

Mooretown Road Corridor Study

James City County



Public Meeting #3 - March 12, 2015



James City County

PRESENTED BY



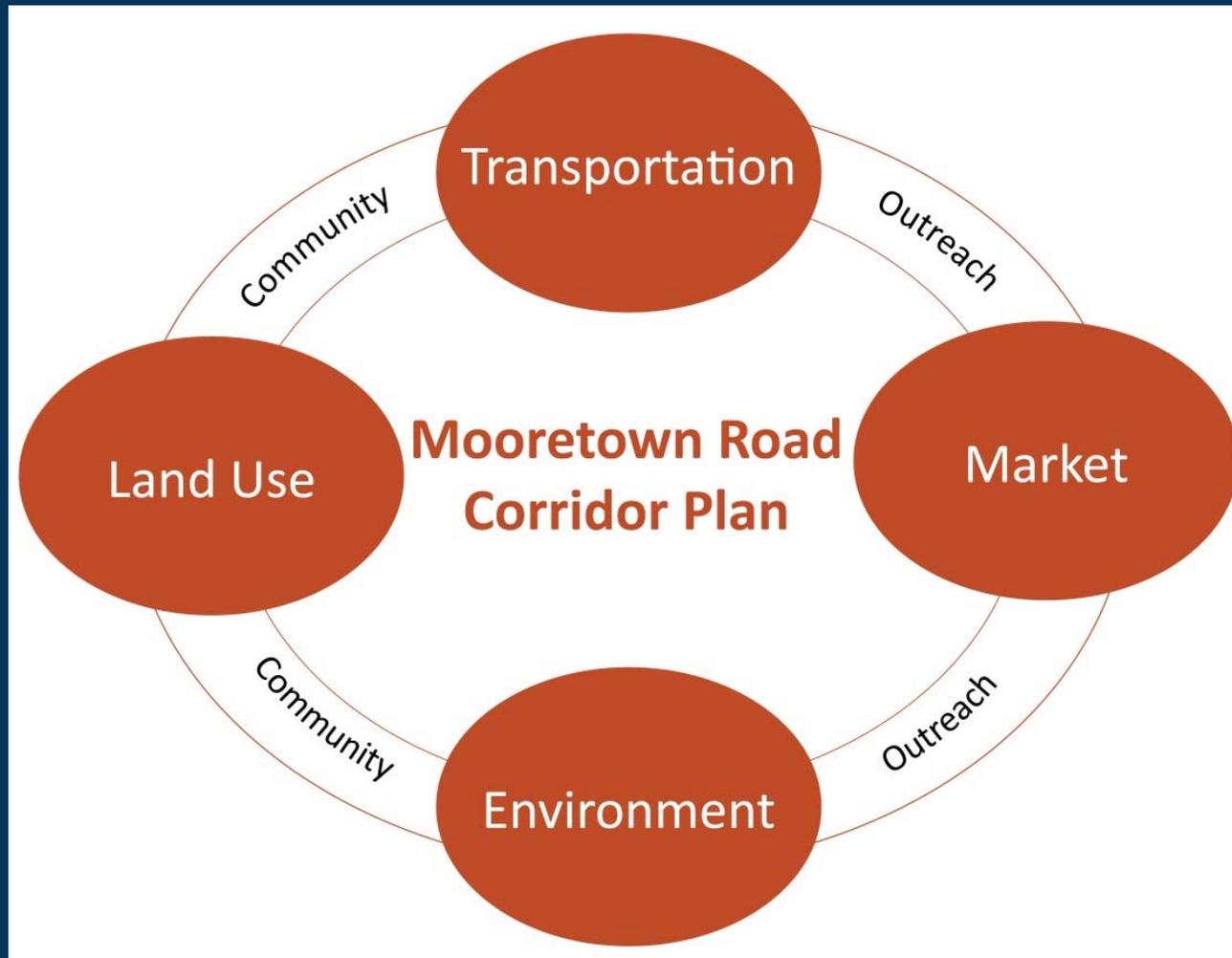


PURPOSE OF MEETING

Discuss Selection of Recommended Alternative

- Project Overview
- Review Comparison of Alternatives
 - Community and Property Impacts
 - Environmental Impacts
 - Roadway Typical Section Considerations
 - Public Comments from Public Meeting #2
- Additional Design Development
- Next Steps in Process

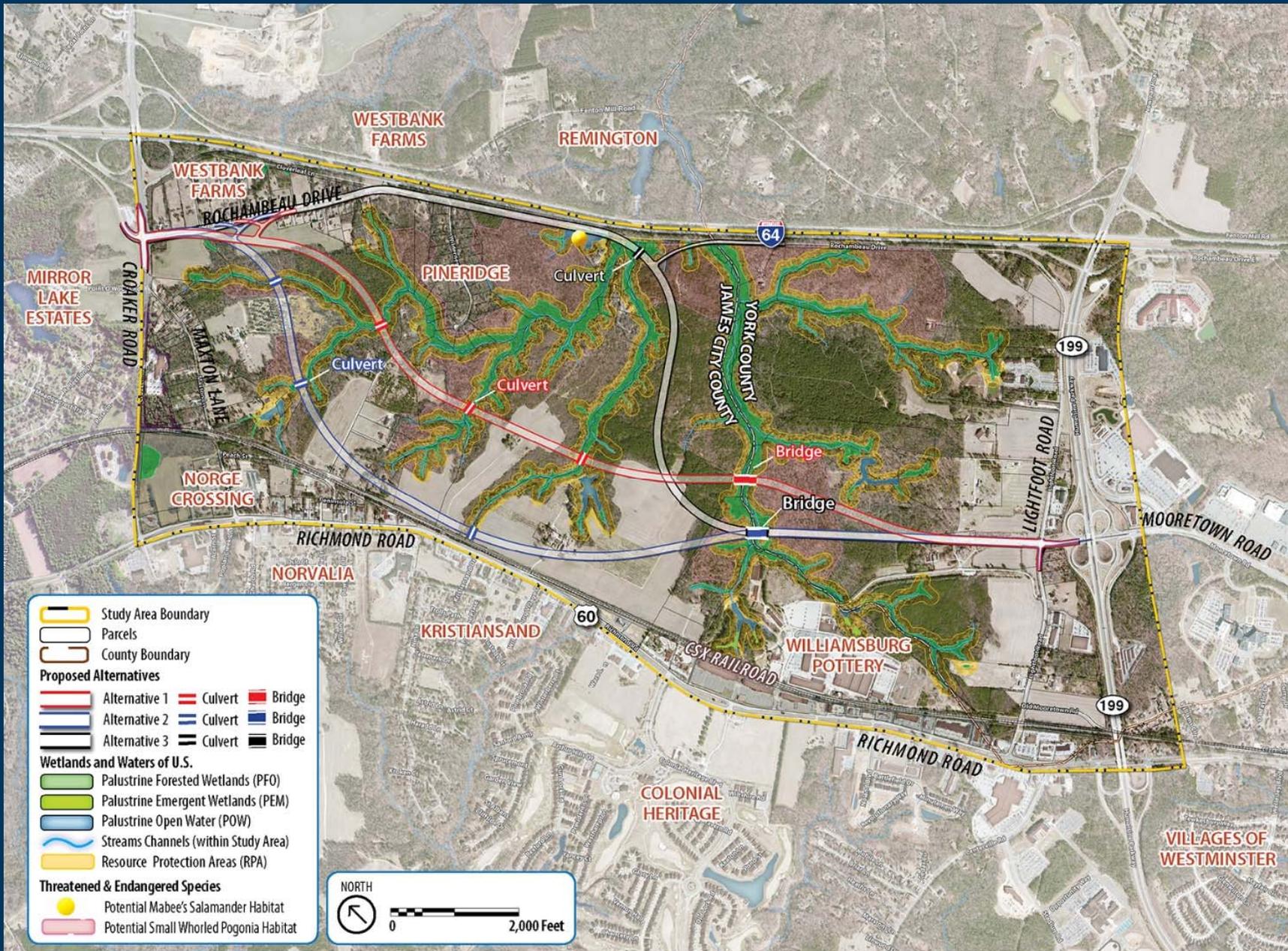
How did we get here? *An Integrated Approach*

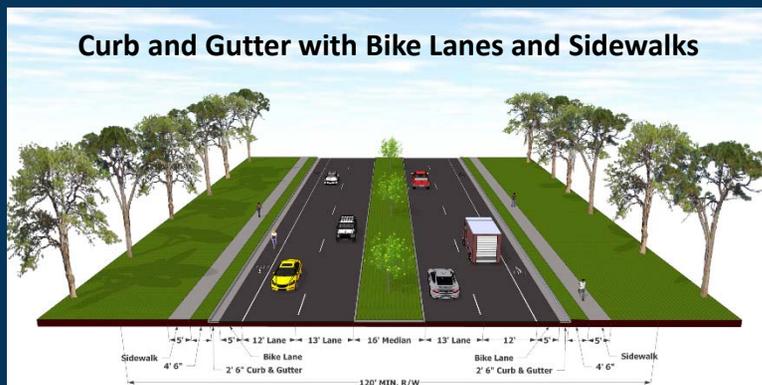
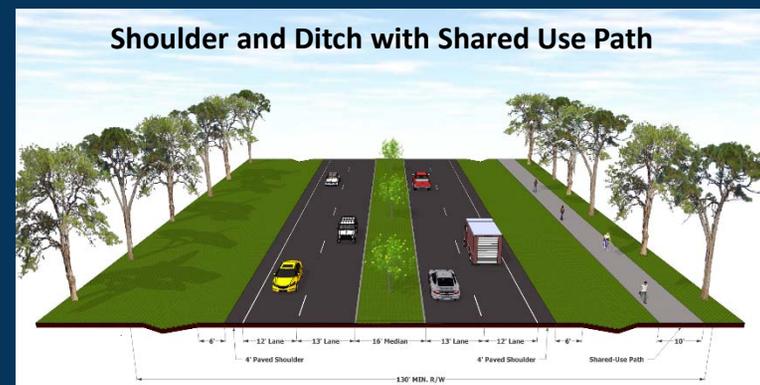
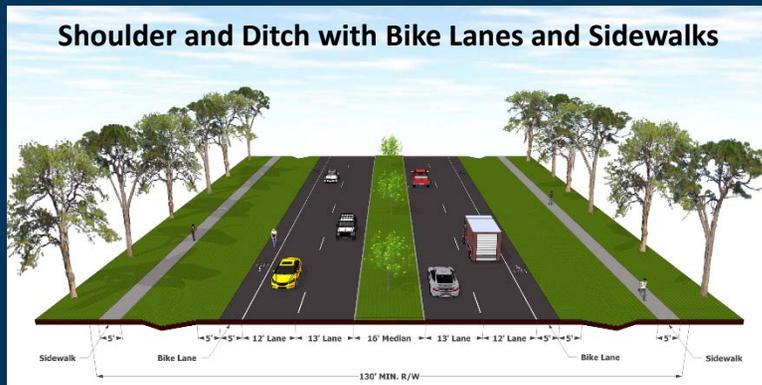
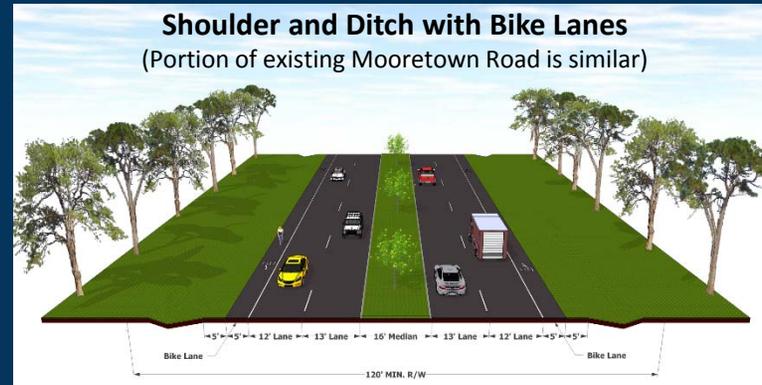




FACTORS INFLUENCING CORRIDOR ALIGNMENT

- End Points: Intersection at Croaker Road and Interchange at Humelsine Parkway (199)
- Continuation of Rochambeau Drive NW
- Public Comment
- Existing streams, wetlands and other natural resources
- Residential Areas/Neighborhoods
- Cultural Resources and Community Facilities







MARKET RESEARCH

Market Research was conducted during the initial phase of the study, the general findings of that analysis are:

- Demand for residential development will continue to be strong
- The area is generally over retailed, a destination retailer could catalyze retail development in the Corridor
- There may be some opportunity for office and industrial / warehouse development in this area
- Due to the limited number of opportunity sites in York County, this area represents one of the larger remaining undeveloped areas for the County



LAND USE / DEVELOPMENT

Adopted Comprehensive Plan

- Preferred uses for this area are industrial, light industrial and office
- Secondary or support uses are retail, commercial and housing

Land Use

- Concepts developed avoid development of the existing sensitive environmental features
- Road alignments encourage development in certain portions of study area
- Land use concepts show ultimate build-out potential





**New Town
Williamsburg, Virginia**



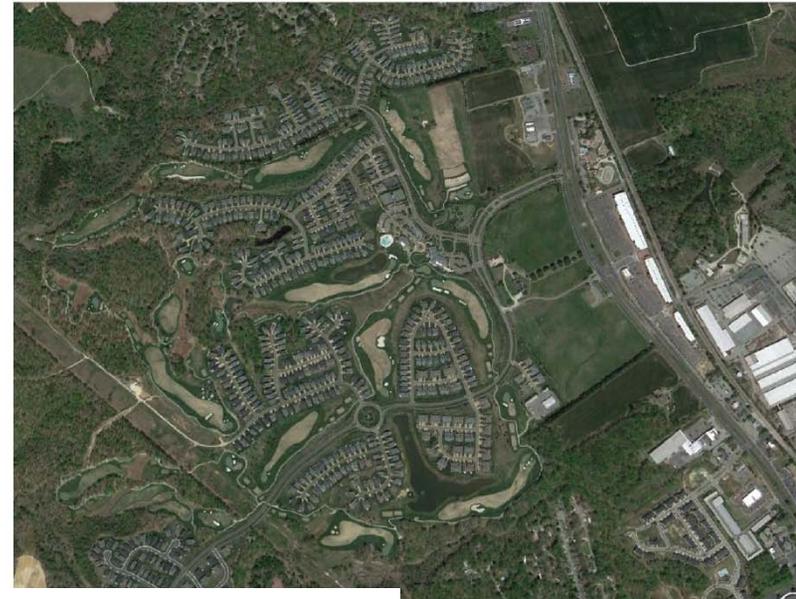
**Busch Gardens
Williamsburg, Virginia**



**Stonehouse Commercial Park
Toano, Virginia**



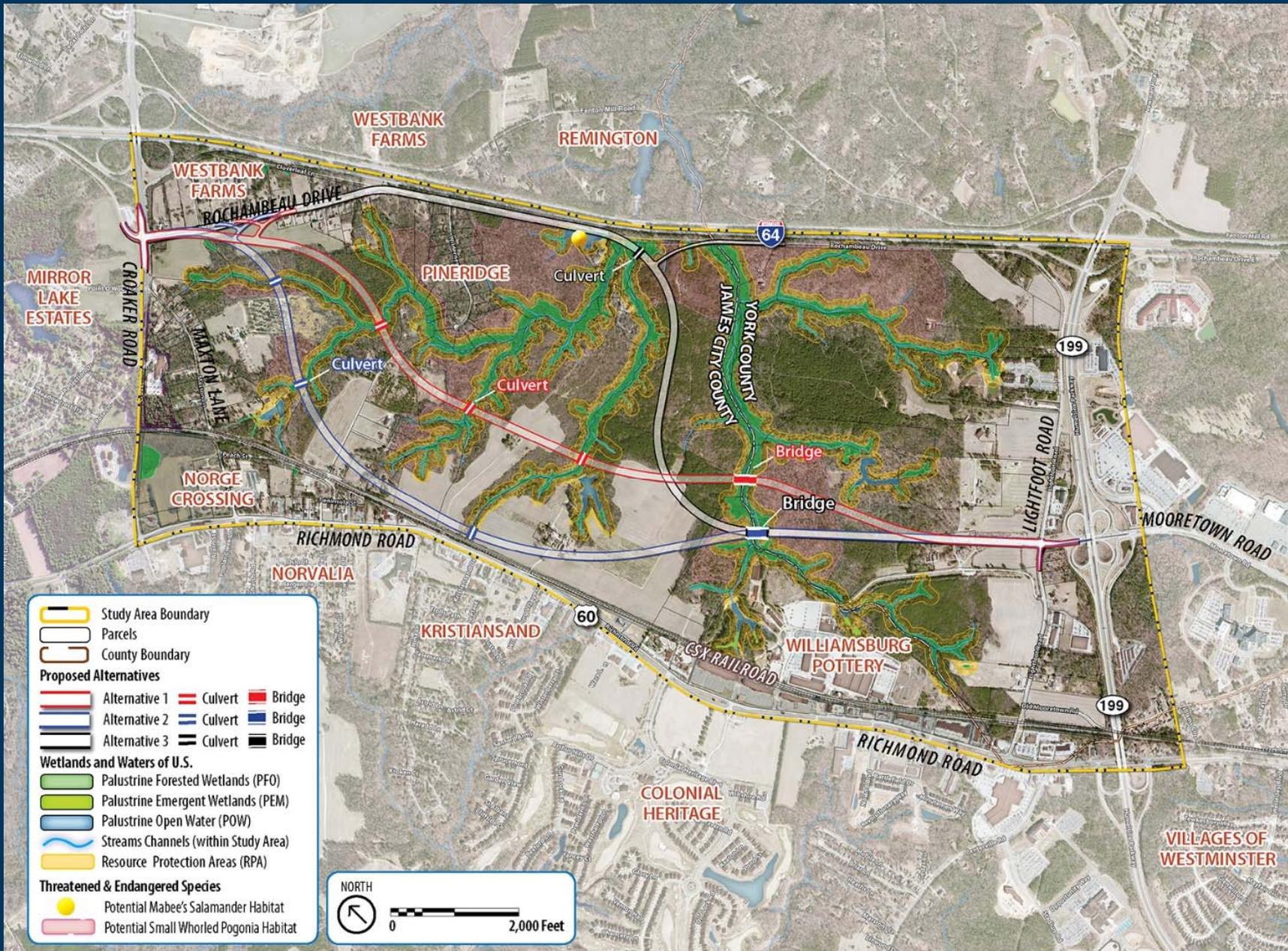
**Oakland Industrial Park
Newport News, Virginia**



**Colonial Heritage
Williamsburg, Virginia**

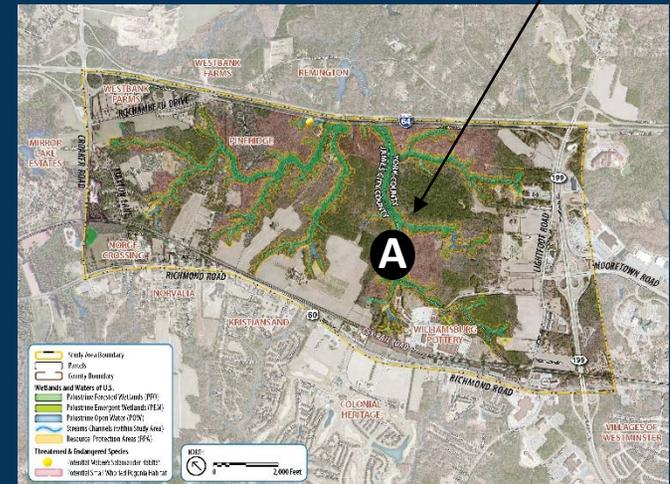
0 500 1,000 2,000 Feet







- Stream crossings on each alternative will require some level of environmental permitting.
- All alternatives cross perennial streams (Waters of the United States), potential small whorled pagonia habitat, and Resource Protection Areas (RPA).
- Permit type depends on extent and type of impacts.
- Impacts can be reduced by constructing bridges rather than fills and culverts.





Summary of Public Meeting #2 Activities

- Top Priorities for the Project:
 - Protecting the Natural Environment
 - Relieving Future Traffic Congestion on adjacent road network
- Identify Preferred Corridor Alternative:
 - Alternative #1 Central
- Kind of Development:
 - Mixed-Use, commercial and residential (Comprehensive Plan uses are industrial, light industrial, and office)
- Road Type (Typical Section):



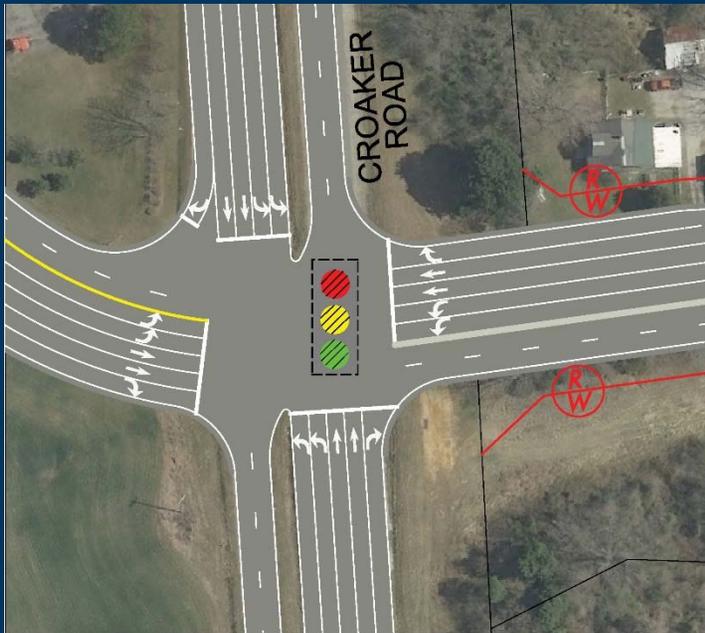
Summary of Public Meeting Comments

- Most concerns were related to;
 - Environmental Impacts
 - Neighborhood/Residential Impacts
- Majority of Comments Opposed Road
- Many with environmental concerns preferred Alternative #2 if build
- Others recommended development type, or to only develop large eastern properties and leave the rest rural residential
- Some preferred a 2-lane road

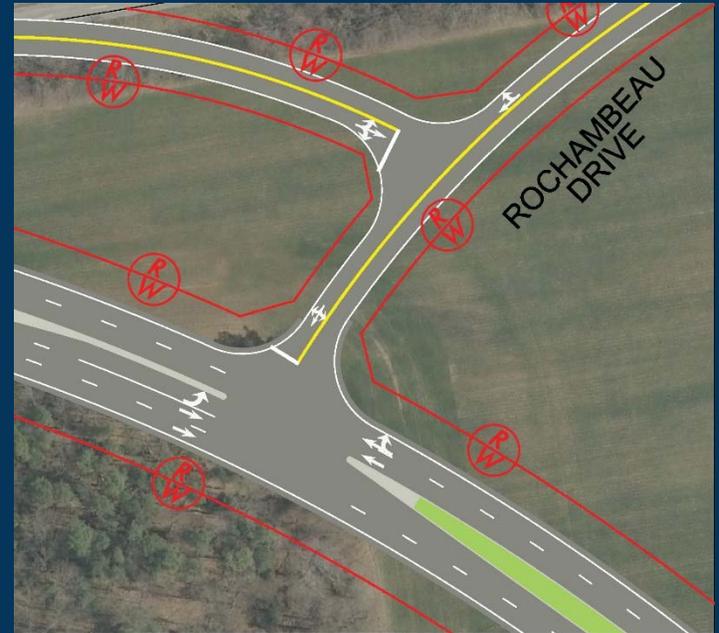


RECOMMENDED ALTERNATIVE

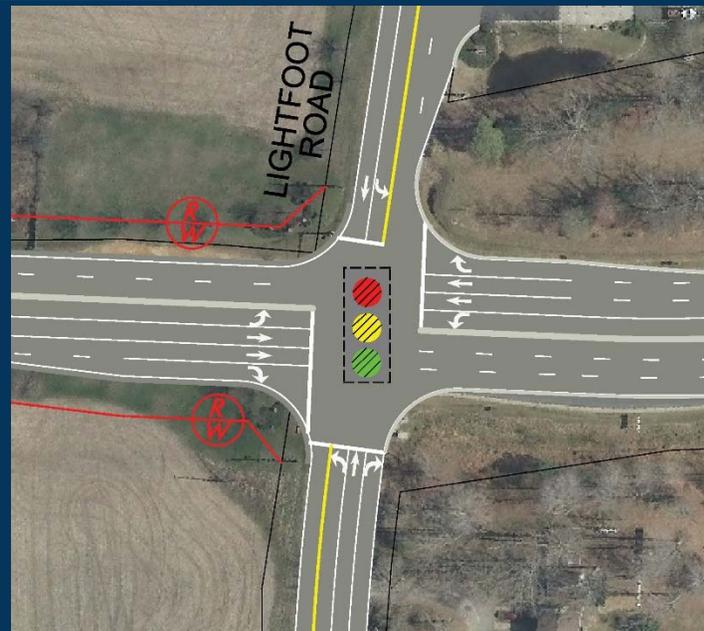




Croaker Road &
Mooretown Road



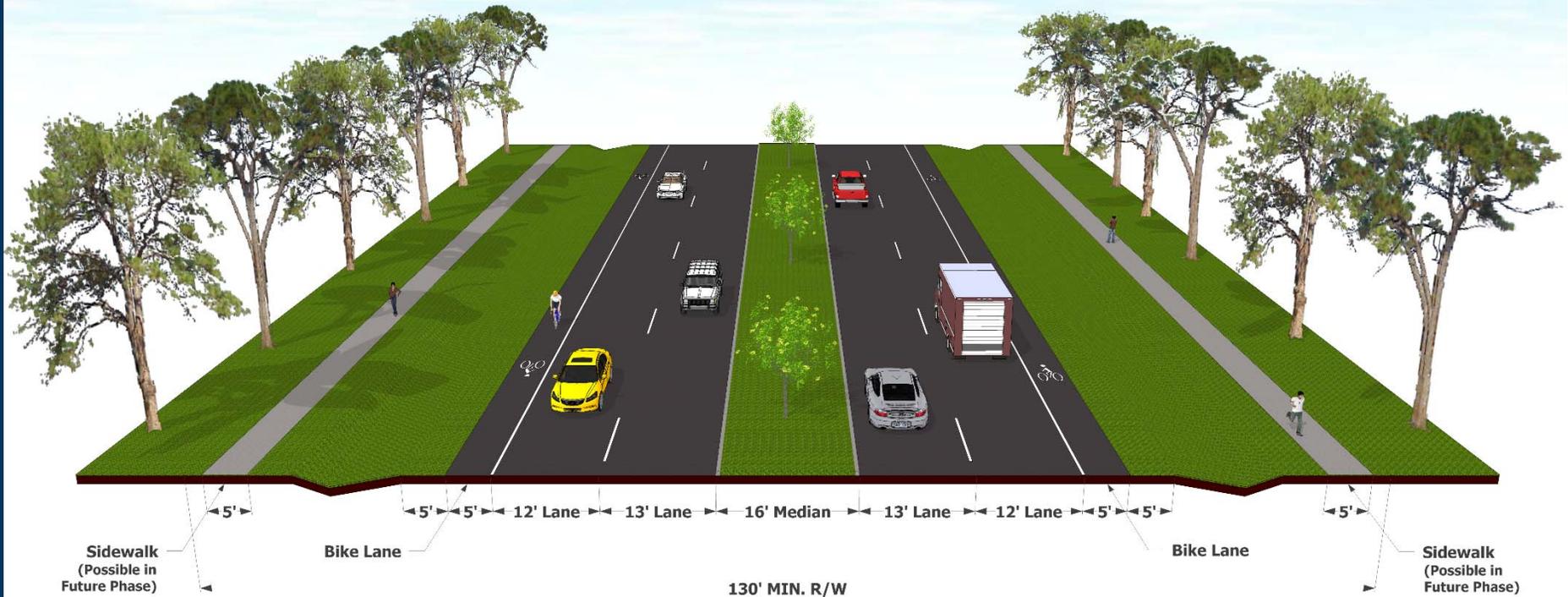
Rochambeau Drive
& Mooretown Road



Lightfoot Road &
Mooretown Road



Shoulder and Ditch with Bike Lanes





Cultural Resources Review

- Recommended Alternative avoids visible and previously reported sites.
- Additional testing likely to be required during permitting process.



Geotechnical Review

- Soils similar to those found in other areas of upper James City and York Counties.
- Pavement sections likely to be typical of area.
- Bridge may require deep piles.
- Numerous opportunities for infiltration based BMPs (Best Management Practices for Stormwater Management).

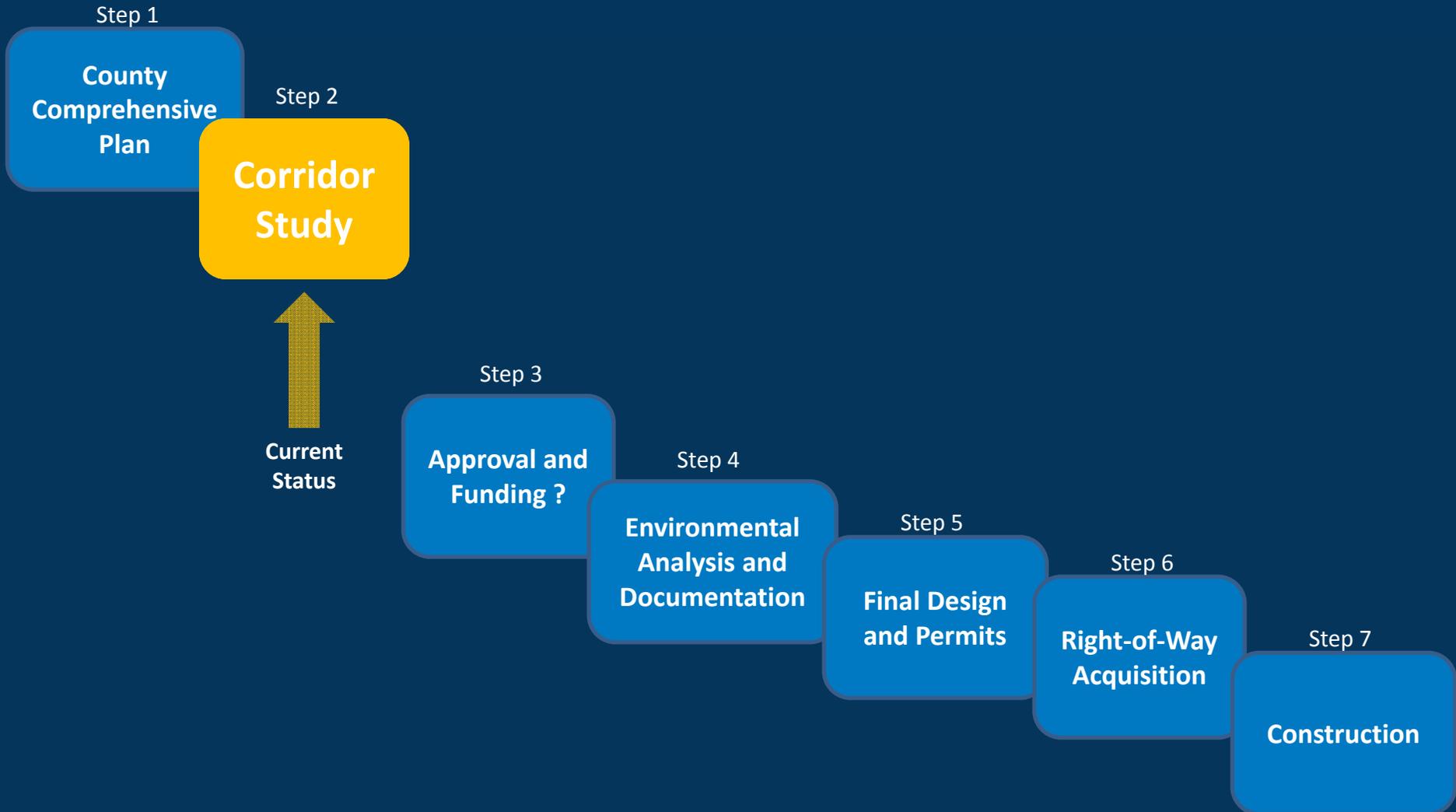


What's Next?

- Document Process and Results
- Prepare Report for Planning Commission and Board of Supervisors
- Approved Report becomes guide to further planning



Project Development Process



PUBLIC MEETING #3

Hands on Work Session

- Ask Your Questions
 - Traffic
 - Stream Crossings
 - Road Plan Process
- General Comments

