

## **Minor Proffer Amendment Application Narrative**

### **The Garrison at Stafford**

#### **Tax Map Parcel Numbers 20AC-1-1 through 20AC-1-13 (formerly Tax Map Parcel Number 20-130) (the “Property”)<sup>1</sup>**

Route 606–Reston, LLC (the “Applicant”) seeks this Minor Proffer Amendment to the proffered conditions governing the mixed used development project known as The Garrison at Stafford (the “Project”). On or about October 12, 2015, the Stafford County Board of Supervisors (the “Board”) adopted Ordinance O15-27 which rezoned the Property from the County’s R-1 Suburban Residential District to its P-TND – Traditional Neighborhood Development Zoning District subject to proffered conditions. The Board subsequently amended the proffered conditions for the Project on or about August 16, 2016 pursuant to its adoption of Ordinance O16-35 (the “Proffers”).

Proffer I(B) authorizes the development of a maximum of 500,000 square feet of commercial uses and 453 multi-family residential units, while further providing that not less than 100 of the 453 multi-family units shall be constructed above first-floor commercial space (the “Units Above Commercial”). The Proffers further provided that the 100 Units Above Commercial could be constructed and occupied at any time, whereas the remaining 353 standalone multi-family units are subject to the Residential Phasing Chart set forth in the Proffers.

The Applicant proposes to amend the Proffers to raise the cap of Units Above Commercial from 100 units to 136 units to accommodate the development of workforce housing subject to Virginia Housing Development Authority (“VHDA”) financing. The VHDA defines workforce housing as multi-family units leased to a family making less than or equal to 80% of the area median income (“AMI”). For reference, the AMI in 2020 amounted to \$126,000.00 per year such that a family with an annual income of less than or equal to \$100,800.00 could qualify for workforce housing. The proposed workforce housing would be encompassed within Building 5, as identified on Sheet 3B of the Generalized Development Plan-Optional Layout 1, prepared by Urban Ltd. (the “GDP”). A copy of Sheet 3B of the GDP is attached hereto for ease of reference. The Applicant seeks to develop twenty percent (20%) of the units within Building 5 as workforce housing.

The overall maximum number of residential units permitted for the Project will remain capped at 453 multi-family units, as the 36 unit increase in Units Above Commercial will be offset by a corresponding 36 unit reduction in allowable standalone multi-family units (from 353 to 317). Because there is no change in the density, intensity, or permitted uses for the Project, the proposed Proffer Amendment will not generate any new or additional impacts to transportation

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<sup>1</sup> The County changed the Tax Map Parcel Numbers for the Property after the Property was subdivided pursuant to the Final Subdivision Plat approved by the County on or about August 14, 2019 and recorded in the Stafford County Circuit Court Land Records as Instrument Number # 160000353. The proposed Amended Proffer Statement reflects this change.

facilities, utilities, recreational facilities, schools, fire and rescue services, environmental resources, historical sites, or adjacent properties. The Applicant hereby incorporates by reference the Impact Statement for the Project filed with the P-TND rezoning application (RC15150541) as if fully restated herein. A copy of this Impact Statement is attached hereto for ease of reference.







**Stafford Village Center**

Rezoning and Conditional Use Permit  
RC15150541; Zoning Reclassification,  
CUP15150542; Conditional Use Permit

**Impact Statement**

**April 27, 2015**

This project proposes to reclassify Tax Map Parcel 20-130 (the “Property”) from R-1 Residential to P-TND in order to permit development of a coordinated, neo-traditional mixed-use project under the P-TND ordinance. The Property consists of 45.31496 acres; in addition, the Applicant is seeking a conditional use permit (“CUP”) to construct and operate a vehicle fuel station.

Future development under the proposed zoning would permit the construction of a maximum of 500,000 square feet of commercial uses (retail and office) and 453 multi-family dwelling units.

**A. Capacity Impacts**

**1.) Transportation –**

This site will be accessed by a full entrance and two right-in/right-out entrances from Garrisonville Road (VA Route 610). A fourth entrance is from Highpointe Boulevard on the south side of the Property. These entrances take into consideration the traffic lane volumes and assignments studied by the project’s traffic consultant, VETTRA Company. The improvements also consider VDOT’s two pending projects which will widen Garrisonville Road, first from I-95 to Onville Road and then from Onville Road across the property’s frontage.

The Applicant’s Traffic Impact Study (TIS), prepared by VETTRA and dated December 12, 2014, makes recommendations that mitigate the impact of the traffic. The Applicant has proffered these traffic improvements.

**2.) Utility – This project will be served by public water and sewer.**

a. Water – The subject site is located within the 433 pressure zone. It is anticipated that the site will be served by extending water mains from the existing 12-inch line located in Garrisonville Road. Water to this site is provided from the Smith Lake water treatment plant (a 14 MGD facility). The Stafford County Water System Proposed Improvements map dated March 2005 does not indicate any planned improvements to the existing water line in Garrisonville Road. Onsite water mains will be looped and interconnected to insure redundancy and reliability of the system and to support fire protection. Fire protection will be provided by a series of fire hydrants

throughout the project. The commercial, residential, and mixed-use buildings will provide sprinkler systems as required by code in addition to the domestic water service.

b. Sanitary Sewer – The subject site will be served by public sewer. A public sewer main exists through the property originating from within the residential subdivision to the south. The sewer line generally follows the western stream valley on the Property and exits the Property along its western boundary. Sewage from the subject property will flow to the Little Falls Run Wastewater Treatment Facility on the Rappahannock River. Currently, flows from the subject Property travel by gravity to the Whitsons Run interceptor sewer to the south. The flows are conveyed to the Austin Run Pump Station located south and east of the subject Property and eventually to the Aquia Wastewater Treatment Facility. Work on the Austin Run pump station upgrade was solicited by the County in 2013.

c. Storm Drainage – This project will be designed to comply with Virginia's 2014 State Stormwater Standards. Stormwater from the site may be treated in various facilities to achieve the runoff reduction and nutrient removal goals of the standards. The primary treatment facility will be located in the back area (south side of the Property). The outfall from this facility is to the south.

d. Fire and Rescue – The Applicant has submitted a fiscal analysis entitled "The Economic and Fiscal Impact of the Proposed Stafford Village Center project on Stafford County, Virginia," dated January 7, 2015, prepared by Urban Analytics. This study demonstrates that the capital costs (levels of service) generated by this development will be appropriately mitigated. The Property will be served by Station 14, North Stafford (located next to North Stafford High School).

e. Recreation Facilities – The Applicant has submitted a fiscal analysis entitled "The Economic and Fiscal Impact of the Proposed Stafford Village Center project on Stafford County, Virginia," dated January 7, 2015, prepared by Urban Analytics. This study demonstrates that the capital costs (levels of service) generated by this development will be appropriately mitigated. According to the adopted Comprehensive Plan, the Property will generate a need for 28.36 acres of parkland. In comparison, if developed by-right, the Property would generate a need for 4.19 acres of parkland.

f. Schools – The Applicant has submitted a fiscal analysis entitled "The Economic and Fiscal Impact of the Proposed Stafford Village Center project on Stafford County, Virginia," dated January 7, 2015, prepared by Urban Analytics. This study demonstrates that the capital costs (levels of service) generated by this development will be appropriately mitigated. According to the adopted Comprehensive Plan, the Property will generate a need for .032 students for each of the proposed 453 multi-family units (or a total of 145 students). In comparison, if developed by-right, the Property would generate a maximum of 0.66 students by each of the 67 by-right, single family detached dwellings (or a total of 44 students) Students would be assigned to schools based on the attendance zones in effect at the time of occupancy.



## B. Environmental Impacts

The Resource Protection Areas (“RPA”) have been identified on the site from a preliminary investigation performed by Angler Environmental. The Environmental Inventory Plan (“EIP”), prepared by TNT Environmental, shows the delineation of the RPA boundary. The basis for the RPA delineation is the classification of the two on-site streams as being perennial. The proposed development cannot economically avoid the RPA area, and the Applicant is working with regulatory agencies on permitting the stream impacts. Also, soil types, topography using five-foot contours, and slopes greater than 25 percent are shown on the EIP. There is no regulated 100-year floodplain on the Property. In accordance with County and State requirements, appropriate storm water management and erosion control measures will be provided at the time of the final site plan.

## C. Historical Impacts

No historical sites or cemeteries are known to exist on the Property.

## D. Fiscal Impacts

The Applicant has submitted a fiscal analysis entitled “The Economic and Fiscal Impact of the Proposed Stafford Village Center project on Stafford County, Virginia,” dated January 7, 2015, prepared by Urban Analytics. This study demonstrates that the capital costs (levels of service) generated by this development will be appropriately mitigated.

**Continuing Annual Revenue.** The fiscal analysis referenced above documents the positive revenue stream generated by the development of up to 453 dwelling units. In comparison, by-right development of the Property under its current R-1 zoning would generate, as proposed by the Applicant, annual revenues in the form of real property and personal property taxes and vehicle decal revenues.

**Compared with Development Under Existing Zoning.** (Assumption made that development would occur pursuant to by-right R-1 zoning).

Residential development under the current zoning classification with 67 single-family detached dwellings valued at \$375,000 each with two cars per household valued at \$12,000 each would generate the following continuing revenue:

Real Estate Tax	$\frac{\$375,000 \times 67 \times 1.019}{\$100.00}$	= \$ 256,023.75
Personal Property Tax	$\frac{\$12,000 \times 134 \times \$6.61 \times .4}{\$100.00}$	= \$ 42,515.52

Vehicle License Fee 134 x \$23 = \$ 3,082.00

Real Estate Tax: \$ 256,023.75

Personal Property Tax \$ 42,515.52

Vehicle License Fee \$ 3,082.00

Total Revenue \$ 301,621.27

E. Adjacent Property Impacts

There are no known impacts to adjacent land uses from odor, noise, or dust. The property to the west is presently undeveloped. To the south and southeast, existing single-family detached residences have been constructed but will be buffered from the Property as shown on the GDP. The northeast corner of the Property abuts other commercial uses.