

# PURCHASE OF DEVELOPMENT RIGHTS (PDR) 2017 APPLICATION ROUND



Board of Supervisors  
June 19, 2018

# Background

- The Board discussed the 2017 PDR applications at June 5 meeting and deferred to June 19
- Three options for easement acquisition were discussed
- Resolution R18-163 authorizes Board to proceed with 4 easements, based on order of ranking and existing PDR funds available
- Remaining applications would be considered as additional funding becomes available

# Recommendation for Easement Acquisition

Rank	Property	Election District	Acreage	Zoning	No. of Devt. Rights	Cost to Purchase Easement	County Cost	Comments
1	Harris	Hartwood	122.17	A-1	36	900,000	450,000	
2	Moore	George Washington	82.68	A-1	19	475,000	237,500	
3	Secrest	George Washington	58	A-1	15	375,000	187,500	Purchase contract with developer valid through September, 2018
5	Beach	Hartwood	32.84	A-1	9	225,000	112,500	Located in REPI target area
	<b>Totals</b>		<b>295.69</b>		<b>79</b>	<b>\$1,975,000</b>	<b>\$987,500</b>	

# 2017 PDR Applications in Red

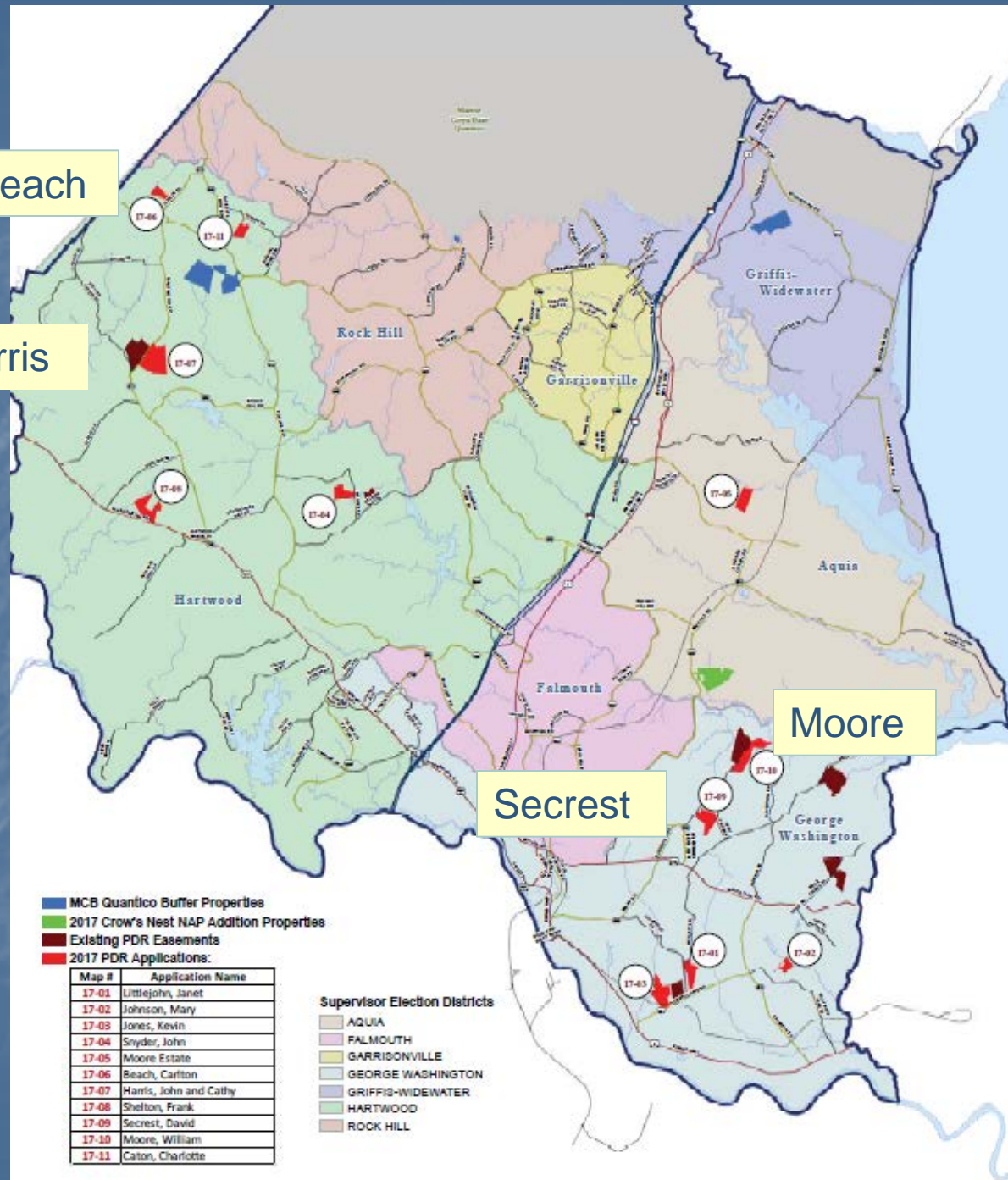


Beach

Harris

Moore

Secrest



# Questions?



# 2017 Applications in Order of Ranking

Rank	Property	Election District	Acreage	Zoning	Dev't Rights	Purchase Price	County Cost	Proposed Matching Funds	Score out of 270
1	Harris	Hartwood	122.17	A-1	36	900,000	450,000	450,000	195
2	Moore	George Washington	82.68	A-1	19	475,000	237,500	237,500	179
3	Secrest	George Washington	58	A-1	15	375,000	187,500	187,500	147
4	Shelton	Hartwood	81.78	A-1	19	475,000	237,500	237,500	145
5	Beach	Hartwood	32.84	A-1	9	225,000	112,500	112,500	142
6	Littlejohn	George Washington	49	A-1/A-2	26	650,000	325,000	325,000	138
7	Jones	George Washington	76.1	A-1	15	375,000	187,500	187,500	137
8	Snyder	Hartwood	45.76	A-1	9	225,000	112,500	112,500	123
9	Johnson	George Washington	21.68	A-1	6	150,000	75,000	75,000	104
10	Caton	Hartwood	30.87	A-1	7	175,000	87,500	87,500	102
11	Petley	Aquia	54	A-1	12	300,000	150,000	150,000	101
	<b>TOTALS</b>		<b>654.88</b>		<b>173</b>	<b>4,325,000</b>	<b>2,162,500</b>	<b>2,162,500</b>	

# Alternate Scenario for Easement Acquisition

## Properties with Extenuating Circumstances

Rank	Property	Election District	Acreage	Zoning	No. of Devt. Rights	Cost to Purchase Easement	County Cost	Comments
3	Secrest	George Washington	58	A-1	15	375,000	187,500	Purchase contract with developer
5	Beach	Hartwood	32.84	A-1	9	225,000	112,500	Located in REPI target area
10	Caton	Hartwood	30.87	A-1	7	175,000	87,500	Located in REPI target area
1	Harris	Hartwood	122.17	A-1	36	900,000	450,000	
8	Snyder	Hartwood	45.76	A-1	9	225,000	112,500	
	<b>Totals</b>		<b>289.64</b>		<b>76</b>	<b>\$1,900,000</b>	<b>\$950,000</b>	

# Alternate Scenario for Easement Acquisition

From lowest to highest cost

Rank	Property	Election District	Acreage	Zoning	No. of Devt. Rights	Cost to Purchase Easement	County Cost	Comments
9	Johnson	George Washington	21.68	A-1	6	150,000	75,000	
10	Caton	Hartwood	30.87	A-1	7	175,000	87,500	Located in REPI target area
5	Beach	Hartwood	32.84	A-1	9	225,000	112,500	Located in REPI target area
8	Snyder	Hartwood	45.76	A-1	9	225,000	112,500	
11	Petley	Aquia	54	A-1	12	300,000	150,000	
3	Secrest	George Washington	58	A-1	15	375,000	187,500	Purchase contract with developer valid through September, 2018
7	Jones	George Washington	76.1	A-1	15	375,000	187,500	
	<b>Totals</b>		<b>319.25</b>		<b>73</b>	<b>\$1,825,000</b>	<b>\$912,500</b>	