



PLANNING COMMISSION RESOLUTION

MOTION:

March 9, 2022
Regular Meeting
RES. No. 22-xxx

SECOND:

RE: REZONING #REZ2016-00026, MARUMSCO ASSEMBLAGE
WOODBIDGE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this request to rezone 3.44 acres from B-1, General Business to R-16, Suburban Residential, for the development of 48 multifamily units; and

WHEREAS, the subject site, GPIN 8392-73-7417 and GPIN 8392-73-5504 (part), is located between Jefferson David Highway and Mary’s Way. The site is located behind four vacant commercially zoned parcels fronting Jefferson David Highway; and

WHEREAS, the site is designated SRH, Suburban Residential High in the Comprehensive Plan. The site is also located within Potomac Communities Revitalization Plan and the North Woodbridge Small Area Plan; and

WHEREAS, the site is currently zoned B-1, General Business; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on March 9, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2016-00026, MarumSCO Assemblage, subject to the proffers dated January 31, 2022.

ATTACHMENT: Proffer Statement, dated January 31, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2016-00026, Marumsco Assemblage
Record Owners: Marumsco Neighborhoods, LLC
Property: GPINs 8392-73-7417, 8392-73-5504 (part), (the "Property")
Woodbridge Magisterial District
±3.44 Acres from B-1 to R-16, Suburban Residential

Date: January 31, 2022

The undersigned hereby proffers that the use and development of the Property shall be in substantial conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event that this Rezoning is not approved, the proffers approved with REZ#1996-0042 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan (the "GDP") shall be the plan prepared by Land Design Consultants., entitled "Marumsco Assemblage" dated January 28,2022.

USE AND SITE DEVELOPMENT

1. Development in Accordance with GDP. Development of the Property will be in substantial conformance with the GDP, subject to minor modifications as needed to comply with Zoning Ordinance and Design and Construction Standards Manual ("DCSM") requirements, including minor changes to the location of private streets, travelways, parking, buildings, and on site community amenities (such as park area, play area, and monument sign), the final locations of which shall be shown on the final site plan.
2. Use. A maximum of 48 multifamily residential units may be constructed on the Property.

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
January 31, 2022

3. Limits of Clearing and Grading. The Applicant shall limit clearing and grading on the Property to those areas depicted on the GDP, subject to minor revisions in accordance with final engineering considerations, subject to County concurrence, at the time of plan review and approval. No clearing or improvements shall be made outside of the clearing and grading on the Property with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees at the Applicant's sole discretion; and (b) the installation and maintenance of water, sanitary sewer, storm sewer outfalls, and other utilities.

COMMUNITY DESIGN

4. The exterior of the multifamily units shall be designed in substantial conformance with the "Marumscos Building Elevations," dated September 27, 2021, (the "Elevations"), and as follows:
 - a. Exterior detailing and colors shall be of an earth tone palate.
 - b. Roof dormers shall be provided on the front of the buildings, as shown on the Elevations.
 - c. Additional changes to the architecture and material may be made provided that any such changes are approved prior to the issuance of a building permit. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that noted in the preceding proffer. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to illustrate compliance with the proffers.
5. Landscaping. The site landscaping and buffers shall be provided substantially as shown on the GDP, using drought tolerant, non-invasive, and indigenous species.
6. Soil Remediation. As a condition of site plan approval, landscaped areas and buffers that contain compacted and impervious soils shall be identified on said site plan, and the Applicant shall remediate them sufficiently to create plantable conditions.

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
January 31, 2022

7. Monument Sign. The Applicant shall provide a monument sign in the general location shown on the GDP, subject to obtaining required sign permits.
8. Graffiti removal. The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or markings on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. Access to the roof shall be designed to prevent scaling of walls by covering and/or enclosing drainpipes among similar measures.

PARKS AND RECREATION

9. Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$81.38 for each multifamily unit constructed, to be used for public park facilities. Said contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the Property.
10. Community Amenities. The Applicant shall provide community recreation amenities to include open space and a park area. The park area shall include a playground, which will be constructed to the Department of Parks, Recreation & Tourism (DPRT) standards. The playground shall include a mix of amenities suitable for ages 2 to 12, bike rack(s), and a bench (or benches). The final equipment design shall be determined at final site plan.
11. Veterans Memorial Park. As a condition of final site plan approval, the Applicant shall make a lump sum monetary contribution to the Prince William Board of County Supervisors in the amount of \$25,000.00 to be used for active recreation purposes in Veterans Memorial Park.

ENVIRONMENTAL

12. Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre to conduct water quality monitoring, stream restoration projects and/or drainage

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
January 31, 2022

improvements. Said contribution shall be paid prior to and as a condition of the approval of the final site plan.

13. Storm Water Management/Best Management Practices Facilities ("SWM/BMP"). Storm Water Management/Best Management Practice ("SWM/BMP") areas, shall be located generally as shown on the GDP, and may be placed underground at the Applicant's election, subject to minor modifications for engineering considerations and shall be in accordance with DCSM standards. These practices also include the use of manufactured water quality facilities. Furthermore, the Applicant reserves the right to purchase nutrient credits subject to the criteria set forth by the State and the DCSM.

PUBLIC SAFETY

14. Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,295.93 for each multifamily unit constructed, to be used for police, fire, and rescue services in the area. Said contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the Property.

SCHOOLS

15. Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$8,468.52 for each multifamily unit constructed, to be used for school purposes. Said contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the Property.

AFFORDABLE HOUSING

16. Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per multifamily residential unit for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the Property.

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
January 31, 2022

WATER AND SEWER

17. Development on Public Water and Sewer. The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property. The final location and size of the waterline to be extended to the Property will be determined by the hydraulic analysis prepared in connection with final engineering and shall be in accordance with the Prince William County Service Authority Utilities Standards Manual.

MISCELLANEOUS

18. Escalator Clause. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, non-compounded.
19. Applicable Proffer Legislation. These Proffers are submitted pursuant to the provisions of Va. Code Ann. § 15.2-2303.4 (D) as it was in effect on and after July 1, 2019.

WAIVERS AND MODIFICATIONS

20. Pursuant to Section 32-250.32.4 of the Prince William County Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
January 31, 2022

- a. Modification of Section 32-250.31.1 of the Zoning Ordinance, Section 800.802.11.A of the Design Construction Standards Manual (DCSM), and Table 8-1 of the DCSM, the 50' buffer required along the southern portion of the Property abutting Griffin Drive and GPINs 8392-72-0993, 8392-72-2873, and 8392-72-5172 shall be modified to a 30' wide buffer as shown on the GDP.

- b. Modification of Section 32-250.31.1 of the Zoning Ordinance, Section 800.802.11.A of the Design Construction Standards Manual (DCSM), and Table 8-1 of the DCSM, the 50' buffer required along the and southeastern portion of the Property abutting GPINs 8392-72-7284, 8392-72-7991 8392-72-8397, and 8392-72-8805 shall be modified to a 30' wide buffer as shown on the GDP.

[Signature(s) to follow on next page]

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
January 31, 2022

Signature Page

MARUMSCOS NEIGHBORHOODS, LLC

BY: _____
NAME: _____
TITLE: _____



STAFF REPORT

PC Meeting Date:	March 9, 2022
Agenda Title:	Rezoning #REZ2016-00026, Marumsco Assemblage
District Impact:	Woodbridge Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2016-00026, Marumsco Assemblage, subject to proffers dated January 31, 2022
Department:	Planning Office
Case Planner:	Christopher Perez

EXECUTIVE SUMMARY

A request to rezone 3.44 acres from B-1, General Business, to R-16, Suburban Residential, to allow the development of 48 multifamily units. The subject site, GPIN 8392-73-7417 and GPIN 8392-73-5504 (part), is located between Jefferson David Highway and Marys Way. The site is located behind four vacant commercially zoned parcels fronting Jefferson David Highway.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2016-00026, Marumsco Assemblage, subject to the proffers dated January 31, 2022.

BACKGROUND

- A. Request: To rezone 3.44 acres from B-1, General Business, to R-16, Suburban Residential, to allow for the development of up to 48 multifamily units, and associated waivers and modifications.

Uses/Features	Existing	Proposed
Zoning	B-1, General Business	R-16, Suburban Residential
Use(s)	Vacant	48 multi-family units; 2-bedroom floorplans; four 3-story buildings
Uses/Features	Required in the R-16	Proposed
Buffering (residential to commercial)	<ul style="list-style-type: none"> - Southern property line requires a minimum 50-foot-buffer - South western property line requires a minimum 50-foot-buffer 	<p>30-foot buffer</p> <p>30-foot buffer</p>
Open Space	15% of the site	56% of site (1.92 acres)
Uses/Features	Recommended in North Woodbridge Small Area Plan/Transect (T-4)	Proposed (<i>as proffered</i>)
Target Density	8-24 dwelling units per acre	13.99 dwelling units per acre
Target Land Use Mix	<p>Residential = 80-90%</p> <p>Non-Residential = 10-50%</p> <p>Civic = 5%+</p>	Residential only with 56% of the site designated open space
Target Building Height	T-4 = up to 8 stories	3 stories; up to 50 feet tall
Open Space	10% of site	56% of site (1.92 acres)

- B. Site Location: The subject site, GPIN 8392-73-7417 and GPIN 8392-73-5504 (part), is located between Jefferson David Highway and Marys Way. The site is located behind four vacant commercially zoned parcels fronting Jefferson David Highway.
- C. Comprehensive Plan: The site is designated SRH, Suburban Residential High in the Comprehensive Plan. The site is also located within Potomac Communities Revitalization Plan and the North Woodbridge Small Area Plan.
- D. Zoning: The site is zoned B-1, General Business.

E. Surrounding Land Uses: The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use	Zoning
North	Church	SRH	R-4, B-1
South	Commercial	NMU	B-1
East	Vacant parcels	SRH, NMU	B-1
West	Residential	SRH	R-16, R-4

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2016-00026, Marumsco Assemblage, subject to the proffers dated January 31, 2022, for the following reasons:

- The requested R-16, Suburban Residential Zoning District, is intended to implement the SRH, Suburban Residential High, land use designation. SRH is intended to provide opportunities to develop multi-family housing types.
- The proposal is infill development and will deliver a planned, cohesive, multi-family residential product with on-site amenities, which will add to the mix of uses in the area. The proposed residential use is consistent with the existing zoning and land use uses located to the north and the west and will be compatible with the surrounding area context.
- The proposal meets the land use policy intentions for this property as stated in the North Woodbridge Small Area Plan. Also, the target density thresholds associated with the T-4 transect are met in this proposal.
- The development provides 56 percent open space on site, which consists of active and passive recreational areas in the form of a large 4,100 square foot playground, a modest trail network that connects to existing sidewalks along Marys Way, and a pocket park at the front of the site with benches and bike racks.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: This site is located within the development area and is classified as SRH, Suburban Residential High, in the Comprehensive Plan. The existing B-1 Zoning District does not implement the SRH designation. The R-16 Zoning District is considered an implementation tool for the SRH designation. The recommended density range for this property in the North Woodbridge Small Area Plan is 8-24 dwelling units per acre. The proposal has a density of 13.99 units per acre which is consistent with the recommendations in the Small Area Plan.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation. The Applicant has elected to proceed under Section 15.2-2303.4(D) of the Virginia Code that was in effect on and after

July 1, 2018. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, as follows:

Water Quality	\$75.00 per acre, for water quality monitoring, stream restoration projects, and/or drainage improvements	\$75.00 x 3.44 acres = \$258	\$258
Parks and Recreation	\$81.38 for each multifamily unit constructed, to be used for public park facilities	\$81.38 x 48= \$3,906.24	\$3,906.24
Parks and Recreation	\$25,000 to be used for active recreation purposes in Veterans Memorial Park		\$25,000
Public Safety	\$1,295.93 for each multifamily unit constructed, to be used for police, fire, and rescue services in the area	\$1,295.93 x 48= \$62,204.64	\$62,204.64
Schools	\$8,468.52 for each multifamily unit constructed, to be used for school purposes	\$8,468.52 x 48= \$406,488.96	\$406,488.96
Affordable Housing	The County has not adopted an affordable housing ordinance. \$250 per multifamily residential unit	\$250 x 48 = \$12,000	\$12,000
TOTAL LOS \$ CONTRIBUTION			\$509,857.84

Additional Onsite Improvements Offered by Applicant (In-Kind):

- Recreational Amenities: The Applicant is providing the following onsite activity and amenity areas for the residents within the development:
 - Community Amenities – As proffered, the Applicant shall construct community recreational amenities to include open space and park area. The park area shall include a playground, which will be constructed to the Department of Parks, Recreation and Tourism (DPRT) standards. The Playground shall include a mix of amenities suitable for ages 2 to 12 as well as bike racks and benches.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal, and staff is not aware of any community opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the rezoning is approved, the ±3.44-acre subject site could be developed as a multifamily residential development, as proffered through the proposed R-16, Suburban Residential, Zoning District. The subject site is currently zoned B-1, General Business, and is subject to existing proffers associated with #REZ1996-0042. If the rezoning proposal is denied, then the site could develop as proffered through its existing zoning. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

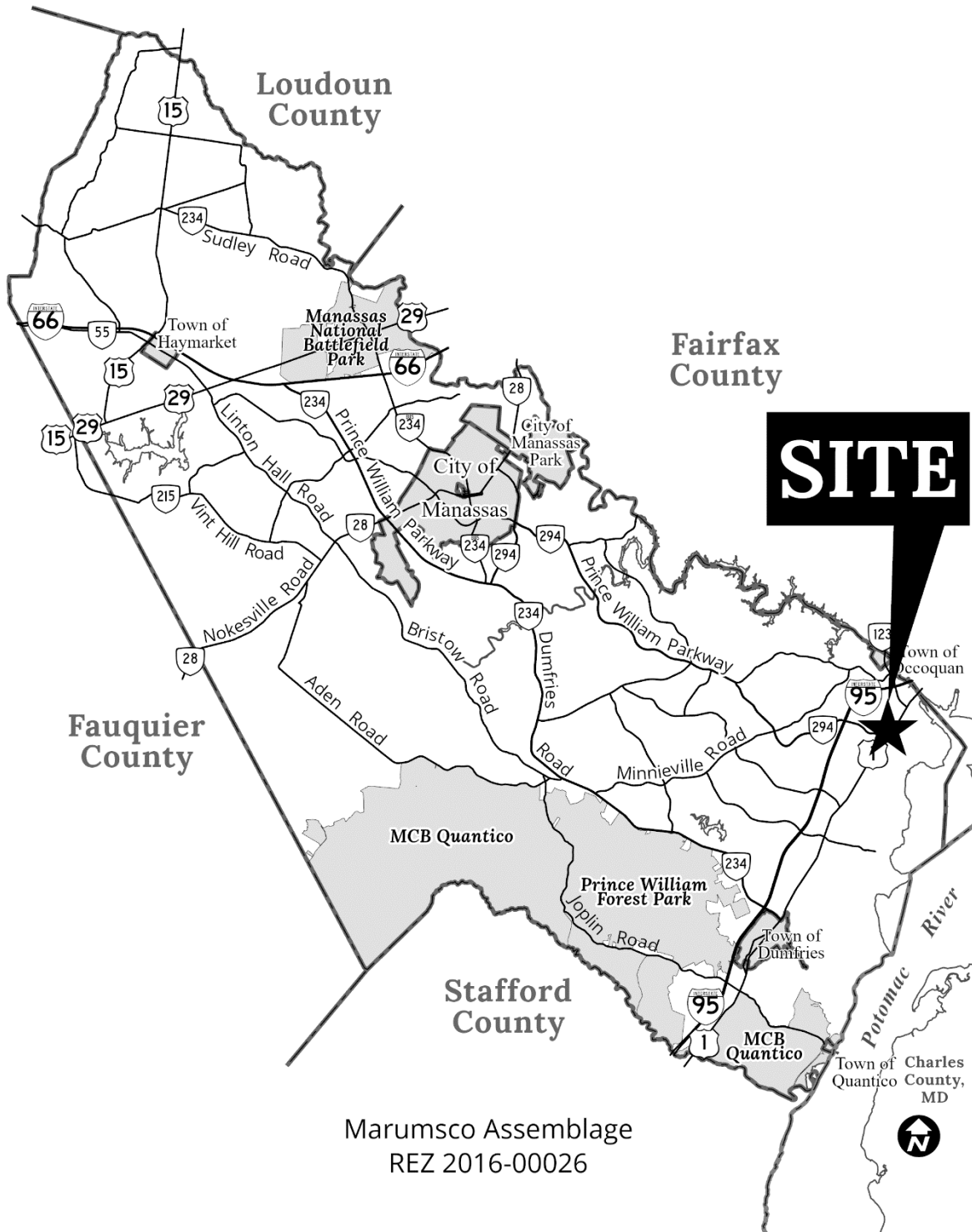
The Planning Commission has until June 7, 2022, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Christopher Perez | (703) 792-8050
cperez@pwcgov.org

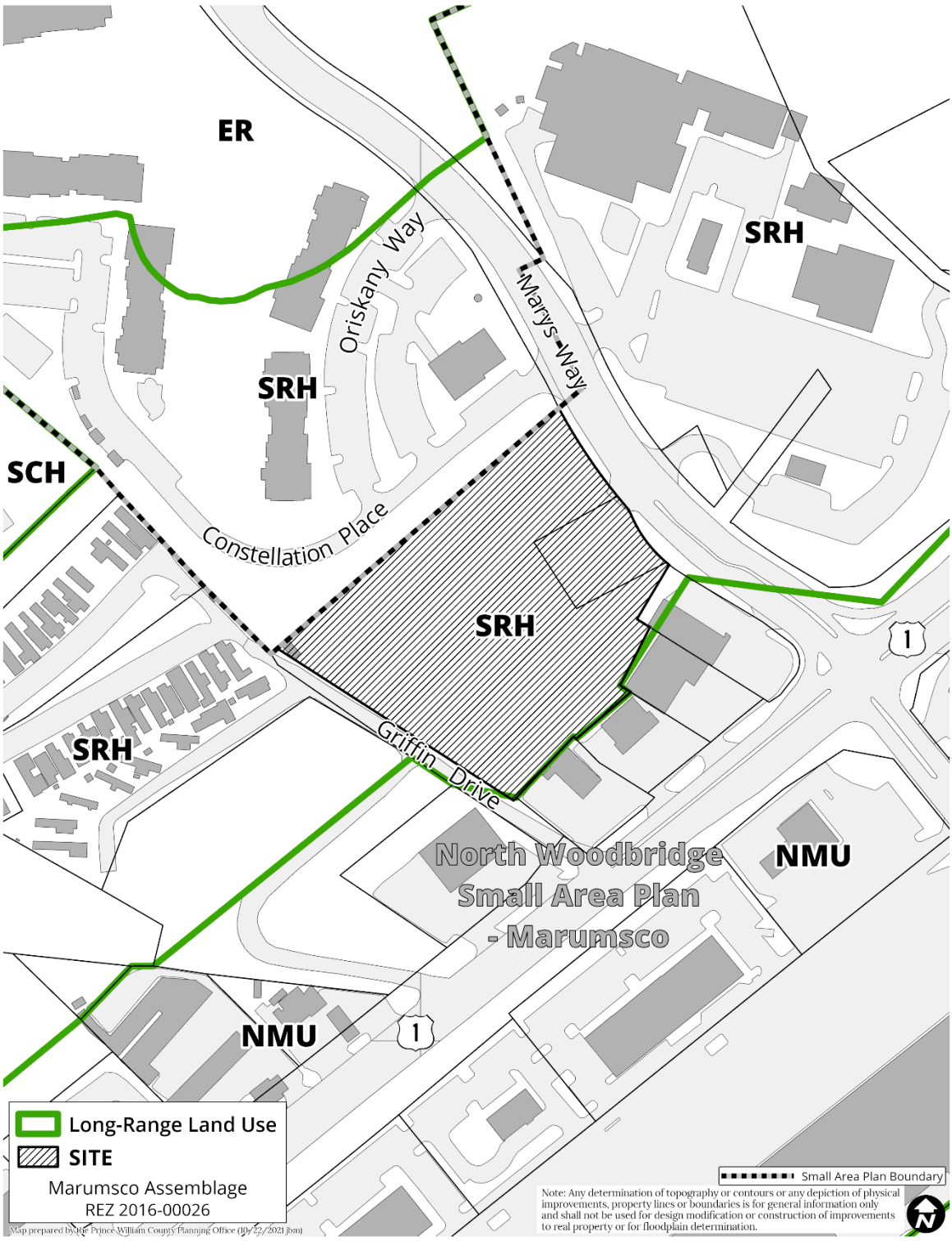
ATTACHMENTS

Attachment A: Proposed Proffers (Relined)
Attachment B: General Development Plan (GDP)
Attachment C: Building Elevations
Attachment D: Environmental Constraints Analysis
Attachment E: Proffer Impact Analysis
Attachment F: PWC School Board Impact Statement
Attachment G: Historical Commission Resolution

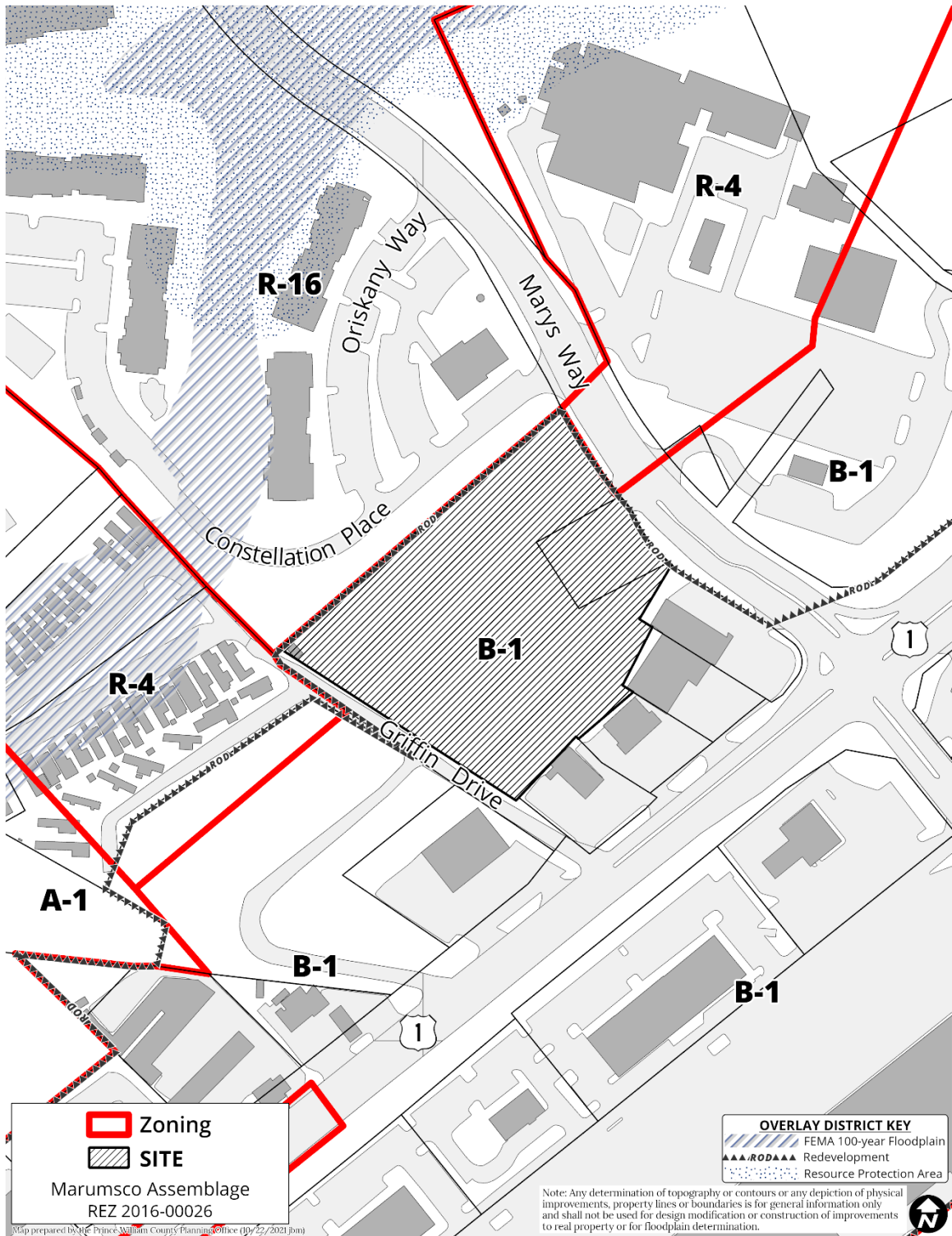


Marumsco Assemblage
REZ 2016-00026





Map prepared by the Prince William County Planning Office (09/22/2021 jbm)



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps):

Direction	Land Use	Long Range Land Use Designation	Zoning
North	Church	SRH	R-4, B-1
South	Commercial	NMU	B-1
East	Vacant parcels	SRH, NMU	B-1
West	Residential	SRH	R-16, R-4

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-

quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is located within the Development Area of the County and is designated SRH, Suburban Residential High, in the Comprehensive Plan. The rezoning provides 48 multifamily units at 13.99 dwelling units per acre, which furthers the vision for the North Woodbridge Small Area Plan and meets the plan’s target density estimates of between 8-24 dwelling units per acre, which are based on a T-4 Transect. The following table summarizes the uses and densities intended within the SRH designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Suburban Residential High (SRH)	The purpose of the Suburban Residential High classification is to provide for areas of a variety of housing opportunities at the highest suburban density. The preferred housing type in this classification is multifamily (apartments and condominiums). The density range in SRH projects is 10-16 dwellings per acre, less the ER designated portion of a property.

Proposal’s Strengths

- Land Use & Zoning Compatibility: The requested R-16, Suburban Residential Zoning District, is intended to implement SRH, Suburban Residential High, land use designation. SRH is intended to provide opportunities to develop multi-family housing types.
- Consistency with the Small Area Plan: The proposal meets the land use policy intentions for this property as stated in the North Woodbridge Small Area Plan. Also, the target density thresholds associated with the T-4 transect are met in this proposal.
- Consistency & Infill with Surrounding Area: The proposal is infill development and will deliver a planned, cohesive, multi-family residential product with onsite amenities, which will add to the mix of uses in the area. The proposed residential use is consistent with the existing zoning and land uses located to the north and the west and will be compatible with the surrounding area context.
- Proffered GDP & Uses: As proffered, development of the site shall be in substantial conformance with the GDP in a specific layout. The property is being developed with up to 48 multi-family (apartment style) residential dwellings to be contained on 3.44 acres.

Proposal’s Weaknesses

- None

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

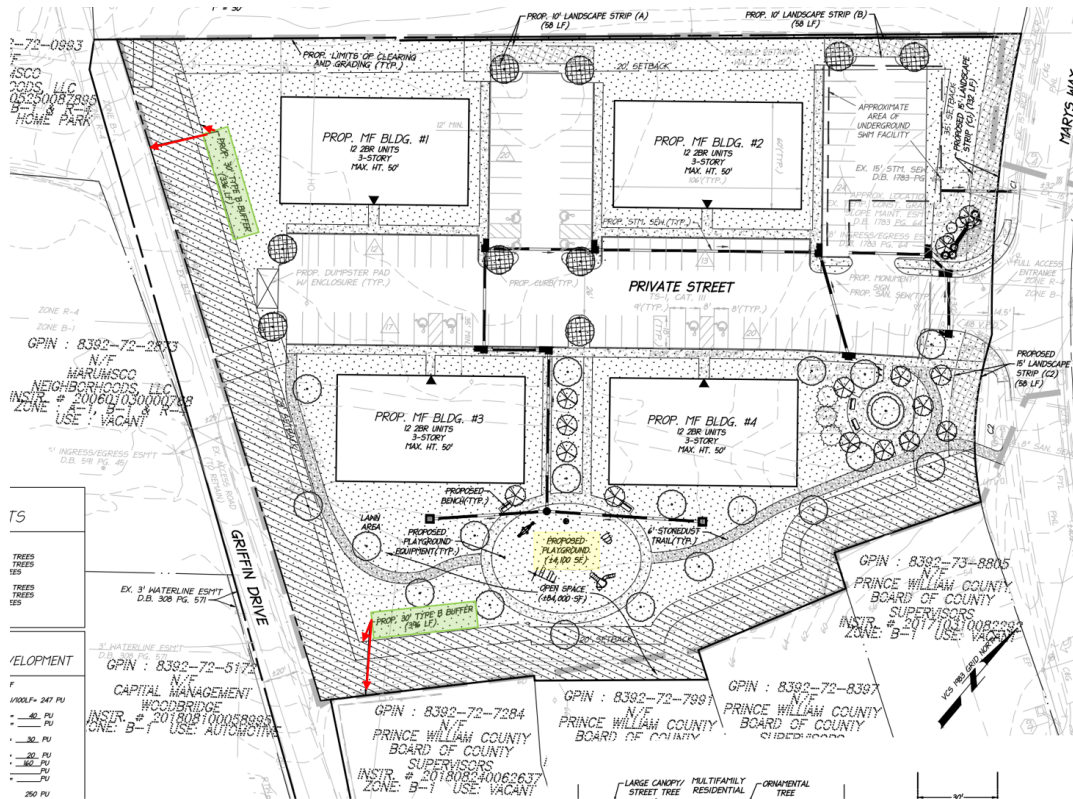
An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The development proposes four, 3-story buildings, with twelve 2-bedroom units in each building. The proposal allocates 56% of the site to open space for both passive and active recreational opportunities for residents. The site is served by a single access point from Marys Way. Adequate parking is being provided onsite adjacent to the buildings, and these parking areas are adequately buffered/screened. The site is providing a trail connection to the existing sidewalk on Marys Way. Additionally, the applicant is reserving a pedestrian connection to the existing Griffin Drive private street, which runs along the rear of the property.

Buffer Modification Request Between Dissimilar Uses

This rezoning proposal includes two proposals to reduce buffers between dissimilar uses. Section 32-250.32(4) of the Zoning Ordinance permits the Board of County Supervisors to waive or modify buffer area standards in lieu of buffer areas shown on the master zoning plan. The Board of County Supervisors may consider the alternative compliance criteria specified in Section 800 of the Design and Construction Standards Manual (DCSM) when considering a request for a waiver or modification of a buffer. The Board may approve the waiver or modification upon finding that the waiver or modification will not have an adverse impact on the existing or future development of the adjacent property or properties. The requested modifications are as follows:

- A) Residential Use Abutting a Commercial Use: Section 800, Table 8-1 of the County's DCSM requires a 50-foot buffer between commercial uses and residential uses. The Applicant requests a 30-foot buffer along the southern property line abutting the vacant commercially zoned properties that front Route 1 (GPINs 8392-72-7284, 8392-72-7991, 8392-72-8397, and 8392-73-8805).
- B) Residential Use Abutting a Commercial Use: Section 800, Table 8-1 of the County's DCSM requires a 50-foot buffer between commercial uses and residential uses. The Applicant requests a 30-foot buffer along the south western property line abutting a vacant commercially zoned property and an existing commercial/retail automotive parts use (GPINS 8392-72-2873 and 8392-72-5172).



Depiction of the buffer locations and the expanded recreational area; modified buffer areas are depicted by the hatched areas along the south and west property boundaries.

• Staff Position: *The Applicant has requested modifications to these two buffers to provide additional active recreational area for the development in the form of a large 4,100 square foot playground, a modest trail network, and a pocket park at the front of the site with benches and bike racks. The required buffers are for the benefit of the proposed residential development, as are the enlarged active recreational areas being provided onsite. Because the reduced setbacks are being used to provide expanded recreational areas that will benefit the residences, staff is comfortable supporting these modifications. As proposed, staff believes that reduced buffers in both of these instances will not have an adverse impact on the future development of the adjacent properties or on the proposed project. As such, staff is in support of the modification requests and recommends they be approved as proffered.*

Proposal's Strengths

- **Architectural Design:** As proffered, the building design shall be in substantial conformance with the building elevations, which provides a first level brick façade, a second and third level earth tone façade, and an angled roof.
- **Maximum Building Height:** The building shall be a maximum of 3 stories tall and have a maximum building height of 50 feet.

- Signage Entrance Features: As proffered, a single free-standing monument style sign shall be permitted at the entrance of the site on Marys Way, as shown on the GDP.
- Landscaping & Buffering Commitments: As proffered, all plantings located within landscape areas and buffers shall consist of drought tolerant, non-invasive, and indigenous species.
- Open Space and Recreational Areas: The development provides 56 percent open space onsite, which consists of active and passive recreational areas in the form of a large 4,100 square foot playground, a modest trail network that connects to existing sidewalks along Marys Way, and a pocket park at the front of the site with benches and bike racks.

Proposal's Weaknesses

- None

On balance, this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

A Cultural Resources Assessment of property was prepared by Stanley Martin Homes. The assessment indicated that there was low potential that the site would contain significant intact archeological deposits. The Historical Commission reviewed this item at their August 10, 2021 and recommended "No Further Work". The resolution is attached at the end of the report.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its August 10, 2021 meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is mostly wooded, contains eight specimen trees, and dense understory plants in some areas. As recently as 2009, the site contained several buildings/residences, an asphalt road, and parking areas. The buildings were demolished sometime between 2009 and 2011. The site contains significant amounts of modern refuse and remnants of a large concrete pad with industrial trash. The Applicant is proposing to clear 100 percent of this site, including all specimen trees. Staff recommends the Applicant revise their design to incorporate preservation of existing woodlands in proposed buffers, which contains a fair amount of medium aged sweetgum trees and yellow poplar trees. The development is proposing 56 percent open space onsite in the form of active and passive recreational opportunities and other open space areas, which exceeds the recommended 10 percent minimum open space in the Small Area Plan.

Water Quality: A \$75 per acre monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been proffered. Such contribution shall be made prior to and as a condition of final site plan approval.

Proposal's Strengths

- **Stormwater Management & Impervious Surface:** As proffered, the stormwater management for the site shall be placed underground and meet best management practices.
- **Soil Remediation:** As proffered, landscaped areas and buffers that contain compacted and impervious soil shall be identified at the site plan stage and shall be remediated to create plantable conditions.
- **Water Quality:** As proffered, \$75 per acre (± 3.44 acres) monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been proffered. Such contribution shall be made prior to and as a condition of final site plan approval.
- **Open Space and Recreational Areas:** The development provides 56 percent open space onsite, which exceeds the 10 percent minimum recommended in the North Woodbridge Small Area Plan.

Proposal's Weaknesses

- Limits of Clearing & Grading: The limits of clearing and grading are far too expansive onsite. Staff recommends the Applicant revise their design to incorporate preservation of existing woodlands in the proposed buffers.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #2 is the first due fire/rescue resource for the project site. The site is within the required 4.0-minute travel time for Basic Life Support and Fire Suppression and is within the required 8.0-minute travel time for Advanced Life Support. In FY 2021, Station 2 responded to 4,187 incidents, with a workload station capacity of 4,000 incidents per year.

Proposal's Strengths

- Inside of 4.0-Minute Travel Time: The site is located within the 4.0-minute travel time for basic life support and fire suppression.
- Inside of 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Monetary Contribution: As proffered, the Applicant shall make a monetary contribution of \$1,295.93 for each multifamily unit constructed, to be used for police, fire and rescue services in the area. The contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the property.

Proposal's Weaknesses

- **Station Workload:** Fiscal Year 2021 figures indicate that Fire and Rescue Station #2 responded to 4,187 incidents, while the workload capacity for the station is 4,000 incidents per year. As such, it is currently operating beyond its capacity; however, the current CIP plans for Fire Station #27 to be built on the Cherry Hill Peninsula, opening in 2024. As such there is a slight chance that this new facility will have an impact on Station #2's workload.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan Analysis

Prince William County is committed to clean, safe, and attractive neighborhoods for all its residents, and the elimination of neighborhood blight and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs.

The Housing chapter of the Comprehensive Plan encourages the provision of affordable housing for all segments of the County's population and encourages developers to contribute to the Housing Preservation and Development Fund during the rezoning process for any residential project. The Applicant has proffered to contribute \$250 per multifamily residential unit for the Housing Preservation and Development Fund. The contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the property.

Proposal's Strengths

- **Monetary Contribution:** The Applicant has proffered to contribute \$250 per multifamily residential unit for the Housing Preservation and Development Fund. The contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the property.
- **Unit types:** The development proposes 48 multifamily units and helps add to the mix of housing types in this corridor.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Housing Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County’s goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

PWC PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA (Planned & Existing)

<u>Park Type</u>	<u>Park/Facility</u>
Neighborhood	Jefferson Park (undeveloped)
Community	Hylbrook Park Hammill Mill Park
Regional	Chinn Aquatics & Fitness Center Veterans Regional Park Neabsco Regional Park
Linear/Resource	Potomac Heritage National Scenic Trail
Natural/Cultural Res.	The Kings Highway Heritage Park I & II Rippon Lodge
School/Community Use	Fred Lynn MS fields
Trails/Paths/Sidewalks	Existing shared use path along Route 1; existing sidewalk along both sides of Marys Way

The applicant has proffered an on-site recreational amenity package for its residents which will include a park area with “suitable playground equipment” to be determined/designed at site plan. In addition, the applicant is offering a monetary contribution to address off-site demand for parks and recreation facilities associated with the proposed development.

Proposal Strengths

- **Community Recreational Amenities:** As proffered, the Applicant has committed to provide community recreation amenities to include open space and a park area. The park area shall include a playground, which will be constructed to the Department of Parks, Recitation & Tourism (DPRT) standards. The playground shall include a mix of amenities suitable for ages 2-12 as well as bike racks and benches.
- **Pedestrian Connections:** The Applicant is proposing an internal trail network connection to the existing/remaining sidewalk along the Marys Way frontage. Additionally, the Applicant is

reserving a 15-foot pedestrian connection at the rear of the site for a future connection to Griffin Drive.

- Monetary Contribution: The Applicant has proffered a monetary contribution to the County in the amount of \$25,000 to be used for active recreation purposes in Veterans Memorial Park.
- Monetary Contribution: The Applicant has proffered to contribute \$81.38 per multifamily residential unit to be used for public park facilities. The contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the property.

Proposal Weaknesses

- None.

On balance, this application is found to be consistent with the relevant components of the Parks, Recreation, and Tourism component of the Comprehensive Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; pedestrian safety/connectivity; onsite parking management; lighting in community areas; and community/area surveillance. Careful consideration should be given to the placement of landscaping, as well as any other element that may have the potential for blocking light. The Applicant should maintain adequate and consistent illumination that enhances natural surveillance. For areas intended to be used at night, the Applicant should ensure that lighting supports visibility. Where lighting is placed at a lower height to support visibility for pedestrians, the Applicant should ensure it is vandal resistant.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. There is an existing 12-inch water main located in Marys Way and a 16-inch water main located in Jefferson Davis Highway. There is capacity for the project. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements necessary to develop the subject property.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. There is an existing 8-inch gravity sewer main located in Marys Way, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority’s USM requirements and restrictions.

Proposal’s Strengths

- Sewer Connection & Service: As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County’s goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, sitting criteria, compatible uses, and community use of school facilities. In a memorandum dated August 6, 2021, the School Division provided the following analysis.

- The student generation of 48 multi-family units is 16 students.
- The monetary contribution is based on the July 2, 2021 Proffer Justification Narrative - Public School Facility Improvement Impacts. The developer’s Proffer Statement indicates a monetary contribution of \$8,468.52 per residential unit for school purposes, generating \$404,488.96.

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1" style="margin: auto;"> <thead> <tr> <th colspan="2" style="background-color: #1a3d54; color: white;">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Townhouse</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Multi-family</td> <td style="text-align: center;">48</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">48</td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	0	Townhouse	0	Multi-family	48	Total	48	<table border="1" style="margin: auto;"> <thead> <tr> <th colspan="2" style="background-color: #1a3d54; color: white;">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td style="text-align: center;">8</td> </tr> <tr> <td>Middle</td> <td style="text-align: center;">4</td> </tr> <tr> <td>High</td> <td style="text-align: center;">4</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">16</td> </tr> </tbody> </table>	Students Generated		Elementary	8	Middle	4	High	4	Total	16
Housing Units Proposed																					
Single-Family	0																				
Townhouse	0																				
Multi-family	48																				
Total	48																				
Students Generated																					
Elementary	8																				
Middle	4																				
High	4																				
Total	16																				

Proposal's Strengths

- **Overall Mitigation of Impacts:** The Community Education Chapter of the Comprehensive Plan recommends the mitigation of the impact of proposed new residential development on the level of service (LOS) standards of current school enrollment for which a rezoning and/or special use permit is requested when appropriate and allowed by applicable law. As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors in the amount of \$8,468.52 for each multifamily unit, generating approximately \$406,488.96. This is to be used for school sites/facilities in order to meet future projected needs. The amounts are also consistent with the Applicant's proffer justification narrative.

Proposal's Weaknesses

- The School Board has noted both the middle and high school serving this site are over capacity and as general policy, notes opposition to any application that results in school enrollment to exceed 100 percent of capacity. That being said and as noted above, the Applicant has mitigated their impacts to the schools pursuant to adopted policy.

On balance, this application is found to be consistent with the relevant components of the Schools Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The proposed development consists of 4 buildings to house 48 multi-family units, onsite amenities for residents, and associated parking. The Applicant proposes a private road to serve the development, which will access Marys Way. The Application included a "Turn Lane Assessment Memo," prepared by Gorove Slade, dated April 30, 2021, which concluded that the proposal is estimated to generate 17 total trips during the AM peak hour, 22 total trips during the PM peak hour, and 418 weekday daily trips. Given future traffic projections, the proposed site entrance along Marys Way is not expected to warrant a left turn or right turn lane based on VDOT's Road Design Manual (RDM). Because the proposed development traffic does not exceed 1,200 daily trips or 100 peak hour trips, a Transportation Impact Analysis (TIA) was not required for this rezoning.

The following summary table provides the latest Virginia Department of Transportation (VDOT) traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2020 VDOT Annual Average Weekday Daily Traffic Count	Travel Demand Model 2015 Daily LOS
Marys Way	2	5,800	B
Griffin Drive (Private)	2	County Data Not Available	Model Data Not Available
Route 1	6	30,000	C

Proposal's Strengths

- **Site Access:** Access to the property will be provided from Marys Way, as shown on the GDP.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project’s alignment with the outcomes provided within the County’s Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed seven strategic goal areas to guide Board actions: “Health, Wellbeing, and Human Services”, “Safe and Secure Community”, “Resilient Economy”, “Quality Education and workforce development”, “Environmental Conservation”, “Sustainable Growth”, and “Transportation and Mobility”. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County’s responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

Sustainable Growth – Prince William County stands out in the region as having access to an abundance of natural resources, diverse housing, and employment opportunities. Located between the Piedmont and the Potomac, the County is both geographically and socially diverse. These unique factors have led to exponential growth which is forecast to continue as the County rises in prominence in the region. Therefore, it is crucial that future growth be planned in a sustainable

manner which focuses on ensuring the social, economic, and environmental health of the county and its residents.

Sustainable Growth Strategy

- The development provides 56 percent open space onsite, which exceeds the 10 percent minimum recommended in the North Woodbridge Small Area Plan. The development also provides multifamily housing units, which help diversify the housing stock in the County.

Materially Relevant Issues

- None.

Proffer Issues / Deficiencies

- None.

Modifications / Waivers

Waivers and modifications were limited to buffers, the analysis of which was included in the community design section of this report since buffers are a key component of site design.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Archaeologist
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Housing & Community Development
- PWC Libraries
- PWC Planning Office – Case Manager / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Transportation
- Service Authority
- PWC Schools
- PWC GIS
- PWC Parks and Recreation
- Virginia Department of Transportation (VDOT)

9 PROFFER STATEMENT

RE: REZ2016-00026, Marumsco Assemblage
Record Owners: Marumsco Neighborhoods, LLC
Property: GPINs 8392-73-7417, 8392-73-5504 (part), (the "Property")
Woodbridge Magisterial District
±3.44 Acres from B-1 to R-16, Suburban Residential

Date: ~~December 17, 2021~~ January 31, 2022

The undersigned hereby proffers that the use and development of the Property shall be in substantial conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event that this Rezoning is not approved, the proffers approved with REZ#1996-0042 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan (the "GDP") shall be the plan prepared by Land Design Consultants., entitled "Marumsco Assemblage" dated ~~October 11, 2021~~ January 28, 2022.

USE AND SITE DEVELOPMENT

1. Development in Accordance with GDP. Development of the Property will be in substantial conformance with the GDP, subject to minor modifications as needed to comply with Zoning Ordinance and Design and Construction Standards Manual ("DCSM") requirements, including minor changes to the location of private streets, travelways, parking, buildings, and on site community amenities (such as park area, play area, and monument sign), the final locations of which shall be shown on the final site plan.
2. Use. A maximum of 48 multifamily residential units may be constructed on the Property.

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
~~December 17, 2021~~
January 31, 2022

3. Limits of Clearing and Grading. The Applicant shall limit clearing and grading on the Property to those areas depicted on the GDP, subject to minor revisions in accordance with final engineering considerations, subject to County concurrence, at the time of plan review and approval. No clearing or improvements shall be made outside of the clearing and grading on the Property with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees at the Applicant's sole discretion; and (b) the installation and maintenance of water, sanitary sewer, storm sewer outfalls, and other utilities.

COMMUNITY DESIGN

4. The exterior of the multifamily units shall be designed in substantial conformance with the "Marumscos Building Elevations," dated September 27, 2021, (the "Elevations"), and as follows:
- a. Exterior detailing and colors shall be of an ~~earthy~~earth tone palette.
 - b. Roof dormers shall be provided on the front of the buildings, as shown on the Elevations.
 - c. Additional changes to the architecture and material may be made provided that any such changes are approved prior to the issuance of a building permit. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that noted in the preceding proffer. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to illustrate compliance with the proffers.
5. Landscaping. ~~Pursuant to Section 32-250.32.4 of the Prince William County Zoning Ordinance, the~~ The site landscaping and buffers shall be provided substantially as shown on the GDP, using drought tolerant, non-invasive, and indigenous species.
6. Soil Remediation. As a condition of site plan approval, landscaped areas and buffers that contain compacted and impervious soils shall be identified on said

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
~~December 17, 2021~~
January 31, 2022

site plan, and the Applicant shall remediate them sufficiently to create plantable conditions.

7. ~~6.~~ Monument Sign. The Applicant shall provide a monument sign in the general location shown on the GDP, subject to obtaining required sign permits.

8. ~~7.~~ Graffiti removal. The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or markings on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. Access to the roof shall be designed to prevent scaling of walls by covering and/or enclosing drainpipes among similar measures.

PARKS AND RECREATION

9. ~~8.~~ Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$81.38 for each multifamily unit constructed, to be used for public park facilities. Said contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the Property.

10. ~~9.~~ Community Amenities. The Applicant shall provide community recreation amenities to include open space and a park area. The park area shall include a playground, which will be constructed to the Department of Parks, Recreation & Tourism (DPRT) standards. The playground shall include a mix of amenities suitable for ages 2 to 12, bike rack(s), and a bench (or benches). The final equipment design shall be determined at final site plan.

11. ~~10.~~ Veterans Memorial Park. As a condition of final site plan approval, the Applicant shall make a lump sum monetary contribution to the Prince William Board of County Supervisors in the amount of \$25,000.00 to be used for active recreation purposes in Veterans Memorial Park.

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
[December 17, 2021](#)
[January 31, 2022](#)

ENVIRONMENTAL

12. ~~41.~~ Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre to conduct water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the final site plan.
13. ~~42.~~ Storm Water Management/Best Management Practices Facilities ("SWM/BMP"). Storm Water Management/Best Management Practice ("SWM/BMP") areas, shall be located generally as shown on the GDP, and may be placed underground at the Applicant's election, subject to minor modifications for engineering considerations and shall be in accordance with DCSM standards. These practices also include the use of manufactured water quality facilities. Furthermore, the Applicant reserves the right to purchase nutrient credits subject to the criteria set forth by the State and the DCSM.

PUBLIC SAFETY

14. ~~43.~~ Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,295.93 for each multifamily unit constructed, to be used for police, fire, and rescue services in the area. Said contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the Property.

SCHOOLS

15. ~~44.~~ Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$8,468.52 for each multifamily unit constructed, to be used for school purposes. Said contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the Property.

AFFORDABLE HOUSING

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
~~December 17, 2021~~
January 31, 2022

16. ~~45.~~ Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per multifamily residential unit for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the Property.

WATER AND SEWER

17. ~~46.~~ Development on Public Water and Sewer. The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property. The final location and size of the waterline to be extended to the Property will be determined by the hydraulic analysis prepared in connection with final engineering and shall be in accordance with the Prince William County Service Authority Utilities Standards Manual.

MISCELLANEOUS

18. ~~47.~~ Escalator Clause. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, non-compounded.

19. ~~48.~~ Applicable Proffer Legislation. These Proffers are submitted pursuant to the provisions of Va. Code Ann. § 15.2-2303.4 (D) as it was in effect on and after July 1, 201~~98~~.

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
~~December 17, 2021~~
January 31, 2022

WAIVERS AND MODIFICATIONS

20. Pursuant to Section 32-250.32.4 of the Prince William County Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

- a. Modification of Section 32-250.31.1 of the Zoning Ordinance, Section 800.802.11.A of the Design Construction Standards Manual (DCSM), and Table 8-1 of the DCSM, the 50' buffer required along the southern portion of the Property abutting Griffin Drive and GPINs 8392-72-0993, 8392-72-2873, and 8392-72-5172 shall be modified to a 30' wide buffer as shown on the GDP.
- b. Modification of Section 32-250.31.1 of the Zoning Ordinance, Section 800.802.11.A of the Design Construction Standards Manual (DCSM), and Table 8-1 of the DCSM, the 50' buffer required along the and southeastern portion of the Property abutting GPINs 8392-72-7284, 8392-72-7991 8392-72-8397, and 8392-72-8805 shall be modified to a 30' wide buffer as shown on the GDP.

[Signature(s) to follow on next page]

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
[December 17, 2021](#)
[January 31, 2022](#)

Signature Page

MARUMSCOS NEIGHBORHOODS, LLC

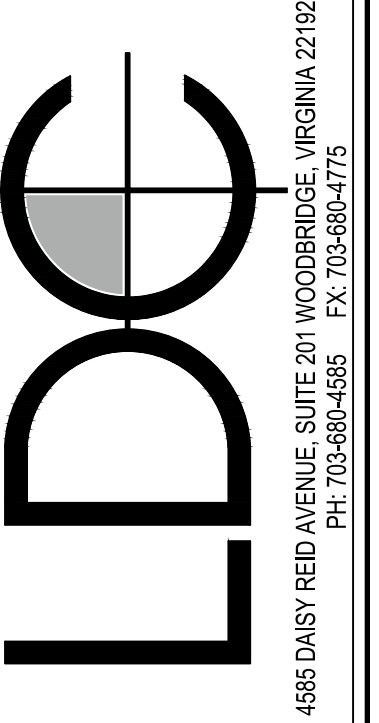
BY: _____
NAME: _____
TITLE: _____

PROFFER STATEMENT
REZ2016-00026, Marumscos Assemblage
Marumscos Neighborhoods, LLC
~~December 17, 2021~~
January 31, 2022

P1171684.DOCX

GENERAL DEVELOPMENT PLAN MARUMSCO ASSEMBLAGE

REZ2016-00026



COVER SHEET

**MARUMSCO
ASSEMBLAGE**
WOODBRIDGE MAGISTERIAL DISTRICT
WOODBRIDGE, VIRGINIA

REVISION NO.	DATE	DESCRIPTION	REVIEWED BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET 1 OF 4
DATE: MAY 19, 2021
DRAFT: WOR CHECK: MTM
FILE NUMBER: 16016-1-1

NOTES:

- THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTIES SHOWN HEREON ARE 8392-73-5504 (PORTION OF) AND 8392-73-7417 AND ARE CURRENTLY ZONED B-1. THE PROPOSED ZONING IS R-16.
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF STANLEY MARTIN HOMES, LLC, BY CERTIFICATE OF MERGER RECORDED AT INSTRUMENT 20210310029910, ORIGINALLY ACQUIRED BY MARUMSCO NEIGHBORHOODS, LLC, BY DEED RECORDED AT INSTRUMENT #200507010108334, BOTH RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
- THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JULY 14, 2021 AND AUGUST 2, 2021.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, MAY NOT SHOW ALL EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS OF RECORD.
- THE PROPERTIES SHOWN HEREON LIE WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP No. 5193C0219E, PANEL No. 219 OF 328, WITH AN EFFECTIVE DATE OF AUGUST 03, 2015.
- STORMWATER MANAGEMENT FACILITIES MAY BE LOCATED UNDERGROUND.
- TREE CANOPY COVERAGE AND PARKING LOT LANDSCAPING WILL BE MET IN ACCORDANCE WITH THE SECTION 800.00 OF THE PRINCE WILLIAM COUNTY, VIRGINIA, DESIGN AND CONSTRUCTION STANDARDS MANUAL AT THE TIME OF FINAL SUBDIVISION PLANS.
- BUFFERS AND SWM FACILITIES SHALL BE PLANTED IN ACCORDANCE WITH DCSM SECTIONS 802.12 AND 802.45, RESPECTIVELY, UNLESS OTHERWISE MODIFIED AS PART OF THE FINAL SITE PLAN.
- THE DEVELOPER SHALL RESERVE THE RIGHT TO PLANT ADDITIONAL TREES OR VEGETATION IN ORDER TO ENHANCE THE LANDSCAPING.

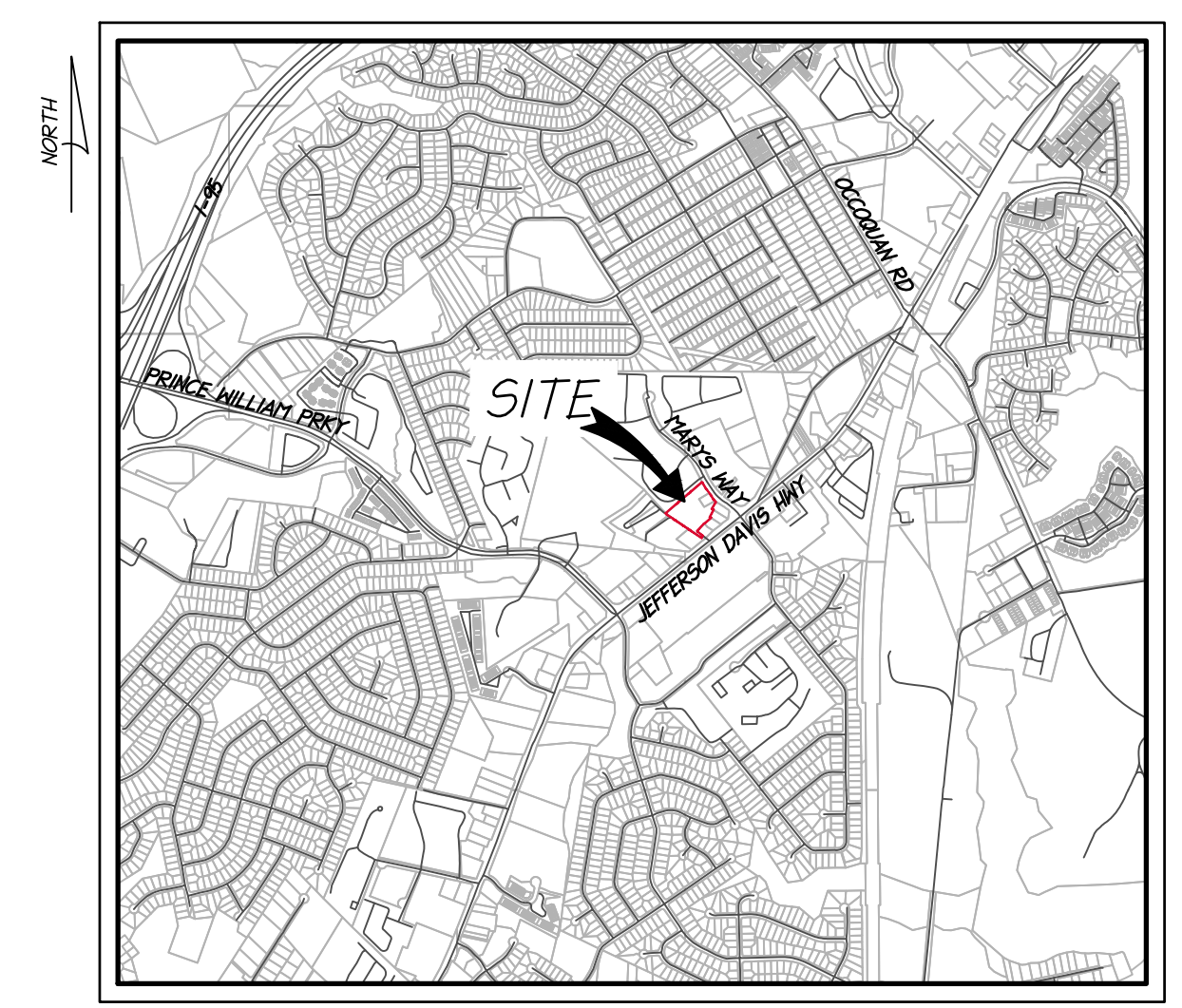
TABULATIONS

TOTAL AREA: ±3.43 ACRES
 EXISTING ZONE: B-1
 PROPOSED ZONE: R-16 SUBURBAN RESIDENTIAL
 EXISTING USE: VACANT
 PROPOSED USE: MULTIFAMILY RESIDENTIAL
 MAXIMUM DENSITY: 16 DWELLING UNIT PER ACRE (54 DWELLING UNITS)
 PROPOSED DENSITY: 13.99 DWELLING UNITS PER ACRE (48 DWELLING UNITS)
 MAXIMUM BUILDING HEIGHT: 50'
 PROPOSED BUILDING HEIGHT: MAX. 50'
 PROPOSED BUILDING STORY: 3 STORIES
 MINIMUM YARDS REQUIRED/PROVIDED:
 FRONT: 35' MIN. (FROM STREET OR TRAVELED PORTION OF ACCESS EASEMENT)
 REAR: 25'
 SIDE: 20'
 PARKING LOT TO DWELLING: 12'

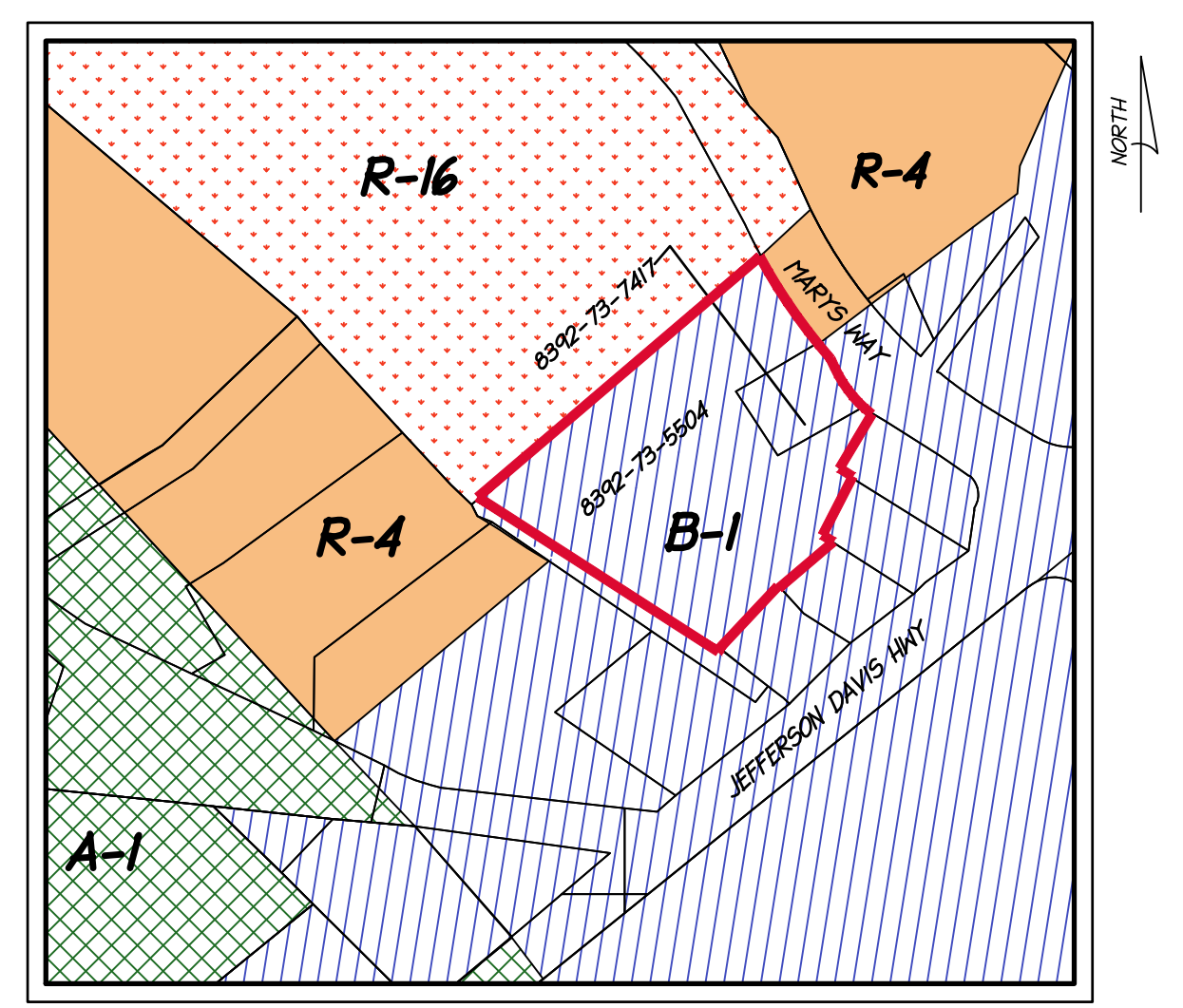
MINIMUM LOT AREA (PER DWELLING UNIT): 1,450 S.F.

MAXIMUM LOT COVERAGE: 0.75
 PARKING REQUIRED: 106 SPACES (48 TWO BEDROOM UNITS)
 PARKING PROVIDED: 106 SPACES

OVERALL OPEN SPACE PROVIDED = ±1.92 ACRES (±56%)

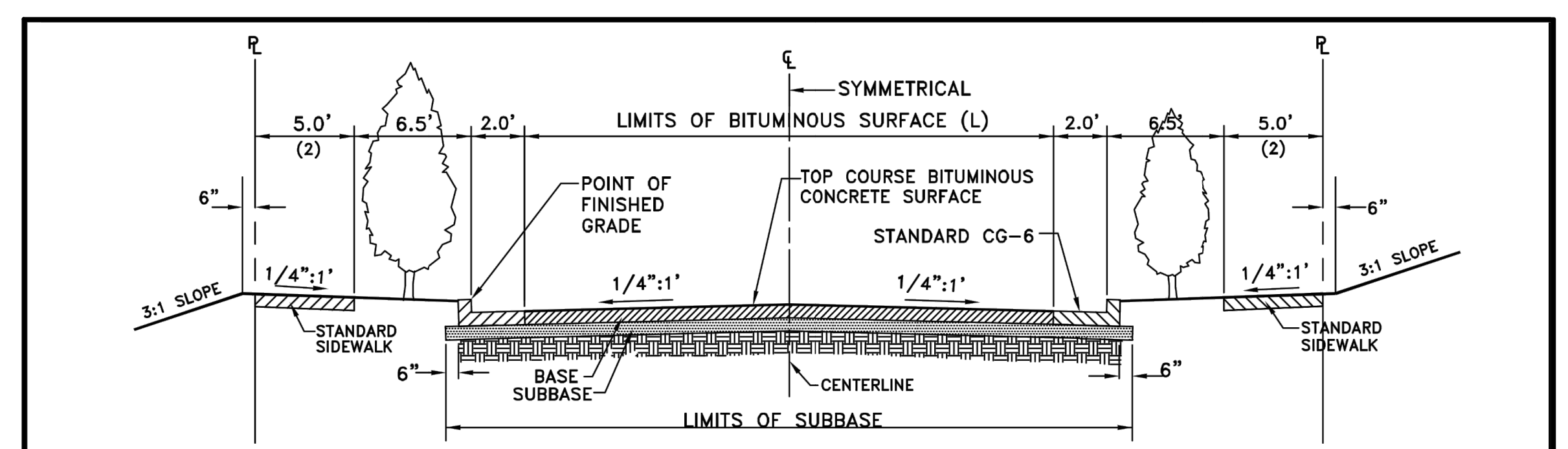


VICINITY MAP
SCALE : 1" = 2000'



ZONING MAP
SCALE : 1" = 250'

PROPOSED TYPICAL SECTION (PRIVATE ROAD)



TRAFFIC VOLUME (VPD)	PARKING	L	PAVEMENT SECTION
0 TO 250	No Parking Allowed	22 ft	CATEGORY I
0 TO 250	Parallel (one side)	30 ft	CATEGORY I
0 TO 250	Parallel (both sides)	36 ft	CATEGORY I
0 TO 250	Perpendicular	22 ft (1)	CATEGORY I
251 TO 400	Perpendicular (both sides)	24 ft (1)	CATEGORY II
251 TO 400	No Parking Allowed	22 ft	CATEGORY II
401 TO 600	Parallel (one side)	30 ft	CATEGORY III
401 TO 600	Perpendicular	24 ft (1)	CATEGORY III
601 TO 1000	No Parking Allowed	24 ft	CATEGORY III

- GENERAL NOTES:
- These dimensions are for travelways only, exclusive of parking spaces.
 - Sidewalk location to be determined during final site plan review.
 - Stone material shall be extended under the curb and gutter a minimum of six inches (6 in.), beyond the back of curb. The aggregate thickness under the curb and gutter shall be in excess of the depth of the gutter face or a minimum of four inches (4 in.), whichever is greater.
 - Refer to Detail 650.01 for alternative pavement sections.
 - Maximum grade eight percent (8%).
 - Design of this type of roadway shall conform to current VDOT requirements.
 - If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.

Detail No.	TS-1		COUNTY OF PRINCE WILLIAM VIRGINIA	TRAVELWAY STANDARDS FOR INDUSTRIAL, INSTITUTIONAL, OFFICE, COMMERCIAL, SINGLE FAMILY ATTACHED, AND MULTIFAMILY DEVELOPMENTS	Date 7/15/14
------------	-------------	--	-----------------------------------	---	-----------------

PROJECT TEAM

DEVELOPER/APPLICANT:
 STANLEY MARTIN HOMES, LLC
 14200 PARK MEADOW DRIVE, SUITE 100
 CHANTILLY, VA 20151
 (703) 926-9297
 CONTACT: MR. TRUETT YOUNG

CIVIL ENGINEER:
 LAND DESIGN CONSULTANTS, INC.
 4585 DAISY REID AVENUE, SUITE 201
 WOODBRIDGE, VA 22192
 (703) 680-4585
 CONTACT: MR. MATT MARSHALL

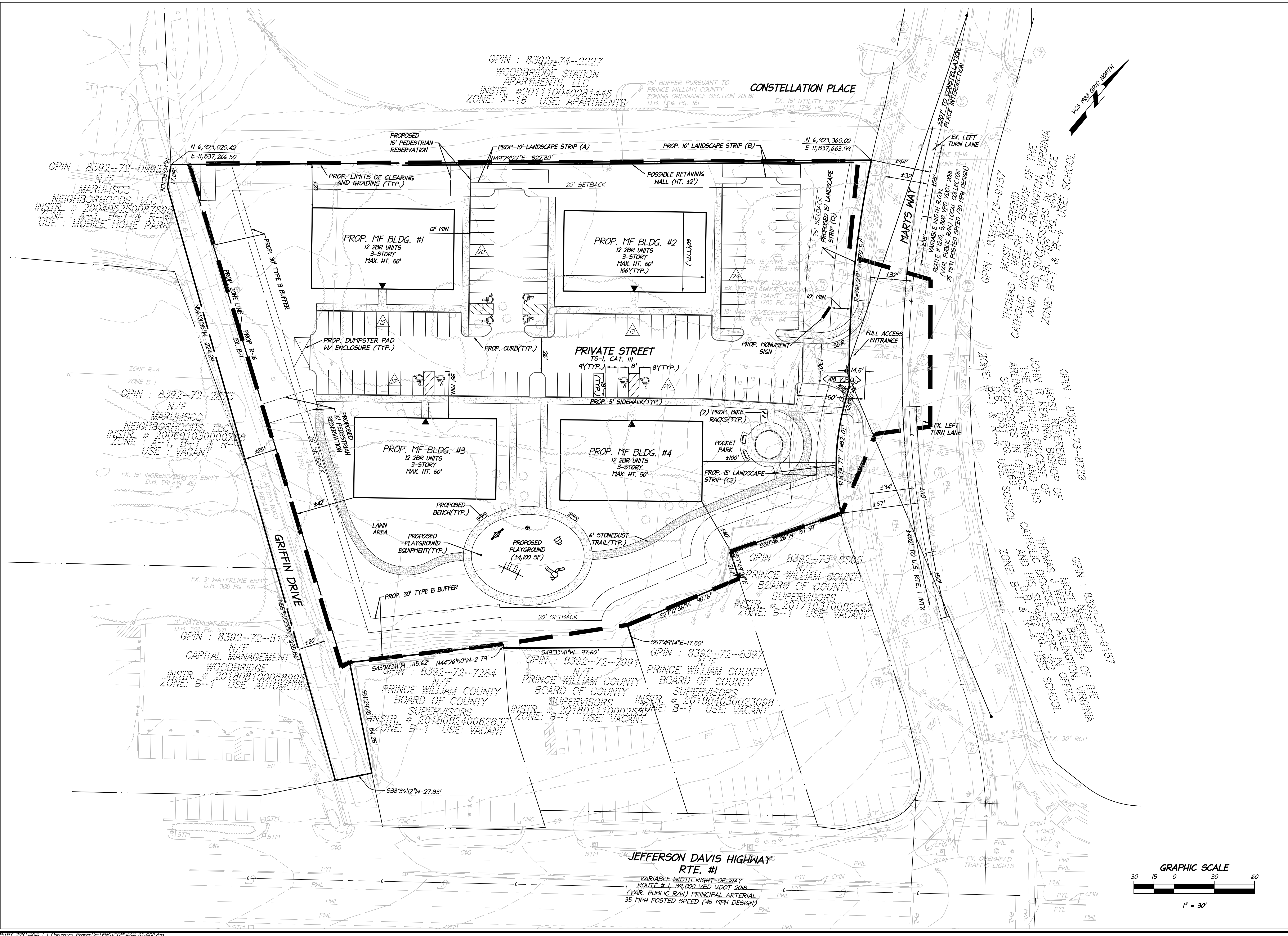
LAND USE ATTORNEY:
 WALSH, COLUCCI, LUBELEY & WALSH
 4310 PRINCE WILLIAM PARKWAY STE 300
 PRINCE WILLIAM, VA 22192
 (703) 680-4664
 CONTACT: MR. JOHN FOOTE

TRAFFIC ENGINEER:
 GOROVE/SLADE ASSOCIATES, INC.
 15125 WASHINGTON STREET, SUITE 212
 HAYMARKET, VA 20169
 (571) 261-9719
 CONTACT: MR. CHAD BAIRD

ENVIRONMENTAL CONSULTANT:
 TNT ENVIRONMENTAL, INC.
 13996 PARKEAST CIRCLE, SUITE 101
 CHANTILLY, VA 20151
 (703) 466-5123
 CONTACT: MR. AVI SAREEN

SHEET INDEX

- COVER SHEET
- GENERAL DEVELOPMENT PLAN
- LANDSCAPE PLAN



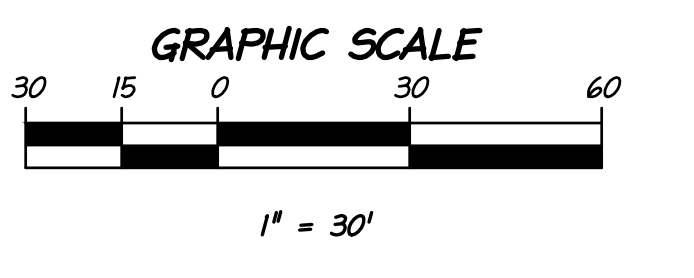
NO.	DATE	DESCRIPTION	REVIEWED BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

MATTHEW MARSHALL
 Lic. No. 1535-B
 01/28/22
 LAND SURVEYOR

SCALE:
 1" = 30'

SHEET 2 OF 4
 DATE: MAY 19, 2021
 DRAFT: WOR CHECK: MTM
 FILE NUMBER: 16016-1-1



NOTES:

1. FINAL DESIGN AND MATERIAL SELECTION OF THE PLANT MATERIAL WILL BE DONE AT TIME OF SITE PLAN SUBMISSION.
2. PROPOSED PLANTINGS WILL UTILIZE NON-INVASIVE, NATIVE AND DROUGHT TOLERANT SPECIES.
3. THE APPLICANT RESERVES THE RIGHT TO ADJUST PLANT TYPES AND QUANTITIES AT THE TIME OF SITE PLAN PROVIDED THAT THE MINIMUM PLANT UNIT QUANTITIES SHOWN HERE IN ARE MET.

OPEN SPACE TABULATION:

TOTAL AREA ±3.43 AC.
 OPEN SPACE REQUIRED: 25% OR ±0.86 AC.
 OPEN SPACE PROVIDED: ±56% OR ±1.92 AC.

PLANT SUMMARY

PLANT TYPE	SIZE	QUANTITY	10 YEAR CANOPY	SUB TOTAL
LARGE DECIDUOUS TREE	2" Cal.	96	200 SF	19,200 SF
COMPACT DECIDUOUS TREE	1" Cal.	60	75 SF	4,500 SF
LARGE EVERGREEN TREE	8' Ht.	22	200 SF	4,400 SF
COMPACT EVERGREEN TREE	6' Ht.	61	75 SF	4,575 SF
			TOTAL	32,675 SF

LEGEND

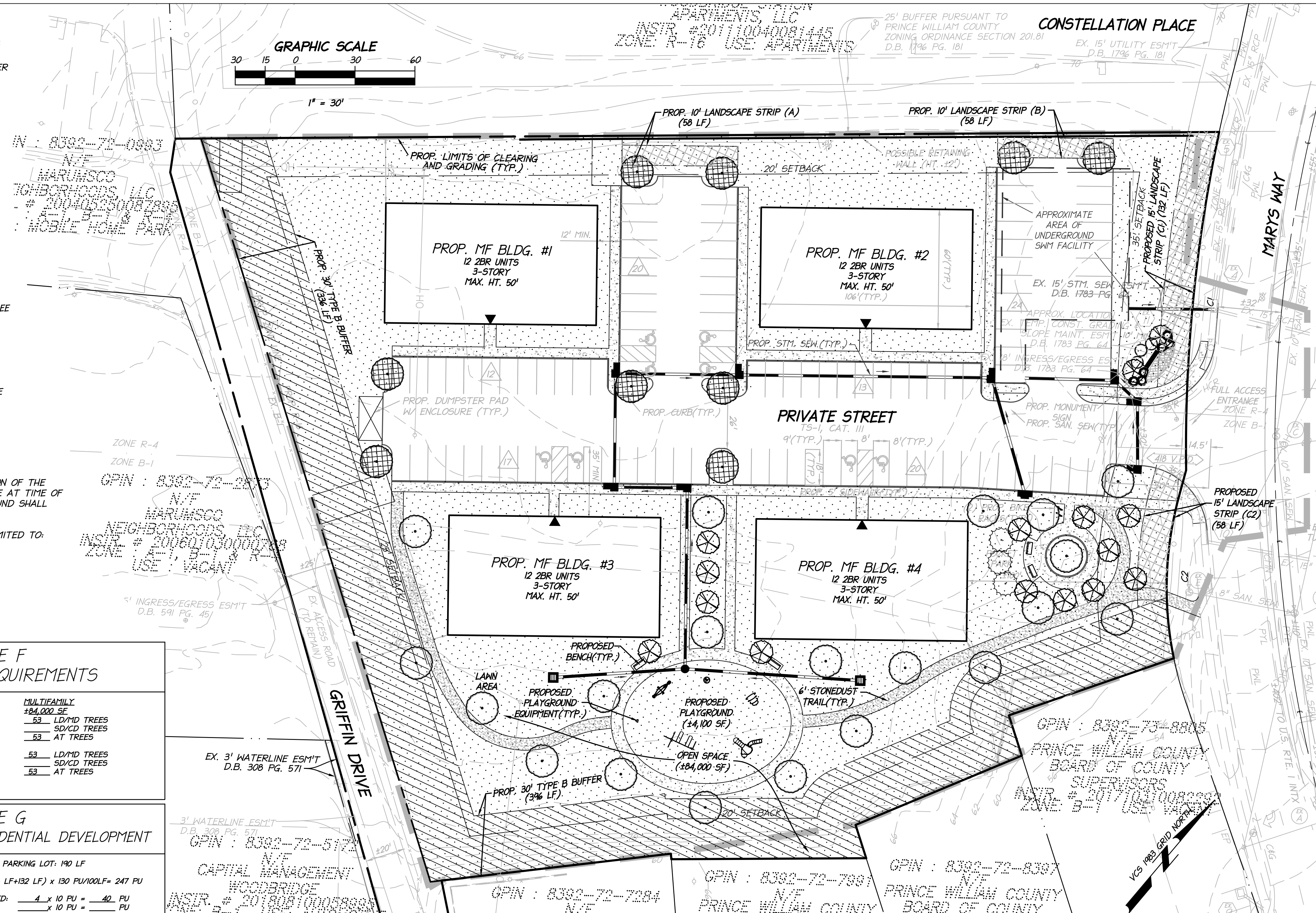
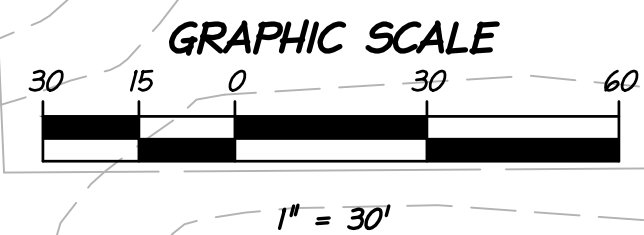
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED STORM SEWER
- LANDSCAPE STRIP
- BUFFER AREA
- OPEN SPACE
- INTERIOR PARKING LOT LANDSCAPING TREE
- LARGE DECIDUOUS TREE
- COMPACT UNDERSTORY TREE
- LARGE EVERGREEN TREE
- COMPACT EVERGREEN TREE
- SHRUBS

PLAYGROUND EQUIPMENT

FINAL DESIGN AND MATERIAL SELECTION OF THE PLAYGROUND EQUIPMENT WILL BE DONE AT TIME OF SITE PLAN SUBMISSION. THE PLAYGROUND SHALL SERVE AGE GROUPS (2-5) AND (5-12).

EQUIPMENT MAY INCLUDE, BUT NOT LIMITED TO:

- INDEPENDENT PLAY STRUCTURE
- SWINGS
- SEE-SAW
- CLIMBING STRUCTURE
- LARGE PLAY STRUCTURE



**SCHEDULE A
30' LANDSCAPE BUFFER PLANTING**

- 1) MINIMUM REQUIRED BUFFER AREA: TYPE B
- 2) MINIMUM WIDTH OF LANDSCAPE YARD: 30'
- 3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 336 LF
- 4) PERCENTAGE OF BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%
- 5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: NO
- 6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: (336 LF - (336 LF x 0%)) x 180 PU/100LF = 605 PU
- 7) NUMBER OF LARGE DECIDUOUS TREES PROVIDED: 7 x 10 PU = 70 PU
 NUMBER OF LARGE EVERGREEN TREES: 10 x 10 PU = 100 PU
 NUMBER OF EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): 16 x 5 PU = 80 PU
 NUMBER OF DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): 10 x 5 PU = 50 PU
 NUMBER OF SHRUBS: 153 x 2 PU = 306 PU
 NUMBER OF ORNAMENTAL GRASSES: 1 x 1 PU = 1 PU
 NUMBER OF PERENNIALS: 25 x 1 PU = 25 PU
- 8) TOTAL NUMBER OF PLANT UNITS PROVIDED: 606 PU

**SCHEDULE A
30' LANDSCAPE BUFFER PLANTING**

- 1) MINIMUM REQUIRED BUFFER AREA: TYPE B
- 2) MINIMUM WIDTH OF LANDSCAPE YARD: 30'
- 3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 391 LF
- 4) PERCENTAGE OF BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%
- 5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: NO
- 6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: (391 LF - (391 LF x 0%)) x 180 PU/100LF = 704 PU
- 7) NUMBER OF LARGE DECIDUOUS TREES PROVIDED: 15 x 10 PU = 150 PU
 NUMBER OF LARGE EVERGREEN TREES: 7 x 10 PU = 70 PU
 NUMBER OF EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): 22 x 5 PU = 110 PU
 NUMBER OF DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): 22 x 5 PU = 110 PU
 NUMBER OF SHRUBS: 132 x 2 PU = 264 PU
 NUMBER OF ORNAMENTAL GRASSES: 1 x 1 PU = 1 PU
 NUMBER OF PERENNIALS: 25 x 1 PU = 25 PU
- 8) TOTAL NUMBER OF PLANT UNITS PROVIDED: 704 PU

**SCHEDULE C
PARKING LOT INTERIOR PLANTING**

- 1) AREA OF PARKING: 35,000 SF
- 2) INTERIOR LANDSCAPED AREA REQUIRED: (58) 1,750 SF
 INTERIOR LANDSCAPED AREA PROVIDED: (58) 1,800 SF
- 3) NUMBER OF LARGE/MEDIUM TREES REQUIRED: 9 LD/MD TREES
 NUMBER OF LARGE/MEDIUM TREES PROVIDED: 9 LD/MD TREES

**SCHEDULE D
TREE COVER CALCULATIONS**

- TREE COVER REQUIRED:
1. GROSS SITE AREA: ±3.43 ACRES (±149,410 SF)
 2. PERCENT OF TREE COVER REQUIRED: 10%
 3. TOTAL AREA OF TREE COVER REQUIRED: 14,941 SF
- TREE COVER PROVIDED:
4. TREE COVER FROM LANDSCAPING: 32,525 SF
 5. TREE COVER FROM PRESERVATION: 0 SF
 6. TOTAL TREE COVER PROVIDED: 32,525 SF (±20%)

**SCHEDULE E
PARKING LOT PERIMETER AREA**

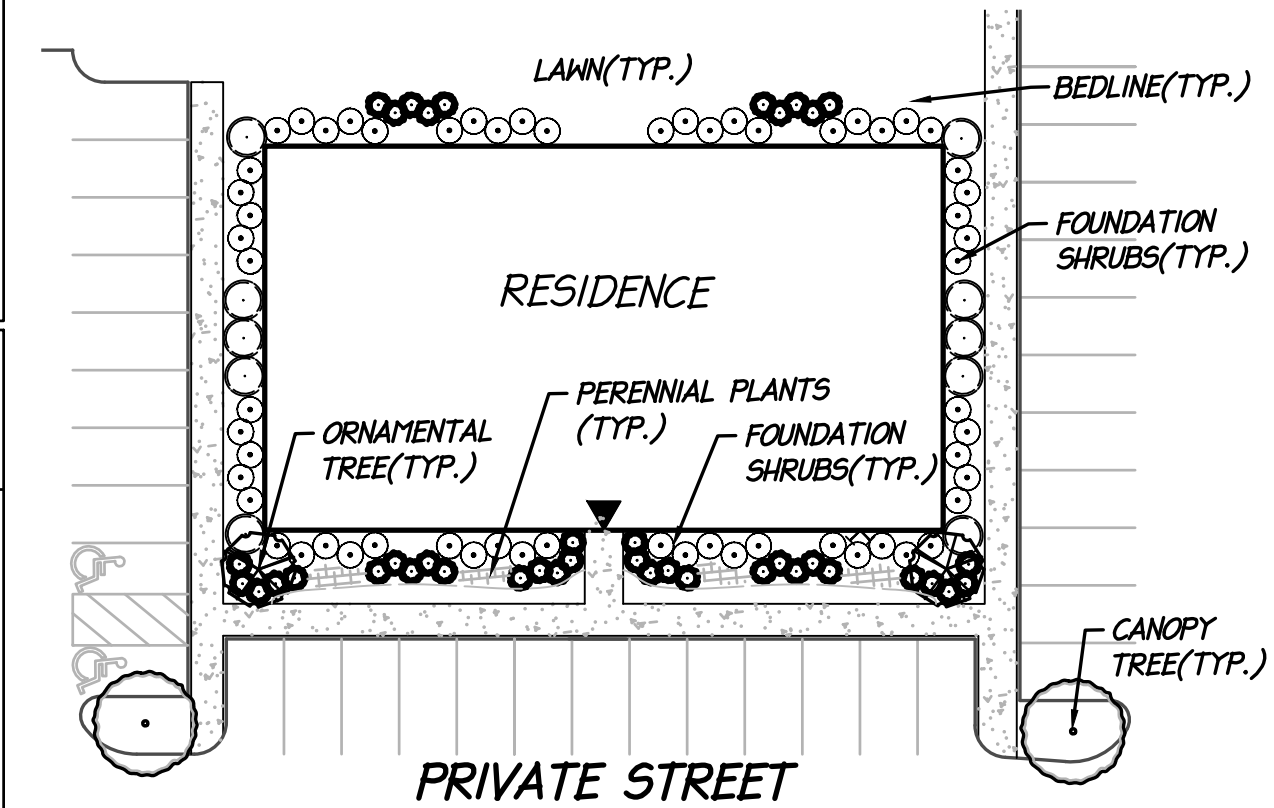
- 1) LINEAR FEET OF PROPERTY LINE ADJACENT TO PARKING LOT: 116 LF
- 2) TOTAL NUMBER OF PLANT UNITS REQUIRED: (58 LF + 58 LF) x 80 PU/100LF = 93 PU
- 3) NUMBER OF LARGE DECIDUOUS TREES PROVIDED: 4 x 10 PU = 40 PU
 NUMBER OF LARGE EVERGREEN TREES: 4 x 10 PU = 40 PU
 NUMBER OF EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): 6 x 5 PU = 30 PU
 NUMBER OF DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): 4 x 5 PU = 20 PU
 NUMBER OF SHRUBS: 24 x 2 PU = 48 PU
 NUMBER OF ORNAMENTAL GRASSES: 1 x 1 PU = 1 PU
 NUMBER OF PERENNIALS: 25 x 1 PU = 25 PU
- 4) TOTAL NUMBER OF PLANT UNITS PROVIDED: 98 PU

**SCHEDULE F
RESIDENTIAL REQUIREMENTS**

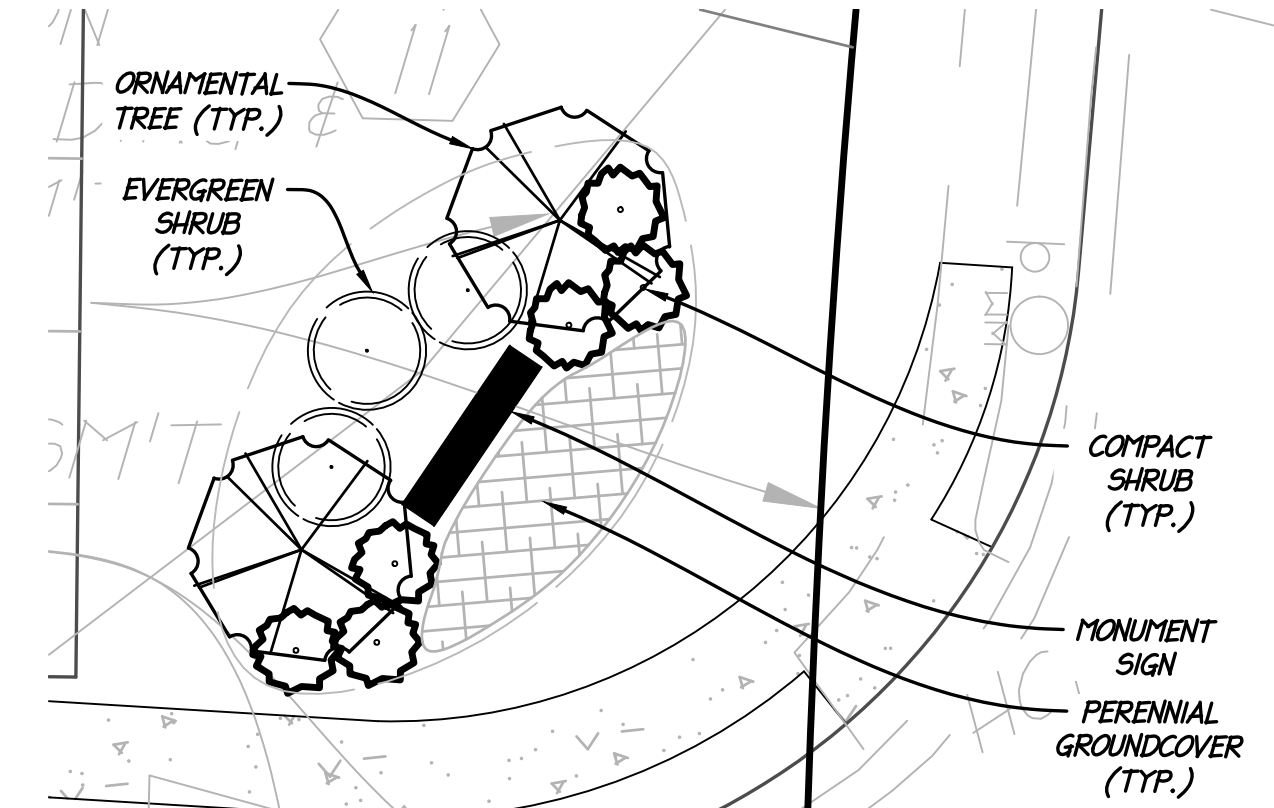
- 1) DEVELOPMENT TYPE: MULTIFAMILY
- 2) AREA OF OPENSAPCE: 184,000 SF
- 3) TREES REQ'D PER 1,600 SF OPENSAPCE: 53 LD/MD TREES / 53 SD/CD TREES / 53 AT TREES
- 4) TOTAL NUMBER OF TREES PROVIDED: 53 LD/MD TREES / 53 SD/CD TREES / 53 AT TREES

**SCHEDULE G
LANDSCAPE STRIP FOR RESIDENTIAL DEVELOPMENT**

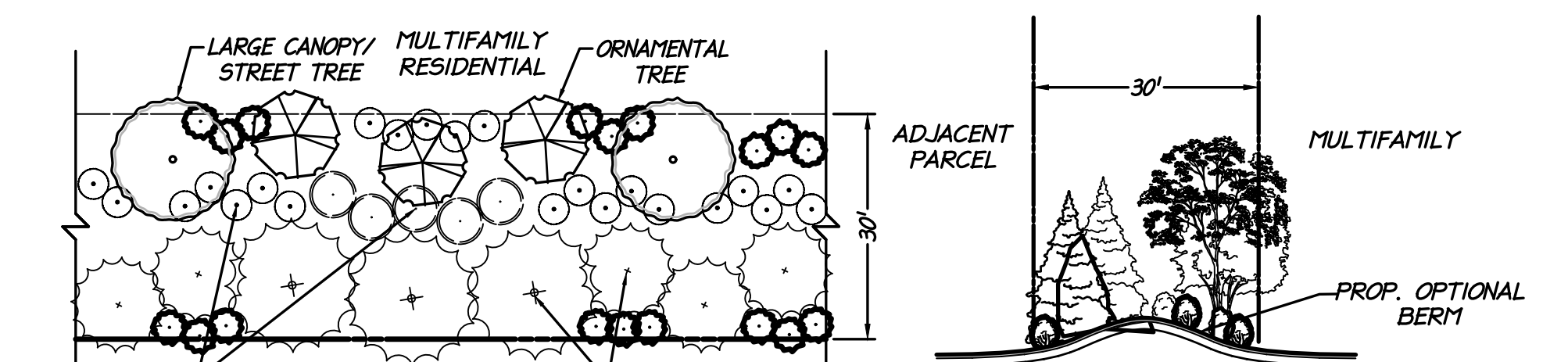
- 1) LINEAR FEET OF PROPERTY LINE ADJACENT TO PARKING LOT: 190 LF
- 2) TOTAL NUMBER OF PLANT UNITS REQUIRED: (58 LF + 132 LF) x 130 PU/100LF = 247 PU
- 3) NUMBER OF LARGE DECIDUOUS TREES PROVIDED: 4 x 10 PU = 40 PU
 NUMBER OF LARGE EVERGREEN TREES: 4 x 10 PU = 40 PU
 NUMBER OF EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): 6 x 5 PU = 30 PU
 NUMBER OF DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): 4 x 5 PU = 20 PU
 NUMBER OF SHRUBS: 80 x 2 PU = 160 PU
 NUMBER OF ORNAMENTAL GRASSES: 1 x 1 PU = 1 PU
 NUMBER OF PERENNIALS: 25 x 1 PU = 25 PU
- 4) TOTAL NUMBER OF PLANT UNITS PROVIDED: 250 PU



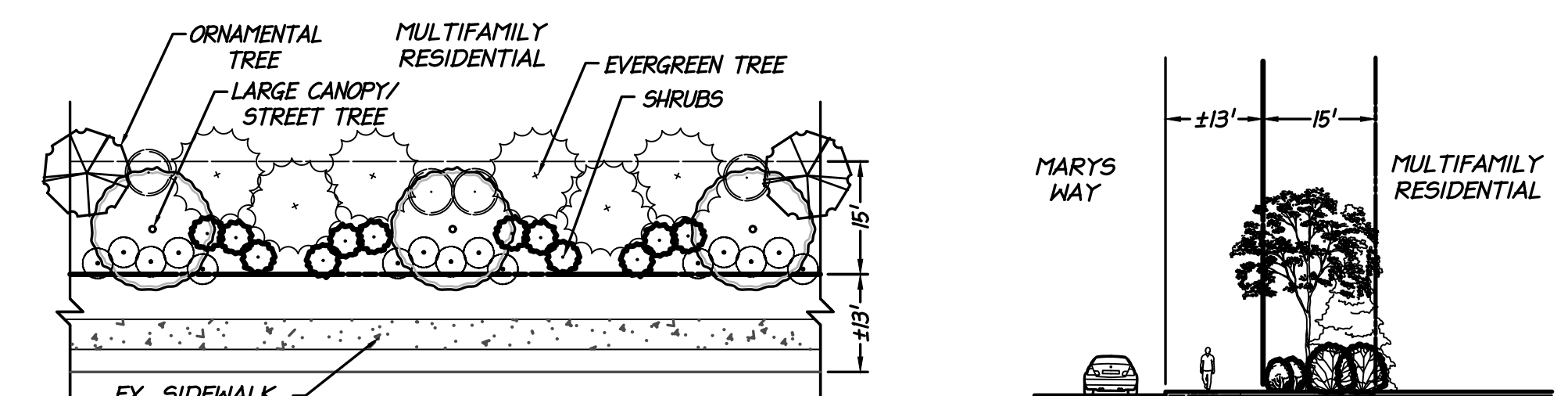
FOUNDATION LANDSCAPING NTS



MONUMENT SIGN LANDSCAPING NTS



30' LANDSCAPE BUFFER (180 P.U./100 L.F.) NTS



15' LANDSCAPE STRIP (130 P.U./100 L.F.) NTS

NOTE: LANDSCAPING SHOWN IS SCHEMATIC AND FOR INFORMATION PURPOSES ONLY.

MARUMSCO ASSEMBLAGE

WOODBRIDGE MAGISTERIAL DISTRICT
WOODBRIDGE, VIRGINIA

REVISION / DATE	DESCRIPTION	REVIEW BY	APPROVED DATE
REVISION 1 06/29/21	ADD PERIMETER		
REVISION 2 07/01/21	REVISED		
REVISION 3 07/01/21	REVISED		

STATE OF VIRGINIA
 MATTHEW MARSHALL
 Lt. Gov. 155-B
 01/28/22
 LAND SURVEYOR

SCALE:
1" = 30'

SHEET 3 OF 4
 DATE: MAY 19, 2021
 DRAFT: MTM CHECK: MTM
 FILE NUMBER: 16016-1-1

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTIES SHOWN HEREON ARE 8392-73-5504 AND 8392-73-7417 AND ARE CURRENTLY ZONED B-1. THE PROPOSED ZONING IS R-16.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF MARUMSCO NEIGHBORHOODS, LLC, BY DEED RECORDED AT INSTRUMENT #200507010108334, RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE BOUNDARY SHOWN HEREON IS COMPILED FROM INFORMATION OF RECORD AND FROM ALTA SURVEYS PREPARED BY THE ENGINEERING GROUP AND BOWMAN CONSULTING, AND ARE NOT THE RESULT OF A BOUNDARY SURVEY BY THIS FIRM.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, MAY NOT SHOW ALL EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS OF RECORD.
5. THE PROPERTIES SHOWN HEREON LIE WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP No. 5153C0219E, PANEL No. 219 OF 328, WITH AN EFFECTIVE DATE OF AUGUST 03, 2015.
6. THE PLAT OF THE PROPERTIES SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO TOPCON RTK NETWORK.
THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99996001. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION.
THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" OR 1 METER = 39.37 INCHES.
7. THE TOTAL AREA SUBJECT TO REZONING IS 149,230# OR 3.42585 ACRES.

GPIN : 8392-72-0893
N/F
MARUMSCO NEIGHBORHOODS, LLC
INSTR. # 200405250087895
ZONE : A-1, B-1 & R-4
USE : MOBILE HOME PARK

GPIN : 8392-72-2873
N/F
MARUMSCO NEIGHBORHOODS, LLC
INSTR. # 200601030000768
ZONE : A-1, B-1 & R-4
USE : VACANT

GPIN : 8392-72-5172
N/F
CAPITAL MANAGEMENT WOODBRIDGE
INSTR. # 201808100058985
ZONE: B-1 USE: AUTOMOTIVE

MARUMSCO NEIGHBORHOODS, LLC
146,512# OR 3.36347 ACRES
#13753 MARYS WAY
GPIN : 8392-73-5504
134,516# OR 3.08807 ACRES SUBJECT TO REZONING

GPIN : 8392-72-7284
N/F
PRINCE WILLIAM COUNTY BOARD OF COUNTY SUPERVISORS
INSTR. # 201808240062637
ZONE: B-1 USE: VACANT

GPIN : 8392-72-7991
N/F
PRINCE WILLIAM COUNTY BOARD OF COUNTY SUPERVISORS
INSTR. # 201801110002537
ZONE: B-1 USE: VACANT

GPIN : 8392-72-8397
N/F
PRINCE WILLIAM COUNTY BOARD OF COUNTY SUPERVISORS
INSTR. # 201804030023098
ZONE: B-1 USE: VACANT

GPIN : 8392-73-8805
N/F
PRINCE WILLIAM COUNTY BOARD OF COUNTY SUPERVISORS
INSTR. # 201710310082292
ZONE: B-1 USE: VACANT

GPIN : 8392-74-2227
N/F
WOODBRIDGE STATION APARTMENTS, LLC
INSTR. #201110040081445
ZONE: R-16 USE: APARTMENTS

EX. 25' BUFFER PURSUANT TO PRINCE WILLIAM COUNTY ZONING ORDINANCE SECTION 201.81 D.B. 1796 PG. 181

EX. 15' UTILITY ESM'T D.B. 1796 PG. 181

EX. 15' STM. SEW. ESM'T D.B. 1783 PG. 64

APPROX. LOCATION EX. TEMP. CONST. GRADING & SLOPE MAINT. ESM'T D.B. 1783 PG. 64
EX. 18' INGRESS/EGRESS ESM'T D.B. 1783 PG. 64

EX. 15' INGRESS/EGRESS ESM'T D.B. 591 PG. 45

EX. 3' WATERLINE ESM'T D.B. 308 PG. 571

SUBJECT PROPERTIES TO BE REZONED:

GPIN	RECORD OWNER	INSTRUMENT	AREA	CURRENT ZONE	AREA TO BE REZONED
8392-73-7417	MARUMSCO NEIGHBORHOODS, LLC	#200507010108334	0.33778 ACRES	B-1	0.33778 ACRES
PORTION OF 8392-73-5504	MARUMSCO NEIGHBORHOODS, LLC	#200507010108334	3.36347 ACRES	B-1	3.08807 ACRES
			TOTAL: 3.70125 ACRES		TOTAL: 3.42585 ACRES

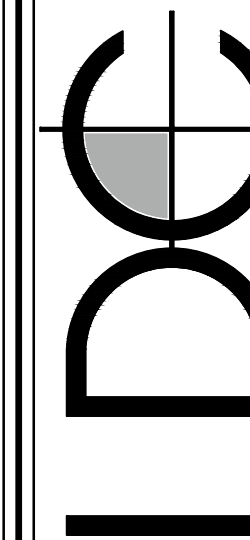
CURVE DATA

No.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	781.20'	12°30'56"	170.64'	85.66'	170.31'	53°41'11"E
C2	174.78'	26°52'48"	82.00'	41.77'	81.25'	538°28'01"E

GRAPHIC SCALE



1" = 30'



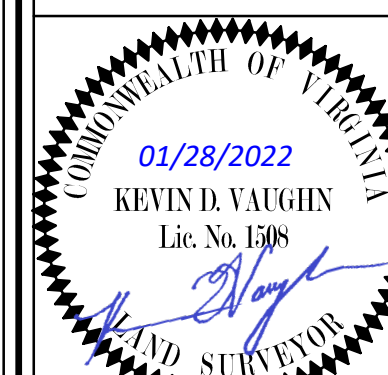
LAND DESIGN CONSULTANTS
4555 DABY FRED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4588 FX: 703-680-4775

REZONING PLAT

#13749 & #13753 MARYS WAY

PROPERTIES OF
MARUMSCO NEIGHBORHOODS, LLC

WOODBRIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



SCALE:
1" = 30'

SHEET /
OF 1

DATE: APRIL 19, 2021
DRAFT: CHECK: DKA
FILE NUMBER: 16016-1-1 3.1



FRONT ELEVATION

Marumsc Building Elevations
September 27, 2021



Marumsc Building Elevations
September 27, 2021



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEGEND

- PROPERTY BOUNDARY
- PROPOSED APPROX. LIMITS OF DISTURBANCE
- MEDIUM-AGED SWEETGUM - YELLOW POPLAR STAND
- APPROX. 15-25% SLOPES
- APPROX. 25% AND GREATER SLOPES
- APPROX. SOIL MAP UNIT BOUNDARY
- SURVEYED SPECIMEN TREE LOCATION

ECA NARRATIVE AND NOTES:

1. PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY LAND DESIGN CONSULTANTS (LDC), 2016.
2. THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 3.44 ACRES, OF WHICH APPROXIMATELY 1.82 ACRES (APPROXIMATELY 53%) OF OVERALL OPEN SPACE WILL BE PROVIDED.
5. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP ((FIRM) NO. 51153C0219E, EFFECTIVE DATE AUGUST 3, 2015), THERE ARE NO FLOODPLAINS MAPPED WITHIN THE SUBJECT SITE'S BOUNDARY.
6. AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY LDC) INDICATES THAT SLOPES GREATER THAN 15 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
7. PER THE PRINCE WILLIAM COUNTY HIGHLY ERODIBLE SOILS MAP ONE HIGHLY ERODIBLE SOIL TYPE IS LOCATED ONSITE, THE DUMFRIES SANDY LOAM (18D). PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP, NO HIGHLY PERMEABLE SOIL IS LOCATED ONSITE.
8. VEGETATION COVER TYPES WERE CLASSIFIED ONSITE BY TNT CERTIFIED ARBORISTS AS DEPICTED HEREON. THE SITE AS GRAPHICALLY DEPICTED HEREON CONSIST OF A MEDIUM-AGED (8"-12" DBH) SWEETGUM - YELLOW POPLAR STAND, WITH OTHER DOMINANT SPECIES INCLUDING SILVER MAPLE, GREEN ASH, RED MAPLE, BLACK CHERRY, BRADFORD PEAR AND MULBERRY.
9. SPECIMEN TREES WERE IDENTIFIED BY TNT CERTIFIED ARBORISTS AND ARE DEPICTED HEREON; THE LOCATIONS OF THESE SPECIMEN TREES HAVE BEEN SURVEY-LOCATED BY LDC.
10. AS REQUESTED, TNT CONTACTED THE VIRGINIA DEPARTMENT OF CONSERVATION & RECREATION (DCR) TO EVALUATE THE PROJECT SITE'S POTENTIAL FOR PROTECTED SPECIES AND NATURAL HERITAGE AREAS. BASED ON DCR'S REVIEW, THERE IS A PRESENCE OF NATURAL HERITAGE RESOURCES WITHIN TWO MILES OF THE PROJECT AREA. HOWEVER DUE TO THE SCOPE OF THE ACTIVITY AND THE DISTANCE TO THE RESOURCES, IT IS IN DCR'S OPINION THAT THE PROJECT WILL NOT ADVERSELY AFFECT THESE NATURAL HERITAGE RESOURCES.

A SEARCH OF DGI'S FISH AND WILDLIFE INFORMATION SERVICE ONLINE DATABASE WAS ALSO CONDUCTED TO IDENTIFY THE POTENTIAL FOR THREATENED AND ENDANGERED SPECIES WITHIN A STANDARD TWO-MILE RADIUS OF THE PROJECT SITE. THE RESULTS OF THESE FINDINGS INDICATE THAT ONE (1) STATE-LISTED THREATENED SPECIES, THE WOOD TURTLE (*GLYPTEMYS INSCULPTA*) AND ONE (1) FEDERAL SPECIES OF CONCERN, THE BALD EAGLE (*HALIAEETUS LEUCOCEPHALUS*) ARE NOTED AS HAVING POTENTIAL HABITAT WITHIN A TWO MILE RADIUS OF THE PROJECT AREA. THE WOOD TURTLE IS NOTED AS HAVING POTENTIAL HABITAT WITHIN FARM CREEK, LOCATED APPROXIMATELY 2 MILES SOUTH OF THE PROJECT AREA; HOWEVER THERE ARE NO DOCUMENTED OCCURRENCES OR "COLLECTIONS" RECORDED OF THIS SPECIES WITHIN THE LIMITS OF THE PROPOSED PROJECT. BASED ON THE 2-MILE DISTANCE OF FARM CREEK FROM THE PROJECT SITE, AND THE FACT THAT THERE WILL BE NO IMPACTS TAKEN TO EASY CREEK, A PERENNIAL STREAM LOCATED DIRECTLY NORTH OF THE SITE, IT IS IN TNT'S OPINION THAT THE PROPOSED DEVELOPMENT SHOULD NOT ADVERSELY AFFECT THE SPECIES. THE RESULTS OF THESE REVIEWS ALSO INDICATED THE OCCURRENCE OF AN ACTIVE BALD EAGLES NEST ON APRIL 29, 2007 AND ON APRIL 24, 2011, BOTH LOCATED APPROXIMATELY 2 MILES SOUTHEAST OF THE SUBJECT SITE. THE BALD EAGLE (*HALIAEETUS LEUCOCEPHALUS*) IS A FEDERAL SPECIES OF CONCERN AND IS PROTECTED BY THE BALD AND GOLDEN EAGLE PROTECTION ACT. DUE TO THE DISTANCE FROM THE SUBJECT SITE, AND THE FACT THAT THE SITE DOES NOT INTERSECT WITH A CURRENTLY DOCUMENTED EAGLE CONCENTRATION AREA, IT IS TNT'S OPINION THAT THE PROPOSED ACTION IS UNLIKELY TO HAVE AN EFFECT ON BALD EAGLES.

A USFWS PROJECT REVIEW WAS CONDUCTED AND SUBMITTED TO THE USFWS FOR THEIR CONCURRENCE ON TNT'S FINDINGS. THE USFWS PROJECT REVIEW INDICATES NO CRITICAL HABITAT IS LOCATED WITHIN THE PROPOSED PROJECT AREA. THE REVIEW IDENTIFIED TWO SPECIES, ONE (1) FEDERALLY-LISTED THREATENED SPECIES, THE NORTHERN LONG-EARED BAT (*MYOTIS SEPTENTRIONALIS*) AND ONE (1) FEDERALLY-LISTED ENDANGERED SPECIES, THE HARPERELLA (*PTILIMNIUM NODOSUM*), ARE LISTED AS POTENTIALLY BEING PRESENT WITHIN THE GEOGRAPHIC AREA OF THE PROJECT. BASED ON TNT'S REVIEW OF THE SUBJECT SITE, IT IS IN TNT'S OPINION THAT EASY CREEK DOES NOT PRESENT SUITABLE HABITAT FOR THE HARPERELLA DUE TO THE STREAMS POOR WATER QUALITY AND HIGH SAND CONTENT. THE PROJECT SITE IS NOT WITHIN 1/4 MILE RADIUS OF A KNOWN NORTHERN LONG-EARED BAT (NLEB) HIBERNACULUM AND IS NOT WITHIN 150 FEET OF A KNOWN OCCUPIED MATERNITY ROOST TREE. VOLUNTARY CONSERVATION MEASURES ARE LISTED FOR CONSERVATION OF THE NLEB ON THE USFWS' WEBSITE; HOWEVER, THEY ARE NOT MANDATORY.

11. SITE-SPECIFIC ENVIRONMENTAL RESOURCES IDENTIFIED ONSITE INCLUDE SPECIMEN TREES.

PERVIOUS VS IMPERVIOUS SURFACES TABLE

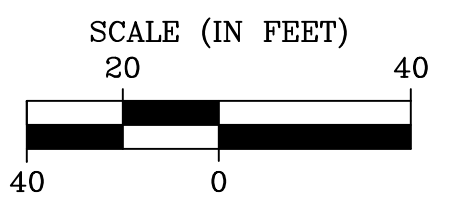
	Impervious Acreage	Pervious Acreage
Existing Conditions	±0.06 Acres	±3.38 Acres
Proposed Conditions	±1.62 Acres	±1.82 Acres

SOIL SUMMARY TABLE

Map Unit	Map Unit Name	Highly Erodible?	Highly Permeable?
18D	Dumfries sandy loam	Yes	No
54B	Urban land-Udorthents	No	No

SPECIMEN TREES TABLE

Tree #	Tree (Common Name)	DBH (Inches)	Critical Root Zone (Feet)	Condition	To Be Saved?	Notes
300	Silver Maple	31.00	31.00	Poor	No	Stress cracks in trunk, vines at base, significant dieback in canopy, deadwood
402	Silver Maple	40.00	40.00	Fair/Poor	No	English Ivy, dieback in canopy, dead limbs
403	Silver Maple	40.00	40.00	Poor	No	Dieback, dead limbs, water sprouts, disease
404	Silver Maple	45.00	45.00	Fair/Poor	No	Triple trunk, vines on trunk, dieback in canopy
405	Green Ash	48.00	48.00	Fair/Poor	No	Vines on trunk, dead limbs
406	Red Maple	30.00	30.00	Poor	No	Triple trunk, vines on trunk including English Ivy
407	Black Cherry	34.00	34.00	Poor	No	Deadwood at base, dieback, dead limbs
408	Red Maple	30.00	30.00	Fair	No	Dead limbs, girdled roots



ENVIRONMENTAL
 13996 Parkeast Circle, Suite 101
 Chantilly, VA 20151
 PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

MARUMSCO
 ASSEMBLAGE

ENVIRONMENTAL
 CONSTRAINTS ANALYSIS

REVISIONS

DATE	COMMENTS
4/26/21	REV BY TNW
5/10/21	REV BY TNW
10/4/21	REV BY AMS

SHEET 1 OF 1

SCALE: 1" = 100"

PROJECT DATE:
6/2/16

DRAFT: SSS CHECK: AMS

FILE NUMBER:
556

**MARUMSCO PROPERTY ZONING
STANLEY MARTIN HOMES
PRINCE WILLIAM COUNTY, VA
PROFFER JUSTIFICATION NARRATIVE**

JULY 2, 2021

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**MARUMSCO PROPERTY ZONING
STANLEY MARTIN HOMES
PRINCE WILLIAM COUNTY, VA**

PROFFER JUSTIFICATION NARRATIVE

TABLE OF CONTENTS

I. INTRODUCTION..... 1
 LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS1
 PROFFER JUSTIFICATION NARRATIVE REQUIREMENT 2

II. THE RESIDENTIAL DEVELOPMENT.....3
 THE RESIDENTIAL DEVELOPMENT 3

III. PUBLIC FACILITY IMPROVEMENT IMPACTS.....5
 OVERVIEW..... 5

III-A. PUBLIC SCHOOL FACILITY IMPROVEMENT IMPACTS6
 METHODOLOGY 6
 PROJECTED NET STUDENT IMPACTS 7
 CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES 7
 MITIGATION STRATEGIES13

III-B. PUBLIC SAFETY FACILITY IMPROVEMENT IMPACTS..... 14
 METHODOLOGY14
 PROJECTED NET RESIDENT IMPACTS14
 CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES14
 MITIGATION STRATEGIES21

III-C. PUBLIC PARKS FACILITY IMPROVEMENT IMPACTS.....23
 METHODOLOGY23
 PROJECTED NET RESIDENT IMPACTS23
 CURRENT CAPACITY OF PUBLIC PARKS FACILITIES.....23
 MITIGATION STRATEGIES25

III-D. TRANSPORTATION FACILITY IMPROVEMENT IMPACTS27
 MITIGATION STRATEGIES27

IV. CONCLUSIONS, ASSUMPTIONS, AND LIMITATIONS28
 SUMMARY OF ANALYSIS28
 ASSUMPTIONS AND LIMITATIONS28

I. Introduction

The purpose of this *Proffer Impact Analysis* is to satisfy portions of the Prince William County, Virginia (the “County”) requirements as they relate to the 2016 legislation (as subsequently described, and as subsequently amended) for the proposed residential component of the Marumsc Property Rezoning Residential Development (the “Residential Development”). More specifically, this document addresses legislative requirements and County policy related to “proffers” that the applicant has elected to propose with the rezoning for the Residential Development.

LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS

Section 15.2-2303.4 of the Code of Virginia (the “Residential Proffer Legislation”), as it was amended effective July 1, 2019, places certain limitations on proffers for residential rezoning cases filed after July 1, 2016, or July 1, 2019. As stipulated by the Residential Proffer Legislation, and unless an applicant elects to apply for a rezoning pursuant to Subsection D of that statute, a local government may only request or accept a proffer if it addresses an impact that is specifically attributable to a proposed new residential development, and, if it is an offsite proffer, it addresses an impact to an offsite public facility, such that (a) (i) the new residential development creates a need, or an identifiable portion of a need, for one or more public facility improvements in excess of existing public facility capacity at the time of the rezoning, and (b) (ii) each such new residential development applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. For the purposes of the statute, a locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development.

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; and
- **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 statute, expenses 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 shall not be included. In addition, all proffers will be deemed unreasonable unless the proffer addresses an impact to 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.

This document addresses the projected impact of the Residential Development on the foregoing infrastructure categories to which residential proffers may be directed.

PROFFER JUSTIFICATION NARRATIVE REQUIREMENT

In response to the Residential Proffer Legislation, the County adopted policies to ensure any proffer requested or accepted meets the standards mandated by it. Among them is the requirement that any residential rezoning or proffer amendment application subject to the residential proffer legislation include a justification narrative identifying impacts to public facility improvements. The requirement further states that the justification narrative must, in detail:

- Identify all of the impacts of the proposed rezoning/proffer amendment;
- Propose specific and detailed mitigation strategies and measures to address all of the impacts of the proposed rezoning/proffer amendment;
- Address whether all of the mitigation strategies and measures are consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation; and
- Demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including all data, records, and information used by the applicant or its employees or agents in identifying any impacts and developing any proposed mitigation strategies and measures.

This document focuses on the identification of potential impacts to public facility improvements resulting from the proposed Residential Development.

Subsequent sections of this document provide a detailed description of the Residential 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 Residential Development

THE RESIDENTIAL DEVELOPMENT

As proposed by Stanley Martin Homes (the “Developer,” or the “Applicant”), the Residential Development consists of 48 multi-family rental units on an approximately +/- 3.43 acres within the North Woodbridge Small Area Plan in the County. Upon completion, 48 newly constructed units will be contained in four separate buildings.

The site of the proposed Residential Development is located on Marys Way off of the Jefferson Davis Highway, east of vacant land, and south of St. Thomas Aquinas Regional School and other residential developments. The site is expected to include parcel 8392-73-7417 and +/- 3.09 acres out of +/- 3.36 acres of parcel 8392-73-5504.

The maximum residential development allowed “by-right” under current zoning is estimated to be zero because the property is currently zoned B-1 (General Business District), which allows residential units only if proffered or conditioned as part of a special use permit in accordance with Section 32-400.25 of the Zoning Ordinance.

The applicant is requesting a rezoning of +/- 3.43 acres to R-16 (Suburban Residential District), which, in accordance with the County Comprehensive Plan, is “designed to provide for and encourage quality development at urban densities in locations well-served by public utilities and roadways.” Additionally, there are no existing improvements on the site.

The site (see Exhibit A) is included in the North Woodbridge Small Area, which is dedicated to “transforming the area into a vibrant, transit-oriented town center that celebrates and protects cultural resources and natural features while leveraging assets for economic growth and high quality of life.” This project represents a part of the Marumscosubdistrict, which is primarily focused around “strengthening the existing Communities of Marumscos and Belmont Bay, oriented around a multimodal transportation network and a vibrant waterfront, nurturing a high quality of life and economic vitality for the residents and businesses of North Woodbridge,” as described in the North Woodbridge Small Area Plan.

EXHIBIT A: MARUMSCO PROPERTY REZONING SITE PLAN



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 County practices, separate impacts are calculated for elementary, middle, and high schools, and are based on projected incremental additional students that will result from the Residential Development.
- **Public safety facility improvements** – In keeping with County practices, impacts are calculated for both police services and fire and rescue services; impacts are based on projected incremental additional residents that will result from the Residential Development.
- **Public park facility improvements** – Impacts are based on projected incremental additional residents that will result from the Residential Development.

Public transportation facility improvements will not be addressed in this analysis as the impacts of this Residential Development have been vetted with Prince William County Department of Transportation (PWCDOT) and, as needed, the Applicant will incorporate appropriate/required transportation improvements into the proffers, in consultation with PWCDOT staff.

It should be noted that level of service (“LOS”) standards shown herein represent the County standards as described in the County Comprehensive Plan and the North Woodbridge Small Area Plan. In some cases, the current LOS actually provided in the County does not meet the stated LOS standard. Any calculation of proffers will take into account the LOS standard as set out in the Comprehensive Plan and the North Woodbridge Small Area Plan, the current County LOS, and the amount pledged in the County’s Capital Improvement Plan to raise the current County LOS to meet the planned LOS standard.

III-A. Public School Facility Improvement Impacts

METHODOLOGY

To project impacts to public school facility improvements, MuniCap used generation factors used by Prince William County Public Schools and confirmed by the Developer. These factors are calculated separately by school type (elementary, middle, and high school) and by unit type (multi-family). Historical student generation factors are shown below in Table III-A.1.

TABLE III-A.1
Current and Historical Student Generation Factors

Historical Data											
	School Type	Unit Type			Total		School Type	Unit Type			Total
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
2020-21	Elementary	0.273	0.278	0.160	0.251	2014-15	Elementary	0.294	0.285	0.176	0.272
	Middle	0.159	0.143	0.073	0.138		Middle	0.156	0.128	0.070	0.134
	High	0.228	0.187	0.087	0.189		High	0.206	0.155	0.085	0.172
	Total	0.660	0.608	0.320	0.578		Total	0.656	0.569	0.331	0.578
2019-20	Elementary	0.292	0.289	0.172	0.267	2012-13	Elementary	0.302	0.287	0.184	0.279
	Middle	0.164	0.145	0.076	0.142		Middle	0.156	0.120	0.075	0.133
	High	0.230	0.185	0.088	0.189		High	0.205	0.147	0.083	0.169
	Total	0.686	0.619	0.336	0.598		Total	0.662	0.554	0.342	0.582
2018-19	Elementary	0.292	0.288	0.175	0.268	2010-11	Elementary	0.301	0.258	0.167	0.268
	Middle	0.163	0.144	0.075	0.140		Middle	0.152	0.111	0.067	0.127
	High	0.224	0.179	0.085	0.185		High	0.202	0.139	0.072	0.164
	Total	0.680	0.611	0.335	0.592		Total	0.655	0.509	0.306	0.560
2016-17	Elementary	0.300	0.313	0.163	0.273	2008-09	Elementary	0.298	0.245	0.142	0.258
	Middle	0.159	0.145	0.064	0.135		Middle	0.148	0.107	0.055	0.122
	High	0.220	0.184	0.082	0.181		High	0.206	0.139	0.069	0.166
	Total	0.679	0.642¹	0.309¹	0.590		Total	0.652	0.491	0.265	0.546

Source: *Student Generation Factors by School Level and Housing Unit Type, Prince William County Public Schools (2020-21).*

MuniCap then applied these student generation factors to the proposed units within the Residential Development that are in excess of the development that would be allowed under the current zoning designation. For purposes of this exercise, it is assumed that all of the projected students are new to the County, rather than relocated from elsewhere within the Prince William County Public Schools system.

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

PROJECTED NET STUDENT IMPACTS

As previously described, the Residential Development includes 48 multi-family units. Based on projected development and the student generation factors identified in Table III-A.1, the proposed development will generate an estimated 15.36 total students. As shown in Table III-A.2 below, the Residential development is estimated to create 15.36 new students, which is the total estimated number of students generated less the estimated number of by-right students, in this instance zero as previously described.

TABLE III-A.2
Projected Student Generation – Marumscos Property Rezoning Residential Development

<i>School Type</i>	<i>Units^(a)</i>	<i>Unit Type</i>	<i>Generation Factor^(b)</i>	<i>Total Projected Students</i>
Elementary	48	Multi-family	0.160	7.68
Middle	48	Multi-family	0.073	3.50
High	48	Multi-family	0.087	4.18
Total				15.36
(a) Source: Stanley Martin Homes.				
(b) See Table III-A.1.				

CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES

The public school facilities potentially impacted by the Residential Development are: Belmont Elementary School, Fred Lynn Middle School, and Freedom High School. Table III-A.3 below shows the current capacity and enrollment at each school.

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

<i>School</i>	<i>Capacity^(a)</i>	<i>Current Enrollment^(a)</i>	<i>Excess Capacity</i>
Belmont Elementary School	536	499	37
Fred Lynn Middle School	1,170	1,366	(196)
Freedom High School	2,053	2,168	(115)
Total	3,759	4,033	(274)
(a) Source: Prince William County Public Schools Enrollment Forecast as of June 7, 2021.			

Elementary School Facilities

The Residential Development site is located within the Belmont Elementary School boundaries (see Exhibit C). According to Prince William County Public Schools, the school has a planning capacity of 536 students and a current enrollment of 449 students, meaning that the school has excess capacity of 37 students. The 7.68 projected elementary school students that will be created by the Residential Development are not in excess of projected capacity and do not represent an additional need for Prince William County Public Schools facilities.

Middle School Facilities

The Residential Development site is located within the Fred Lynn Middle School boundaries (see Exhibit D). According to Prince William County Public Schools, the school has a planning capacity of 1,170 students and a current enrollment of 1,366 students, meaning that the school does not have excess capacity. The 3.50 projected middle school students that will be created by the Residential Development are in excess of the current capacity and represent an additional need for Prince William County Public Schools facilities.

High School Facilities

The Residential Development site is located within the Freedom High School boundaries (see Exhibit E). According to Prince William County Public Schools, the school has a planning capacity of 2,053 students and a current enrollment of 2,168 students, meaning that the school does not have excess capacity. Therefore, the 4.18 projected high school students that will be created by the Residential Development are in excess of current capacity and represent an additional need for Prince William County Public Schools facilities.

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



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

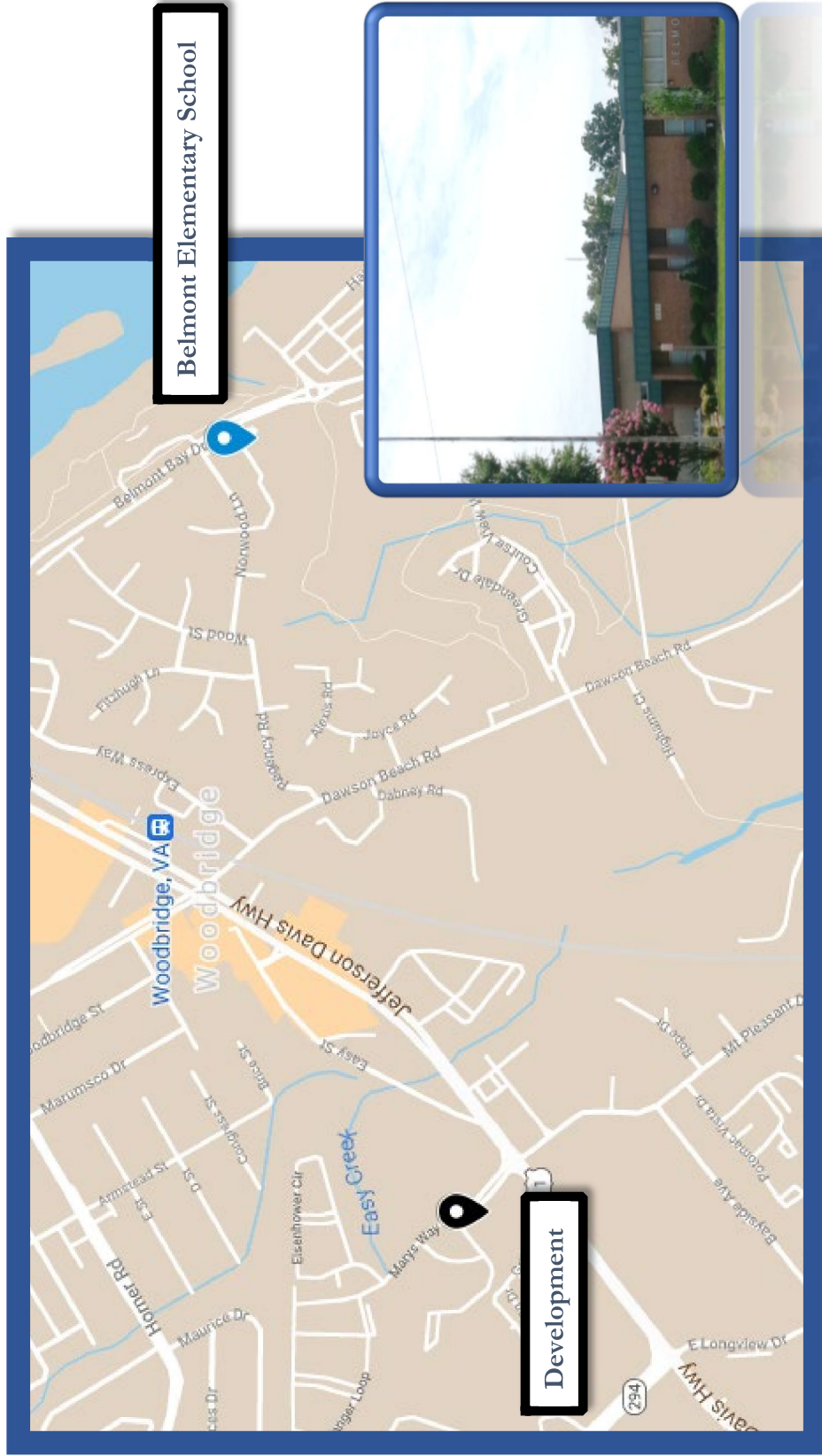


EXHIBIT D: AREA MAP (DEVELOPMENT SITE, FRED M. LYNN MIDDLE SCHOOL)

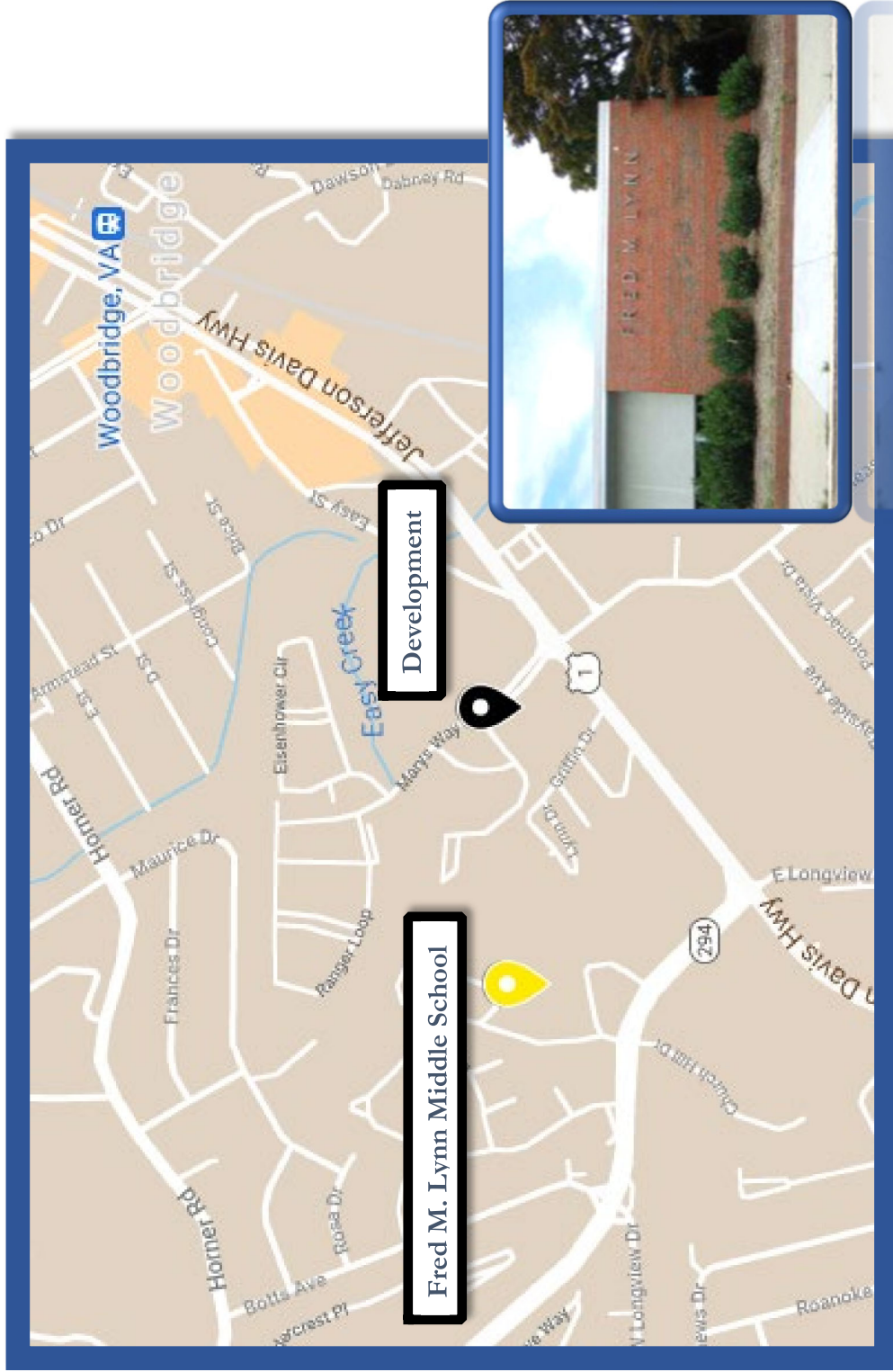


EXHIBIT E: AREA MAP (DEVELOPMENT SITE, FREEDOM HIGH SCHOOL)



MITIGATION STRATEGIES

As previously mentioned, the projected students resulting from the Residential Development are in excess of projected capacity at Fred Lynn Middle School and Freedom High School. Accordingly, the estimated cost of public school facilities resulting from the additional middle and high school students is shown in Table III-A.4 below.

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)	1,462
(b) Approximate construction cost (per school) ^(a)	\$64,119,000
(c) Facility cost per capita (b ÷ a)	\$43,857.05
(d) Projected middle school students at Development ^(b)	3.50
(g) Sub-total: middle school proffer contribution for Development (c × d)	\$153,675.09
<u>High School</u>	
(h) Total student capacity at new school ^(d)	2,557
(i) Approximate construction cost (per school) ^(d)	\$154,800,000
(j) Facility cost per capita (i ÷ h)	\$60,539.69
(k) Projected high school students at Development ^(b)	4.18
(n) Sub-total: high school proffer contribution for Development (k × j)	\$252,813.77
(o) Total Development Proffer Contribution: Public School Facilities (g + n)	\$406,488.85
Proffer contribution: per multi-family unit (o ÷ 48)	\$8,468.52
<p>(a) Source: Prince William County Public Schools Capital Improvements Program Fiscal Years 2021-30. Based on Potomac Shores Middle School.</p> <p>(b) See Table III-A.2.</p> <p>(c) See Table III-A.3.</p> <p>(d) Source: Prince William County Public Schools Capital Improvements Program Fiscal Years 2021-30. Based on 14th High School.</p>	

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

MuniCap applied the LOS standards for various public safety services as identified in the County Comprehensive Plan, approved June 18, 2019, to calculate the impact of the Residential 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

As previously described, the Residential Development includes 48 multi-family units. Based on projected development and the average occupancy of residential units in the County, the proposed development will house an estimated 111 residents above by-right, as shown below in Table III-B.1.

TABLE III-B.1
Projected Residents – Marumsco Property Rezoning Residential Development

<i>Unit Type</i>	<i>Units^(a)</i>	<i>Residents Per Unit</i>	<i>Total Projected Residents</i>
(a) Multi-family units ^(a)	48	2.32	111
Total: Above by-right (a-b)	48	2.32	111
(a) Source: Stanley Martin Homes. (b) Residential unit generation factors. Source: Prince William County Geographic Information Systems Demographics Quarterly Estimates (as of 3/31/2021).			

CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

Police Facilities

The County LOS standards for police work suggest two sworn officers per 1,000 residents. In addition, the facility requirements for the Prince William County Police Department are 250 square feet per sworn officer with a building minimum size of 50,000 square feet. Therefore, the projected impact created by the additional 111 residents estimated for the Residential Development is 56 square feet, as shown on the following page in Table III-B.2.

TABLE III-B.2
Projected Police Station Facility Impacts

<i>Projected Resident Impact</i>	<i>Officers Per 1,000 Residents</i>	<i>Officer Requirement</i>	<i>Facility Sq. Ft. Per Officer</i>	<i>Additional Facility Sq. Ft. Requirement</i>
111	2	0.22	250	56

The project site is within the North Woodbridge Small Area, which is serviced by the Eastern District Police Station (see Exhibit F). According to the Prince William County Police Department, there are currently 115 sworn officers employed at the Eastern District Police Station. Based on Prince William County Assessor records, the station is 33,651 square feet, implying a capacity to accommodate 135 officers (33,651 total square feet ÷ 250 feet per officer). This means that the station currently has the excess capacity for 20 additional sworn officers, representing 5,000 square feet of facility space (20 officers × 250 square feet). Therefore, the projected residents associated with the Residential Development are not anticipated to place demands on police station facilities in excess of current capacity.

County LOS standards for police facilities also include requirements for animal control, training, and administrative support facilities. The projected demand created by the Residential Development is shown below in Table III-B.3.

TABLE III-B.3
Other Projected Police Facility Impacts

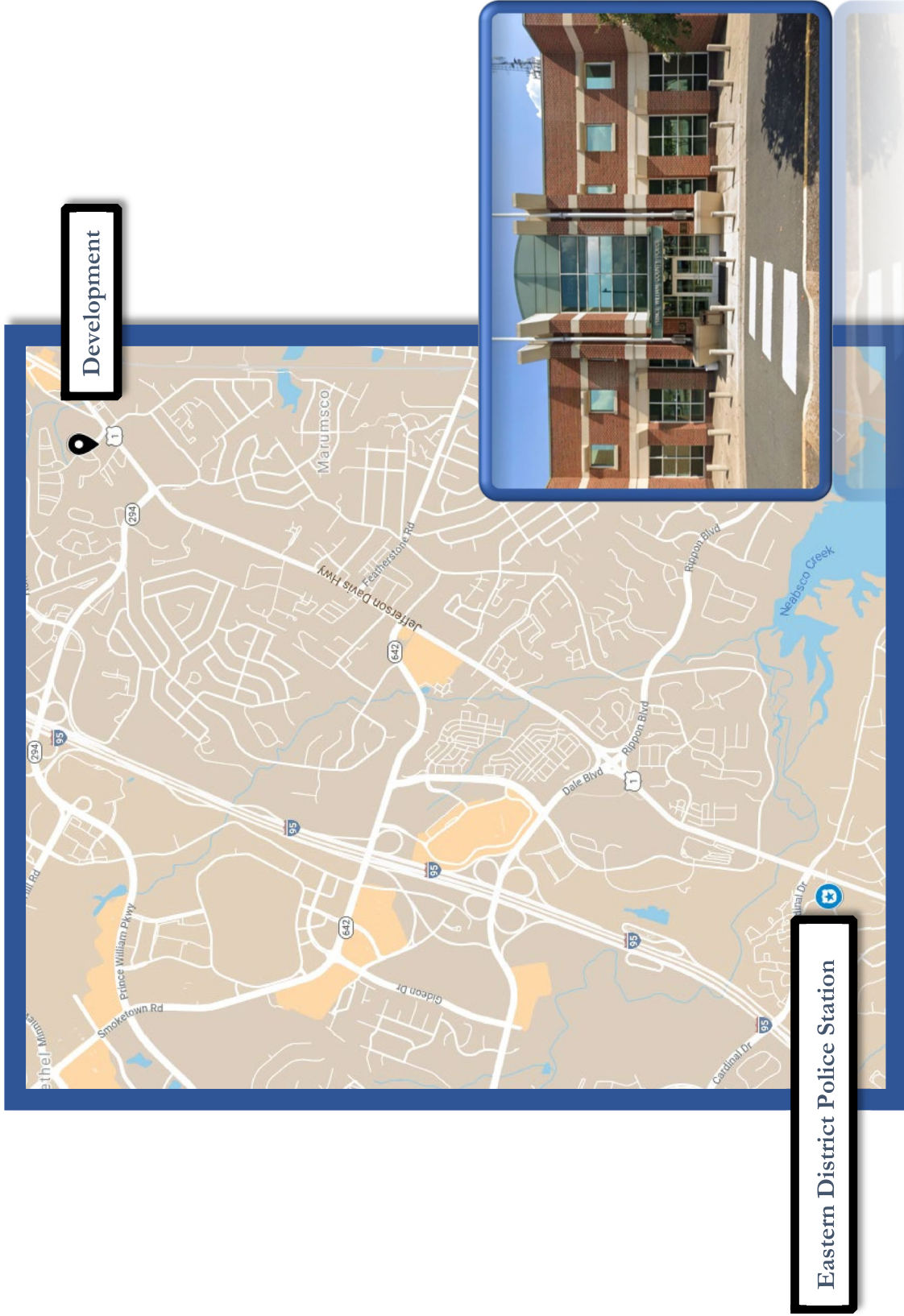
<i>Facility Type</i>	<i>Projected Resident Impact</i>	<i>Sq. Ft. Required per 1,000 Residents</i>	<i>Additional Facility Sq. Ft. Requirement</i>
Animal control	111	67	7
Training	111	324	36
Administrative support	111	274	30
Source: Prince William County Comprehensive Plan Safety and Secure Community.			

The County LOS standard for animal control facilities is 67 square feet per 1,000 residents. According to the *Prince William County Geographic Information Systems Demographics Quarterly Estimates*, the total population of Prince William County is estimated at 470,753 people as of March 31, 2021 (470.753 residents per thousand). This translates to a need for 31,540 square feet of animal control facility space (67 square feet per thousand residents × 470.753 thousand residents). Based on County Assessor data, the existing Prince William County Animal Shelter includes 8,032 square feet of animal control facility space, implying that the shelter is already over capacity and cannot accommodate any additional demand. Therefore, the projected impact of 7 square feet in necessary animal control facility space that will be generated by the Residential Development represents a requirement in excess of current capacity. According to the County Capital Improvement Program for Fiscal Years 2021 – 26, there is currently a project in place to renovate the animal control facility. The estimated costs of this expansion were used as the basis of cost for impacts as described on the following pages.

The County LOS standard for police training facilities is 324 square feet per 1,000 residents. Therefore, the County's current population of 470,753 creates a need for 152,524 square feet of police training facility space (324 square feet per thousand residents \times 470.753 thousand residents). Based on County Assessor data, the existing County Public Safety Training Center includes 54,651 square feet of space. This suggests that existing police training facility space is inadequate and cannot accommodate any additional demand. Therefore, the projected impact of 36 square feet in necessary police training facility space that will be generated by the Residential Development represents a requirement in excess of current capacity. According to the Capital Improvement Program for Fiscal Years 2021 – 26, there is currently a project in place to expand the Training Center. Impact costs were estimated based on a shared portion of the cost of this project as described below.

The County LOS standard for police administrative support facilities is 274 square feet per 1,000 residents. Therefore, the County's current population of 470,753 creates a need for 128,986 square feet of police administrative facility space (274 square feet per thousand residents \times 470.753 thousand residents). At the time of this writing, total existing administrative support facility space was unavailable, as much of this space is leased and not consolidated with other Police Department operations. The Applicant will coordinate with appropriate County staff to determine whether the projected impact of 30 square feet in necessary police administrative support facility space that will be generated by the Residential Development represents a requirement that exceeds current capacity.

EXHIBIT F: AREA MAP (DEVELOPMENT SITE & POLICE DEPARTMENT FACILITY)



Fire and Rescue Facilities

The County LOS standards for fire and rescue facilities servicing residential development are broken down into incident capacity and travel times. Table III-B.4 summarizes the LOS standards according to the County Comprehensive Plan.

TABLE III-B.4
Prince William County Fire and Rescue Level of Service Standards

A. Travel Times

Area	First Unit Travel Time in Minutes
Fire Suppression Emergency Standard - (Countywide)	4.0
Basic Life Support (BLS) Emergency Standard - (Countywide)	4.0
Advanced Life Support (ALS) Emergency Standard (Countywide)	8.0
(a) Source: Prince William County Comprehensive Plan Safety and Secure Community Table 4.	

B. Workload

Factor	Standard
Responses per Tactical Unit	2,000 per year
(a) Source: Prince William County Comprehensive Plan Safety and Secure Community Table 5.	

According to the County Fire Department, the fire and rescue facility that primarily serves the Residential Development’s location is Station 2, located approximately 1.3 miles away and estimated to be a travel time of 3 minutes and 14 seconds.

TABLE III-B.5
Projected Fire and Rescue Facility Impacts

<i>Projected Resident Impact</i> ^(a)	<i>Average Annual Incident Rate</i> ^(b)	<i>Projected Annual Increase</i>
111	0.14	15
(a) See Table III-B.1.		
(b) Source: Prince William County.		

According to the County Assessor, Station 2, constructed in 1969, consists of 1.48 acres and 26,760 building square feet and supports two tactical units. Based on County LOS standards, this implies that the station can service 4,000 incidents per year. According to the County Department of Fire and Rescue, in calendar year 2019, Station 2 served approximately 29,763 residents and answered 4,022 calls, which suggests a call volume per resident of 0.14 (calculated as 4,022 calls ÷ 29,763 residents). Station 2 is already in excess of current capacity and cannot accommodate the additional 15 calls per year. Table III-B.5 on the previous page shows the projected annual increase of call volume.

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



MITIGATION STRATEGIES

Because the excess capacities at the Eastern District Police Station indicates available capacity for the projected increase in service demand by the Residential Development, any proffer related to police station facility costs would be inappropriate under the Residential Proffer Legislation. Also, the County Capital Improvement Plan does not include any capital improvements to Police Administrative facilities that increase capacity in the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

As previously described, the incident rate of Station 2 was used to estimate the incident increase attributable to the Residential Development. As the development is in excess of capacity, incidents attributable to the development are considered eligible for proffers.

Proffers for eligible public safety facilities are calculated in accordance with County LOS standards and shown on the following page in Table III-B.6. 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.

TABLE III-B.6
Proffer Estimates - Projected Public Safety Facility Impacts

<i>Public Safety Impact for the Proposed Zoning Reclassification</i>	
<u>Police - Animal Control</u>	
(a) Current population of Prince William County ^(a)	470,753
(b) Projected residents above by-right. ^(b)	111
(c) Total projected County population (a + b)	470,864
(d) Total cost of Animal Shelter Expansion/Renovation ^(c)	\$5,370,000
(e) Building cost per capita (d ÷ c)	\$11.40
(f) Animal Control Proffer required for Residential Development (e × b)	\$1,265.40
<u>Police - Training</u>	
(g) Current population of Prince William County ^(a)	470,753
(h) Projected residents above by-right. ^(b)	111
(i) Total projected County population above by-right (g + h)	470,864
(j) Total cost of Public Safety Training Center Master Plan ^(c)	\$35,800,000
(k) Project cost per capita (j ÷ i)	\$76.03
(l) Training Proffer required for Residential Development (k × h)	\$8,439.33
<u>Fire & Rescue</u>	
(m) Expected workload capacity of Station 27(2 tactical units) ^(c)	4,000
(n) Projected incident impact of Development. ^(d)	15
(o) Total cost of new station ^(c)	\$14,000,000
(p) Project cost per incident (o ÷ m)	\$3,500.00
(q) Fire & Rescue Proffer required for development (p × n)	\$52,200
(r) Fire & Rescue cost per capita (q ÷ b)	\$472.97
Estimated Cost Per Home	
(s) Gross cost per capita (e + k + r)	\$560.40
(t) Residents in development above by-right ^(d)	111
(u) Total proffer for development in units in excess of by-right (s × t)	\$62,204.40
Proffer contribution: Per multi-family unit (u ÷ 48)	\$1,295.93
(a) Source: Prince William County Geographic Information Systems Demographics Quarterly Estimates (as of 3/31/2021).	
(b) See Table III-B.1.	
(c) Source: Prince William County Capital Improvements Program Fiscal Years 2021-26. Amount for animal shelter represents the portion of the \$16.725MM expansion cost balance to be financed.	
(d) See Table III-C.4.	

III-C. Public Parks Facility Improvement Impacts

METHODOLOGY

MuniCap applied the LOS standards for public parks as identified in the County Comprehensive Plan – (Parks Recreation and Tourism approved March 10, 2020) and the North Woodbridge Small Area Plan to calculate the impact of the Residential 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 Residential Development includes 48 multi-family units. Based on projected development and the average occupancy of residential units in the County, the proposed development will house an estimated 111 residents above by-right, as shown in Table III-B.1.

CURRENT CAPACITY OF PUBLIC PARKS FACILITIES

Based on the County’s established Park Planning Districts, the Residential Development falls within Park Planning District 11. In order to show that the Residential Development’s impacts on the parks system, service area and LOS quality were taken into account. Table III-C.1 below shows the LOS standard for parks and recreation service area requirements.

TABLE III-C.1
Prince William County Parks and Recreation Service Area Standards

PARK TYPE	WALK/BIKE SERVICE AREA	DRIVE TIME SERVICE AREA
Neighborhood	5 to 10-minute walk/bike time; bus stop within ¼-mile, preferred	Less than 10 minutes
Community	10 to 15-minute walk/bike time	10 to 20-minute drive time
Regional	Greater than 15-minute walk/bike time	20 to 30-minute drive time
School/Community-Use	5 to 10-minute walk/bike time	Less than 10 minutes

Source: Prince William County Comprehensive Plan Parks Recreation & Tourism.

Based on the location of the Residential Development and available parks in Park Planning District 11, the Residential Development will have access to a park from each classification within the specified service area times as shown below in Table III-C.2

TABLE III-C.2
Prince William County Parks and Recreation Service Area Standards

<i>Park</i>	<i>Classification</i>	<i>Distance from Development</i>	<i>Drive - Time Estimate</i>
Belmont Park	Neighborhood	1.7 miles	6 minutes
Lancaster Park	Neighborhood	1.4 miles	5 minutes
Marumsco Acre Lake Park	Neighborhood	1.7 miles	5 minutes
Riverbend Park	Neighborhood	1.2 miles	4 minutes
Hammill Mill Park	Community	2.2 miles	7 minutes
Hylbrook Park	Community	0.8 miles	3 minutes
Veteran's Memorial Park	Regional	3.8 miles	14 minutes

(a) Source: Prince William County Comprehensive Plan Parks Recreation & Tourism.

The County further evaluates park and facilities using a quality rating to assess overall LOS. According to the County Comprehensive Plan – (Parks Recreation and Tourism approved March 10, 2020), the County goal is to have all parks and facilities at or above a “B” LOS letter grade. The current quality ratings of the abovementioned parks are shown below in Table III-C.3. As of this writing, quality letter grades were not assigned to school-use parks.

TABLE III-C.3
Development Service Area Parks – Quality Score

<i>Park</i>	<i>Classification</i>	<i>Quality Score</i>	<i>LOS Letter Grade</i>
Belmont Park	Neighborhood	0.27	D-
Lancaster Park	Neighborhood	0.55	C
Marumsco Acre Lake Park	Neighborhood	0.54	C
Riverbend Park	Neighborhood	0.40	D
Hammill Mill Park	Community	0.73	B
Hylbrook Park	Community	0.60	C
Veteran's Memorial Park	Regional	0.60	C

(a) Source: Prince William County Comprehensive Plan Parks Recreation & Tourism.

Based on the LOS letter grades shown in Table III-C.3, parks currently identified in the service area of the Residential Development are below the County’s stated goal for quality, except for Hammill Mill Park. Thus, the projected impact on public park facilities that will be generated by the Residential Development represents a requirement beyond existing capacity. As described in the North Woodbridge Small Area Plan, the need for parks and recreation facilities incorporates both needs for active use and passive use. The County also identified that development of new urban centers in the Marumsco subdistrict will create the need for walkable urban parks and open space resources.

MITIGATION STRATEGIES

Any proffer related to public parks must only mitigate the costs reasonably attributable to an increase in population. As previously described, the North Woodbridge Small Area Plan identifies needs for park improvements regarding both active and passive use, especially with regard to the construction of walkable urban parks and open space resources in the Marumscro subdistrict. Proffers have been estimated accordingly based on the construction of each type of park within the LOS specified distance from the development. A summary of mitigation strategies follows for the varying park types.

Neighborhood Parks

Any proffer related to public parks must only mitigate the costs reasonably attributable to an increase in population. Moreover, the County Capital Improvement Plan does not include any capital improvements to the North Woodbridge Small Area Plan that increases neighborhood park capacity in the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

Community Parks

Any proffer related to public parks must only mitigate the costs reasonably attributable to an increase in population. Moreover, the County Capital Improvement Plan does not include any capital improvements to the North Woodbridge Small Area Plan that increases community park capacity in the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

Regional Parks

Any proffer related to public parks must only mitigate the costs reasonably attributable to an increase in population. Moreover, the County Capital Improvement Plan does not include any capital improvements to the North Woodbridge Small Area Plan that increases regional park capacity in the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

Linear/Greenway Parks

The County identified a need for walkable open space resources in the North Woodbridge Small Area Plan. The Potomac Heritage National Scenic Trail is an open space linear trail being developed within the Woodbridge Magisterial District and located within Park Planning District 11. Given the needs, the developer has calculated a proffer contribution based on Potomac Heritage National Scenic Trail shown on Table III-C.4 below.

TABLE III-C.4
Proffer Estimates – Projected Parks and Recreation Impacts

Public Park Facilities	
Linear/Greenway Trail	
(a) Total cost of planned public park facilities in Park Planning District 11 ^(a)	\$2,400,000
(b) Current population of Woodbridge Magisterial District ^(b)	68,081
(c) Projected residents above by-right. ^(c)	111
(e) Total projected District population (b + c)	68,192
(f) Project cost per capita (a ÷ e)	\$35.19
(g) Total: Park Planning District 11 proffer contribution for Development (c × f)	\$3,906.09
(i) Proffer contribution per unit (g ÷ 48): multi-family unit	\$81.38
<small>(a) Source: Source: Prince William County Capital Improvements Program Fiscal Years 2021-26. Based on estimated costs for Potomac Heritage National Scenic Trail. (b) See Table III-B.1. (c) Source: Prince William County Geographic Information Systems Demographics Annual Estimates (as of 12/31/2020). The population is based on the entire Woodbridge Magisterial District which the park will be serving.</small>	

Proffers eligible for public park recreation and tourism are calculated in accordance with the County LOS standards and shown above in Table III-C.4. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable laws, including, but not limited to, the Residential Proffer Legislation.

III-D. Transportation Facility Improvement Impacts

MITIGATION STRATEGIES

Public transportation facility improvements are not addressed in this analysis as the impacts of the proposed Residential Development have been vetted with PWCDOT and appropriate/required improvements will be provided in consultation with PWCDOT staff.

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

IV. Conclusions, Assumptions, and Limitations

The preceding narrative provides projections of impacts to public facility improvements as mandated by the Prince William County Justification Narrative Requirement. This narrative is being submitted for review. Upon receipt of such review and any additional commentary, the Applicant will further augment this submission with specific mitigation strategies as appropriate.

SUMMARY OF ANALYSIS

As summarized in section III.D transportation impacts are not included in this analysis. Based on MuniCap's analysis, the estimated cash proffer that may be collected from the Residential Development is as shown in Table IV-A below.

TABLE IV-A
Summary of Analysis

<i>Public Facilities</i>	<i>Estimated Proffer per Dwelling Unit</i>
a) Public school facilities per unit^(a)	\$8,468.52
b) Public safety facilities per unit^(b)	\$1,295.93
c) Public parks facilities per unit^(c)	\$81.38
d) Transportation facility per unit	N.A.
e) Total estimated proffer per unit	\$9,845.82
e) Proposed multi-family units^(d)	48
Total Development Proffer Contribution (d × e)	\$472,599.36
(a) See Table III-A.4.	
(b) See Table III-B.6.	
(c) See Table III-C.5.	
(e) See Table III-B.1.	

ASSUMPTIONS AND LIMITATIONS

MuniCap obtained the information presented and used in this narrative from multiple sources. 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.



Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

Prince William County School Board – Impact Statement

Date:	August 6, 2021		
Case Number:	REZ2016-00026		
Case Name:	MARUMSCO ASSEMBLAGE (2 nd Submission)		
Magisterial District:	Woodbridge		
Description:	Rezone 3.44 acres from B-1, General Business, to R-16, Suburban Residential High		
Proffer Evaluation Category:	<input type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input checked="" type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td>0</td> </tr> <tr> <td>Townhouse</td> <td>0</td> </tr> <tr> <td>Multi-family</td> <td>48</td> </tr> <tr> <td>Total</td> <td>48</td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	0	Townhouse	0	Multi-family	48	Total	48	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>8</td> </tr> <tr> <td>Middle</td> <td>4</td> </tr> <tr> <td>High</td> <td>4</td> </tr> <tr> <td>Total</td> <td>16</td> </tr> </tbody> </table>	Students Generated		Elementary	8	Middle	4	High	4	Total	16
Housing Units Proposed																					
Single-Family	0																				
Townhouse	0																				
Multi-family	48																				
Total	48																				
Students Generated																					
Elementary	8																				
Middle	4																				
High	4																				
Total	16																				

Developer Proposed Mitigation			
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
School site, if offered, addresses a need identified in the School Division's CIP?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
The location and size of the school site, if offered, is acceptable to the School Division?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
For cases July 1, 2016 to present			
The student generation methodology in the developer's impact analysis is acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No*	<input checked="" type="checkbox"/> N/A
*If No, what is the correct student generation? Difference due to rounding.	Elementary School		Total Students
	Middle School		
	High School		
Monetary proffers, if offered, are based on adopted CIP projects, in terms of cost and in the geographic area of the rezoning, in the developer impact statement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Developer Proposed Mitigation

- The developer has reduced the project area from 14.85 acres to 3.44 acres, thereby reducing the number of residential units from 157 multi-family units to 48 multi-family units. The student generation is reduced from 52 students to 16 students.
- The developer’s Proffer Statement dated July 6, 2021, indicates a monetary contribution of \$8,468.52 per residential unit for school purposes, generating \$404,488.96.
- The monetary contribution is based on the July 2, 2021 Proffer Justification Narrative - Public School Facility Improvement Impacts.

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2020-21			2025-26			2030-31		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,053	66	38,390	4,663	89.2%	40,118	2,935	93.2%	41,740	-1,313	96.9%
Middle School	20,949 ¹	58	20,978	-29	100.1%	21,805	459	97.9%	21,832	432	98.1%
	22,264 ²										
High School	26,197 ³	67	28,343	-2,146	108.2%	30,136	-1,382	104.8%	31,609	-2,855	109.9%
	28,754 ⁴										

¹ (MS) Planning Capacity is used for the 2020-21 school year.

² (MS) Program Capacity will be replacing Planning Capacity in the 2021-22 school year. The numbers in the table reflect the change starting in 2021-22.

³ (HS) Capacity on which available space is calculated for the 2020–21 school year.

⁴ (HS) Capacity on which available space is calculated for the 2021–22 through 2030–31 school years.

Current and Projected Student Enrollment & Capacity Utilization - Schools in same attendance area as Proposed Rezoning

Under the School Division’s 2020-21 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School Level	Available Space			2020-21			2025-26			2030-31		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Belmont ES	536	---	0	499	37	93.1%	517	19	96.5%	546	-10	101.9%
Fred Lynn MS	1170 ¹	1139 ²	14	1,366	-196	116.8%	1,287	-148	113.0%	1,238	-99	108.7%
Freedom HS	2,053	---	8	2,168	-115	105.6%	2,517	-464	122.6%	2,848	-795	138.7%

¹ Planning Capacity is used for the 2020-21 school year.

² Program Capacity will be replacing Planning Capacity in the 2021-22 school year. The numbers in the table reflect the change starting in 2021-22.

Current and Projected Student Enrollment
– Schools in same attendance area as Proposed Rezoning, including the effect of students generated from proposed rezoning

School Level	Available Space			2020-21			2025-26			2030-31		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Belmont ES	536	---	0	499	37	93.1%	525	14	97.9%	554	-18	103.4%
Fred Lynn MS	1170 ¹	1139 ²	14	1,366	-196	116.8%	1,291	-152	113.3%	1,242	-103	109.0%
Freedom HS	2,053	---	8	2,168	-115	105.6%	2,521	-468	122.8%	2,852	-799	138.9%

¹ Planning Capacity is used for the 2020-21 school year.

² Program Capacity will be replacing Planning Capacity in the 2021-22 school year. The numbers in the table reflect the change starting in 2021-22.

Schools Capital Improvements Program (CIP) Projects
that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)

Elementary School	Woodbridge Area ES (2024)
Middle School	Potomac Shores MS (2021)
High School	14 th HS (2026)

Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.

School Board Comments and Concerns

- The School Board is opposed to any rezoning application that causes student enrollment either Division-wide, by school level, or by student enrollment at any assigned school, to exceed 100 percent of capacity.
- Current Division-wide enrollment levels at the high school aggregate exceeds capacity.
- Current enrollment exceeds capacity at the assigned middle school (Fred Lynn) and assigned high school (Freedom).
- The anticipated additional students will further strain the operational and capital resources of the assigned schools and add to the School Division’s need to create new space for students.
- Transferring or reassigning students to other PWCS schools to relieve the additional overcapacity created by this application is not a solution acceptable to the School Board, nor likely to be well received by the school community. While the School Board must adjust school boundaries upon the opening of new schools or additions to existing schools, and does so only with community input and recommendations, it is opposed to boundary changes precipitated by the approval of individual residential developments.
- For these reasons, the School Board is opposed to the subject application.

HISTORICAL COMMISSION RESOLUTION

MOTION: HENSON

August 10, 2021

SECOND: JOHNSON

Regular Meeting

Res. No. 21-040

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2019-00018	Quartz District	Phase II evaluation on archaeology site 44PW2033, and if warranted, a Phase III study. All artifacts from all archaeology sites to be donated to and curated with the County.
REZ2021-00003	John Marshall Commons Tech Park - 4 th Submission	Request Applicant revise The Phase I study (as requested previously) and submit revised Phase I for review as soon as possible.
SUP2021-00004	John Marshall Commons Tech Park - 4 th Submission	No Further Work
REZ2017-00008	Purcell Road Rezoning - 3 rd Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00026	Marumsco Assemblage – 2 nd Submission	No Further Work
REZ2021-00019	Compton Property	Request project area history, additional information about the headstones found in the creek and, in the absence of an architectural study, preservation of the agricultural farm complex.
SUP2021-00030	Compton Property	No Further Work
REZ2021-00021	Richmond Station Landbay C Proffer Amendment	No Further Work
REZ2021-00022	KH Data Capital Development	No Further Work
PFR2021-00026	NOVEC Substation	No Further Work
REZ2021-00023	Raising Cane’s Drive-Through Proffer Amendment	No Further Work
SUP2021-00033	Raising Cane’s Restaurant Drive-Through	No Further Work
REZ2021-00020	John Marshall Village Addition	Request applicant fabricate and install an historical marker at the property, on the subject of horse racing in Haymarket, with content developed by the Historical Commission and the Planning Office.
SUP2022-00003	John Marshall Village Addition	No Further Work
REZ2021-00024	USA Self-Storage at Old Dominion Drive	No Further Work
SUP2021-00034	USA Self-Storage at Old Dominion Drive	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
PFR2021-00013	Wakeman Substation	No Further Work
SUP2022-00004	Chick-Fil-A on Pine Bluff Drive	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Duley

MOTION CARRIED

ATTEST:



Secretary to the Commission