

**STAFFORD COUNTY, VIRGINIA**

**ZONING RECLASSIFICATION**

**IMPACT STATEMENT**

Applicant: NorthPoint Development, LLC, a Missouri limited liability company (the “Applicant”)

Owners: Accokeek Creek, LLC, a Virginia limited liability company; Augustine South Associates LLC, a Virginia limited liability company; and Linda D. Beuchert & Patrick V. Beuchert, Jr. (the “Owners”).

Property: Tax Map Parcels 38-68 (portion), 38-69 (portion), 38-70 (portion), 38-70A, 38-78, 38-77A, and 29-78A (the “Property”).

Project Name: “Austin Ridge Logistic Center”

Reclassification: From A-1 to M-1 to include Tax Map Parcels 38-68 (portion), 38-69 (portion), 38-70 (portion), 38-70A, 38-78, 38-77A, and 29-78A, containing a total of approximately 187.72 acres, all as shown on the attached generalized development plan (“GDP”) titled “GENERALIZED DEVELOPMENT PLAN AUSTIN RIDGE LOGISTICS CENTER HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA” prepared by Bowman Consulting and dated April 2022, as last revised May 3, 2022 (Exhibit A).

Date: May 9, 2022

File No.: RC\_\_\_\_\_

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**APPLICATION REQUEST**

The Applicant hereby requests a rezoning of Stafford County Tax Map Parcels 38-68 (portion), 38-69 (portion), 38-70 (portion), 38-70A, 38-78, 38-77A, and 29-78A (the “Property”) from A-1 to M-1 in accordance with the Stafford County, Virginia (the “County”) Zoning Ordinance, including without limitation Article III, Section 28-35, Article X, Section 28-161, et seq., and Article XII, Section 28-201, et seq.

The Property is located near the Interstate 95 and Courthouse Road interchange, within the Hartwood District, all as more particularly described on the GDP, which is attached hereto and incorporated as a material part of this application by this reference. The acreage subject to the rezoning requests consists of 187.72 +/- acres.

Further, the Applicant has submitted with this application a voluntary proffer statement, all as provided more particularly in said proffer statement.

Also attached and marked collectively as **Exhibit B** are illustrative elevations prepared by studioNorth titled “Austin Ridge Conceptual Elevation (Crossdock)” and “Austin Ridge Conceptual Elevation (Rear-Load)” and dated March 28, 2022, which depicts the proposed architectural design and building material features for the Project (collectively the “Elevations”). The Elevations only describe the general architectural type, character, materials, and features of the proposed Project and final design and materials will be determined prior to construction.

## OVERVIEW

The Applicant is NorthPoint Development, LLC (“NorthPoint”). NorthPoint has operated since 2012 out of Kansas City, Missouri and has rapidly expanded its professional development services throughout the United States. NorthPoint has developed over 130 million square feet of industrial space across the United States.

As further noted above, the Property is currently zoned A-1. The Applicant proposes changing the zoning district from A-1 to M-1 to allow for a high-cube transload and short-term warehouse, storage, distribution, office and assembly park. Section 28-35 of the County’s Zoning Ordinance states that the purpose of the M-1 district is:

“...to establish areas of the county to provide for certain types of business and industrial uses characterized by light manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential or commercial desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. These districts should be located only where all necessary public utilities are available and where transportation systems are adequate.”

The Project includes 2,056,000 square feet of single or multi-tenant industrial use along with accessory uses on approximately 187.72 acres. The proposed FAR 0.26 of the property and approximately 48% of the Property will be preserved as open space, as shown on the GDP.

As noted above, the Property is generally located west of I-95, and just south of Courthouse Road. To the east, across Interstate 95, is a DHL warehouse site, zoned B-2. Adjoining the Property to the west is vacant land, zoned A-1. To the south is vacant land zoned A-1 and M-1. To the north is Courthouse Road, residential property on commercially valued land zoned A-1 and A-2, and vacant land zoned B-2.

As described in more detail below, the Applicant’s proposal generally conforms to the policies established by the County’s Comprehensive Plan (the “Comp Plan”), and the Property is within the Courthouse Targeted Development Area (“TDA”) and within the County’s Urban Services Area (“USA”) for future land use purposes. In addition, the Project will have minimal impacts on

County services like schools and parks, and will generate new jobs and positive commercial tax revenues at full build-out, all as further detailed under the impact analysis of this narrative.

## **COMPREHENSIVE PLAN ANALYSIS**

### *1. The Property's Classification Supports Project Approval*

The Comp Plan identifies the Property as being within the County's USA, and further classifies it as part of the Courthouse TDA Planning Area ("Courthouse TDA"). Within the Courthouse TDA, the Property is designated for mixed use – commercial and retail, residential, and commercial – retail and office uses. The Project does not include residential uses, nor retail and restaurant uses. It will include a modern industrial use or uses to include warehousing and storage, distribution and logistics, office and related light industrial uses.

USAs are areas designated within the County in which growth should occur in order to reduce growth pressure in rural parts of the community. More dense development projects are encouraged within these areas. USAs are further comprised of planning areas, suburban areas, business and industry areas, and redevelopment areas. Planning areas highlight the locations where a significant amount of new development and redevelopment—both commercial and residential—is expected to occur.

### *2. The Project satisfies the Comp Plan's goals for future development*

The County has articulated its overarching goals for future development and land use in its Comp Plan, which serves as a general guide for the County's future development over the next 20 years. According to the Comp Plan, new development must (1) be sustainable and promote positive job growth; and (2) promote economic development.

The Applicant's proposal satisfies these development goals, as detailed below.

#### *2.1 The Project contributes to County's sustainable and positive growth*

The Project satisfies the County's goals for new development within USAs. Its location within the USA furthers the County's goal for locating new growth within the USA, supporting more compact development patterns within the USA, and reducing pressure on the rural parts of the County. Further, the Project's commercial nature, job creation and positive tax revenues meets the County's goal for this area to be developed.

##### *2.1.1. The Project's location within the USA supports development*

The Project satisfies the County's goals for new development within USAs. Its location within the USA furthers the County's goal for locating new growth within the USA, supporting more compact development patterns within the USA, and reducing pressure on the rural parts of the County.

Further, the Project will be serviced by the existing public sewer and water utilities, The Comp Plan requires that development proposals for projects requiring a zoning reclassification, and which are located within the USA boundary and are dependent on future infrastructure and services, should not be developed until the projected infrastructure and services have been implemented or scheduled to be phased concurrently with the demand. Because the requisite infrastructure is already in place, the Applicant has met this requirement.

### *2.1.2 Project's location within Courthouse Planning Area supports development*

Not only does the Project's location in the USA support approval of the rezoning request, but its location in the County's Courthouse TDA further bolsters support for this rezoning proposal. The County anticipates that a significant amount of new commercial development will occur within this Planning Area. In fact, this Planning Area is the number one area where growth in the County should be focused. For this overall Planning Area, the County anticipates 5,500,000 square feet of new commercial development in the near future.

In keeping with the County's intentions, the Project would bring this near-term development to fruition and the resulting new industrial uses would contribute to the County's anticipated commercial and employment growth in this planning area.

### *2.2 The Project promotes the County's economic development*

The Project's location within the USA and Courthouse TDA, as well as its commercial and industrial characteristics, promote the County's economic goals of job creation while supporting retention and growth of the County's existing businesses and industries.

The Comp Plan has set forth several economic development goals and requirements for new developments. First, the County seeks to promote its reputation as a business-friendly community. Second, the County encourages the development of accessible, convenient, and attractive commercial and industrial locations within the USA.

The Project satisfies all of these goals. First, it brings new business and industry to the area, thereby diversifying the County's economic base and promoting job creation. Second, the Project's strategic proximity to I-95 and Courthouse Road is accessible, convenient, and attractive, and, as previously discussed, the Project is located in an area that has been identified by the County as an economic development priority focus area, where business development is encouraged. Third, the commercial nature of development will offset the demands on community facilities and infrastructure of surrounding residential communities, and will provide economic revitalization in an area designated by County as a redevelopment area.

In support of all of the foregoing, the Applicant has included with this application a fiscal impact analysis dated March 23, 2022, prepared by NorthPoint and titled "Job Impact Estimates and Assumptions", and is attached hereto and marked as Exhibit C -(the "FIA"). Pursuant to the conclusions in the FIA, -it is anticipated that the Project will generate approximately \$23.4-\$26.7 million per year in gross taxable wages at full build-out and net \$1.8 million per year in positive income tax revenues. Applicant projects that \$147 million will be spent in hard construction costs

and estimates total expenses for the project to reach approximately \$240 million in hard and soft cost expenses.

In addition, it is anticipated that the Project at full build-out will create 738-842 direct full-time employees to include a spectrum of positions ranging from traditional industrial workers to technical professionals and management. The weighted average annual wage across all jobs projected for the Project is \$31,760 before benefits. Including benefits, total gross compensation for the projected jobs totals \$30.5-\$34.7 million annually. The Project also expects to create 490 construction jobs during the construction phase of the Project, with average construction salaries ranging from \$33,172 to \$59,886 and total wages and benefits totaling \$29.5 million.

### **TRANSPORTATION IMPACT ANALYSIS**

The Applicant prepared a Transportation Impact Analysis (“TIA”). The TIA was prepared by Bowman Consulting Group, Ltd., dated March 1, 2022, and is marked Exhibit D and attached hereto. The TIA generally offers the conclusions and findings noted below.

The proposed development is to be located to the west of Interstate 95 and to the South of Courthouse Road in Stafford County, Virginia. The proposed site will consist of a 1,979,000 S.F. High-Cube Transload and Short-Term Storage Warehouse Facility.

#### **Scope of Work**

The TIA scope of work for the proposed development was coordinated at a Pre-Scoping meeting with officials from the Virginia Department of Transportation (VDOT) and Stafford County on January 12, 2022. The purpose of this meeting was to discuss and agree upon major components of the study, including analyzing the following study intersections:

- Courthouse Road and Mine Road (Signalized)
- Courthouse Road and Austin Ridge Drive (Signalized)
- Courthouse Road and I-95 Southbound Interchange (Signalized)
- Courthouse Road and I-95 Northbound Interchange (Signalized)
- Courthouse Road/Hospital Center Boulevard and Wyche Road/Courthouse Road (Signalized)

It was agreed by both VDOT and Stafford County that a background growth rate factor of 2.0% per year will be used in the study.

For the purposes of this study, it is anticipated that the proposed development will be constructed and fully operational by the end of the year 2024. Therefore, the following scenarios were evaluated as part of this study:

- Existing Conditions (2022)
- Future Conditions (2024) without the proposed development (No Build)
- Future Conditions (2024) with the proposed development (Build)

### **Programmed Improvements**

It is Bowman's understanding that the Courthouse Road/Hospital Center Boulevard/Wyche Road intersection is expected to be improved as part of a separate development. The northbound approach is to be widened from two (2) exclusive left turn lanes to three (3) exclusive left turn lanes. Additionally, the existing westbound through/right turn lane will be converted to a through lane, and an additional exclusive westbound right turn lane will be constructed.

### **Trip Generation**

Trip generation for the proposed development was calculated based on the calculations and formulae contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*.

The proposed development is expected to generate 158 trips (122 in and 36 out) during the morning peak hour, 198 trips (55 in and 143 out) during the evening peak hour, and 2,771 trips (1,385 in and 1,386 out) during an average weekday.

### **Capacity Analysis Results**

To evaluate the traffic operations with the proposed development in place, capacity analyses were completed at the five (5) study intersections included in this report. The purpose for this analysis was to compare the results of the No Build and Build Conditions to identify areas impacted by the proposed development.

The results of the capacity analysis indicate that the proposed development is not projected to adversely impact the following intersections:

- Courthouse Road and Mine Road
- Courthouse Road and I-95 Southbound Interchange
- Courthouse Road and I-95 Northbound Interchange
- Courthouse Road/Hospital Center Boulevard and Wyche Road/Courthouse Road

The results of the capacity analysis also indicate that mitigation improvements are required at the following intersection:

- Courthouse Road and Austin Ridge Drive

The westbound left turn movement at this intersection is projected to degrade from No Build to Build Conditions due to the development's additional westbound left turning traffic added to the intersection. Therefore, the following improvement is proposed to mitigate the impact of this additional traffic:

- Construction of one (1) additional westbound left turn lane with 150 feet of storage.

The results of the capacity analysis with the proposed additional westbound left turn lane in place indicate that the proposed improvement is projected to return the operations of the intersection to levels similar to No Build Conditions.

The results of the analysis contained in this report indicate that with the addition of one (1) westbound turn lane at the intersection of Courthouse Road and Austin Ridge Drive, the addition of the site traffic associated with the proposed development is not expected to adversely impact the operations of the existing roadway network.

## IMPACT ANALYSIS

### 1. **Current capacity of and anticipated demands on highways, utilities, storm drainage, schools and recreational facilities.**

- A. **Roads.** The TIA concludes that the Project's trip generation warrants the addition of a westbound left turn lane with 150 feet of storage at the intersection of Courthouse Road and Austin Ridge Drive for the intersection to maintain levels similar to No Build Conditions. Further, the proposed development would generate 158 new trips during the morning peak hour, 198 new trips during the afternoon peak hour, 237 new trips during the Saturday midday peak hour, and approximately 2,771 new weekday daily trips.

Access to the project will be via the extension proposed to Austin Ridge Drive which connects to Courthouse Road.

**By-Right Impacts:** The Property is currently zoned A-1. Under the current zoning, the by-right residential uses would generate 333 daily trips under A-1 zoned property if used for residential purposes.

- B. **Utilities.** As noted above, the proposed rezoning is located within the County's USA and has access to public water and sewer. Existing public water and public sewer mains are available along Austin Ridge Drive and Courthouse Road. The Applicant will extend utility lines to serve the development.

**Public Water:** This Project is located in the Central Pressure Zone. There is an existing public water line along Austin Ridge Drive.

**Sewer:** This Project is located in the Accokeek Sewer Shed sewer service area. An existing public sewer line is located along Courthouse Road, as well as on and through the subject property.

**By-Right Impact:** If developed by right, the Applicant would likely have to connect to the same connections points as contemplated herein.

C. Storm Drainage. Upon build-out, approximately 48% of the total Property will consist of impervious surface. Runoff from the Project will be collected in a storm sewer system to be designed prior to site plan stage. Stormwater management will comply with County and State requirements.

By-Right Impact: Both the by-right and proposed developments would result in the same post-developed flow requirements and would have minimal impacts downstream.

D. Schools. The proposed rezoning will not impact schools.

By-Right Impact: If development by right, there could be 1 unit for every 6 acres totaling approximately 31.28 units producing approximately 17.89 school aged children.

E. Recreational Facilities. The proposed rezoning will have no impacts on park and recreational facilities.

By-Right Impact: None.

2. **Fire & Rescue**. It is anticipated that the proposed Project will be served by Station #2, which is located approximately 1.7 miles West of the Project. The Project will have minimal impact to current County capacity levels for fire and rescue.

3. **Fiscal Impact**. The Project will generate:

- 738-842 new full time jobs
- Average Annual Wages of \$31,760 per employee
- Average Annual Payroll: approximately \$30.5-\$34.7 million.
- Approximately \$22 million in taxes over a 10-year period
- 490 Construction Jobs
- Total investment (real estate and personal property) is \$240 million

4. **Environmental Impact**. A wetland delineation was conducted on the Property by TNT Environmental. Approximately 55.07 acres of wetlands were identified on the Property.

By-Right Impact: Any development utilizing the same developable area will have the same impacts to environmentally sensitive features.

5. **Impact on Adjacent Properties**. Generally, nearby properties are a mix of industrial, commercial, and residential uses, as well as vacant land. The proposed development is compatible with and a good transition between development on surrounding properties, and we do not believe there will be any adverse impacts to those properties. Any adverse impacts to the surrounding properties will be mitigated.



6. **Historical Sites.** As related to the Project, Dovetail Cultural Resource Group completed Phase I and Phase IB archaeological studies, a reliance letter relating to those studies is marked as Exhibit E attached hereto. There were at total of three (3) possible archeological sites. One of the archaeological sites recorded in the project area has been recommended as potentially eligible for the National Register of Historic Places (NRHP). This site is a historic resource with potential intact features that represents a nineteenth-century occupation. Applicant is committed to completing a Phase II survey and has engaged Dovetail Cultural Resource Group to complete the Phase II survey. Once Phase II testing is completed, a copy will be submitted and cultural resource requirements will be met.
  
7. **Exhibits:** The following exhibits are enclosed with and are a material part of this application:
  - (a) Exhibit A: Generalized Development Plan titled “Generalized Development Plan Austin Ridge Logistics Center, Hartwood Magisterial District, Stafford County, Virginia” dated April 2022, as last revised May 3, 2022, prepared by Bowman Consulting Group, Ltd.;
  
  - (b) Exhibit B: Elevations titled “Austin Ridge Conceptual Elevation (Crossdock)” and “Austin Ridge Conceptual Elevation (Rear-Load)”, prepared by studioNorth and dated March 28, 2022;
  
  - (c) Exhibit C: Fiscal Impact Analysis titled “Job Impact Estimates and Assumptions” prepared by NorthPoint dated March 23, 2022;
  
  - (d) Exhibit D: Transportation Impact Analysis titled “Traffic Impact Analysis Austin Ridge Logistics Center Courthouse Road Stafford, Virginia”, prepared by Bowman Consulting Group, Ltd. dated March 1, 2022.
  
  - (e) Exhibit E: “Reliance Letter/ Archaeological Studies Associated with the Austin Ridge Logistics Center Project Area, Stafford County, Virginia,” prepared by Dovetail Cultural Resource Group dated April 19, 2022.

**EXHIBIT A**

Generalized Development Plan

**EXHIBIT B**

Elevations

EXHIBIT C

“Fiscal Impact Analysis”

EXHIBIT D

“Transportation Impact Analysis”

EXHIBIT E

“Reliance Letter”

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