

- a. I am concerned about the increase traffic on Victory Blvd this development will generate. The Developer's experts indicated the Legacy of Poquoson will generate over 5,700 additional vehicle movements daily. The Developer's traffic expert indicated there would be three entrances/exits onto Victory Blvd from the Development. However all of these will be within 1000+/- feet of each other, and one would be through City Hall Blvd. All of will be constructed with minimum sized protected turning lanes. This is totally inadequate and the City should require the Developer to provide a comprehensive traffic study coordinated, reviewed, and approved by the Virginia Department of Transportation (VDOT) prior to granting approval of this Development.
- b. The Developer has requested relief from for structure setbacks along Victory Blvd. What happens when Victory Blvd is congested due to the increase traffic from the Legacy of Poquoson? Who will pay to relocate these structures so Victory Blvd can be widened? Recommend the Developer include the cost of widening Victory Blvd in the cost of developing the Legacy of Poquoson.
- c. Flooding, from runoff after a heavy rain is always a concern in Poquoson. The Developer's expert indicated the runoff from the Development would be contained within the Development and would not have any impact on the current residents of Poquoson. However, at some time this water will have to be released and the only place for it to go will be the Oxford Run drainage canal. The Developer did not present any plans to increase the capacity the Oxford Run drainage canal to account for this increase in runoff nor did he indicate how long this runoff would be held. I am concerned we will experience increased flooding on Oxford Mews and Hopkins Court similar to what we did after the Food Lion Shopping Center, McDonalds, Rite Aid, and other new business were constructed along Victory Blvd. All of these new developments emptied their runoff into the Oxford Run Canal without any significant increase in the capacity of this drainage canal. Residents of Hopkins Court and

Oxford Mews were given the similar assurances that adequate retention ponds would be constructed to retain the runoff by both the City Planning Division and the Developers during the Public Hearings for these developments. However the flooding on our streets and property became more frequent and the depth of the flooding increased after these areas were developed. The Developer should be required to provide a detailed engineering drainage study to show how the runoff from this development will be handled and what measures they will take to mitigate any adverse impacts to the Oxford Run storm water drainage system and the areas it serves before any concept approval is given to this Development

- d. It does not appear the Developer has included construction of sidewalks and bike paths from the Legacy of Poquoson along Victory Blvd to the intersection of Victory Blvd and Wythe Creek. This is a necessary element of developing this new residential and commercial area and the cost of constructing the sidewalks and bike paths should be borne by the Developer, not the citizens of Poquoson.
- e. The Developer has requested relief from the established City setbacks from residential property lines to out structures such as sheds, workshops, etc citing the small size of the residential lots. Why should this developer be given special treatment? If these mandatory setbacks are good for the rest of residential properties within Poquoson, then they should also apply to the Legacy of Poquoson. We have friends that have been unable to expand their out structures because of this mandatory setback requirements and granting this developer a waiver would be a great injustice to others who have been required to abide by them. The solution is simple- the Developer just needs to increase the lot sizes to accommodate the out structures sited at the mandatory setbacks from property lines.

This is the end of the comments I made at the May 18, 2015 Planning Commission meeting. Request the minutes from this meeting be amended to include the comments.

I have new concerns and comments I would like to present to the Planning Commission tonight: