


COUNTY OF YORK

MEMORANDUM

DATE: November 4, 2019 (BOS Mtg. 11/19/19)
TO: York County Board of Supervisors
FROM: Neil A. Morgan, County Administrator 
SUBJECT: Limited Access Break Endorsement Request – Route 199

ISSUE

The owners of the 32-acre parcel of land located on the west side of Route 199 between Water Country Parkway and Penniman Road have requested that the Board endorse their request to the Commonwealth Transportation Board for a break in the limited access along Route 199.

BACKGROUND

Previous plans to access this property in conjunction with public intersection improvements were abandoned primarily due to private property impacts generated by VDOT plan review feedback. However, in the course of the preliminary design work completed for that purpose, traffic engineering studies documented that this property could be accessed from Route 199 without substantially degrading the level of service on Route 199. The potential for this valuable commercial parcel to be developed to enhance the County's tax base will be greatly enhanced if access from Route 199 is granted by the Commonwealth Transportation Board (CTB).

CONSIDERATIONS/CONCLUSIONS

1. The 32-acre parcel along which the limited access break is being requested is zoned EO (Economic Opportunity) and is designated Economic Opportunity with a Mixed Use overlay in the Comprehensive Plan. The property owner – EAH, LLC – has prepared a conceptual plan for a potential commercial development called “Marquis Crossing” (copy attached), which depicts two entrances on Water Country Parkway and two entrances on Route 199 – one across from Marquis Parkway (the entrance to The Marquis shopping center) and one across from the entrance to Water Country USA. Since the entire Route 199 frontage of the property is designated as a limited access highway, the owner plans to submit a request to the CTB to shift the limited access boundary from the northern property boundary to the west side of Water Country Parkway – a distance of approximately 2,000 feet.
2. The property has approximately 1,885 feet of frontage on Route 199, 2,800 feet of frontage on Penniman Road, and 1,640 feet of frontage on Water Country Parkway, so even without access to Route 199, there are ample opportunities for public road access to the property. Unfortunately, these opportunities are not attractive to commercial users, who typically desire access to major roads with heavy traffic volumes. With an estimated 8,100 vehicles per day, this segment of Route 199 car-

ries almost twice as much traffic as the other two roads combined (2,600 vehicles per day on Penniman Road and 1,800 vehicles per day on Water Country Parkway). Furthermore, if the proposed entrances are permitted, it would provide much more convenient access. Given the property's location and close proximity to the I-64/Marquis Center Parkway interchange to the south, the vast majority of traffic accessing the Marquis Crossing development would likely be on northbound Route 199. Although the development would have significant visibility from Route 199, by the time drivers approaching from the south are able to see the development and the businesses located within, they will have passed the entrances on Water Country Parkway and, unless there is access from Route 199, would have to make a sharp left turn onto a much narrower Penniman Road. I agree with the property owner that such an access arrangement would represent a serious impediment to the successful development of the property.

3. As noted earlier, the TIA that was performed for the County demonstrated that shifting the limited access boundary would have no harmful effects on the safe and efficient movement of traffic along the corridor. It should be noted that the current proposal differs from that studied in the TIA in several ways. Specifically, the fourth leg of the Route 199/Marquis Parkway intersection would be a private entrance serving a single commercial development rather than a public road (relocated Water Country Parkway) serving a larger transportation function as part of the public road network. In addition, left turns from northbound Route 199 onto Water Country Parkway would continue to be permitted. It should also be noted that the proposed entrances would require approval of one or more access management waivers from VDOT. Lastly, it is important to note that if the Board endorses the request for a limited access break, the property owner will still need to demonstrate to the satisfaction of VDOT that "the change will not adversely affect the safety or operation of the highway."

RECOMMENDATION

I believe the requested limited access break would greatly enhance the economic development potential of the surrounding area in a manner that is consistent with the existing zoning and the Comprehensive Plan. As documented by the traffic analysis performed for the Water Country Parkway realignment, the addition of commercial entrances across from Marquis Parkway and the Water Country USA entrance would not significantly affect traffic flow or safety, and this will be verified by VDOT when the property owner's request is submitted to the CTB. Therefore, I recommend that the Board endorse the request through the adoption of proposed Resolution R19-138.

Attachments:

- Letter from Jason Hackman, EAH, LLC, dated October 2, 2019
- Vicinity Map
- "Marquis Crossing" conceptual layout plan
- Proposed Resolution R19-138