

**BELMONT PARK DEVELOPMENT  
STAFFORD COUNTY, VA**

**SB 549 PROFFER ANALYSIS**

**FEBRUARY 18, 2020**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# BELMONT PARK DEVELOPMENT STAFFORD COUNTY, VA

## SB 549 PROFFER ANALYSIS

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## *I. Introduction*

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The purpose of this document is to satisfy portions of the SB 549 proffer analysis requirement (as subsequently described) for the proposed Belmont Park Development (the “Development”) and its associated residential rezoning submission. More specifically, this document addresses legislative requirements and Stafford County (the “County”) policy related to “proffers” (a one-time voluntary monetary commitment from a property owner related to a property that is subject to rezoning) for the Development.

### **LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS**

The amended and reenacted Section 15.2-2303.4 of the Code of Virginia (the “Residential Proffer Legislation”) effective after July 1, 2019, places certain limitations on proffers for residential rezoning cases filed after July 1, 2016. As stipulated by the Residential Proffer Legislation, a local government shall not require an unreasonable proffer.

The Residential Proffer Legislation designates four categories of public improvements and facilities, which are as follows:

- **Public school facility improvements:** construction of new primary and secondary public schools or expansion of existing primary and secondary schools, to include all buildings, structures, parking, and other costs directly related thereto;
- **Public safety facility improvements:** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities, to include all buildings, structures, parking and other costs directly related thereto;
- **Public park facility improvements:** construction of public parks or improvements and/or expansion of existing public parks, with “public parks” including playgrounds and other recreational facilities;
- **Public transportation facility improvements:** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

According to the Residential Proffer Legislation, no public facility improvement shall include any operating expense of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility. In addition, all proffers will be deemed unreasonable unless the proffer addresses an impact on public facilities that is specifically attributable to the proposed residential development and for which there will not be adequate existing capacity for the proposed residential development. The Residential Proffer Legislation also stipulates that the new residential development or residential use must receive a direct and material benefit from a proffer made with

respect to any such public facility improvements. For this reason, proffers are not calculated in instances when the Stafford County Capital Improvement Plan does not include specific public facility improvements that increase current capacity.

This document includes calculations of the projected impact of the Development on public school facility improvements, public safety facilities improvements, and public park facility improvements. A separate traffic impact analysis has been prepared that addresses impacts to public transportation facility improvements.

## **SB 549 PROFFER ANALYSIS**

In response to the Residential Proffer Legislation, Stafford County adopted policies to ensure any required proffer meets the standards mandated by the legislation. This document focuses on the identification of potential impacts to public facility improvements resulting from the proposed Development. As subsequently discussed, calculations of proposed proffers included herein will be reviewed after Stafford County has had the opportunity to provide comments to this document.

Subsequent sections of this document provide a detailed description of the Development and its potential impacts on public facility improvements. This document also provides a detailed explanation of the methodology employed in calculating these impacts.

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## *II. The Development*

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### **DEVELOPMENT SUMMARY**

As proposed by Mid-Atlantic Real Estate Investments, Inc. (the “Developer” or the “Applicant”), the Development is a mixed-use community that includes 303 multi-family units, 412 age-restricted units, 435,400 square feet of retail, and 162,500 square feet of office space on an approximately 179.28-acre site within the Hartwood Election District.

The site is currently a mix of vacant land and nine owner occupied single-family detached units that will be demolished prior to construction of the Development. As subsequently noted, the maximum residential development allowed “by-right” under current zoning is 132 single-family detached units. Accordingly, impacts herein are estimated for the projected residents that will reside in the units net of the 132 single-family detached by-right units.

### **THE SITE**

The Development site consists of thirty-two parcels totaling 179.28 acres located in the southwest quadrant of the Interstate 95/US 17 interchange. The site is generally bordered by woodlands, commercial property and I-95 to the east, woodlands and residential property to the south, US 17 to the north, and existing commercial development to the west. The property identifications for the parcels are:

44-91	44-144C	44-136	44-129A
44-93E	44-138A	44-132	44-131
44-93A	44-137A	44-130	44-124
44-144	44-135	44-130A	44-125
44-144B	44-136A	44-129	44-124A
44C 3 3	44C 3 4	44C 3 5	44C 3 6
44C 3 7	44C 3 9	44 92	44C 3 8
44-123A	44-123B	44-123D	44-123E

The Applicant seeks approval for the appropriate rezoning to facilitate the contemplated Development. Current zoning allows for the construction of 132 single-family detached units at the site. The parcels comprising the Development site are currently zoned as R-1 Suburban Residential (“R-1”), Light Industrial (“M-2”), and Agricultural (“A-1”). According to the Stafford County Code of Ordinances (the “County Code”), the purpose of R-1 zoning is “to provide areas which are in close proximity to existing or future development of equivalent or higher densities, and which are intended for low density residential development where public water and sewerage facilities are available.” The County Code further states that “Development in the R-1 district is intended to be characterized by single-family dwellings.” The County Code defines M-1 zoning districts as “areas within the county suitable for a variety of industrial type uses which may not be compatible with residential uses”. A-1 districts “reserve areas for traditional agricultural activities and to provide for their continuation as well as preservation of areas of rural character.” The site (see Exhibit A) is contemplated as an R-3

Urban Residential District (“R-3”), R-5 Age Restricted Housing District (“R-5”), B-2 Urban Commercial (“B-2”), and UD-5 Urban Development (“UD-5”).

According to the County Code, the purpose of R-3 zoning is “to provide areas of high-density residential uses designed and intended to be primarily characterized by multifamily dwellings and townhouses. Such districts are to be located at centers of urban concentrations, only where approved water and sewerage are available and where transportation systems are adequate.”

The County Code states B-2 zoning is designed to “appropriate areas for high-intensity commercial uses intended to serve retail sales and service, business and professional service needs at a regional or countywide scale.”

The County Code explains that R-5 zoning is intended to “provide areas of high - intensity residential uses designed and intended to be multifamily dwellings for persons fifty-five (55) years in age or older”.

UD-5 zoning “provide for areas of the county that are suitable for an urban approach to land-use planning and urban design that promotes the development or redevelopment of pedestrian-friendly, walkable neighborhoods with a mix of uses and housing types served by an interconnected network of streets,” as defined in the County Code. Specifically, the County Code states the UD-5 subdistrict is a “mixed use district allowing retail, office, and residential uses in a variety of building types up to five stories in height. Residential configurations include townhouses, apartments, and upper floors of mixed-use buildings.”

According to the Stafford County Comprehensive Plan (the “Comprehensive Plan”), the site lies within the Warrenton Road Planning Area that is further designated as a Targeted Growth Area (“TGA”) and Economic Development Priority Focus Area (“PFA”). TGAs support a mix of residential growth and commercial land uses, while PFAs encourage business development.



## EXHIBIT A: DEVELOPMENT SITE PLAN



## BELMONT PARK

GENERALIZED DEVELOPMENT PLAN - ADJACENT OWNERSHIP  
AUGUST 13, 2019



0 200 400 Feet

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### ***III. Public Facility Improvement Impacts***

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#### **OVERVIEW**

As mentioned, this document includes a calculation of public facility impacts, which are detailed in the subsequent sub-sections. Included in each section is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

- **Public school facility improvements** – In keeping with Stafford County practices, impacts are calculated collectively for elementary, middle, and high schools and are based on projected incremental additional students that will result from the Development.
- **Public safety facility improvements** – Also in keeping with County practices, impacts are calculated for Sheriff's Department as well as Fire and Rescue services and are based on projected incremental additional residents that will result from the Development.
- **Public park facility improvements** – Impacts are based on projected incremental additional residents that will result from the Development.

A separate traffic impact analysis has been prepared that addresses impacts to public transportation facility improvements.



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## ***III-A. Public School Facility Improvement Impacts***

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### **METHODOLOGY**

To project impacts to public school facility improvements, MuniCap first researched the student generation factors used by Stafford County Public Schools. These factors are calculated separately by school type (elementary, middle, and high school) and by unit type (single-family, single-family attached, and multi-family). The student generation factors are shown below in Table III-A.1.

**TABLE III-A.1**  
**Current Student Generation Factors<sup>(a)</sup>**

<i>Unit Type</i>	<i>Elementary School</i>	<i>Middle School</i>	<i>High School</i>	<i>Total</i>
Single-family detached	0.431	0.235	0.281	0.947
Single-family attached	0.265	0.126	0.153	0.544
Multi-family	0.113	0.040	0.074	0.227
(a) Source: Stafford County Planning Department. Factors are for new developments.				

MuniCap then applied these student generation factors to the proposed units within the Development (excluding age-restricted units) that are in excess of development allowed under the current zoning designation. For purposes of this exercise, it is assumed that all of the projected students are new to Stafford County, rather than relocated from elsewhere within the Stafford County Public Schools system.

Finally, MuniCap identified the schools that will be impacted by the Development based on school boundaries and researched the current capacity at each applicable school. MuniCap then determined whether the projected net student impacts represented a burden beyond current school capacity.

### **PROJECTED NET STUDENT IMPACTS**

As previously described, the Development includes 303 new multi-family units and 412 new age-restricted units, totaling 715 units. The age-restricted units are not projected to generate additional students. Accordingly, the student generation rates are applied only to the 303 multi-family units. Based on this projected Development and the student generation factors identified in Table III-A.1 and shown in the subsequent tables, the proposed Development will generate a total student impact of 68.781 additional students, as shown on the following page in Table III-A.2. As further shown in Tables III-A.3 and III-A.4, this is less than the total projected students resulting from the by-right units.

**TABLE III-A.2**  
**Projected Student Generation – Belmont Park Development**

<i><b>School Type</b></i>	<i><b>Units<sup>(a)</sup></b></i>	<i><b>Unit Type</b></i>	<i><b>Generation Factor<sup>(b)</sup></b></i>	<i><b>Total Projected Students</b></i>
Elementary	303	Multi-family	0.113	<b>34.239</b>
Middle	303	Multi-family	0.040	<b>12.120</b>
High	303	Multi-family	0.074	<b>22.422</b>
<b>Total</b>	<b>303</b>		<b>0.227</b>	<b>68.781</b>
(a) Source: Mid-Atlantic Real Estate Investments, Inc.				
(b) See Table III-A.1.				

The total number of students allowed by-right, shown below in Table III-A.3, is 125.004.

**TABLE III-A.3**  
**Total Students Allowed By-Right**

<i><b>School Type</b></i>	<i><b>Units<sup>(a)</sup></b></i>	<i><b>Unit Type</b></i>	<i><b>Generation Factor<sup>(b)</sup></b></i>	<i><b>Total Projected Students</b></i>
Elementary	132	Single-family detached	0.431	<b>56.892</b>
Middle	132	Single-family detached	0.235	<b>31.020</b>
High	132	Single-family detached	0.281	<b>37.092</b>
<b>Total</b>	<b>132</b>		<b>0.947</b>	<b>125.004</b>
(a) See Table III-B.1.				
(b) See Table III-A.1.				

The Development creates a reduced impact on public school facilities compared to the student impact generated by the number of units allowed by-right. Table III-A.4 on the following page, shows the Development results in 56.22 fewer students than the projected students from the units allowed by-right.

**TABLE III-A.4**  
**Net Projected Students at Development above By-Right**

<i>School Type</i>	<i>Students Generated by Proposed Development<sup>(a)</sup></i>	<i>Students Allowed By-right<sup>(b)</sup></i>	<i>Net Projected Students</i>
Elementary	34.24	(56.89)	(22.65)
Middle	12.12	(31.02)	(18.90)
High	22.42	(37.09)	(14.67)
<b>Total</b>	<b>68.78</b>	<b>(125.00)</b>	<b>(56.22)</b>
(a) See Table III-A.2.			
(b) See Table III-A.3.			

Since the total estimated students allowed under existing zoning exceed the total projected students resulting from the proposed rezoning, no proffer contribution for public school facilities is appropriate; therefore, no proffer for public school facilities has been calculated.

#### **CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES**

According to County property records, the potentially impacted County school facilities are Rocky Run Elementary School, Gayle Middle School, and Stafford High School. The Comprehensive Plan stipulates that student enrollment should not exceed ninety percent of the design capacity of the schools. Table III-A.5 below shows the current capacity, the ninety percent threshold of current capacity, and current enrollment at each of these schools.

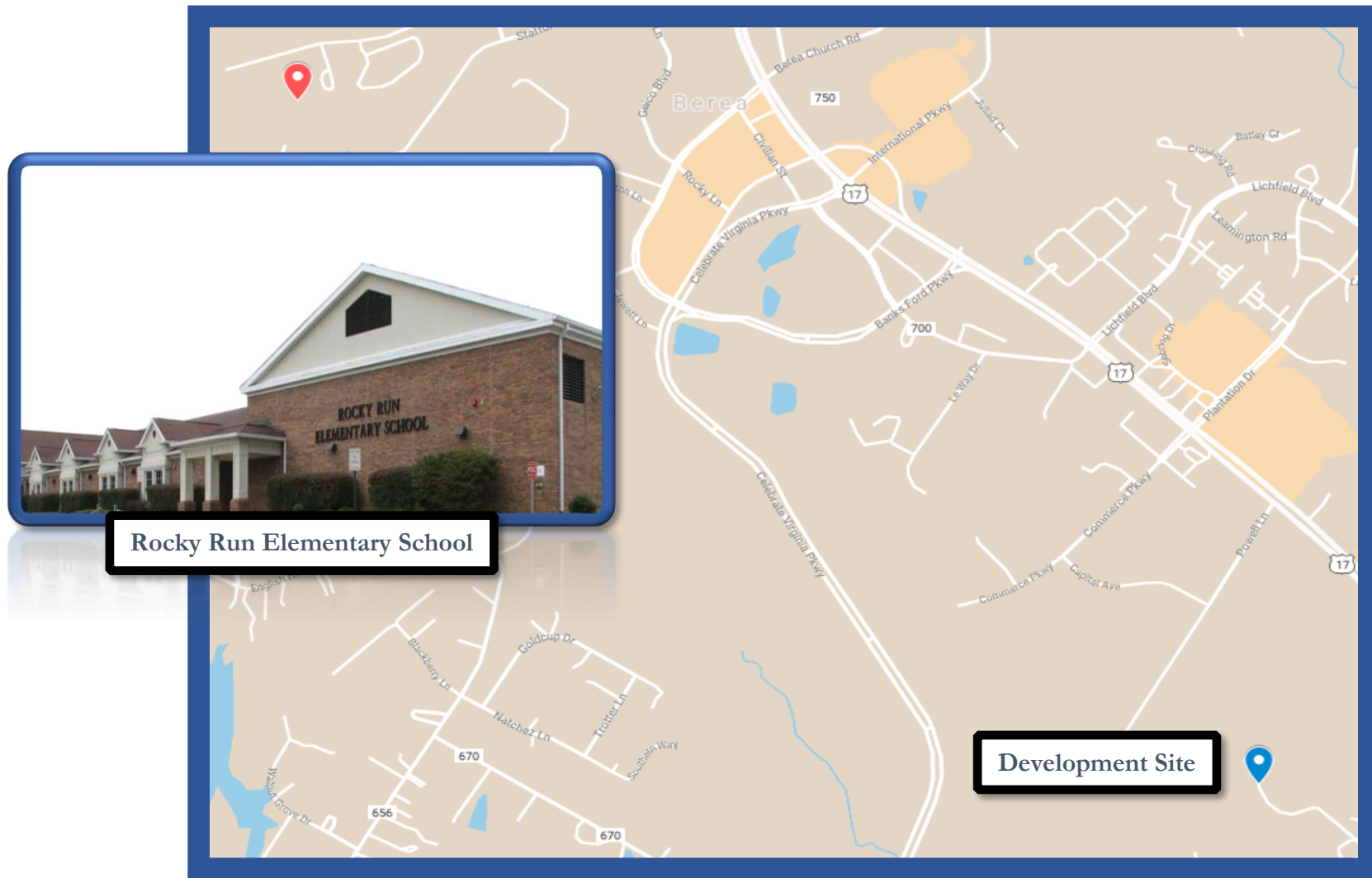
**TABLE III-A.5**  
**County School Facilities – Current Capacity and Enrollment**

<i>School</i>	<i>Capacity<sup>(a)</sup></i>	<i>90% Threshold of Capacity</i>	<i>Current Enrollment<sup>(b)</sup></i>	<i>Excess Capacity</i>
Rocky Run Elementary School	958	862	884	(22)
Gayle Middle School	1,100	990	925	65
Stafford High School	2,150	1,935	1,984	(49)
<b>Total</b>	<b>4,208</b>	<b>3,787</b>	<b>3,793</b>	<b>(6)</b>
(a) <i>Student Accommodation Report 2017-2018</i> , Department of Family Planning, Design & Construction, Stafford County Public Schools.				
(b) Enrollment figures as of September 30, 2018.				

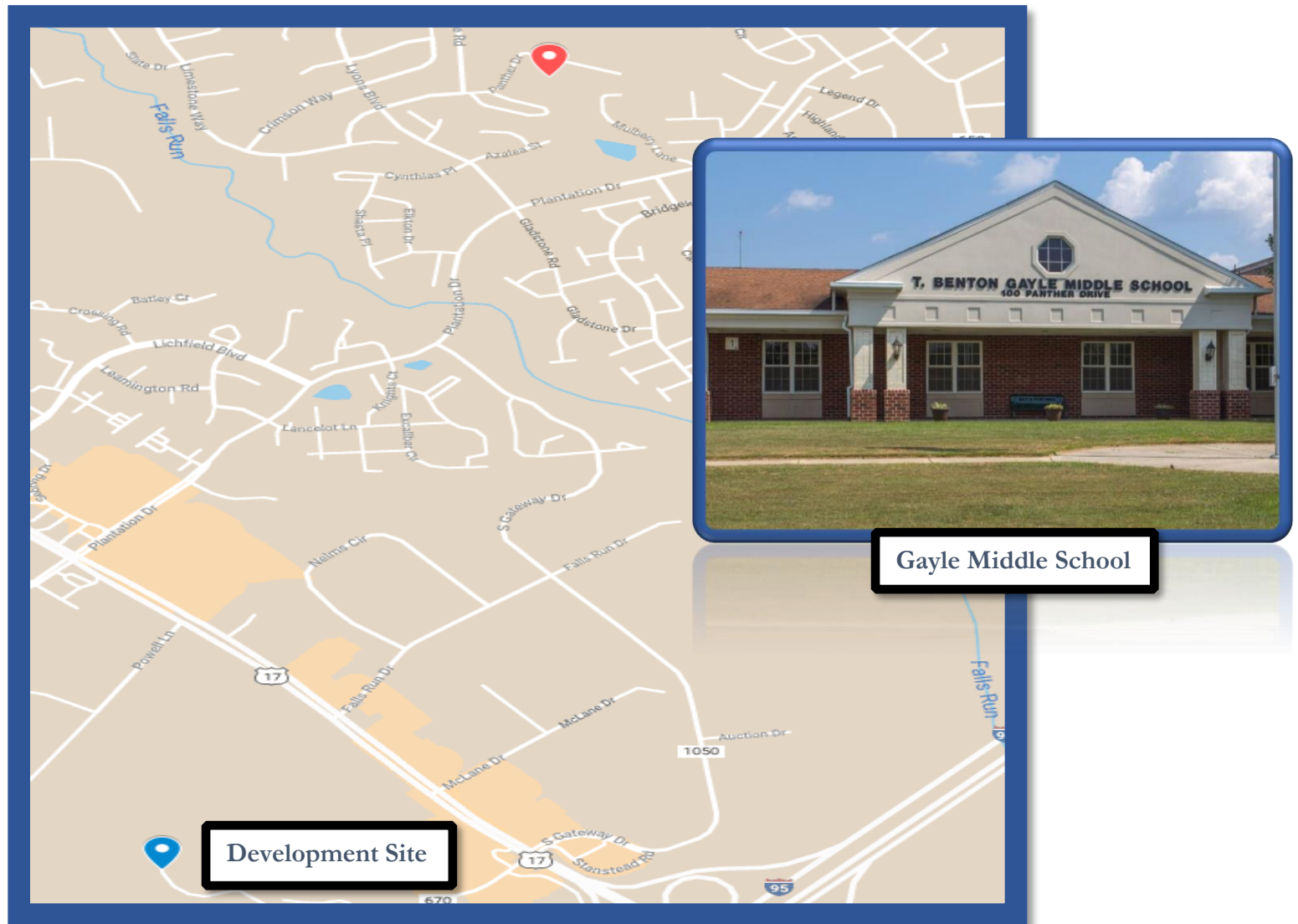
**EXHIBIT B: AREA MAP (DEVELOPMENT SITE & SCHOOL FACILITIES)**



**EXHIBIT C: AREA MAP (DEVELOPMENT SITE, ROCKY RUN ELEMENTARY SCHOOL)**



**EXHIBIT D: AREA MAP (DEVELOPMENT SITE, GAYLE MIDDLE SCHOOL)**





**EXHIBIT E: AREA MAP (DEVELOPMENT SITE, T. STAFFORD HIGH SCHOOL)**



## MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proffers can only provide for needs exceeding existing capacity. Proffers are calculated based on projected needs created by projected students in excess of those allowed by-right. As previously mentioned, the total estimated students allowed under existing zoning exceed the total projected students resulting from the proposed rezoning. Accordingly, no proffer contribution for public school facilities is appropriate. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

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### ***III-B. Public Safety Facility Improvement Impacts***

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#### **METHODOLOGY**

To estimate public safety facilities, MuniCap first estimated the total population that will reside within the proposed Development based on County data. MuniCap then applied the level of service (“LOS”) standards for various public safety services as identified in the Stafford County Comprehensive Plan to calculate the impact of the Development on public safety services. MuniCap then compared the existing capacity at the relevant public safety facilities to the forecasted increase in required services resulting from the proposed Development and determined whether the projected demand exceeded current capacity.

#### **PROJECTED NET RESIDENT IMPACTS**

Based on projected Development and the resident generation factor used by the County, the proposed Development will house an estimated 1,467 total residents, 1,054 of which will reside in units exceeding the current zoning allowance, as shown on the following page in Table III-B.1. The Development includes 303 new multi-family units, which will generate an estimated 779 new residents, and 412 new age-restricted units, which will generate an estimated 688 residents, totaling an estimated 1,467 new residents (779 multi-family residents + 688 age-restricted residents = 1,467 total new residents). The 132 single-family detached units allowed by-right would generate an estimated 413 residents, leading to an estimated 1,054 new residents net of those allowed by-right (1,467 total new residents – 413 by-right residents = 1,054 new residents net of by-right residents). To calculate impacts on a per unit basis, the by-right residents were distributed proportionately between the new multi-family units and age-restricted units based on projected population.

**TABLE III-B.1**  
**Projected Residents – Development**

<i>Unit Type</i>	<i>Units<sup>(a)</sup></i>	<i>Residents Per Unit</i>	<i>Total Projected Residents</i>
(a) Multi-family units <sup>(a)</sup>	303	2.57	779
(b) Age-restricted units <sup>(c)</sup>	412	1.67	688
<b><i>(c) Sub-total: Proposed units</i></b>	<b>715</b>		<b>1,467</b>
(d) Single-family detached units allowed by-right <sup>(b)</sup>	132	3.13	413
<b><i>(e) Sub-total: By-right units</i></b>	<b>132</b>		<b>413</b>
(f) By-right distribution: Multi-family residents <sup>(d)</sup>	303		219
(g) By-right distribution: Age-restricted residents <sup>(e)</sup>	412		194
<b><i>(h) Sub-total: By-right residents</i></b>	<b>715</b>		<b>413</b>
(i) Multi-family residents after by-right distribution (a - f)	303	1.85	560
(j) Age-restricted residents after by-right distribution (b - g)	412	1.20	494
<b>Total: Above by-right (j + k)</b>	<b>715</b>		<b>1,054</b>
<p>(a) Source: Mid-Atlantic Real Estate Investments, Inc.</p> <p>(b) Residential unit generation factors. Source: <i>Stafford County, Virginia County Comprehensive Plan 2016-2036</i>.</p> <p>(c) Age-restricted unit generation factor. Source: <i>2012-2016 American Community Survey 5-Year Estimates</i>, U.S. Census Bureau, using PUMA system for Rappahannock-Rapidan Regional Commission, Virginia. Calculated using average occupancy for 1-, 2-, and 3-bedroom rental units and projected unit mix at Development.</p> <p>(d) By-right residents were distributed proportionately between the multi-family units and age-restricted units. The 217 by-right residents allocated to multi-family units were calculated in the following manner: <math>(779 \text{ projected multi-family residents} \div 1,467 \text{ total projected residents}) \times 413 \text{ total by-right residents} = 219</math></p> <p>(e) By-right residents were distributed proportionately between the multi-family units and age-restricted units. The 183 by-right residents allocated to age-restricted units were calculated in the following manner: <math>(688 \text{ projected age-restricted residents} \div 1,467 \text{ total projected residents}) \times 413 \text{ total by-right residents} = 194</math></p>			

## CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

### Sheriff's Department Facilities

According to the County's Comprehensive Annual Financial Report, the Sheriff's Department received 71,310 service calls in Fiscal Year 2018. The percentage of these calls allocated to residential properties relative to other properties, such as commercial, is not known at the time of this writing. Based on U.S. Census data, the current County population is 128,961; the projected 1,054 residents above by-right generated by the Development represent an increase of 0.817% to the current resident population (calculated as  $1,054 \text{ new residents} \div 128,961 \text{ current residents}$ ).

According to the County's Comprehensive Plan, the LOS standards for the Sheriff's Office include the following:

- Respond to 100% of emergency calls for service within five minutes or less, on average, of being dispatched; and
- Respond to 100% of all non-emergency calls for service within ten minutes or less, on average, of being dispatched.

The County Capital Improvement Plan does not include any improvements that increase the current capacity of Sheriff's Department facilities. Accordingly, any calculation of proffers related to Sheriff's Department facility improvements would be inappropriate, as any such proffer would not address an impact caused by or result in a direct benefit to the Development.

The Applicant will coordinate with appropriate County staff to confirm that the Development does not create an impact on the Sheriff's Department facility space that exceeds current capacity and the County does not have imminent plans to increase the capacity of the facility space.

### Fire and Rescue Facilities

Based on location, the Development will be served by Fire Station #12 (Berea), located approximately 1.7 miles from the Development site.

As stated in the County's Comprehensive Annual Financial Report, the call volume for Fiscal Year 2018 was 26,665 calls. Based on the County's population of 128,961, the call volume per resident is 0.207 (calculated as 26,665 calls ÷ 128,961 residents).<sup>1</sup> Using this call volume per resident, the 1,054 projected residents at the Development would increase overall call volume by 217.933, as shown below in Table III-B.2.

**TABLE III-B.2**  
**Projected Fire and Rescue Facility Impacts**

<i>Facility Type</i>	<i>Projected Resident Impact</i>	<i>Call Volume Per Resident</i>	<i>Projected Call Volume Increase</i>
Fire and Rescue	1,054	0.207	217.933

According to the County's Comprehensive Plan, the LOS standards for the fire and rescue include the following:

- Maintain and improve upon the Insurance Services Office ("ISO") Public Protection Classification ("PPC") rating of 4/4y Countywide, where a rating of "1" represents an exemplary fire suppression program and "10" indicates that the area's fire suppression program does not meet ISO's minimum criteria; and
- Respond to 90% of all fire and emergency medical service calls within eight minutes or less after being dispatched to incidents within the County.

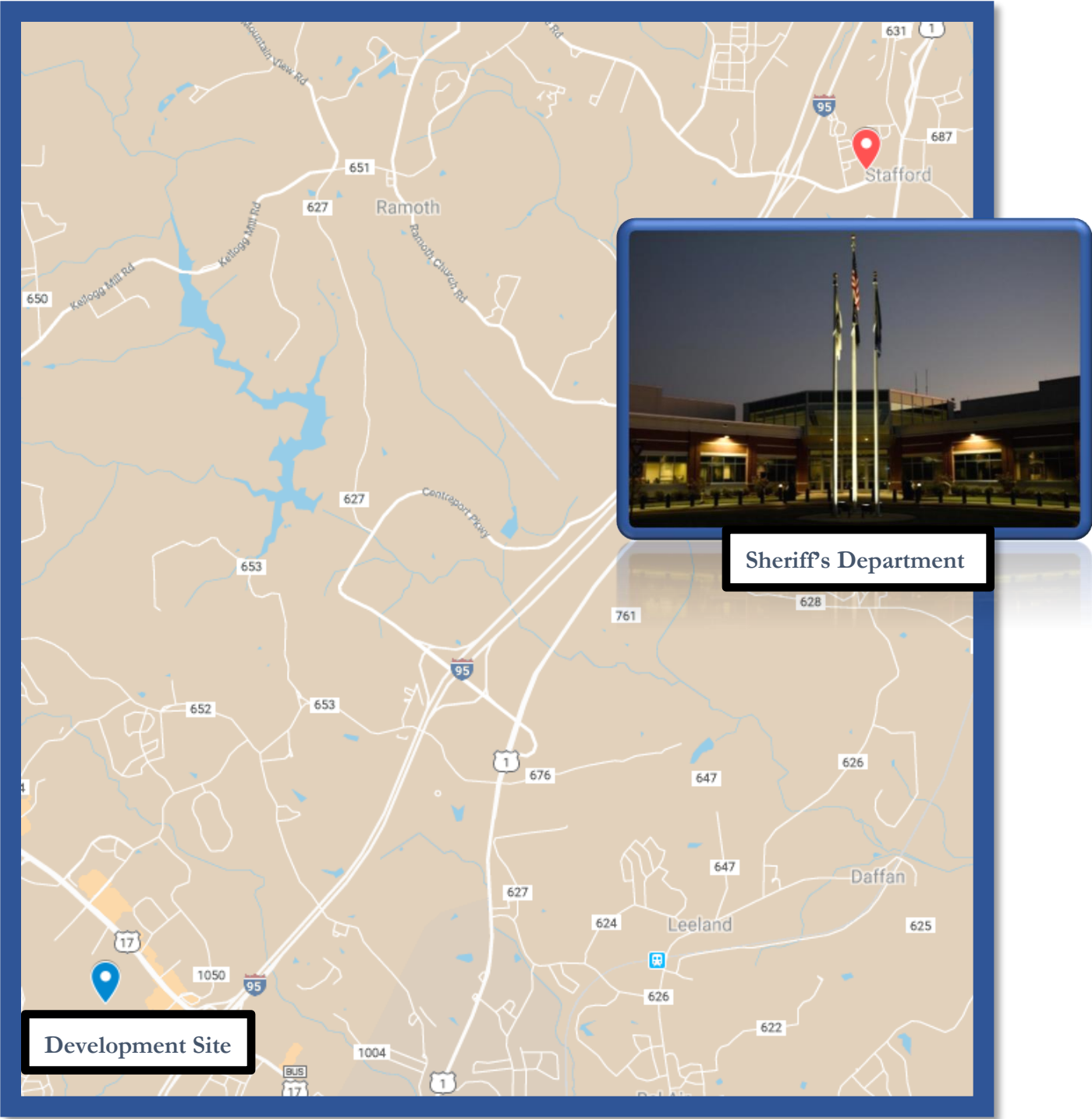
This study includes a proffer for new fire and rescue facilities in accordance with County policy.

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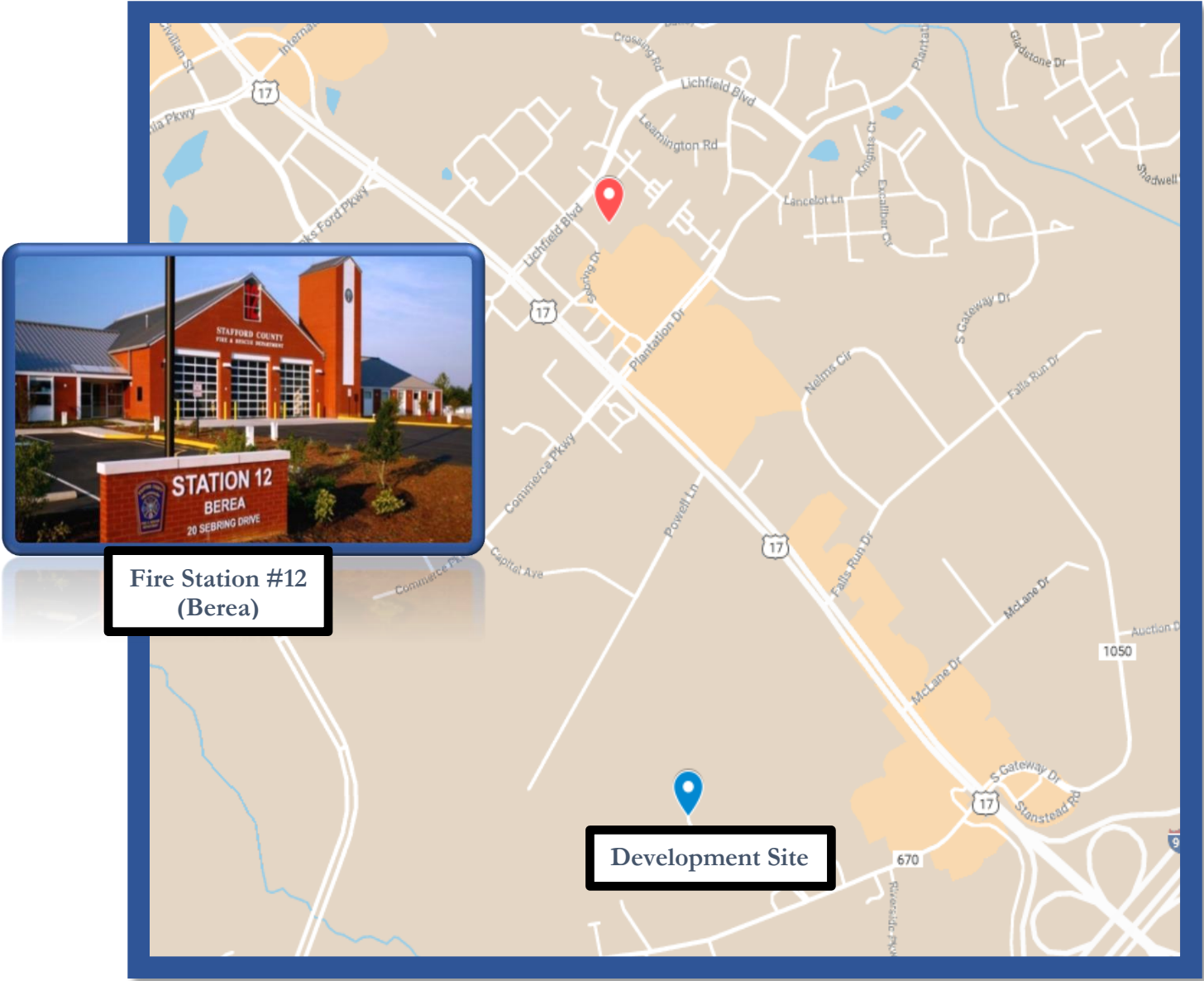
<sup>1</sup> According to the County Fire Department, call volume is not tracked by residential vs. non-residential calls.



**EXHIBIT F: AREA MAP (DEVELOPMENT SITE & SHERIFF'S DEPARTMENT FACILITY)**



**EXHIBIT G: AREA MAP (DEVELOPMENT SITE & FIRE STATION #12 BEREFA FACILITY)**



## MITIGATION STRATEGIES

As previously stated, the current service standards for the Sheriff's Department are not allocated amongst residential and other property types. Therefore, it is unknown if the Development is creating impacts in excess of current Sheriff's Department facilities. Moreover, the County Capital Improvement Plan does not include any capital improvements to Sheriff's Department facilities that increase capacity in the Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

Proffers for fire and rescue facilities are calculated in accordance with County policy and are shown on the following page in Table III-B.3.

- The total population of Station 12 Service Area is 19,019.
- The area for Fire Station #12 is 15,833 square feet.
- The square feet of fire and rescue needed per capita is .8325 (15,833 square feet ÷ 19,019 persons served by Fire Station #12).
- The approximate construction cost of a new fire and rescue station is \$5,273,000 (according to Stafford County staff).
- The cost per square foot of a new station is \$333.04 (\$5,273,000 total cost ÷ 15,833 square feet).
- Accordingly, the building cost per capita is \$277.25 (\$333.04 building cost per square foot × .8325 square feet of fire and rescue building needed per capita).
- The site acreage for the facility is 4.8 acres.
- There are .00025 acres needed per capita (4.8 acres ÷ 19,019 population of Fire Station #12 service area).
- The cost for the site is estimated at \$1,000,000.
- Accordingly, the cost per acre is \$208,333 (\$1,000,000 ÷ 4.8 acres).
- The acre cost per capita is \$52.58 (.00025 acres per capita × \$208,333 cost per acre).
- The approximate capital equipment cost per station is \$1,750,000.
- The approximate equipment cost per square foot is \$110.53 (\$1,750,000 approximate cost for capital equipment ÷ 15,833 square feet of Fire Station #12).
- The equipment cost per capita is \$92.01 (\$110.53 approximate equipment cost per square foot × .8325 square feet of fire and rescue building needed per capita).
- The gross cost per capita is \$421.84 (\$277.25 building cost per capita + \$52.58 acre cost per capita + \$92.01 equipment cost per capita).
- The total Development proffer contribution for multi-family units is \$236,461.20 (\$421.84 gross cost per capita × 1.85 residents per multi-family attached unit after by-right distribution × 303 multi-family units).
- The total Development proffer contribution for age-restricted units is \$208,558.52 (\$421.84 gross cost per capita × 1.20 residents per age-restricted unit after by-right distribution × 412 age-restricted units).
- The total proffer contribution for the Development is \$445,019.72 (\$236,461.20 proffer contribution for multi-family attached units + \$208,558.52 proffer contribution for age-restricted units).

**TABLE III-B.3**  
**Projected Fire and Rescue Facility Impacts**

<b><i>Fire and Rescue Impact for the Proposed Zoning Reclassification</i></b>	
<b><u>Fire and Rescue</u></b>	
(a) Total population of Station 12 Service Area <sup>(a)</sup>	19,019
(b) Total square footage for Station 12	15,833
(c) Square feet of Fire and Rescue Building needed per capita ( $b \div a$ )	0.8325
(d) Approximate construction cost (per station) <sup>(b)</sup>	\$5,273,000
(e) Building cost per square foot ( $d \div b$ )	\$333.04
<b>(f) Building cost per capita (<math>e \times c</math>)</b>	<b>\$277.25</b>
(g) Site acreage	4.8
(h) Acres per capita ( $g \div a$ )	0.00025
(i) Cost for site <sup>(b)</sup>	\$1,000,000
(j) Cost per acre ( $i \div g$ )	\$208,333
<b>(k) Acre cost per capita (<math>h \times j</math>)</b>	<b>\$52.58</b>
(l) Approximate capital equipment cost (per station)	\$1,750,000
(m) Approximate equipment cost per square foot ( $l \div b$ )	\$110.53
<b>(n) Equipment cost per capita (<math>m \times c</math>)</b>	<b>\$92.01</b>
<b><u>Estimated Cost Per Home</u></b>	
(o) Gross cost per capita ( $f + k + n$ )	\$421.84
(p) Residents per multi-family attached unit after by-right allocation <sup>(c)</sup>	1.85
(q) Gross cost per multi-family unit ( $o \times p$ )	\$780.40
<b>(r) Total Development proffer contribution: Multi-family units (<math>q \times 303</math>)</b>	<b>\$236,461.20</b>
(s) Residents per age-restricted unit after by-right allocation <sup>(c)</sup>	1.20
(t) Gross cost per age-restricted unit ( $o \times s$ )	\$506.21
<b>(u) Total Development proffer contribution: Age-restricted units (<math>t \times 412</math>)</b>	<b>\$208,558.52</b>
<b>(v) Total Development proffer contribution: Units excess of by-right (<math>r + u</math>)</b>	<b>\$445,019.72</b>
(a) Source: Stafford County Department of Planning and Zoning.	
(b) Estimates provided by Stafford County Fire Department staff.	
(c) See Table III-B.1	

The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

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### ***III-C. Public Parks Facility Improvement Impacts***

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#### **METHODOLOGY**

As with public safety facilities impacts, to project impacts on public park facilities, MuniCap first estimated the total population that will reside within the proposed Development based on U.S. Census Bureau data. MuniCap then applied the level of service standards for public parks as identified in the Stafford County Comprehensive Plan to calculate the impact of the Development on public parks services. MuniCap then compared the existing capacity at the relevant public parks facilities to the forecasted increase in required services resulting from the proposed Development and determined whether the projected demand exceeded current capacity.

#### **PROJECTED NET RESIDENT IMPACTS**

As previously described, the Development includes 303 multi-family units and 412 age-restricted units. Based on the projected Development and the average occupancy of such residential units in the County, the proposed Development will house an estimated 1,467 total residents, as shown in Table III-B.1 of the preceding section.

#### **CURRENT LOS STANDARDS PUBLIC PARKS FACILITIES**

The County LOS standards for public parks and recreation as outlined in the County Comprehensive Plan include the following:

- Twenty acres of developed parkland for each 1,000 County residents.

The 2017 Parks Utilization Plan, prepared by the County Parks and Recreation Department, identifies the geographic areas where park facilities are lacking and assigns priority areas where parks should be located. According to the Park Utilization Plan, the Development site is not within a priority area. As confirmed by County staff, there is no need for additional parks in the area as the Development is within close proximity to Lake Mooney. Therefore, the area currently has adequate park service levels and does not include a calculation of proffers for park facility improvements.

#### **MITIGATION STRATEGIES**

As stated, this analysis assumes that the Development does not create impacts in excess of current County public parks facility capacity based on the Park Utilization Plan. As such, no proffers related to such facilities are included herein. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

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### ***III-D. Public Transportation Facility Improvement Impacts***

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#### **METHODOLOGY**

A separate traffic impact analysis has been prepared that addresses impacts to public transportation facility improvements.



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## ***IV. Conclusions***

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### **SUMMARY OF ANALYSIS**

Based on MuniCap's analysis, the estimated cash proffer that may be collected from the Development is as shown below in Table IV-A.

**TABLE IV-A**  
**Summary of Analysis**

<i><b>Public Facilities</b></i>	<i><b>Estimated Proffer per Dwelling Unit</b></i>
<b>a) Public school facilities cost per unit</b>	
1) Multi-family <sup>(a)</sup>	N.A.
2) Age-restricted <sup>(b)</sup>	N.A.
<b>b) Public safety facilities cost per unit</b>	
1) Multi-family <sup>(c)</sup>	\$780.40
2) Age-restricted <sup>(c)</sup>	\$506.21
<b>c) Public parks facilities cost per unit</b>	
1) Multi-family	\$0.00
2) Age-restricted	\$0.00
<b>d) Public transportation facilities</b>	<b>N.A.</b>
<b>Total estimated proffer per unit</b>	
e) Multi-family (a.1 + b.1 + c.1)	\$780.40
f) Age-restricted (a.2 + b.2 + c.2)	\$506.21
<b>Total estimated proffer per unit type</b>	
h) Multi-family (e x 303)	\$236,461.20
i) Age-restricted (f x 412)	\$208,558.52
<b>Total Development Proffer Contribution (h + i)</b>	<b>\$445,019.72</b>
(a) Total estimated students allowed under existing zoning exceed the total projected students.	
(b) Age-restricted units are not expected to generate additional students.	
(c) See Table III-B.3.	

### **ASSUMPTIONS AND LIMITATIONS**

The preceding narrative provides projections of impacts to public facility improvements as mandated by the Residential Proffer Legislation. This narrative is being submitted for review and comment by the appropriate Stafford County staff. Upon receipt of such review and commentary, the Applicant will augment this submission as appropriate.

This narrative does not contemplate public transportation facility improvement impacts, which are addressed in a separate traffic impact analysis.

In preparation of this narrative, MuniCap relied on multiple sources for the information presented and used herein. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of any such information.

While the methodology employed, and the content provided herein, are believed to be consistent with applicable law, including the Residential Proffer Legislation, none of the statements in this document should be construed as legal advice.