

## Chapter 2

# Existing Conditions and Analysis

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# 1. Existing Land Uses

## *Overview*

The Town of Colonial Beach has developed in a narrow, elongated area along a 4-mile stretch of the Potomac River. Open water surrounds the town's 1,473 acres on three sides. Through analyzing existing land use patterns, informed and educated decisions about future land use decisions can be made. When seen how existing individual land uses interact with each other, the identification of desired as well as undesired land use patterns can be accomplished.

## *Existing Land Use Survey*

The existing land use patterns for Colonial Beach and its surroundings are explored on the following pages. The present use of all property was compiled from field surveys conducted by Land Studio pc in August 2008.

Land areas are broken down into the following use categories:

1. **Civic.** Includes all churches and health care centers.
2. **Parks.** Includes all publicly owned open space not including the beach.
3. **Beach.** Includes all publicly accessible beaches.
4. **School.** Includes all school owned buildings and property.
5. **Municipal.** Includes all government establishments, such as town-owned buildings and lands, town offices, post offices, rescue squads and fire departments.
6. **Commercial.** Includes all types of business establishments such as retail / wholesale, services, offices, and lodging.
7. **Residential—Multi-Family.** Includes all multi-family buildings, including attached single family dwellings
8. **Residential—Single Family.** Includes all single family detached dwellings.
9. **Residential—Mobile Homes.** Includes all mobile home parks and/or mobile villages.
10. **Vacant / Undeveloped / Agriculture Lands.** Includes parcels that remain unoccupied by structures and are presently undeveloped or in agricultural use.

It is important to note that no industrial lands exist within the town's corporate limits. There are heavier types of commercial uses, such as seafood processing, auto / boat repair, and other businesses with outdoor storage and equipment which can be found within the Town limits. These are located primarily on Colonial Avenue and Monroe Bay Avenue.

***Surrounding Land Uses***

Portions of Westmoreland County that surround the town are primarily made up of residential, agricultural, and undeveloped land. Residential land uses are comprised of both rural residential developments and more dense single family developments and mobile home parks along the area's waterways.

The County is currently going through an update of their 1999 Comprehensive Plan. Coordination between the town and county on land uses adjacent to and surrounding the town limits is important and will be accomplished through town representative and staff coordination. It is recommended that a joint land use planning area be identified along the town/county corporate limits.



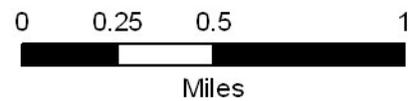
*2008 Aerial Photograph looking southwest along Rt. 205*



*2008 Aerial Photograph of the southern section of town and adjacent county land on the west side of Monroe Bay*



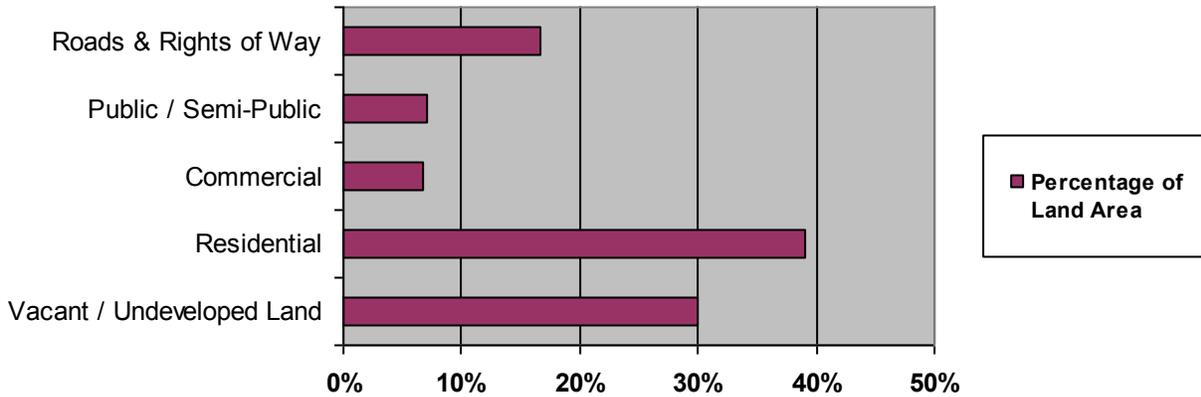
## Colonial Beach Aerial & Surrounding Context



**Town Land Uses & Percentages**

The town occupies approximately 1,473 acres of land. Of that, the primary land use is residential occupying 39% of the total land area. Vacant land runs a close second making up 30% of the town's land area. Commercial land uses make up the least percentage of the town's area, approximately 7%. The map on the following page highlights the various land uses throughout town and the surrounding area. It also depicts the 7 planning areas that are each discussed in more detail following the general town wide land use observations discussed below.

**Colonial Beach Land Use Percentages—2008 Land Use Survey**



**Public / Semi-Public Uses**

Town schools, churches, and other community facilities are mostly concentrated in the Central Area. Many municipal buildings are located in the historic core commercial area and resident use of these facilities has helped maintain activity levels in the core.

**Public Open Space (Public Green Space and Beaches)**

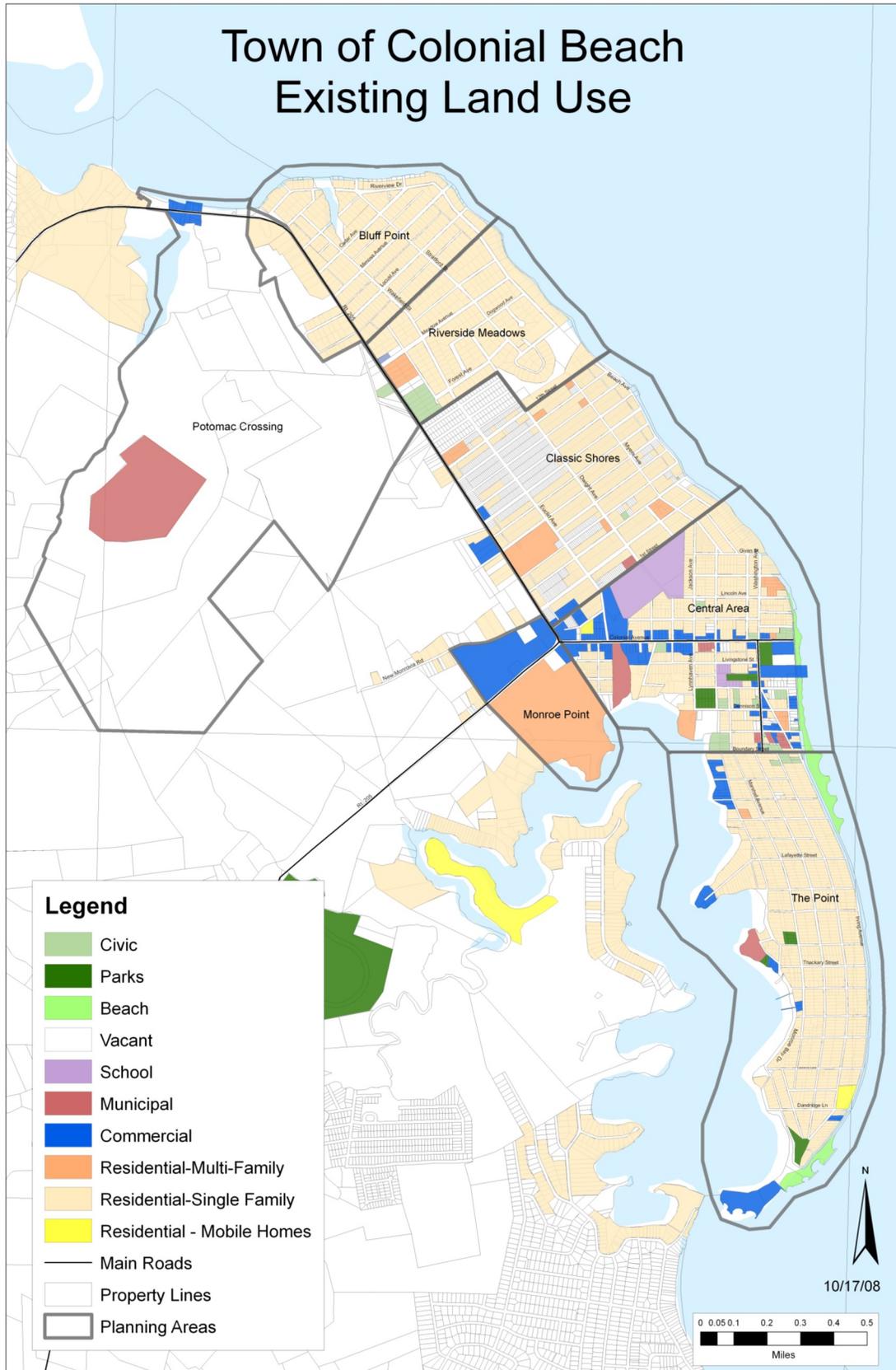
Public open space within the town includes both public green space and public beach areas. Existing public green space is primarily located in the central area and south along the point of land located between the Potomac River and Monroe Bay. The northern areas of town currently do not have any public open space. Public beach areas are also dominate in the central area and south along the point.



Public Beach Area



Town Hall



**Commercial Uses**

The Town's original business district is centered at Hawthorne Street and North Irving Avenue, where the government center and some limited retail and restaurant establishments remain. Over time, commercial activity gradually shifted from downtown to a six-block segment of Colonial Avenue. By the late 1980's, a third retail center emerged on Route 205 just outside the Town's boundaries. In 1993 this area, known as Beachgate Shopping Center, was incorporated into the Town limits. As in other communities, each successive stage of development has weakened the economic vitality of older commercial areas. Certain blocks and sections have remained vibrant, while other blocks contain deteriorated storefronts and vacancies. In some locations, vacant deteriorated properties warrant major repairs or site clearance. The conversion of residential properties into office and retail functions continues along blocks of Colonial Avenue, Washington Avenue and west. In general, the number of vacant commercial buildings is equivalent to those operating.

Other less defined commercial areas are scattered throughout the Town. The shores of Monroe Bay continue to support restaurants and other water-dependent commerce often integrating seasonal seafood processing with marina/restaurant functions.

Commercial lodging facilities are prevalent in Colonial Beach and vary tremendously in terms of age, size and condition. Most lodging facilities including hotels, Bed and Breakfasts, and boarding houses are generally concentrated near, or in, the downtown beachfront, the Point, and along Colonial Avenue.

As indicated in the table on page 2-4, land devoted to commercial use accounts for less than 7% of the Town's total land area.

**Residential Uses**

Due to its origins as a resort Town in the late 1800's, much of Colonial Beach consists of single-family residences densely developed on small lots (1/4 acre or less). Many older homes located in The Point and Central Area were built as seasonal cottages and bungalows, often of modest size and semi-permanent construction. In more recent times, a large number of these homes have been transformed into year-round dwellings. Sin-



*Historically appropriate conversion of an old gas station into a coffee shop in the historic core area.*



*Colonial Avenue Corridor looking east*



*Example of historically intact tourist accommodations*



*Example of a resort cottage residential structure*

gle-family development in other portions of Town has generally occurred on larger lots. Recent infill development has also been significant throughout all areas of Town. Contemporary vacation homes often intermingle with the older housing stock. The net result is a residential community with visible contrasts as to architectural styles, and building masses.



*Example of newer housing structures adjacent to the older housing stock*

Demand for alternative forms of housing has also risen over the past few decades. Land devoted to multi-family use, in particular, has become more prevalent. New multi-family structures include duplexes and small apartments, townhouse / condominium projects, and subsidized (FmHA/Sec.8) complexes.

Two manufactured home parks are currently found in Colonial Beach. On the Point, a 48-lot manufactured home park is located at the intersection of Irving Avenue and Dandridge Lane, on town-owned property. A smaller, 12-lot manufactured home park is found on Roosevelt Avenue in the Central Area. Although a number of manufactured homes are scattered elsewhere, they are discouraged. As tenants vacate the town property on the Point, vacated parcels for manufactured homes are no longer rented.

Altogether, residential uses account for more than one-third (39%) of the Town's total land area. The predominant share is devoted to single-family use.

***Undeveloped / Vacant Land***

Of the Town's total land area, approximately 30 percent remains undeveloped at this time. The majority of vacant land is found in the northern and western portions of Colonial Beach. A Planned Unit Development has been approved for the Potomac Crossings area, but currently on hold due to tough economic times. It is comprised of a golf course community with a mix of residential types. There are also many undeveloped parcels in the Classic Shores neighborhood.



*Note: Additional Aerial Data Not Available*

*Aerial of primarily undeveloped land within the town's limits*

## *General Land Use Observations*

Analysis of the existing land use patterns in Colonial Beach reveals a series of trends that should be considered as the goals & objectives and future land use map are being generated.

### ***Residential Uses***

Residential development consists of primarily single family detached dwellings with isolated higher density developments scattered throughout town. Many of the higher density developments are not significantly out of scale with the surrounding neighborhood. Future higher density developments will more than likely be proposed throughout town. Care should be taken to ensure that they complement rather than become a detriment to the surrounding neighborhood.

Due to the town's early days as a summer resort, many of the residential properties were built on small lots as summer cottages. These types of houses still dominate much of The Point and are seen as an historical attribute and add to the unique character of the town. However, there also has been a significant amount of redevelopment on these lots with larger, more modern housing types. Identifying strategies that can be utilized to ensure these newer, larger housing types assist in the preservation and character of this important attribute should be a priority.

### ***Commercial Uses***

Migration of commercial activity from the historic resort commercial area out along Colonial Avenue to Rt. 205 has weakened the vitality of the older commercial areas. Additionally, this migration has left many commercial properties and buildings vacant. Revitalization of older commercial districts should be encouraged and new commercial designations discouraged.

In several areas throughout town, along the banks of the Potomac River and Monroe Bay, several water dependent commercial businesses currently coexist within otherwise residential areas. These water dependent businesses, such as boat servicing and repair, the transshipment of seafood, restaurants and marinas, are an important component in the economics of the town and should be preserved. However, other non-water dependent commercial land uses should be directed to general commercial districts.

### ***Beachfront and Historic Resort Commercial Area***

New resort / recreational commercial development should be encouraged and revitalization efforts should focus on the economic rejuvenation of the historic resort commercial area and the boardwalk. Public open space and sight lines to the water are key defining elements in this area and should be preserved and encouraged. Thus, high density residential dwellings should be restricted and particular care should be given to the height and bulk of proposed projects before approval.

### ***Waterfront Lands, Tidal Marshes, and Open Water Areas***

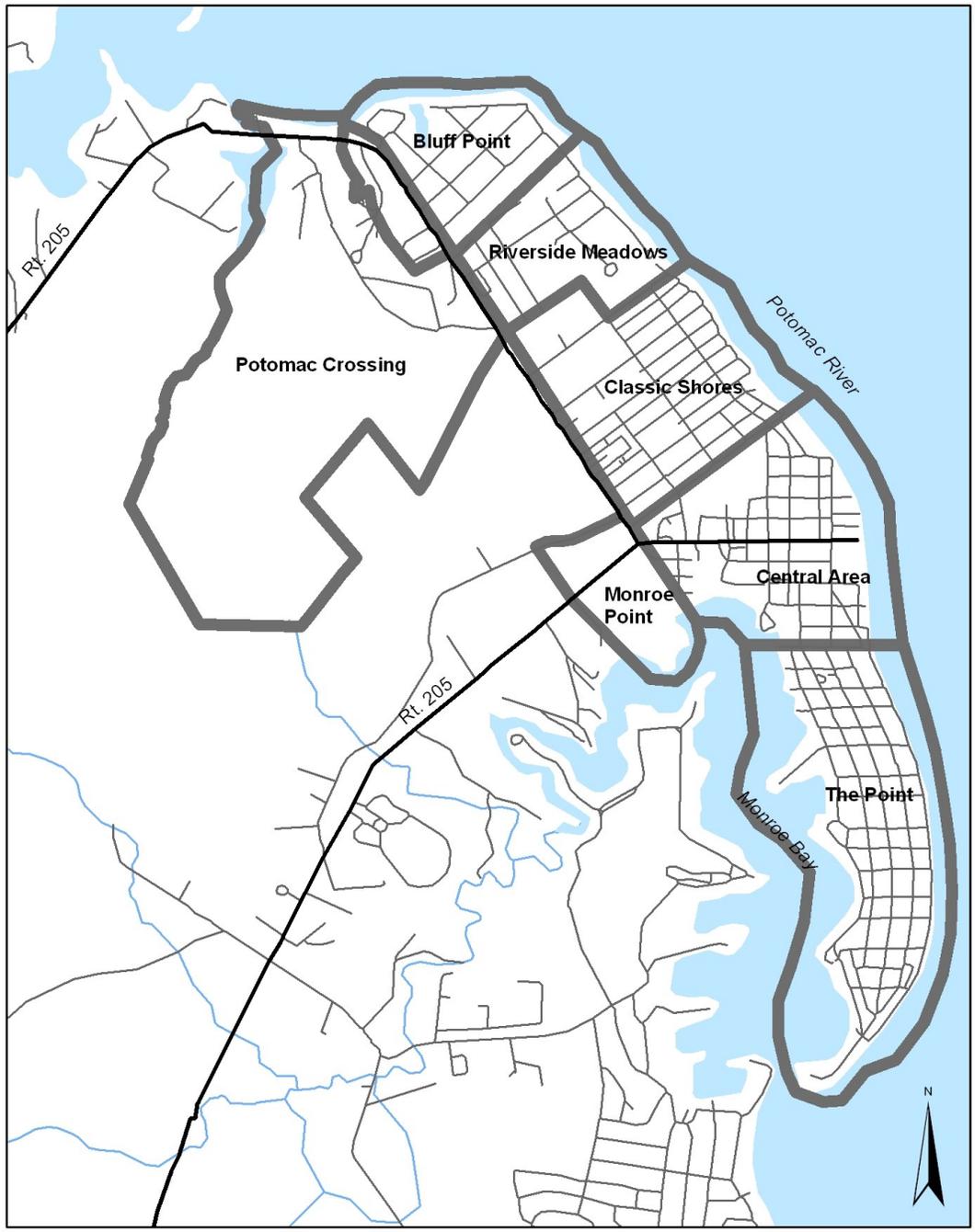
These areas collectively represent one of Colonial Beach's greatest assets. Future land use development should make best use of these resources through continued improvements to park and recreation facilities, dedication of sensitive areas for community open space, and application of CBPA safeguards to ensure water quality protection.

### ***Recreational Facilities***

The encouragement and development of both private and public recreational opportunities is a major planning issue for the Town. Entertainment facilities in the historic core and boardwalk areas should be encouraged. Additionally, recreational opportunities consistent with residents' desires should be pursued in northern sections of town.

## 2. Planning Areas

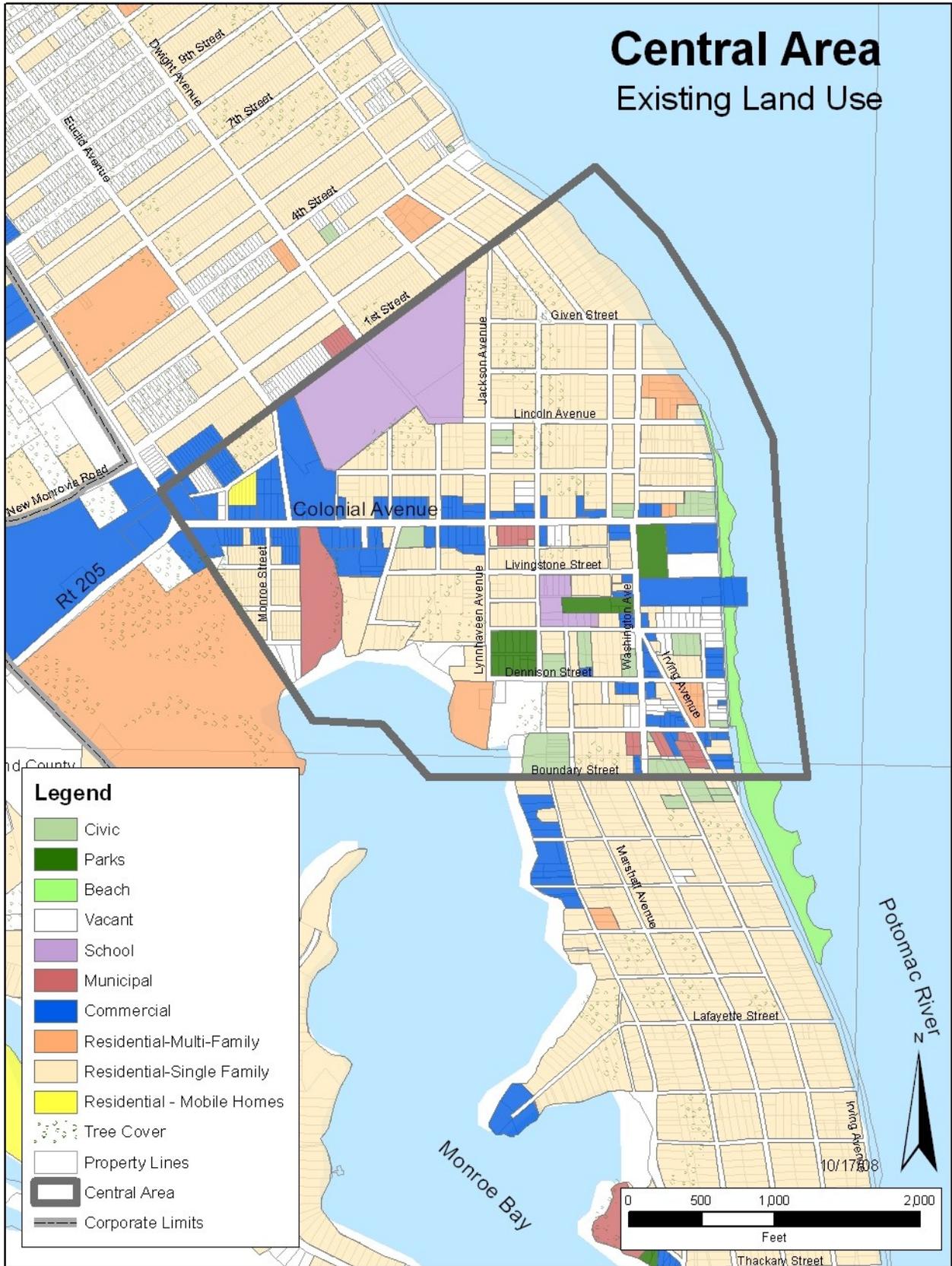
The following pages provide a more detailed understanding of the town's seven (7) planning areas as depicted in the map below. Each of these areas is unique in its own identity and have both opportunities and challenges to face in the years ahead. Planning areas are established to provide the opportunity for context specific guidelines and recommendations to be made for various areas that share similar attributes.



**Planning Areas**







## *The Point*

This area is generally described as the area south of Boundary Street. While the majority of housing units are of single family residential type, there are scattered multi-family and commercial uses as well. The commercial uses are primarily made up of water dependent establishments, such as marinas and boat docks. A densely developed trailer court is located at the intersection of Irving Avenue and Dandridge Lane on town-owned land.

This area has historical significance to the town. It was one of the first residential areas established and is primarily made up of single family lots averaging approximately 5000 square feet. A number of these homes are "vacation-cottage" type homes occupied primarily in the summer months. A *Survey of Architectural Resources in Westmorland County, Virginia* was done in 2001 that identified a number of historical properties in the area. They are primarily wood frame vernacular buildings with front porches and, more often than not, a porch on more than one elevation. These buildings, along with many others in the area, make up the unique cottage type character of The Point. There has been a trend in recent years to convert these smaller cottages into year-round permanent, larger and more modern dwelling units.

The Point has several parks and recreational opportunities: two long beach areas, three parks and / or open spaces and expansive views of the Potomac River and Monroe Bay. Many residents and visitors travel along Irving Avenue and Monroe Bay to experience the area's character and uniqueness.

Most of the streets are narrow two-lane roadways without curb and gutter. The northern section of the area has narrow sidewalks along several of its streets.

The Point may be an area the development of a small area plan should be considered in the future.

### Community Development Needs on "The Point"

- Preservation of the unique cottage type character of the neighborhood
- Preservation of the maritime commercial establishments while restricting other types of general commercial businesses
- Shoreline stabilization - Roads along the Potomac River and Monroe Bay have experienced and will continue to have erosion related problems.
- Street & Sidewalk Improvements - A majority of the streets and sidewalks are in very poor condition.
- Replacement of the undersized water / sewer lines - The Public Works Department has a long-range plan for the repair and replacement of water / sewer lines throughout town.



*Example of cottage type residential character*



*Typical roadway and sidewalk*



## *Classic Shores*

Classic Shores is located between 1st Street and the southern boundary of Riverside Meadows subdivision (15th street). The small standard size (25' widths) of the platted lots in this area make it impossible to build without first assembling a number of lots. There are a number of vacant parcels primarily surrounding several street rights of way that are plated but not yet improved. Multi-family apartment units add residential diversity to this neighborhood. A few commercial establishments are located along Rt. 205 and 1st Street. When the neighborhood was originally plated, a section of the Potomac River shoreline was deeded to the town for public open space. While the area is too small for active use, it offers a peaceful, picturesque viewing point of the river, but is threatened by erosion problems.

### Community Development Needs in the Classic Shores Area

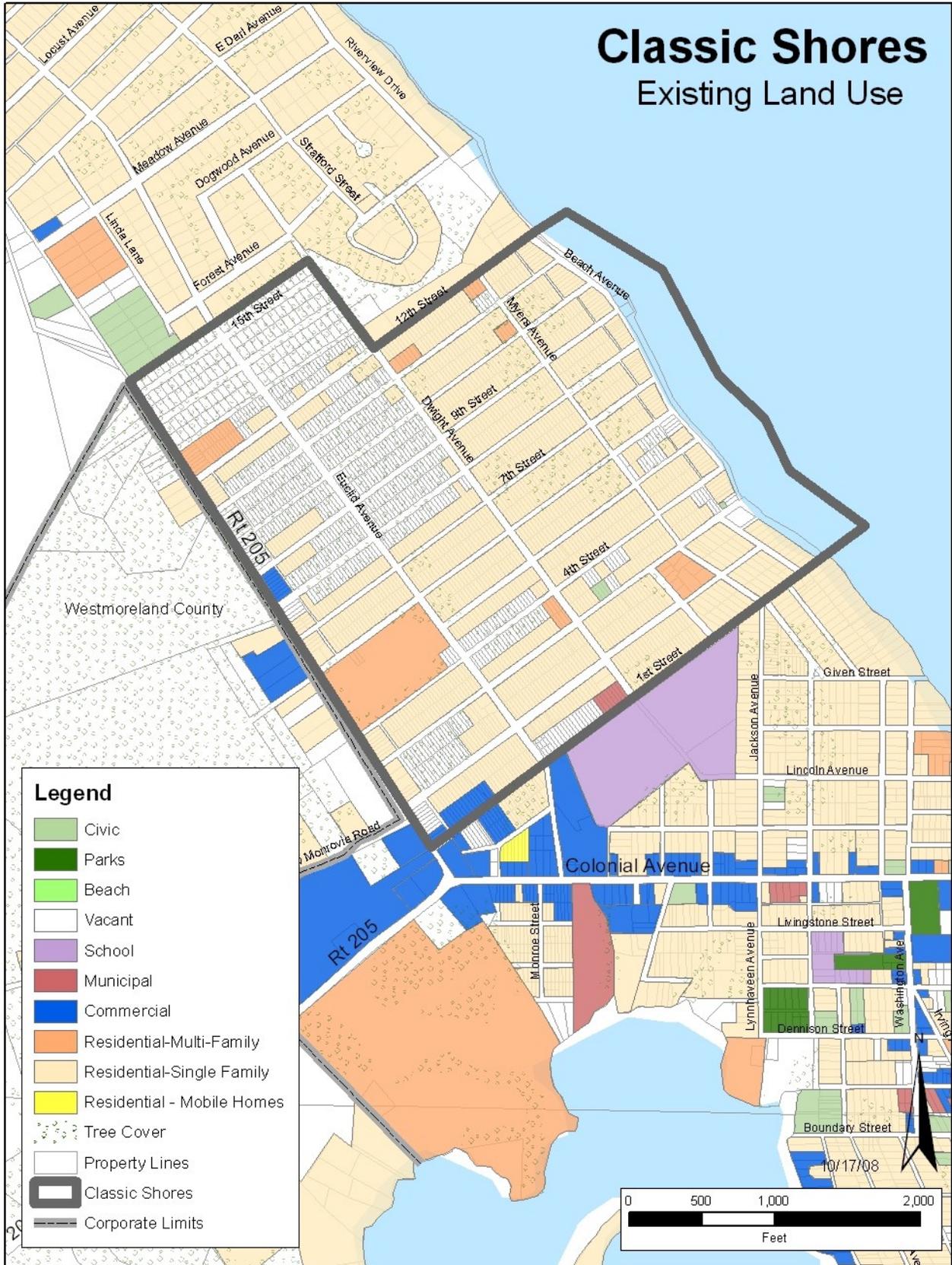
- Continuation of the Minor Home Repair Program, which has improved housing conditions for eligible town residents—There are a number of houses which are in poor structural condition. These homes detract from the overall quality of the neighborhood.
- Improvement of several unimproved rights of way
- Bicycle and pedestrian installation and / or upgrade
- Enhanced lighting
- Enhanced park and recreational facilities



*Riverwood Apartments*



*Typical roadway*

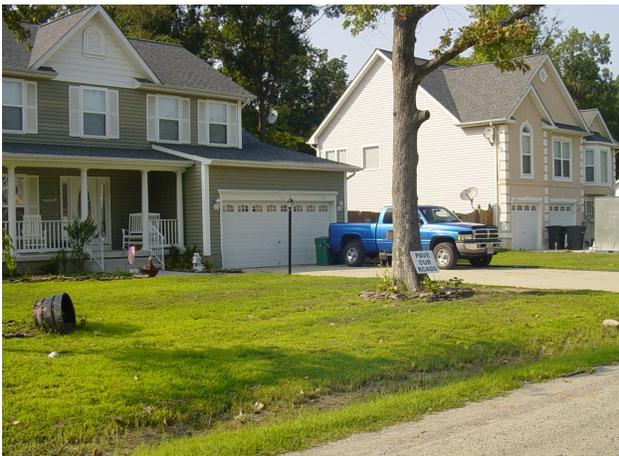


## *Riverside Meadows*

The Riverside Meadows neighborhood is a fairly new, primarily residential area on the northern edge of town, adjacent to the Potomac River. It is bordered on the southwest by Rt. 205 where a few non-residential land uses are present: the Mary Washington Health Care Center and a small office. The residential lots are large compared to other parts of town. This area, at present, does not have any public parks or playgrounds, although an informal bikeway along the unimproved Euclid Avenue right of way connects this neighborhood to southern parts of town, providing a safe route for bicyclists and pedestrians. Until either Dwight Avenue or Euclid Avenue is constructed through, vehicular traffic will be forced to use Route 205 to reach the central shopping and public service areas of the Town. The majority of Riverside Meadows is zoned R-1 residential with a minimum lot size of 12,000 square feet.

### Community Development Needs in the Riverside Meadows Area

- Interior circulation route for vehicles that don't want to travel on Route 205
- Upgraded utilities (water & sewer)
- Paved Roads
- Recreational amenities and public open space
- Improved stormwater drainage
- Lighting



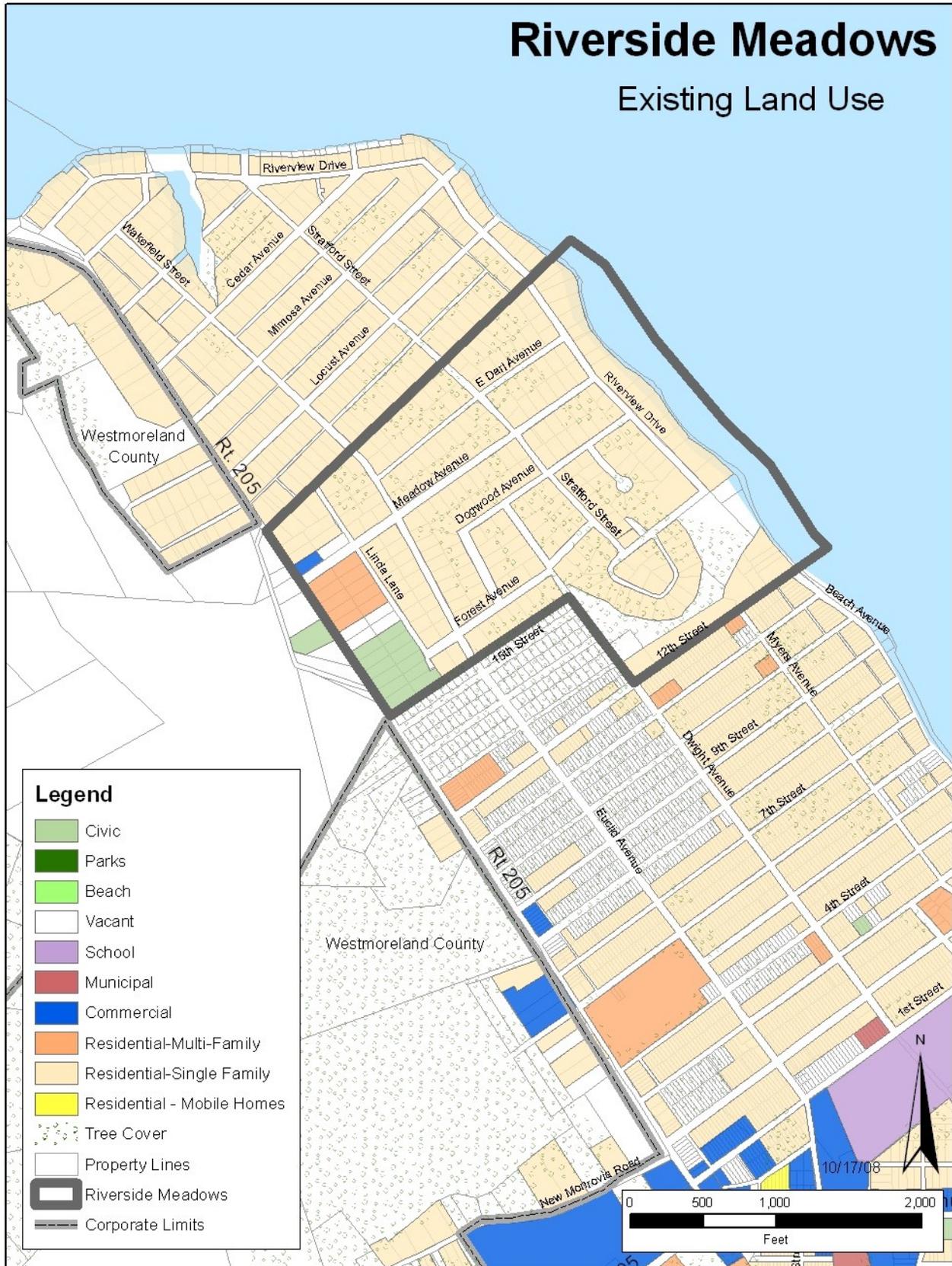
*Typical Residential Dwelling*



*Informal Bike Path along the Euclid Avenue R-O-W*

# Riverside Meadows

## Existing Land Use



## *Bluff Point*

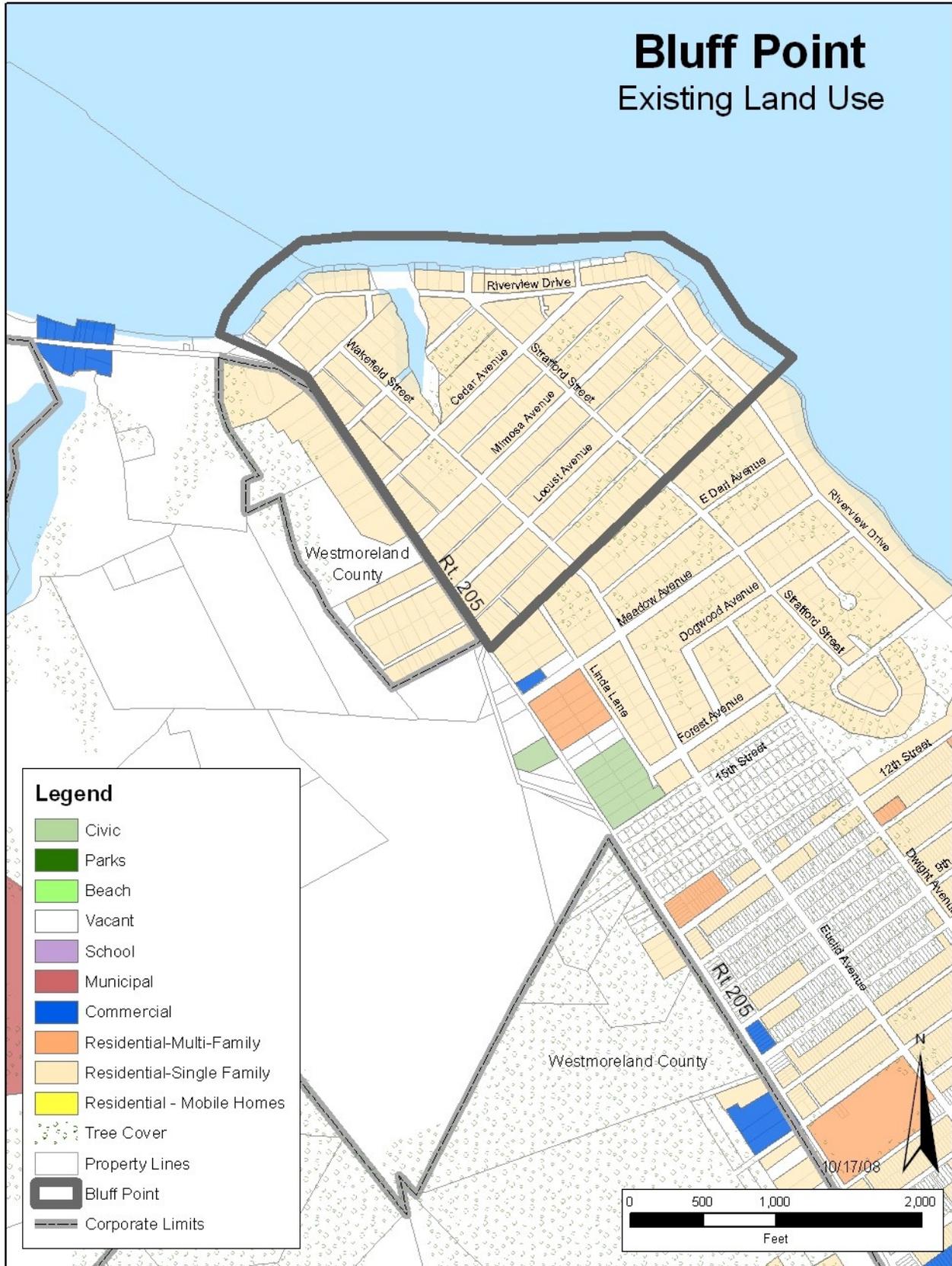
The Bluff Point neighborhood is a well established residential area. It is in the northernmost portion of town, bordered on the north by the Potomac River and on the west by Rt. 205. As in Riverside Meadows, the residential lots are large compared to other parts of town. This area, at present, does not have any public parks or playgrounds. Bluff Point is internally connected to the Riverside Meadows neighborhood to the south, but until either Dwight Avenue or Euclid Avenue is constructed through to the Classic Shores area, traffic will be forced to use Route 205 to reach the central shopping and public service areas of the Town. All of Bluff Point is zoned R-1 residential with a minimum lot size of 12,000 square feet.

### Community Development Needs in the Bluff Point Area

- Interior circulation route for vehicles that don't want to travel on Route 205
- Upgraded utilities (water & sewer)
- Recreational amenities and public open space
- Improved stormwater drainage
- Lighting



*Typical residential property along the Potomac River*



## *Monroe Point*

The Monroe Point area is the most recently developed section in town. It forms the gateway to town for those traveling north on Rt. 205. It is made up of the Beachgate Shopping Center and surrounding commercial businesses on the north side of Rt. 205 and the Monroe Point mixed use development, that includes high density town homes to the southeast along Monroe Bay and planned commercial development adjacent to Rt. 205.

This area does not have any public parks or playgrounds, but the Monroe Point community offers a private community marina to its residents. This neighborhood is not internally connected to other parts of town. Individuals must utilize Rt. 205 to access Colonial Avenue and other sections of Colonial Beach, hindering those wishing to travel via golf cart due to the fact that golf carts are currently not permitted on Rt. 205, but are permitted on all other town roads.

### Community Development Needs in the Monroe Point Area

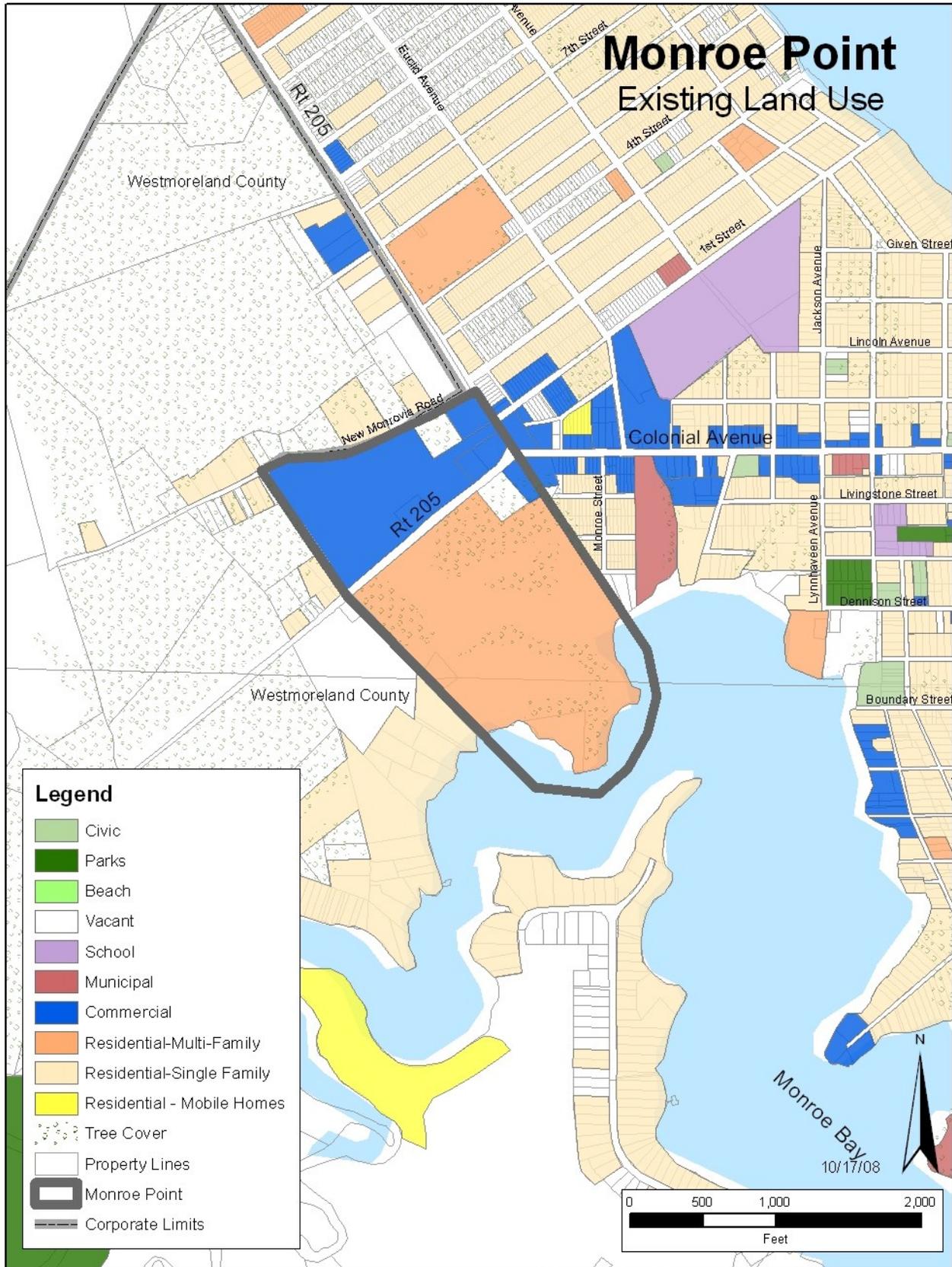
- Gateway enhancements (plantings and signage) are needed along Rt. 205.
- Golf cart accessible path across Rt. 205 to the Beachgate Shopping Center
- Golf cart / pedestrian / bicycle path linkage to the rest of town via Colonial Avenue



*Beachgate Shopping Center*



*Monroe Point Town Homes*



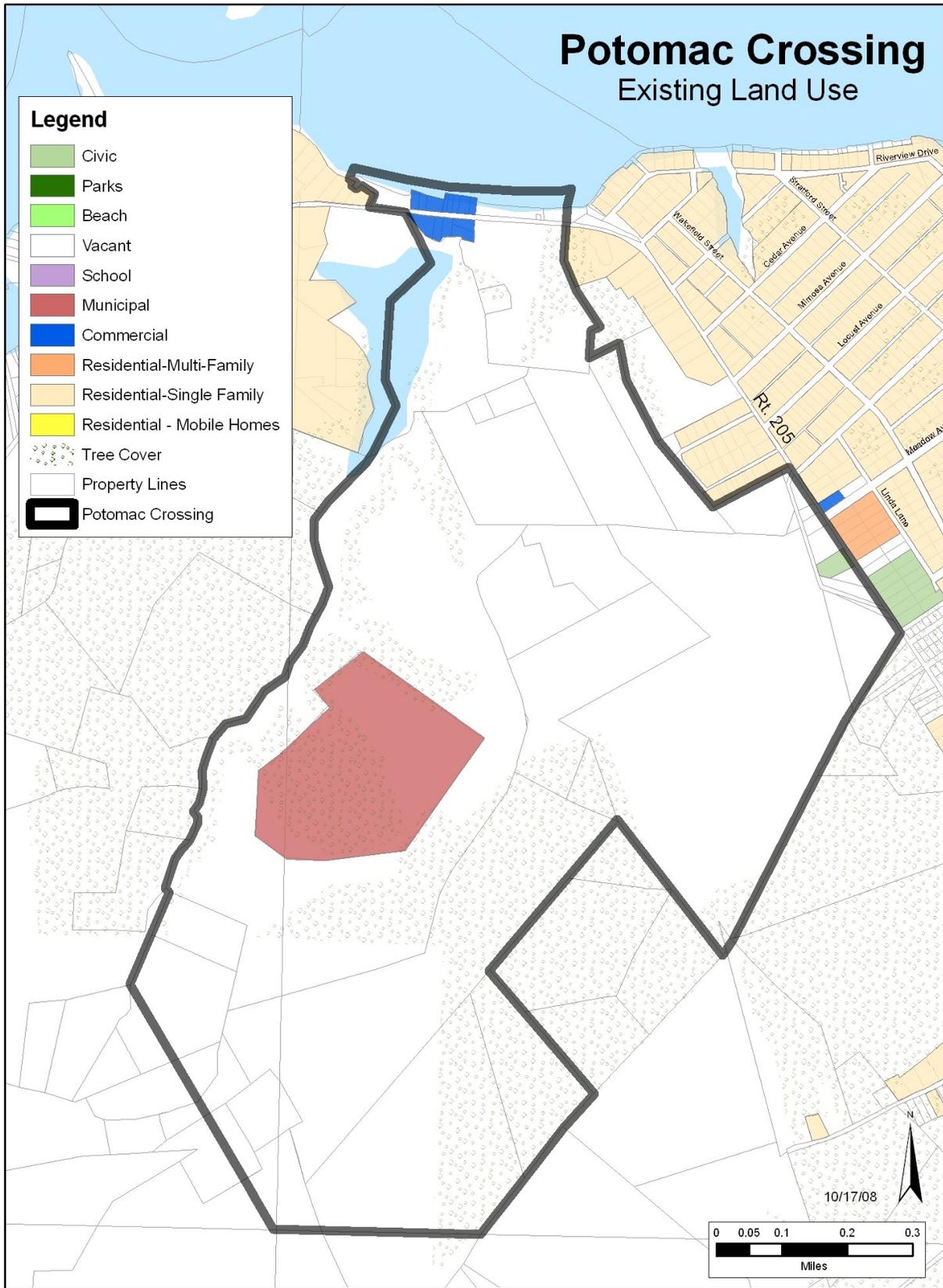
## *Potomac Crossing*

The Potomac Crossing area is the newest addition to the town's corporate limits. It has been approved for a large scale golf course community planned urban development (PUD). Most of the area is currently vacant, except for some commercial establishments along Rt. 205 and the town wastewater treatment plant and public works facility. Both the Goldman Creek and Wilkerson Creek traverse through the area with associated wetlands. The northern section of this planning area, along Rt. 205, forms the gateway to town from the north.

There are currently no public parks or playgrounds, but it is anticipated that the Potomac Crossing Golf Course Community will offer public open space and recreational opportunities to its residents.

### Community Development Needs in the Potomac Crossing Area

- Gateway enhancements (plantings and signage) are needed along Rt. 205.
- Rt. 205 bridge replacement at Tides Mill Stream—This project is on VDOT's 6-year plan and VDOT is currently completing cultural resource studies and evaluating alternative alignments, although budget constraints may postpone its implementation.
- Preservation of the wetlands associated with Goldman Creek and Wilkerson Creek



### 3. Transportation

#### Overview

An efficient and safe transportation network is a key aspect of community development. Not only do transportation facilities serve the needs of existing residents, they also influence the location of future development and economic activity.

Colonial Beach is relatively removed from the region’s major transportation network and easily bypassed by many travelers. Consequently, the area’s two primary highways, Routes 205 and 205-Y (Colonial Avenue), primarily carry local traffic and tourists entering and exiting town. The map on the following page identifies the average number of vehicle trips per day (vpd) for the area’s main roadways in 2007.

A grid system of secondary roads provides for internal street circulation. In some locations, dedicated rights-of-way and unfinished streets await improvement. As of 2003, golf carts have been approved to share the roadways with cars, excluding Route 205.

#### State Scenic Byways

There are two state scenic byways within close proximity to Colonial Beach. The potential linkage of these two segments along the Rt. 205 corridor should be explored. Its scenic qualities would be an asset to the route and provide a designated continuous scenic byway from Montross to Fredericksburg.

#### VDOT’s Role

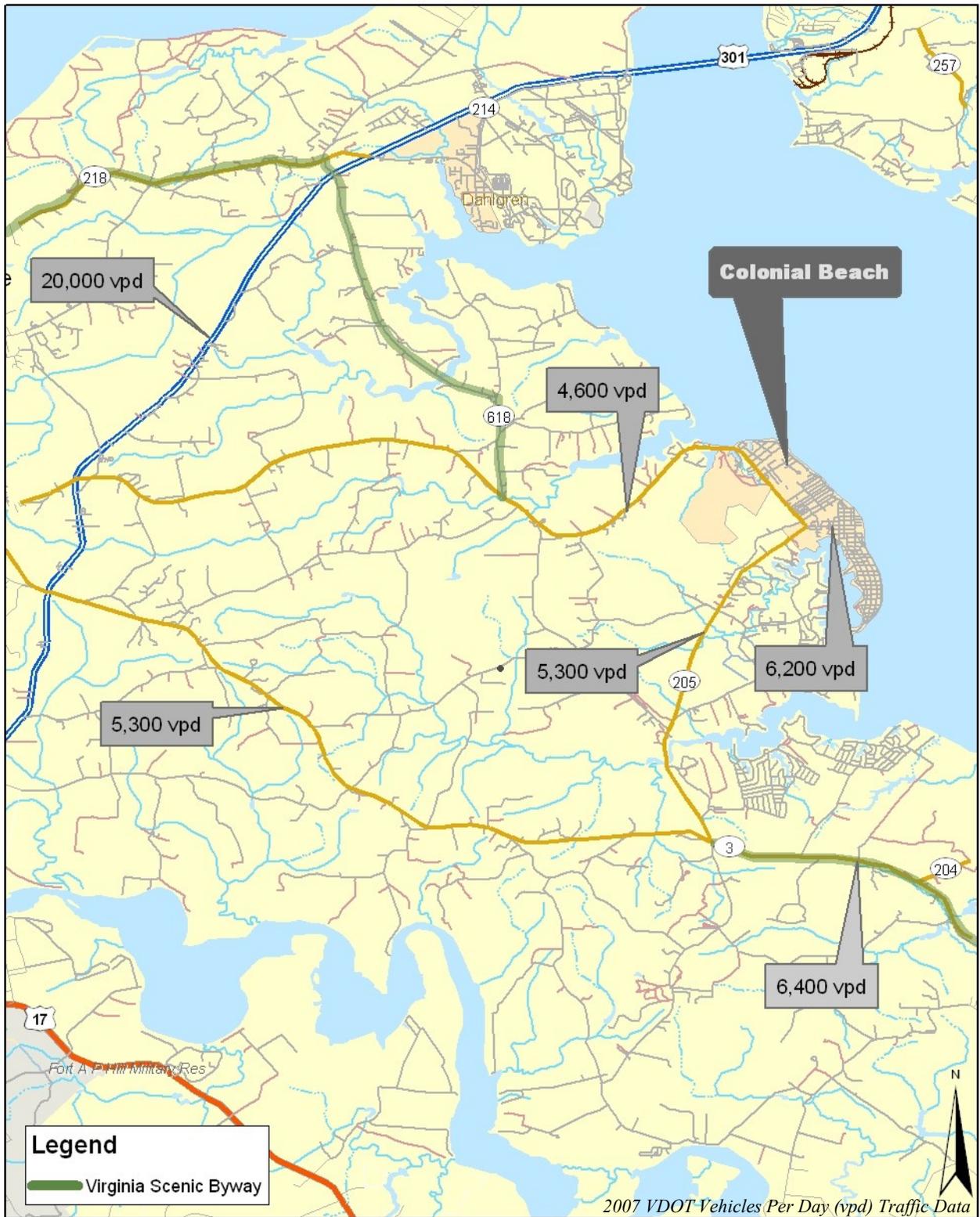
Planning for local roadway improvements is often a complex procedure, due to the fragmented and limited funding sources. VDOT is responsible for the maintenance and improvement of streets in most incorporated towns with a population less than 3,500, and as such has been responsible for the improvement and maintenance of the town roads to date. However, more than likely the 2010 Census will indicate a town population of more than 3,500, and VDOT will transfer the maintenance and improvements of the roads to the town. Funding for roadway improvements, however, will still be provided by the state. VDOT uses a six-year road planning process for both primary and secondary roads, but different procedures are used to prioritize construction improvements. Primary road projects require the input of regional highway districts, whereas secondary road improvements are prioritized at the County level. In either case, final allocation of funds is dependant on VDOT’s state-wide budget for that fiscal year.

#### Local Road Improvement Needs

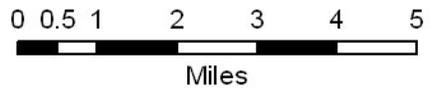
Currently, there is only one local road improvement within the town included in VDOT’s 6-year plan. It is the replacement of the north bridge on Rt. 205 across Tide Mill Stream. VDOT is currently completing cultural resource studies and evaluating alternative alignments. Various other local needs have been recognized by VDOT officials, but to date no commitments have been made on any projects. Pre-planning and needs assessment studies are usually required by VDOT prior to actual construction.

**Average Daily Traffic on Area’s Primary Roadways**

Route	From	To	1986	1989	2001	2008
Route 205	Route 3, Oak Grove	Route 632, Monroe Hall	3,655	4,240	5,800	5,300
Route 205	Route 205 Y, Colonial Beach	Route 218 (via Dahlgren)	3,850	4,465	4,500	4,600
Route 205 Y	Route 205	Colonial Beach Waterfront	5,345	6,085	6,900	6,200



## Surrounding Road Network



## *Transportation Components*

Colonial Beach's current transportation system includes the following five elements. Each of these transportation components is evaluated below in terms of existing conditions and future needs. These assessments form the basis for recommended improvements contained in the Goals and Objectives Section.

1. Primary Roadways
2. Local Streets (Secondary Roadways)
3. Pedestrian and Bicycle Facilities
4. Public Transit Services
5. Parking

### ***1. Primary Roadways***

The Town has 2.85 miles of primary roadways, Routes 205 and 205-Y (Colonial Avenue). Route 205 (McKinney Boulevard) provides the only highway access to and from the town and serves as an important commuter route to other regional highways (U.S. 301 and State Route 3). It also provides the only vehicular link between northern Colonial Beach and the rest of Town. Route 205-Y (Colonial Avenue) serves as the Town's principal entranceway and provides access to downtown and to adjoining neighborhoods.

#### Rt. 205

Route 205 is a two lane roadway that carries approximately 5,000 vehicle trips per day currently. As the areas population increases, traffic counts along this roadway will naturally increase. In order for VDOT to consider widening Rt. 205 from two to four lanes, traffic counts exceeding 9,000 vehicle trips per day must be attained. While this is not anticipated in the near term, future development along the corridor should take into account the future right of way needs to allow for a safe and efficient roadway.

#### Colonial Avenue (Rt. 205 Y)

Colonial Avenue is a very wide two lane roadway with 5' sidewalks on each side that carries over 6,000 vehicle trips per day and serves adjacent commercial and residential areas. It serves as the town's primary commercial corridor and entrance to its historic resort commercial area and boardwalk. Streetscape enhancements along the corridor are needed and would assist in revitalizing the corridor and improving the gateway into town.



*Colonial Avenue Corridor*



*Rt. 205 Corridor*

**Roadway Classifications and Mileages**

Road Classification	Roadways Under This Classification	Number of Miles
Primary Roadways	Rt. 205 & Colonial Avenue	2.85
Local Streets (Secondary Roadways)	All other improved roadways	32
Underdeveloped Roadways	Gravel roads in Riverside Meadows	2.6
Undeveloped Roadways	Paper streets in Classic Shores	1.97



2008 Aerial of Colonial Avenue looking west

## 2. Local Streets (Secondary Roadways)

In addition to the primary roadways, VDOT currently maintains approximately 32 miles of local streets (secondary roads) within Colonial Beach. Once the town reaches a census population of 3,500 or higher, the local public works department will take over all roadway maintenance and improvements. VDOT will continue to allocate funds to the town based on the amount of "lane miles" in the existing street system. The town's public works department would then undertake actual maintenance duties. All local roads must be improved to VDOT standards before they can be accepted into the state maintenance system or be eligible for "lane mile" allocations. The Town should work closely with private developers in assuring that right-of-way width, shoulder design, and surface quality meet minimum VDOT standards. Roadway design standards are recommended in VDOT's functional classification system for arterial, collector, and local service roads.

Currently, a number of streets exists in the Classic Shores' planning area which are dedicated, but not constructed. Completion of these streets will be a necessity for future growth and development. With VDOT funds limited for new internal roadways, the Town will have to weigh the option in each case of allocating 100% local funds, or awaiting private development interest and proffering arrangements. In addition to stimulating infill development, construction of these streets will also provide an additional north and south route for townspeople, thereby improving internal circulation. There are also a number of streets within Riverside Meadows that are currently gravel and should be paved as funds become available. The map on the following page indicates all the streets and rights-of-way that need further improvements, including those listed above.

Traffic congestion within town is not an issue except during summer events and festivals when the town is inundated with over 12,000 visitors. Day to day problems for year-round residents relate primarily to undeveloped and unpaved streets. These deficiencies are sometimes compounded by narrow street widths, absence of turnarounds, inadequate drainage facilities, and poor road surface conditions. These issues should be addressed through on-going maintenance efforts and / or through the pursuit of community development grant funds.

### Local Streets' Development Needs

The table on the following page identifies the unpaved and platted but not constructed that should be completed as public funds become available or in conjunction with private development.



*Typical Riverside Meadows Neighborhood Street*



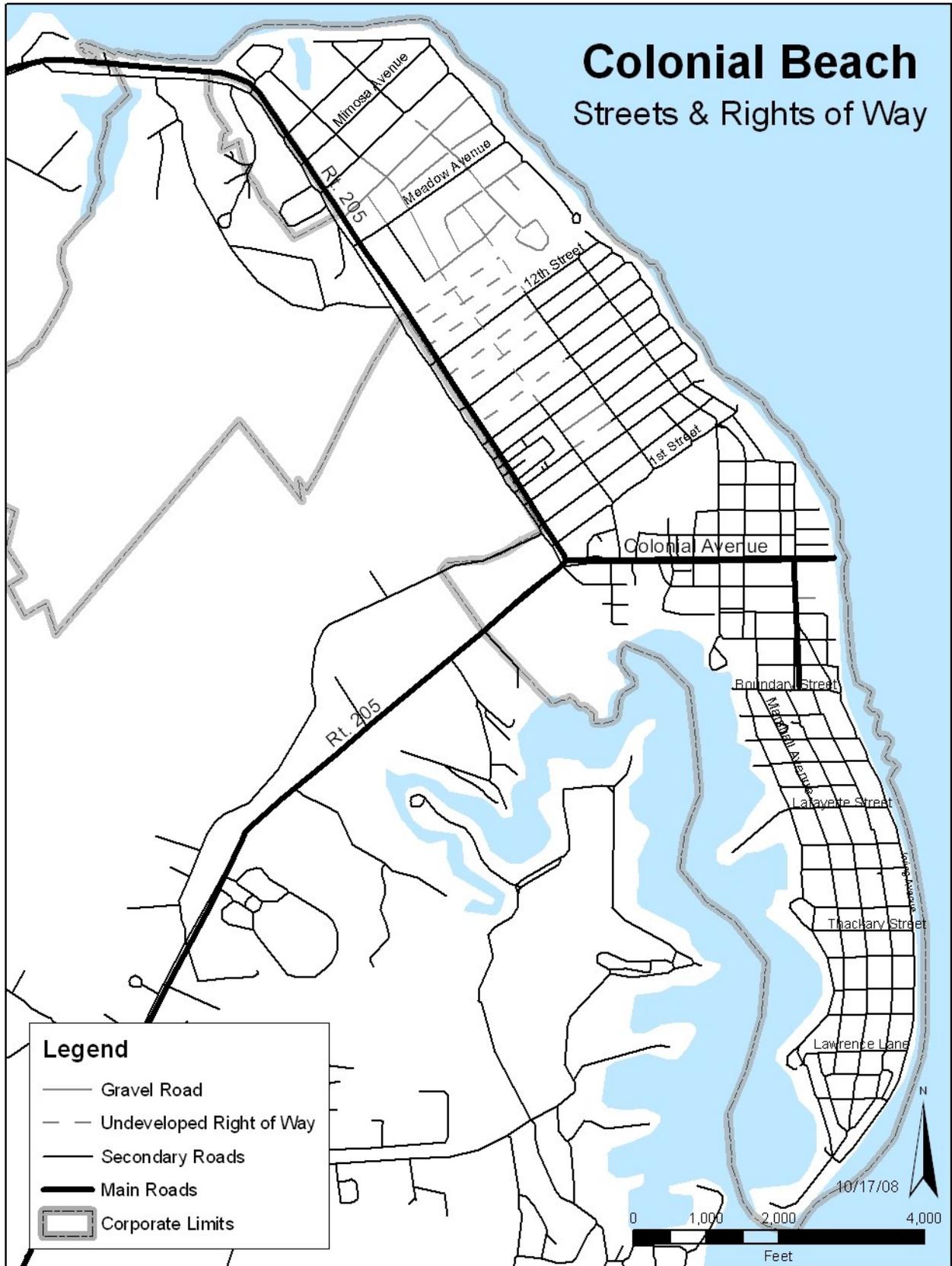
*Typical Classic Shores Neighborhood Street*



*Typical Bluff Point Neighborhood Street*



*Typical Neighborhood Street within The Point*



### Unimproved Road Rights of Way

Street	From	To
4th	Euclid Avenue	Dwight Avenue
8th, 10th, 11th, 13th, 14th, & 15th	Rt. 205	Dwight Avenue
Stratford Rd.	Locust Avenue	Darl Avenue
Dwight Avenue	12th Street	15th Street

### 3. Pedestrian and Bicycle Facilities

Another important component of a transportation network is an adequate pedestrian and bicycle network. The town’s boardwalk serves as a great foundation from which to expand safe and functional bicycle and pedestrian facilities. The map on the following page identifies the existing sidewalks and multi-use paths throughout town that are discussed in more detail below.

#### Pedestrian Facilities

The majority of the town’s sidewalks are in the older sections of town such as the Central Area and The Point. Many of the existing walkways are narrow, deteriorating and require repair or replacement.



*Typical Sidewalk in Older Sections of Town*

#### Bicycle Facilities

Many local streets provide an inviting and attractive bicycle route for both residents and visitors. Additionally, a short paved trail was installed on an unimproved section of Euclid Avenue between 12th Street and Wakefield Street, providing a missing link for bicyclists and pedestrians wishing to traverse the entire length of the town without having to use the heavily traveled Route 205. This trail is in need of improvement and should be expanded all the way to 7th Street.



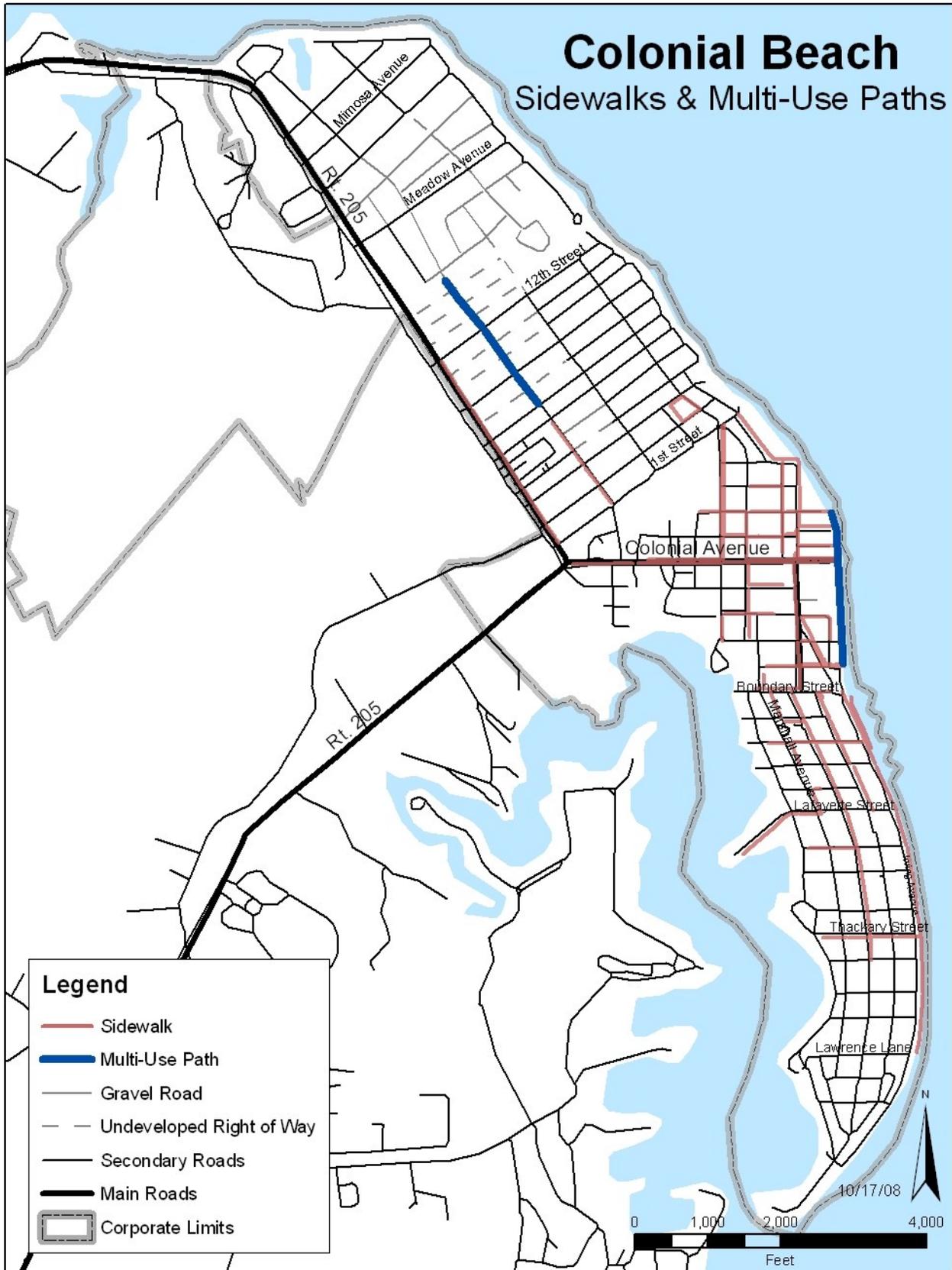
*Bicyclist Utilizing Existing Town Road*

#### Pedestrian / Bicycle Development Needs

- Promote the installation of sidewalks and multi-use paths where existing pedestrian / bicycle usage is prevalent
- Establish a priority list of locations for bikeway and walking facilities and implement them as part of the Comprehensive Plan
- Maintain all existing pedestrian / bicycle facilities
- Ensure the accommodation of handicapped residents by installing curb and building ramps as needed
- Maintain street lighting in heavily traveled public areas



*Bike Path Along Unimproved Euclid Avenue*



#### **4. Public Transit Services**

Since 1981, the Colonial Beach Transit System, managed by Bay Aging, has provided fixed-route bus service to citizens of the Town and the surrounding communities. Pick-up routes cover all neighborhoods in the Town, as well as nearby areas of Westmoreland County. In addition to internal routes, the transit service also offers scheduled trips to regional destinations, including Dahlgren, Fredericksburg, Westmoreland State Park, and Potomac Mills Mall. Shuttle buses are handicapped-accessible, with free service provided during special community events.

Funding for the Town Transit System comes from a combined state / federal grant with a small percentage of local revenue. The transit station is currently housed at the old public works facility on Colonial Avenue. The following services are offered by the transit system, however many local residents are unaware of this important community service.

##### Services

- Morning and evening service to Dahlgren Naval Weapon Station
- Tuesday / Thursday service to Fredericksburg
- Around town 4 days a week
- Once a month service to Potomac Mills (DC shopping area)
- Trolley service during summer weekends and holidays

##### Transit System Needs

- Increased advertisement and public awareness of the services offered

#### **5. Parking**

The commercial / business areas along Colonial Avenue (East of Douglas Avenue), Washington Avenue, and in the historic resort commercial area lack sufficient public parking areas during peak season. Area revitalization efforts must also include plans to establish public parking areas to serve local businesses that move into the area. The town has recognized the need for increased parking facilities and has established three informal town-owned parking lots in the historic resort commercial and boardwalk districts. They are identified on the following page. One parking lot, located on Hawthorne Street, serves the commercial area. Two other parking facilities are situated closer to the Boardwalk. While such initiatives are positive, further analysis of the area and its parking needs is warranted, along with adequate signage and formal development of the parking areas provided. Metered parking spaces are located along Beach Terrace adjacent to the main beach area.

##### Parking Development Needs

- A detailed study of the town's historic and general commercial districts and identification of areas where additional parking is needed and lots which would be appropriate for that parking. Once lots have been selected, continue efforts to establish formal town-owned and operated public parking areas.
- Assurance that any revitalization efforts address the anticipated need for additional parking areas.



*Public Parking on Hawthorne Street*



## Historic Resort Commercial Public Parking Areas

## 4. Parks and Recreation

### *Overview*

Due to Colonial Beach's location along the Potomac River, the town provides residents and tourists alike with a wide range of both land and water-oriented recreational opportunities. The Town is fortunate to have a large number of recreational opportunities; however, many of the sites lack the necessary facilities and proper maintenance in order to be fully functional and appreciated. The majority of existing park and open space facilities are concentrated within the central and southern sections of town, and there is a clear need for additional park area and / or public open spaces to serve the Bluff Point, Riverside Meadows, and Classic Shores areas. Residents in these areas have expressed a desire for passive parks, trails, and greenways rather than active recreational areas such as tennis courts, ball fields, or basketball courts.

While the town has many opportunities for outdoor recreation, many citizens throughout town have also expressed the need for a health / community center (public or private) which could provide basketball courts, a weight room, aerobics, a swimming pool, senior services / activities and other possible amenities. All opportunities to meet this need, along with the improvement of existing recreational areas and the development of new parks and recreational sites near under-served neighborhoods, should be explored.

### *Recreational Opportunities Outside of Town Limits*

Aside from numerous recreational opportunities in Town, there are many nearby attractions in Westmoreland County. These include Westmoreland State Park, Stratford Hall Plantation (Robert E. Lee's Birthplace), Wakefield (George Washington's Birthplace), Monroe Hall (James Monroe's Birthplace), Ingleside Nursery and Winery, and Westmoreland Berry Farm. All of these sites are within 20 minutes of Colonial Beach, with some being accessible through the Town's transit system.

### *Monroe Hall (James Monroe's Birthplace)*

The James Monroe Birthplace is especially important due to its location just outside the town's limits off of Rt. 205. It is both a national and state landmark and in 2001 the county commissioned the development of a master plan for the site. The master plan envisions a unique, economical, and attractive park that celebrates the birth and life of our fifth president while providing passive recreation for the local residents. A multi-use trail is proposed to link the park to the Town of Colonial Beach and a boat ramp on the site is proposed to provide visitation via the adjacent waterway.

### *Recreational Administration and Programming*

Presently, there is not an organized recreation department in the town. Instead, the Town Manager and Clerk's Office are responsible for the day to day operation of the parks system. Due to its size, location, and high school facilities, Colonial Beach often served as a focal point for County sponsored activities. Until recently, Westmoreland County had a Parks and Recreation Department which was responsible for programming recreational activities for all the people residing in Westmoreland County. However, that department no longer exists within the county.

### *Existing Public Recreation Facilities*

Following is a detailed description of all the existing parks and recreational facilities within the town

followed by a map showing their specific location.

### ***Beach Avenue Park***

Located between 9<sup>th</sup> and 12<sup>th</sup> Streets, this community open space has small, grassy areas overlooking the Potomac. While these areas are too small for active use, they offer a peaceful, picturesque viewing point of the river. Park benches are available for use.

#### Needed Improvements

- New benches
- Increased maintenance and plantings
- Stabilization of the bank along the Potomac River



*Beach Avenue Park*

### ***Beach Front***

Unlike any other town along the Potomac River, Colonial Beach boasts long stretches of sandy beachfront, one adjacent to the historic core commercial area and the other at the end of The Point. The Town owes much of its early development to its popularity as a tourist attraction and summer vacation resort with the Beach Front as its central focus. Local residents and leaders continue to value the Beach Front's prime importance to the economic vitality of the area. For this reason, the Town should work with the Army Corps of Engineers and the State Beach Board in both replenishment projects and structural erosion control. Sand cleaning machines help to maintain the Beach Front area.



*Public Beach Area—central beach*

#### Needed Improvements

- Continued partnerships with the Army Corps of Engineers and State Beach Board on projects to control erosion and increase beachfront land area through replenishment projects
- Improved parking & vehicular / pedestrian circulation routes
- Removal of the cement pier hazard across from the American Legion Hall near the terminus of Colonial Avenue
- Updated and additional restroom and shower facilities for public use; foot washes
- Removal of hazardous debris from Hurricane Isabel in the water and broken pilings that are not always visible to boaters
- Annual installation of a jellyfish net in swimming area



*Public Beach Area—south beach*

### ***Bike Path***

The Town has planned a bike path from Bluff Point to Castlewood Park. Presently, only a small portion is completed between Classic Shores and Riverside Meadows.



*Bike Path*

#### Needed Improvements

- Improved maintenance of the facility
- Identification of the bike path route and completion of the bike path sections as funds become available

### **Boardwalk**

In additions to efforts aimed at enlarging and safeguarding the central beaches from erosion, the town is currently pursuing redevelopment of the entire Boardwalk area. This will reinforce the attraction and enjoyment aspects of the Town’s most popular asset.

#### Needed Improvements

- Landscaped areas along the boardwalk and beach entrance.
- Improvements that deter the migration of sand onto the boardwalk
- Improved lighting, benches and other amenities
- Improved public parking
- Additional recreational opportunities, aside from water-related activities, for patrons



*Boardwalk—northern section*



*Boardwalk—southern section*

### **Castlewood Park**

Castlewood Park is a small (.75 acre) park located at the southern tip of town. Park improvements include playground equipment, picnic tables, and public restrooms. During the summer months, this area gets a considerable amount of traffic due to the public boat ramp and beach area located adjacent to the park.

#### Needed Improvements

- Improved parking facilities and circulation patterns
- Improved drainage



*Castlewood Park*

### **Colonial Beach High School Recreation Area**

The Town, in cooperation with the school system, provides fields for football, baseball, and softball, as well as paved areas for other sports. These facilities are kept in fair condition and used mainly by the students during school hours. However, some facilities are available for limited use by others during after school hours and summer.

### **Lions Club Park**

The town currently rents a large public green space in The Point neighborhood, on the corner of Wirt Street and Marshall Avenue, to the Lions Club. The Lions Club has utilized the site for various sporting activities (soccer, baseball, etc.) in the past. Currently, the site is used for meetings, and fund raising. The facility was heavily used in previous years, but has declined significantly in recent years.



*Lions Club Park*

#### Needed Improvements

- Identification of future use and programming

### ***Public Boat Ramp***

- The public boat ramp is located adjacent to Castlewood Park. It is maintained by the Department of Game and Inland Fisheries and is open to the public free of charge. Boat owners with trailers currently have to compete with Castlewood Park users for available parking during peak usage times.

#### Needed Improvements

- Improved ramp design. Vehicles commonly experience loading or unloading difficulties due to shallow ramp design.
- Improved parking. Improved maintenance and servicing of the facility



*Public Boat Ramp*

### ***Robin Grove Park***

This park is a beautifully shaded area with one of the best views of Monroe Bay. The park has recently been upgraded with tables, benches, a walking path, and small parking area.

#### Needed Improvements

- Improved parking design for better traffic circulation
- Improved drainage
- Stabilization of the bank along Monroe Bay
- Amenities such as playground equipment and grills



*Robin Grove Park*

### ***Town Commons and Town Stage***

Located at the corner of Washington and Colonial Avenues, it is designated as a main event site for the Town. With the Town sign, lighting, landscaping, and a new Town Stage, this area is perfect for large event gatherings. Future improvements could include walkways, trails, sculptures, fountains, seating, etc.

#### Needed Improvements

- Improved drainage in center of field
- Removal of the accessory structures that take away from the open atmosphere and overall consistent appearance of the area



*Town Commons and Town Stage*

### ***Town Pier***

A 200-foot municipal pier, located in the center of the main beach area, provides opportunities for fishing, crabbing, sightseeing, boating access, and two annual fireworks celebrations. The pier is a focal point for the beach area and is well utilized by visitors and residents.

#### Needed Improvements

- Additional trash receptacles
- Additional public restrooms



*Town Pier*

### ***Washington Avenue Park***

This park is located below the elementary school along Washington Avenue and was recently constructed using grant monies. Washington Avenue Park provides a gazebo, checker/chess tables and chairs, and playground equipment appropriate for young children.

#### Needed Improvements

- Landscaped areas around perimeter of park to buffer surrounding residences
- Fencing is needed along Washington Avenue to prevent small children from entering the roadway
- Basketball court improvements, resurfacing, hoops, etc.



*Washington Avenue Park*

### ***Water Tower Ball Field***

Located across from the elementary school on Garfield Avenue, this field serves as a multi-use recreational field for both the elementary school and local recreational organizations, including youth athletics.

#### Needed Improvements

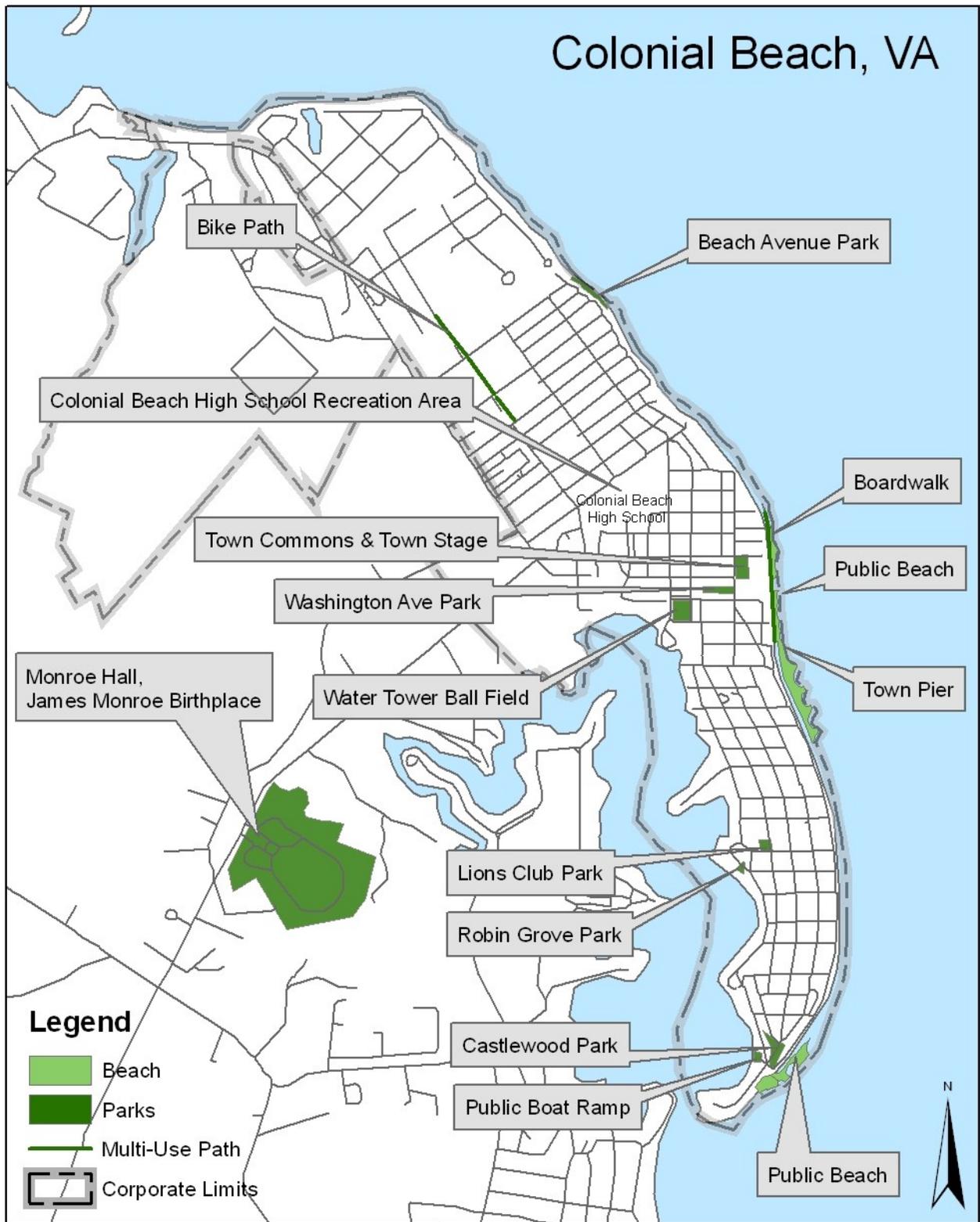
- Enlarged / improved parking facilities
- Renovation for baseball and soccer use

### ***Present and Future Needs***

While the previous section detailed many site specific improvements that are needed, the following items address broader needs related to the towns existing and future recreational needs. Through first accomplishing the identified needs below, the more site specific issues can be prioritized and accomplished over time as funds and resources become available.

#### General Parks and Recreation Needs

- The establishment of a Recreational Commission or Committee to address current issues and needs, develop a prioritized list of park capital improvement projects, and coordinate recreational activities with Westmoreland County and various civic & recreational organizations
- Additional recreational park and / or public open space in the northern section of town, (i.e. the expansion of the informal trail / greenway along the unimproved Euclid Avenue right of way)
- Improved maintenance / upkeep of existing recreational facilities
- A public or private community center for all ages with a community swimming pool. (If developed as a public center, the town will need to access its ability to fund staffing, building and maintenance costs.)



## Parks & Recreational Facilities

## 5. Community Events and Organizations

### *Community Events*

The Town of Colonial Beach hosts numerous special events and activities throughout the year. Its long history as a resort town and recreational destination is evident throughout the summer, when weekends in the town are filled with special events such as Market Days, Bluemont Concerts, The Rod Run, The Potomac River Festival and the regionally talked-about annual 4th of July Celebration with show-stopping fireworks. Events during other times of the year include 2nd Friday Art Walks, the annual Quilt Show, Winter Festival, the Christmas Concert, the Boardwalk Arts and Craft Show, and Rockfish Tournaments.

All of the town's various events bring in thousands of visitors and provide a unique opportunity for the town to showcase its unique attributes and qualities. Currently, the majority of these events and activities are sponsored and organized effectively by various community groups and organizations such as the Chamber of Commerce, the Lions Club, and the Artists' Guild. The town should consider hiring a full time or part time events and tourism employee to supplement existing activities, actively promote the town as a year round destination that is capable of hosting a wide variety of events, and build strong relationships with adjacent tourism groups such as the Northern Neck Tourism Council.

### *Community Organizations*

The Town of Colonial Beach is fortunate to have a number of fraternal, service, veteran, and religious community non-profit organizations that are working to improve the town and provide valuable services to community members such as:

American Legion Post #148	Salvation Army
American Legion Post #148 Auxiliary	Shriners – Heritage Shriners Club
Boy Scouts and Cub Scouts	VFW Post #10574
Chamber of Commerce	VFW Post #10574 Auxiliary
Christmas Group	
Colonial Beach Foundation	Bay View Baptist Church
Colonial Beach Historical Society	Colonial Beach Baptist Church
Colonial Beach Volunteer Rescue Squad	Colonial Beach United Methodist Church
Colonial Beach Volunteer Rescue Squad Auxiliary	New Life Ministries
Colonial Beach Volunteer Fire Department	First Baptist Church
Colonial Beach Volunteer Fire Department Ladies Auxiliary	River of Life Pentecostal Church
Fraternal Order of Eagles	Macedonia Baptist Church
Humane Society	Maranatha Baptist Church
Masons – Masonic Lodge # 199	Monroe Bay Assembly of God
Masons – Eastern Star Wakefield Chapter # 177	New Monrovia Baptist Church
Moose Lodge #1267	Oak Grove Baptist Church
Women of the Moose	St. Mary's Episcopal Church
NARFE	St. Peter's Episcopal Church

## 6. Community Facilities & Services

Community facilities consist of all public buildings, utilities, services and lands serving Colonial Beach area residents. One of the principal functions of local government is to provide water and sewer service, police and fire protection, parks and recreation facilities and other types of human services needed in the community. It is the responsibility of the Town of Colonial Beach to provide these services within the bounds of its legal authority and its financial capability.

The following pages briefly summarize existing conditions of community facilities with a few broad references to future needs. Updated data was provided by individual departments and organizations. Decisions of a technical nature should be made subsequent to review of detailed engineering studies commissioned by the Town for special projects and programs. For purposes of this document, general recommendations are presented in the Capital Improvements element of Chapter Five—Plan Implementation.

### *Public Works*

The Colonial Beach water supply / distribution systems, sewage disposal system and waste water treatment plant are operated by the Public Works Department under the direction of the Town Manager. Parks, buildings, refuse collection and road maintenance are also included in this department. The Public Works Director / Superintendent, 22 full time workers, and 1 part time worker are responsible for operating and maintaining these Town facilities. In 2005, the town contracted Dewberry & Davis to conduct a preliminary engineering report on the town's water supply system and its waste water system. The recommendations from that report are included at the end of each of those sections.

### *Water Supply and Distribution*

The water supply and distribution system is operated under a permit issued by the Virginia Department of Health (VDH). Service is available and provided to all populated sections of the Town. Although some residences still maintain their own wells, these are relatively few in number and are decreasing yearly. The Colonial Beach Water Works facility operates year round and is staffed every day for eight hours. Town Water Works' employees are also on call for emergencies.

#### Active Wells

The entire water supply for the Town is obtained from four deep wells. These include:

1. Robin Grove Well -- 408 feet deep. Discharge line is a 4-inch cast iron line which feeds a 100,000 gallon reservoir at Robin Grove.
2. Castlewood Park Well -- 673 feet deep. Feeds a 6-inch force main which discharges to a 150,000 gallon reservoir at Robin Grove.
3. 4th Street Well -- 865 feet deep
4. Waste Water Treatment Plant Facility - ± 900 feet deep

These wells range in depth from 408 feet to 900 feet, and the total combined yield from these wells is approximately 1,600 gallons per minute (GPM). Two of these wells discharge into two separate reservoirs which have a combined capacity of 250,000 gallons. The 4th Street well pumps directly into the distribution grid system, but operates only when the elevated storage tank requires water. All well heads

are protected by a sanitary seal and are located inside enclosed, controlled structures that remain secured from anyone other than Public Works employees. All of these wells are located in residential neighborhoods and the future land use plan indicates these areas will remain primarily single family residential. The waterworks facility is capable of pumping 1,500,000+ gallons per day under maximum load. Historic data shows that during "off-season" months, usage is an average of 500,000 to 600,000 gallons per day. With the new well and new 250,000 gallon elevated storage tank, the permitted system capacity has increased to approximately 1,250,000 gallons per day.

#### Storage Facilities

The Town has three different storage facilities:

1. Robin Grove Facility:
  - (a) 150,000 gallon "in-ground" reservoir
  - (b) 100,000 gallon "in-ground" reservoir
2. Elevated Storage Tank: Located at Dennison Street, a 200,000 gallon tank constructed in 1957. This tank was painted and cleaned in the Spring of 1993.
3. Elevated Storage Tank: Located at the Waste Water Treatment Plant Facility, a 250,000 gallon tank constructed in 1997/98.

#### Chlorination

Chlorination of the potable water occurs at three central locations:

1. Robin Grove Reservoir Facility
2. 4th Street Well Facility
3. Waste Water Treatment Plant Well

#### Distribution System

The distribution grid system consists of various size pipes ranging from 3/4 inch lines to 12 inch mains and various types of pipes such as Ductile Iron, PVC, Cast Iron, and Galvanized. The installation of a 12" main in the mid 1970's interconnected Bluff Point with the rest of Town and has improved the reliability and capacity of the entire system. The new well and elevated storage tank has also greatly enhanced the system.

#### Water Main Replacement

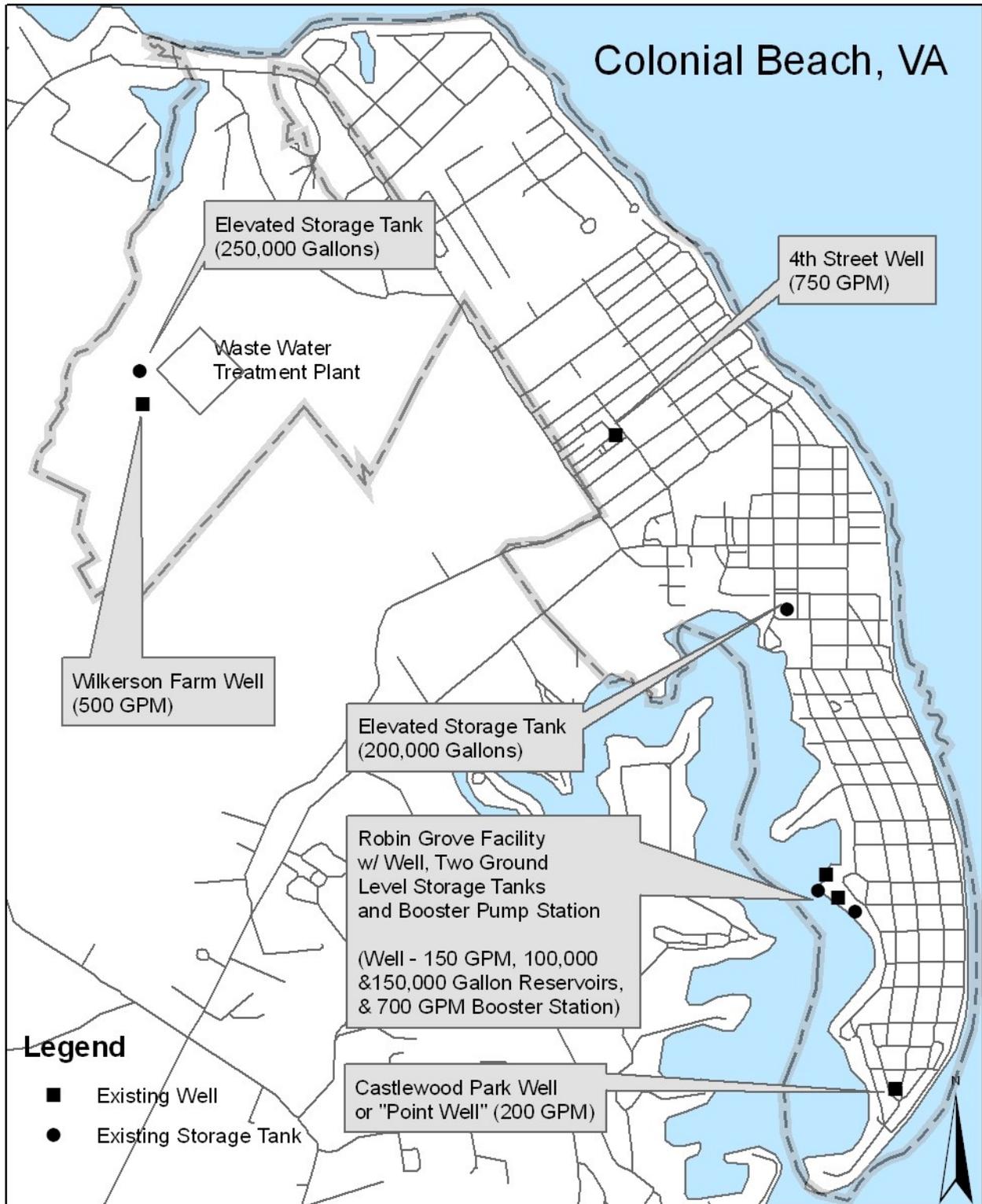
Public Works is in the second year of an ongoing water main replacement project. The objective is to replace all inadequate water mains and service laterals over the next twenty-five years. To date, approximately 15,000 linear feet of water mains have been replaced. In addition, the department is adding water meters and upgrading fire protection by installing and replacing fire hydrants.

#### Fire Protection

Water supply for fire protection appears to be generally adequate. New hydrants and lines are located close to major buildings (shopping center, school, yacht club). Hydrant flow tests made after the interconnection of the Bluff Point System resulted in an upgrading of fire protection classification from a Class 9 to a Class 8 effective November 1, 1978, which applies to all areas of Town. This improved classification facilitates lower insurance rates for Town commercial and residential properties. There is an ongoing comprehensive water main replacement project which will offer an upgraded water supply and increased fire protection.

#### Recommended Improvements

The comprehensive review and evaluation of the existing water system identified several deficiencies in



## Water System Existing Wells & Storage Tanks

the existing system, as well as required upgrades based on projected population increases in the town and surrounding area. The water system analysis generated the following list of recommended capital improvements to provide adequate water supply and fire protection.

*Distribution System Upgrades*—To provide for maximum daily demand plus fire, as well as 2010 Peak Demand Forecasts. The proposed improvements will eliminate areas of low pressure, provide the required fire flows, replace old, undersized sections of the system that are a constant maintenance concerns, and improve the overall function and capabilities of the central water system. Additionally, the installation of radio-read water meters will enable the town to manage its water system, charge equitably, and establish water user rates that encourage conservation.

- Various line replacements (see Dewberry & Davis report for detailed information)
- Meter Installation: The town currently has 2,160 residential water connections and 75 commercial connections. In recent years, water meters were required for new residential connections, however, the majority of the residential connections are unmetered.

*Water Supply Upgrades*—Based on projected population increases and subsequent water demands expected during the 20 year study period, the town will need to incorporate additional water supply around 2020 and storage around 2025.

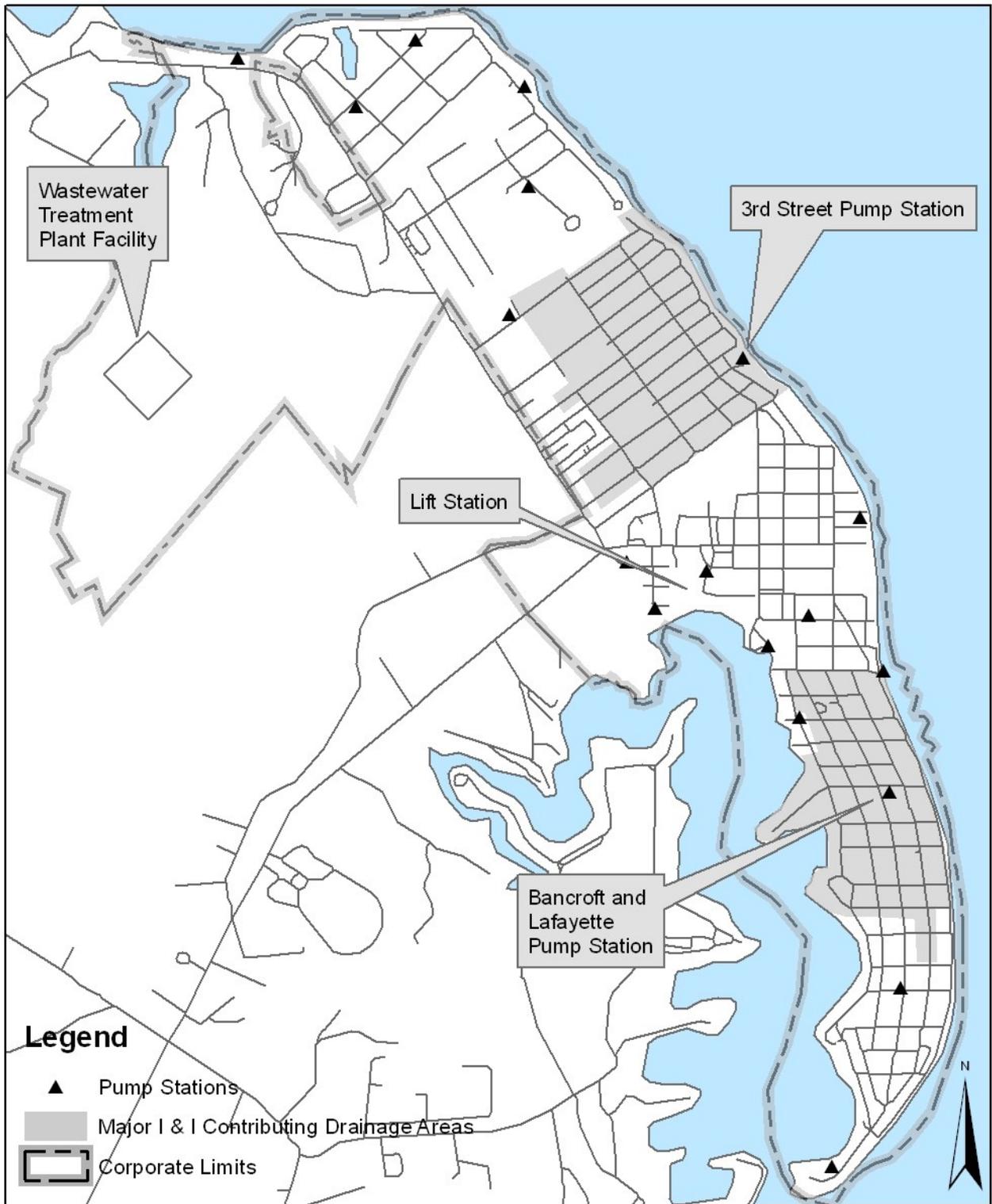
- New ground water well
- Existing groundwater well replacement / rehabilitation
- Two above-ground storage tanks
- Booster station upgrade

## ***Sewage Disposal***

Colonial Beach owns and operates its own new 2,000,000 gallons per day (GPD) sewage treatment plant, put on line in 1995, and its related collection system. The plant has the capabilities of being expanded to 4,000,000 GPD. Elements of the entire system vary in age from 1 year to 40 years. The new treatment plant is located off of Route 205 and is designed to accommodate subsequent phased expansions. The previous treatment plant facility, located on Colonial Avenue, was abandoned and dismantled after the new treatment plant went into operation. This site was utilized until recently as the Public Works headquarters (i.e, equipment storage, maintenance yard and related offices). Public Works has since relocated to a new facility adjacent to the treatment plant off Rt. 205.

### Inflow / Infiltration (I/I)

Inflow / Infiltration is one of the most prominent problems facing the Public Works Department. Four projects have been completed to date to reduce the excessive influent flows during rain events. These projects included the rehabilitation or replacement of 12 of the 18 pump stations, approximately 12,800 linear feet of piping and 370 vertical feet of manholes. However, the town still experiences increased influent flows to their Wastewater Treatment Plant (WWTP) ranging from 0% to 400% of the average daily flow of approximately 400,000 GPD. The plant is rated for 2 million GPD giving it adequate capacity to handle the wide fluctuation of influent flows, but the substantial I/I during rain events could impact the town's ability to expand the current sanitary sewer service area. An investigation of the town's existing sanitary sewer collection and conveyance system was completed by Dewberry & Davis, Inc. in February 2004. The investigation concluded that the 3rd Street Pump Station drainage area and the Bancroft and Lafayette Pump Station drainage area are the largest contributors to the excessive I/I being experienced by the town's WWTP. Therefore, a reduction of the I/I in these two areas has the greatest potential of decreasing operational costs and increasing available capacity in the existing collec-



## Wastewater Treatment Facilities

tion and conveyance system for future growth.

Flow Projections

The following future flow projection data was provided by Reid Engineering, the town’s WWTP consultant.

Existing annual average wastewater flow volume treated:	0.86 MGD
Existing maximum monthly average wastewater flow volume treated:	1.25 MGD
Average daily wastewater flow volume discharged:	860,000 GPD
Estimated average daily I/I volume discharged into the sewer system:	300,000 GPD estimate (approx 35% )

The tables below estimate future flows through 2025 that include the estimated I/I volumes (300,000 GPD) and 600,000 GPD related to the agreement between the Town of Colonial Beach and Westmoreland County that the town may receive up to 600,000 GPD from the county.

**Existing & Residential Future Connections - Reid Engineering Data**

Year	2000	2005	2010	2015	2020	2025
<b>Existing Residential (House) Connections</b>		2,168	2,168	2,168	2,168	2,168
<b>Future Residential (House) Connections</b>		0	1100	1900	2700	3500
<b>Total Residential (House) Connections</b>		2,168	3,268	4,068	4,868	5,668

<b>Total Population Projection*</b>	<b>3,228</b>	<b>4,856</b>	<b>7,320</b>	<b>9,112</b>	<b>10,904</b>	<b>12,696</b>
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\* The total population was based on 2.24 persons per dwelling (residential (house) connection)

**Existing & Residential Future Connections & Flows - Reid Engineering Data**

Year	2000	2005	2010	2015	2020	2025
<b>Existing Residential (House) Connections</b>		2,168	2,168	2,168	2,168	2,168
<b>Future Residential (House) Connections</b>		0	1100	1900	2700	3500
<b>Total Residential (House) Connections</b>		2,168	3,268	4,068	4,868	5,668
<b>Total Future Commercial Connections</b>		82	87	92	97	102
<b>Total Connection Projection*</b>	<b>3,228</b>	<b>2,250</b>	<b>3,355</b>	<b>4,160</b>	<b>4,965</b>	<b>5,770</b>

Year	2000	2005	2010	2015	2020	2025
Units	GPD	GPD	GPD	GPD	GPD	GPD
<b>Total Residential (House) Projected Flow*</b>	322800	485600	732000	911200	1090400	1269600
<b>Total Commercial Projected Flow**</b>	0	73636	78126	82616	87106	91596
<b>Infiltration and Inflow</b>	300,000	300,000	300,000	300,000	300,000	300,000
<b>Westmoreland County Flow</b>		600,000	600,000	600,000	600,000	600,000
<b>Total Flow Projection</b>	<b>622800</b>	<b>1459236</b>	<b>1710126</b>	<b>1893816</b>	<b>2077506</b>	<b>2261196</b>

\* The residential projected flow is based on 100 GPD capita or 400 GPD residential connection (as specified by the Commonwealth’s Sewage Collection & Treatment (SCAT) Regulations & the population numbers above.

\*\* The commercial projected flow is based on actual average water usage of 898 GPD day/commercial connection.

### Recommended Improvements

The first project below is summarized from the Preliminary Engineering Report for Sewer System Improvements prepared for the town by Dewberry Engineers in July 2004. The Director of Public Works identified the remaining projects:

- Repair and replacement of sewage collection lines in the 3rd Street Pump Station Drainage Area and Bancroft and Lafayette Pump Station Drainage Areas to reduce inflow and infiltration
- Horton Street Pump Station restoration
- Replace pressure jet truck, including TV video
- Completion of radio telemetry at all sewer lift stations

### ***Solid Waste Disposal***

The Town of Colonial Beach operates a solid waste collection system which serves all residents of the Town. The system, under the supervision of the Town Council and Town Manager, is supported through local and state taxes.

The Town initiated a recycling program which began the summer of 1992. A recycle bin is located at 700 Colonial Avenue which accommodates newspaper, Number 1 and Number 2 plastic, clear, green, and brown glass. Bulk goods such as appliances are picked up on request and stored for removal by the recycling contractor. The recycling bin is open to the public 24 hours a day, seven days a week.

### ***Storm Water Drainage***

Storm water drainage is another major concern for the Public Works Department. At present, responsibility is shared 50/50% with VDOT. However, once the population in the Town reaches 3,500 at the next census, VDOT will turn over 100% of the responsibility to the Town. The existing storm water drainage system is a combination of “open ditch” and “curb and gutter” with “drop inlets” and discharge piping. Since storm water runoff eventually reaches the Chesapeake Bay, the Town may actually have to treat storm water runoff. At present this is not required, however, consideration should be given to possible future mandates requiring storm water treatment.

### ***Public Works Facilities***

The current public works’ offices and facilities are in a new location off Rt. 205, adjacent to the sewage treatment complex. The location and facility are of adequate size to accommodate all the department’s needs.

### ***Future Growth Considerations***

Although the town now possesses adequate wells, storage, and pumping facilities for anticipated new growth, possible boundary adjustments and controlled growth continue to be a departmental concern. Each time a new subdivision is considered, or additional land is incorporated, the Town should contact the appropriate State officials prior to acceptance so as to ascertain what facilities or infrastructure up-

dates would be required. If new facilities are required then negotiations with the developer should take place so that undue burdens are not placed on the existing tax base. This applies equally to timely provision of sewage collection facilities, roads and storm drainage.

### *Police Department*

The Town of Colonial Beach Police Department, located to 907 McKinney Boulevard, provides police protection to Colonial Beach and nearby Westmoreland County. Including the Chief of Police, the Department has 12 full time officers, 1 part-time officer, 1 crossing guard, 4 dispatchers, and 8 vehicles. The department has numerous community programs designed to promote crime awareness and prevention. The police department has an enhanced E-911 emergency response system within the Town. The enhanced system allows the department to handle emergency calls with increased accuracy and efficiency. There are police patrols on the Boardwalk during the summer months and this successful program should be continued.

The department recently moved to its present facility. Its previous facility at on North Irving Avenue was undersized for the department's needs (inadequate locker room, office space, and interview / interrogation room), often experienced water damage during heavy rain events, and left no room for expansion. The new facility is an improvement, but a new permanent town owned facility is needed. Transporting prisoners to the regional jail facility in Warsaw requires a minimum of two hours transport time. Thus, it is important that the Town's lock-up facility, located within the confines of the police department building, be retained.

The police force will have to increase as the Town's population increases and therefore a larger facility should be a priority. The town has recently completed a master plan for the re-use of the town owned property at 700 Colonial Avenue where the public works department was previously located. Phase 1 of that master plan includes the relocation of the police department to that site. The town is currently pursuing funding assistance opportunities to assist in that relocation. Below are a few of the community programs offered by the Police Department.

#### Current Community Programs

- D.A.R.E. -- Drug Awareness and Resistance Education
- Operation I.D. -- Engraving valuable home appliances and equipment (TV, VCR)
- Teen Alcohol Awareness Program
- "We Care" -- A program designed to look out for elderly citizens living alone -- A police dispatcher calls the elderly person to check on their welfare and maintains a list of people to contact in case of emergencies.
- Neighborhood Watch -- The Police Department assists citizens to organize and implement a neighborhood crime prevention program through neighborhood patrols and security watches. This program has proven beneficial and should be continued.
- Municipal Parking Patrol -- The Police Department patrols the municipal parking lots, residential areas and metered areas, and tickets violators to curb parking abuse in the central beach front areas.

#### Police Department Needs

- New facility with adequate office space, locker rooms, break rooms, interview / interrogation room, indoor and outdoor storage
- Prisoner transport van and additional vehicles

- Additional portable radios
- Video Monitoring System for the lock-up facility

### *Volunteer Fire Department*

The Colonial Beach Fire Department is a self-supported organization that has 35 active volunteers and 21 life members. The Fire Department is located at 312 Colonial Avenue. The facility includes offices, recreation room / work shop, wash room for trucks, baths, engine room, and a well equipped meeting area which is often used for community meetings and dances. A drill field with power, water, and tower is also operated by the Fire Department. The Department maintains 8 vehicles including one 2000 gallon per minute (GPM) pumper, one 1500 GPM pumper/aerial, one 750 GPM pumper, two brush units, one utility unit, one box van, and one car. All pumpers are equipped with large diameter supply hoses to meet large flow requirements, which may be necessary in large commercial or light industrial developments. National Fire Protection Association (NFPA) approved Firefighter in Training is mandatory for all active members. In addition to fire prevention and suppression, the Department also responds to life threatening EMS calls, and provides service in heavy and tactical rescue including vehicle extrication, rope rescue, confined space rescue and trench rescue.

The present facilities and equipment are adequate in meeting the demand in Colonial Beach and nearby Westmoreland County. As the population of Colonial Beach continues to grow, the Fire Department's facilities and equipment must also be updated to accommodate the increased demand. The department's ladder truck (105 feet) has the ability of effectively fighting fires in buildings 5-6 stories in height.

### *Volunteer Rescue Squad*

The Colonial Beach Rescue Squad is an all volunteer, self-supported organization which furnishes the Town and surrounding County area with emergency services. The Rescue Squad facility is located at 225 Dennison Street. The building is subject to flooding during large storm events and as such a new space is needed. The existing facility includes a meeting room, first aid room, recreation room, bays for the units, and a large community meeting room. The Rescue Squad has 41 active running members, five ambulances (all are Advanced Life Support Units), one command vehicle, and two boats. As the Town's population increases, the Rescue Squad will have to purchase additional equipment to adequately meet the demand.

### *Health Services*

The residents of Colonial Beach are served by the Westmoreland County Health Department (WCHD), which maintains two offices in Montross. The Health Department building on Route 3 in Montross houses the Health Services section and the Westmoreland Medical Center. Westmoreland Medical Center is a not-for-profit Community Health Center, which provides full primary care service five days a week. It is staffed by a nurse practitioner, and is open to Colonial Beach residents. Services available from the Health Department Health Services section include services for immunization, sexually transmitted diseases, other communicable disease control, WIC (Women, Infants, & Children's) special nutritional program), and Resource Mothers (directed to assisting pregnant teenagers). WCHD is staffed by a

part-time nurse practitioner, one public health nurse, a nurse aide, two clerks, a nutritionist, a nutritionist assistant, and two part-time Resource Mothers.

The Environmental Services section of WCHD is housed in the same building and provides on-site sewage and well permits, restaurant inspection and permits, and rabies follow-ups. It also conducts investigations of citizen sanitation complaints. It is staffed by three environmental health specialists and a clerk.

WCHD also provides WIC services Monday mornings at the Riverwood Apartments.

Colonial Beach medical services have undergone some changes since 2000. In 2004, Medicorp closed its office located in the Beachgate Shopping Center. This function was subsequently replaced in the same location by the Colonial Beach Medical Center. This facility does not provide immunizations. A physician has recently located into the Beachgate Shopping Center and East Coast Physicians has opened a facility at Colonial Plaza Shopping Center, although, it is imperative that more physicians are located to the town especially with the proposed growth. Additional physicians are located in King George and Montross, all within short distances from Colonial Beach. Hospital facilities and all ancillary services are available at Mary Washington Hospital in Fredericksburg, and Riverside Hospital in Tappahannock, Virginia. Both hospitals are 35-40 miles away from Colonial Beach and ambulance service is available to both.

In addition, other providers of health services located in the Town include an optometrist, home health care and Alcoholics Anonymous. Chesapeake Bay Agency on Aging, Inc. provides nutritional services and social mixing for the elderly citizens. Seasonal eye and hearing tests are provided by the Lions Club. In addition to the 54 bed Mary Washington Health Center in Colonial Beach, nursing homes are also located in King George, Warsaw, and Montross.

#### Health Service Needs

- In order to meet present as well as future needs, Colonial Beach needs to establish a limited operative capable facility. This facility should provide minor surgery, bone setting, X-ray, sonograms, and limited lab work. With this capability, Colonial Beach will better serve all residents including its large elderly population. Furthermore, it will eliminate the need for routine private and ambulance trips to hospitals in Fredericksburg or Tappahannock.
- Future expansion of present facilities and the possibility of new health-care related facilities should be encouraged.

### *Social Services*

#### ***Westmoreland County Department of Social Services***

The residents of Colonial Beach are served by the Westmoreland County Department of Social Services, which is located at 18849 Kings Highway in Montross. This department, which is funded by local, state, and federal governments, handles the County welfare and food stamp program, as well as providing trained social workers in an outreach program for the citizens of the County.

#### Social Service Needs

- Given the high percentage of Colonial Beach residents at or below the poverty level, the location of

an outreach office within town would better serve the population.

### ***Other Social Service Agencies / Organizations***

#### The American Red Cross

The American Red Cross is a humanitarian organization led by volunteers and guided by its congressional charter to provide relief to victims of disaster and help people prevent, prepare for, and respond to emergencies. The local chapter is located in Kilmarnock and maintains inventories in 3 locations of emergency food, water, bedding, health supplies, and clean-up kits. A larger back-up supply is maintained in Richmond. Below is a listing of some of the services provided through the local chapter of the American Red Cross.

- Volunteer training on how to help in a major disaster, such as a hurricane.
- Responding to local “small disasters” such as a house fire. When appropriate, families are provided meals, lodging, and clothing to help them begin their recovery.
- Sponsoring 29 blood donation events on the northern neck each year. The red cross is the primary blood collection and distribution agency in the U.S.
- Location and relay of information to armed services personnel anywhere in the world during emergencies.
- CPR (Cardio Pulmonary Resuscitation) training of hundreds of individuals each year.

#### Bay Aging

Bay aging is the premier provider of programs and services for older adults and people with disabilities of all ages. Formed in 1978, Bay Aging serves a predominately rural 2,600 square mile region that encompasses ten counties and two planning districts.

Bay Aging is extremely diverse in the programs it offers through four major divisions: Health Services, Bay Transit, Senior Apartments / Bay Family Housing. The services under each of these divisions are listed below.

#### *Health Services*

Bay Aging provides a number of health related services including: Meals on Wheels, Personal Care Assistant, Respite for Caregivers, Alzheimers’ Disease Support Groups, Adult Day Break Centers, Active Lifestyle Centers, MedCarry, Virginia Insurance Counseling and Assistance Program, Retired and Senior Volunteer Program, and Legal Aid.

#### *Bay Transit*

Bay Transit is the region’s only public transportation provider. They operate from 6:00 am to 6:00 pm Monday through Friday and provide low cost, on-demand transportation service as well as offering fixed routes. Fixed route trips from Colonial Beach include: morning and evening service to Dahlgren Naval Weapon Stations, Tuesday/Thursday service to Fredericksburg, around town four days a week, monthly service to Potomac Mills (DC shopping area) and trolley service during summer weekends and holidays.

*Senior Apartments / Bay Family Housing*

Presently, Bay Aging owns and manages seven complexes throughout the Middle Peninsula and Northern Neck region of Virginia for people 62 years and older. One such complex is located in Colonial Beach off Rt. 205. The Meadows, which is a 32 unit facility, is managed to ensure that their residents have all they need to continue living healthy independent lives, and as such the management is available to help residents who need special services such as housekeeping, transportation, meal service, etc.

Community Services Board

The Middle Peninsula-Northern Neck Community Services Board (MPNNCSB) is one of 40 such boards across Virginia providing services related to mental health, intellectual disabilities, substance use, prevention, and early intervention. They serve the ten counties of the Middle Peninsula and Northern Neck. The MPNNCSB provides the following services:

Prevention, Education, Training, and Consulting - Family education and youth programs that promote skills leading to successful and peaceful lives.

Early Intervention - Assist young children with developmental delays, as well as those at risk, through pediatric therapies, infant education, home visits, family support, service coordination, and community consultation.

Counseling - Individual, group, and family counseling to help those with challenges related to mental health, intellectual disabilities, and substance use.

Case Management - Linking individuals with needed resources and services.

Residential Support - Group homes, apartments and linkages with other housing options for those with mental illness and intellectual disabilities.

Vocational & Day Support - Training and placement of individuals with emotional and intellectual disabilities in their own jobs and ongoing support as needed.

Emergency Support - Skilled counselors provide emergency services at Counseling Centers and other locations in times of emotional crisis. Trained volunteers are also available 24-hours a day through their telephone crisis service.

*Library*

Colonial Beach has a branch library serving the Town and adjacent Westmoreland County. It is a part of the Central Rappahannock Regional Library serving the City of Fredericksburg and the counties of Spotsylvania, Stafford and Westmoreland. The Branch (Cooper) is conveniently located on Washington Avenue in a 4,720 square foot building owned by the Town (the Town also furnishes utilities), and was renovated for the library in 2000. It has a collection of 24,085 items and provides regularly scheduled programs for all ages, 12 public access computers with high speed internet capability (including Spanish and juvenile computers), wireless internet access, a quiet study area and a 30-seat meeting room. The building is ADA (handicapped) accessible and has one ADA (handicapped) accessible parking space on the street. Its central location in the Town and its proximity to the school make it readily available to both elderly people who live within walking distance, and the elementary school children. Check-outs

average about 100 per day over the five days per week that it is open. The library is closed on Sundays and Mondays. Through ready access to the Main Regional Library, and its state and national referral capability, almost unlimited availability of books exists. In addition to the usual library facilities, the branch provides a variety of programs such as story hours for the children, as well as arts and crafts exhibits. A community bulletin board is also provided.



*Cooper Branch Library of the Central Rappahannock Regional Library System*

Due to Colonial Beach's isolated location, the library is a critical source of information and entertainment for the residents of the town and nearby Westmoreland County. The library is a free source of entertainment for all to enjoy, and the town should take measures to ensure that the library prospers and continues to grow. In this capacity, it is most important that all concerned are aware of the wide range of essential services provided by the branch and its regional system.

#### Library Needs

- Additional space
- Increased operating hours

### *Town Government*

The Town of Colonial Beach operates under a mayor / council form of government, which is composed of a mayor and six council members, all of whom are elected into office. The council has the authority to employ a town manager, who under their control, shall have general charge and management of the administrative affairs and work of the town. The Council adopts the town budget, has full control of fiscal affairs and is empowered to levy taxes and pass ordinances. Council members are elected for four year staggered terms by the qualified voters of the Town. Regular Town elections are required by law to be held on the first Tuesday in May of even years. The salaries of Council members are set by the Council, but no member's salary may be increased during the incumbent's term of office. The Town Council of Colonial Beach generally meets on the second Thursday of each month.

#### ***Location and Future Space Needs***

Town Hall, located at 18 North Irving Avenue, is the central headquarters for Town government and houses the Mayor, Town Manager, Chief Financial Officer, Town Clerk, Town Attorney and their staff. The Zoning Administrator, Building Inspector, and Code Compliance Official are located adjacent to the Police Department at 905 McKinney Boulevard. As previously noted, the Public Works Department is located at the Waste Water Treatment Plant Facility off Route 205.

A Municipal Office Space Needs Summary was completed as part of a master planning process for 700 Colonial Avenue when the Public Works Department relocated its facilities. The needs summary identified the following needs.

1. All departments / offices need additional space and updated facilities, however much of their unmet

space needs fall into the category of general storage, file space, conference rooms, break rooms, etc.

2. All departments / offices reported daily interaction with other departments and the public. Therefore, they should continue to be easily accessible to the general public and remain within close proximity to each other or be moved together to a new facility.

### ***Westmoreland County Government***

Jurisdiction of cities and counties are separate; therefore, residents of cities vote for only one set of local officials - their city officials. The residents of the county vote for only one set of local officials -- county officials. However, residents of Virginia towns, which are within counties, vote for two sets of local officials, both county and town officials, as is the case in Colonial Beach.

The Board of Supervisors is the governing body of the Westmoreland County government and has control over County taxation, budgets, borrowing, and accounting.

Westmoreland County is divided into five election districts. The qualified voters of each election district (Colonial Beach being in the Washington Magisterial District) elect a Supervisor from their district for a term of four years. The Board of Supervisors for Westmoreland County consists of five supervisors. The Board meets the 2nd Monday of each month in the court room of the George D. English Building in Montross, the county seat.

### ***Educational Facilities***

Currently the Town of Colonial Beach maintains and operates one school system to accommodate a total enrollment of approximately 570 students in grades K-12. The present capacity is approximately 621 students. There is a Primary/Elementary School (K-7) and a High School (8-12) located on two separate sites within the Town. The town also offers education to non-residents for a tuition charge, and adult education at night. The High School participates in vocational training in cooperation with the Northern Neck Technical Center as well as offering AP courses and dual enrollment classes from Rappahannock Community College. The School System is fully accredited. The town hosts a Northern Neck Head Start program for four-year old "at risk" children. Additionally, there is a Regional Special Education Program housed in a learning cottage at the High School.

While the administration of a school district in a small town is a significant investment, citizens of the town have repeatedly voiced benefits which result from the town's operation of its own school system. These benefits include:

- More local control over the education of the



*Colonial Beach High School*



*Colonial Beach Elementary School*

Town's children

- The smaller, local school system is able to react and respond more readily to the changing needs of the students.
- A local system is a source of pride and is a community focal point.
- A high quality school system is a positive asset to the development of the Town.
- The distance students are transported to school is short, and many students walk to school.
- The schools are safe and secure educational institutions.
- The school system provides extra-curricular activities for children.

The Colonial Beach High School, completed in 1988, is located on 1st Street. The high school (grades 8-12) can house 316 students. The steel-cinderblock building has a cafeteria, used for school, civic and town activities, 16 classrooms, and other facilities including a football field, baseball field and soccer field.

The elementary school is made up of two buildings located on Douglas Avenue. The first was completed and occupied around 1912-1914 and is one of several publically owned historic buildings. It once served the entire school system, grades K-12. It currently houses grades 5-7 and contains seven classrooms, a small gymnasium, and administrative offices. It can accommodate 131 students and is in good physical condition. The second building (grades 1-4) was constructed in 1959 and houses 128 students. The brick building contains six regular classrooms and is also in good physical condition. There are several learning cottages on site. One houses the nurse and art unit and the other is utilized by the maintenance staff. In addition, four double wide learning cottages are located at this site, as well as a small two-room framed cafeteria building.

The Head Start program is located in learning cottages on Lincoln Avenue behind the high school that can house 46 students. This site also contains a double long mobile unit which houses two classrooms. The Town of Colonial Beach is one of five sites in the Northern Neck for the Westmoreland County Head Start Program. Head Start is a federal program designed to provide schooling to pre-kindergarten aged children who show signs of being "at risk". The program can enroll 18 students for a full day, full school year program.

The Colonial Beach School Board leases "the old Town Hall," a four-room framed building located at 16 North Irving Avenue, from the Town of Colonial Beach.

The school system also participates in Adult Education, which is a program designed to teach reading and writing skills to adults. After extensive training and tutoring, the adults are given the opportunity to take the G.E.D. exam (a high school equivalency exam). This program has been a great success and every effort should be made by the Town to support the continuation of this program. The high school also offers dual credit courses which enable the students to acquire college credits in addition to high school credits.

***Enrollment Figures***

The latest attendance figures for Colonial Beach School has evidenced a decline in enrollment. It is expected that this trend will continue for the near future as evidenced in the chart on the following page.

**Elementary (K-7) and Secondary (8-12) enrollment figures for the past twelve (12) years**

Year	Elementary	Secondary	Total
1997-98	437	245	682
1998-99	379	252	631
1999-00	348	232	580
2000-01	317	212	529
2001-02	344	242	586
2002-03	335	222	557
2003-04	342	230	572
2004-05	317	232	549
2005-06	302	178	480
2006-07	333	239	572
2007-08	360	242	602
2008-09	358	277	585

The Weldon Cooper Center for Public Service of the University of Virginia provides projections for attendance for public schools in Virginia. The current projections contained in the report entitled *Public School Divisions Fall Membership Projections 2007-08 to 2011-12* are provide as follows:

**Colonial Beach School District School Projections**

Year	Total
2007-08	572
2008-09	561
2009-10	554
2010-11	546
2011-12	534