwater Management). A revision of the current water conservation standards is proposed to incorporate the cistern and update references to a new site plan.

Wastewater generated by the project is connected to the JCSA gravity sewer system located within an easement along the west edge of the property. It is anticipated that a new gravity sanitary sewer lateral will connect the proposed building to the JCSA system. The proposed addition is anticipated to produce approximately 12,000 gallons per day with a peak flow of approximately 25 gallons per minute using the Hampton Roads Regional Sewage Flow Projection Data. An initial review of the sewer system indicates that there is more than ample sewer capacity for this project; however, if required, the Owner will submit an analysis of the existing gravity lines, pump stations, and force mains impacted by this development.

## B. TRAFFIC, ACCESS & PARKING

Williamsburg Place fronts on Mooretown Road which is located in York County. A study of existing parking utilization during a typical week (discussed in detail further below) shows that only 54% of the 131 existing parking spaces are occupied during normal peak hour activity. Based upon these results, a trip generation projection was calculated to see if the proposed expansion meets the threshold for requiring a full traffic study. Using the closest corresponding trip generation use (nursing home), the projection showed that an estimated 153 vehicles per day would be generated by the expansion, with an AM peak hour generation of 11 vehicles and a PM peak hour generation of 18 vehicles. The 2006 VDOT Traffic Count on this section of Mooretown Road estimates 4,400 vehicles trips per day. The expansion of Williamsburg Place would increase traffic by only 3.5%. Based upon this data, the traffic generated by the expansion does not trigger the 1,000 vehicles per day or 100 vehicles per peak hour requirement for a complete traffic study. The small projected traffic increase also has minimal effect on the nearest intersection (Airport and Mooretown Roads) which is already signalized. It should be noted that even projecting trip generation for a full service 100,000 square foot hospital, (the smallest size for which data is available, but three times larger than the proposed Psychiatric Care Facility) results in only 37/40 am/pm peak vehicles per hour or 439 vehicles per day—still well below the threshold requiring a full traffic study or VDOT 527 Traffic Impact Analysis.

No changes to site entrances are proposed. The site is presently accessed by clients, staff, and visitors via the existing primary entrance off Mooretown Road. A secondary entrance on Mooretown Road provides access for service vehicles. No changes are anticipated to this arrangement.

A waiver requesting a reduction in the number of parking spaces required accompanies this application. A parking study of existing facilities was conducted on the property by Williamsburg Place Healthcare employees under the direction of AES. The study tracked parking on the site during a typical week's activity. Three times a day the study noted parking spaces in use, number of employees on duty, and the number of beds occupied. Shift change

times and evening group meeting times were included to ensure the study captured the highest use of the parking lot on any given day. The study revealed that existing facilities utilize a maximum of 54% of the “required” available spaces during peak periods (actual numbers of existing parking spaces have been reduced by previous waiver requests, but were still originally based upon the hospital standard of 2 spaces per bed). It is anticipated that existing facilities will continue to generate parking demand commensurate with the empirical results of the parking study. Because of that, and the anticipated reduced parking demand associated with the psychiatric care facility (25 of the proposed 40 beds are for inpatient care clients from around the United States that typically do not drive to the treatment facility), we believe only a minimal change in the total number of parking spaces serving the overall complex is necessary, with proposed total parking increasing from 131 spaces to 135 spaces. A copy of the parking waiver request and supporting study is included in the appendix of this report.

#### C. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES (EMS)

There are currently five fire stations providing fire protection and Emergency Medical Service (EMS) to James City County. Each station is located within the County to achieve an emergency response goal of six minutes or less. Every station is staffed by three shifts of career and volunteer Firefighters. Station crews are responsible for the pre-planning of target hazards in their area as well as safety inspections of private businesses within the response district

In addition, there exists a mutual aid agreement with the City of Williamsburg and York County for backup assistance. The location of the project allows for coverage by the station located on Olde Towne Road, which is less than one mile away.

#### D. SOLID WASTE

The expansion will generate solid waste that will require collection and disposal to ensure a safe and healthy environment. Collection of solid waste will continue by private contract with reputable haulers acting in accordance with local health standards. This waste will be transported to the James City County Solid Waste transfer station.



## **E. GAS AND ELECTRICITY**

Electricity is supplied by Dominion / Virginia Power. Natural Gas service currently exists along Mooretown Road.

## **IV. STORMWATER MANAGEMENT**

The parcels of land between the CSX railroad tracks, Airport Road, Mooretown Road, and The Kingdom Hall of Jehovah's Witnesses are all served by a Regional Stormwater Management Facility (dry pond) built in the late 1980's that was designed to serve these lands when fully developed. This facility is located along the southern edge of Williamsburg Place's original project and will also serve the proposed project. This regional facility, when built, had a 60% removal rate of pollutants and met all County Standards when constructed. This facility was improved at the most recent expansion of Williamsburg Place and the outfall repaired and improved. No further stormwater improvements to this facility are anticipated to be needed for this project.

To allow for the installation of a landscape irrigation system, a rainwater collection cistern is proposed to collect runoff from the proposed facility. The cistern is expected to receive runoff from entire roof (the roof is proposed as a mixture of flat and gabled roof). Based upon a FAO Blaney-Criddle analysis of the irrigation requirement, which takes into account temperature, humidity, sunlight, wind, rainfall, and other local climatological factors, the site requires approximately 1.4 inches of irrigation water during a 20% exceedance drought year (the so called 5-year drought). In order to irrigate approximately 2 acres, the cistern is required to contain about 10,000 cubic feet or about 76,000 gallons. This equates to a rainfall of 4 inches off of the roof to fill the tank. During higher rainfall events or when the tank is full, the cistern will overflow into a bioretention basin so the entire roof is included in its drainage area. Runoff from other impervious surfaces, such as parking lots, will not be directed to the cistern as it is more difficult to manage because of leaves, oil and grease, and tracked sediment.

A bioretention filter, noted on the Master Plan, is planned to treat the additional impervious area generated by this expansion for water quality and will discharge into the existing storm sewer system which connects to the regional BMP. The bioretention facility will also

serve to attenuate peak flows prior to entering the regional BMP mitigating any improvements to the downstream facility. Because the existing BMP shown on the Master Plan also services the proposed expansion, a conceptual stormwater management plan per Sec.24-23(a) (1)a3 has been purposely omitted from this submission.

## **V. ENVIRONMENTAL STUDIES**

Utilizing the best available offsite references coupled with onsite review, the following resources were explored:

- Topography
- Soils
- Surface Water
- Wetlands
- Floodplains
- Chesapeake Bay Preservation Areas
- Vegetation
- Wildlife
- Rare, Threatened and Endangered Species
- Cultural

Based on the results of this review, several of the above-listed resources are present on the two 9.14 acre properties.

### Existing Conditions

The property has few environmental resources related to physiography, drainage, vegetation cover, and historical land use. The environmental attributes of the property are described in the sections that follow.

#### **a. Topography**

The topography of the Diamond Healthcare of Williamsburg, Inc. site gently slopes to the south and east of the site. Elevations on the property average approximately 105 feet mean sea level as indicated by the JCC GIS Mapping Department with a contour interval of 5-feet.

b. Soils

The *Soil Survey of James City and York Counties and the City of Williamsburg, Virginia* (USDA 1985) maps one soil type within the Williamsburg Place property boundary. The healthcare site is situated on deep well-drained soils (e.g. Kempsville-Emporia). The Phase I Environmental Site Assessment prepared for this property in September of 1996 further describes the property as located in the Coastal Plain Physiographic Province of Virginia and situated on a portion of this Province underlain by a thick wedge (over 3,000 ft.) of unconsolidated, interbedded sands and clays. The upper layers are the coarse sands and silts of the Columbia Group (less than 30 feet thick at the property), followed by the sand, clay and shell beds of the Yorktown Formation.

c. Surface Water

Although the site is illustrated within Subwatershed 207 (Upper Chisel Run) of the Powhatan Creek Watershed, surface runoff from this site flows to the south and east into the regional BMP facility adjacent to the project. The discharge of this BMP facility is through a storm sewer system that outfalls at a ditch running along Airport Road west of the intersection with Mooretown Road and ultimately enters Waller Mill Reservoir, Queens Creek, and the York River.

d. Wetlands

No jurisdictional wetlands are evident on the property.

e. Floodplains

Information and technical data published by the Federal Emergency Management Agency (FEMA) were reviewed to determine the extent of the 100-year floodplain within the site. General limits of the 100-year floodplain are derived from the Flood Insurance Rate Map for James City County, Virginia. No portions of the site lie within the FEMA determined 100-year floodplain limits.

f. Chesapeake Bay Preservation Areas

The Chesapeake Bay Preservation Areas (CBPA) ordinances for James City County mandate that CBPA's be mapped in association with site development. CBPA's include both Resource Protection Areas (RPA) and Resource Management Areas (RMA). The definition of RPA as outlined in the James City County Ordinance is those areas "...comprised of land adjacent to water bodies with perennial flow that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation to the quality of state waters. RPAs shall include:

1. Tidal wetlands;
2. Nontidal wetlands connected by surface flow and contiguous to tidal wetlands or water bodies with perennial flow;
3. Tidal shores;
4. A buffer area not less than 100 feet in width located adjacent to and landward of the components listed in subdivisions 1 through 3 above, and along both sides of any water body with perennial flow."

No RPA features are present on the subject property; however, James City County has been designated as a RMA in its entirety.

g. Vegetation

Existing vegetation along Mooretown Road and extending into the undeveloped portions of the site approximately 300' to the west is comprised of a few mature hardwood trees (e.g. Oak, Maple, Beech, Poplar, and Sweet Gum) and several mature Loblolly pines with an understory of Dogwood, Sassafras, Holly, and Waxmyrtle. A thicket of young pines ranging from 3"-5" in caliper runs from the easement adjacent to the CSX Railway towards the center of the undeveloped area of site (approximately 200').

h. Wildlife

The site provides habitat suitable for some birds and small mammals; however, on several site visits, no wildlife was observed.

i. Rare, Threatened and Endangered Species

Information concerning Virginia's threatened and endangered species, rare species, and unique natural communities is available from the databases maintained by the Virginia Department of Game and Inland Fisheries (DGIF), the Virginia Department of Conservation and Recreation Division of Natural Heritage (DCR), and/or the United States Fish and Wildlife Service (FWS). Based upon the data from DGIF, two federally listed species have been confirmed to occur in James City County. These include the bald eagle (*Haliaeetus leucocephalus*) and the small whorled pogonia (*Isotria medeoloides*). This site does not contain the habitat to support either species.

j. Cultural Resources

The site is located along the Richmond Road Corridor which has been identified as a potential zone for late eighteenth and early nineteenth century development. According to the mapping provided in the Archeological Assessment of James City County, Virginia, (*Preserving Our Hidden Heritage*) the Mooretown Road site falls outside of the High Sensitivity areas (Figure 14, page 66) therefore no Archeological assessment will need to be performed .

## **VI. SUMMARY AND RECOMMENDATIONS**

In conclusion, the Community Impacts generated by the expansion of this project are minimal. Future stormwater run-off from the proposed improvements will be controlled by the proposed bioretention filter and the existing stormwater basin along the southern boundary of the property, with the proposed cistern system capturing roof run-off for irrigation use. Approval of the proposed reduction in parking spaces and the commensurate decrease in impervious area will further serve to reduce the stormwater load on the existing facility. The only impact with water and sewer service is that a waterline will be extended into the site to provide fire protection and a sewer lateral will connect to the JCSA sewer system. There are no significant environmental or archeological resources present on the Diamond Healthcare of Williamsburg, Inc. site therefore there are no negative impacts due to their continuing growth of their facilities on this site.

The proposed expansion of the Diamond Healthcare of Williamsburg, Inc. facility with this Special Use Permit is a use which highly compliments the nearby Sentara Williamsburg Regional Medical Center and is fully compatible with the underlying Limited/Industrial District (M-1) Zoning and the James City County Comprehensive Plan. The addition of facilities to provide inpatient psychiatric care to national and local clients as well as outpatient care to the local professional community is a logical extension of the present drug and alcohol treatment and rehabilitation program and blends well with the surrounding properties, with minimal public impact and significant public health benefit. Psychiatric care facilities have characteristics and impacts which are similar to light industrial uses and the proposed development would have an economic development impact to the county comparable to an office development of the same size.

Appendix:

A- Parking Waiver Request

B- Supporting Material – Color Rendering

November 26, 2008

Mr. Allen Murphy  
James City County Planning Department  
101 Mounts Bay Rd Bldg E  
Williamsburg, VA 23185-6569

**RE: 40-Bed Psychiatric Care Facility at Williamsburg Place  
Parking Requirements  
AES Project No. 8834-04**

Dear Mr. Murphy:

Pursuant to James City County Code Section 24-59, paragraph (g) (2): Appeals and Waivers, AES respectfully requests a waiver from the minimum off-street parking requirements for existing facilities and a 40 bed Psychiatric Care Facility proposed at Williamsburg Place as submitted with a request for a Special Use Permit on November 26, 2008.

Diamond Healthcare of Williamsburg, Inc. currently operates Williamsburg Place and the William J. Farley Center for the care and treatment of individuals suffering from alcohol and substance abuse at a single site off of Mooretown Road. The proposed project involves the construction and operation of a forty (40) bed free-standing psychiatric care facility on the same site. The primary focus of the new facility will be to provide an approximately twenty-five (25) bed acute psychiatric treatment services unit to individuals who are considered to be "impaired professionals" due to a psychiatric condition. The treatment services provided will address a number of different behavioral issues including depression, trauma issues, boundary issues, anxiety/panic disorders and bipolar disorder. The second component of the proposed project is an approximately fifteen (15) bed adult and older adult psychiatric inpatient program oriented to meeting the needs of the local Williamsburg, James City County and northern York County populations.

On January 10, 2005, the James City County Planning Commission granted a waiver of the parking requirements for Williamsburg Place concurrent with approval of Special Use Permit case No. SUP-32-04. In the waiver request, the facility was treated as a Hospital use as defined in the ordinance under Category C – Uses with unique requirements. In the ordinance, hospitals have a parking requirement of two (2) parking spaces for every bed. The waiver request was for a total of 82 beds at Williamsburg Place which would have required 164 spaces. The waiver reduced the required parking

to 131 spaces recognizing the fact that the facility in question did not meet the full definition of 'hospital.'

As stated in the prior waiver request, Williamsburg Place has been in existence since 1989, and experience has shown that the hospital parking ratio of 2 spaces per bed far exceeds the parking needs at Williamsburg Place. In preparation for the submittal of the special use permit for the new psychiatric care facility, a parking study was performed to evaluate the existing facility and verify Diamond Healthcare staff's experience. Parking counts were performed by Diamond Healthcare staff under the direction of AES at particular times over the course of a typical week. Counts were performed at the following peak parking times:

1. 7:30 AM - Day-shift nursing has arrived.
2. 10:00 AM - Administrative staff arrived.
3. 2:15 PM - Shift change in nursing staff.
4. 8:00 PM (Mon & Wed) - AA meetings are held

The highest recorded number of vehicles during the study period was 69 on a Friday morning at 10:00 am. Discussion with staff revealed that a special event occurred that day at the Farley Center and additional parking was required. Based upon this maximum count, we feel that 69 spaces be the minimum requirement to serve the existing facility.

Williamsburg Place and the William J. Farley Center treat individuals from across the country, over half of whom fly to Williamsburg to receive treatment. The proposed psychiatric care facility will serve a similar clientele. It is anticipated that many of those patients in the 25 'impaired professionals' beds will not have vehicles or require parking spaces. In accordance with the Certificate of Public Need (COPN) filed with the Commonwealth, the new facility, when fully occupied, will consist of approximately 56 employees spread over three shifts per day (25 on the largest shift) to serve the 40 psychiatric beds.

We have reviewed the James City County parking requirements for various uses including hospital, nursing home, and medical offices as the proposed facility does not fit specifically into any of these categories. We have also reviewed the guidelines set forth by the Institute of Transportation Engineers (ITE) described for various uses in *Parking Generation, 3<sup>rd</sup> Edition*. The required parking for all of the uses varied widely from a maximum of 164 spaces (ITE Hospital-Rural) to a low of 16 (ITE Nursing Home per Bed). The average of all uses was 79 which closely matched the JCC Hospital requirement but was heavily weighted by the ITE Hospital use. The facility in question, though, does not contain the surgical facilities or require the traffic volume of a typical medical hospital so we propose the following formula be used for the proposed psychiatric care facility: Required # of spaces = 1 space per Bed + 1 space per Employee on the largest shift. This formula is most similar to the JCC formula for nursing homes. With this formula a total of 65 additional spaces (40 + 25) are required over and above the existing requirements.



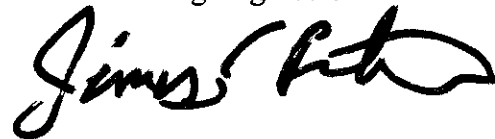
Given the high volume of patients being treated that will not have vehicles, the additional spaces allotted to them will serve as space for shift changes, visitors, and special events. A total campus parking requirement would be  $69 + 65 = 134$  parking spaces. A certain proportion of these would be set aside for handicap accessible parking in accordance with the American with Disabilities Act and James City County Code.

Diamond Healthcare of Williamsburg, Inc. and AES believe the proposed number of proposed spaces is more than adequate to serve the patients and staff at Williamsburg Place and the William J. Farley Center. In addition, this parking waiver would reduce unnecessary impervious surface and further Diamond's interest in creating a well landscaped "campus-like" atmosphere at Williamsburg Place, which adds value for their patients and aids in their treatment.

Thank you for your consideration of this request. We look forward to a positive recommendation from you and your staff to the Development Review Committee of the Planning Commission. Should you have any questions regarding this request, please don't hesitate to call.

Sincerely,

AES Consulting Engineers



James S. Peters, L.A.  
Landscape Architect / Land Planner  
james.peters@aesva.com

ABS:abs

Attachments:

- Parking Study data sheet
- Parking study analysis
- Analysis of parking generation for proposed use

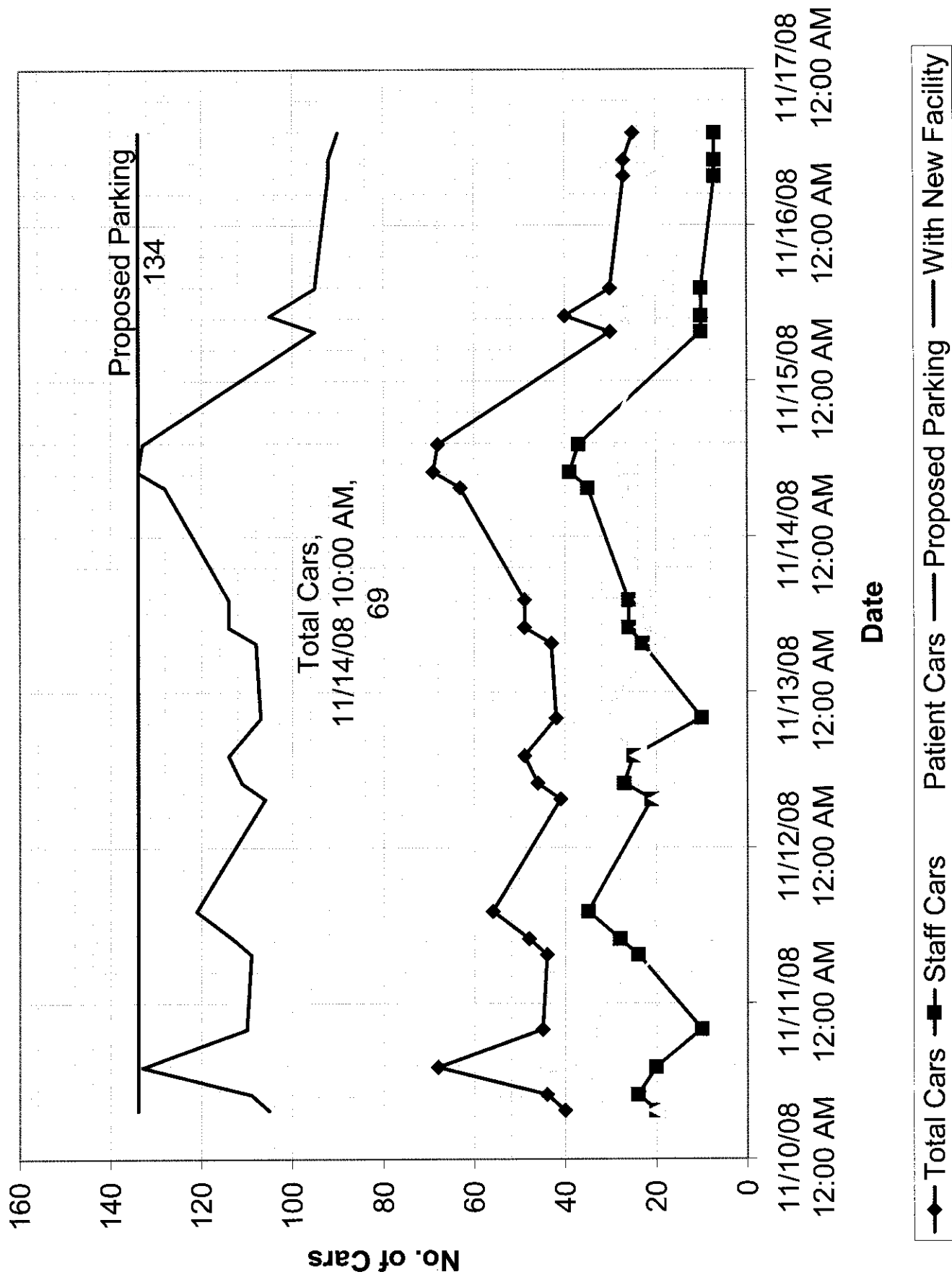


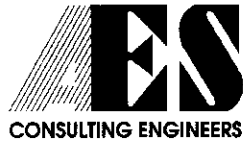
Williamsburg (757) 253-0040  
 Gloucester (804) 693-4450  
 Richmond (804) 330-8040

Project  
 Project No.  
 Subject

Williamsburg Place  
 8834-04  
 Parking Counts

Week 1		7:30 AM	10:00 AM	2:15 PM	8:00 PM
10-Nov	Parking Count	40	44	68	45
	No. of Staff	20	24	20	10
	No. of Patients	20	20	48	35
11-Nov	Parking Count	44	48	56	
	No. of Staff	24	28	35	
	No. of Patients	20	20	21	
12-Nov	Parking Count	41	46	49	42
	No. of Staff	21	27	25	10
	No. of Patients	20	19	24	32
13-Nov	Parking Count	43	49	49	
	No. of Staff	23	26	26	
	No. of Patients	20	23	23	
14-Nov	Parking Count	63	69	68	
	No. of Staff	35	39	37	
	No. of Patients	28	30	31	
15-Nov	Parking Count	30	40	30	
	No. of Staff	10	10	10	
	No. of Patients	20	30	20	
16-Nov	Parking Count	27	27	25	
	No. of Staff	7	7	7	
	No. of Patients	20	20	18	





Williamsburg (757) 253-0040  
 Gloucester (804) 693-4450  
 Richmond (804) 330-8040

Project Williamsburg Place  
 Project No. 8834-04  
 Subject Parking Analysis

#### New Psychiatric Care Facility Parking Requirements:

Number of Beds: 40  
 Number of Employees\*: 25  
 Floor Area: 24,918 SF  
 Gross Floor Area: 25,000 SF

Land Use	Description	Equation	Req'd Parking
720	Medical Dental Office	$P = 3.49(KSF) - 1$	87
701	Office Bldg - Suburban	$P = 2.51(KSF) + 27$	90
630	Clinic	$P = 4.24(KSF) + 1$	107
620	Nursing Home	$P = 0.39(Beds)$	16
620	Nursing Home	$P = 0.51(KSF) + 21$	34
610	Hospital - Rural	$P = 4.08(Beds)$	164
JCC	Hospital	$P = 2.00(Beds)$	80
JCC	Medical Dental Office	$P = 4.00(KSF)$	100
JCC	Nursing Home	$P = 0.25(Beds) + (Employees^*)$	35
Average			79

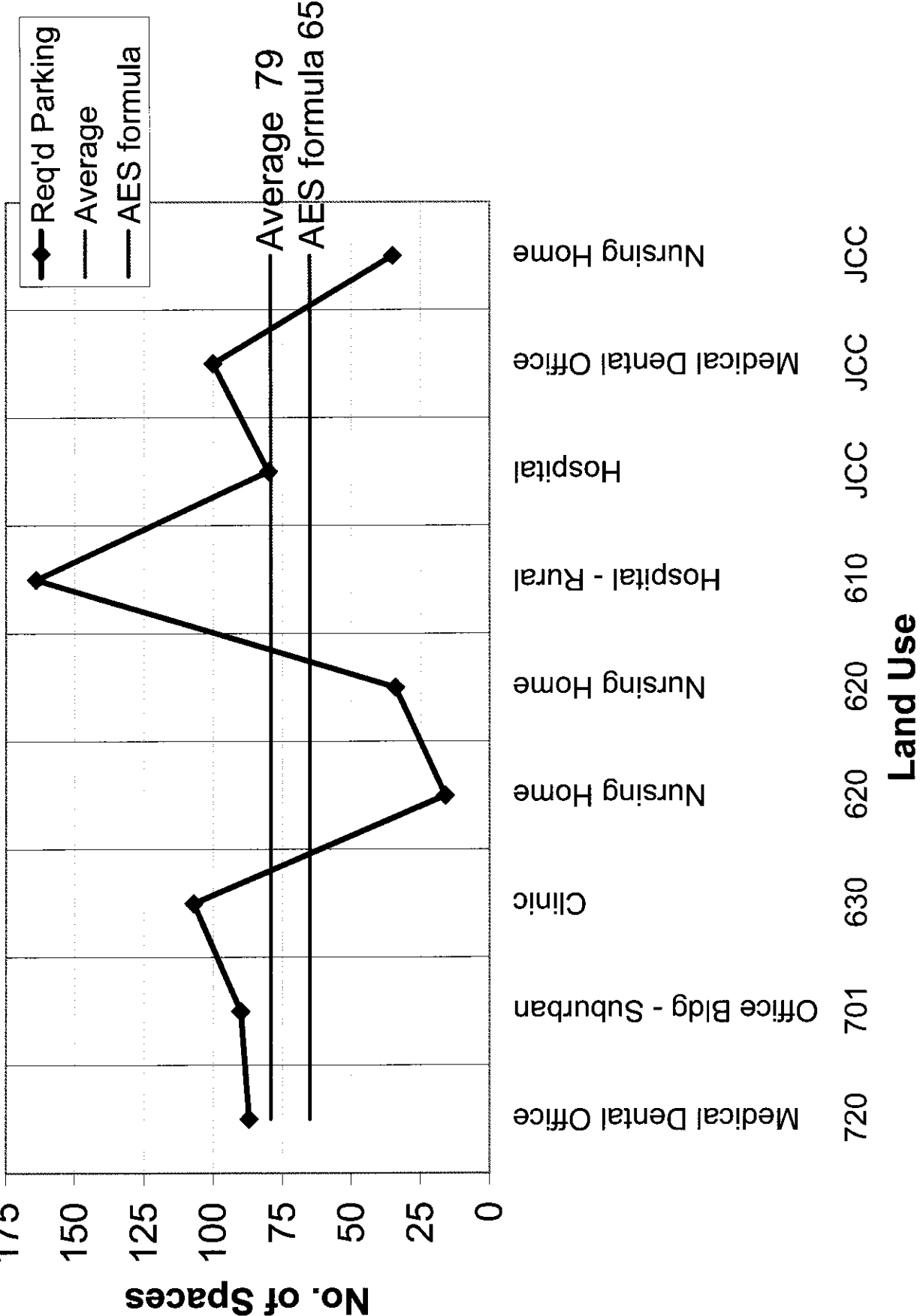
Max. Spaces used by Ex. Facilities: 69 spaces  
 Spaces for proposed Psychiatric Facility: 65 spaces  


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 Total Spaced proposed: 134 spaces

\*#Employees = 25 on max. shift based upon owner e-mail dated 9/8/2008 9:14 AM  
 Parking Equations from JCC Ordinance and *ITE Parking Generation, 3rd Ed.*

# New 40-Bed Psychiatric Care Facility Parking

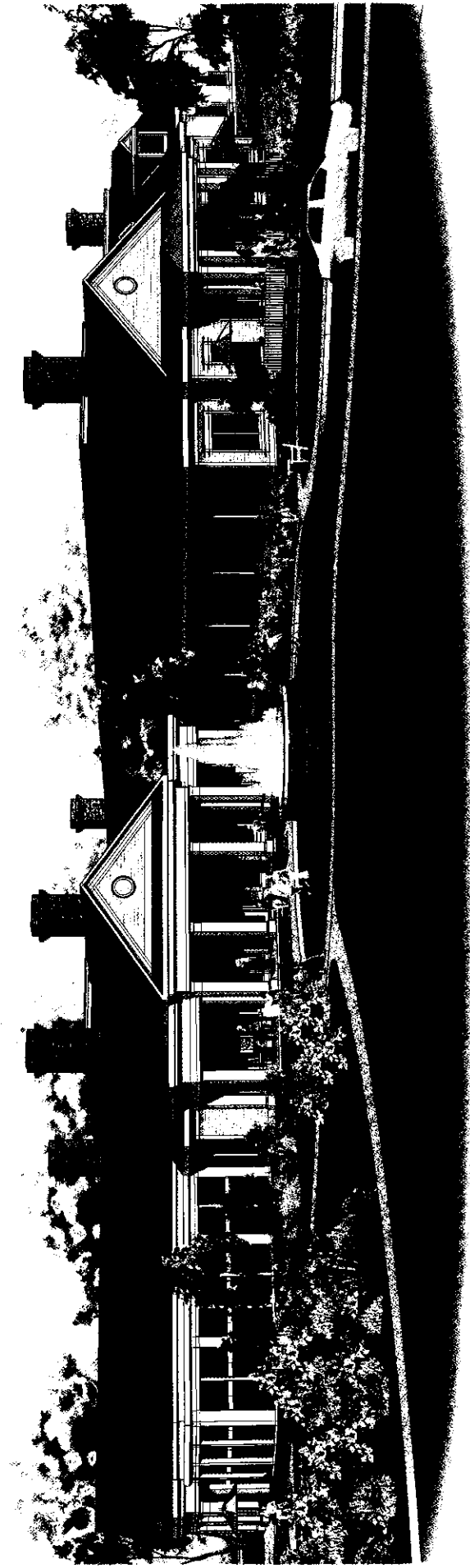




## **Back Perspective**

# **Diamond Healthcare Williamsburg Place Expansion**

**James City County, Virginia**



## Front Perspective

# Diamond Healthcare Williamsburg Place Expansion

James City County, Virginia

# MEMORANDUM

DATE: March 4, 2009

TO: Members of the Planning Commission

FROM: Leanne Reidenbach, Senior Planner  
Kate Sipes, Senior Planner

SUBJECT: FY 2010 Capital Improvements Program (CIP)

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Typically, the Planning Commission forwards its recommendations on projects proposed for funding during a five year CIP. Given the unique budgetary circumstances this fiscal year, the fact that it is an exception year in the two-year budget cycle, and in consideration of the Policy Committee's proposed CIP process changes, the Committee opted to streamline its review. This year's recommendations are only for projects requesting funding in FY2010.

After a series of meetings to discuss and rank Capital Improvements Program (CIP) requests, the Policy Committee, in conjunction with Planning staff, is forwarding its recommendations for the Fiscal Year 2010 Capital Improvements Program to the Planning Commission. In addition to a project's ranking, the Policy Committee includes specific recommendations and comments in some instances (see below).

The staff scoring system for CIP requests emphasizes service needs and conformance to the Comprehensive Plan and other approved County plans and policies (e.g., the Parks and Recreation Master Plan). A sample scoring sheet is attached for your reference. This system generates a numerical score for each project, which is then provided to the Policy Committee for its analysis. This year the Committee decided that all projects that were repair, maintenance, refurbishment, or replacement items would not be numerically scored by staff or given priority rankings by the Policy Committee. These projects have been separated into a different spreadsheet, which has also been provided for consideration. Typically the Committee assigns high, medium, or low funding priorities to all non-maintenance capital projects. This year the Committee opted to use a numerical ranking with 1 being top priority to fund and 13 being lowest priority to fund. In assigning these rankings, the Committee used several criteria including public health and safety needs, impacts on operating expenses and efficiencies, and regulatory requirements. The attached documents contain a summary of CIP project scores, rankings, and descriptions.

Williamsburg-James City County (WJCC) Public Schools projects were broken up by the School Board into four tiers which categorize the projects as *Health and Safety Issues* (Tier I), *Growth and Maintenance* (Tier II), *Projects that support and/or enhance the learning process* (Tier III), or *Other projects important to the mission of the schools* (Tier IV). Many of the School Board projects received maintenance designation, as they called for refurbishments, repairs, or other



maintenance or safety expenditures. A copy of the WJCC Schools capital improvement program is attached.

James City Service Authority (JCSA) CIP project priorities have also been included in this packet to present a more complete view of the entire CIP. As these projects are self-funded, the Policy Committee did not review or rank JCSA projects. Likewise, the Virginia Department of Transportation's Six-Year Improvement Program (as revised and proposed February 2009) has also been included in this packet at the Committee's request, but projects were not ranked by the Committee. Note that VDOT's fiscal year 2009 funds become available for use in July 2009 and that some projects that are listed are already completed and some will require additional funding beyond 2014. Additional information regarding VDOT projects in James City County is available on <http://syip.virginiadot.org/docs/FY09-FINAL-REVISED.pdf>.

#### **RECOMMENDATION:**

The Policy Committee and Planning staff recommend that the Planning Commission approve the following FY10 Capital Improvements Program rankings to serve as a recommendation to the James City County Board of Supervisors:

1. Police Building/Law Enforcement Center Renovations
2. Water Quality
3. Warhill Community Gymnasium
4. Mobile Data Terminals
5. Warhill Crosswalk
6. Central Office/Alternative Education Center
7. AFIS Fingerprinting System
8. New Horizons Contribution
9. Jamestown Multi-Purpose Space
10. Security Card
11. Greenways/Trails
12. Warhill Facility Bays
13. Fiber Ring Investment

#### ***Specific Project Recommendations:***

- A. Warhill Community Gymnasium: Though funding for this project was pulled for the FY10 budget, the Committee felt the project was still important to consider and provided a ranking for the Board's funding considerations. Additionally, the Committee recommended that financing for the project be included in any bond offering for the Police Building/Law Enforcement Center Renovations.
- B. School Central Office/Alternative Education Center: This project was considered to be refurbishment of James Blair Middle School (JBMS) to accommodate these uses. The Committee felt that refurbishment of JBMS was preferential to constructing a new facility to house these functions and as a result would have ranked the project lower had it been considered as a brand new facility.

- C. Greenways/Trails: The lower ranking assigned to this project in this fiscal year also took into account the current economic climate of the County and the historical difficulties of private property acquisition on which trails are constructed. The Committee noted; however, that on the whole, greenways and trails are a high community priority.

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Leanne Reidenbach, Senior Planner

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Kate Sipes, Senior Planner

Attachments:

- 1.) Policy Committee Capital Improvement Program rankings (spreadsheet A)
- 2.) Capital maintenance items (spreadsheet B)
- 3.) JCC Planning staff numerical scoring sheet
- 4.) James City Service Authority CIP project priority list
- 5.) Summaries of FY09-FY13 WJCC School Board CIP Projects (under separate cover)
- 6.) Virginia Department of Transportation Six-Year Improvement Program

FY10 - CAPITAL IMPROVEMENT PROGRAM RANKING SPREADSHEET

Non-maintenance Items

ID#:	Applying Agency:	Project Name:	FY10 Requested \$	FY11 Requested \$	FY12 Requested \$	FY13 Requested \$	FY14 Requested \$	FY15 Requested \$	Total Requested \$	Planning Division's Score:	Last Year's PC Priority:	Current PC Ranking (FY10):
Group I: New Projects with FY10 Funds Requested												
A	Schools	Warhill Crosswalk	\$55,080						\$55,080	50	NEW	5
		Add raised crosswalk as pedestrian crossing to Stadium Road/Opportunity Way intersection. Requested by the principal due to the large number of students walking to and from school.										
B	Schools	Security Card	\$60,000	\$70,000	\$70,000	\$120,000	\$70,000	\$70,000	\$460,000	40	High	10
		Card access system at all major entry points for all schools, done in conjunction with the refurbishment.										
C	Schools	New Horizons	\$82,331	\$82,331	\$82,331	\$82,331			\$329,324	50	NEW	8
		Assessment for WJCC's portion of facility improvements for regional vocational/technical education facility.										
		TOTALS	\$197,411	\$152,331	\$152,331	\$202,331	\$70,000	\$70,000	\$844,404			
Group II: Projects Already Approved for FY10 Funding in FY09 Adopted Budget												
D	Public Safety	Police Building/LEC Renovations (BOS budget)	\$14,700,000						\$14,700,000	85	High	1
		Construct a new Police Department to accommodate 20-30 years of anticipated growth. Vacated LEC will be used for Fire Administration and Training, which is currently located in rented space. Funding request has increased to incorporate LEED/Green Building Design in project.										
E	Public Safety	Mobile Data Terminals	\$342,000						\$342,000	45	High	4
		Purchasing Automatic Vehicle Locator and E-Summons for Police Department. The new technologies are expected to enhance police capabilities by decreasing response time to service and computerizing traffic tickets.										
F	Public Safety	AFIS Fingerprinting System	\$95,000						\$95,000	50	High	7
		The system is expected to reduce fingerprint examination from 12 to 16 weeks down to just two hours.										
G	Gen. Svcs.	Warhill Facility Bays	\$70,000						\$70,000	60	Medium	12
		Constructs sand spreader racks and additional storage area that will increase the life of the sand spreaders, reduce man hours and reduce fuel use.										
H	Other	Water Quality	\$900,000	\$900,000	\$1,000,000	\$1,000,000			\$3,800,000	75	High	2
		Includes projects to improve County streams and water quality degraded by stormwater runoff from development.										
I	Other	Fiber Ring Investment	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$4,200,000	55	High	13
		Fiber optics network for County's Metropolitan Area Network, which may no longer be available after County Cox franchise expires on 12/31/2010										
J	Other	Greenways/Trails	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000	75	Medium	11
		Supports activities such as planning, development, and improvements of trails and greenways within the County.										
K	Schools	Jamestown Multi-Purpose Space	\$2,489,000						\$2,489,000	50	High	9
		Will add needed gym and storage space to the school.										
L	Schools	Central Office/Alt. Education Center	\$5,400,000						\$5,400,000	55	Medium	6
		Permanent facility for the Academy for Life and Learning program, as well as Central Office, Student Services, and Records Administration (new facility).										
M	Schools	Warhill Community Gym	\$0						\$0	95	High	3

FY10 - CAPITAL IMPROVEMENT PROGRAM RANKING SPREADSHEET

Non-maintenance Items												
ID#:	Applying Agency:	Project Name:	FY10 Requested \$	FY11 Requested \$	FY12 Requested \$	FY13 Requested \$	FY14 Requested \$	FY15 Requested \$	Total Requested \$	Planning Division's Score:	Last Year's PC Priority:	Current PC Ranking (FY10):
		Project removed from FY10 requests										
N	Schools	4th Middle School	\$0						\$0	60	High	NA
		New school on Jolly Pond Road. Project removed from FY10 requests because cost of construction was less than bond amount.										
O	Schools	9th Elementary School	\$0						\$0	60	High	NA
		New school on Jolly Pond Road. Project removed from FY10 requests because cost of construction was less than bond amount.										
	TOTALS		\$24,746,000	\$1,650,000	\$1,750,000	\$1,750,000	\$750,000	\$750,000	\$31,396,000			
Group III: Projects Only Requesting Funding in Outlying Fiscal Years (these have been reviewed by PC previously)												
P	Other	Greenspace/PDR		\$7,000,000		\$7,000,000			\$14,000,000	NO APP	Medium	NA
Q	Parks and Rec	Mid County Park - Parking			\$80,000				\$80,000	60	Low	NA
R	Parks and Rec	JCWCC Parking					\$500,000		\$500,000	70	High	NA
S	Parks and Rec	Freedom Park Trail						\$630,000	\$630,000	70	High	NA
T	Parks and Rec	Little Creek Boat Storage				\$50,000			\$50,000	70	Medium	NA
U	Parks and Rec	Upper County Park - Restrooms					\$250,000		\$250,000	55	Low	NA
V	Schools	Baker Parking					\$280,700		\$280,700	50	Low	NA
W	Schools	DJ Montague Parking					\$126,000		\$126,000	50	Low	NA
X	Schools	Stonehouse Bus Canopy						\$369,275	\$369,275	45	Low	NA
Y	Schools	Stonehouse Field Lighting					\$350,000		\$350,000	45	Low	NA
Z	Schools	Cooley Turf Field						\$800,000	\$800,000	50	Low	NA
AA	Schools	Toano Field Lighting					\$350,000		\$350,000	45	High	NA
BB	Schools	Jamestown Courtyard						\$1,800,000	\$1,800,000	45	Low	NA
CC	Schools	Jamestown Field Lighting					\$556,540		\$556,540	45	High	NA
DD	Schools	Lafayette Walkway						\$75,000	\$75,000	45	High	NA
EE	Schools	Lafayette Science Pavillion			\$193,200				\$193,200	45	Low	NA
FF	Schools	Storage Sheds		\$50,000	\$50,000				\$100,000	45	Low	NA
GG	Schools	Aquatic Center				\$8,000,000			\$8,000,000	35	Low	NA
	TOTALS		\$0	\$7,050,000	\$323,200	\$15,050,000	\$2,413,240	\$3,674,275	\$28,510,715			
Group IV: New Projects Only Requesting Funding in Outlying Fiscal Years (not previously reviewed by PC)												
JJ	Schools	Lafayette Multi Purpose Space						\$2,738,000	\$2,738,000	NA	NEW	NA

Spreadsheet B

FY10 - CAPITAL IMPROVEMENT PROGRAM RANKING SPREADSHEET

Maintenance/Replacement Items

ID#:	Applying Agency:	Project Name:	FY10 Requested \$	FY11 Requested \$	FY12 Requested \$	FY13 Requested \$	FY14 Requested \$	FY15 Requested \$	Total Requested \$
M1	Parks and Rec	JCWCC Renovations	\$301,000						\$301,000
M2	Public Safety	Rebuild Fire Station #4			\$3,300,000				\$3,300,000
M3	Public Safety	Fire Pumper Replacement		\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,000,000
M4	Gen. Svcs.	Drainage Improvements	\$1,200,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$5,700,000
M5	Public Safety	Fire SCBA Upgrades	\$250,000						\$250,000
M6	Gen. Svcs.	Parking/Road Overlay	\$130,000	\$166,254	\$150,000	\$151,928	\$160,000	\$160,000	\$918,182
M7	Gen. Svcs.	Building D HVAC		\$130,000					\$130,000
M8	Gen. Svcs.	Fleet Maintenance Service Truck	\$100,000						\$100,000
M9	Gen. Svcs.	Dump Truck/Sand Spreader		\$96,000					\$96,000
M10	Gen. Svcs.	Fleet Maintenance Center HVAC	\$50,000						\$50,000
M11	Public Safety	Fire Station #3 HVAC	\$50,000						\$50,000
M12	Gen. Svcs.	Jamestown Beach Campground Safety Improvements	\$191,000						\$191,000
M13	Gen. Svcs.	Jamestown Yacht Basin Safety Improvements	\$575,000						\$575,000
M14	Gen. Svcs.	Building C Replacement			\$2,300,000				\$2,300,000
M15	Public Safety	Ambulance Replacement			\$204,000	\$214,200		\$214,200	\$632,400
M16	Parks and Rec	Mid County Park - New Building			\$600,000				\$600,000
M17	Parks and Rec	Mid County Park - New Playground			\$450,000				\$450,000
M18	Parks and Rec	Mid County Park - Fencing			\$150,000				\$150,000
M19	Gen. Svcs.	Fleet Maintenance Center Roof				\$80,000			\$80,000
M20	Gen. Svcs.	EOC Roof				\$70,000			\$70,000
M21	Schools	DJ Montague Roof	\$501,600						\$501,600
M22	Schools	James Blair Kitchen Renovation		\$560,000					\$560,000
M23	Schools	Berkeley Roof	\$437,000						\$437,000
M24	Schools	Berkeley Energy Self-Management System	\$200,000						\$200,000
M25	Schools	DJ Montague HVAC	\$111,000	\$2,236,090	\$153,710				\$2,500,800
M26	Schools	Middle School Gym Lighting	\$100,000						\$100,000
M27	Schools	Berkeley Cooling Tower	\$90,000						\$90,000
M28	Schools	James Blair Refurbishment		\$1,096,732					\$1,096,732
M29	Schools	Division Resurface Parking Lots		\$139,000	\$93,000	\$90,000	\$90,000	\$90,000	\$502,000
M30	Schools	Berkeley Refurbishment	\$1,694,835						\$1,694,835
M31	Schools	Lafayette Refurbishment			\$1,571,458	\$1,546,224			\$3,117,682
M32	Schools	Toano Roof Replacement			\$900,000				\$900,000
M33	Schools	Berkeley Locker Rooms	\$527,600						\$527,600
M34	Schools	James Blair HVAC		\$186,000	\$2,700,000				\$2,886,000
M35	Schools	Lafayette Exterior Painting		\$175,000					\$175,000

Spreadsheet B

**FY10 - CAPITAL IMPROVEMENT PROGRAM RANKING SPREADSHEET**

*Maintenance/Replacement Items*

ID#:	Applying Agency:	Project Name:	FY10 Requested \$	FY11 Requested \$	FY12 Requested \$	FY13 Requested \$	FY14 Requested \$	FY15 Requested \$	Total Requested \$
M36	Schools	DJ Montague Refurbishment			\$1,292,864				\$1,292,864
M37	Schools	James River HVAC			\$3,089,900				\$3,089,900
M38	Schools	James River Roof				\$651,700			\$651,700
M39	Schools	James River Refurbishment					\$1,752,800		\$1,752,800
M40	Schools	James River Sprinkler		\$585,000					\$585,000
M41	Schools	Norge BMP		\$200,000					\$200,000
M42	Schools	Norge Sprinkler	\$150,000						\$150,000
M43	Schools	Rawls Byrd Sewer Line	\$59,400						\$59,400
M44	Schools	Stonehouse Refurbishment					\$1,556,066		\$1,556,066
M45	Schools	Berkeley HVAC	\$186,000	\$2,005,000					\$2,191,000
M46	Schools	Berkeley Softball Field		\$182,400					\$182,400
M47	Schools	Blair Field Irrigation						\$175,500	\$175,500
M48	Schools	Blair Bus Parking						\$90,648	\$90,648
M49	Schools	Cooley Lighting		\$163,000					\$163,000
M50	Schools	Cooley Renovations		\$606,000					\$606,000
M51	Schools	Cooley Fence/Gates						\$70,000	\$70,000
M52	Schools	Toano HVAC			\$2,876,500				\$2,876,500
M53	Schools	Toano Parking				\$322,000			\$322,000
M54	Schools	Toano Refurbishment						\$1,882,567	\$1,882,567
M55	Schools	Jamestown Refurbishment				\$1,644,908	\$1,644,908		\$3,289,816
M56	Schools	Jamestown Locker Rooms					\$258,870		\$258,870
M57	Schools	Jamestown Food Court				\$345,560			\$345,560
M58	Schools	Jamestown Bleachers		\$272,000					\$272,000
M59	Schools	Lafayette Field Refurbishment				\$400,800			\$400,800
M60	Schools	Lafayette HVAC				\$2,566,600			\$2,566,600
M61	Schools	Lafayette Food Court			\$276,000				\$276,000
M62	Schools	Operations HVAC		\$875,600					\$875,600
M63	Schools	Fuel Pumps						\$70,000	\$70,000
M64	Schools	Division - Technology	\$2,399,021	\$988,790	\$166,380	\$795,290	\$372,240	\$340,840	\$5,062,561
	<b>TOTALS</b>		<b>\$9,303,456</b>	<b>\$12,162,866</b>	<b>\$21,773,812</b>	<b>\$10,379,210</b>	<b>\$7,334,884</b>	<b>\$4,593,755</b>	<b>\$65,547,983</b>

## **CAPITAL IMPROVEMENTS PROGRAM RATING SYSTEM**

This is the rating system which will be used by the Planning Division in ranking all CIP projects. CIP project funding requests will become part of the Five Year Capital Improvements Program plan based on their conformity with the strategies and policies of the adopted Comprehensive Plan.

### **Rating Category:**

### **Points:**

<b>1. Implements Comprehensive Plan</b> <i>(Circle all that apply)</i>		
A.	Implements specific action:	+ 20
B.	Implements specific strategy / goal:	+10
<b>2. Project / Service Location</b> <i>(Circle A or B, or assign zero points if not applicable)</i>		
A.	Encourages development or service provision in <b><i>appropriate</i></b> areas as delineated by the Comprehensive Plan:	+10
B.	Encourages development or service provision in <b><i>inappropriate</i></b> areas as delineated by the Comprehensive Plan:	-10
<b>3. Service Needs</b> <i>(Circle A, B, or C)</i>		
A.	Meets service needs which are totally unmet as suggested by the Comprehensive Plan (particularly the public facilities and service standards, if applicable):	+10
B.	Meets service needs which are inadequate as suggested by the Comprehensive Plan (particularly the public facilities and service standards, if applicable):	+5
C.	Commits the County to an entirely new service not addressed by the Comprehensive Plan, or duplicates an existing community service:	-10
<b>4. Project Timing / Urgency</b> <i>(Circle A, B, or C)</i>		
A.	Cannot be reasonably postponed due to mandate or service / facility need:	+10
B.	Necessary within five years for anticipated needs:	+5
C.	Can be postponed for at least five years without detriment:	0
<b>5. Project Funding</b> <i>(Circle A, B, A and B, or C)</i>		
A.	Partially funded as part of previous fiscal year CIP:	+10
B.	Project will utilize Federal, State, Non-County, or Private funding sources, and / or cost will be shared as part of a regional agreement:	+5
C.	Not previously funded and does not utilize any non-County funds:	0
<b>6. Project Site Characteristics (If Applicable)</b> <i>(Circle A or B, or assign zero points if not applicable)</i>		
A.	Utilizes an existing County-owned or controlled site or facility:	+10
B.	Preserves the only potentially available, and/or most appropriate, non-County-owned site or facility for the project's future use:	+5
<b>7. Project Relationships</b> <i>(Circle A or B, or assign zero points if not applicable)</i>		
A.	Supports or improves existing facilities or services <b><i>not</i></b> addressed by the Comprehensive Plan (e. g., addressed by Tactical Plan, Master Water and Sewer Plan, Recreation Master Plan, etc.):	+10
B.	Contrary to County policy or negatively impacts other programmed projects:	-10
<b>TOTAL SCORE:</b>		

*This scoring sheet will produce a Total Score number between 0 and 95 (count any score less than zero as zero). Projects with higher scores do a better job of supporting the Comprehensive Plan.*

**JCSA PROJECTS**  
**FY 10-15 Capitial Improvements Program Priority Ranking**

<b>High Priority Projects</b>		<b>FY10-15 Totals</b>
Ironbound Road Watermain Improvements		\$664,000
DEQ Consent Order Sewer System Improvements		\$5,984,500
Desalination Plant Membrane Replacement		\$430,000
Water Supply Debt Service		\$9,878,000
Sub-Total		<u>\$16,956,500</u>

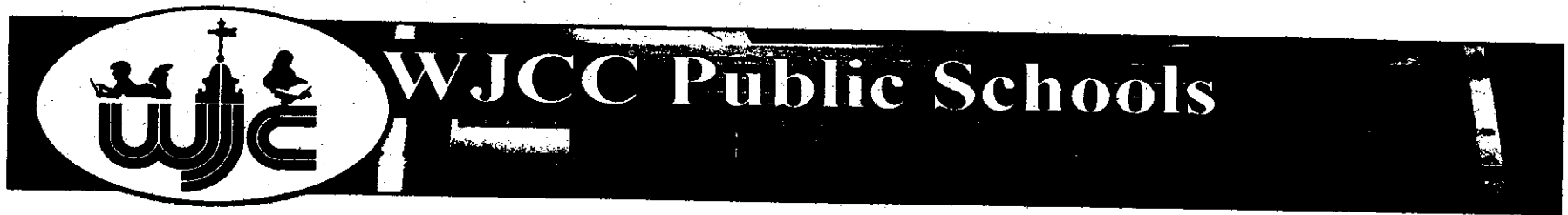
<b>Medium Priority Projects</b>		
Heavy Equipment Replacement		\$305,000
White Oaks Water Line Replacement		\$2,400,000
Sub-Total		<u>\$2,705,000</u>

<b>Low Priority Projects</b>		
Building E Heat Pump & Boiler Replacement		\$105,000
Lift Station (LS 3-8) Control Building (4888 John Tyler Highway)		\$220,000
Lift Station (LS 4-7) Control Building (4604 John Tyler Highway)		\$250,000
Lift Station (LS 5-4) Control Building (7213 Merrimac Trail)		\$250,000
Sub-Total		<u>\$825,000</u>

Total		\$20,486,500
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# CAPITAL IMPROVEMENT PLAN

## Fiscal Year 2010 - 2015



Williamsburg-James City County Public Schools  
*CIP Proposed: 2-17-2009*



WILLIAMSBURG-JAMES CITY COUNTY PUBLIC SCHOOLS    FY2010-2015 BUDGET  
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		7	CIP Review Committee Members
		8	CIP Overview
		9	CIP Budget Development Calendar
		10	Classroom Capacities and Enrollment Report
<b>B</b>	<b><i>Budget Summary</i></b>	11	CIP Summary
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		38	Blair: James Blair Middle School
		40	Blair: Cooley Field
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WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

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# **Section A**

## **INTRODUCTION**

**WILLIAMSBURG-JAMES CITY COUNTY PUBLIC SCHOOLS**

Williamsburg, Virginia

**CAPITAL IMPROVEMENT PLAN (CIP) BUDGET**

Fiscal Year 2010 - 2015

**School Board Members**

Ms. Elise Emanuel, Chair ~ Williamsburg

Mr. James Nickols, Vice Chair ~ Stonehouse District

Ms. Ruth Larson, Parliamentarian ~ Jamestown District

Dr. John Alewynse ~ Williamsburg

Mr. Joseph Fuentes ~ Powhatan District

Ms. Denise W. Koch ~ Roberts District

Ms. Mary Ann Maimone ~ Berkeley District

Dr. Gary S. Mathews ~ Superintendent

**WILLIAMSBURG-JAMES CITY COUNTY PUBLIC SCHOOLS**

Williamsburg, Virginia

**CAPITAL IMPROVEMENT PLAN ~ BUDGET**

Fiscal Years 2010 to 2015

**CIP REVIEW COMMITTEE**

**Robert Becker**  
Assistant Superintendent  
for Operations

**Byron Bishop**  
Principal  
James Blair Middle School

**Scott Burckbuchler**  
Assistant Superintendent for Finance/  
Interim Asst. Supt. for Human Resources

**Ned Cheely**  
Parks & Recreation  
James City County

**Paul Hudson**  
Parks & Recreation  
City of Williamsburg

**Kathleen Noonan**  
Principal  
Matthew Whaley Elementary School

**Brian Landers**  
Director of Technology  
Operations

**Tara Woodruff**  
Director of Accounting  
James City County

**Ed Qualtrough**  
Maintenance Supervisor  
Operations

**Alan Robertson, Chairman**  
Facilities Manager  
Operations

**Phil Serra**  
Director of Finance  
City of Williamsburg

**Anita Swinton**  
Principal  
Lafayette High School



**WILLIAMSBURG-JAMES CITY COUNTY PUBLIC SCHOOLS  
CAPITAL IMPROVEMENT PLAN ~ BUDGET  
OVERVIEW**

The School Division's Capital Improvement Budget is a part of the larger Capital Improvement Program of both James City County (County) and the City of Williamsburg (City), which essentially makes it a proposed planning document. The Capital Improvement Program (CIP), as adopted by the County Board of Supervisors and the City Council, is an indication of the capital projects that the School Division intends to pursue; the expected timing and approximate cost for each project and program area; and the anticipated levels of capital improvement financing.

Once again, the 2010-2015 Capital Improvement Budget development process was one of collaboration and inclusion. The School Board approved a budget development calendar in the early fall of 2008. The calendar outlined dates, processes, and those individuals that would be involved in developing the plan. The beginning phase of the process was to gather input from a variety of sources. At the building level, principals and teachers identified needs of the building in priority order. A committee comprised of school and central office level administrators, along with representatives from both City and County, reviewed the individual requests to determine which capital improvement program needs would be included in the proposed plan to be presented to the School Board for consideration and adoption. Once the School Division approves the plan for capital improvements, it is forwarded to the County Staff and the Board of Supervisors, as well as the City Staff and City Council. They review the Board's plans, request additional information as needed, and then incorporate those portions of the Board's CIP that are pertinent to each jurisdiction. At these levels, as well as during the School Board's involvement, changes may be made in the form of additions, deletions, or modifications to projects. The County Board and the City Council have until May to review, discuss and approve the capital budget, including the consideration of the appropriate financing necessary to support the approved projects.

A new James City County and City of Williamsburg five-year school contract was negotiated and went into effect on July 1, 2007. The funding formula used to calculate operational costs was also decided for all capital project costs approved by the governing bodies, with the exception of new schools. The funding formula for new schools will be split between James City County, 96.75% and the City of Williamsburg, 3.25%.

Once the capital projects are underway, the County, the City, and the School Division maintain the actual accounts; however, the School Division awards contracts and monitors progress. The school division is responsible for verifying that all work has been performed in conformity with contract terms. In fulfilling this responsibility, the school division relies on a combination of school division personnel, county personnel, and in some instances, outside professionals. Once the work has been reviewed, school staff then authorizes and generates payment. The School Board Finance Department then forwards reimbursement requests to the County and/or City for approved CIP-related costs. The calendar for the budget cycle is shown on the following page.

**WILLIAMSBURG-JAMES CITY COUNTY PUBLIC SCHOOLS**

Williamsburg, Virginia

**CAPITAL IMPROVEMENT PLAN (CIP) BUDGET**

**BUDGET DEVELOPMENT CALENDAR for Fiscal Years 2010 to 2015**

<b>Month</b>	<b>Activity</b>	<b>Responsibility</b>
October 2008	Develop Capital Improvement Budget Calendar	Assistant Superintendent for Finance & HR; Assistant Superintendent for Operations
	Distribute Capital Budget Development Instructions and Guidelines to Principals and Cost Center Managers	Assistant Superintendent for Operations; Facilities Manager
November 2008	Project requests submitted by Cost Center Managers	Cost Center Managers
	Review and prioritization of project requests	CIP Review Committee
Nov and Dec 2008	Scope of Work and Project Cost Estimates Prepared	Facilities Manager; Architectural/Engineering Consultant
December 2008	Review of Project Requests and Related Estimated Cost	Assistant Superintendent for Finance & HR; Assistant Superintendent for Operations; Facilities Manager
	Presentation of Proposed Capital Improvement Plan	Assistant Superintendent for Finance & HR; Assistant Superintendent for Operations
February 2009	Adoption of FY2010-2015 Capital Improvement Plan	School Board
Feb to April 2009	Review and approval of Capital Improvement Plan Budget	Appropriating Bodies

*Note: This calendar does not reflect special School Board budget development work sessions.*

# Williamsburg-James City County Public Schools K-12 Classroom Capacities & Enrollments

	Nov. 2008 Effective Capacity (1)	as of September 30th								as of September 30th				
		2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
		ENROLLMENT (Historical)								PROJECTED				
Clara Byrd Baker	630	673	687	722	772	752	752	538	550	563	570	585	597	611
Rawls Byrd	560	526	496	482	466	520	548	468	471	481	488	503	514	526
Norge	715	645	625	642	644	657	636	602	601	616	624	641	653	668
James River	540	398	372	387	434	469	456	458	459	471	475	488	498	512
Matthew Whaley	515	465	498	497	534	555	573	428	446	456	463	477	485	496
DJ Montague	590	591	612	689	738	779	830	624	609	624	633	652	663	677
Stonehouse	725	493	502	525	582	605	675	737	762	779	788	811	827	847
Matoaka	720							589	670	684	694	714	729	744
<b>TOTAL-Elementary</b>	<b>4,995</b>	<b>3,791</b>	<b>3,792</b>	<b>3,944</b>	<b>4,170</b>	<b>4,337</b>	<b>4,470</b>	<b>4,444</b>	<b>4,568</b>	<b>4,674</b>	<b>4,735</b>	<b>4,871</b>	<b>4,966</b>	<b>5,081</b>
<b>Available Capacity</b>								551	427	321	260	124	29	(86)
Toano	822	757	758	783	811	831	858	825	839	849	896	887	957	942
James Blair	644	533	580	607	583	628	658	679	640	648	685	710	731	721
Berkeley	884	720	749	816	851	876	865	823	804	814	858	890	917	905
<b>TOTAL-Middle Schools</b>	<b>2,350</b>	<b>2,010</b>	<b>2,087</b>	<b>2,206</b>	<b>2,245</b>	<b>2,335</b>	<b>2,381</b>	<b>2,327</b>	<b>2,283</b>	<b>2,311</b>	<b>2,439</b>	<b>2,487</b>	<b>2,605</b>	<b>2,568</b>
<b>Available Capacity</b>								23	67	39	(89)	(137)	(255)	(218)
Lafayette	1,314	1,391	1,418	1,478	1,536	1,624	1,663	1,266	1,099	1,091	1,077	1,065	1,064	1,104
Jamestown	1,208	1,215	1,256	1,331	1,451	1,524	1,591	1,344	1,261	1,253	1,237	1,225	1,221	1,262
Warhill	1,441							756	1,037	1,031	1,014	1,003	1,003	1,046
<b>TOTAL-High Schools</b>	<b>3,963</b>	<b>2,606</b>	<b>2,674</b>	<b>2,809</b>	<b>2,987</b>	<b>3,148</b>	<b>3,254</b>	<b>3,366</b>	<b>3,397</b>	<b>3,375</b>	<b>3,328</b>	<b>3,293</b>	<b>3,288</b>	<b>3,412</b>
<b>Available Capacity</b>								597	566	588	635	670	675	551
<b>TOTALS</b>	<b>11,308</b>	<b>8,407</b>	<b>8,553</b>	<b>8,959</b>	<b>9,402</b>	<b>9,820</b>	<b>10,105</b>	<b>10,137</b>	<b>10,248</b>	<b>10,360</b>	<b>10,502</b>	<b>10,651</b>	<b>10,859</b>	<b>11,061</b>
	Increase		146	406	443	418	285	32	428	112	142	149	208	202
	% Increase		1.7%	4.7%	4.9%	4.4%	2.9%	0.3%	4.2%	1.1%	1.4%	1.4%	2.0%	1.9%

(1) The Effective Capacity represents the "realistic and practical" number of students that the school facility can house as calculated by Moseley Architect in December 2004. Effective capacity revised (November 2006) based on the addition of Matoaka, Warhill and the Stonehouse addition.

Effective capacities were revised in November 2008 by DeJong Healy.

Note: The "boxed" areas in the projections columns indicate when projected enrollment exceeds the school's effective capacity.

**Section B**  
**BUDGET SUMMARY**

# **WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**

Fiscal Year 2009-2010 through Fiscal Year 2014-2015

					TOTAL Proposed CIP (FY10-FY15)					
Location	Description	WJCC Tier	WJCC Rank	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	
<u>Elementary</u>										
Baker	Parking	III		-	-	-	-	280,700	-	280,700
DJM	HVAC	II	2	111,000	2,236,090	153,710	-	-	-	2,500,800
DJM	Roof	II	3	501,600	-	-	-	-	-	501,600
DJM	Refurbishment	II	28	-	-	1,292,864	-	-	-	1,292,864
DJM	Additional Parking	III		-	-	-	-	126,000	-	126,000
JR	HVAC	II	21	-	-	3,089,900	-	-	-	3,089,900
JR	Roof Replacement	II	25	-	-	-	651,700	-	-	651,700
JR	Refurbishment	II	29	-	-	-	-	1,752,800	-	1,752,800
JR	Sprinkler System Replacement	II	16	-	585,000	-	-	-	-	585,000
Norge	BMP Repair	II	10	-	200,000	-	-	-	-	200,000
Norge	Sprinkler System Replacement	I	3	150,000	-	-	-	-	-	150,000
RB	Sewer Line Replacement	I	1	59,400	-	-	-	-	-	59,400
Stonehouse	Bus Loop Canopy	II	22	-	-	-	-	-	369,275	369,275
Stonehouse	Refurbishment	II	27	-	-	-	-	1,556,066	-	1,556,066
Stonehouse	Sports Field Lights	IV		-	-	-	-	350,000	-	350,000
<i>Elementary School Total</i>				\$ 822,000	\$ 3,021,090	\$ 4,536,474	\$ 651,700	\$ 4,065,566	\$ 369,275	\$ 13,466,105

# **WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**

Fiscal Year 2009-2010 through Fiscal Year 2014-2015

					TOTAL Proposed CIP (FY10-FY15)					
Location	Description	Tier	WJCC Rank	WJCC FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	
<u>Middle</u>										
Berkeley	Roof	II	4	437,000	-	-	-	-	-	437,000
Berkeley	Cooling Tower Replacement	II	5	90,000	-	-	-	-	-	90,000
Berkeley	Energy Mgmt. System	II	6	200,000	-	-	-	-	-	200,000
Berkeley	HVAC	II	7	186,000	2,005,000	-	-	-	-	2,191,000
Berkeley	Locker Rooms	II	7	527,600	-	-	-	-	-	527,600
Berkeley	Refurbishment	II	7	1,694,835	-	-	-	-	-	1,694,835
Berkeley	Softball Field Improvements	II	17	-	182,400	-	-	-	-	182,400
Blair	Kitchen Renovation	II	9	-	560,000	-	-	-	-	560,000
Blair	Refurbishment	II	9	-	1,096,732	-	-	-	-	1,096,732
Blair	HVAC	II	9	-	186,000	2,700,000	-	-	-	2,886,000
Blair	Hockey/Soccer Field/Irrig	II	12	-	-	-	-	-	175,500	175,500
Blair	Bus Parking	III		-	-	-	-	-	90,648	90,648
Cooley	Lighting	II	18	-	163,000	-	-	-	-	163,000
Cooley	Renovations	II	18	-	606,000	-	-	-	-	606,000
Cooley	Turf/field	IV		-	-	-	-	-	800,000	800,000
Cooley	Fence and Gates	II	32	-	-	-	-	-	70,000	70,000
Toano	HVAC	II	11	-	-	2,876,500	-	-	-	2,876,500
Toano	Roof Replacement	II	11	-	-	900,000	-	-	-	900,000
Toano	Parking Lot/Outfall Repair	II	23	-	-	-	322,000	-	-	322,000
Toano	Refurbishment	II	31	-	-	-	-	-	1,882,567	1,882,567
Toano	Field Lighting	IV		-	-	-	-	350,000	-	350,000
<i>Middle School Total</i>				\$ 3,135,435	\$ 4,799,132	\$ 6,476,500	\$ 322,000	\$ 350,000	\$ 3,018,715	\$18,101,782

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**

Fiscal Year 2009-2010 through Fiscal Year 2014-2015

					TOTAL Proposed CIP (FY10-FY15)					
Location	Description	WJCC Tier	WJCC Rank	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	
<u>High</u>										
Jamestown	Multi Purpose Space	II	1	2,489,000	-	-	-	-	-	2,489,000
Jamestown	Refurbishment	II	20	-	-	-	1,644,908	1,644,908	-	3,289,816
Jamestown	Enclose Cafeteria Courtyard	III		-	-	-	-	-	1,800,000	1,800,000
Jamestown	Refurbish locker rooms	III		-	-		-	258,870	-	258,870
Jamestown	Field Lights	IV		-	-	-	-	556,540	-	556,540
Jamestown	Food Court	IV		-	-	-	345,560	-	-	345,560
Jamestown	Replace JHS Bleachers	II	1	-	272,000	-	-	-	-	272,000
Lafayette	Walkway to Warhill	II	33	-	-	-	-	-	75,000	75,000
Lafayette	Multi Purpose Space	II	30	-	-	-	-	-	2,738,000	2,738,000
Lafayette	Exterior Painting	II	13	-	175,000	-	-	-	-	175,000
Lafayette	Refurbish Practice Field	II	15	-		-	400,800	-	-	400,800
Lafayette	Refurbishment	II	14	-	-	1,571,458	1,546,224	-	-	3,117,682
Lafayette	HVAC	II	24	-	-	-	2,566,600	-	-	2,566,600
Lafayette	Food Court	IV		-	-	276,000		-	-	276,000
Lafayette	Science Pavilions	IV		-	-	193,200	-	-	-	193,200
Warhill	Crosswalk	I	2	55,080	-	-	-	-	-	55,080
High School Total				\$ 2,544,080	\$ 447,000	\$ 2,040,658	\$ 6,504,092	\$ 2,460,318	\$ 4,613,000	\$18,609,148

# **WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**

Fiscal Year 2009-2010 through Fiscal Year 2014-2015

Location	Description	WJCC Tier	WJCC Rank	FY 2009-2010						TOTAL
					FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	Proposed CIP (FY10-FY15)
<u>Other</u>										
Division	Security Card Access System	I	4	60,000	70,000	70,000	120,000	70,000	70,000	460,000
Division	Gym Lighting(JB/BK/TO)	II	8	100,000	-	-	-	-	-	100,000
Division	HVAC for Operations	II	26	-	875,600	-	-	-	-	875,600
Division	Technology	III		2,399,021	988,790	166,380	795,290	372,240	340,480	5,062,201
Division	Resurface Parking Lots	III		-	139,000	93,000	90,000	90,000	90,000	502,000
Division	Storage Sheds	IV		-	50,000	50,000	-	-	-	100,000
Division	Ops Fuel Pumps & Canopy	II	19	-	-	-	-	-	70,000	70,000
Division	New Horizons Contribution	III		82,331	82,331	82,331	82,331	-	-	329,324
<i>Other Total</i>				\$ 2,641,352	\$ 2,205,721	\$ 461,711	\$ 1,087,621	\$ 532,240	\$ 570,480	\$ 7,499,125
<i>Existing Facilities Sub-Total</i>				\$ 9,142,867	\$ 10,472,943	\$ 13,515,343	\$ 8,565,413	\$ 7,408,124	\$ 8,571,470	\$ 57,676,160
<u>New Buildings</u>										
Division	CO/SS/ALL Facility	III		5,400,000	-	-	-	-	-	5,400,000
Division	Aquatic Center	III		-	-	-	8,000,000	-	-	8,000,000
<i>New Facilities Sub-Total</i>				\$ 5,400,000	\$ -	\$ -	\$ 8,000,000	\$ -	\$ -	\$ 13,400,000
TOTAL ~ Existing and New Facilities				\$ 14,542,867	\$ 10,472,943	\$ 13,515,343	\$ 16,565,413	\$ 7,408,124	\$ 8,571,470	\$ 71,076,160

For detailed information on Tier Rankings, see *Section E (Tier Reports and Refurbishment Schedules)*.

- Tier I    Health and Safety Issues
- Tier II    Growth and Maintenance
- Tier III    Projects that Support and/or Enhance the Learning Process (unranked)
- Tier IV    Other Projects Important to the Mission of our Schools (unranked)



**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

Shown below are the 2009/2010 Capital Improvement Projects in priority order that we are recommending for funding in this year's budget:

	Location	Description	2009/2010 Cost
1	Rawls Byrd	Sewer Line Replacement	\$59,400
2	Warhill	Crosswalk	\$55,080
3	Norge	Sprinkler System Replacement	\$150,000
4	Division	Technology	\$2,399,021
5	Jamestown	Multi-Purpose Space	\$2,489,000
6	Division	New Horizons Contribution	\$82,331
7	Division	Security Card Access System	\$60,000
8	Jamestown	Replace Bleachers	\$272,000
9	DJ Montague	HVAC Replacement	\$111,000
10	DJ Montague	Roof Replacement	\$501,600
11a)	Berkeley	Roof Replacement	\$437,000
11b)	Berkeley	Cooling Tower Replacement	\$90,000
11c)	Berkeley	Energy Management System	\$200,000
11d)	Berkeley	HVAC Replacement	\$186,000
11e)	Berkeley	Locker Room Refurbishment	\$527,600
11f)	Berkeley	Refurbishment	\$1,694,835
	<b>Total</b>		<b>\$9,314,867</b>

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

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**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

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**Section C**  
**PROJECT DESCRIPTIONS**  
**(existing facilities)**

## CLARA BYRD BAKER ELEMENTARY SCHOOL

3131 Ironbound Road, Williamsburg, VA 23185



• TYPE of SCHOOL	Elementary
• GRADES SERVED	Pre-K through 5
• SIZE of SITE	23.6 acres
• AREA of BUILDING	78,940 square feet
• ORIGINAL COST (Total Project Costs)	\$5,430,759
• REPLACEMENT VALUE <sup>9</sup> (Building Only)	\$6,832,274
• COMPLETION DATE (Original Building)	1989
• COMPLETION DATE (Improvements)	1992 - \$1,037,652 1999 - Walls Phase I (\$76,030) 2000 - Walls Phase II (\$599,875) 2001 - Interior Upgrades (\$311,603)
• STUDENT ENROLLMENT (9/30/2008)	550 (K-5)
• EFFECTIVE CAPACITY	630

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Clara Byrd Baker ~ Parking Project**

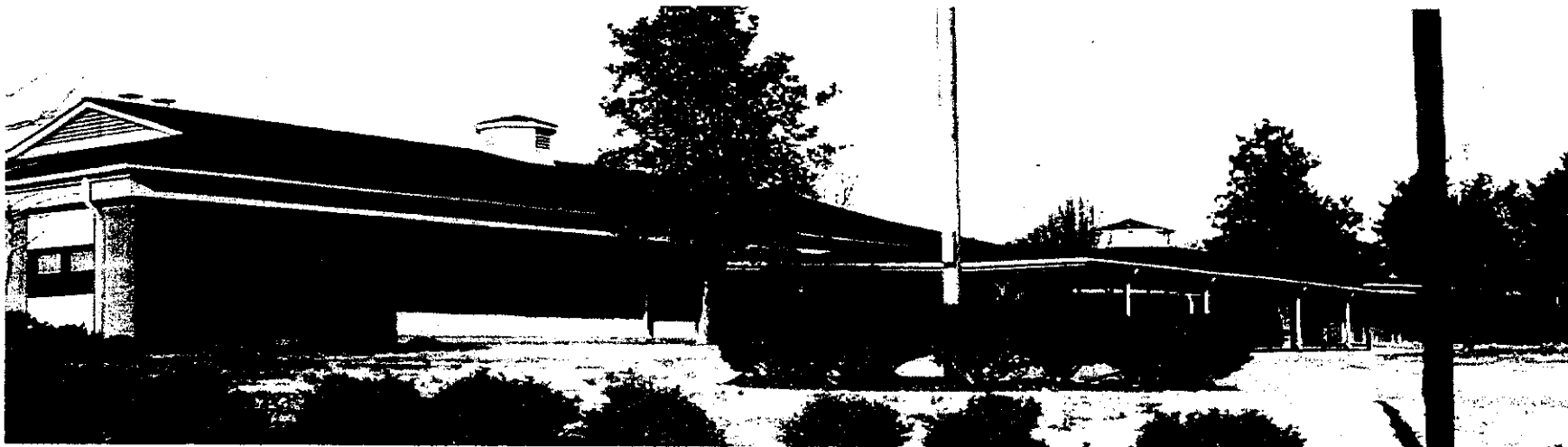
*Tier III*

School needs to expand available parking to accommodate visitors and parents. This project will add an additional 40 spaces.

<b>Parking Lot</b>	<b>Amount</b>
Design and construction (FY2013-2014)	\$280,700
<b>Total</b>	<b>\$280,700</b>

## RAWLS BYRD ELEMENTARY SCHOOL

112 Laurel Lane, Williamsburg, VA 23185



• TYPE of SCHOOL	Elementary
• GRADES SERVED	Pre-K through 5
• SIZE of SITE	12.63 acres
• AREA of BUILDING	85,084 square feet (+ 1 trailer: 960 square feet)
• ORIGINAL COST (Total Project Costs)	\$1,236,033
• REPLACEMENT VALUE (Building Only)	\$8,190,787
• COMPLETION DATE (Original Building)	1966
• COMPLETION DATE (Improvements)	1987 - Roof Replacement (\$209,833) 1988 - HVAC/Additions (\$800,845) 1990 - New HVAC/Windows (\$570,047) 1998 - Renovation (\$6,398,648) 2003 - Roof Replacement (\$260,000) 2007- Refurbishment (\$1,373,000)
• STUDENT ENROLLMENT (9/30/2008)	471 (K-5)
• EFFECTIVE CAPACITY	560

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Rawls Byrd**

**Rawls Byrd- Sewer Line Replacement**

*Tier I*

Existing terra-cotta sewer line needs to be replaced from the building and grease trap to the manhole.

<b>Sewer Line Replacement</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$59,400
<b>Total</b>	<b>\$59,400</b>



## **D. J. MONTAGUE ELEMENTARY SCHOOL**

5380 Centerville Road, Williamsburg, VA 23188



• TYPE of SCHOOL	Elementary
• GRADES SERVED	Pre-K through 5
• SIZE of SITE	21.0 acres
• AREA of BUILDING	74,460 square feet (+ 2 trailers: 5,620 square feet)
• ORIGINAL COST (Total Project Costs)	\$5,694,524
• REPLACEMENT VALUE (Building Only)	\$6,469,580
• COMPLETION DATE (Original Building)	1989
• COMPLETION DATE (Improvements)	1997 - \$294,956 1999 - Remodel (\$250,555) 2000 - Walls (\$555,875) 2002 - Hall Carpeting (\$60,500)
• STUDENT ENROLLMENT (9/30/2008)	609 (K-5)
• EFFECTIVE CAPACITY	590

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**DJ Montague ~ HVAC Project**

*Tier II ~ Rank 2*

Replace HVAC system with similar system. Part of the division replacement cycle. Includes Geothermal feasibility

<b>HVAC</b>	<b>Amount</b>
Design/start up (FY2009-2010)	\$111,000
Construction (FY2010-2011)	\$2,236,090
Construction (FY2011-2012)	\$153,710
<b>Total</b>	<b>\$2,500,800</b>

**DJ Montague ~ Roof Project**

*Tier II ~ Rank 3*

Part of the division replacement cycle. This project will involve a complete roof replacement, potentially with standing metal seam.

<b>Roof</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$501,600
<b>Total</b>	<b>\$501,600</b>

**DJ Montague ~ Parking Project**

*Tier III*

School needs to expand their available parking by approximately 40 spaces to accommodate visitors and parents.

<b>Parking Lot</b>	<b>Amount</b>
Design and construction (FY2013-2014)	\$126,000
<b>Total</b>	<b>\$126,000</b>

**DJ Montague ~ Refurbishment**

*Tier II ~ Rank 28*

Involves painting the interior as well as new carpet and tile.

This project is a part of the division refurbishment schedule.

<b>Refurbishment</b>	<b>Amount</b>
Design and construction (FY2011-2012)	\$1,292,864
<b>Total</b>	<b>\$1,292,864</b>

## JAMES RIVER ELEMENTARY SCHOOL

8901 Pocahontas Trail, Williamsburg, VA 23185



• TYPE of SCHOOL	Elementary
• GRADES SERVED	Pre-K through 5
• SIZE of SITE	24.19 acres
• AREA of BUILDING	68,000 square feet
• ORIGINAL COST (Total Project Costs)	\$9,580,711
• REPLACEMENT VALUE (Building Only)	\$6,237,706
• COMPLETION DATE (Original Building)	1993
• COMPLETION DATE (Improvements)	2002 - Interior Refurbishments (\$413,500) 2007 - Gym Roof (\$94,560)
• STUDENT ENROLLMENT (9/30/2008)	459 (K-5)
• EFFECTIVE CAPACITY	540

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**James River~ Refurbishment**

*Tier II ~ Rank 29*

Involves painting the interior as well as new carpet and tile.  
This project is part of the division refurbishment schedule.

<b>Refurbishment</b>	<b>Amount</b>
Design and construction (FY2013-2014)	\$1,752,800
<b>Total</b>	<b>\$1,752,800</b>

**James River~ Roof Project**

*Tier II ~ Rank 25*

Part of the division replacement cycle. This is a shingle roof.

<b>Roof</b>	<b>Amount</b>
Design & Construction (FY2012-2013)	\$651,700
<b>Total</b>	<b>\$651,700</b>

**James River ~ HVAC Project**

*Tier II ~ Rank 21*

Replace HVAC system with similar system. Part of the division replacement cycle. Includes funds to study possible use of a geothermal system.

<b>HVAC</b>	<b>Amount</b>
Design & Construction (FY2011-2012)	\$3,089,900
<b>Total</b>	<b>\$3,089,900</b>

**James River~Sprinkler System Project**

*Tier II, Rank 16*

Involves replacing sprinkler system in the school, bus canopy, and the recreation area.

<b>Sprinkler System Replacement</b>	<b>Amount</b>
Design and Construction (FY 2010-2011)	\$585,000
<b>Total</b>	<b>\$585,000</b>

## MATOAKA ELEMENTARY SCHOOL

4001 Brick Bat Road, Williamsburg, VA 23188



• TYPE of SCHOOL	Elementary
• GRADES SERVED	Pre-K through 5
• SIZE of SITE	40 acres
• AREA of BUILDING	91,000 square feet
• ORIGINAL COST (Total Project Costs)	\$23,884,628
• REPLACEMENT VALUE (Building Only)	\$24,000,000
• COMPLETION DATE (Original Building)	2007
• COMPLETION DATE (Improvements)	n/a
• STUDENT ENROLLMENT ( 9/30/2008)	670 (K-5)
• EFFECTIVE CAPACITY	720

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Matoaka**

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## NORGE ELEMENTARY SCHOOL

7311 Richmond Road, Williamsburg, VA 23188



● TYPE of SCHOOL	Elementary
● GRADES SERVED	Pre-K through 5
● SIZE of SITE	20.02 acres
● AREA of BUILDING	98,387 square feet (+ 2 trailers: 2,400 square feet)
● ORIGINAL COST (Total Project Costs)	\$585,000
● REPLACEMENT VALUE (Building Only)	\$8,547,502
● COMPLETION DATE (Original Building)	1967
● COMPLETION DATE (Improvements)	1994 - NEED Center: Roof (\$87,844) 1995 - Renovation (\$6,000,000) 1996 - Kindergarten Suite, Bright Beginnings, Head Start Additions (\$1,245,551) 2004 - Refurbishment (\$450,400) 2007 - Cafeteria Expansion & Kitchen Renovation (\$964,000) 2008 - Expanded Parking Area/Bus Loop (\$285,000)
● STUDENT ENROLLMENT (9/30/2008)	601 (K-5)
● EFFECTIVE CAPACITY	715

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Norge ~ Sprinkler System Project**

*Tier I ~ Rank 3*

Includes replacement of the dry sprinkler system in the original portion of the building

<b>Sprinkler System Replacement</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$150,000
<b>Total</b>	<b>\$150,000</b>

**Norge~ BMP Repair**

*Tier II, Rank 10*

Problem identified by JCC during parking lot project in 2008.

BMP(storm water basin) needs significant repairs to handle additional storm water runoff.

<b>BMP Repair</b>	<b>Amount</b>
Design and construction (FY2010-2011)	\$200,000
<b>Total</b>	<b>\$200,000</b>



## STONEHOUSE ELEMENTARY SCHOOL

3651 Rochambeau Drive, Williamsburg, VA 23188



• TYPE of SCHOOL	Elementary
• GRADES SERVED	Pre-K through 5
• SIZE of SITE	26 acres
• AREA of BUILDING	90,851 square feet (+ 8 trailers: 6,720 square feet)
• ORIGINAL COST (Total Project Costs)	\$11,288,888
• REPLACEMENT VALUE (Building Only)	\$7,180,330
• COMPLETION DATE (Original Building)	2000
• COMPLETION DATE (Improvements)	2007 - Addition of Six Classrooms (\$1,784,567.83)
• STUDENT ENROLLMENT (9/30/2008)	762 (K-5)
• EFFECTIVE CAPACITY	725

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
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**Stonehouse ~ Refurbishment**

*Tier II ~ Rank 27*

Involves painting the interior as well as new carpet and tile. This project is a part of the division refurbishment schedule.

<b>Refurbishment</b>	<b>Amount</b>
Design and construction (FY2013-2014)	\$1,556,066
<b>Total</b>	<b>\$1,556,066</b>

**Stonehouse ~ Bus Loop Canopy Project**

*Tier II ~ Rank 22*

The canopy was requested by the school staff. It will provide some protection from the elements as students load and unload from buses.

<b>Canopy</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$369,275
<b>Total</b>	<b>\$369,275</b>

**Stonehouse ~ Sports Field Lighting Project**

*Tier IV*

This project will provide lighting for the existing sports fields to extend field usage for both the schools and the community.

<b>Lighting</b>	<b>Amount</b>
Design and construction (FY2013-2014)	\$350,000
<b>Total</b>	<b>\$350,000</b>

# MATTHEW WHALEY ELEMENTARY SCHOOL

301 Scotland Street, Williamsburg, VA 23185



- TYPE of SCHOOL Elementary
- GRADES SERVED Kindergarten through 5
- SIZE of SITE 8.47 acres
- AREA of BUILDING 64,500 square feet
- ORIGINAL COST (Total Project Costs) \$400,000
- REPLACEMENT VALUE (Building Only) \$5,920,484
- COMPLETION DATE (Original Building) 1931
- COMPLETION DATE (Improvements)
  - 1988 - Chiller, Piping, Gutters (\$346,102)
  - 1997 - Roof (\$522,344)
  - 1998 - Renovations (\$5,012,149)
  - 2004 - HVAC in gym (\$219,796)
  - 2008 - Refurbishment (\$1,387,500)
- STUDENT ENROLLMENT (9/30/2008) 446
- EFFECTIVE CAPACITY 515

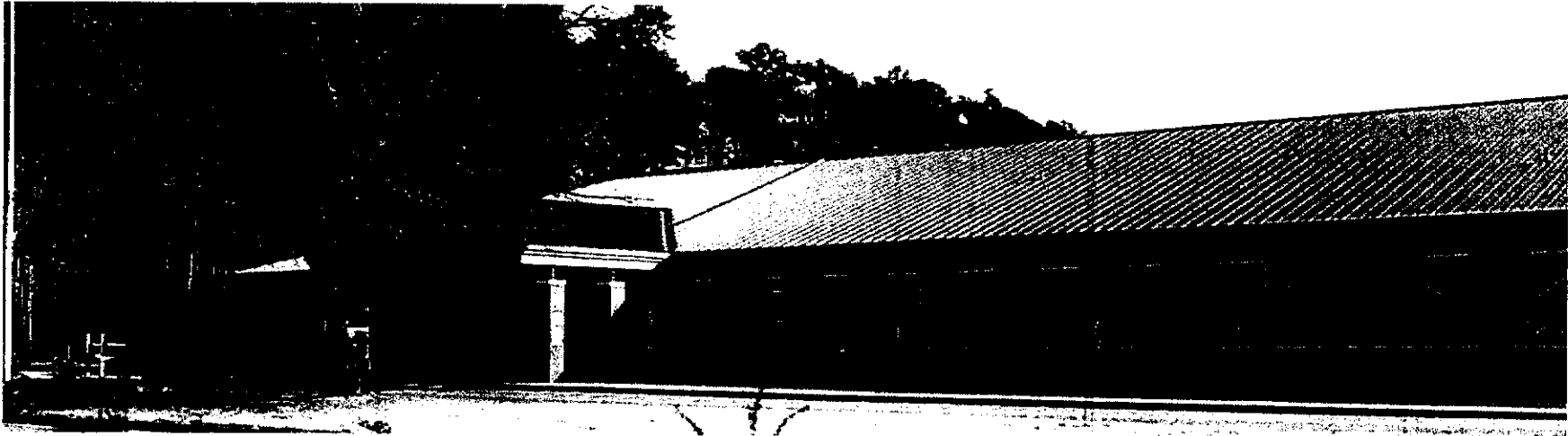
In 2004: Registered with the National Register of Historic Places, the Virginia Historic Landmark and National Historic Landmark

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

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## BERKELEY MIDDLE SCHOOL

1118 Ironbound Road, Williamsburg, VA 23185



• TYPE of SCHOOL	Middle
• GRADES SERVED	6 through 8
• SIZE of SITE	19.3 acres
• AREA of BUILDING	114,992 square feet (+ 2 trailers: 2,880 square feet)
• ORIGINAL COST (Total Project Costs)	\$1,112,356
• REPLACEMENT VALUE (Building Only)	\$11,105,342
• COMPLETION DATE (Original Building)	1966
• COMPLETION DATE (Improvements)	1989 - Conversion to Middle School (\$330,019) 1990 - Renovation (\$2,179,623) 1990 - Roof Replacement, Auditorium, Gym (\$140,889) 1999 - Addition and Renovation (\$9,287,215) 2008 - Auditorium Light and Sound System (\$220,500) 2008 - Bathroom Renovation (\$299,000)
• STUDENT ENROLLMENT (9/30/2008)	804
• EFFECTIVE CAPACITY	884

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Berkeley ~ Roof Project**

*Tier II ~ Rank 4*

This project will complete the installation of a standing metal roof on the schools (gym, cafeteria, and auditorium).

<b>Roof</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$437,000
<b>Total</b>	<b>\$437,000</b>

**Berkeley ~ HVAC Project**

*Tier II ~ Rank 7*

Replace HVAC system with similar system. Part of the division replacement cycle. Includes Geothermal feasibility review.

<b>HVAC</b>	<b>Amount</b>
Design/start up (FY2009-2010)	\$186,000
Construction (FY2010-2011)	\$2,005,000
<b>Total</b>	<b>\$2,191,000</b>

**Berkeley ~ Locker Room Project**

*Tier II ~ Rank 7*

This project will refurbish the male and female locker rooms. Includes replacement of lockers.

<b>Locker Room</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$527,600
<b>Total</b>	<b>\$527,600</b>

**Berkeley ~ Refurbishment Project**

*Tier II ~ Rank 7*

Part of the division refurbishment schedule. This project will involve painting the interior as well as new carpet and tile.

<b>Refurbishment</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$1,694,835
<b>Total</b>	<b>\$1,694,835</b>

**Berkeley ~ Cooling Tower Replacement**

*Tier II ~ Rank 5*

This project replaces a piece of equipment that is at the end of its life cycle.

<b>Cooling Tower Replacement</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$90,000
<b>Total</b>	<b>\$90,000</b>

**Berkeley ~ Energy Management Project**

*Tier II ~ Rank 6*

The replacement of this obsolete hardware will improve the energy management.

<b>Energy Management System</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$200,000
<b>Total</b>	<b>\$200,000</b>

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Berkeley- Softball Field Project**

*Tier II ~ Rank 17*

Field used for PE classes and sports. Cost includes new fencing.

<b>Softball Field Improvements</b>	<b>Amount</b>
Design and construction (FY2010-2011)	\$182,400
<b>Total</b>	<b>\$182,400</b>

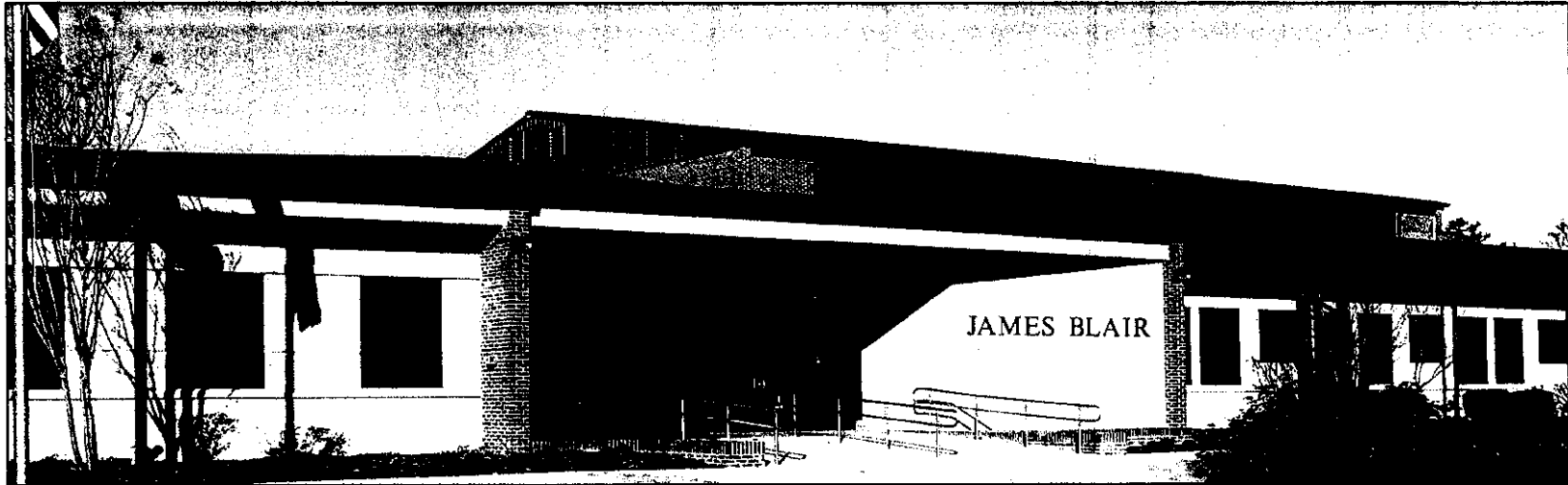
WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

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## JAMES BLAIR MIDDLE SCHOOL

117 Ironbound Road, Williamsburg, VA 23185



• TYPE of SCHOOL	Middle
• GRADES SERVED	6 through 8
• SIZE of SITE	15.0 acres
• AREA of BUILDING	89,400 square feet
• ORIGINAL COST (Total Project Costs)	\$720,022
• REPLACEMENT VALUE (Building Only)	\$8,671,800
• COMPLETION DATE (Original Building)	1955
• COMPLETION DATE (Improvements)	1989 - Conversion to Middle (\$209,928) 1990 - Renovation (\$3,485,420) 1996 - Elevator (\$127,572) 1998 - Roof, tile and paint (\$396,153) 2003 - Front Entrance Renovation (\$460,000) 2004 - HVAC in gym (\$329,056)
• STUDENT ENROLLMENT (9/30/2008)	640
• EFFECTIVE CAPACITY	644

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**

Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**James Blair ~ Kitchen Renovation**

*Tier II ~ Rank 9*

This project will completely renovate the kitchen area. The kitchen is very cramped, which makes meal preparation difficult and creates an undesirable work environment.

<b>Kitchen Renovation</b>	<b>Amount</b>
Design and construction (FY2010-2011)	\$560,000
<b>Total</b>	<b>\$560,000</b>

**James Blair ~ Hockey/Soccer Field - Irrigation Project**

*Tier II ~ Rank 12*

Upon opening of new community sports facility, it is now possible and desirable to renovate; field was damaged during use as secondary parking area. Funds included to irrigate field by possibly tying into the Cooley well.

<b>Hockey Field</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$175,500
<b>Total</b>	<b>\$175,500</b>

**James Blair ~ HVAC Project**

*Tier II ~ Rank 9*

Part of the division replacement cycle. This project will replace the HVAC system with a similar system. Includes geothermal feasibility review.

<b>HVAC</b>	<b>Amount</b>
Design/start up (FY2010-2011)	\$186,000
Construction (FY2011-2012)	\$2,700,000
<b>Total</b>	<b>\$2,886,000</b>

**James Blair ~ Refurbishment Project**

*Tier II ~ Rank 9*

Part of the division refurbishment schedule. This project will involve painting the interior as well as new carpet and tile.

<b>Refurbishment</b>	<b>Amount</b>
Design and construction (FY2010-2011)	\$1,096,732
<b>Total</b>	<b>\$1,096,732</b>

**James Blair ~ Bus Parking Project**

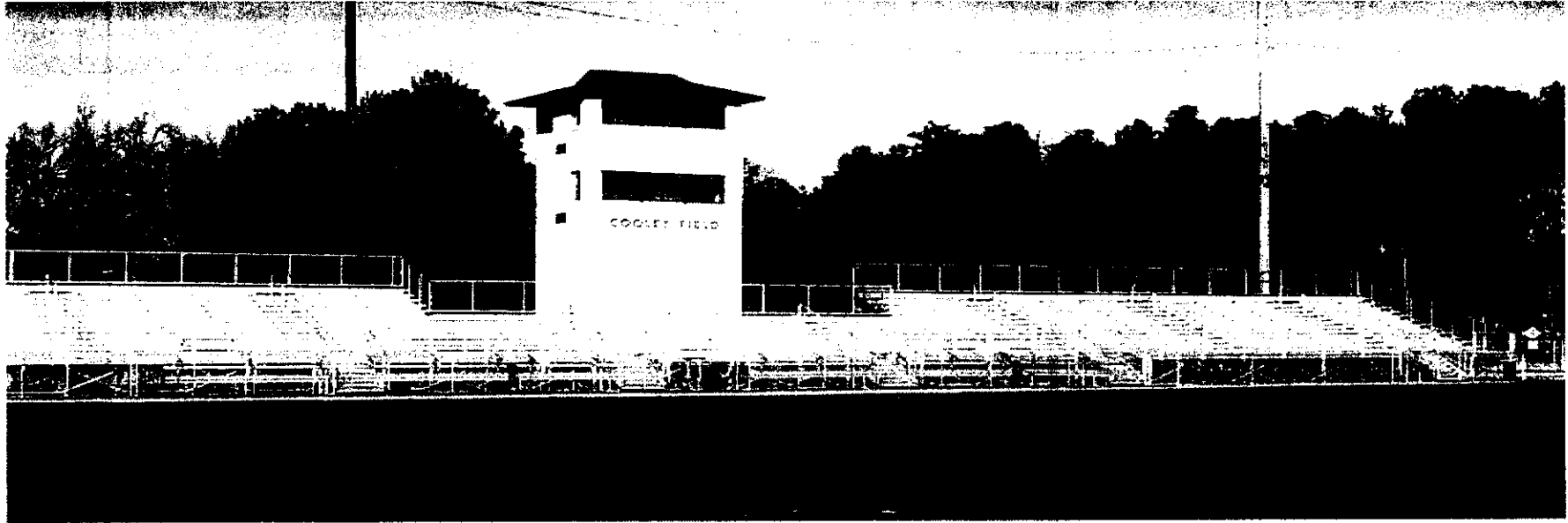
*Tier III*

This project is to completely resurface and reline the rear bus parking area. Estimate based on a 1.5 inch asphalt binder laid over milled asphalt surface. This will help alleviate overflow parking on sports fields.

<b>Parking Lot</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$90,648
<b>Total</b>	<b>\$90,648</b>

## COOLEY FIELD

Longhill Road at Ironbound Road, Williamsburg, VA 23185



• TYPE of SCHOOL	Shared (outdoor) Facility
• GRADES SERVED	7 through 12
• SIZE of SITE	10.0 acres
• AREA of BUILDING	4,315 square feet
• ORIGINAL COST (Total Project Costs)	unknown
• COMPLETION DATE (Original Building)	1954
• COMPLETION DATE (Improvements)	1992 - \$301,332
	1997 - \$94,560
	2001 - \$369,000
• STUDENT ENROLLMENT	n/a
• STUDENT CAPACITY	n/a

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Cooley Field ~ Lighting Project**

*Tier II ~ Rank 18*

This project will provide funds to purchase and install new field lighting for Cooley. Since the stadium opened in 2007, Cooley is used for JV football for all three high schools, night field hockey games and additional football games for middle schools.

<b>Lighting</b>	<b>Amount</b>
Design and construction (FY2010-2011)	\$163,000
<b>Total</b>	<b>\$163,000</b>

**Cooley Field ~ Renovation Project**

*Tier II ~ Rank 18*

This project will provide funds to replace and upgrade the scoreboard, sound, fence the field, replace the concession stands, renovate the Press Box and replace the visitor bleachers.

<b>Cooley Field</b>	<b>Amount</b>
Design and construction (FY2010-2011)	\$606,000
<b>Total</b>	<b>\$606,000</b>

**Cooley Field ~ Turf Project**

*Tier IV*

This project will provide funds to purchase and install an artificial turf field. This playing surface will extend playing time and make the field available to more teams and more sports. Even with the new stadium, 32 games were played at Cooley Field last season.

<b>Turf</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$800,000
<b>Total</b>	<b>\$800,000</b>

**Cooley Field ~ Fence & Gates Project**

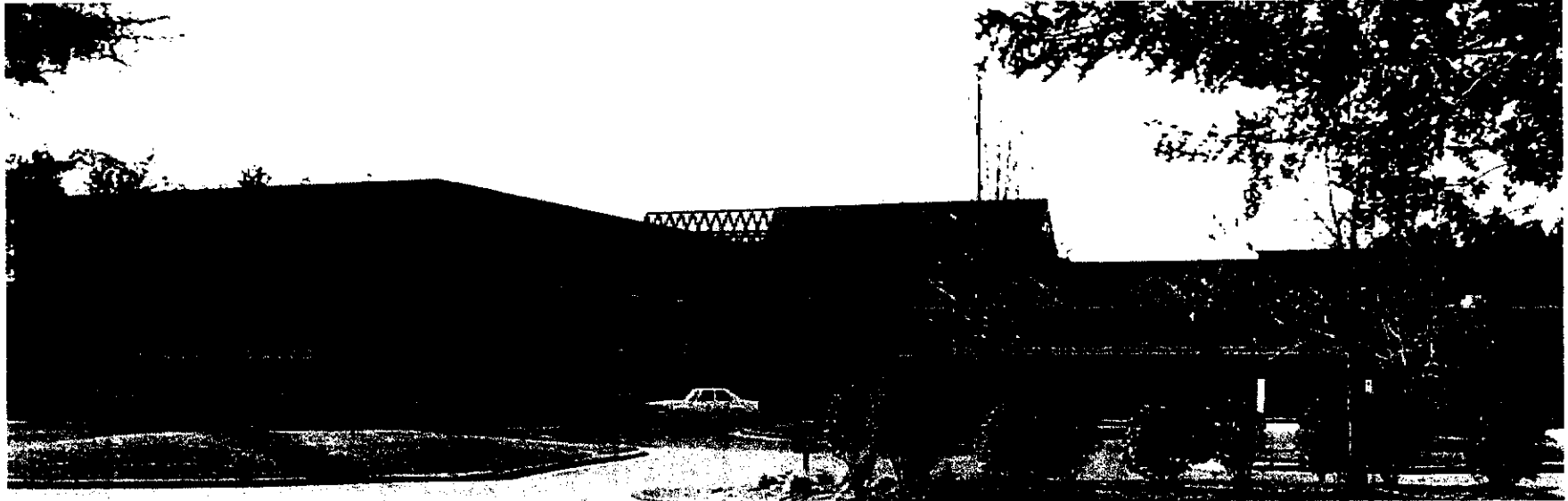
*Tier II ~ Rank 32*

This project will provide funds to replace the fence and gates at Cooley Field.

<b>Fence &amp; Gates</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$70,000
<b>Total</b>	<b>\$70,000</b>

## TOANO MIDDLE SCHOOL

7817 Richmond Road, Toano, VA 23168



• TYPE of SCHOOL	Middle
• GRADES SERVED	6 through 8
• SIZE of SITE	34.37 acres
• AREA of BUILDING	97,526 square feet (+ 2 trailers/9 classes: 8,525 square feet)
• ORIGINAL COST (Total Project Costs)	\$8,519,645
• REPLACEMENT VALUE (Building Only)	\$9,934,994
• COMPLETION DATE (Original Building)	1992
• COMPLETION DATE (Improvements)	2000 - Remodeled/walls (\$425,000) 2007 - Cafeteria Expansion (\$544,354.91) 2008 - Added 2nd entrance to parking/bus loop (\$169,299)
• STUDENT ENROLLMENT (9/30/2008)	839
• EFFECTIVE CAPACITY	822

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Toano Sports ~ Field Lighting Project**

*Tier IV*

Will provide lighting for the three existing sports fields to extend field usage for both the schools and the community.

<b>Lighting</b>	<b>Amount</b>
Design and construction (FY2013-2014)	\$350,000
<b>Total</b>	<b>\$350,000</b>

**Toano~ Parking Lot/Outfall Repair Project**

*Tier II ~ Rank 23*

Project will expand available parking to accommodate visitors and parents and repair erosion problems noted by County in the storm water basin (BMP) at rear of the site.

<b>Parking Lot/Outfall Repair</b>	<b>Amount</b>
Design and construction (FY2012-2013)	\$322,000
<b>Total</b>	<b>\$322,000</b>

**Toano~ Refurbishment**

*Tier II, Rank 31*

Part of the division refurbishment schedule. This project will involve painting the interior as well as new carpet and tile.

<b>Refurbishment</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$1,882,567
<b>Total</b>	<b>\$1,882,567</b>

**Toano- Roof Replacement Project**

*Tier II ~ Rank 11*

Part of the division replacement cycle.

<b>Roof Replacement</b>	<b>Amount</b>
Design and construction (FY2011-2012)	\$900,000
<b>Total</b>	<b>\$900,000</b>

**Toano- HVAC Replacement Project**

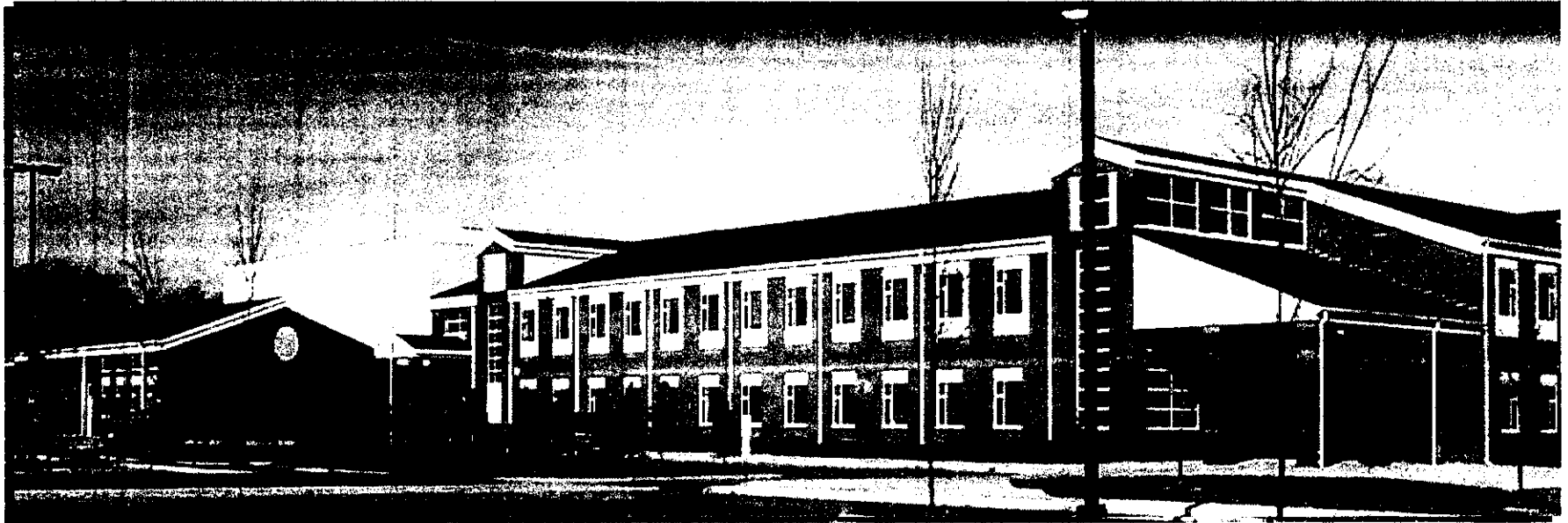
*Tier II ~ Rank 11*

Part of the division replacement cycle. Includes geothermal feasibility study.

<b>HVAC Replacement</b>	<b>Amount</b>
Design and construction (FY2011-2012)	\$2,876,500
<b>Total</b>	<b>\$2,876,500</b>

# JAMESTOWN HIGH SCHOOL

3751 John Tyler Highway, Williamsburg, VA 23185



● TYPE of SCHOOL	High
● GRADES SERVED	9 through 12
● SIZE of SITE	80.01 acres
● AREA of BUILDING	193,094 square feet (+ 2 trailers: 2,880 square feet)
● ORIGINAL COST (Total Project Costs)	\$25,645,200
● REPLACEMENT VALUE (Building Only)	\$21,809,967
● COMPLETION DATE (Original Building)	1997
● COMPLETION DATE (Improvements)	2008 - Gym Lighting Replacement (\$60,000)
● STUDENT ENROLLMENT (9/30/2008)	1,261
● EFFECTIVE CAPACITY	1,208

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Jamestown ~ Multi Purpose Space Project**

*Tier II ~ Rank 1*

This project will add badly needed gym and storage space to the school. This will enhance both the physical education and sports programs.

<b>Multipurpose Space</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$2,489,000
<b>Total</b>	<b>\$2,489,000</b>

**Jamestown ~ Refurbish Locker Rooms**

*Tier III*

This project will redo gym/sports locker rooms and install a new training room floor.

<b>Locker Rooms</b>	<b>Amount</b>
Design and construction (FY2013-2014)	\$258,870
<b>Total</b>	<b>\$258,870</b>

**Jamestown ~ Food Court Project**

*Tier IV*

This project will redesign the existing cafeteria area into a food court, similar to the one at Warhill.

<b>Food Court</b>	<b>Amount</b>
Design and construction (FY2012-2013)	\$345,560
<b>Total</b>	<b>\$345,560</b>

**Jamestown ~ Refurbishment Project**

*Tier II ~ Rank 20*

Involves interior painting, new carpet and tile. To be done over two years. Part of the division refurbishment schedule.

<b>Refurbishment</b>	<b>Amount</b>
Design and start up (FY2012-2013)	\$1,644,908
Construction (FY2013-2014)	\$1,644,908
<b>Total</b>	<b>\$3,289,816</b>

**Jamestown ~ Sports Field Lighting Project**

*Tier IV*

This project will provide lighting for the four existing sports fields to extend field usage for both the schools and the community.

<b>Lighting</b>	<b>Amount</b>
Design and construction (FY2013-2014)	\$556,540
<b>Total</b>	<b>\$556,540</b>

**Jamestown~ Cafeteria Courtyard Project**

*Tier III*

This project will add some 7,500 square feet of usable space and will bring the school more in line with available cafeteria/commons space at Lafayette and Warhill.

<b>Enclose Courtyard and Commons</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$1,800,000
<b>Total</b>	<b>\$1,800,000</b>



**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Jamestown ~ Bleacher Project**

*Tier II ~ Rank 1*

1,200 seats in two sets of contoured molded plastic seats with electric traction.

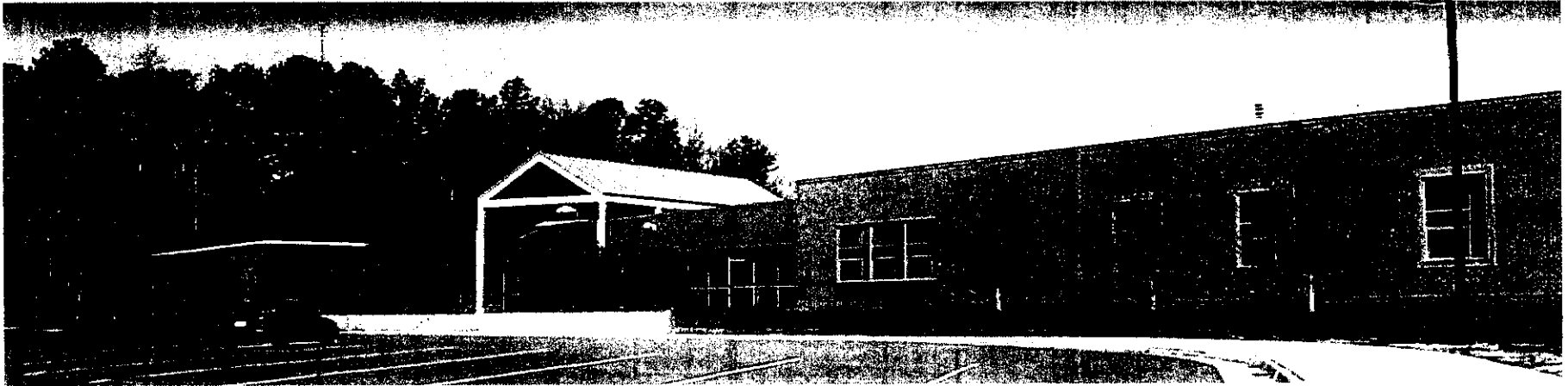
<b>Bleacher Replacement</b>	<b>Amount</b>
Design and construction (FY2010-2011)	\$272,000
<b>Total</b>	<b>\$272,000</b>

WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

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# LAFAYETTE HIGH SCHOOL

4460 Longhill Road, Williamsburg, VA 23188



• TYPE of SCHOOL	High
• GRADES SERVED	9 through 12
• SIZE of SITE	50 acres
• AREA of BUILDING	202,500 square feet (+ 4 trailers: 5,760 square feet)
• ORIGINAL COST (Total Project Costs)	\$3,994,012
• REPLACEMENT VALUE (Building Only)	\$22,839,975
• COMPLETION DATE (Original Building)	1973
• COMPLETION DATE (Improvements)	1990 - Roof Replacement (\$783,987) 1993 - HVAC System (\$1,780,743) 1997 - Phase I Renovation (\$12,818,838) 1997 - Re-roof (\$692,174) 1997 - Phase II Renovation (\$2,716,512) 2003 - HVAC in gym (\$238,069) 2004 - Gym floor and bleachers (\$300,102) 2008 - Sewer Replacement (\$67,000)
• STUDENT ENROLLMENT (9/30/2008)	1,099
• EFFECTIVE CAPACITY	1,314

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Lafayette ~ Exterior Painting Project**

*Tier II ~ Rank 13*

Exterior needs repair/painting-second year of refurbishment.

<b>Painting</b>	<b>Amount</b>
Design and construction (FY2010-2011)	\$175,000
<b>Total</b>	<b>\$175,000</b>

**Lafayette ~ Multi-Purpose Space Project**

*Tier II ~ Rank 30*

This project will add gym and storage space to the school. This will enhance both the physical education and sports programs.

<b>Multi-Purpose Space</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$2,738,000
<b>Total</b>	<b>\$2,738,000</b>

**Lafayette ~ Refurbish Practice Field Project**

*Tier II ~ Rank 15*

Existing football practice field badly in need of repair. Estimate includes cost of regrading, reseeding, irrigation improvements, and lighting.

<b>Practice Field</b>	<b>Amount</b>
Design and construction (FY2012-2013)	\$400,800
<b>Total</b>	<b>\$400,800</b>

**Lafayette ~ HVAC Replacement Project**

*Tier II ~ Rank 24*

Part of the division replacement schedule. Includes geothermal feasibility study.

<b>Refurbishment</b>	<b>Amount</b>
Design and construction (FY2012-2013)	\$2,566,600
<b>Total</b>	<b>\$2,566,600</b>

**Lafayette ~ Food Court Project**

*Tier IV*

Redesign existing cafeteria area into food court, similar to Warhill.

<b>Food Court</b>	<b>Amount</b>
Design and construction (FY2011-2012)	\$276,000
<b>Total</b>	<b>\$276,000</b>

**Lafayette ~ Science Pavilions Project**

*Tier IV*

Provides 2 science pavilions at rear marshy area between LHS & Warhill Sports Complex; headwaters of Powhatan Creek for science curriculum.

<b>Science Pavilion</b>	<b>Amount</b>
Design and construction (FY2011-2012)	\$193,200
<b>Total</b>	<b>\$193,200</b>

**Lafayette ~ Walkway to Warhill Project**

*Tier II ~ Rank 33*

Provide link between LHS and Warhill Sports Complex; to connect to new walking trail; allow student access to sports fields. Local residents may utilize access. Main cost: 200' boardwalk across wetlands.

<b>Walking Path</b>	<b>Amount</b>
Design and construction (FY2014-2015)	\$75,000
<b>Total</b>	<b>\$75,000</b>

**Lafayette ~ Refurbishment Project**

*Tier II ~ Rank 14*

Part of the division refurbishment schedule. This project will involve painting the interior as well as new carpet and tile.

<b>Refurbishment</b>	<b>Amount</b>
Design and start up (FY2011-2012)	\$1,571,458
Construction (FY2012-2013)	\$1,546,224
<b>Total</b>	<b>\$3,117,682</b>

## WARHILL HIGH SCHOOL

4615 Opportunity Way, Williamsburg, VA 23188



● TYPE of SCHOOL	High
● GRADES SERVED	9 through 12
● SIZE of SITE	54.5 acres
● AREA of BUILDING	240,000 square feet
● ORIGINAL COST (Total Project Costs)	\$45,353,642
● REPLACEMENT VALUE (Building Only)	\$45,000,000
● COMPLETION DATE (Original Building)	2007
● COMPLETION DATE (Improvements)	n/a
● STUDENT ENROLLMENT (9/30/2008)	1,037
● EFFECTIVE CAPACITY	1,441

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Warhill- Crosswalk Project**

*Tier 1 ~ Rank 2*

Requested by the principal due to the large number of students walking to and from school.

<b>Crosswalk</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$55,080
<b>Total</b>	<b>\$55,080</b>

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Division's Gym Lighting Project**

*Tier II ~ Rank 8*

This project will repair/upgrade existing lighting at Blair, Berkeley, and Toano to provide minimal lighting levels suggested for competitive play. These gyms are used extensively by the schools and the community.

<b>Gym Lighting</b>	<b>Amount</b>
Design and construction (FY2009-2010)	\$100,000
<b>Total</b>	<b>\$100,000</b>

**Operations HVAC Project**

*Tier II ~ Rank 26*

Part of the division replacement schedule.

<b>Operations HVAC</b>	<b>Amount</b>
Design and construction (2010-2011)	\$875,600
<b>Total</b>	<b>\$875,600</b>

**Security Card Access System Project**

*Tier I ~ Rank 4*

This project will provide for a card access system at all major entry points for all schools, done in conjunction with the refurbishment

<b>Security Card Access System</b>	<b>Amount</b>
FY 2009-2010	\$60,000
FY 2010-2011	\$70,000
FY 2011-2012	\$70,000
FY 2012-2013	\$120,000
FY 2013-2014	\$70,000
FY 2014-2015	\$70,000
<b>Total</b>	<b>\$460,000</b>

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Division Storage Shed Project**

*Tier IV*

This will provide needed custodial and maintenance storage space at identified schools.

<b>Storage Sheds</b>	<b>Amount</b>
FY 2010-2011	\$50,000
FY 2011-2012	\$50,000
<b>Total</b>	<b>\$100,000</b>

**Resurface Parking Lot Project**

*Tier III*

This project will provide funds resurface/slurry all 14 schools over the next six years.

<b>Parking Lot Refurbishing</b>	<b>Amount</b>
FY 2010-2011	\$ 139,000
FY 2011-2012	\$ 93,000
FY 2012-2013	\$ 90,000
FY 2013-2014	\$ 90,000
FY 2014-2015	\$ 90,000
<b>Total</b>	<b>\$ 502,000</b>

**Operations Fuel Pumps & Canopy Project**

*Tier II, Rank 19*

This project will provide funds to replace the fuel pumps and canopy at the Operations Center.

<b>Replace Fuel Pumps &amp; Canopy</b>	<b>Amount</b>
Design & Construction (FY2014-2015)	\$ 70,000
<b>Total</b>	<b>\$ 70,000</b>



**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**

Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Division's Technology Upgrade Project (FY 2010-2015)**

*Tier III*

Technology component includes installation of ITS (Instructional Technology Standard) - such as projectors, wireless equipment, servers, digital media systems, background items, and student computing (laptops, desktops) in all classrooms. See Technology schedule for details of replacement items.

<b>Technology</b>	<b>Amount</b>
FY 2009-2010	\$2,399,021
FY 2010-2011	\$988,790
FY 2011-2012	\$166,380
FY 2012-2013	\$795,290
FY 2013-2014	\$372,240
FY 2014-2015	\$340,480
<b>Total</b>	<b>\$5,062,201</b>

**New Horizons Contribution Project**

*Tier III*

This is our portion of the New Horizons capital contribution.

<b>New Horizons Contribution</b>	<b>Amount</b>
FY 2009-2010	\$82,331
FY 2010-2011	\$82,331
FY 2011-2012	\$82,331
FY 2012-2013	\$82,331
<b>Total</b>	<b>\$329,324</b>

**Section D**  
**PROJECT DESCRIPTIONS**  
**(new facilities)**

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**ALL /Central Office/Student Services Building Project**

This project will provide a permanent facility for the Academy for Life and Learning program, as well as Central Office, Student Services, and Records Administration.

<b>ALL Facility Project</b>	<b>Amount</b>
Design and Construction (FY2009-2010)	\$5,400,000
<b>Total</b>	<b>\$5,400,000</b>

**Division's Aquatic Center Project**

*Tier IV*

This project would construct a 50 meter indoor pool to be used by all schools, school swim teams, and general community. Possibly could be constructed as a part of the 4th high school.

<b>Aquatic Center</b>	<b>Amount</b>
Design and construction (FY2012-2013)	\$8,000,000
<b>Total</b>	<b>\$8,000,000</b>

**Section E**  
**TIER REPORTS and REFURBISHMENT SCHEDULE**

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Tier I**  
**Health and Safety Issues**

<u>Location</u>	<u>Project</u>	<u>Year</u>	<u>Amount</u>	<u>Rank</u>
Rawls Byrd	Sewer Line Replacement	2009-2010	\$ 59,400	1
Warhill	Crosswalk	2009-2010	55,080	2
Norge	Sprinkler System Replacement	2009-2010	150,000	3
Division	Security Card Access System	2009-2010	60,000	4
	Security Card Access System- Phase II	2010-2011	70,000	
	Security Card Access System- Phase III	2011-2012	70,000	
	Security Card Access System- Phase IV	2012-2013	120,000	
	Security Card Access System- Phase V	2013-2014	70,000	
	Security Card Access System- Phase VI	2014-2015	70,000	
<b>Total</b>			<b>\$ 724,480</b>	

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Tier II**  
**Growth and Maintenance**

<u>Location</u>	<u>Project</u>	<u>Year</u>	<u>Amount</u>	<u>Rank</u>
Jamestown	Multi-Purpose Space	2009-2010	\$ 2,489,000	1
Jamestown	Replace Bleachers	2010-2011	272,000	1
DJ Montague	HVAC (Phase I)	2009-2010	111,000	2
DJ Montague	HVAC (Phase II)	2010-2011	2,236,090	2
DJ Montague	HVAC	2011-2012	153,710	2
DJ Montague	Roof	2009-2010	501,600	3
Berkeley	Roof	2009-2010	437,000	4
Berkeley	Cooling Tower Replacement	2009-2010	90,000	5
Berkeley	Energy Management System	2009-2010	200,000	6
Berkeley	HVAC (Phase I)	2009-2010	186,000	7
Berkeley	HVAC (Phase II)	2010-2011	2,005,000	7
Berkeley	Refurbishment	2009-2010	1,694,835	7
Berkeley	Locker Rooms	2009-2010	527,600	7
Division	Gym Lighting at Blair, Berkeley, and	2009-2010	100,000	8
Blair	Kitchen Renovation	2010-2011	560,000	9
Blair	Refurbishment	2010-2011	1,096,732	9
Blair	HVAC (Phase I)	2010-2011	186,000	9
Blair	HVAC (Phase II)	2011-2012	2,700,000	9
Norge	BMP Repair	2010-2011	200,000	10
Toano	HVAC	2011-2012	2,876,500	11
Toano	Roof	2011-2012	900,000	11
Blair	Hockey/Soccer Field Irrigation	2014-2015	175,500	12
Lafayette	Exterior Painting	2010-2011	175,000	13
Lafayette	Refurbishment (Phase I)	2011-2012	1,571,458	14
Lafayette	Refurbishment (Phase II)	2012-2013	1,546,224	14
Lafayette	Refurbish Practice Field	2012-2013	400,800	15
James River	Sprinkler System Replacement	2010-2011	585,000	16

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Tier II**

**Growth and Maintenance**

Berkeley	Softball Field Improvements	2010-2011	182,400	17
Cooley	Lighting	2010-2011	163,000	18
Cooley	Renovations	2010-2011	606,000	18
Division	Operations Fuel Pumps and Canopy	2014-2015	70,000	19
Jamestown	Refurbishment (Phase I)	2012-2013	1,644,908	20
Jamestown	Refurbishment (Phase II)	2013-2014	1,644,908	20
James River	HVAC	2011-2012	3,089,900	21
Stonehouse	Bus Loop Canopy	2014-2015	369,275	22
Toano	Parking Lot/Outfall Repair	2012-2013	322,000	23
Lafayette	HVAC	2012-2013	2,566,600	24
James River	Roof	2012-2013	651,700	25
Division	Operations HVAC	2010-2011	875,600	26
Stonehouse	Refurbishment	2013-2014	1,556,066	27
DJ Montague	Refurbishment	2011-2012	1,292,864	28
James River	Refurbishment	2013-2014	1,752,800	29
Lafayette	Multi-Purpose Space	2014-2015	2,738,000	30
Toano	Refurbishment	2014-2015	1,882,567	31
Cooley	Fence and Gates	2014-2015	70,000	32
Lafayette	Walkway to Warhill	2014-2015	75,000	33
<b>Total</b>			<b>\$ 45,530,637</b>	

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**

Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Tier III**

**Projects that Support and/or Enhance the Learning Process (unranked)**

<u>Location</u>	<u>Project</u>	<u>Year</u>	<u>Amount</u>
CB Baker	Parking Expansion	2013-2014	\$ 280,700
DJ Montague	Parking Expansion	2013-2014	126,000
James Blair	Bus Parking	2014-2015	90,648
Jamestown	Enclose Cafeteria Courtyard	2014-2015	1,800,000
Jamestown	Refurbish Locker Rooms	2013-2014	258,870
Division	Technology (Grades 3-5 and GAITE)	2009-2010	2,399,021
Division	Technology (Grades K-2)	2010-2011	988,790
Division	Technology (Year 1 of Tech Refresh)	2011-2012	166,380
Division	Technology (Year 2 of Refresh)	2012-2013	795,290
Division	Technology (Year 3 of Refresh)	2013-2014	372,240
Division	Technology (Year 4 of Refresh)	2014-2015	340,480
Division	Resurface Parking Lots (Year 1)	2010-2011	139,000
Division	Resurface Parking Lots (Year2)	2011-2012	93,000
Division	Resurface Parking Lots (Year 3)	2012-2013	90,000
Division	Resurface Parking Lots (Year 4)	2013-2014	90,000
Division	Resurface Parking Lots (Year 5)	2014-2015	90,000
Division	New Horizons Contribution (Year 1)	2009-2010	82,331
Division	New Horizons Contribution (Year 2)	2010-2011	82,331
Division	New Horizons Contribution (Year 3)	2011-2012	82,331
Division	New Horizons Contribution (Year 4)	2012-2013	82,331
Division	ALL/Student Services/Central Office	2009-2010	5,400,000
Division	Aquatic Center	2012-2013	8,000,000
	<b>Total</b>		<b>\$21,849,743</b>



**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**Tier IV**

**Other Projects Important to the Mission of our Schools (unranked)**

<u><b>Location</b></u>	<u><b>Project</b></u>	<u><b>Year</b></u>	<u><b>Amount</b></u>
Stonehouse	Sports Field Lights	2013-2014	\$ 350,000
Toano	Field Lighting	2013-2014	350,000
Cooley	Turf Field	2014-2015	800,000
Jamestown	Field Lights	2013-2014	556,540
Jamestown	Food Court	2012-2013	345,560
Lafayette	Food Court	2011-2012	276,000
Lafayette	Science Pavilions	2011-2012	193,200
Division	Storage Sheds (Year 1)	2010-2011	50,000
Division	Storage Sheds (Year 2)	2011-2012	50,000
	<b>Total</b>		<b>\$ 2,971,300</b>

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**REFURBISHMENT of SCHOOLS**

Typically, refurbishment includes painting the interior of the building and replacing all the carpet and vinyl floor tile. Depending on need, other items are added, such as painting the exterior of the school, refinishing doors, replacing bathroom fixtures, etc. The goal is to do all the needed work at one time and reduce interference with the instructional program. The refurbishment schedule is based on the age of the building. However, the Operations staff and CIP Review Committee discuss this sequence every year and make modifications if necessary.

<b>Refurbishment Schedule</b>	<b><u>Year</u></b>	<b><u>School</u></b>
	2009	Berkeley
	2010	James Blair
	2011	DJ Montague and Lafayette
	2012	Jamestown
	2013	Stonehouse and James River
	2014	Toano
	2015	Clara Byrd Baker
	2016	Norge and Matoaka
	2017	Warhill
	2018	Rawls Byrd and Matthew Whaley
	2019	Berkeley
	2020	James Blair
	2021	DJ Montague and Lafayette
	2022	Jamestown

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**ROOF REPLACEMENT SCHEDULE**

<u>Year</u>	<u>School</u>
2009	Clara Byrd Baker , DJ Montague, and Berkeley
2012	Toano
2013	James River
2016	Lafayette and Norge
2017	Jamestown and Matthew Whaley
2018	James Blair and Rawls Byrd
2019	Berkeley
2020	Stonehouse

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

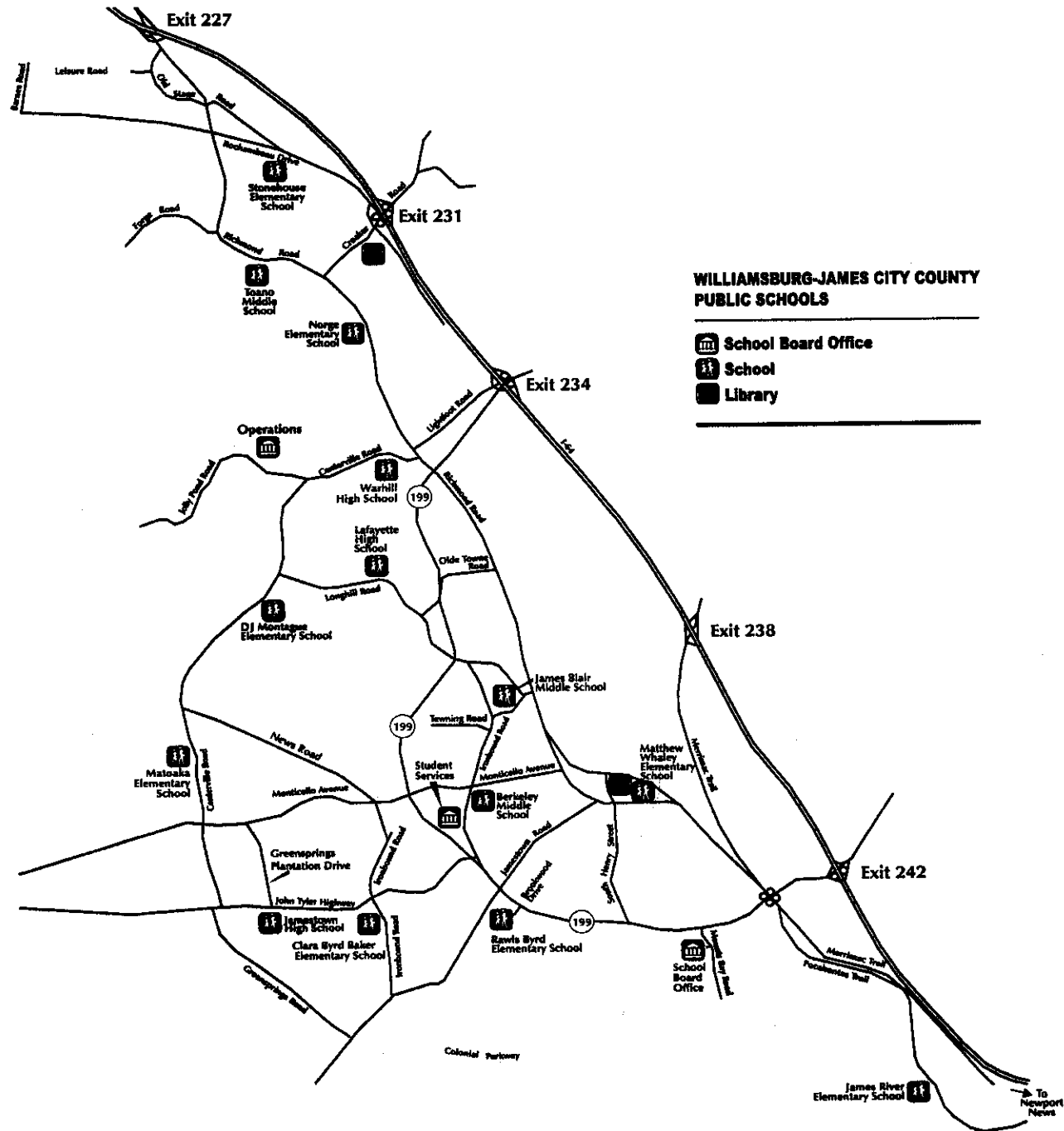
**HVAC REPLACEMENT SCHEDULE**

<u>Year</u>	<u>School</u>
2009	CB Baker and DJ Montague
2014	Blair and Berkeley
2016	Toano, Operations, and Cooley Field
2017	James River and Lafayette
2019	Norge
2021	Jamestown
2022	Rawls Byrd and Matthew Whaley
2023	Berkeley Addition
2024	Stonehouse

**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

**TECHNOLOGY REFRESH SCHEDULE**

<b><u>Year</u></b>	<b><u>School</u></b>
2009	ITS installation Grades 3-5; GAITE hardware installation
2010	ITS installation Grades K-2
2011	Matoaka and Warhill laptop refresh
2012	James River, James Blair, Toano, Berkeley, Lafayette, Jamestown laptop refresh
2013	Elementary schools laptop refresh (except James River)
2014	Matoaka and Warhill classroom hardware upgrade
2015	Matoaka and Warhill laptop refresh; James River, James Blair, Toano, Berkeley, Lafayette, Jamestown classroom hardware upgrade
2016	James River, James Blair, Toano, Berkeley, Lafayette, Jamestown laptop refresh; Elementary school (less James River) classroom hardware upgrade
2017	Elementary schools laptop refresh (except James River)



**WJCC Public Schools: 6-Year Capital Improvement Plan (CIP) Budget**  
Fiscal Year 2009-2010 through Fiscal Year 2014-2015

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**VDOT Six-Year Improvement Program (revised Feb. 2009)**

UPC#:	Project Name:	Previous Allocations	FY09 Allocated \$	FY10 Allocated \$	FY11 Allocated \$	FY12 Allocated \$	FY13 Allocated \$	FY14 Allocated \$	Total \$
67912	Rte 64- Pavement Rehab at Selected Locations	\$31,078,000	\$462,000	\$0	\$0	\$0	\$0	\$0	\$31,540,000
67637	Rte 5- Install Pedestrian X-ing and Curbcut Ramps	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
71883	Rte 5- Bridge Replacement	\$3,478,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,478,000
77065	Rte 5- Install Right Turn Lane from NB Rte 615 onto EB Rte 5	\$500,000	\$0	\$300,000	\$0	\$0	\$0	\$0	\$800,000
13496	Rte 60- Relocation and Upgrading	\$18,732,000	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$19,732,000
65191	Rte 199- Jamestown Corridor- Parallel Lane Segment 1	\$16,412,000	\$0	\$0	\$0	\$0	\$0	\$0	\$16,412,000
65273	Rte 199- Parallel Lane Segment 2	\$10,221,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,221,000
82961	Add Left and Right Turn Lanes on Monticello Ave, Ironbound Rd.	\$0	\$200,000	\$660,000	\$0	\$0	\$0	\$0	\$860,000
17633	Bikeway/Pedestrian Rte 60 and Croaker Rd.	\$78,000	\$200,000	\$930,000	\$0	\$0	\$0	\$0	\$1,208,000
87944	Mooretown Rd. Bikeway (Airport Rd to Raintree Way)	\$0	\$0	\$512,000	\$0	\$0	\$0	\$0	\$512,000
13719	Rte 612/Longhill Rd Trail (Centerville Rd. to Rte 199)	\$960,000	\$0	\$0	\$0	\$0	\$0	\$0	\$960,000
67584	Rte 612- Install Pedestrian Crossing and Curb Cut Ramp	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
71617	Rte 612- Paved Shoulder along Longhill Rd.	\$226,000	\$0	\$0	\$0	\$0	\$0	\$0	\$226,000
50057	Rte 615- Reconstruct Ironbound Rd to 4 Lanes	\$12,612,000	\$1,021,000	\$451,000	\$453,000	\$454,000	\$454,000	\$455,000	\$15,900,000
71616	Rte 615- Paved Shoulder along Ironbound Rd and Rte 681	\$3,114,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,114,000
83462	Construct Shoulder Bikeway along Airport Rd. (Richmond Rd. to Mooretown Rd.)	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
T193	JCC Transit Shopping Circulator	\$277,000	\$0	\$0	\$0	\$0	\$0	\$0	\$277,000
T4223	Newport News/JCC Employee Connection, Ph 2	\$0	\$98,000	\$0	\$0	\$0	\$0	\$0	\$98,000
85554	Jamestown 2007 Transportation System	\$1,334,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,334,000



PLANNING DIRECTOR'S REPORT  
March 2009

This report summarizes the status of selected Planning Division activities during the past month.

- **New Town.** The Design Review Board did not hold a meeting in February; however, the following administrative approvals were made via e-mail: signage for the Baker's Crust, subdivision plat to create three lots on the front portion of Settler's Market (at the corner of Monticello and Route 199), and final building elevations for Buffalo Wild Wings on Main Street.
- **Policy Committee Meetings.** The Policy Committee met on February 11 and 18 to discuss and prioritize Capital Improvement Program projects for FY10. The results of these meetings are included in this month's PC packet for full consideration. The Committee also held a meeting on February 23 to prepare for the Commission's joint worksession with the Board of Supervisors on February 24. The meeting is scheduled for March 11 at 5:30 p.m. in the Building A large conference room. Topics include ordinance amendments for gas station signage, inoperable vehicles, and outlet mall parking.
- **Worksessions.** The Planning Commission held a joint worksession with the Board of Supervisors on February 24 to present recommendations for changes to the Capital Improvements Program. The Board's next worksession is scheduled for March 24 at 4 p.m. Topics currently on the agenda include the Shaping Our Shores Master Plan and the Parks and Recreation Master Plan.
- **Steering Committee.** The Steering Committee continues to hold weekly meetings in the Board Room-Building F. During the month of February, the Steering Committee discussed Public Facilities, Housing, and Economic Development. A complete schedule, blog, and all materials are available on [www.jccplans.org](http://www.jccplans.org). The March schedule is:
  - Mon., March 2      4 p.m. Public Facilities and Economic Development
  - Mon., March 9      4 p.m. Transportation/Land Use Application Modeling
  - Mon., March 16     3 p.m. Parks and Recreation
  - Mon., March 23     4 p.m. Community Character
  - Thurs., March 26   7 p.m. Community Character
  - Mon., March 30     4 p.m. Parks and Recreation and Transportation
- **Planning Commissioner E-mails.** The PC Chairman has asked that all Commissioners be prepared to use their County e-mail addresses for all official business beginning Thursday, March 5<sup>th</sup>. The County website will also be amended to reflect this change. Please contact staff if you have any questions with set up or use of the new accounts.
- **Shaping Our Shores.** A draft of the Shaping Our Shores report to master plan Chickahominy Riverfront Park, Jamestown Beach Campground, and Jamestown Yacht Basin was released in mid-January and is available for public review and comment on the following website: <http://www.jccgov.com/sos/>. County staff hosted a public meeting to discuss the master plan on January 28, and a worksession with the Board of Supervisors has been tentatively scheduled for March 24.

- **Monthly Case Report.** For a list of all cases received in the last month, please see the attached document.
- **Board Action Results** – February 10<sup>th</sup> and 24<sup>th</sup>
  - Z-0003-2008/MP-0003-2008 The Candle Factory – Deferred to March 10, 2009
  - SUP-0019-2008 Former Stuckey’s Site – Adopted 5-0
  - SUP-0025-2008 Accessible Playground at JCWCC – Adopted 5-0
  - ZO-0004-2008 Retail Sale and Repair of Lawn Equipment – Adopted 5-0
  - SUP-0001-2009 Lafayette High School Temporary Classroom Trailers – Adopted 5-0
  - SUP-0002-2009 DJ Montague Elementary School Temporary Classroom Trailers – Adopted 5-0
  - SUP-0003-2009 Rawls Byrd Elementary School Temporary Classroom Trailers – Adopted 5-0
- **APA-Virginia/VAZO Conference.** Staff participated in host committee planning for the APA-Virginia/VAZO Conference to be held March 25-27 in Williamsburg. In addition to helping host the event, staff will be making presentations along the theme of “Green Communities Virginia.”

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Allen J. Murphy, Jr.

New Cases - February

Case Type	Case Number	Case Title	Address	Description
Conceptual	C-0002-2009	CVS Pharmacy at Richmond Rd & Croaker Rd	7521 Richmond Road	To construct a CVS Pharmacy with double drive through on corner of Candle Factory. Demolition and road improvements required.
	C-0003-2009	Storage Building on Cedar Drive	7708 & 7710 Cedar Lane	Applicant proposes a 50x60 foot warehouse, steel construction with gravel drive and parking. Warehouse would be used for material/supply storage for electrical contractor business.
	C-0004-2009	122 Plantation Road	122 Plantation Road	Applicant proposes subdividing lot into 2
	C-0005-2009	Child Day Care Project - Sharon Dennis	3021 Ironbound Road	Applicant is seeking guidance regarding the placement of a 12-child day care use at this location. There is currently an SUP in place for this site (SUP-0013-2006) which allows for a day care operation of up to 30 children
	C-0006-2009	John Roger's Fast Food Restaurant	8953 Pochontas Trail	To redevelop the existing Spray King Truck Wash building into a fast food restaurant.
	C-0007-2009	Brancome Borrow Pit	750 Blow Flat's Road	Progress report for SUP conditions
	C-0008-2009	1018 Stewarts Rd	1040 Stewarts Road	Review of a possible subdivision for three lots on Stewarts Road.
	C-0009-2009	Win, Win, Win Sibdivision	5437 Richmond Road	Applicant wants to subdivide parcel into 2.

Site Plan	SP-0008-2009	Stonehouse Amenity H	9475 Fieldstone Parkway	Construction of an amenity center including clubhouse, playground, and swimming pool
	SP-0009-2009	Settler's Market SP Amendment Landscaping Replacement	4540 Casey Boulevard	Removal of 4 existing trees and replacement near BB&T Bank.
	SP-0010-2009	Stonehouse Mount Laurel Roadway	3600 & 3900 Mt Laurel Road, 9100 Six Mt Zion Road	Realigning Mount Laurel Road between Six Mount Zion Road and proposed parkway as part of the Stonehouse development.
	SP-0011-2009	Olde Towne Dairy Shoppes SP Amendment	5525 Olde Towne Road	Adjacent to Prime Outlets along Olde Towne Road. Relocates 2 parking lot lighting fixtures and eliminates 1 light
	SP-0012-2009	Busch Gardens Roman Rapids Dryer	7851 Pocahontas Trail	Install a 5x7 hut style person dryer adjacent of the existing Roman Rapids water ride
	SP-0013-2009	Busch Gardens Festhaus Freezer	7851 Pocahontas Trail	Replacing Festhaus freezer
	SP-0014-2009	Hogan Playground	9291 Richmond Road	This site plan is for a day care in a residential neighborhood.
	SP-0015-2009	Colonial Heritage Temp Trailer SP Amendment	6799 Richmond Road	Modifying signs, lighting, and landscaping
	SP-0016-2009	Settler's Market at New Town Sec 9 Ph 2 SP Amendment	4680 Casey Boulevard	Amends to phase construction of buildings in Section 9 of New Town (at the corner of Monticello Ave. and Rt. 199), including the Wal-Mart Neighborhood Market.
	SP-0017-2009	SP Amendment for DJ Montague Elementary School	5380 Centerville Road	Site Plan amendment proposes replacing an existing freezer/refrigerator cooler with new refrigerator cooler inside the existing building and construct a new freezer outside the existing building.

Special Use Permit	SUP-0004-2009	Dee's Child Care	156 Indian Circle	Ms. Ingram is requesting an SUP to increase the he childcare capacity beyond the cap of 5 children. There will be no modifications to the property. Ms. Ingram had submitted a conceptual plan previous to this application, that case number is: C-0077-2008.
	SUP-0006-2009	Sale and Repair of Lawn Equipment	8231 Richmond Road	Applicant proposes lawn and garden sales and repair shop.
	SUP-0007-2009	Relocation of Convenience Center, Tewning Road	105 & 149 Tewning Road	Relocation of the existing Convenience Center to a different location on the neighboring parcel.
Subdivision	S-0003-2009	Amos Family Subdivision	250 Peach Street	To create a single new family subdivision lot
	S-0004-2009	Settler's Market Parcel D, Sec 9, BLA and BLE of Lots D1 and D2	4680 Casey Boulevard	Lot line extinguishment and resubdivision to create 3 lots on 7.895 acres
	S-0005-2009	Bishop Family Subdivision	4854 Riverview Road	Family subdivision of one 6.42 acre lot into two lots
	S-0006-2009	Subdivision Plat for 1000 Stewarts Road	1000 Stewarts Road	Subdivide parcel into 3