

**WARRENTON ROAD
RESIDENTIAL DEVELOPMENT
STAFFORD, VA**

SB 549 PROFFER ANALYSIS

MAY 7, 2020

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**WARRENTON ROAD
RESIDENTIAL DEVELOPMENT
STAFFORD COUNTY, VA**

SB 549 PROFFER ANALYSIS

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I. Introduction

The purpose of this document is to satisfy portions of the SB 549 proffer analysis requirement (as subsequently described) for the proposed Warrenton Road Residential Development (the “Development”) and its associated residential rezoning submission. More specifically, this document addresses legislative requirements and Stafford 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.

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 will address impacts to public transportation facility improvements.

SB 549 PROFFER ANALYSIS

In response to the Residential Proffer Legislation, Stafford County adopted policies to ensure any proffer requested or accepted 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.

II. The Development

DEVELOPMENT SUMMARY

As proposed by S.L. NUSBAUM Realty Co. (the “Developer” or the “Applicant”), the Development is a residential community that includes 264 apartment units and 114 townhouse units on an approximately 44.548-acre site within the George Washington Election District in Stafford County.

The site currently has one homeowner occupied residence and vacant land. As subsequently noted, the maximum residential Development allowed “by-right” under current zoning is sixty-seven single-family detached units. Accordingly, impacts herein are estimated for the projected residents that will reside in units net of the sixty-seven single-family detached units allowed by right.

THE SITE

The Development site consists of six parcels totaling 44.548 acres. The site is generally bordered by commercial development to the west, Warrenton Road to the south, residential development to the north, and commercial development to the east. Access will be provided from the south via Warrenton Road. The property identifications for the parcels are:

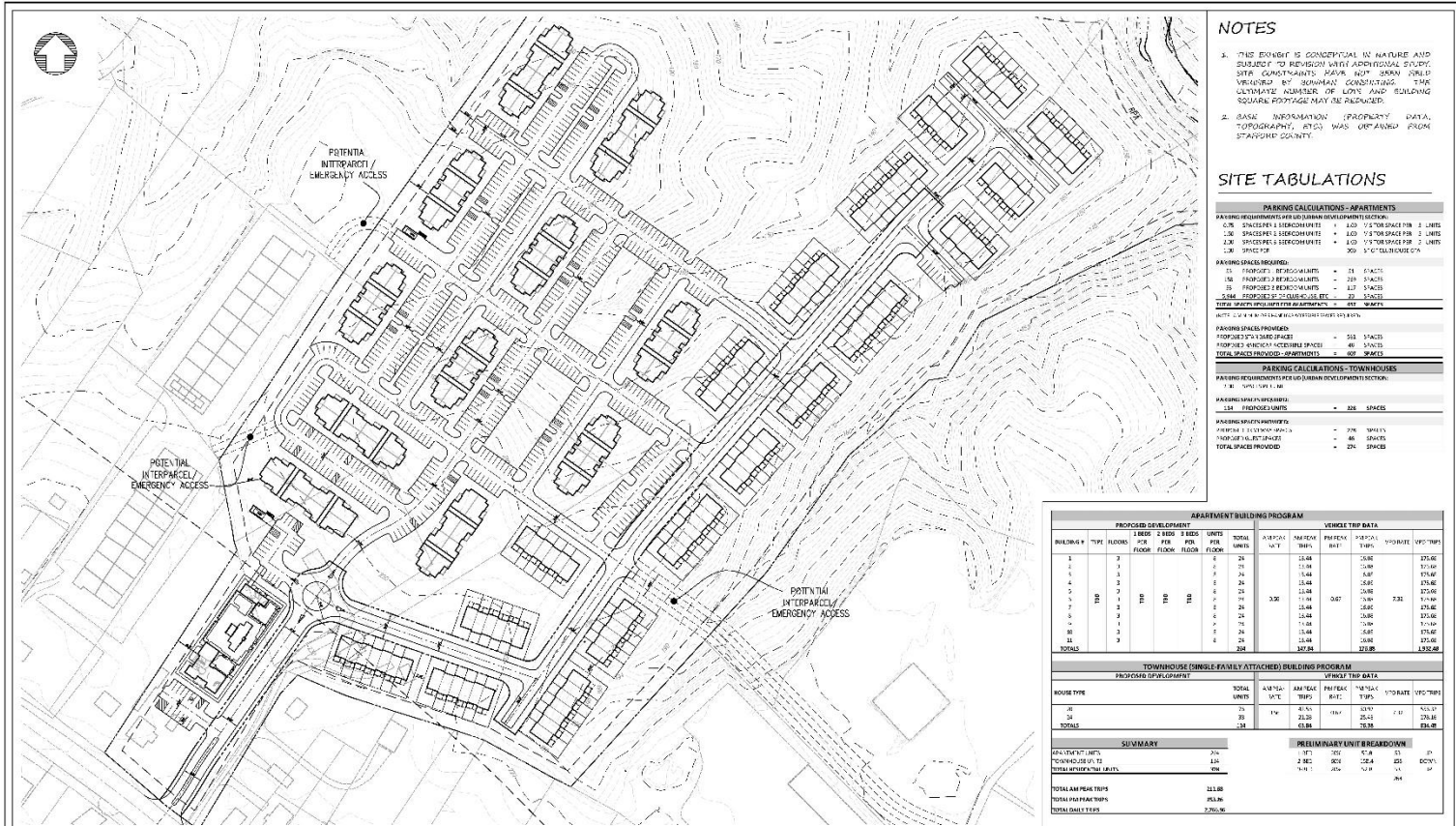
45-94 45-95 45-96 45-67 45-69 45-67A

The site (see Exhibit A) is contemplated as a UD-3 Residential Mixed Use district (“UD-3”), which allows townhouses and apartments at a density of at least twelve units per acre. According to the Stafford County Code of Ordinances (the “County Code”), the purpose of UD-3 zoning is to “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.”

The parcels comprising the Development site are currently zoned as R-1 Suburban Residential (“R-1”). According to 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 Applicant seeks approval for the appropriate rezoning to facilitate the contemplated Development. Current zoning allows for the construction of sixty-seven single-family units at the site, with a density of up to one and a half dwelling units per acre.

According to the County Comprehensive Plan (the “Comprehensive Plan”), the site lies within an Urban Services Area (“USA”) that is further designated as a Targeted Growth Area (“TGA”) and an Economic Development Priority Focus Area (“PFA”). USAs are areas designated within the County where more compact development patterns are recommended, while TSAs support a mix of residential growth and commercial land uses and PFAs encourage business development.

EXHIBIT A: DEVELOPMENT SITE PLAN



NOTES

- THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO REVISION WITH ADDITIONAL STUDY. SITE CONSTRAINTS SHALL NOT BEEN FULLY VIEWED BY BOWMAN CONSULTING. THE ULTIMATE NUMBER OF UNITS AND BUILDING SQUARE FOOTAGE MAY BE REDUCED.
- BASE INFORMATION (PROPERTY DATA, TOPOGRAPHY, ETC.) WAS OBTAINED FROM STAFFORD COUNTY.

SITE TABULATIONS

PARKING CALCULATIONS - APARTMENTS

PARKING REQUIREMENTS PER SUBURBAN DEVELOPMENT SECTION:

- 0.50 SPACES PER 1 BDR/CONDO UNIT = 100 SPACES FOR 200 UNITS
- 1.00 SPACES PER 1 BDR/CONDO UNIT = 200 SPACES FOR 200 UNITS
- 1.50 SPACES PER 1 BDR/CONDO UNIT = 300 SPACES FOR 200 UNITS

PARKING SPACES PROVIDED:

- 51 PROPOSED PERFORMANCES = 51 SPACES
- 100 PROPOSED PERFORMANCES = 100 SPACES
- 10 PROPOSED PERFORMANCES = 10 SPACES
- 500 PROPOSED PERFORMANCES = 500 SPACES

TOTAL AVAILABLE PARKING SPACES = 651 SPACES

PARKING CALCULATIONS - TOWNHOUSES

PARKING REQUIREMENTS PER URBAN DEVELOPMENT SECTION:

- 1.00 SPACES PER 1 UNIT = 100 SPACES FOR 100 UNITS
- 1.50 SPACES PER 1 UNIT = 150 SPACES FOR 100 UNITS
- 2.00 SPACES PER 1 UNIT = 200 SPACES FOR 100 UNITS

PARKING SPACES PROVIDED:

- 100 PROPOSED PERFORMANCES = 100 SPACES
- 100 PROPOSED PERFORMANCES = 100 SPACES
- 100 PROPOSED PERFORMANCES = 100 SPACES

TOTAL AVAILABLE PARKING SPACES = 300 SPACES

| APARTMENT BUILDING PROGRAM | | | | | | | | | | |
|----------------------------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| BUILDING # | TYPE | 1 BDR | | | 2 BDR | | | 3 BDR | | |
| | | FLOOR | FLOOR | FLOOR | FLOOR | FLOOR | FLOOR | FLOOR | FLOOR | FLOOR |
| 1 | | 3 | | | | | | | | |
| 2 | | 3 | | | | | | | | |
| 3 | | 3 | | | | | | | | |
| 4 | | 3 | | | | | | | | |
| 5 | THP | 3 | | | | | | | | |
| 6 | | 3 | | | | | | | | |
| 7 | | 3 | | | | | | | | |
| 8 | | 3 | | | | | | | | |
| 9 | | 3 | | | | | | | | |
| 10 | | 3 | | | | | | | | |
| 11 | | 3 | | | | | | | | |
| 12 | | 3 | | | | | | | | |
| TOTAL | | | | | | | | | | |

| TOWNHOUSE (SINGLE FAMILY ATTACHED) BUILDING PROGRAM | | | | | | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| HOUSE TYPE | TOTAL UNITS | AM/TA | | | PM/TA | | | TH/TA | | |
| | | AM/TA | PM/TA | TH/TA | AM/TA | PM/TA | TH/TA | AM/TA | PM/TA | TH/TA |
| TH | 75 | 15.5 | 15.5 | 15.5 | 15.5 | 15.5 | 15.5 | 15.5 | 15.5 | 15.5 |
| TH | 25 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 |
| TOTAL | 100 | 40.5 | 40.5 | 40.5 | 40.5 | 40.5 | 40.5 | 40.5 | 40.5 | 40.5 |

| SUMMARY | | | | PRELIMINARY UNIT BREAKDOWN | | | |
|--------------------------------|------------|------------|------------|----------------------------|------------|------------|------------|
| APARTMENT UNITS | 200 | 100 | 100 | 100 | 100 | 100 | 100 |
| TOWNHOUSE UNITS | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| TOTAL PRELIMINARY UNITS | 300 | 200 | 200 | 200 | 200 | 200 | 200 |
| TOTAL AM/TA UNITS | 11.00 | | | | | | |
| TOTAL PM/TA UNITS | 11.00 | | | | | | |
| TOTAL TH/TA UNITS | 78.00 | | | | | | |



CONCEPTUAL PLAN #2
RENAISSANCE AT FALMOUTH
 STAFFORD COUNTY, VIRGINIA

DECEMBER 2019

1/10/2019 - Development Services (10/10/2019) - 10/10/2019 - 10/10/2019 - 10/10/2019 - 10/10/2019 - 10/10/2019 - 10/10/2019 - 10/10/2019 - 10/10/2019 - 10/10/2019

III. Public Facility Improvement Impacts

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.

III-A. Public School Facility Improvement Impacts

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 detached, single-family attached, and multifamily). The student generation factors are shown below in Table III-A.1.

TABLE III-A.1
Current Student Generation Factors^(a)

| <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 that are in excess of Development allowed under the current zoning designation. For purposes of this analysis, 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 264 apartment units and 114 townhouse units. Based on the projected Development, the units allowed by-right, and the student generation factors identified in Table III-A.1, the proposed Development will generate an estimated 58.50 total students, as shown in Table III-A.2 on the following page.

TABLE III-A.2
Projected Student Generation – Warrenton Road Development

| <i>School Type</i> | <i>Units^(a)</i> | <i>Unit Type</i> | <i>Generation Factor^(b)</i> | <i>Total Projected Students</i> |
|-------------------------------------|----------------------------|------------------------|--|---------------------------------|
| Elementary | 264 | Apartment | 0.113 | 29.83 |
| Middle | 264 | Apartment | 0.040 | 10.56 |
| High | 264 | Apartment | 0.074 | 19.54 |
| Total apartment | | | 0.227 | 59.93 |
| Elementary | 114 | Townhouse | 0.265 | 30.21 |
| Middle | 114 | Townhouse | 0.126 | 14.36 |
| High | 114 | Townhouse | 0.153 | 17.44 |
| Total townhouse | | | 0.544 | 62.02 |
| <i>Sub-total</i> | | | | 121.94 |
| Elementary | 67 | Single-family detached | 0.431 | (28.88) |
| Middle | 67 | Single-family detached | 0.235 | (15.75) |
| High | 67 | Single-family detached | 0.281 | (18.83) |
| Less: Total-by-right | | | 0.947 | (63.45) |
| Elementary | 378 | | 0.0824 | 31.17 |
| Middle | 378 | | 0.0243 | 9.18 |
| High | 378 | | 0.0480 | 18.15 |
| Total | | | 0.1547 | 58.50 |
| (a) Source: S.L. NUSBAUM Realty Co. | | | | |
| (b) See Table III-A.1. | | | | |

Rounding to the nearest whole number, the total projected net student impact (less by-right students) is 59 added students.

CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES

According to County property records, the potentially impacted County school facilities are: Falmouth Elementary School, Drew 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.3 on the following page shows the current capacity, the ninety percent threshold of current capacity, and current enrollment at each of these schools.

TABLE III-A.3
County School Facilities – Current Capacity and Enrollment

| <i>School</i> | <i>Capacity^(a)</i> | <i>90% Threshold of Capacity</i> | <i>Current Enrollment^(b)</i> | <i>Excess Capacity</i> |
|----------------------------|-------------------------------|----------------------------------|---|------------------------|
| Falmouth Elementary School | 794 | 715 | 649 | 66 |
| Drew Middle School | 650 | 585 | 630 | (45) |
| Stafford High School | 2,150 | 1,935 | 2,000 | (65) |
| Total | 3,594 | 3,235 | 3,279 | (44) |

(a) 2019-20 Membership Forecast - Stafford County Public Schools, Department of Family Planning, Design & Construction, Stafford County Public Schools.
(b) Enrollment figures as of September 30, 2019.

Elementary School Facilities

The Development site is located within the Falmouth Elementary School boundaries (see Exhibit C). According to Stafford County Public Schools, the school has a threshold capacity of 715 students and a current enrollment of 649 students, meaning that there is excess capacity for sixty-six students (715 - 649). Therefore, the thirty-one net projected elementary school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for Stafford County Public Schools facilities.

Middle School Facilities

The Development site is located within the Drew Middle School boundaries (see Exhibit D). According to Stafford County Public Schools, the school has a threshold capacity of 585 students and a current enrollment of 630 students, meaning that current enrollment exceeds the current threshold capacity by forty-five students (585 - 630). Therefore, the nine net projected middle school students that will be located at the Development exceed existing capacity and represent an additional need for Stafford County Public Schools facilities.

High School Facilities

The Development site is located within the Stafford High School boundaries (see Exhibit E). According to Stafford County Public Schools, the school has a threshold capacity of 1,935 students and a current enrollment of 2,000 students, meaning that the school exceeds the current threshold capacity by sixty-five students (1,935 - 2,000). Therefore, the eighteen net projected high school students that will be located at the Development exceed existing capacity and represent an additional need for Stafford County Public Schools facilities.

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



EXHIBIT C: AREA MAP (DEVELOPMENT SITE, FALMOUTH ELEMENTARY SCHOOL)



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

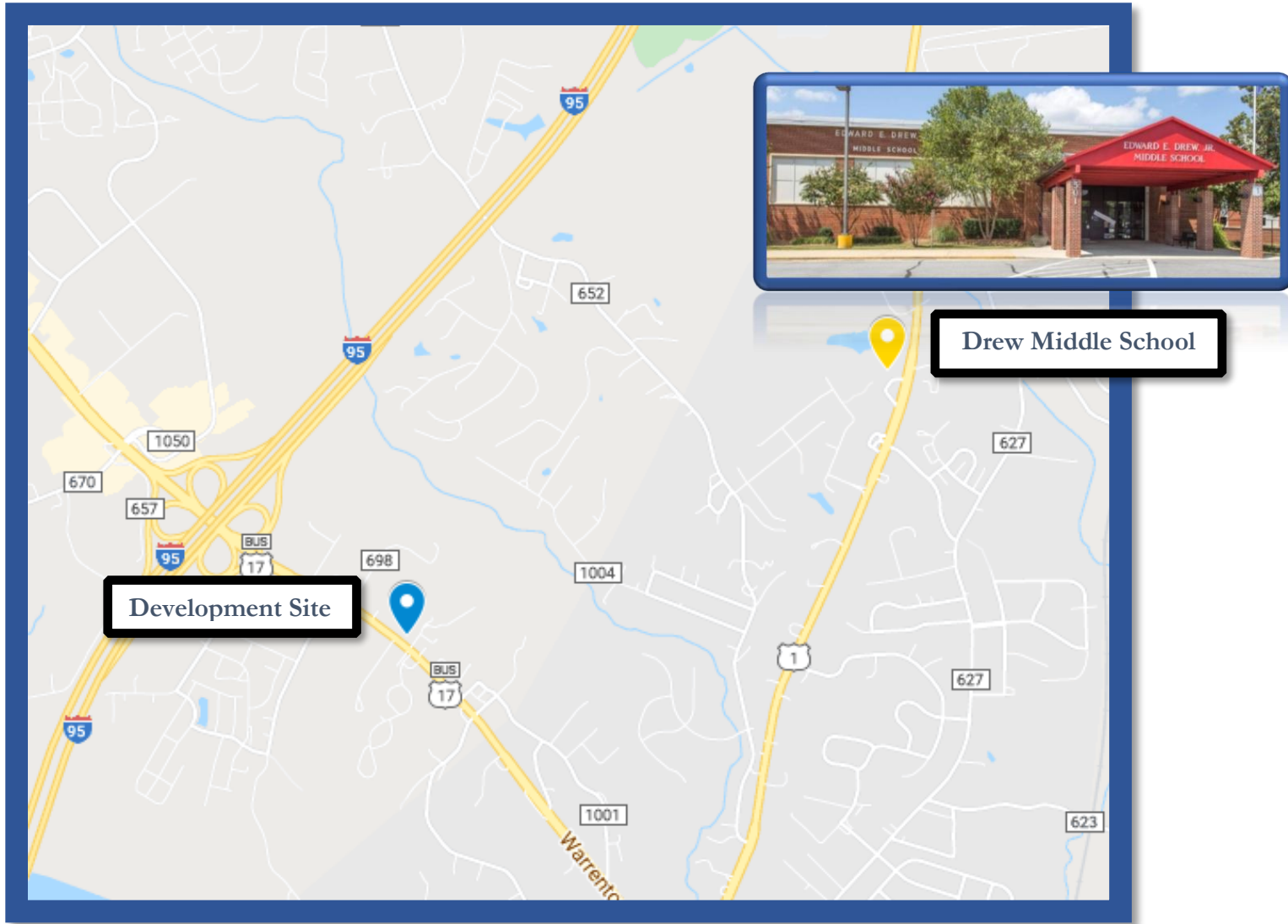
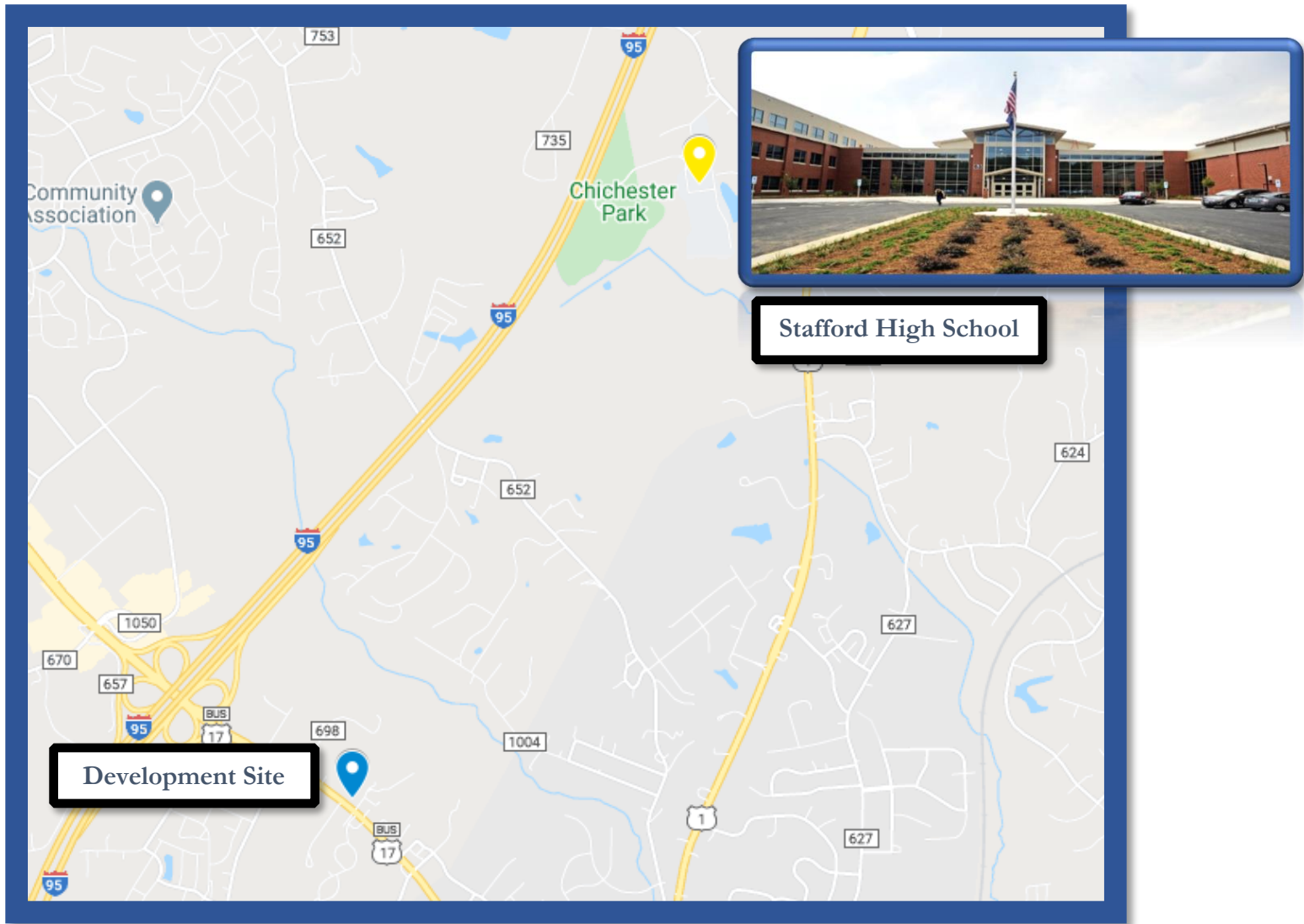


EXHIBIT E: AREA MAP (DEVELOPMENT SITE, T. STAFFORD HIGH SCHOOL)



MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proffers can only provide for needs exceeding existing capacity. 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. As previously mentioned, the projected middle and high school students resulting from the Development are in excess of existing capacity for the relevant middle and high school facilities. Accordingly, the estimated cost of public-school facilities resulting from these students is shown in Table III-A.4 on the following page.

TABLE III-A.4
Projected School District Impact

| <i>School Impact for Proposed Zoning Reclassification</i> | |
|---|--------------------|
| <u>Middle School</u> | |
| (a) Total student capacity at new school ^(a) | 1,100 |
| (b) Approximate construction cost (per school) ^(a) | \$56,168,000 |
| (c) Facility cost per capita (b ÷ a) | \$51,062 |
| (d) Projected students at Development after by-right allocation ^(b) | 9.18 |
| (e) Percentage of total students generated: apartment units | 42% |
| (f) Projected students at Development allocable to apartment units (e x d) | 3.89 |
| (g) Middle school proffer contribution for apartments (f x c) | \$198,581 |
| (h) Percentage of total students generated: townhouse units | 58% |
| (i) Projected students at Development allocable to townhouse units (h x d) | 5.29 |
| (j) Middle school proffer contribution for townhouse units (i x c) | \$270,115 |
| (k) Sub-total: middle school proffer contribution for Development (g + j) | \$468,696 |
| <u>High School</u> | |
| (l) Total student capacity at new school ^(c) | 2,150 |
| (m) Approximate construction cost (per school) ^(c) | \$121,340,000 |
| (n) Facility cost per capita (m ÷ l) | \$56,437 |
| (o) Projected students at Development after by-right allocation ^(b) | 18.15 |
| (p) Percentage of total students generated: apartment units | 53% |
| (q) Projected students at Development allocable to apartment units (p x o) | 9.59 |
| (r) High school proffer contribution for apartments (q x n) | \$541,201 |
| (s) Percentage of total students generated: townhouse units | 47% |
| (t) Projected students at Development allocable to townhouse units (s x o) | 8.56 |
| (u) High school proffer contribution for townhouse units (t x n) | \$483,191 |
| (v) Sub-total: high school proffer contribution for Development (u + r) | \$1,024,392 |
| (w) Total Development Proffer Contribution: Public School Facilities (k + v) | \$1,493,088 |
| Proffer contribution: Per apartment unit ((g+r) ÷ 264) | \$2,802 |
| Proffer contribution: Per townhouse unit ((j+u) ÷ 114) | \$6,608 |
| (a) Source: Stafford County Public Schools <i>Costs of Schools</i> . | |
| (b) See Table III-A.2. | |
| (c) Source: Stafford County FY2020 Capital Improvement Plan. Based on County costs for Stafford High School #6. | |

The Applicant will coordinate with appropriate Stafford County staff after they have had the opportunity to review this document and provide comments. 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.

III-B. Public Safety Facility Improvement Impacts

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 factors used by the County, the proposed Development will house an estimated 1,010 total residents, 800 of which will reside in units exceeding the current zoning allowance, as shown in Table III-B.1 on the following page. The Development contains 264 new apartment units and 114 new townhouse units, which will generate an estimated 1,010 total projected residents. The sixty-seven single-family detached units allowed by-right would generate an estimated 210 residents, leading to an estimated 800 residents net of those allowed by-right (1,010 total new residents – 210 by-right residents).

TABLE III-B.1
Projected Residents – Development

| <i>Unit Type</i> | <i>Units^(a)</i> | <i>Residents Per Unit</i> | <i>Total Projected Residents</i> |
|--|----------------------------|---------------------------|----------------------------------|
| (a) Apartment units ^(a) | 264 | 2.57 | 678 |
| (b) Townhouse units ^(a) | 114 | 2.91 | 332 |
| <i>(c) Sub-total: Proposed units</i> | <i>378</i> | | <i>1,010</i> |
| (d) Single-family detached units allowed by-right ^(b) | 67 | 3.13 | 210 |
| <i>(e) Sub-total: By-right units</i> | <i>67</i> | | <i>210</i> |
| (f) By-right distribution: Apartment residents ^(c) | 264 | | 141 |
| (g) By-right distribution: Townhouse residents ^(d) | 114 | | 69 |
| <i>(h) Sub-total: By-right residents</i> | <i>378</i> | | <i>210</i> |
| (i) Apartment residents after by-right distribution (a - f) | 264 | 2.03 | 537 |
| (j) Townhouse residents after by-right distribution (b - g) | 114 | 2.31 | 263 |
| Total: Above by-right (j + k) | 378 | | 800 |
| <p>(a) Source: S.L. NUSBAUM Realty Co.</p> <p>(b) Residential unit generation factors. Source: <i>Stafford County, Virginia County Comprehensive Plan 2016-2036</i>.</p> <p>(c) By-right residents were distributed proportionately between the apartment units and townhouse units. The 210 by-right residents allocated to apartment units were calculated in the following manner: (678 projected apartment residents ÷ 1,010 total projected residents × 210 total by-right residents = 537)</p> <p>(d) By-right residents were distributed proportionately between the apartment units and townhouse units. The 210 by-right residents allocated to townhouse units were calculated in the following manner: (332 projected townhouse residents ÷ 1,010 total projected residents × 210 total by-right residents = 263)</p> | | | |

CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

Sheriff's Department Facilities

According to the County's Comprehensive Annual Financial Report ("CAFR"), the Sheriff's Department received 67,788 service calls in Fiscal Year 2019, although the percentage of these calls allocated to residential properties relative to other properties is not known at the time of this writing. Based on the CAFR, the current County population is 149,110; the projected 800 residents above by-right generated by the Development represent an increase of 0.54% to the current resident population (calculated as 800 new residents ÷ 149,110 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 5 minutes or less, on average, of being dispatched; and

- Respond to 100% of all non-emergency calls for service within 10 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 #1 (Falmouth), located approximately 2.2 miles from the Development site.

As stated in the Comprehensive Annual Financial Report, the County’s call volume for Fiscal Year 2019 was 19,400. Based on the County’s population of 149,110, the call volume per resident is 0.130 (calculated as 19,000 calls ÷ 149,110 residents).¹ Using this call volume per resident, the 800 projected residents at the Development would increase overall call volume by 104.08, 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 | 800 | 0.130 | 104.08 |

According to the County’s Comprehensive Plan, the LOS standards for 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 8 minutes or less after being dispatched to incidents within the County.

At the Falmouth station, the 90th percentile response time is 9 minutes and 31 seconds. This data is used as a basis to conclude there are current service level deficits, and any additional homes will further add to the current service level deficit.² Subsequently, this study includes a proffer for new fire and rescue Facilities in accordance with County policy.

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

² Source: *September 13, 2017 Memorandum to Stafford County Planning Commission.*

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

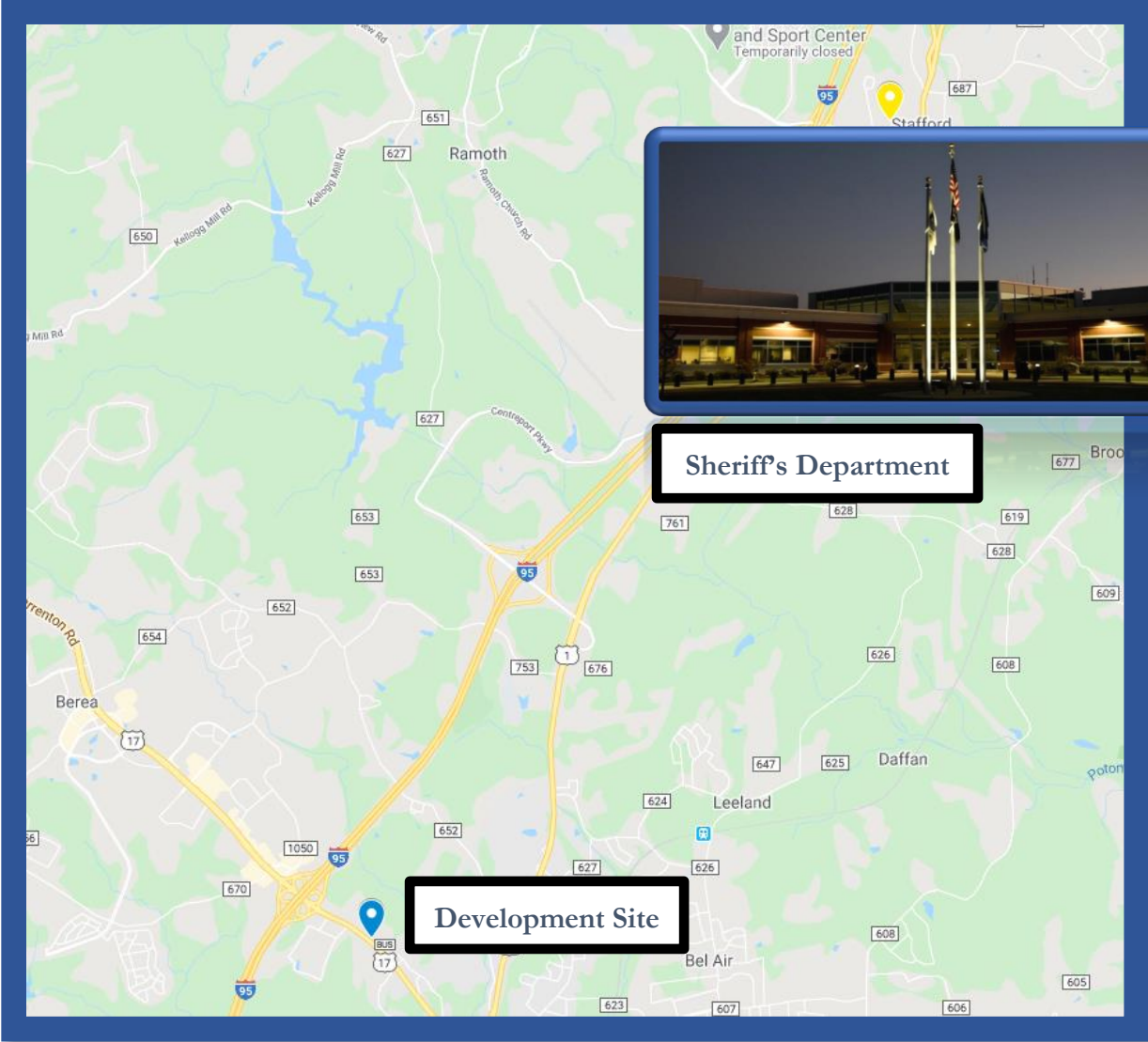
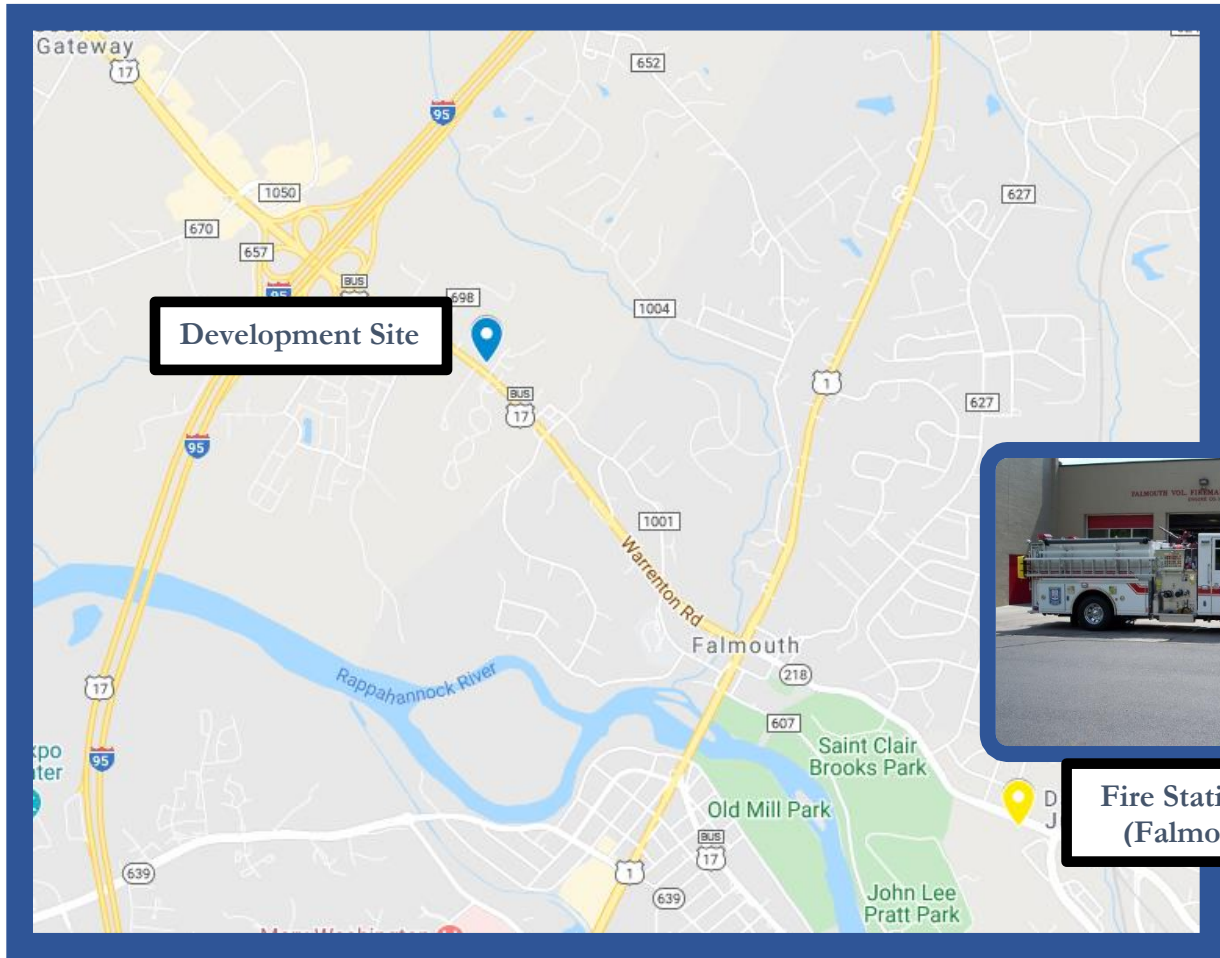


EXHIBIT G: AREA MAP (DEVELOPMENT SITE & FIRE STATION #1 FALMOUTH FACILITY)



MITIGATION STRATEGIES

The Development does not create impacts in excess of current County Sheriff's Department facility capacity. 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 #1 Service Area is 28,959.
- The area for Fire Station #1 is 15,833 square feet.
- The square feet of fire and rescue needed per capita is 0.5467 (15,833 square feet ÷ 28,959 persons served by Fire Station #1).
- 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 \$182.08 (\$333.04 building cost per square foot × 0.5467 square feet of fire and rescue building needed per capita).
- The site acreage for the facility is 4.8 acres.
- There are 0.00017 acres needed per capita (4.8 acres ÷ 28,959 population of Fire Station #1 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 \$34.53 (0.00017 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 #1).
- The equipment cost per capita is \$60.43 (\$110.53 approximate equipment cost per square foot × 0.5467 square feet of fire and rescue building needed per capita).
- The gross cost per capita is \$277.05 (\$182.08 building cost per capita + \$34.53 acre cost per capita + \$60.43 equipment cost per capita).
- The gross cost per apartment unit is \$562.41 (\$277.05 gross cost per capita × 2.03 residents per apartment unit after by-right allocation)
- The proffer for apartments units excess of by-right is \$148,476.24 (\$562.41 gross cost per apartment unit × 264 apartment units)
- The gross cost per townhouse unit is \$639.99 (\$277.05 gross cost per capita × 2.31 residents per townhouse unit after by-right allocation)
- The proffer for townhouse units excess of by-right is \$72,958.86 (\$639.99 gross cost per townhouse unit × 114 townhouse units)
- The total proffer for Development in units excess of by-right is \$221,435.10 (\$148,476.24 + \$72,958.86)

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

| <i>Fire and Rescue Impact for the Proposed Zoning Reclassification</i> | |
|---|---------------------|
| Fire and Rescue | |
| (a) Total population of Station 1 Service Area ^(a) | 28,959 |
| (b) Total square footage | 15,833 |
| (c) Square feet of Fire and Rescue Building needed per capita (b ÷ a) | 0.5467 |
| (d) Approximate construction cost (per station) ^(b) | \$5,273,000 |
| (e) Building cost per square foot (d ÷ b) | \$333.04 |
| (f) Building cost per capita (e × c) | \$182.08 |
| (g) Site acreage | 4.8 |
| (h) Acres per capita (g ÷ a) | 0.00017 |
| (i) Cost for site ^(b) | \$1,000,000 |
| (j) Cost per acre (i ÷ g) | \$208,333 |
| (k) Acre cost per capita (h × j) | \$34.53 |
| (l) Approximate capital equipment cost (per station) | \$1,750,000 |
| (m) Approximate equipment cost per square foot (l ÷ b) | \$110.53 |
| (n) Equipment cost per capita (m × c) | \$60.43 |
| Estimated Cost Per Home | |
| (o) Gross cost per capita (f + k + n) | \$277.05 |
| (p) Residents per apartment unit after by-right allocation ^(c) | 2.03 |
| (q) Gross cost per apartment unit (o × p) | \$562.41 |
| (r) Total Development proffer contribution: apartment units (q × 264) | \$148,476.24 |
| (s) Residents per townhouse unit after by-right allocation ^(c) | 2.31 |
| (t) Gross cost per townhouse unit (o × s) | \$639.99 |
| (u) Total Development proffer contribution: townhouse units (t × 114) | \$72,958.86 |
| (v) Total Development proffer contribution: Units excess of by-right (r + u) | \$221,435.10 |
| (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.

III-C. Public Parks Facility Improvement Impacts

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 LOS 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 264 new apartment units and 114 townhouse units. Based on projected Development and the resident generation factors used by the County, the proposed Development will house an estimated 1,010 total residents, 800 of which will reside in units exceeding the current zoning allowance, 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 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. Therefore, this analysis assumes that the area currently has adequate park services 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.

After appropriate Stafford County staff has had the opportunity to review this document and provide comments, the Applicant will coordinate with the County to confirm the appropriate proffer amount necessary to mitigate the additional prorated costs of eligible public parks facility improvements. 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.

III-D. Public Transportation Facility Improvement Impacts

METHODOLOGY

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

IV. Conclusions

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>Public Facilities</i> | <i>Estimated Proffer per Dwelling Unit</i> |
|---|--|
| a) Public school facilities cost per unit | |
| 1) Apartment ^(a) | \$2,802 |
| 2) Townhouse ^(a) | \$6,608 |
| b) Public safety facilities cost per unit | |
| 1) Apartment ^(b) | \$562.41 |
| 2) Townhouse ^(b) | \$639.99 |
| c) Public parks facilities cost per unit | |
| 1) Apartment | \$0.00 |
| 2) Townhouse | \$0.00 |
| d) Public transportation facilities | N.A. |
| Total estimated proffer per unit | |
| e) Apartment (a.1 + b.1 + c.1) | \$3,364.61 |
| f) Townhouse (a.2 + b.2 + c.2) | \$7,247.94 |
| Total estimated proffer per unit type | |
| h) Apartment (e x 264) | \$888,257.96 |
| i) Townhouse (f x 114) | \$826,265.36 |
| Total Development Proffer Contribution (h + i) | \$1,714,523.32 |
| (a) See Table III-A.4. | |
| (b) 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 with specific mitigation strategies as appropriate.

This narrative does not contemplate public transportation facility improvement impacts, which will be addressed in a separate transit 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.