



PLANNING COMMISSION RESOLUTION

MOTION:

May 11, 2022
Regular Meeting
RES. No. 22-xxx

SECOND:

**RE: REZONING #REZ2018-00026, INDEPENDENT HILL VILLAGE
COLES MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone ±69 acres from A-1, Agricultural, to PMR, Planned Mixed Residential; and to allow for the development of up to 210 residential units and 219,000 square feet of commercial and office development and associated waivers and modifications; and

WHEREAS, the site is located on the south side of Dumfries Road, east of its intersection with Independent Hill Road, and north of Bristow Road; and

WHEREAS, the site is designated CMU, Community Mixed-Use, SRL, Suburban Residential Low, PFO, Public Facility/Office, NC, Neighborhood Commercial, and ER, Environmental Resource, in the Comprehensive Plan; and the site is located within the Independent Hill Small Area Plan area; and

WHEREAS, the site is zoned A-1, Agricultural, and falls within the Domestic Fowl, Data Center Opportunity Zone, and partially within the Dumfries Road Highway Corridor Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 9, 2022, and the merits of the above-referenced case were considered and interested citizens were heard. The Planning Commission closed the public hearing and deferred REZ2018-00026, Independent Hill Village, to a date certain of April 27, 2022, for the Applicant to modify the proposal to address the following issues: 1) the application relies heavily on significant modification to lot standards and minimum lot standards at the cost of preserving environmental features; 2) the proposed small lot sizes impact usable area on each lot; 3) the application relies heavily on modifications to County requirements such as dissimilar use buffers and encroachment into the perimeter buffers for proposed improvements; 4) outstanding technical issues mentioned in the staff report; 5) numerous proffer changes which may create enforcement issues if approved; and

WHEREAS, on March 14, 2022, the Applicant submitted a request for deferral and agreed to extend the 90-day requirement for Planning Commission action to the deferred date certain of May 11, 2022, in order to allow more time to make the requested changes. At the March 23, 2022, Planning Commission meeting the Commission approved the deferral request. On March 28, 2022, the Applicant submitted the updated proposal; and

WHEREAS, staff has reviewed the subject application and recommends the Prince William County Planning Commission recommend approval, as stated in the Planning Commission Update Memo; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Rezoning #REZ2018-00026, Independent Hill Village, and recommends that the Applicant work with County staff to address the requested proffer changes listed in Attachment L of the Update Memo, and outstanding Transportation related changes agreed to by the Applicant. These corrections should be made by the Applicant prior to the Board of County Supervisor public hearing, with ample time for staff to review the revisions.

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: **REZ2018-00026, Independent Hill**

Record Owners: Parsons South Holding Company, LLC
John A. Samsky IV and Barbara Ann Samsky

Property GPINs: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095. (the "Property")

Acreage: ±69.1 acres

Magisterial District: Coles Magisterial District

Current Zoning: A-1

Proposed Zoning: ±69.1 Planned Mixed Residential (PMR)

Date: March 28, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions except as may be otherwise provided. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and will be void. 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.

References in this Proffer Statement to plans and exhibits shall include the following:

- A. The Master Zoning Plan (the "MZP") shall be the plan prepared by Bohler Engineering, entitled "Independent Hill Village" bearing a revision date of March 25 2022, including the following sheets:
 - i. Land Use Plan (Sheet 2) (the "Land Use Plan")
 - ii. Generalized Development Plan (Sheet 3) (the "GDP")
 - iii. Landscape Buffer Plan (Sheet 4) (the "Landscape/Buffer Plan")
 - iv. Transportation & Utility Plan (Sheet 5) (the "Transportation & Utility Plan")

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- v. Road Plan and Sight Distance Profiles (Sheet 6-8) (the “Sight Distance Profiles”)
 - vi. Project Details (Sheets 9-11) (the “Project Details”)
- B. Design Guidelines prepared by LandDesign, revision dated March 28, 2022 (“Design Guidelines”)
- C. Exhibit A entitled “Lot Standards,” revision dated March 28, 2022 (“Exhibit A”).
- D. Exhibit B entitled “Tree Save Area – Route 234, Dumfries Road,” dated March 25, 2022. (“Exhibit B”).
- E. Exhibit C entitled “Attachment 1 – Metal Detection Survey Area,” (“Attachment 1”).
- F. Exhibit D entitled “Typical Non-Combustible Sidewall Construction Details” (Option A and Option B (Exhibit D)).

USES AND DEVELOPMENT

1. The Property shall be developed as follows:
 - a. Approximately 49 acres of the Property (Land Bay 2) shall be developed with no more than one hundred fifty (150) single family detached units, and twenty-five (25) single family attached units and five (5) single family attached units, which shall be workforce housing units as defined below, and which shall be in the general location identified on the MZP.
 - b. Approximately 21 acres of the Property (Land Bays 1, and 4) shall be developed with commercial and residential uses not to exceed 219,000 gross square feet of commercial uses, and twenty five (25) single family attached units and five (5) single family attached units, which shall be workforce housing units as defined below, and which shall be in the general location identified on the MZP.
 - c. The aforementioned units total 210 residential units, of which 10 workforce housing units shall not be counted against the density applicable to the development, as further provided herein.
 - d. These elements shall constitute the “Project.”

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2. Development of the Property shall be in substantial accordance with the MZP and the Design Guidelines, however, the locations and design of internal road alignments, road design, lot boundaries, land bay boundaries, and stormwater management improvements may change in accordance with final engineering considerations at the time of final site or subdivision plan review, subject to County or VDOT approval, as needed.
3. For purposes of calculating density on final site/subdivision plans for the Property, the maximum density as set forth on the Land Use Plan, and open space and tree canopy coverage and similar requirements, shall be calculated on the basis of the entire Property and not on each Land Bay. At the time of each final site/subdivision plan, the Applicant shall provide a cumulative tabulation of the density, open space, tree canopy coverage, and other such calculations so as to ensure that such requirements are satisfied upon completion of the Project.
4. Parking spaces for the commercial portions of the Property and for the community recreation center shall be provided in accordance with the Prince William County Design and Construction Standards Manual (“DCSM”). Subject to approval of Director of Transportation, if it is determined that the on-street parking spaces or commercial parking lots located in proximity to the townhouses and the clubhouse meet or exceed the required guest parking for those uses, then the required guest parking shown on the MZP may be reduced or eliminated at the time of final site plan approval.
5. The architectural styling of homes shall be consistent throughout the residential portion of the Project. Specific architectural elements that are allowed on housing unit types shall include, but are not limited to, the use of peaked roofs, gables, chimneys, balconies or decks, porches and/or garages.
6. In those instances where the residential units are constructed with a building separation less than twenty feet (20’), all exterior walls of any two adjacent buildings that are closer than twenty feet (20’) to the exterior wall of another unit shall meet one of the following criteria:
 - a. The construction of the exterior wall shall ~~be~~ have noncombustible siding, and consistent with Option A on Exhibit D attached hereto and incorporated herein by reference; or
 - b. The construction of exterior walls shall be one (1) hour fire rated (excluding windows), and if any windows located in such exterior wall, which is adjacent to another unit that contains windows, then those opposing windows shall be offset

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by greater than three (3') feet horizontally, and shall not be located across from each other on a vertical plane; or

- c. The unit shall have an NFPA 13D fire sprinkler system installed.

COMMUNITY DESIGN

- 7. Site landscaping and buffers shall be provided on the Property substantially as shown on Landscape/Buffer Plan. The Applicant shall plant native, drought tolerant, and non-invasive species where supplemental planting area is provided, subject to final engineering considerations at the time of final site plan review, and subject to necessary utility crossings and fencing. A mix of evergreen and deciduous trees shall be employed to provide a screening effect year round. Where existing vegetation is undisturbed within such landscaping and buffer areas, it shall be retained as shown on the MZP and where feasible and practical, and shall be credited against the plant unit requirements as set forth in the DCSM, and where the existing vegetation is sufficient it shall be permitted to satisfy those requirements.
- 8. The buffer between the clubhouse and the adjacent parcel presently bearing GPIN 7891-57-0276 may vary in width to create a more natural separation, as shown on the MZP and in the Design Guidelines, so long as the required number of plant units, and an average of 50' and/or 14,637 sf. of such buffer, are provided.
- 9. The buffer between the residential Land Bay 2 and Land Bay 4 will vary between 25 and 30 feet as shown on the MZP. Within Land Bay 4 no utilities, and no building structures other than parking, shall be located within 50 feet of the residential property line. In the event that less parking is required for Land Bay 4 than that shown on the MZP, that area shall not be used, and shall be landscaped.
- 10. With respect to tree save areas or tree preservation, the following shall apply:
 - a. The Applicant shall preserve existing trees along the perimeter of the property as provided herein, provided that during final site plan review the County and/or VDOT may permit slopes to exceed 3:1, or permit retaining walls to be constructed so as to preserve such trees.

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- b. The Applicant shall preserve the trees identified on the Landscape/Buffer Plan adjacent to the existing homes along Independent Hill Drive, and shall preserve the existing trees along Bristow Road.
 - c. The Applicant shall provide a Tree Save Area along that portion of Route 234, Dumfries Road, as shown on Exhibit B.
- 11. The Applicant shall remove any graffiti from nonresidential development on the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in § 32-250.21 *et seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- 12. The Applicant shall establish a residential and/or non-residential owners association(s) charged with the responsibility of overseeing the on-going management and maintenance of the common areas of the Property, including, among other things, landscaping and maintenance, signage located in common areas, community recreational facilities, private streets and parking areas, and, if appropriate, storm water management/BMP facilities installed by the Applicant if not maintained by the County in accordance with adopted policies. The non-residential association shall include covenants that permit residential parking on the commercial parking areas.
- 13. The Applicant shall ensure that the documents creating the residential owners association for the Property permit future residents of any subdivision that may be created from the division of the parcels presently bearing GPINs 7891-57-0276, 7891-48-5702, and 7891-48-5319 may, at their election, join such residential owners' association on the same terms and conditions, and with the same rights and privileges, as the owner or owners of a residential lot within the Property.
- 14. Signs and/or entry features shall be constructed at the entrances to the Property (from Dumfries Road and/or Independent Hill Drive) in the general location shown on the MZP. Any such signs/entrance features shall be of a monument style, and shall be subject to the issuance of a sign permit. Such signs shall be permitted in the buffer areas. The base of said entrance sign(s)/feature(s) shall be landscaped with shrubs, perennials, and ornamental grasses. No sign shall exceed ten (10') feet in height.
- 15. Prior to the issuance of the 1st non-residential Occupancy Permit in Land Bay 1, the Applicant shall install landscaping on the northwest corner of Independent Hill Drive and Dumfries Road as shown on the MZP as a corner Gateway Feature (the "Gateway Feature"). Final design of the Gateway Feature shall be approved by the Applicant and the

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Prince William County Planning Director or designee, and shall be provided on the first non-residential site plan for Land Bay 1. Hardscape features such as sculptures, public art, flag poles, monuments, signage (excluding sales or marketing signs) may be integrated into the Gateway Feature. Concurrently with the installation of the landscaping, the Applicant shall make a cash contribution of \$25,000 to the County to be used by the Historical Commission or the County for signage, and/or benches within the Gateway Feature. The commercial property owners' association shall maintain the Gateway Feature.

16. A clubhouse and amenity area ("Clubhouse") shall be constructed in the general location shown on the MZP. This Clubhouse shall contain approximately 1,600 square feet and shall provide a meeting/gathering room, warming kitchen, exercise room, and outdoor patio for use by the residents of the Property. The covenants applicable to the Property shall provide that on an annual basis the clubhouse and/or exterior open spaces shall be made available to Colgan High School for music performances, at no cost to the School.
17. The Applicant shall install pole lighting in the commercial parking areas. Such lighting shall be shielded to direct lighting downward, and meet the lumen levels specified in the DCSM.
18. The Applicant shall design the commercial buildings fronting on Public Road H to be architecturally compatible with the materials and architecture of the residential units along the same road. At a minimum the materials of the building elevations that front on Public Road H and along the commercial entrance road intersecting with Public Road H shall be 80% brick/stone, or similarly to the materials identified in the Design Guidelines a high quality cladding material that does not consist of ribbed or corrugated metal, excluding the surface area of windows and doors, also as provided in the Design Guidelines.

CULTURAL RESOURCES

19. Metal Detection Survey. As a condition of the first grading plan approval on the Property, the Applicant shall conduct a metal detection survey of the hatched area shown on Attachment 1, which is part of the Project.
20. Phase II Evaluation. In the event the metal detection study indicated a Phase II archaeological evaluation is warranted, the Applicant shall conduct a Phase II evaluation on those areas described in the metal detection survey. The Phase II scope of work shall be approved by the Planning Director or his designee. Three (3) copies of the draft report documenting the results and recommendations of the archeological evaluation shall be submitted to the Planning Office for review, comment, and approval prior to the issuance

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of a land disturbance permit for the area of the Phase II evaluation. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia. Final Phase II reports shall be submitted to the County Archaeologist.

21. Mitigation Plan - In the event the Phase II evaluations find an archaeology site significant, and the site cannot be avoided, the Applicant shall either initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act* (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval. The mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia* and also the *Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites*. (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted to the County Archaeologist after the report(s) have been approved by the County.
22. Curation – The Applicant shall curate with the County artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations. Artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to VDHR's curation fee shall be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of the records submitted for curation shall be transferred to the County with a deed of gift. Curation of the Phase II artifacts shall occur two months after acceptance of the final Phase II report.

ENVIRONMENTAL

23. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the said final site plan.

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24. As a condition of occupancy of each residential unit, each unit shall include the following green initiatives: (i) Energy Star ratings for refrigerators and dishwashers, (ii) programmable thermostats, and a (iii) SEER rating of a minimum of 18 on HVAC units.

PUBLIC SAFETY

25. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of new buildings constructed on the commercial areas of the Property, to be used for fire and rescue services. This contribution shall be based on the gross square footage of the commercial buildings on the Property, as shown on the applicable site plan(s) (excluding structured parking, if any) and shall be paid prior to and as a condition of the issuance of an occupancy permit for each building.
26. As a condition of occupancy permit issuance for each residential unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$173 per single-family detached unit and \$173 per single-family attached unit constructed on the Property. This contribution is to be used for public safety purposes.

SCHOOLS

27. As a condition of occupancy permit issuance for each residential unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$12,859.00 per single-family detached unit and \$11,636.00 per single-family attached unit constructed on the Property. Said contribution is to be used for school purposes.

PARKS AND RECREATION

28. The Applicant shall construct recreational facilities on the open space areas shown on the MZP, and, at a minimum, the Applicant shall include a playground (ages 2-12), dog park, splash park, and a gazebo/pergola within one of the open space areas shown on the MZP. The Applicant may also install any of the following: community gardens, trail with fitness stations, patios/courtyards, and/or benches and trash receptacles, within the open space areas shown on the MZP.
29. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$125,000.00 for the construction or reconstruction of the turf field at the George Hellwig Park. Said contribution shall occur at the earlier of (a) the

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County's construction of the turf fields, or (b) as a condition of final bond release for the first commercial building located in Land Bay 1 as shown on the MZP.

30. The Applicant shall construct the following trails in addition to sidewalks within the community.
- a. Route 234 Trail – Subject to VDOT and County approval, the Applicant shall construct a 10' wide asphalt trail along the eastern portion of the Property to connect from the existing Route 234 trail to Bristow Road in the general location shown on the MZP. Such connection shall be made with the development of Land Bay 4, provided consent to do so is granted by the Board of County Supervisors. The Applicant shall request the consent of the Board to include the trail with the first final site or subdivision plan for the development of Land Bay 4, and construct the trail in conjunction with the development of that Land Bay.
 - b. The internal trails located within the Property in open space shall be maintained by a homeowners' association to be created for the Project.

TRANSPORTATION

31. The Applicant shall construct the following road improvements, all of which shall be subject to VDOT and County approval:
- a. Route 234 (Dumfries Road).
 - i. Modify the signal at the intersection with Independent Hill Drive to accommodate additional turn lanes. The modification shall be made prior to issuance of the 1st occupancy permit.
 - ii. Construct a 175' eastbound right turn lane with a 200' taper on Dumfries Road into the commercial shopping area located in Land Bay 1 as shown on the MZP. This turn lane is to be constructed with the first final site plan for Land Bay 1.
 - iii. Construct a limited access median break with a 400' left turn lane and a 200' taper prior to the issuance of the 1st occupancy permit.

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- iv. Construct a 275' right turn lane with a 200' taper into the main entry road of the Property. Such turn lane shall be constructed prior to the issuance of the 1st residential occupancy permit.
 - v. Remove the existing striping and entry road located adjacent to Land Bay 2, prior to the issuance of the 100th residential occupancy permit.
 - vi. Extend the Northbound left turn lanes at Bristow Road an additional 200', to be completed at the earlier of the issuance of the 100 residential occupancy permit, or the 1st occupancy permit of the commercial area.
 - vii. The Applicant shall construct Road E as a public road to a cul-de-sac and a private road from that point to the Kelly Leadership Center, as depicted on the MZP, and may elect to extend Road E as a public road from the end of the cul-de-sac to the boundary of the Kelly Center property.
 - viii. As a condition of final site plan approval for Land Bay 4, the Applicant shall conduct an intersection and turn lane study in addition to a signal justification report for the intersection at Route 234, only if the School Board consents to the connection identified in the proffer above. If, upon such consent and the completion of such report, a signal is warranted, the Applicant shall pay a pro rata share of the cost thereof, based upon the percentage of traffic generated from the Property that is demonstrated by the aforesaid study to be using that intersection to access Route 234, as a percentage of the total traffic using that intersection.
- b. Independent Hill Drive.
- i. Dedicate to VDOT or the County upon request and as directed, and at no cost to Prince William County or VDOT, sufficient right-of-way at the intersection with Route 234, to install 225' left turn lanes with 200' taper, and a 425' storage lane. Improvements shall be completed prior to the 1st occupancy permit.
 - ii. Construct a limited access intersection from Independent Hill Drive into the Property as shown on Sheets 5 and 6 of the MZP. Such improvement

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shall be constructed at the earlier of the issuance of the 50th occupancy permit or the 1st occupancy permit issued within the commercial area.

- iii. Subject to the approval of VDOT and the County the Applicant shall install striping for a crosswalk and shall install the appropriate pedestrian signal heads at the intersection of Independent Hill Drive with Bristow Road as shown on Sheet 5 of the MZP prior to the issuance of the 100th residential occupancy permit.
 - iv. Dedicate to VDOT or the County, upon request and as directed, and at no cost to Prince William County or VDOT, right-of-way up to 33' from centerline of Independent Hill Drive at the time of final site plan submission for the entrance to Public Road A.
 - v. The Applicant shall dedicate to VDOT or the County, upon request and as directed, and at no cost to Prince William County or VDOT, sufficient right-of-way, and install, subject to VDOT and County approval, a 10' wide trail (the "Independent Hill Trail") within the VDOT right-of-way as shown on the MZP from the Public Road A entrance to the intersection with Bristow Road. Those portions of the Independent Hill Trail to be constructed on GPINs 7891-48-5319 and 7891-48-5702 ("the Off-Site Right-of-Way") shall be subject to Proffer 33 below. Such construction shall take place with the construction of the Public Road A entrance, and if the Off-Site Right-Of-Way has not yet been acquired at the time of such construction, the Independent Hill Trail shall be expeditiously completed when that Off-Site Right-Of-Way has been acquired. Alternatively, the Applicant may elect to defer construction of the said Trail until the Off-Site Right-Of-Way has been acquired pursuant to Proffer 33.
 - vi. Subject to VDOT and County approval, the Applicant shall construct a sidewalk within the Independent Hill Drive right-of-way along the southern side of the Gateway Feature located in Land Bay 1, as shown on the MZP, and shall construct the sidewalk as part of the construction of that Gateway Feature identified in Proffer 15, as part of the construction of that Gateway Feature.
- c. Bristow Road.

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- i. Extend the right turn lane by 50' into the proposed Wolf Run Subdivision, currently identified as 14621 and 14727 Bristow Road, GPINs 7891-66-1459, and 7891-67-3407. Such improvement shall be constructed concurrently with the construction of the Wolf Run Subdivision. In the event the road is not constructed, the Applicant shall escrow sufficient funds with the County to accomplish that improvement. Upon submission of final plans for, or completion of, the Wolf Run Subdivision, the Applicant shall conduct a left turn warrant analysis. In the event VDOT or the County determines that a left turn lane is warranted, the Applicant shall construct the left turn lane within the existing right-of-way concurrently with construction of the intersection.
 - ii. Install curb & gutter and frontage improvements along the frontage of the Samsky Store as shown on the MZP. Such improvements shall be completed prior to the issuance of the 100th occupancy permit.
 - iii. Dedicate to VDOT or the County, upon request and as directed, and at no cost to Prince William County or VDOT, 35' of right-of-way from the center line of Bristow Road, and subject to VDOT approval, the Applicant shall install within the VDOT right-of-way a 10' wide trail along Bristow Road as shown on the MZP prior to the issuance of the 100th residential occupancy permit. In the event the County acquires or obtains the necessary easements, right-of-way or design waivers for any off-site properties located on Bristow Road and adjacent to the Property within 5 years from the date of rezoning approval, the Applicant shall construct, at the Applicant's expense, the remaining portion of the trail/sidewalk up to the intersection improvements of the Wolf Run Subdivision as shown on the MZP. Subject to VDOT and County approval, the Applicant shall install a bike repair station at the intersection with Independent Hill Drive and Bristow Road, or along the Bristow Road frontage in a location mutually acceptable to the Applicant, VDOT, and County.
- d. Hamowell Street.
 - i. The Applicant shall install a cul-de-sac at the current dead end of Hamowell Street as shown on the MZP. The Applicant shall construct a

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sidewalk from the cul-de-sac to the project as shown on the MZP. This improvement shall be constructed prior to the issuance of the 100th residential occupancy permit.

- e. Sidewalk within Wolf Run Subdivision -
 - i. The Applicant shall construct a five (5') foot sidewalk along the western side of future Wolf Run Road when the Wolf Run Subdivision is hereafter constructed within the 48' right-of-way that has heretofore been proffered for dedication by others.

- 32. The Applicant shall provide bike racks within the non-residential Land Bays. The number and location shall be determined at final site plan for the non-residential Land Bays.

- 33. Eminent Domain – If the Applicant is unable to acquire Off-Site Right-of-Way required to complete the construction of the Independent Hill Trail as proffered herein, (Proffer 31.(b).(v).), despite its best efforts to do so, the Applicant shall request the County to acquire the necessary right-of-way and any necessary easements required for the completion thereof (the “Trail Completion”) by means of its condemnation powers, at Applicant's expense. The Applicant's request shall be in writing. Said request shall be made to the appropriate County official and shall be accompanied by the following:
 - a. The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right of way and/or easements are sought.
 - b. Plats, plans and profiles showing the necessary right of way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
 - c. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property will be based on the following:
 - i. If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - ii. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be

PROFFER STATEMENT

REZ2018-00026, Independent Hill

GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095.

March 28, 2022

acquired for the purposes set out herein, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.

- d. A 60 year title search of each involved property.
- e. Documentation demonstrating to the County's satisfaction Applicant's best good faith efforts to acquire the right of way and/or easements, at a cost of not less than the fair market value of the involved property interests.
- f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
- g. An Agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded more than the fair market value estimated by Applicant's appraiser, the Applicant shall pay to the County not more than fifteen percent of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.
- h. In the event that Prince William County does not acquire the Off-Site Right-of-Way necessary for the completion of the Independent Hill Trail within twenty-four (24) months of receiving the request required for the exercise of eminent domain as set forth herein, the Applicant shall be relieved of the obligation to provide for the Trail Completion identified in this Proffer.
- i. Nothing contained herein shall delay the processing of other plans or permits associated with the Project.

PROFFER STATEMENT

REZ2018-00026, Independent Hill

GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095.

March 28, 2022

WORK FORCE HOUSING

34. The Applicant shall construct 10 single-family attached units as Work Force Housing Units (WHU). The original sale of such units to Qualified Purchasers, as defined herein, shall be first reserved for employees of the Prince William County Public Schools, Prince William County Fire & Rescue, and/or the Prince William County Police Department. Only one member of a household need be an employee of one of the aforesaid County entities to be deemed a Qualified Purchaser, but that person must have been employed by the School Division, Department, or Agency for the prior 12 consecutive months at the time of application. If after six (6) months from the date of the issuance of an occupancy permit for each such WHU a Qualified Purchaser from the aforesaid agencies has not been identified, the WHU may be sold to other Qualified Purchasers without regard to place of employment.
35. Qualified Purchasers shall be individuals or families whose incomes do not exceed 80% of the then current Prince William County Area Median Income (AMI) as published by the United States Department of Housing and Urban Development.
36. The WHU's shall be architecturally similar to the market rate units. The size of these units shall be similar to the market rate units but may vary by up to 20% in gross square footage from the market rate units. They shall be located throughout the areas in which permitted and not clustered together. For purposes of calculating project density the WHUs shall be excluded.
37. Any resale of any WHU after the original sale, shall remain deed restricted for a minimum of 20 years so as to continue to be owned by a Qualified Purchaser, subject to such increases in AMI that may have occurred at the time of such sale.
38. The maximum sale price at the then prevailing interest rate available to Qualified Purchaser of a WHU, either at the time of the original sale, or upon resale while subject to the aforesaid deed restriction, shall be limited to be what can be reasonably financed at no more than 30% of the gross family income of the Qualified Purchaser.
39. Workforce housing units hereunder shall not be required to pay any per unit residential proffer contribution.

PROFFER STATEMENT

REZ2018-00026, Independent Hill

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March 28, 2022

WATER AND SEWER

40. The Property shall be served by public sanitary sewer and water as shown on Transportation and Utility Plan and the Applicant shall be responsible for those on-site and off-site improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

41. 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 twenty-four (24) 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 twenty-four (24) 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 twenty-four (24) 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, noncompounded.
42. The property known as Samsky's Store, 14705 Bristow Road, GPIN 7891-77-2095, is, or may be, situated closer to the right-of-way of Bristow Road, and to the side property lines of the said parcel, than permitted by the Zoning Ordinance in current effect. The Applicant does not intend to remove any structure associated with the Store, and such structures and their uses shall be deemed lawful, but in the event the parcel is redeveloped otherwise than as set forth in the Design Guidelines or as shown on Sheet 10 of the MZP, the Store and any existing structure associated therewith at the time of approval of this rezoning shall be redeveloped pursuant to then applicable zoning requirements.

WAIVERS AND MODIFICATIONS

43. The following waivers and modifications to the requirements of the Zoning Ordinance and/or the DCSM shall be deemed approved as provided by § 32-700.25 and § 32-250.32(4) of the Zoning Ordinance.
- a. Modification of the buffer standards set forth in the Zoning Ordinance and the Prince William County Design and Construction Standards Manual

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(DCSM) to permit the buffers within the Property as those shown on the MZP and the Landscape Buffer Plan to constitute alternative compliance with otherwise applicable requirements.

- b. Modification/waiver of Section 32-306.12 of the Zoning Ordinance to allow the housing types, (including the number of townhouse units in a group), and associated development standards as set forth on Exhibit A, in addition to the unit types permitted in the PMR District based on the respective land bay designations on the MZP, and/or any other modified housing type as may be approved by the Zoning Administrator.

PROFFERS SUBMITTED PURSUANT TO CERTAIN STATUTORY PROVISIONS

- 44. These Proffers are submitted pursuant to the provisions of Va. Code Ann. § 15.2-2303.4 as it was in effect on and after July 1, 2016, and prior to the revisions thereto effective July 1, 2019, with the exception of Proffer 29 that is submitted in connection with the commercial component of this mixed use development, and is made as a non-residential Proffer.

[Signatures to follow on next page(s)]

PROFFER STATEMENT

REZ2018-00026, Independent Hill

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March 28, 2022

SIGNATURE PAGES

GPINs 7891-48-7715, 7891-57-9552, 7891-66-4792, 7891-57-9961 and 7891-57-3493

PARSONS SOUTH HOLDING COMPANY, LLC

By: _____

Name: _____

Title: _____

[Signatures continued on following page]

PROFFER STATEMENT

REZ2018-00026, Independent Hill

GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095.

March 28, 2022

SIGNATURE PAGE

GPINS 7891-66-3247, 7891-66-3050, AND 7891-77-2095 (part)

By: Barbara Ann Samsky

By: John A. Samsky, IV



UPDATE MEMO

PC Meeting Date:	May 11, 2022
Agenda Title:	Rezoning #REZ2018-00026, Independent Hill Village
District Impact:	Coles Magisterial District
Department:	Planning Office
Case Planner:	Christopher Perez

Summary of Planning Commission Public Hearing

At the February 9, 2022 public hearing, the Planning Commission reviewed the above-referenced proposal and received public testimony. The Planning Commission closed the public hearing and deferred REZ2018-00026, Independent Hill Village, to a date certain of April 27, 2022, for the Applicant to modify the proposal to address the following issues: 1) the application relies heavily on significant modifications to lot standards and minimum lot standards at the cost of preserving environmental features; 2) the proposed small lot sizes impact usable area on each lot; 3) the application relies heavily on modifications to County requirements such as dissimilar use buffers and encroachment into the perimeter buffers for proposed improvements; 4) outstanding technical issues as mentioned in the staff report; and 5) numerous proffer changes which may create enforcement issues if approved.

On March 14, 2022, the Applicant submitted a request for deferral and agreed to extend the 90-day requirement for Planning Commission action to the deferred date certain of May 11, 2022, in order to allow more time to make the requested changes. At the March 23, 2022, Planning Commission meeting the Commission approved the deferral request. On March 28, 2022, the Applicant submitted the updated proposal. Below is a summary of the revisions, an analysis of the revised project against the relevant Comprehensive Plan Sections, and a recommendation to the Planning Commission.

Applicant Revisions

- Additional tree save areas have been preserved. The tree save areas for the site have increased from 2.5 percent to 4.2 percent, which is an increase of 1.7 percent. The additional tree save areas provided are located behind Samsky's Store, along Dumfries Road, and along Bristow Road.
- The Highway Corridor Overlay District (HCOD) buffer abutting the commercial property along Dumfries Road has been increased to an average width of 25-feet planted to a Type B DCSCM standard.
- The dissimilar use buffer between the recreational use abutting a residential use (GPIN 7891-57-0276) has been increased from 20 feet in width to an average of 50-feet in width.

Consequently, the clubhouse amenity has been redesigned to accommodate the buffer.

- The 10-foot-wide shared use path has been provided along the duration of Independent Hill Drive, which includes two properties not associated with the rezoning, GPINs 7891-48-5702 and 7891-48-5319. Additionally, the Applicant in consultation with the County has revised the proffers to provide standard language to allow eminent domain proceedings of the land needed to build the trail connection along this frontage. See proffer 31 and proffer 33.
- The gateway feature is no longer proposed to be dedicated to the County. Instead, the HOA will install and maintain this feature. Additionally, a sidewalk has been provided along the site frontage along the west side of Independent Hill Drive.
- A sidewalk has been proffered to be constructed along future Wolf Run Lane.
- Onsite visitor parking has been added for all townhome units.
- The road classification of Independent Hill Drive has been clarified on the Master Zoning Plan (MZP) to be a local road, which addresses the discrepancy between the VDOT and County classification.
- A notation has been added to the MZP to label the correct unit counts proposed for the development, 200 residential units and 10 work force housing units. Additionally, a notation has been added to the MZP to delineate the land bays where the work force housing units will be located.
- The proposed setbacks and lot standards for the proposal have been revised. The associated modifications have been revised.
- Proffer revisions were made, dated March 28, 2022, which address many of the previously identified proffer concerns. Some previously identified proffer concerns remain and new concerns have been generated by the revisions. See Attachment L "Proffer review and requested changes", which lists those proffers that should be revised prior to BOCS action on this proposal.

Conclusions & Recommendation

Based on the analysis contained in this memo, staff finds that the project is now consistent with the Transportation section and Community Design section of the Comprehensive Plan. The Long-Range Land Use section remains consistent but to a stronger degree. The Environmental components of the project fall short of consistency with the Comprehensive Plan based on a few main factors listed in this memo. The Planning Office recommends the rezoning be approved and recommends that the Applicant work with County staff to address the requested proffer changes listed in Attachment L, and outstanding Transportation related changes agreed to by the Applicant. These corrections should be made by the Applicant prior to the Board of County Supervisor public hearing, with ample time for staff to review the revisions.

Update to 2/9/22 Planning Commission Staff Report Analysis

As noted above, the Planning Commission directed the Applicant to address various items prior to future consideration. The following is a current status of the major weaknesses in each corresponding section, as noted in the February 9, 2022 staff report and with changes made by the Applicant noted, as applicable.

Long-Range Land Use Plan Analysis

Lack of Green Infrastructure: The tree save areas for the site have increased from 2.5 percent to 4.2 percent, which is an increase of 1.7 percent. The additional tree save areas are located behind Samsky's Store, along Dumfries Road, and along Bristow Road. Additionally, the Applicant has revised the proffers to omit encroachment within required perimeter buffers for utility easements, soil reinforcement retaining walls, trails, and stormwater management features.

Land Use & Zoning Compatibility: Notation has been added to the MZP to label the correct unit counts proposed for the development, 200 units and 10 work force housing units. Additionally, notation has been added to the MZP to delineate the land bays that the work force housing units have been designated. Land Bay 1 will contain 5 workforce housing units in addition to the previously known 25 SFA residential units. Land Bay 2 will contain 5 workforce housing units in addition to the previously known 175 residential units. With this information, staff calculates that Land Bay 1 has a proposed density of 2.2 dwelling units per acre, which meets the target residential density in the SAP of T-2: 0.5-4 dwelling units per acre. Land Bay 2 has a proposed density of 3.9 dwelling units per acre, which meets the 1-4 dwelling units per acre target density of the SAP.

Community Design Plan Analysis

Modification to Various Lot Standards: This rezoning proposal includes a general request and proffer to modify building setbacks and performance standards for proposed lots in an effort to meet the unit type layout proposed in Exhibit A – Lot Standards. Staff believes the requested modifications are as follows:

Housing Type	Required	Previous Version, Proposed	Revised Version, Proposed	Difference between required and provided
Cluster Lots	Front 25 feet	Front 18 feet	Front 20 feet	5 feet
	Side 10 feet	Side 5 feet	Side 5.5 feet	4.5 feet
	Minimum lot area 7,500 square feet	No minimum lot area	7,200 square feet	300 square feet
	No requirement	Unspecified maximum	20 percent maximum shall be cluster lots	N/A
Village House	Side 10 feet	Side 5 feet	Side 5.5 feet *	4.5 feet
	Rear 25 feet	Rear 20 feet	Rear 20 feet	5 feet
	Side corner 20 feet	Side corner 16 feet	Side corner 16 feet	4 feet

	Minimum lot width 60 feet	Minimum lot width 58 feet	Minimum lot width 58 feet	2 feet
	No requirement	Unspecified maximum	35 percent maximum shall be Village Houses	N/A
Townhouse	Minimum lot width 20 feet	Minimum lot width 16 feet	Minimum lot width 16 feet	4 feet
	Front setback (with off street parking) 10 feet	Front setback (with off street parking) 8 feet	Front setback (with off street parking) 8 feet	2 feet
	Setback from public right of way 20 feet	Setback from public right of way 8 feet	Setback from public right of way 8 feet	12 feet
Min setback for (Covered Stoops, unroofed decks, landings)	Front setback (with off street parking) 5 feet	Front setback (with off street parking) 0 feet	Front setback (with off street parking) 5 feet	Modification no longer needed
	Side (end unit) 10 feet	Side (end unit) 5 feet	Side (end unit) 5 feet	5 feet
	Rear 8 feet	Rear 5 feet	Rear 8 feet	Modification no longer needed
	Minimum Building footprint 720 square feet	Minimum Building footprint 640 square feet	Minimum Building footprint 640 square feet	80 square feet
Reduced Setback House	Minimum Lot area 7,000 square feet	Minimum Lot area 6,900 square feet	Minimum Lot area 6,900 square feet	100 square feet
	Side 10 feet	Side 5 feet and 6 feet (total of 11 feet)	Side 5 feet and 6 feet (total of 11 feet)	5 feet
	Rear 30 feet	Rear 20 feet	Rear 25 feet	5 feet
	Side Corner Lot 20 feet	Side Corner Lot 16 feet	Side Corner Lot 20 feet	Modification no longer needed
	No requirement	Unspecified maximum	70 percent maximum shall be Reduced Setback Houses	N/A

* The Applicant should revise Exhibit A, The Village House, minimum side setbacks to list 5.5 feet; rather, than the "5' (total of 11)", which is currently listed in the chart but does not match the diagram. If this inconsistency persists the side setback of 5.5 feet could be unenforceable.

After the 2-9-22 Planning Commission meeting the Applicant and staff met to discuss the modification requests. During this meeting it was conveyed to staff that the cluster lots will be the quad lots accessed by Future Wolf Run Lane and Public Road E. The townhouse lots will be located in Land Bay 1 and Land Bay 2 where the MZP generally depicts townhomes. The location of the reduced setback homes and the Village Homes is unknown at this time. However, based on the revised proposal, the difference in setbacks between these two housing types is minimal, with each having the same front setback, and the side setbacks are comparable, as is the rear setbacks. Additionally, the reduction in setbacks is less substantial than previous versions of the plan and will have less of an impact on lot size as previous iterations of the plan. Staff's previous concerns with the reduced setbacks and lot standards have been addressed in the resubmittal. Additionally, the Fire and Rescue Department does not have any objections to the revised setback proposals and has

no safety concerns about the current setback and lot standards.

Buffer Modification Requests: The dissimilar use buffer between the proposed Clubhouse and the abutting residential use that is not associated with the rezoning (GPIN 7891-57-0276), has been increased to an average width of 50-foot with enhanced landscaping at 250 plant units per 100 linear feet. The previously proposed landscaped buffer between these uses was 20 foot wide, planted 150 plant units per 100 linear feet. The revised proposal partially meets staff's recommendation for an enhanced 50-foot-wide landscaped buffer area but the proposed plantings within the buffer are below the DCSM standard for a Type C buffer, which is 320 plant units per 100 linear feet. The Applicant should revise the buffer to be planted to a Type C buffer standard.

The Applicant proposes a 25-foot to 30-foot-wide landscape buffer between the residential uses proposed in Land Bay 2 and the office uses proposed in Land Bay 4. This is an increase from the previous proposal that proposed 20-foot-wide buffers between these dissimilar uses. As mentioned in the 2-9-22 staff report to the Planning Commission, Land Bay 4 is being rezoned to PMR with a designation of B-2, Neighborhood Business District, thus the "100,000 square foot, 3 story office building" may very well become a commercial use. Section 800, Table 8-1 of the County's DCSM requires a 50-foot buffer between a commercial use and a residential use. Staff recommends a 50-foot-wide buffer between these dissimilar uses. Staff believes that the reduced buffer between residential and the dissimilar use will have an adverse impact on the future development of the adjacent property or properties. Staff does not support a modification to the required buffer in this instance and instead requests the applicant provide the requested 50-foot buffer between the uses proposed in Land Bay 2 and Land Bay 4 planted to a Type C DCSM standard.

The Applicant has revised the proffers to omit encroachment within required perimeter buffers for utility easements, soil reinforcement retaining walls, trails, and stormwater management features.

Non-conforming Structure Verification Process: After the 2-9-22 Planning Commission meeting the Applicant and staff met to discuss the requests. During this meeting it was decided with the Planning Director that the Board of County Supervisors is an appropriate body to take an action on the non-conforming structure as part of the rezoning request.

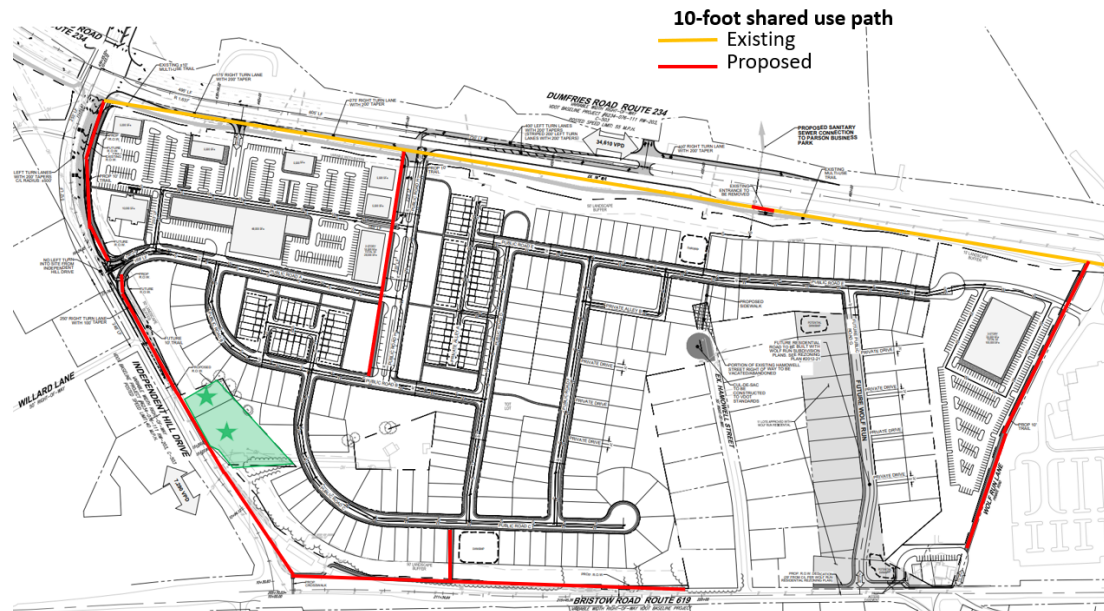
Gateway Feature: The gateway feature is no longer proposed to be dedicated to the County, instead the HOA will install and maintain this feature. Additionally, the Applicant has proffered \$25,000 to the County to be used by the Historical Commission or the County for signage, and/or benches within the Gateway Feature for historical markers. This feature will distinguish this development as a gateway to some of the areas noteworthy and important natural resources and help create a cohesive gateway experience. The design guidelines distinguish the various elements of the feature, which will include flag poles, grounded with a low wall, monument sign, decorate fencing, ornamental grasses, ornamental trees, and shrubs. Also, a sidewalk has been proffered along the site frontage along the west side of Independent Hill Drive at the southwest corner of the Route 234/Independent Hill Drive intersection, the area associated with the gateway feature.

Green Infrastructure/Open Space: The proposal provides a central green feature that the Small Area Plan envisioned. Additionally, the proposal provides numerous active open spaces areas

throughout the development to include a tot lot pocket park, a clubhouse recreational area, a splash pad, a lawn and bioretention opportunities, shade structures and gazebos, and the Samsky's Store.

HCOD Buffers: The HCOD buffer abutting the commercial property along Dumfries Road has been increased to provide an average width of 25-foot-wide buffer planted to a Type B DCSM standard. Previously the average width of the buffer was 20 foot wide and planted to a Type A DCSM buffer.

10-foot Shared Use Path: The Applicant does not own GPINs 7891-48-5702 and 7891-48-5319, nor are these properties part of the rezoning request (see diagram below with green highlighted/starred properties). With the revision the Applicant has provided the shared use path along the frontage of these properties and provides proffers (proffer 31 and Proffer 33), which allows for eminent domain proceedings to acquire this land and build the trail in this area. Additionally, the Applicant has removed the five (5) year time frame for this portion of the trail to be constructed. The Applicant should revise the proffers slightly to provide more clarity in the proposal (see Attachment L).



Graphic depicting of the proposed trail network.

The Applicant is proposing a 10-foot shared use path offsite on property owned by the Board of County Supervisors, identified on County maps as GPIN 7891-88-1716. This property contains a paper street named Wolf Run Lane that is currently unimproved and wooded. The Applicant has provided proffer 30(a), which states that they will construct a 10-foot-wide asphalt trail in conjunction with development of Land Bay 4, provided consent to do so is granted by the Board of County Supervisors, and that both VDOT and PWC DOT approve it with the first final or subdivision plan for development of Land Bay 4. The Applicant has revised the proffer to provide a clear trigger for the proffer. However, as written there is no provision defining who shall maintain the trail once it is built. While Parks and Recreation and Planning are generally in favor of this connection on County-owned land, the proffer should be revised to address the above concerns (see Attachment L).

Environment Plan Analysis

Limits of Clearing and Grading: While the Applicant has been unable to accommodate the 16 percent tree preservation area requested, they have increased the amount of tree preservation area in the proposal from 2.5 percent to 4.2 percent in areas that positively affect the perimeter buffering for the site and will provide enhanced screening/buffering from Dumfries Road and Bristow Road.

The above being said, the County continues to recommend the Applicant incorporate substantial portions of the existing high-quality hardwood forest into the project by preserving a minimum of 16 percent of the total site area as existing hardwood forest. While not required by the Zoning Ordinance, the proposal lacks buffering and screening to existing abutting residential properties. Staff has been contacted by two abutting property owners who have requested the developer provide adequate screening or buffering between their existing homes and the proposed development. At this time, no such screening or buffering has been proposed on the MZP or in the proffers. Staff recommends tree preservation areas or supplemental plantings for screening be provided where possible adjacent to existing residential lots.

Modification request to buffers: See community design section of this memo that covers these proposed changes.

Transportation Plan Analysis

While many of VDOT and PWC DOT's comments have been addressed in the latest submittal, some important review comments remain. The Applicant has agreed to correct the remaining deficiency prior to the BOCS action. A revision will be needed to facilitate the changes.

Remaining VDOT Review Comments:

1. Per Table B (1)-1 of the VDOT Road Design manual, Appendix B (1) Subdivision Street Design Guide, update the centerline radius of Road A to be a minimum of 335' for streets with a VPD over 2,000. The Applicant has agreed to correct this deficiency prior to BOCS action.
2. Remove the curb bulb-out extension and striped parking spaces on Road D. The Applicant has agreed to correct this deficiency prior to BOCS action.
3. Update proffer 31(e) to state the sidewalk will be constructed on the east side of future Wolf Run Lane. The Applicant has agreed to correct this deficiency prior to BOCS action.

Remaining PWC DOT Review Comments:

1. In order for Public Road C to be accepted into VDOT's Secondary Street System, there must be a dedicated right of way free of encumbrances, including easements. Therefore, the portion of the existing ingress/egress easement serving GPIN 7891-57-0276 (property owner, Jo Patric Love) that crosses Public Road C must be vacated before Public Road C will be accepted by VDOT. Public Road C must be

maintained by the private developer until the road is accepted into VDOT's Secondary Street System. The Applicant has not provided a response. This issue must be resolved before a subdivision/site plan can be approved.

2. On sheet #9, labeled Project Details, of the MZP, the clubhouse does not include ADA spaces on site. However, in draft proffer #4, the Applicant commits to provide parking in accordance with the DCSM. The Applicant will be required to provide ADA spaces for the Clubhouse in keeping with Federal ADA requirements at site plan. The Applicant agrees that this item will be addressed at the final site plan stage of the project.

3. The Applicant now agrees to provide the sidewalk within the 48' right of way of future Wolf Run Lane. Provided the Applicant corrects the current proffer language to specify that the sidewalk will be constructed on the east side of future Wolf Run Lane, this issue would be adequately addressed. The Applicant has agreed to correct this deficiency prior to BOCS action.

Proffer Issues / Deficiencies

Proffer revisions were made, dated March 28, 2022, which addressed many of the previously identified proffer concerns. Some previously identified proffer concerns remain and new concerns have been generated by the revisions. See the Attachment L (proffer review and requested changes), which lists those proffers that should be revised prior to the BOCS action on this proposal. There are 18 major proffer items that should be revised/amended and 18 minor proffer items that should be revised/amended.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the subject property. Since the 2-9-2022 Planning Commission meeting staff has received feedback from a handful of residents. In summary, the property owners of GPIN 7891-48-5702 (Susan Fanslau) and GPIN 7891-48-5319 (Elizabeth Taverniti) reached out to staff very concerned with the revised proposal, which depicts the shared use path across the frontage of their property and expressed outrage and concern about the eminent domain language added to the proffers. These property owners requested the County not approve this aspect of the proposal. Additionally, the property owners of GPIN 7891-48-5702 (Susan Fanslau) requested that if this aspect of the proposal was approved, that the developer would proffer to provide a wooden fence along the front of her property to provide a physical barrier between the shared use path and her home.

Timing Contingencies

The Planning Commission must take action at the May 11, 2022 meeting, unless extended by the Applicant. It is important to note that under the current procedural statutes, if the Planning Commission defers action again and the Applicant does not agree, then the Planning Commission will be deemed to have recommended approval under County Code Section 32-700.42(2) and Virginia Code Section 15.2-2285(B).

Attachments:

Attachment A: Proposed Proffers (Relined)

Attachment B: Master Zoning Plan

Attachment C: Design Guidelines

Attachment D: Exhibit A - Lot Standards

Attachment E: Exhibit B - Tree Save Exhibit

Attachment F: Exhibit C - Attachment 1 - Metal Detection Survey Area

Attachment G: Exhibit D - Noncombustible Sidewall

Attachment H: Environmental Constraints Analysis

Attachment I: Historical Resolution

Attachment J: Proffer Impact Analysis

Attachment K: PWC School Board Impact Statement

Attachment L: Proffer Review and Requested Changes

Attachment M: Community Outreach Summary

Attachment N: Planning Commission Staff Report, dated February 9, 2022 (without previous attachments)

Attachment O: Planning Commission Resolutions for Deferral.

PROFFER STATEMENT

RE: **REZ2018-00026, Independent Hill**

Record Owners: Parsons South Holding Company, LLC
John A. Samsky IV and Barbara Ann Samsky

Property GPINs: ~~7891-58-0258, 7891-57-4046~~ 7891-57-3493, 7891-66-4792, ~~7891-58-2105~~, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095 (the "Property")

Acreage: ±69.1 acres

Magisterial District: Coles Magisterial District

Current Zoning: A-1

Proposed Zoning: ±69.1 Planned Mixed Residential (PMR)

Date: ~~December 10, 2021~~ March 28, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions except as may be otherwise provided. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and will be void. 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.

References in this Proffer Statement to plans and exhibits shall include the following:

- A. The Master Zoning Plan (the "MZP") shall be the plan prepared by Bohler Engineering, entitled "Independent Hill Village" bearing a revision date of ~~December 10, 2021~~ March 25 2022, including the following sheets:
 - i. Land Use Plan (Sheet 2) (the "Land Use Plan")
 - ii. Generalized Development Plan (Sheet 3) (the "GDP")
 - iii. Landscape Buffer Plan (Sheet 4) (the "Landscape/Buffer Plan")

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- iv. Transportation & Utility Plan (Sheet 5) (the “Transportation & Utility Plan”)
 - v. Road Plan and Sight Distance Profiles (Sheet 6-8) (the “Sight Distance Profiles”)
 - vi. Project Details (Sheets ~~9-109-11~~) (the “Project Details”)
- B. Design Guidelines prepared by LandDesign, revision dated ~~December 10, 2021~~ March 28, 2022 (“Design Guidelines”)
- C. Exhibit A entitled “~~Residential Performance Lot~~ Standards,” revision dated ~~December 10, 2021~~ March 28, 2022 (“Exhibit A”).
- D. Exhibit B entitled “Tree Save Area – Route 234, Dumfries Road,” ~~Dated December 10, 2021~~ dated March 25, 2022. (“Exhibit B”).
- E. Exhibit C entitled “Attachment 1 – Metal Detection Survey Area,” (“Attachment 1”).
- F. Exhibit D entitled “Typical Non-Combustible Sidewall Construction Details” (Option A and Option B (Exhibit D)).

USES AND DEVELOPMENT

1. The Property shall be developed as follows:
 - a. Approximately 49 acres of the Property (Land Bay 2) shall be developed with no more than one hundred fifty (150) single family detached units, and ~~25~~ twenty-five (25) single family attached units and five (5) single family attached units, which shall be workforce housing units as defined below, and which shall be in the general location identified on the MZP.
 - b. Approximately 21 acres of the Property (Land Bays 1, and 4) shall be developed with commercial and residential uses not to exceed 219,000 gross square feet of commercial uses, and twenty five (25) single family attached units and five (5) single family attached units, which shall be workforce housing units as defined below, and which shall be in the general location identified on the MZP.

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- c. The aforementioned units total 210 residential units, of which 10 workforce housing units shall not be counted against the density applicable to the development, as further provided herein.
- d. ~~e.~~ These elements shall constitute the “Project.”
2. Development of the Property shall be in substantial accordance with the MZP and the Design Guidelines, however, the locations and design of internal road alignments, road design, lot boundaries, land bay boundaries, and stormwater management improvements may change in accordance with final engineering considerations at the time of final site or subdivision plan review, subject to County or VDOT approval, as needed.
3. For purposes of calculating density on final site/subdivision plans for the Property, the maximum density as set forth on the Land Use Plan, and open space and tree canopy coverage and similar requirements, shall be calculated on the basis of the entire Property and not on each Land Bay. At the time of each final site/subdivision plan, the Applicant shall provide a cumulative tabulation of the density, open space, tree canopy coverage, and other such calculations so as to ensure that such requirements are satisfied upon completion of the Project.
4. Parking spaces for the commercial portions of the Property and for the community recreation center shall be provided in accordance with the Prince William County Design and Construction Standards Manual (“DCSM”). Subject to approval of the Director of Transportation, if it is determined that the on-street parking spaces or commercial parking lots located in proximity to the townhouses and the clubhouse meet or exceed the required guest parking for those uses, then the required guest parking shown on the MZP may be reduced or eliminated at the time of final site plan approval.
5. The architectural styling of homes shall be consistent throughout the residential portion of the Project. Specific architectural elements that are allowed on housing unit types shall include, but are not limited to, the use of peaked roofs, gables, chimneys, balconies or decks, porches and/or garages.
6. ~~(a).~~ In those instances where the residential units are constructed with a building separation less than ~~ten~~ twenty feet (~~10~~ 20’), all exterior walls of any two adjacent buildings that are closer than ~~ten~~ twenty feet (~~10~~ 20’) to the exterior wall of another unit shall ~~have exterior wall construction that is fire resistant, utilizing 2" x 4" studs—16" O.C. with 1/2" gypsum board on the inside of the stud and a 1/2" fire retardant exterior sheathing on the outside of~~

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~~the stud, or noncombustible exterior cladding on each of the opposing walls.~~ meet one of the following criteria:

- a. The construction of the exterior wall shall be have noncombustible siding, and consistent with Option A on Exhibit D attached hereto and incorporated herein by reference; or
- b. The construction of exterior walls shall be one (1) hour fire rated (excluding windows), and if any windows located in such exterior wall, which is adjacent to another unit that contains windows, then those opposing windows shall be offset by greater than three (3') feet horizontally, and shall not be located across from each other on a vertical plane; or
- c. The unit shall have an NFPA 13D fire sprinkler system installed.

~~(b.) In those instances where the residential units are constructed with a building separation less than sixteen feet (16'), said units shall have a NFPA 13-D sprinkler system in the homes. Non-combustible projections such as brick chimneys are permitted within the sixteen foot separation and would not require the homes to provide sprinkler systems.~~

COMMUNITY DESIGN

7. Site landscaping and buffers shall be provided on the Property substantially as shown on Landscape/Buffer Plan. The Applicant shall plant native, drought tolerant, and non-invasive species where supplemental planting area is provided, subject to final engineering considerations at the time of final site plan review, and subject to necessary utility crossings and fencing. A mix of evergreen and deciduous trees shall be employed to provide a screening effect year round. Where existing vegetation is undisturbed within such landscaping and buffer areas, ~~existing vegetation~~ it shall be retained as shown on the MZP and where feasible and practical, and shall be credited against the plant unit requirements as set forth in the DCSM, and where the existing vegetation is sufficient it shall be permitted to satisfy those requirements. ~~Some buffers shall vary in width to create a more natural separation, so long as the required number of plant units are provided. Buffers may contain easements for utilities, soil reinforcement, 6. ——— signs, trails, and/or storm water management in those areas identified therefor on the MZP.~~

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In addition:

8. The buffer between the clubhouse and the adjacent parcel presently bearing GPIN 7891-57-0276 may vary in width to create a more natural separation, as shown on the MZP and in the Design Guidelines, so long as the required number of plant units, and an average of 50' and/or 14,637 sf. of such buffer, are provided.
9. The buffer between the residential Land Bay 2 and Land Bay 4 will vary between 25 and 30 feet as shown on the MZP. Within Land Bay 4 no utilities, and no building structures other than parking, shall be located within 50 feet of the residential property line. In the event that less parking is required for Land Bay 4 than that shown on the MZP, that area shall not be used, and shall be landscaped.
10. With respect to tree save areas or tree preservation, the following shall apply:
 - a. The Applicant shall preserve existing trees along the perimeter of the property ~~to the greatest extent possible~~ as provided herein, provided that during final site plan review the County and/or VDOT ~~shall~~ may permit slopes to exceed 3:1, or permit retaining walls to be constructed so as to preserve such trees.
 - b. The Applicant shall preserve the trees identified on the Landscape/Buffer Plan adjacent to the existing homes along Independent Hill Drive, and shall preserve the existing trees along Bristow Road.
 - c. The Applicant shall provide a ~~tree save area~~ Tree Save Area along ~~a that~~ portion of Route 234, Dumfries Road, as shown on Exhibit B.
11. ~~7.~~The Applicant shall remove any graffiti from nonresidential development on the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in § 32-250.21 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
12. ~~8.~~The Applicant shall establish a residential and/or non-residential owners association(s) charged with the responsibility of overseeing the on-going management and maintenance of the common areas of the Property, including, among other things, landscaping and maintenance, signage located in common areas, community recreational facilities, private

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streets and parking areas, and, if appropriate, storm water management/BMP facilities installed by the Applicant if not maintained by the County in accordance with adopted policies. The non-residential association shall include covenants that permit residential parking on the commercial parking areas.

13. The Applicant shall ensure that the documents creating the residential owners association for the Property permit future residents of any subdivision that may be created from the division of the parcels presently bearing GPINs 7891-57-0276, 7891-48-5702, and 7891-48-5319 may, at their election, join such residential owners' association on the same terms and conditions, and with the same rights and privileges, as the owner or owners of a residential lot within the Property.
14. ~~9.~~ Signs and/or entry features shall be constructed at the entrances to the Property (from Dumfries Road and/or Independent Hill Drive) in the general location shown on the MZP. Any such signs/entrance features shall be of a monument style, and shall be subject to the issuance of a sign permit. Such signs shall be permitted in the buffer areas. The base of said entrance sign(s)/feature(s) shall be landscaped with shrubs, perennials, and ornamental grasses. No sign shall exceed ten (10') feet in height.
15. ~~10.~~ Prior to the issuance of the ~~100th~~ 1st non-residential Occupancy Permit ~~for the Property in Land Bay 1,~~ the Applicant shall install landscaping on the northwest corner of Independent Hill Drive and Dumfries Road as shown on the MZP as a corner Gateway Feature ~~and dedicate the parcel to the County no earlier than the issuance of the 150th Occupancy Permit~~ (the "Gateway Feature"). Final design of the Gateway Feature shall be approved by the Applicant and the Prince William County Planning Director or designee, and shall be provided on the first ~~subdivision non-residential site plan for Land Bay 1.~~ Hardscape features such as sculptures, public art, flag poles, monuments, signage (excluding sales or marketing signs) may be integrated into the Gateway Feature. ~~Concurrent~~ Concurrently with the ~~dedication~~ installation of the landscaping, the Applicant ~~include~~ shall make a cash contribution of \$25,000 to the County to be used by the Historical Commission or the County for signage, and/or benches ~~and maintenance within the Gateway Feature.~~ The commercial property owners' association shall maintain the Gateway Feature.
16. ~~11.~~ A clubhouse and amenity area ("Clubhouse") shall be constructed in the general location shown on the MZP. This Clubhouse shall contain approximately 1,600 square feet and shall provide a meeting/gathering room, warming kitchen, exercise room, and outdoor

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patio for use by the residents of the Property. The covenants applicable to the Property shall provide that on an annual basis the clubhouse and/or exterior open spaces shall be made available to Colgan High School for music performances, at no cost to the School.

17. ~~12.~~ The Applicant shall install pole lighting in the commercial parking areas. Such lighting shall be shielded to direct lighting downward, and meet the lumen levels specified in the DCSM.
18. ~~13.~~ The Applicant shall design the commercial buildings fronting on Public Road H to be architecturally compatible with the materials and architecture of the residential units along the same road. At a minimum the materials of the building elevations that front on Public Road H and along the commercial entrance road intersecting with Public Road H shall be 80% brick ~~or stone~~ stone, or similarly to the materials identified in the Design Guidelines a high quality cladding material that does not consist of ribbed or corrugated metal, excluding the surface area of windows and doors, also as provided in the Design Guidelines.

CULTURAL RESOURCES

19. ~~14.~~ Metal Detection Survey. As a condition of the first grading plan approval on the Property, the Applicant shall conduct a metal detection survey of the hatched area shown on Attachment 1, which is part of the Project.
20. ~~15.~~ Phase II Evaluation. In the event the metal detection study indicated a Phase II archaeological evaluation is warranted, the Applicant shall conduct a Phase II evaluation on those areas described in the metal detection survey. The Phase II scope of work shall be approved by the Planning Director or his designee. Three (3) copies of the draft report documenting the results and recommendations of the archeological evaluation shall be submitted to the Planning Office for review, comment, and approval prior to the issuance of a land disturbance permit for the area of the Phase II evaluation. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia. Final Phase II reports shall be submitted to the County Archaeologist.
21. ~~16.~~ Mitigation Plan - In the event the Phase II evaluations find an archaeology site significant, and the site cannot be avoided, the Applicant shall either initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act*

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(NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval. The mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia* and also the *Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites*. (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted to the County Archaeologist after the report(s) have been approved by the County.

22. ~~17.~~ **Curation** – The Applicant shall curate with the County artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations. Artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to VDHR's curation fee shall be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of the records submitted for curation shall be transferred to the County with a deed of gift. Curation of the Phase II artifacts shall occur two months after acceptance of the final Phase II report.

ENVIRONMENTAL

23. ~~18.~~ The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the said final site plan.
24. ~~19.~~ As a condition of occupancy of each residential unit, each unit shall include the following green initiatives: (i) Energy Star ratings for refrigerators and dishwashers, (ii) programmable thermostats, and a (iii) SEER rating of a minimum of 18 on HVAC units.

PUBLIC SAFETY

25. ~~20.~~ The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of new buildings constructed

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on the commercial areas of the Property, to be used for fire and rescue services. This contribution shall be based on the gross square footage of the commercial buildings on the Property, as shown on the applicable site plan(s) (excluding structured parking, if any) and shall be paid prior to and as a condition of the issuance of an occupancy permit for each building.

26. ~~21.~~As a condition of occupancy permit issuance for each residential unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$173 per single-family detached unit and \$173 per single-family attached unit constructed on the Property. This contribution is to be used for public safety purposes.

SCHOOLS

27. ~~22.~~As a condition of occupancy permit issuance for each residential unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$12,859.00 per single-family detached unit and \$11,636.00 per single-family attached unit constructed on the Property. Said contribution is to be used for school purposes.

PARKS AND RECREATION

28. ~~23.~~The Applicant shall construct recreational facilities on the open space areas shown on the MZP, and, at a minimum, the Applicant shall include a playground (ages 2-12), dog park, splash park, and a gazebo/ pergola within one of the open space areas shown on the MZP. The Applicant may also install any of the following: community gardens, trail with fitness stations, patios/courtyards, and/or benches and trash receptacles, within the open space areas shown on the MZP.
29. ~~24.~~The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$125,000.00 for the construction or reconstruction of the turf field at the George Hellwig Park. Said contribution shall occur at the earlier of (a) the County's construction of the turf ~~field~~fields, or (b) as a condition of final bond release for the first commercial building located in Land Bay 1 as shown on the MZP.
30. ~~25.~~The Applicant shall construct the following trails in addition to sidewalks within the community.

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- a. Route 234 Trail – Subject to VDOT and ~~PWCDOT~~ County approval, the Applicant shall construct a 10’ wide asphalt trail along the eastern portion of the Property to connect from the existing Route 234 trail to Bristow Road in the general location shown on the MZP. Such connection shall be made with the development of Land Bay 4. ~~The Applicant shall further construct a 10’ wide asphalt trail on old Wolf Run Lane,~~ provided consent to do so is granted by the Board of County Supervisors. The Applicant shall request the consent of the Board to include the trail with the first final site or subdivision plan for the development of Land Bay 4, and construct the trail in conjunction with the development of that Land Bay.
- b. The internal trails located within the Property in open space shall be maintained by a homeowners’ association to be created for the Project.

TRANSPORTATION

31. ~~26.~~ The Applicant shall construct the following road improvements, all of which shall be subject to VDOT and ~~PWCDOT~~ County approval:
 - a. Route 234 (Dumfries Road).
 - i. Modify the signal at the intersection with Independent Hill Drive to accommodate additional turn lanes. The modification shall be made prior to issuance of the 1st occupancy permit.
 - ii. Construct a 175’ eastbound right turn lane with a 200’ taper on Dumfries Road into the commercial shopping area located in Land Bay 1 as shown on the MZP. This turn lane is to be constructed with the first final site plan for Land Bay 1.
 - iii. Construct a limited access median break with a 400’ left turn lane and a 200’ taper prior to the issuance of the 1st occupancy permit.
 - iv. Construct a 275’ right turn lane with a 200’ taper into the main entry road of the Property. Such turn lane shall be constructed prior to the issuance of the 1st residential occupancy permit.
 - v. Remove the existing striping and entry road located adjacent to Land Bay 2, prior to the issuance of the 100th residential occupancy permit.

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- vi. Extend the Northbound left turn lanes at Bristow Road an additional 200', to be completed at the earlier of the issuance of the 100 residential occupancy permit, or the 1st occupancy permit of the commercial area.
 - vii. The Applicant shall construct ~~Private~~ Road E as a public road to a cul-de-sac, ~~adjacent to the property boundary with~~ and a private road from that point to the Kelly Leadership Building as part of the development of Land Bay 4 Center, as depicted on the MZP, and may elect to extend Road E as a public road from the end of the cul-de-sac to the boundary of the Kelly Center property.
 - viii. As a condition of final site plan approval for Land Bay 4, the Applicant shall conduct an intersection and turn lane study in addition to a signal ~~warrant analysis~~ justification report for the intersection at Route 234 ~~and prior to connecting Private Road E to the existing travel way accessing the Kelly Leadership Building as shown on the MZP,~~ only if the School Board consents to ~~such a~~ the connection. ~~If identified in the proffer above. If, upon such consent and the completion of such report,~~ a signal is warranted, the Applicant shall pay a pro rata share of the cost thereof, based upon the percentage of traffic generated from the Property that is demonstrated by the aforesaid study to be using that intersection to access Route 234, as a percentage of the total traffic using that intersection.
- b. Independent Hill Drive.
- i. Dedicate to VDOT or the County, ~~upon request and~~ as directed, and at no cost to Prince William County or VDOT, sufficient right-of-way at the intersection with Route 234, to install ~~325~~ 225' ~~dual~~ left turn lanes ~~plus 425~~ with 200' ~~of center lane taper, and a 425~~' storage lane. Improvements shall be completed prior to the 1st occupancy permit.
 - ii. Construct a limited access intersection from Independent Hill Drive into the Property as shown on Sheets 5 and 6 of the MZP. Such improvement shall be constructed at the earlier of the issuance of the 50th occupancy permit or the 1st occupancy permit issued within the commercial area.

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- iii. Subject to the approval of VDOT and the County the Applicant shall install striping for a crosswalk and shall install the appropriate pedestrian signal heads at the intersection of Independent Hill Drive with Bristow Road as shown on Sheet 5 of the MZP prior to the issuance of the 100th residential occupancy permit.
- iv. Dedicate to VDOT or the County, upon request and as directed, and at no cost to Prince William County or VDOT, right-of-way up to 33' from centerline of Independent Hill Drive at the time of final site plan submission for the entrance to Public Road A.
- v. The Applicant shall dedicate to VDOT or the County, upon request and as directed, and at no cost to Prince William County or VDOT, sufficient right-of-way, and install, subject to VDOT and ~~PWCDOT~~ County approval, a 10' wide trail (the "Independent Hill Trail") within the VDOT right-of-way as shown on the MZP from the Public Road A entrance to the ~~corner of Route 234 and from Road A to the northern edge of the Parcel bearing GPIN 7891-48-5319, and from the southern edge of the Parcel bearing GPIN 7891-48-5702 to the~~ intersection with Bristow Road. Those portions of the Independent Hill Trail to be constructed on GPINs 7891-48-5319 and 7891-48-5702 ("the Off-Site Right-of-Way") shall be subject to Proffer 33 below. Such construction shall take place with the construction of the Public Road A entrance. ~~In the event the County acquires or obtains the necessary easements, right-of-way or design waivers for any off-site properties located on Independent Hill Drive and adjacent to the Property within 5 years from the date of the rezoning approval, the Applicant shall construct the remaining portion of the trail/sidewalk from Public Road A entrance to the intersection with Bristow Road,~~ and if the Off-Site Right-Of-Way has not yet been acquired at the time of such construction, the Independent Hill Trail shall be expeditiously completed when that Off-Site Right-Of-Way has been acquired. Alternatively, the Applicant may elect to defer construction of the said Trail until the Off-Site Right-Of-Way has been acquired pursuant to Proffer 33.
- vi. Subject to VDOT and County approval, the Applicant shall construct a sidewalk within the Independent Hill Drive right-of-way along the

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southern side of the Gateway Feature located in Land Bay 1, as shown on the MZP, and shall construct the sidewalk as part of the construction of that Gateway Feature identified in Proffer 15, as part of the construction of that Gateway Feature.

- c. Bristow Road.
- i. Extend the right turn lane by 50' into the proposed Wolf Run Subdivision, currently identified as 14621 and 14727 Bristow Road, GPINs 7891-66-1459, and 7891-67-3407. Such improvement shall be constructed concurrently with the construction of the Wolf Run Subdivision. In the event the road is not constructed, the Applicant shall escrow sufficient funds with the County to accomplish that improvement. Upon submission of final plans for, or completion of, the Wolf Run Subdivision, the Applicant shall conduct a left turn warrant analysis. In the event VDOT or the County determines that a left turn lane is warranted, the Applicant shall construct the left turn lane within the existing right-of-way concurrently with construction of the intersection.
 - ii. Install curb & gutter and frontage improvements along the frontage of the Samsky Store as shown on the MZP. Such improvements shall be completed prior to the issuance of the 100th occupancy permit.
 - iii. Dedicate to VDOT or the County, upon request and as directed, and at no cost to Prince William County or VDOT, 35' of right-of-way from the center line of Bristow Road, and subject to VDOT approval, the Applicant shall install within the VDOT right-of-way a 10' wide trail along Bristow Road as shown on the MZP prior to the issuance of the 100th residential occupancy permit. In the event the County acquires or obtains the necessary easements, right-of-way or design waivers for any off-site properties located on Bristow Road and adjacent to the Property within 5 years from the date of rezoning approval, the Applicant shall construct ~~, at the Applicant's expense,~~ the remaining portion of the trail/sidewalk up to the intersection improvements of the Wolf Run Subdivision as shown on the MZP. Subject to VDOT and County approval, the Applicant shall install a bike repair station at the

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intersection with Independent Hill Drive and Bristow Road, or along the Bristow Road frontage in a location mutually acceptable to ~~all parties~~the Applicant, VDOT, and the County.

d. Hamowell Street.

- i. The Applicant shall install a cul-de-sac at the current dead end of Hamowell Street as shown on the MZP. The Applicant shall construct a sidewalk from the cul-de-sac to the project as shown on the MZP. This improvement shall be constructed prior to the issuance of the 100th residential occupancy permit.

e. Sidewalk within Wolf Run Subdivision -

- i. The Applicant shall construct a five (5') foot sidewalk along the western side of future Wolf Run Road when the Wolf Run Subdivision is hereafter constructed within the 48' right-of-way that has heretofore been proffered for dedication by others.

32. ~~27.~~The Applicant shall provide bike racks within the non-residential ~~land bays~~Land Bays. The number and location shall be determined at final site plan for the non-residential ~~land bays~~Land Bays.

33. Eminent Domain – If the Applicant is unable to acquire Off-Site Right-of-Way required to complete the construction of the Independent Hill Trail as proffered herein, (Proffer 31.(b).(v).), despite its best efforts to do so, the Applicant shall request the County to acquire the necessary right-of-way and any necessary easements required for the completion thereof (the “Trail Completion”) by means of its condemnation powers, at Applicant's expense. The Applicant's request shall be in writing. Said request shall be made to the appropriate County official and shall be accompanied by the following:

- a. The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right of way and/or easements are sought.
- b. Plats, plans and profiles showing the necessary right of way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.

PROFFER STATEMENT
REZ2018-00026, Independent Hill

~~Date: December 10, 2021~~

GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095,

March 28, 2022

- c. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property will be based on the following:
 - i. If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - ii. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be acquired for the purposes set out herein, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
- d. A 60 year title search of each involved property.
- e. Documentation demonstrating to the County's satisfaction Applicant's best good faith efforts to acquire the right of way and/or easements, at a cost of not less than the fair market value of the involved property interests.
- f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
- g. An Agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded more than the fair market value estimated by Applicant's appraiser, the Applicant shall pay to the County not more than fifteen percent of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

PROFFER STATEMENT
REZ2018-00026, Independent Hill

~~Date: December 10, 2021~~

GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095,

March 28, 2022

- h. In the event that Prince William County does not acquire the Off-Site Right-of-Way necessary for the completion of the Independent Hill Trail within twenty-four (24) months of receiving the request required for the exercise of eminent domain as set forth herein, the Applicant shall be relieved of the obligation to provide for the Trail Completion identified in this Proffer.
- i. Nothing contained herein shall delay the processing of other plans or permits associated with the Project.

WORK FORCE HOUSING

- 34. ~~28.~~ The Applicant shall construct ~~an additional~~ 10 single-family attached units as Work Force Housing Units (WHU). The original sale of such units to Qualified Purchasers, as defined herein, shall be first reserved for employees of the Prince William County Public Schools, Prince William County Fire & Rescue, and/or the Prince William County Police Department. Only one member of a household need be an employee of one of the aforesaid County ~~agencies~~ entities to be deemed a Qualified Purchaser, but that person must have been employed by the ~~agency~~ School Division, Department, or Agency for the prior 12 consecutive months at the time of application. If after ~~4~~ six (6) months from the date of the issuance of an occupancy permit for each such WHU a Qualified Purchaser from the aforesaid agencies has not been not identified, the WHU may be sold to other Qualified Purchasers without regard to place of employment.
- 35. ~~29.~~ Qualified Purchasers shall be individuals or families whose incomes do not exceed 80% of the then current Prince William County Area Median Income (AMI) as published by the United States Department of Housing and Urban Development.
- 36. ~~30.~~ The WHU's shall be architecturally similar to the market rate units. The size of ~~the~~ these units shall be similar to the market rate units but may vary by up to 20% in gross square footage from the market rate units. ~~These units~~ They shall be located throughout the areas in which permitted and not clustered together. For purposes of calculating project density the WHUs shall be excluded.

PROFFER STATEMENT
REZ2018-00026, Independent Hill

~~Date: December 10, 2021~~

GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095,

March 28, 2022

37. ~~31.~~ Any resale of any WHU after the original sale, shall remain deed restricted for a minimum of ~~15~~-20 years so as to continue to be owned by a Qualified Purchaser, subject to such increases in AMI that may have occurred at the time of such sale.
38. ~~32.~~ The maximum sale price at the then prevailing interest rate available to Qualified Purchaser of a WHU, either at the time of the original sale, or upon resale while subject to the aforesaid deed restriction, shall be limited to be what can be reasonably financed at no more than 30% of the gross family income of the Qualified Purchaser.
39. ~~33.~~ Workforce housing units hereunder shall not be required to pay any per unit residential proffer contribution.

WATER AND SEWER

40. ~~34.~~ The Property shall be served by public sanitary sewer and water as shown on Transportation and Utility Plan and the Applicant shall be responsible for those on-site and off-site improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

41. ~~35.~~ 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 twenty-four (24) 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 twenty-four (24) 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 twenty-four (24) 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, noncompounded.
42. ~~36.~~ The ~~Property~~-property known as Samsky's Store, 14705 Bristow Road, GPIN 7891-77-2095, is, or may be, situated closer to the right-of-way of Bristow Road, and to the side property lines of the said parcel, than permitted by the Zoning Ordinance in current effect.

PROFFER STATEMENT
REZ2018-00026, Independent Hill

~~Date: December 10, 2021~~

~~GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095,~~

March 28, 2022

The Applicant does not intend to remove any structure associated with the Store, and such structures and their uses shall be deemed ~~a lawful use~~, but in the event the parcel is redeveloped ~~such that otherwise than as set forth in the Design Guidelines or as shown on Sheet 10 of the MZP,~~ the Store ~~of and~~ any existing structure ~~existing~~ associated therewith at the time of approval of this rezoning ~~is removed, the parcel~~ shall be redeveloped ~~consistently with~~ pursuant to then applicable zoning requirements.

WAIVERS AND MODIFICATIONS

43. ~~37.~~ The following waivers and modifications to the requirements of the Zoning Ordinance and/or the DCSM shall be deemed approved as provided by § 32-700.25 and § 32-250.32(4) of the Zoning Ordinance.
- a. Modification of the buffer standards set forth in the Zoning Ordinance and the Prince William County Design and Construction Standards Manual (DCSM) to permit the buffers within the Property as those shown on the MZP and the Landscape Buffer Plan to constitute alternative compliance with otherwise applicable requirements.
 - b. Modification/waiver of Section 32-306.12 of the Zoning Ordinance to allow the housing types ~~-, (including the number of townhouse units in a group),~~ and associated development standards as set forth on Exhibit A, in addition to the unit types permitted in the PMR District based on the respective land bay designations on the MZP, and/or any other modified housing type as may be approved by the Zoning Administrator.

PROFFERS SUBMITTED PURSUANT TO CERTAIN STATUTORY PROVISIONS

44. ~~38.~~ These Proffers are submitted pursuant to the provisions of Va. Code Ann. § 15.2-2303.4 as it was in effect on and after July 1, 2016, and prior to the revisions thereto effective July 1, ~~2018~~2019, with the exception of Proffer ~~23-29~~ that is submitted in connection with the commercial component of this mixed use development, and is made as a non-residential Proffer.

[Signatures to follow on next page(s)]

PROFFER STATEMENT
REZ2018-00026, Independent Hill

~~Date: December 10, 2021~~

GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095, March 28, 2022

SIGNATURE PAGES

~~GPINs 7891-57-4046, 7891-48-7715, 7891-57-9552, 7891-66-4792, 7891-58-2105, 7891-48-7715, 7891-58-0258, 7891-57-9552 and 7891-57-9961 and 7891-57-3493~~

PARSONS SOUTH HOLDING COMPANY, LLC

By: _____

Name: _____

Title: _____

[Signatures continued on following page]

PROFFER STATEMENT
REZ2018-00026, Independent Hill

~~Date: December 10, 2021~~

GPINS: 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, and 7891-77-2095, March 28, 2022

SIGNATURE PAGE

GPINs 7891-66-3247, 7891-66-3050, AND 7891-77-2095 (part)

By: Barbara Ann Samsky

By: John A. Samsky, IV

MASTER ZONING PLAN

FOR

INDEPENDENT HILL VILLAGE

REZ2018-00026

LOCATION OF SITE
COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

TAX MAP NUMBERS
 7891-57-3493, 7891-48-7715, 7891-66-4792, 7891-57-9961,
 7891-57-9552, 7891-66-3247, 7891-66-3050
 PORTION OF 7891-77-2095



LOCATION MAP
 COPYRIGHT 2016
 MICROSOFT CORPORATION
 SCALE: 1" = 2,000'

DEVELOPER
 ELM STREET DEVELOPMENT
 1355 BEVERLY ROAD, SUITE 240
 MCLEAN, VA 22101
 CONTACT: JOSEPH M. JACOBS
 PHONE: (703) 734-9730

OWNER
 SEE PARCEL IDENTIFICATION TABLE

PREPARED BY



CONTACT: JOHN C. WRIGHT, P.E.

PARCEL IDENTIFICATION TABLE

GPIN	OWNER	ADDRESS	AREA	CURRENT ZONE
7891-57-3493	PARSONS SOUTH HOLDING, LLC	14365 INDEPENDENT HILL DR MANASSAS, VA 20112	50.5294 ACRES	A-1
7891-48-7715	PARSONS SOUTH HOLDING, LLC	14411 INDEPENDENT HILL DR MANASSAS, VA 20112	5.57± ACRES	A-1
7891-66-4792	PARSONS SOUTH HOLDING, LLC	14411 INDEPENDENT HILL DR MANASSAS, VA 20112	2.98± ACRES	A-1
7891-57-9961	PARSONS SOUTH HOLDING, LLC	14500 HAMOWELL ST MANASSAS, VA 20112	0.47± ACRES	A-1
7891-57-9552	PARSONS SOUTH HOLDING, LLC	14502 HAMOWELL ST MANASSAS, VA 20112	0.46± ACRES	A-1
7891-66-3247	JOHN A. SAMSKY, IV & ANDREW SAMSKY	14639 BRISTOW ROAD MANASSAS, VA 20112	0.0933± ACRES	A-1
7891-66-3050	JOHN A. SAMSKY, IV & ANDREW SAMSKY	14639 BRISTOW ROAD MANASSAS, VA 20112	0.033± ACRES	A-1
PORTION OF 7891-77-2095	JOHN A. SAMSKY, IV ET AL PROPERTIES	8120 MORNINGSIDE MANASSAS, VA 20112	8.869± ACRES	A-1
TOTAL:			69.005± ACRES	A-1

NOTE: PARCEL IDENTIFICATION TABLE BASED ON ZONING PLAT
 PREPARED BY JEFF WARNER LAND SURVEYING, LLC.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
LAND USE PLAN	2
GENERALIZED DEVELOPMENT PLAN	3
LANDSCAPE BUFFER PLAN	4
TRANSPORTATION & UTILITY PLAN	5
ROAD PLAN AND SIGHT DISTANCE PROFILES	6 - 8
PROJECT DETAILS	9 - 11

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	06/22/18	REVISED PROPERTY INFORMATION	CPH
2	04/13/21	RESUBMISSION 01	CPH
3	08/03/21	RESUBMISSION 02	CPH
4	10/21/2021	RESUBMISSION 03	DSH
5	12/10/21	RESUBMISSION 04	DSH
6	1/24/22	GPIN REVISION	JCW
7	3/25/22	COUNTY COMMENTS	DSH



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PROJECT No.: V162078
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 10/12/17
CAD ID: MZP-7

PROJECT:

MASTER ZONING PLAN

FOR

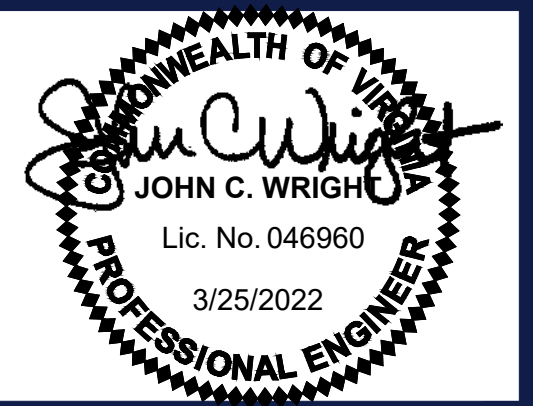
INDEPENDENT HILL VILLAGE

LOCATION OF SITE

COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY,
 VIRGINIA



28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
 Phone: (540) 349-4500
 Fax: (540) 349-0321
 VA@BohlerEng.com



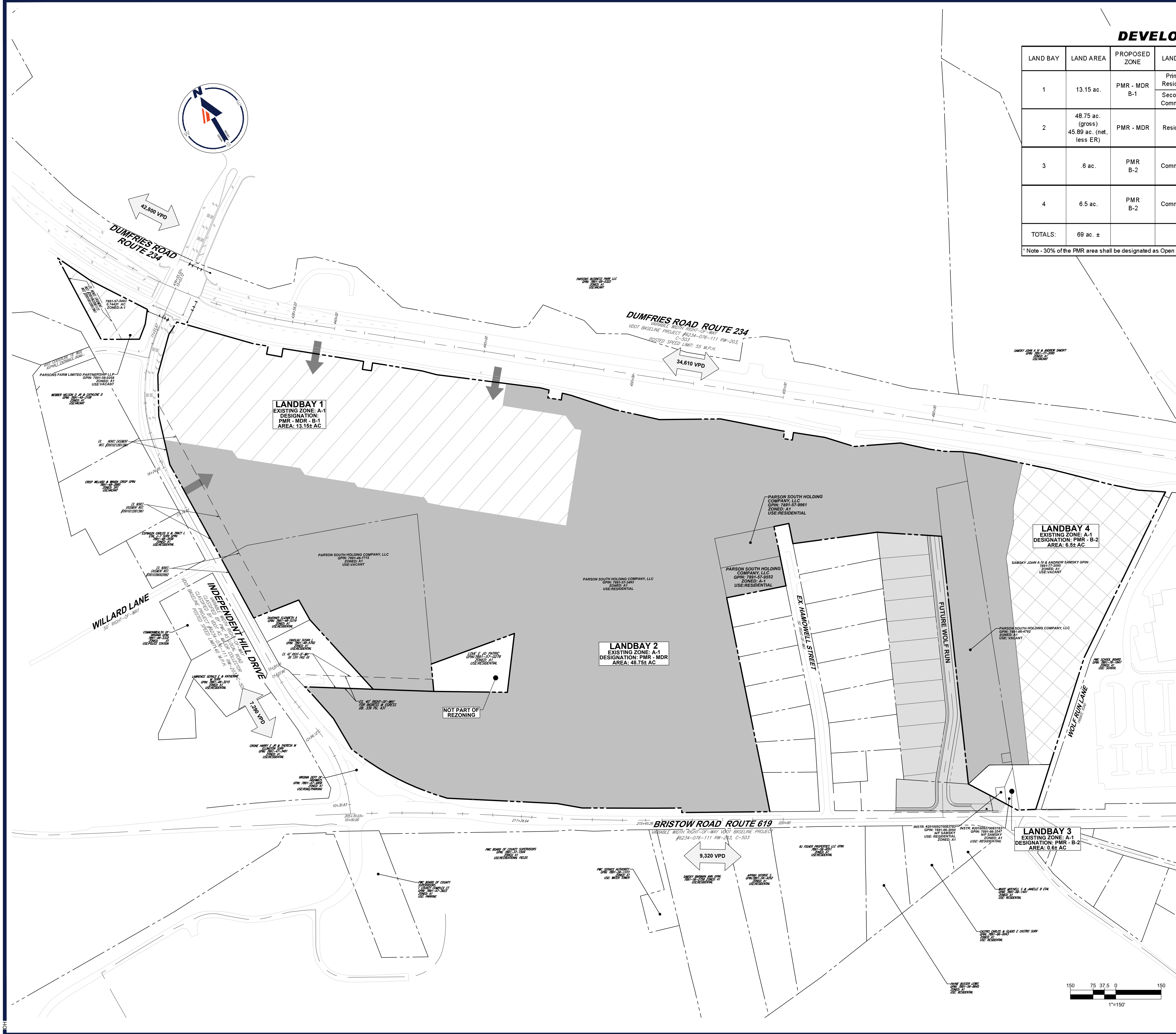
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

REVISION 7 - 3/25/22



DEVELOPMENT TABULATION

LAND BAY	LAND AREA	PROPOSED ZONE	LAND USE	PRINCIPAL COMP. PLAN DESIGNATION	PROPOSED MAX.	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	MAX BUILDING HEIGHT
1	13.15 ac.	PMR - MDR B-1	Primary: Residential Secondary: Commercial	CMU	25 Units 114,000 GFA 5 WFU	*	19% 2.83 Ac.	45'
2	48.75 ac. (gross) 45.89 ac. (net, less ER)	PMR - MDR	Residential	SRL CMU PFO	175 Units 150 SFD + 25 SFA 5 WFU	*	32% 15.2 Ac.	35'
3	6 ac.	PMR B-2	Commercial	NC	5,000 GFA	*	40% .24 Ac.	35'
4	6.5 ac.	PMR B-2	Commercial	PFO	100,000 GFA	*	44% 2.86 Ac.	45'
TOTALS:	69 ac. ±				200 Units 219,000 GFA 10 WFU	30% 20 Ac.	30.4% 21 Ac.	

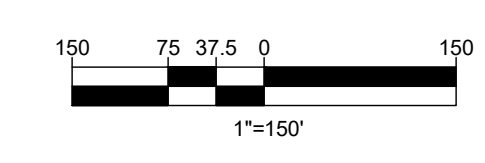
* Note - 30% of the PMR area shall be designated as Open Space pursuant to Sec. 32-306.202

GENERAL NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
JEFF WARNER LAND SURVEYING, INC.
CAD FILE: "CAD4BOHLER.DWG"

LEGEND:

- LIMITS OF ZONING AMENDMENT AREA
- - - EXISTING PROPERTY BOUNDARIES
- [Hatched Box] LANDBAY 1
PLANNED MIXED RESIDENTIAL DISTRICT
(PMR - MED - B-1)
AREA = 14.0± AC.
- [Solid Grey Box] LANDBAY 2
PLANNED MIXED RESIDENTIAL DISTRICT (PMR-MED)
AREA = 47.9± AC.
- [Cross-hatched Box] LANDBAY 3, 4
PLANNED MIXED RESIDENTIAL DISTRICT (PMR - MED - B-2)
AREA = 7.1± AC.
- [Dotted Box] 11 LOTS APPROVED WITH WOLF RUN RESIDENTIAL.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	06/22/18	REVISED PROPERTY INFORMATION	JCW	CPH
2	04/13/21	RESUBMISSION 01	JCW	CPH
3	08/03/21	RESUBMISSION 02	JCW	CPH
4	10/21/2021	RESUBMISSION 03	DSH	JCW
5	12/10/21	RESUBMISSION 04	DSH	JCW
6	1/24/22	GIN REVISION	JCW	DSH
7	3/25/22	COUNTY COMMENTS	DSH	JCW

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PROJECT No.: V162078
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 10/21/21
CAD ID: MZP-7

PROJECT:
MASTER ZONING PLAN
FOR
INDEPENDENT HILL VILLAGE
LOCATION OF SITE
COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY,
VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

JOHN C. WRIGHT
Lic. No. 046960
3/25/2022
PROFESSIONAL ENGINEER

SHEET TITLE:
LAND USE PLAN
SHEET NUMBER:
2
REVISION 7 - 3/25/22



LandDesign.
 200 S. PEYTON STREET
 ALEXANDRIA, VA 22314
 703.549.7784
 WWW.LANDDESIGN.COM



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	06/22/18	REVISED PROPERTY INFORMATION	CPH
2	04/13/21	RESUBMISSION 01	JCW
3	08/03/21	RESUBMISSION 02	CPH
4	10/21/2021	RESUBMISSION 03	JCW
5	12/10/21	RESUBMISSION 04	DSH
6	1/24/22	GPIN REVISION	JCW
7	3/25/22	COUNTY COMMENTS	DSH

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PROJECT No.: V162078
 DRAWN BY: DSH
 CHECKED BY: JCW
 DATE: 10/21/17
 CAD ID: OGD-7

MASTER ZONING PLAN
 FOR
INDEPENDENT HILL VILLAGE
 LOCATION OF SITE
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY,
 VIRGINIA

BOHLER
 28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
 Phone: (540) 349-4500
 Fax: (540) 349-0321
 VA@BohlerEng.com

JOHN C. WRIGHT
 Lic. No. 046960
 3/25/2022
 PROFESSIONAL ENGINEER

SHEET TITLE:
GENERALIZED DEVELOPMENT PLAN
 SHEET NUMBER:
3

NOT FOR CONSTRUCTION

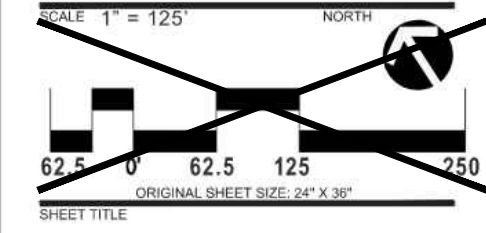
INDEPENDENT HILL

ELM STREET DEVELOPMENT INC
 PRINCE WILLIAM COUNTY, VA

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER ZONING PLAN	10/21/2021
2	MASTER ZONING PLAN RESUBMISSION	03/11/2022
3	MASTER ZONING PLAN RESUBMISSION	03/28/2022

DESIGNED BY: SE
 DRAWN BY: NP
 CHECKED BY: SE



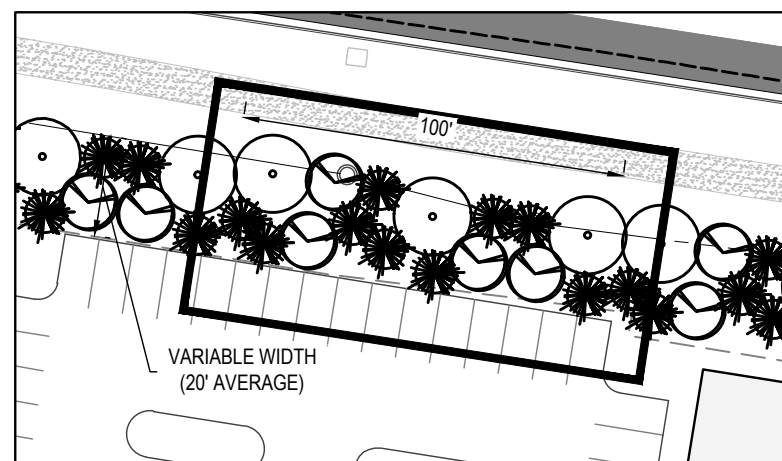
OVERALL MASTER PLAN

SHEET NUMBER
L-101

NOT TO SCALE

**FOR ILLUSTRATIVE PURPOSES ONLY.
 SEE SHEET 4 FOR LANDSCAPE BUFFER PLAN.**

Mar 28, 2022
 C:\PROG\GRAM\TEMP\AC\PUBLISH_38856\160780CD7-...LAYOUT_03 - GDP

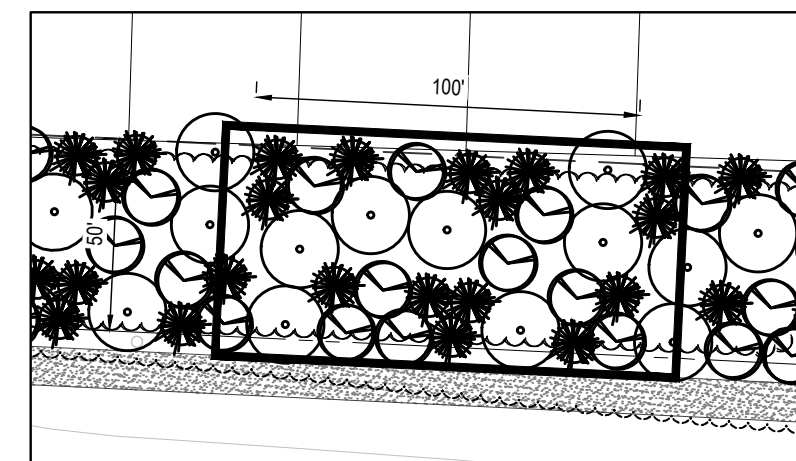


LANDSCAPE AREA DETAIL "A"

VARIABLE WIDTH LANDSCAPE AREA
EXISTING & SUPPLEMENTAL PLANTINGS TO ACHIEVE
150 PLANT UNITS/100 L.F.
PLANTINGS SHALL INCLUDE A MIX OF DECIDUOUS AND EVERGREEN TREES AS
WELL AS SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES.

PLANTINGS SHALL BE LOCATED BETWEEN COMMERCIAL AREA AND THE
RIGHT-OF-WAY FOR DUMFRIES ROAD AND INDEPENDENT HILL DRIVE
SCALE: 1"=50'

(NOTE: WIDTH OF AREA VARIES FROM 10' - 30'. THE PROPOSED AREA
AVERAGE WIDTH IS 25' AND SHALL BE LANDSCAPED TO THE REQUIREMENTS PER
PRINCE WILLIAM COUNTY'S DCSM) TYPE B

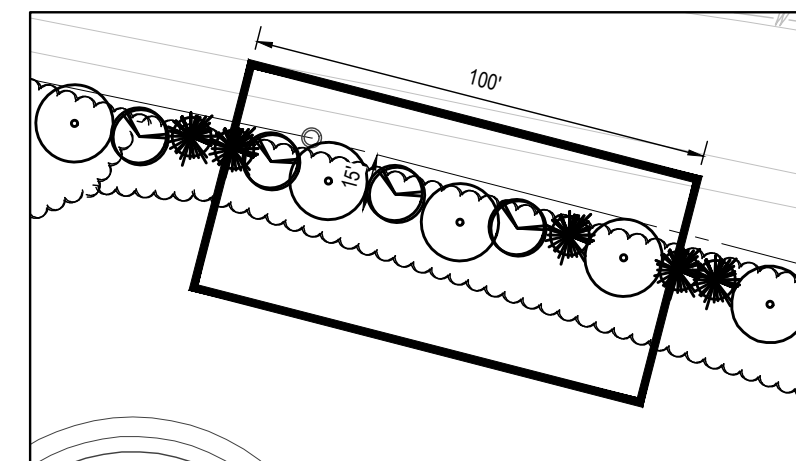


LANDSCAPE BUFFER DETAIL "B"

50' WIDTH LANDSCAPE BUFFER
EXISTING AND SUPPLEMENTAL PLANTINGS TO ACHIEVE
320 PLANT UNITS/100 L.F.

PLANTINGS SHALL INCLUDE A MIX OF DECIDUOUS AND EVERGREEN TREES AS WELL
AS SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES.

PLANTINGS SHALL BE LOCATED BETWEEN RESIDENTIAL AREAS AND THE
RIGHT-OF-WAY FOR DUMFRIES ROAD AND BRISTOW ROAD.
SCALE: 1"=50'

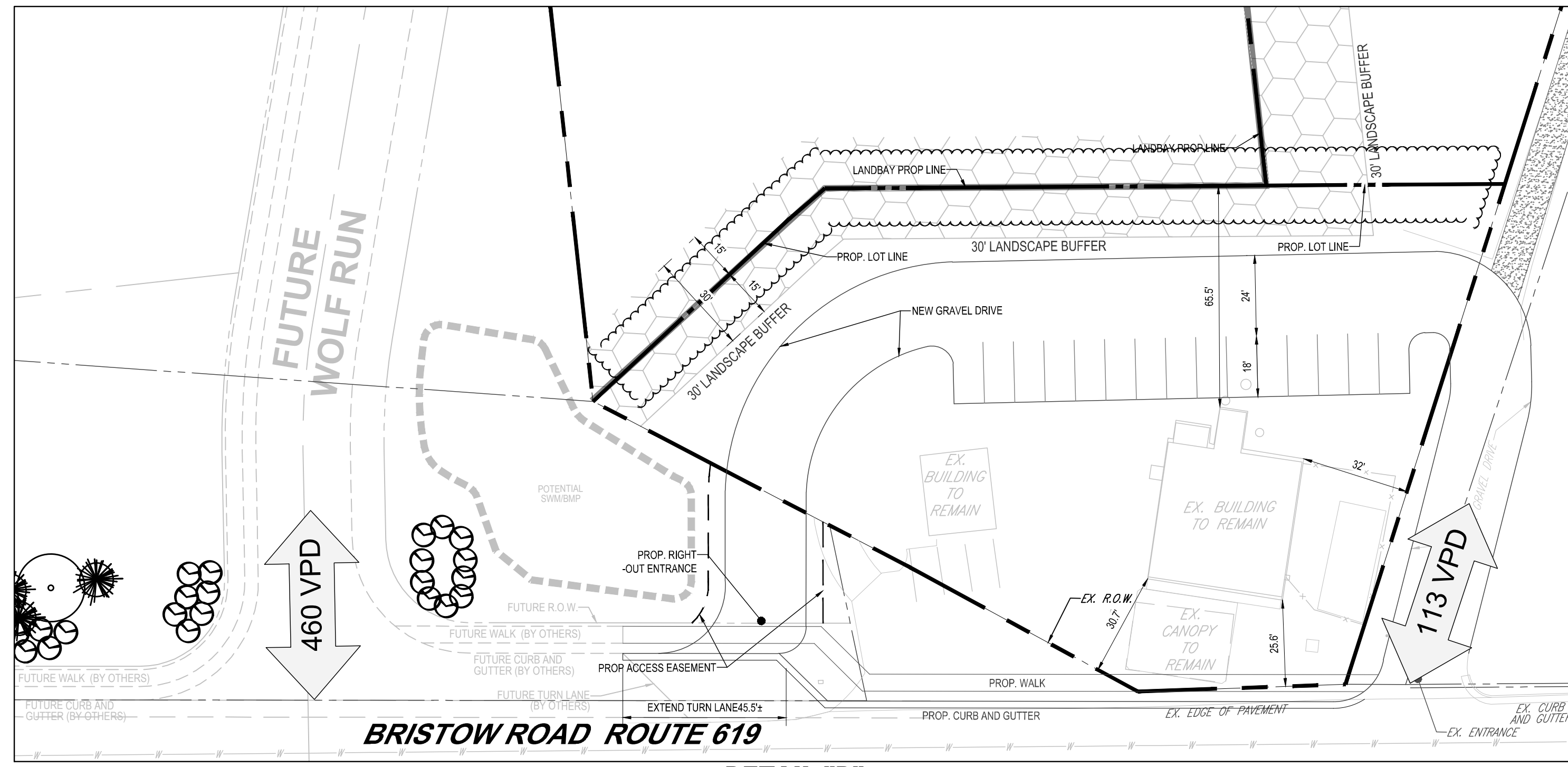


LANDSCAPE BUFFER DETAIL "C"

15' WIDTH LANDSCAPE BUFFER
TYPE A
EXISTING AND SUPPLEMENTAL PLANTINGS TO ACHIEVE
110 PLANT UNITS/100 L.F.

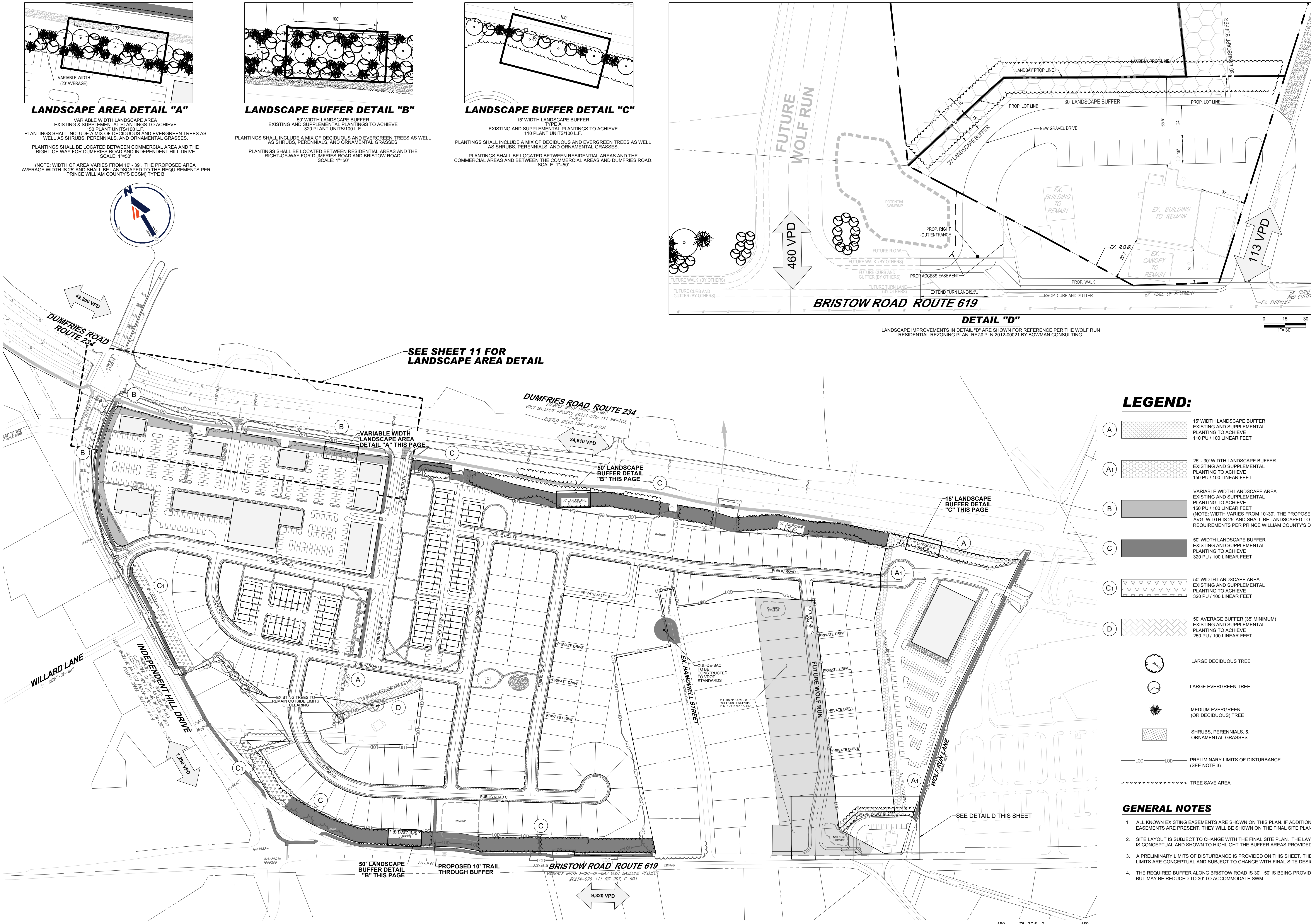
PLANTINGS SHALL INCLUDE A MIX OF DECIDUOUS AND EVERGREEN TREES AS WELL
AS SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES.

PLANTINGS SHALL BE LOCATED BETWEEN RESIDENTIAL AREAS AND THE
COMMERCIAL AREAS AND BETWEEN THE COMMERCIAL AREAS AND DUMFRIES ROAD.
SCALE: 1"=50'



DETAIL "D"

LANDSCAPE IMPROVEMENTS IN DETAIL "D" ARE SHOWN FOR REFERENCE PER THE WOLF RUN
RESIDENTIAL REZONING PLAN: REZ# PLN 2012-00021 BY BOWMAN CONSULTING.



LEGEND:

- (A) 15' WIDTH LANDSCAPE BUFFER
EXISTING AND SUPPLEMENTAL
PLANTING TO ACHIEVE
110 PU / 100 LINEAR FEET
- (A1) 25' - 30' WIDTH LANDSCAPE BUFFER
EXISTING AND SUPPLEMENTAL
PLANTING TO ACHIEVE
150 PU / 100 LINEAR FEET
- (B) VARIABLE WIDTH LANDSCAPE AREA
EXISTING AND SUPPLEMENTAL
PLANTING TO ACHIEVE
150 PU / 100 LINEAR FEET
(NOTE: WIDTH VARIES FROM 10'-30'. THE PROPOSED
AVG. WIDTH IS 25' AND SHALL BE LANDSCAPED TO THE
REQUIREMENTS PER PRINCE WILLIAM COUNTY'S DCSM)
- (C) 50' WIDTH LANDSCAPE BUFFER
EXISTING AND SUPPLEMENTAL
PLANTING TO ACHIEVE
320 PU / 100 LINEAR FEET
- (C1) 50' WIDTH LANDSCAPE AREA
EXISTING AND SUPPLEMENTAL
PLANTING TO ACHIEVE
320 PU / 100 LINEAR FEET
- (D) 50' AVERAGE BUFFER (35' MINIMUM)
EXISTING AND SUPPLEMENTAL
PLANTING TO ACHIEVE
250 PU / 100 LINEAR FEET
- (Tree Symbol) LARGE DECIDUOUS TREE
- (Tree Symbol) LARGE EVERGREEN TREE
- (Tree Symbol) MEDIUM EVERGREEN
(OR DECIDUOUS) TREE
- (Tree Symbol) SHRUBS, PERENNIALS, &
ORNAMENTAL GRASSES
- (Dashed Line) PRELIMINARY LIMITS OF DISTURBANCE
(SEE NOTE 3)
- (Wavy Line) TREE SAVE AREA

GENERAL NOTES

1. ALL KNOWN EXISTING EASEMENTS ARE SHOWN ON THIS PLAN. IF ADDITIONAL
EASEMENTS ARE PRESENT, THEY WILL BE SHOWN ON THE FINAL SITE PLAN.
2. SITE LAYOUT IS SUBJECT TO CHANGE WITH THE FINAL SITE PLAN. THE LAYOUT
IS CONCEPTUAL AND SHOWN TO HIGHLIGHT THE BUFFER AREAS PROVIDED.
3. A PRELIMINARY LIMITS OF DISTURBANCE IS PROVIDED ON THIS SHEET. THE
LIMITS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN.
4. THE REQUIRED BUFFER ALONG BRISTOW ROAD IS 30'. 50' IS BEING PROVIDED
BUT MAY BE REDUCED TO 30' TO ACCOMMODATE SWM.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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1	06/22/18	REVISED PROPERTY INFORMATION	CPH	JCW
2	04/13/21	RESUBMISSION 01	CPH	JCW
3	08/03/21	RESUBMISSION 02	CPH	JCW
4	10/21/2021	RESUBMISSION 03	DSH	JCW
5	12/10/21	RESUBMISSION 04	DSH	JCW
6	1/24/22	SPIN REVISION	JCW	DSH
7	3/25/22	COUNTY COMMENTS	DSH	JCW

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PROJECT No.: V162078
CHECKED BY: DSH
DRAWN BY: JCW
DATE: 10/21/17
CAD ID: MZP-7

PROJECT:
MASTER ZONING PLAN
FOR
INDEPENDENT HILL VILLAGE
LOCATION OF SITE
COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY,
VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

JOHN C. WRIGHT
Lic. No. 046960
3/25/2022
PROFESSIONAL ENGINEER

SHEET TITLE:
LANDSCAPE BUFFER PLAN

SHEET NUMBER:
4

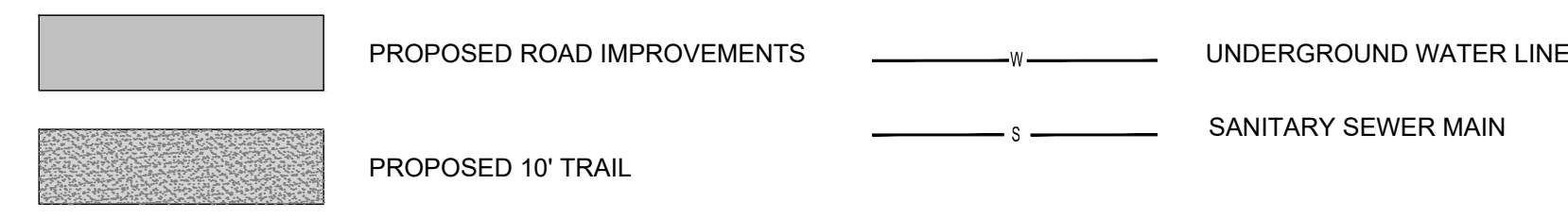
REVISION 7 - 3/25/22



GENERAL NOTES

1. SITE LAYOUT IS SUBJECT TO CHANGE WITH THE FINAL SITE PLAN. THE LAYOUT IS CONCEPTUAL AND SHOWN TO ILLUSTRATE THE MIX OF RESIDENTIAL UNIT TYPES, OPEN SPACE CHARACTERISTICS, AND GENERAL COMMUNITY FUNCTION.
2. THIS SITE WILL BE SERVED BY AN EXISTING 16" WATER MAIN ALONG THE SOUTHBOUND RIGHT-OF-WAY OF DUMFRIES ROAD AND EXISTING 8" WATER MAIN LOCATED ALONG BRISTOW ROAD AND INDEPENDENT DRIVE.
3. THIS SITE WILL BE SERVED BY PUBLIC SANITARY SEWER WITH THE EXTENSION OF A GRAVITY LINE BEING CONSTRUCTED WITH THE PARSON BUSINESS PARK SANITARY PUBLIC IMPROVEMENTS PLAN (PLAN NO. SPR2018-00431-S01)
4. STREET PARKING WILL BE PERMITTED IN ACCORDANCE WITH DCSM AND DESIGN CRITERIA.
5. ALL PROPOSED ROADS ARE CLASSIFIED AS PUBLIC ROAD, PRIVATE ROAD, OR PRIVATE ALLEY/ DRIVE, AS SHOWN. REFERENCE SHEET 11 FOR STANDARD TYPICAL SECTIONS.
6. A CROSSWALK WARRANT STUDY SHALL BE SUBMITTED TO VDOT FOR APPROVAL OF THE PROPOSED CROSSWALK ON BRISTOW ROAD. IF THE WARRANT STUDY IS NOT APPROVED, THE CROSSWALK WILL NOT BE CONSTRUCTED.
7. THE LOTS FRONTING WOLF ROAD WILL ONLY BE BUILT AFTER WOLF RUN ROAD IS COMPLETED BY OTHERS
8. TURN LANE AND TAPERS ARE SHOWN AS DETAILED ON TIA PREPARED BY GOROVE SLADE TITLED "TRAFFIC IMPACT STUDY-PARSONS FARM", DATED: 3/19/2019, FINAL LENGTHS MAY BE ADJUSTED DURING FINAL ENGINEERING.

LEGEND:



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 LANDSCAPE ARCHITECTURE
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 TRANSPORTATION SERVICES

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7	3/25/22	COUNTY COMMENTS	JCW	DSH

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PROJECT:
MASTER ZONING PLAN
 FOR
INDEPENDENT HILL VILLAGE
 LOCATION OF SITE
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY,
 VIRGINIA

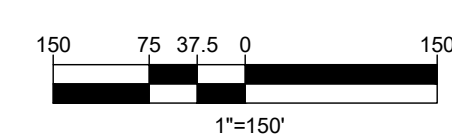
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 WARRENTON, VIRGINIA 20186
 Phone: (540) 349-4500
 Fax: (540) 349-0321
 VA@BohlerEng.com

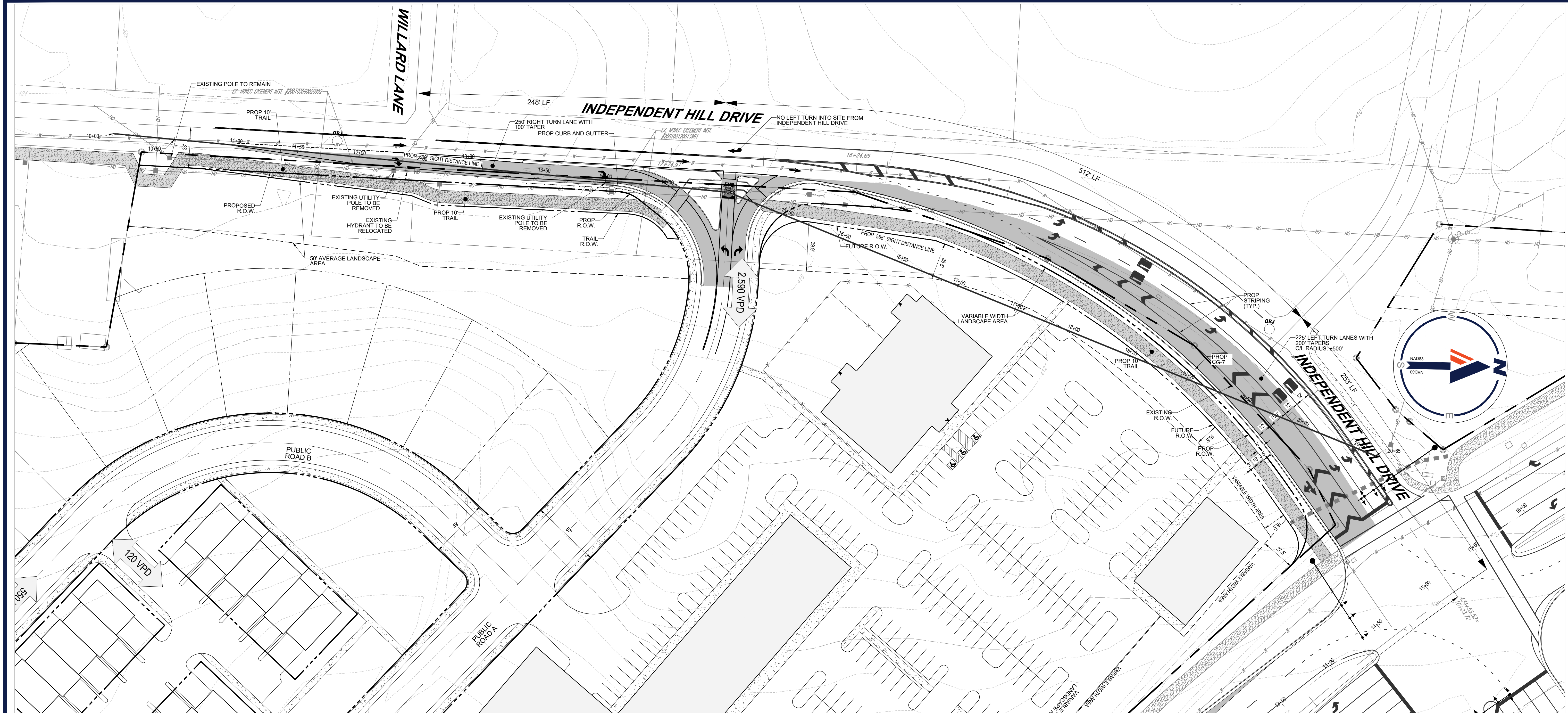
JOHN C. WRIGHT
 Lic. No. 046960
 3/25/2022
 PROFESSIONAL ENGINEER

SHEET TITLE:
TRANSPORTATION & UTILITY PLAN
 SHEET NUMBER:
5

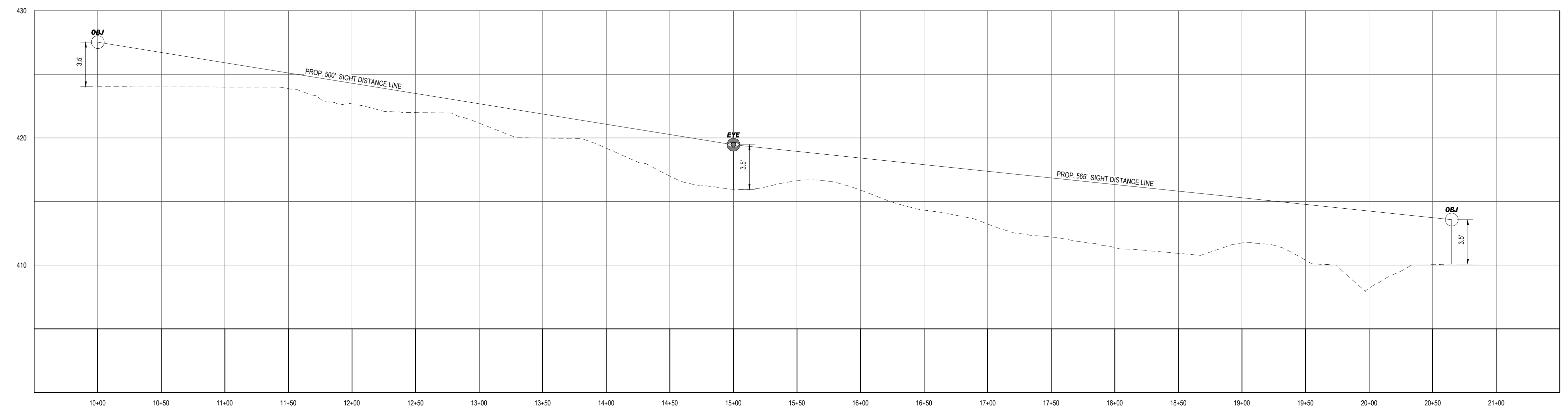
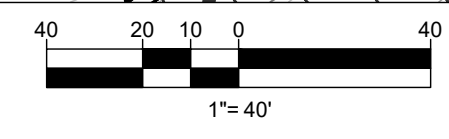
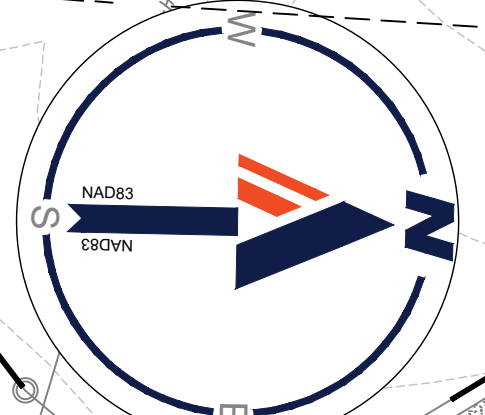
REVISION 7 - 3/25/22

Mar 28, 2022
 C:\PROGRAMS\BOHLER\CAD\2020\TEMP\AC\PUBLISH_38856\1600782P7-1-JAVOUT 5 - TRANSPORTATION UTILITY PLAN





INDEPENDENT HILL DRIVE ENTRANCE



SIGHT DISTANCE PROFILE INDEPENDENT HILL DRIVE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

FUNCTIONAL CLASSIFICATION:
 INDEPENDENT HILL DRIVE (RTE 3245): PRINCE WILLIAM COUNTY LOCAL ROAD, CLASSIFIED BY VDOT AS MAJOR COLLECTOR (RM-2), 45 MPH DESIGN SPEED
 DUMFRIES ROAD (RTE 234): PRINCIPAL ARTERIAL, 70 MPH DESIGN SPEED

HATCH LEGEND:

- ROAD PAVEMENT WIDENING
- PROPOSED 10' TRAIL
- EXISTING ±10' TRAIL

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 DRAWN BY: DSH
 CHECKED BY: JCW
 DATE: 10/12/17
 CAD ID.: PPL-7

PROJECT:
MASTER ZONING PLAN
 FOR
INDEPENDENT HILL VILLAGE
 LOCATION OF SITE
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY,
 VIRGINIA

BOHLER
 28 BLACKWELL PARK LANE, SUITE 201
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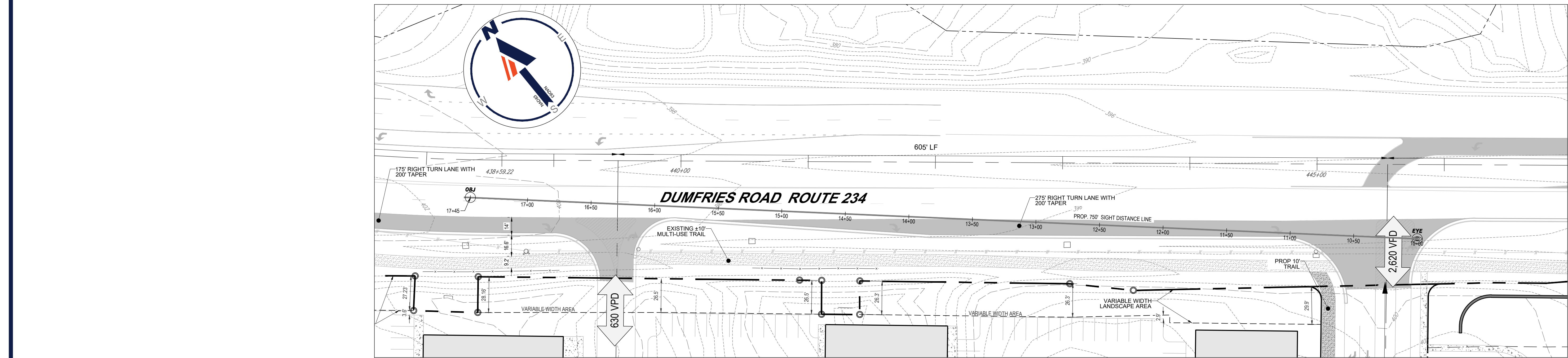
JOHN C. WRIGHT
 JOHN C. WRIGHT
 Lic. No. 046960
 3/25/2022
 PROFESSIONAL ENGINEER

SHEET TITLE:
ROAD PLAN AND SIGHT DISTANCE PROFILES

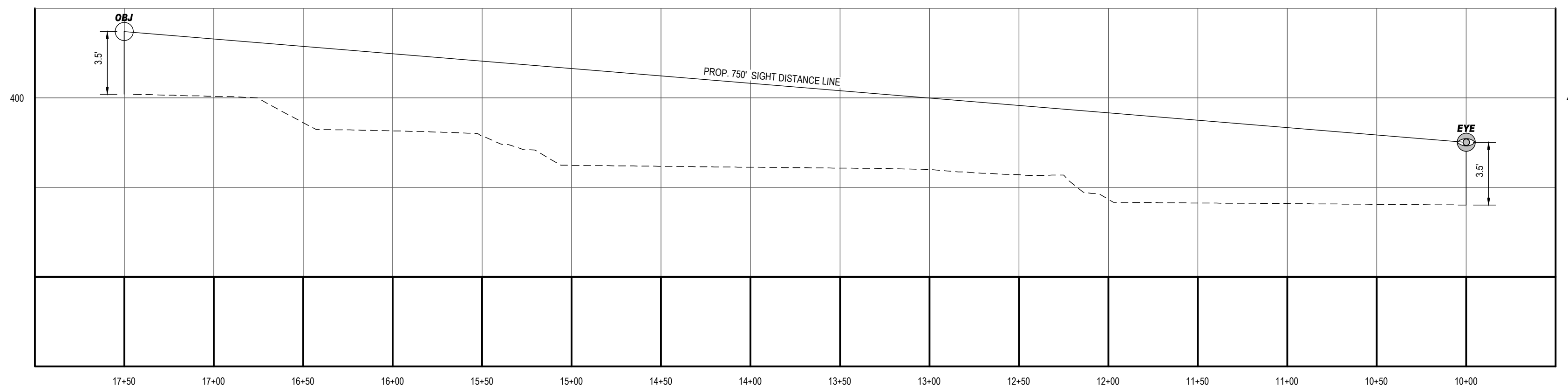
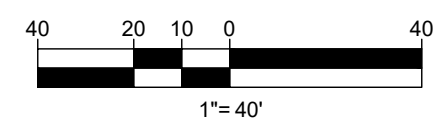
SHEET NUMBER:
6

REVISION 7 - 3/25/22

Mar 28, 2022
 C:\PROGRAMS\BOHLER\PROJECTS\2022\TEMP\AC\PUBLISH_38856\162078\PL7-6-1\LAYOUT 6 - SIGHT DISTANCE



DUMFRIES ROAD EAST ENTRANCE



SIGHT DISTANCE PROFILE DUMFRIES ROAD EAST

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

FUNCTIONAL CLASSIFICATION:

DUMFRIES ROAD (RTE 234): PRINCIPAL ARTERIAL, 70 MPH DESIGN SPEED



REVISIONS

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PROJECT No.: V162078
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 CHECKED BY: JCW
 DATE: 10/12/17
 CAD ID: PFL-7

PROJECT:

MASTER ZONING PLAN

FOR

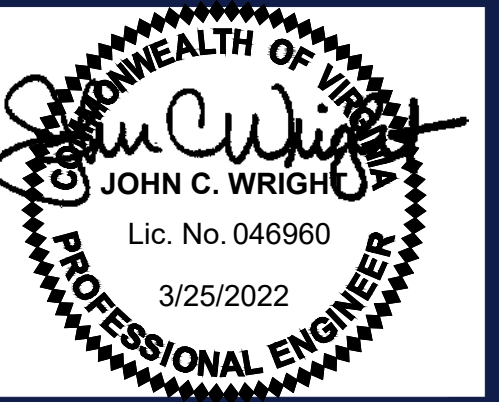
INDEPENDENT HILL VILLAGE

LOCATION OF SITE

COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY,
 VIRGINIA



28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
 Phone: (540) 349-4500
 Fax: (540) 349-0321
 VA@BohlerEng.com

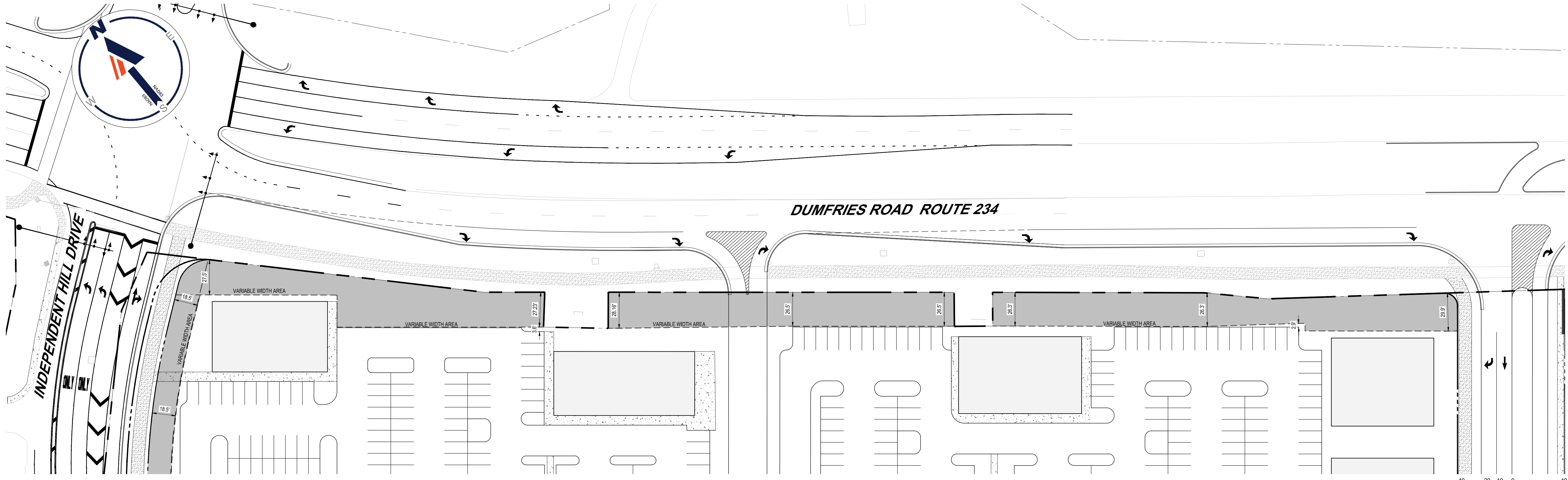


SHEET TITLE:
ROAD PLAN AND SIGHT DISTANCE PROFILES

SHEET NUMBER:

8

REVISION 7 - 3/25/22



25' AVERAGE VARIABLE WIDTH LANDSCAPE AREA DETAIL

SCALE: 1" = 40'

REVISIONS

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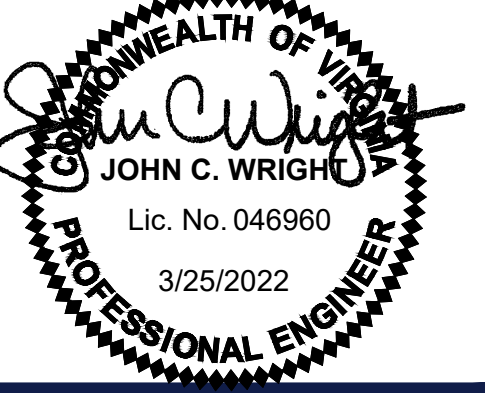
PROJECT:

MASTER ZONING PLAN

FOR

INDEPENDENT HILL VILLAGE
 LOCATION OF SITE
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY,
 VIRGINIA

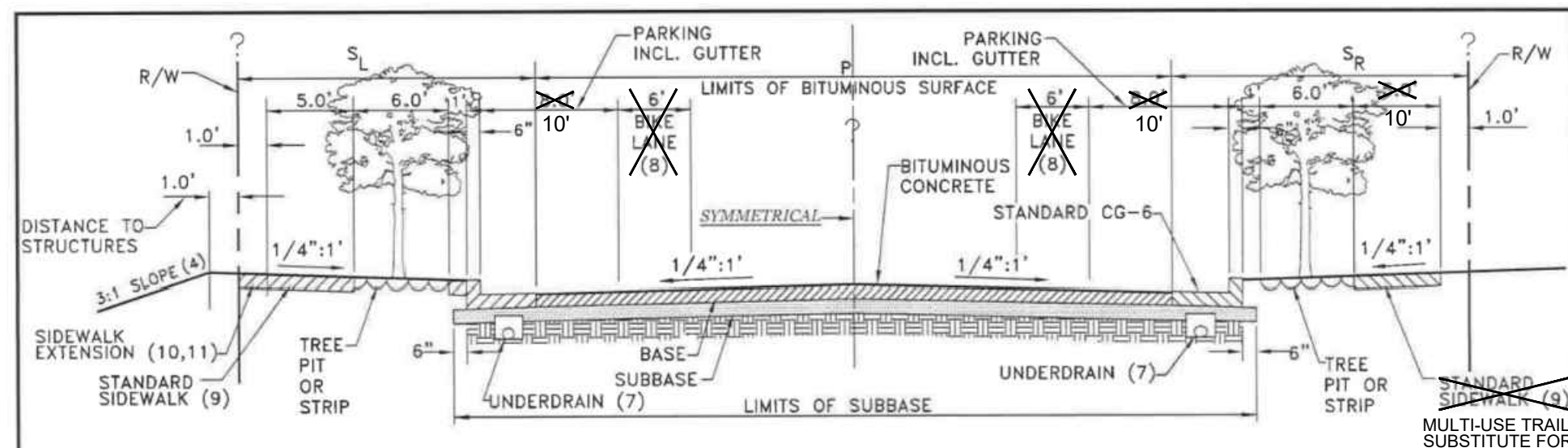
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PROJECT DETAILS

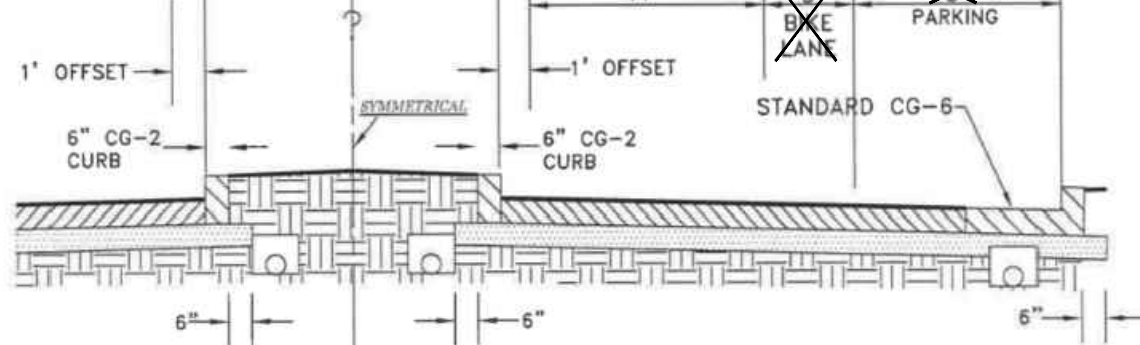
SHEET NUMBER: **11**

REVISION 7 - 3/25/22

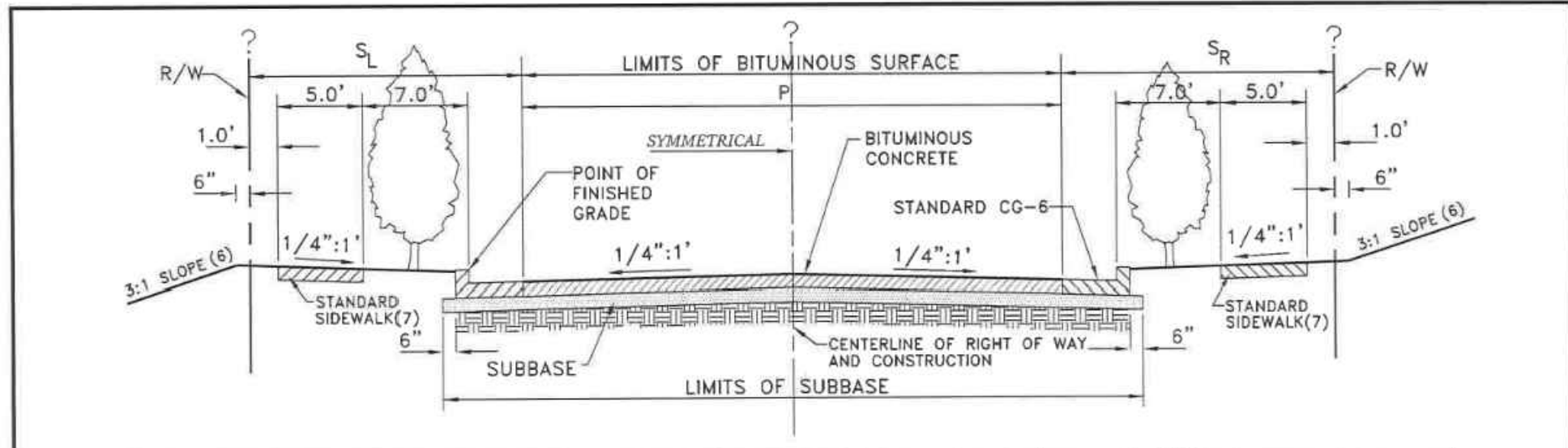


CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE (%)	MIN. C.L. RADIUS (ft.)	MIN. SIGHT STOP DISTANCE (ft.)	S _L (ft)	P (ft)	S _R (ft)	TYPE I SUBBASE AGG. BASE (21-B)	BASE (BM-25.0A)	SURFACE (SM-9.5A)
VI	4,001 TO 7,000	30	30	10%	300	335	15.5	46	15.5	8 in.	6 in.	2 in.

OPTIONAL MEDIAN: VARIES*



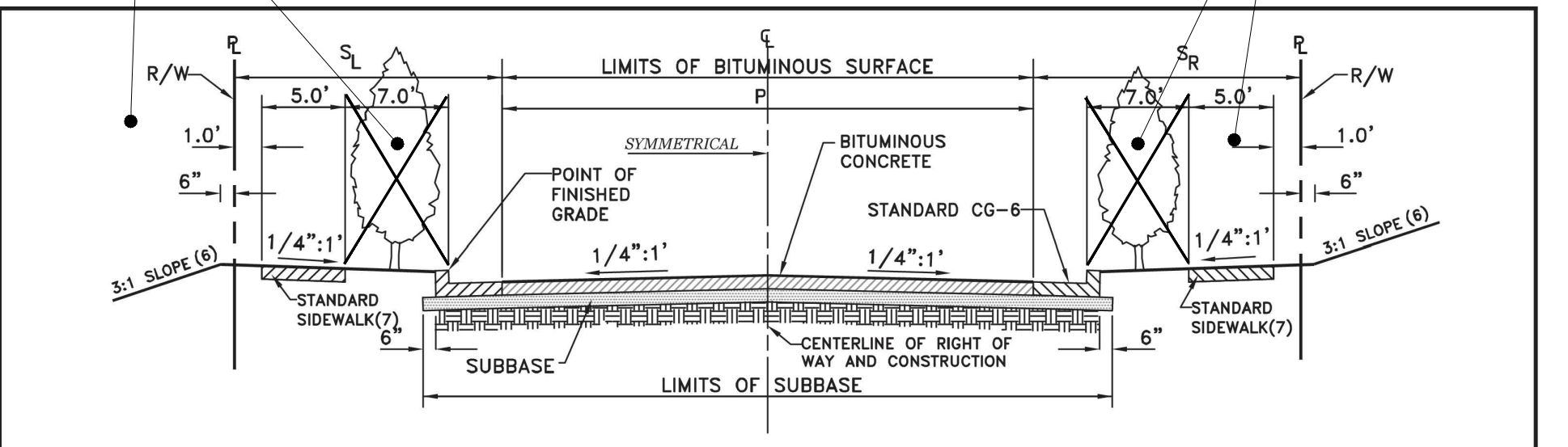
Detail No.	UB-1	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR BOULEVARD IN URBAN CENTERS (SHEET 1 OF 3)	Date 7/15/14
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CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE (%)	MIN. C.L. RADIUS (ft.)	MIN. SIGHT STOP DISTANCE (ft.)	S _L (ft)	P (ft)	S _R (ft)	TYPE I SUBBASE AGG. BASE (21-B)	BASE (BM-25.0A)	SURFACE (SM-9.5A)
I	UP TO 250	55	20	10%	120	125	225	15	25	15	6 in.	2 in.
II	251 TO 400	55	20	10%	120	125	225	15	25	15	8 in.	2 in.
III	401 TO 1,000	62	25	10%	200	155	280	15	32	15	8 in.	4 in.

- GENERAL NOTES:**
- This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
 - Standard landings required at intersections.
 - Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
 - Category I applies to permanent cul-de-sacs only.
 - Changes in categories, where permitted, shall occur at intersections only and to the next lower or higher category only.
 - 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinance.
 - Sidewalks shall be provided in accordance with Section 602.18.
 - Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
 - No superelevation is required.
 - Category I and II streets shall require an additional two feet (2 ft.) of pavement and right-of-way when total roadway length is one-half (0.5) mile or more.
 - If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.
 - PARKING TO BE ALLOWED ON ONE SIDE OF ROAD.

Detail No.	RL-2	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITH CURB AND GUTTER (FIXED TRAFFIC)	Date 7/15/14
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CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE (%)	MIN. C.L. RADIUS (ft.)	MIN. SIGHT STOP DISTANCE (ft.)	S _L (ft)	P (ft)	S _R (ft)	TYPE I SUBBASE AGG. BASE (21-B)	BASE (BM-25.0A)	SURFACE (SM-9.5A)
IV	1,001 TO 2,000	62	30	10%	335	200	335	15	32	15	8 in.	6 in.
V	2,001 TO 4,000	66	30	10%	335	200	335	15	36	15	8 in.	6 in.
VI	4,001 TO 7,000	66	40	9%	762 (9)	305	475	15	36	15	8 in.	6 in.

- GENERAL NOTES:**
- This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
 - Standard landings required at intersections.
 - Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
 - Reduction in categories, where permitted, shall occur at intersections only and to the next lower or higher category only.
 - No parking or direct residential access permitted on Category VI.
 - 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where special stabilization is provided in accordance with the Erosion Control ordinance.
 - Sidewalks shall be provided in accordance with Section 602.18.
 - Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
 - Superelevation shall be provided for only Category VI streets. Consider superelevation rate of 2.08%.
 - Channelized intersections will be required at all intersections of existing and future Category VI streets.
 - Off street parking shall be required in accordance with Section 610.02.
 - If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.

Detail No.	650.05	RM-2	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL MINOR COLLECTOR STREETS WITH CURB AND GUTTER	Date 7/15/14
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REFER TO DESIGN GUIDELINES FOR ILLUSTRATIVE ROAD SECTIONS.

INDEPENDENT HILL

DESIGN GUIDELINES

PRINCE WILLIAM COUNTY, VA

December 10, 2021

REVISION

March 28, 2022



LandDesign®

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1 Introduction

■ COMMUNITY EXPERIENCE

Independent Hill will be a vibrant community centered around open spaces that help bring people together. The first mixed-use community of its kind in the area, it will set a new standard for quality of life. Thoughtful planning creates a framework that brings together the mixed uses in a logical and cohesive way. A large boulevard park welcomes residents and visitors, drawing them in and providing a unique front door to the community. Every turn has a park or amenity inviting you to linger and get to know your neighbor.



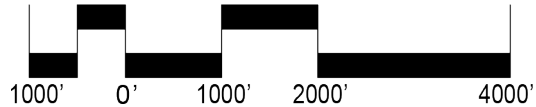
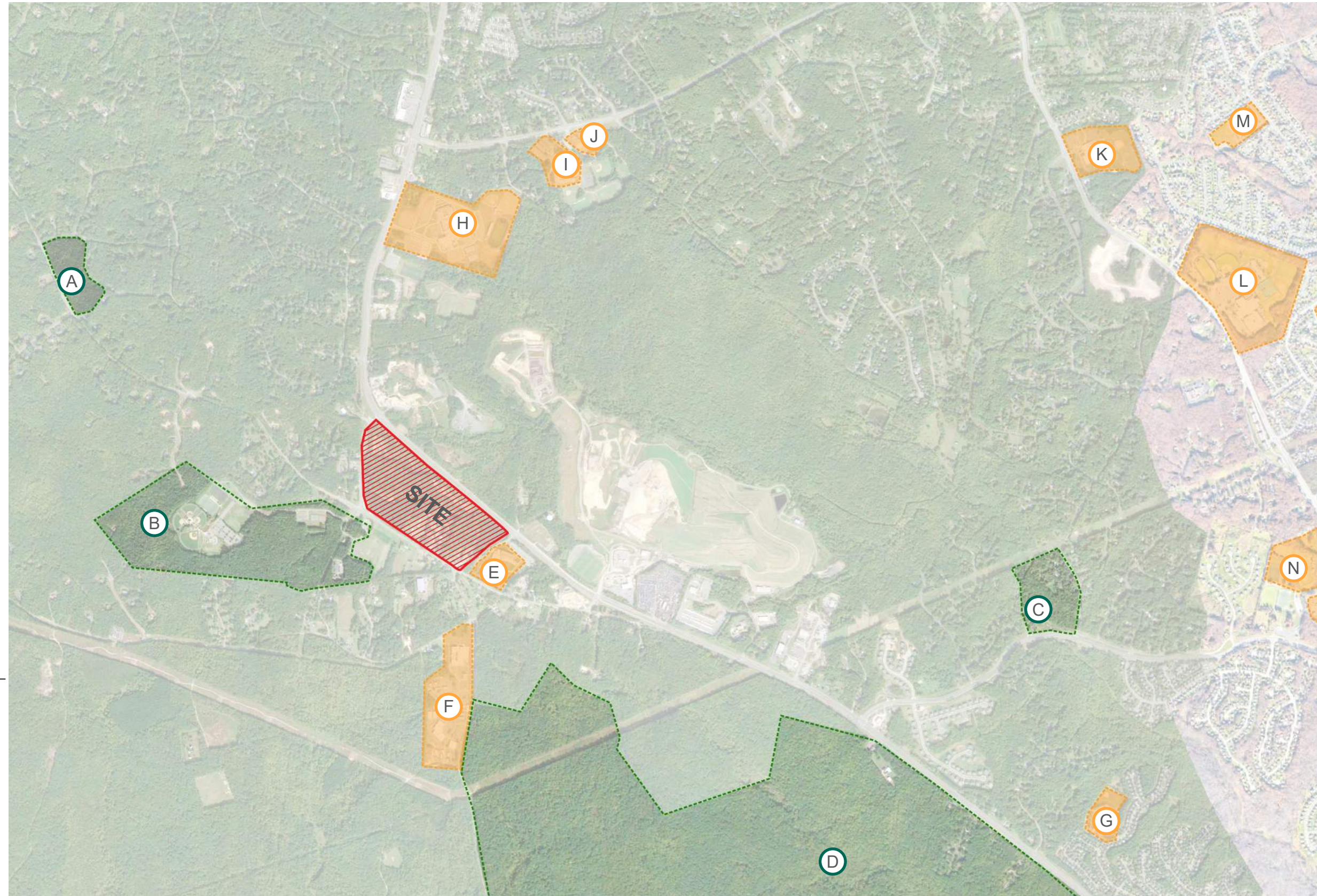
1 Introduction

COMMUNITY CONTEXT

The community is located between the crossroads of Route 234, Independent Hill and Bristow Road. This strategic location is near a wealth of parks and schools that serve to enrich the residents' experience.

LEGEND

- (A) SHENANDOAH PARK
- (B) GEORGE HELWIG PARK
- (C) MINNIEVILLE MANOR PARK
- (D) PRINCE WILLIAM PARK
- (E) KELLEY LEADERSHIP BUILDING
- (F) PRINCE WILLIAM COUNTY PUBLIC SCHOOL
- (G) ASHLAND ELEMENTARY SCHOOL
- (H) COLGAN HIGH SCHOOL
- (I) LOUISE A. BENTON MIDDLE SCHOOL
- (J) COLES ELEMENTARY SCHOOL
- (K) HERBERT J. SAUNDERS MIDDLE SCHOOL
- (L) HYLTON HIGH SCHOOL
- (M) MARTIN LUTHER KING JR. ELEM. SCHOOL
- (N) HERITAGE CHRISTIAN SCHOOL



2. Master Plan

COMMUNITY PLAN

Knitting together the commercial and residential areas, a linear boulevard park forms the central axis and core open space of the community. Crowning this park at the end of the arrival sequence, the clubhouse amenity area completes the heart of the community. Pocket parks at key intersections and multiple trail connections round out the open space network. A new office building on the east side complements the existing educational building. The Samsky store will be renovated as a dear community landmark.

LEGEND

- (A) RETAIL CENTER
- (B) OFFICE
- (C) LINEAR PARK
- (D) CLUBHOUSE AMENITY
- (E) TOT LOT
- (F) OPEN SPACE
- (G) POTENTIAL STORMWATER MANAGEMENT
- (H) SAMSKY STORE



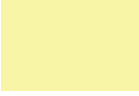





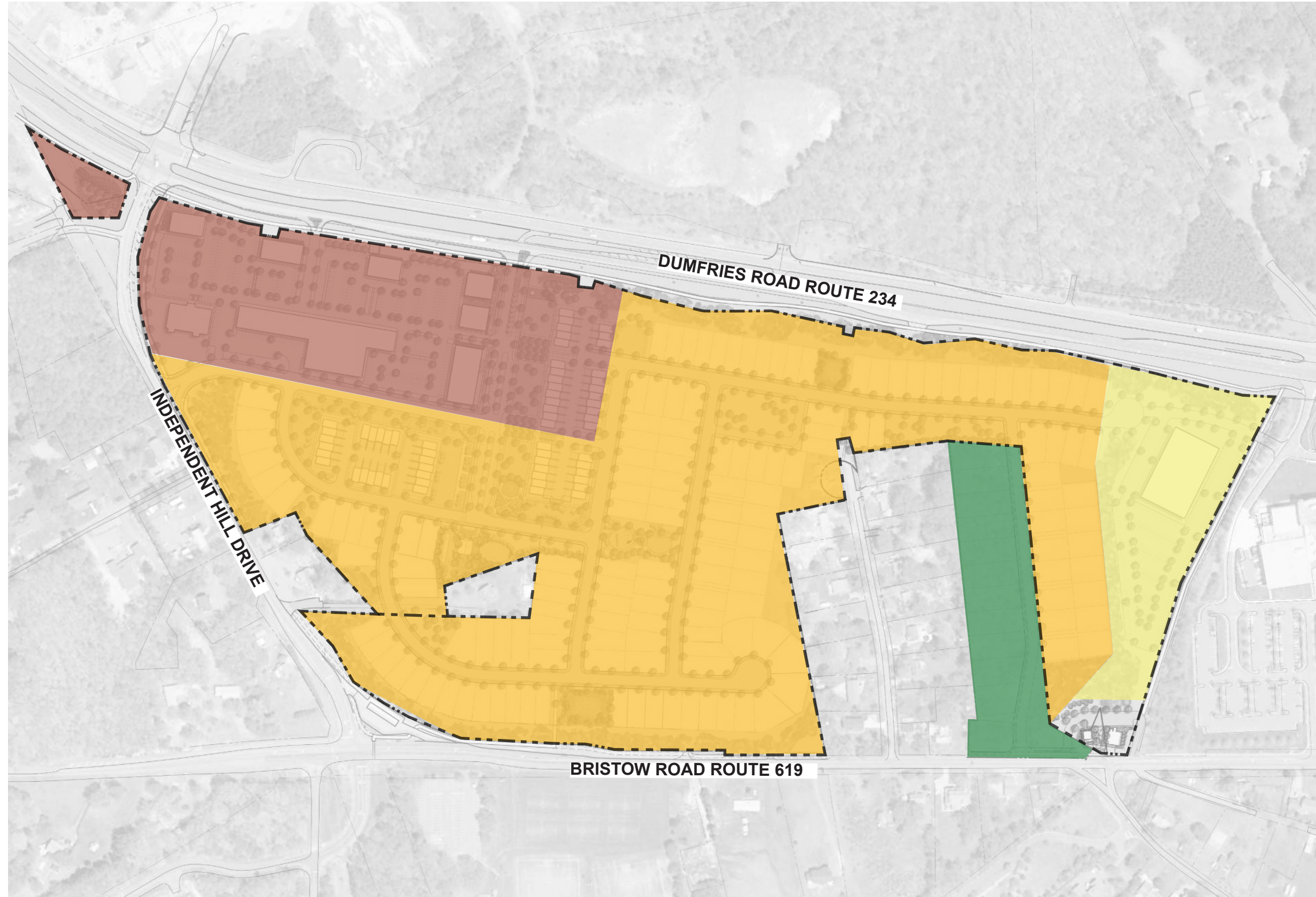
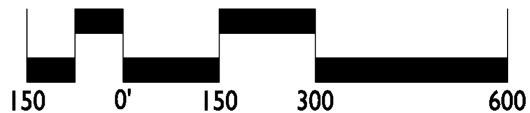
2. Master Plan

LAND USE PLAN

Independent Hill is a mixed-use community organized around a strong central core of open space that anchors and unites commercial and residential uses. This intentional organization concentrates commercial use between two key intersections to facilitate easy access. High density town homes knit together this area and single family detached, which in turn are grouped adjacent existing detached

LEGEND

-  LANDBAY 1
PLANNED MIXED RESIDENTIAL DISTRICT (PMR - MZD - B-1)
-  LANDBAY 2
PLANNED MIXED RESIDENTIAL DISTRICT (PMR - MZD)
-  LANDBAY 3 + 4
PLANNED MIXED RESIDENTIAL DISTRICT (PMR - MZD - B-2)
-  LOTS APPROVED WITH WOLF RUN RESIDENTIAL (11)
-  LIMITS OF ZONING AMENDMENT AREA
-  EXISTING PROPERTY BOUNDARIES



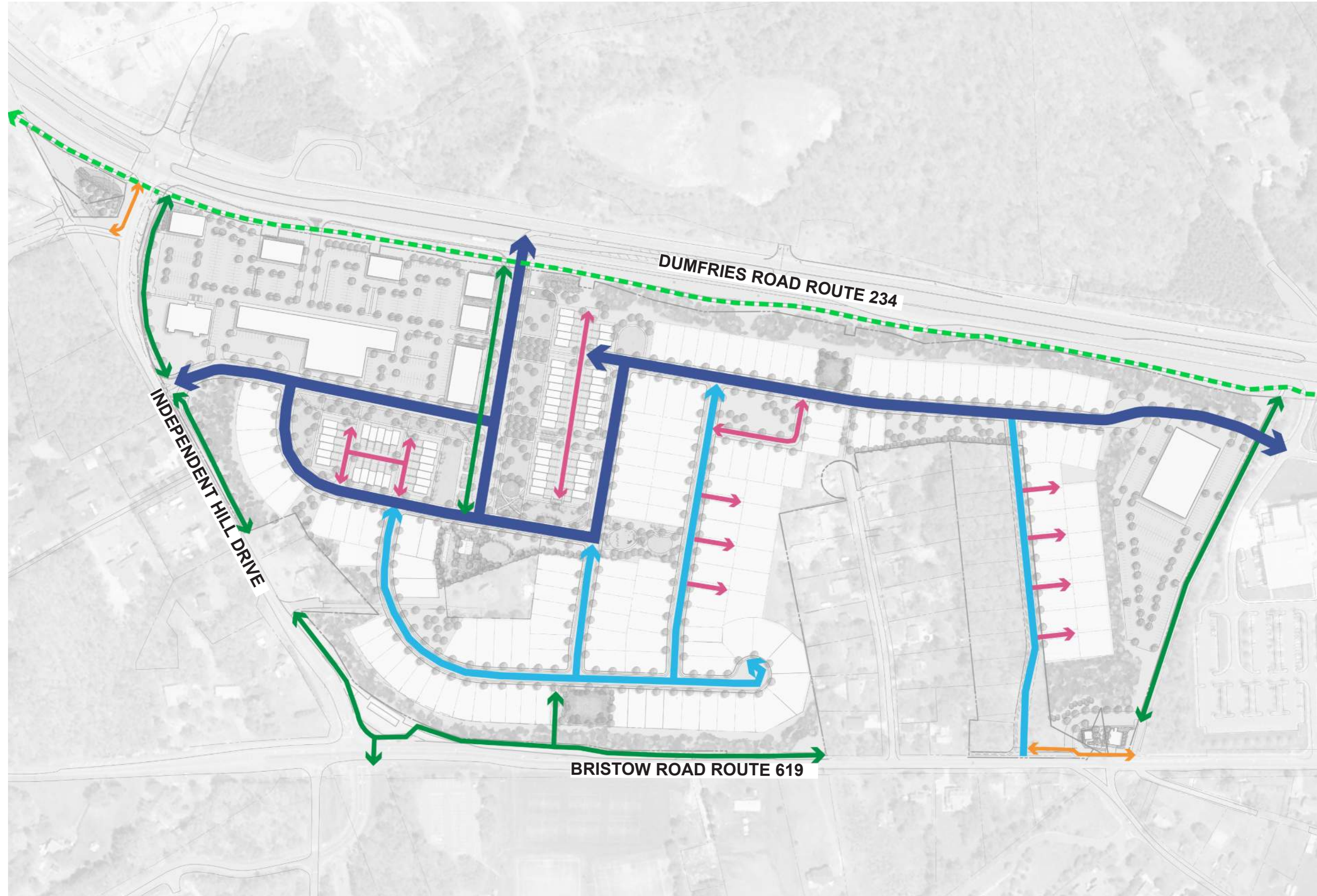
2. Master Plan

STREET HIERARCHY PLAN

A clear street hierarchy creates a logical plan that is easy to navigate and creates an enjoyable visitor experience. The placement of parks along primary roads and at key intersections provides visual cues and landmarks to drivers, while strengthening the sense of place. Private alleys create a unique experience and help build community among the residents.

LEGEND

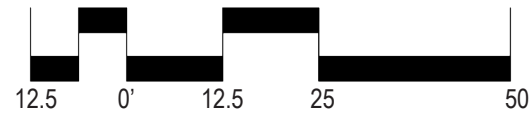
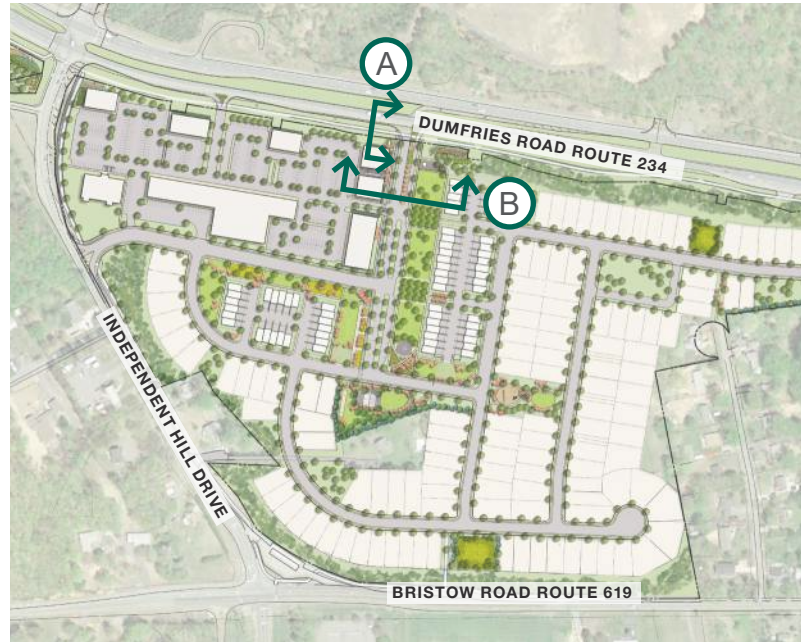
-  EXT. ±10' MULTI-USE TRAIL
-  PROPOSED 10' TRAIL
-  5' SIDEWALK
-  PRIMARY PUBLIC ROAD W/ SIDEWALK
-  SECONDARY PUBLIC ROAD W/ SIDEWALK
-  PRIVATE ROAD/ALLEY



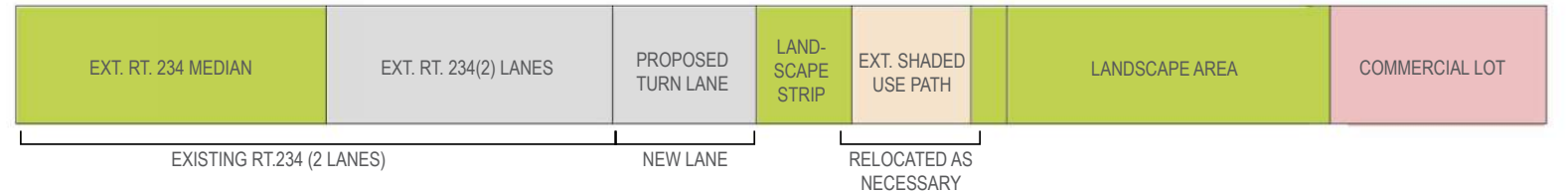
2. Master Plan

STREET SECTIONS

Street cross sections shall be designed to meet Prince William County and VDOT standards and represent best practices for the formation of high functioning, safe communities. Thoughtful integration of pedestrian circulation through sidewalks and trails is a key component of the plan.



A DUMFRIES ROAD



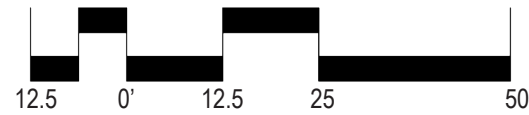
B PROPOSED STREET H



2. Master Plan

STREET SECTIONS

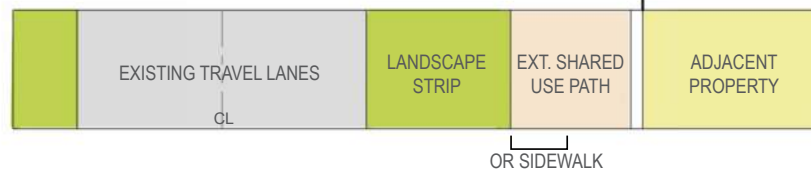
The design of community streets influences not only the ease of transportation, but also directly influences how comfortable and safe the pedestrian experience is. Connectivity of all kinds is a key component of creating a comfortable home and a close knit community. Providing sidewalks separated from vehicular traffic by parks and street trees, and generous front yards, helps delineate the public, semi-private, and private spaces.



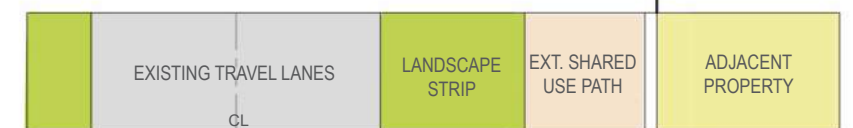
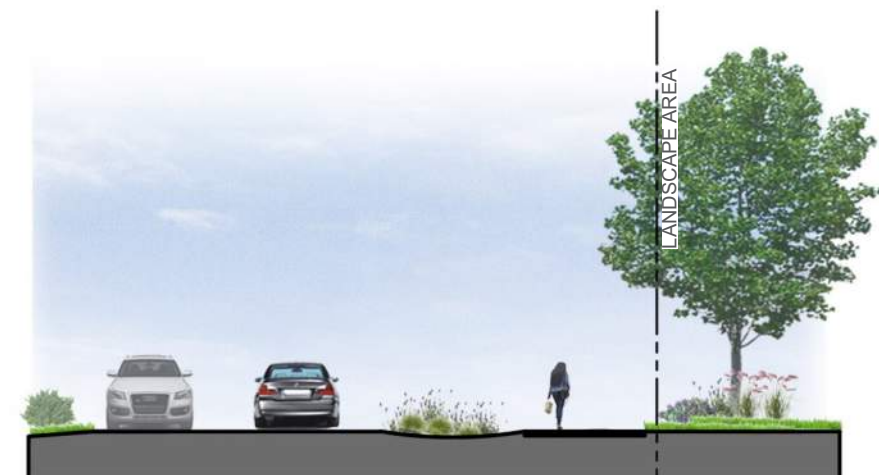
Ⓐ INTERNAL PUBLIC ROAD, TYP.



Ⓑ BRISTOW ROAD



Ⓒ INDEPENDENT HILL DRIVE



3. Amenity Areas

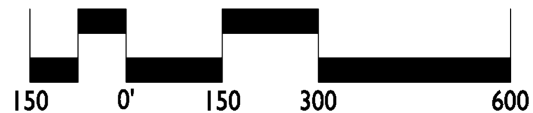
OVERALL AMENITY PLAN

Independent Hill will have a wealth of amenities that support an active and engaging life. It is centered around a boulevard park that welcomes residents and visitors, lightly buffers between the townhomes and commercial area, and helps set the tone for an engaged and active community. The unified park system will encourage neighborhood engagement and exercise.

LEGEND

- (A) ENTRANCE BOULEVARD PARK*
- (B) LINEAR PARK
- (C) RETAIL FOOD COURT*
- (D) CLUBHOUSE AMENITY AREA*
- (E) TOT LOT POCKET PARK
- (F) OPEN SPACE
- (G) SAMSKY STORE*
- (H) TRAIL CONNECTION

* See enlargement plan for additional detail.



3 Amenity Areas

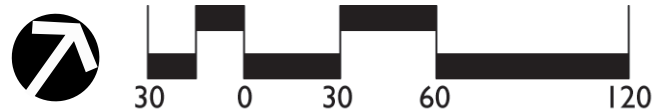
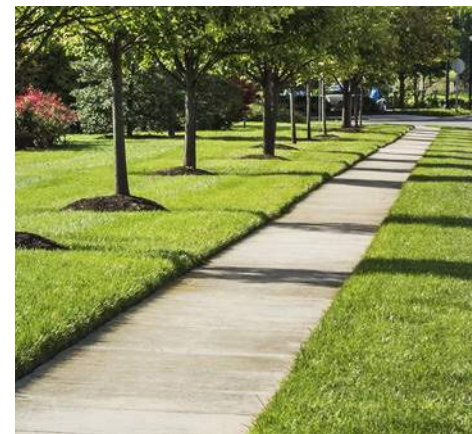
ENTRANCE BOULEVARD PARK



The Entrance Boulevard Park will set the tone for the community with regular street trees and tree groves with seating that frame multipurpose lawn spaces perfect for resident and community activities. The northern end is framed by a sign announcing the community. The southern end is anchored by a splash pad that doubles as a plaza space for gatherings and events when the water is turned off. Benches and seating opportunities will be scattered throughout. Materials will be durable for the semi-public setting, with easily maintainable landscape plantings.

LEGEND

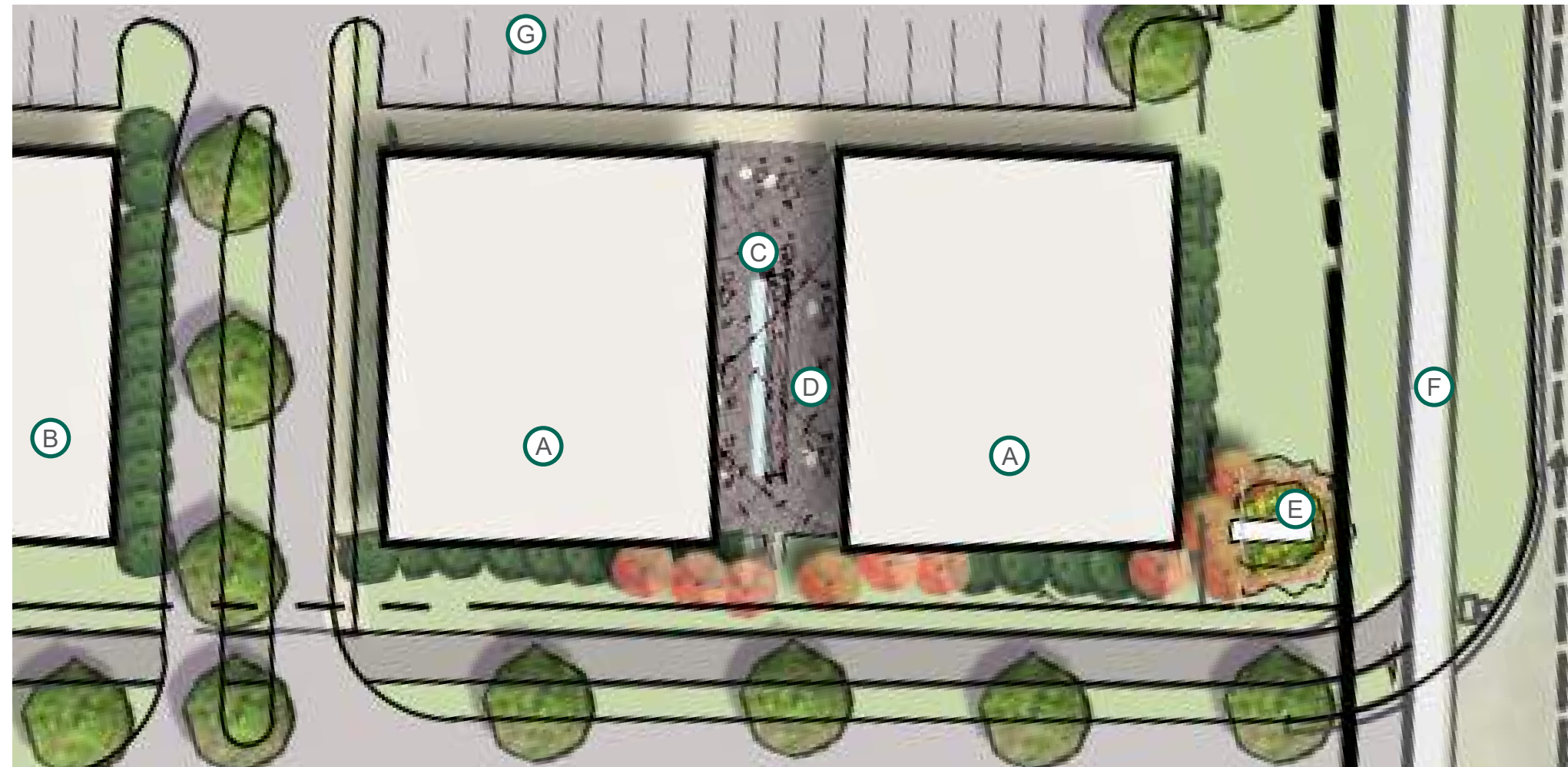
- (A) SPLASH PAD
- (B) SHADE STRUCTURE / GAZEBO
- (C) TREE BOSQUE WITH CRUSHED AGGREGATE SURFACE AND SEATING
- (D) BIORETENTION OPPORTUNITY
- (E) LAWN
- (F) COMMUNITY MONUMENT SIGN
- (G) EXISTING TRAIL



3. Amenity Areas

RETAIL FOOD COURT

The Retail Food Court will provide a casual outdoor dining opportunity for the community to come together with each other and visitors alike. It will be accessible from both the streetscape sidewalk as well as the retail parking lot. Movable furniture, planter pots with lush landscaping and pedestrian scale lighting will help animate the space creating a comfortable and inviting atmosphere.



LEGEND

- (A) RETAIL
- (B) OFFICE
- (C) FOOD COURT
- (D) MOVABLE TABLE & CHAIR
- (E) RETAIL SIGN
- (F) EXISTING TRAIL
- (G) RETAIL PARKING LOT



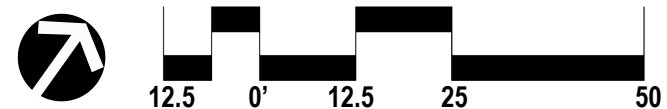
3 Amenity Areas

CLUBHOUSE AMENITY AREA

Providing both interior and outdoor gathering spaces and recreational features, the Clubhouse will be a key place in the comprehensive amenity network. It will be centrally located within the development and help anchor the entrance Boulevard Park. The amenities will provide a balance of active and passive recreational opportunities, and will help encourage interactions between neighbors. Landscape comprised of a mix of evergreen and deciduous trees and shrubs will provide separation between the semi-public activities of the clubhouse area and the adjacent residences. The materials will be durable and well maintained.

LEGEND

- (A) CLUBHOUSE
- (B) LAWN
- (C) BENCH
- (D) BOCCE / SHUFFLE BOARD
- (E) CORNHOLE
- (F) OUTDOOR DINING W/OVERHEAD STRING LIGHTS
- (G) TERRACE W/ LOUNGE SEATING
- (H) DECORATIVE FENCE
- (I) TRELLIS



3. Amenity Areas

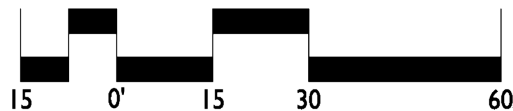
SAMSKY STORE

The Samsky Store is a beloved community landmark that will be freshened up and reinvigorated to continue to serve the community. A new driveway around the rear of the buildings will provide clear and safe navigation and parking for the store. A new seating area between the existing buildings will provide outdoor seating and picnic opportunities for patrons. New landscape and hardscape across the fronts of the buildings will provide a light separation between Bristow Road and the outdoor seating areas.



LEGEND

- A CRUSHED AGGREGATE SEATING AREA, POTENTIAL FOR STRING LIGHTS
- B PATIO SEATING UNDER EXT. CANOPY
- C POTENTIAL STORMWATER
- D BUFFER PLANTING
- E ONE-WAY EXIT



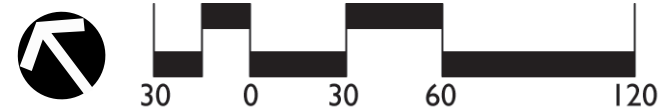
4. Gateway Feature

INDEPENDENT HILL DRIVE GATEWAY

The Gateway to Independent Hill is the first announcement of the community for motorists coming from points west. The challenges of a large NOVEC power easement invite an understated approach that relies more on landscape than constructed elements. Flag poles, grounded with a low wall, will support community pride while offering a vertical statement in a small footprint. Ornamental grasses and perennials will augment evergreen and deciduous shrubs and trees to provide a broad spectrum of seasonal interest. This expression will be carried across Independent Hill Drive for a cohesive gateway experience, where a decorative fence and regularly spaced parking lot trees will provide light separation from Route 234 while maintaining visibility.

LEGEND

- A EXISTING TRAIL
- B NOVEC EASEMENT
- C WALL (1-3' TALL)
- D SHRUBS
- E ANNUALS
- F GROUNDCOVER
- G 3 FLAGPOLES
- H SHADE TREE, TYP.
- I POTENTIAL FUTURE ROW DEDICATION
- J MONUMENT SIGN
- K DECORATIVE FENCE



5 Standards

LANDSCAPE STANDARDS

Landscape materials should complement the hardscape and streetscape materials in texture and layout, and contribute to the overall community identity. Plants should be native or culturally adapted to the region and non-invasive. Plantings should be layered and include both evergreen and deciduous, with attention given to providing a full range of seasonal interest. In larger areas, massings are preferred over single or small group plantings. Preference should be given to low maintenance plants, and species selection should be appropriately sized for the specific site conditions and available space.

Streetscape plantings will be inviting and provide a consistent visual experience for motorists. Street trees should be a single species for the entire entrance boulevard and on a per block basis thereafter. Street trees will be planted on both sides of the street, and limbed up to allow for clear visibility and pedestrian clearance on sidewalks. Species selection and tree pit layout should aim to avoid buckling of pavement. Trees will be planted at spacing of 50' o.c.

Stormwater management facilities will be planted with native species that are adapted to the variable conditions typically experienced. Plantings should include shrubs, ornamental grasses and perennials, and where appropriate, trees. Plantings should provide visual interest as well as functioning technically.



STORMWATER MANAGEMENT LANDSCAPES

5 Standards

LANDSCAPE STANDARDS- BUFFERS

Buffers will be utilized around the perimeter of the site and will be appropriately calibrated to the adjacent uses. The nature of the mixed-use development negates the need for interior buffers, and thus modifications and waivers to the standard zoning requirements are appropriate. Nonetheless, landscape cues that relate to the different residential and commercial typologies will be utilized, and a sensitive approach will be taken where community amenity spaces back up to the rears of residential lots.

LEGEND

(A) 15' WIDTH LANDSCAPE BUFFER

(C) 50' WIDTH LANDSCAPE BUFFER

(A₁) 25-30' WIDTH LANDSCAPE BUFFER

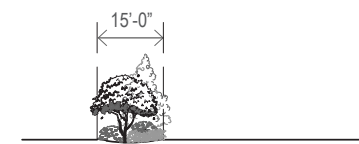
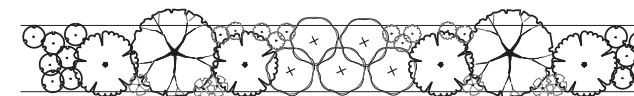
(C₁) 50' WIDTH LANDSCAPE AREA

(B) VARIABLE WIDTH LANDSCAPE AREA - 25' AVG.

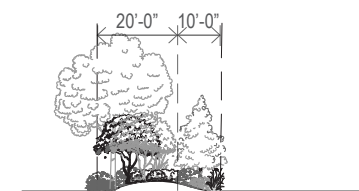
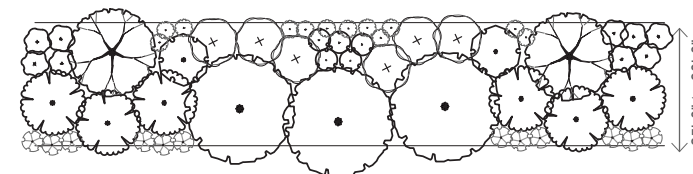
(D) 50' AVG. WIDTH LANDSCAPE BUFFER (MIN. 35')



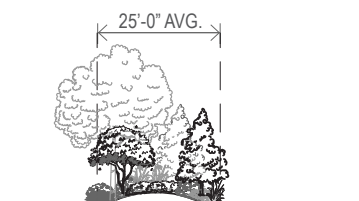
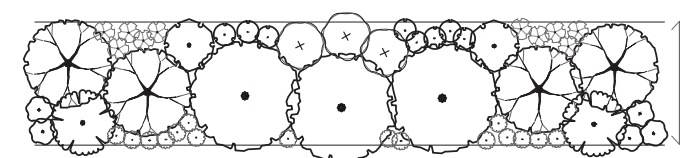
(A) 15' WIDTH LANDSCAPE BUFFER EXISTING AND SUPPLEMENTAL PLANTING TO ACHIEVE 110 PLANT UNITS/100 L.F.



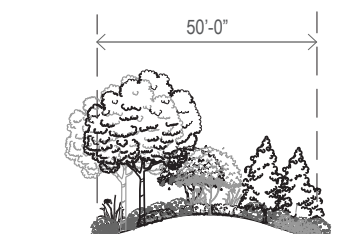
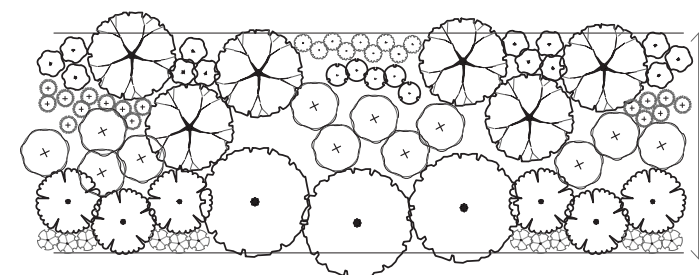
(A₁) 20-30' WIDTH LANDSCAPE BUFFER EXISTING AND SUPPLEMENTAL PLANTING TO ACHIEVE 150 PLANT UNITS/100 L.F.



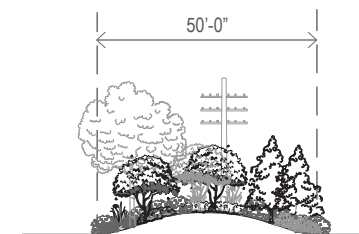
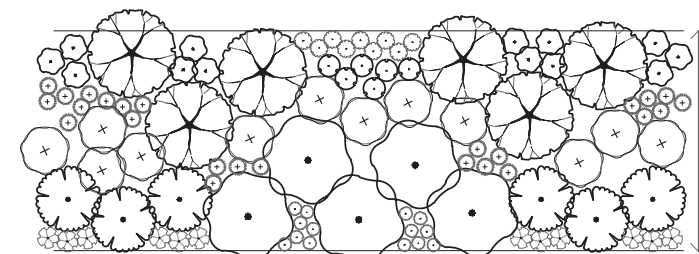
(B) VARIABLE WIDTH LANDSCAPE AREA - 25' AVG. EXISTING AND SUPPLEMENTAL PLANTING TO ACHIEVE 150 PLANT UNITS/100 L.F. (NOTE: WIDTH VARIES FROM 10'-30'. THE PROPOSED AVG. WIDTH IS 25' AND SHALL BE LANDSCAPED TO THE REQUIREMENTS PER PRINCE WILLIAM COUNTY'S DCSM)



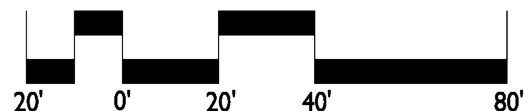
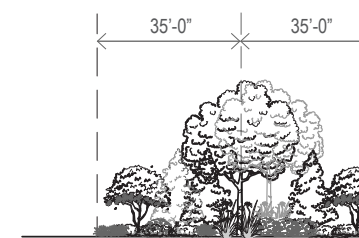
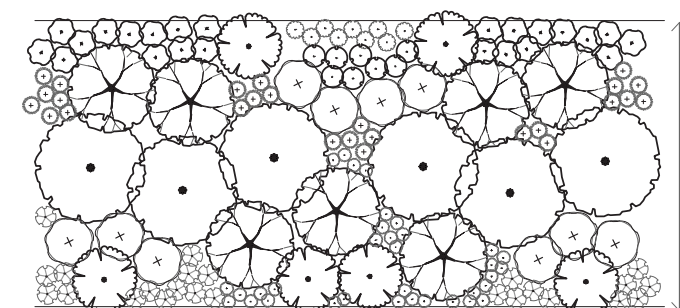
(C) 50' WIDTH LANDSCAPE BUFFER EXISTING AND SUPPLEMENTAL PLANTING TO ACHIEVE 320 PLANT UNITS/100 L.F.



(C₁) 50' WIDTH LANDSCAPE AREA EXISTING AND SUPPLEMENTAL PLANTING TO ACHIEVE 320 PLANT UNITS/100 L.F.



(D) 50' AVG. WIDTH BUFFER LANDSCAPE (MIN. 35') EXISTING AND SUPPLEMENTAL PLANTING TO ACHIEVE 250 PLANT UNITS/100 L.F.



5 Standards

LIGHTING STANDARDS

Proper lighting is a critical component of providing an inviting and safe community. Well designed lighting contributes to wayfinding, security, and ambiance in a manner seamless with the architectural and site character.

Street lights will be regularly spaced and may also serve to support banners and plant baskets in retail areas. Fixtures will provide adequate coverage without overwhelming the spaces with poles. Fixtures will be appropriately shielded to reduce glare and light pollution and direct light to where it is needed. Fixture color temperatures will support the character of the spaces they are lighting and follow industry best practices for color rendition.

Amenity lighting will be scaled appropriately to the individual spaces and may include a range of fixture types from pedestrian pole lighting, bollards, path lights, overhead lighting in shade structures, string or catenary lights, and tree uplights.



5 Standards

ARCHITECTURAL STANDARDS- SINGLE FAMILY DETACHED RESIDENTIAL

The residential architecture is a key component in establishing the character and quality of the community. Units may front public streets or private alleys. Facades that abut public view corridors are considered to be 'enhanced facades,' which will be well-detailed and include windows to break up the elevation. Changes in materials shall be logical and enhance the overall appearance, with horizontal co-planer material changes preferred.

Roofs will reflect the articulation of the facades through gables or steps. Porticoes and stoops are used to provide a sheltered entry. All homes adjacent to private streets will have porches on side-loaded homes will compliment the overall architectural character and massing, with columns well proportioned. All major vertical surfaces will be articulated with fenestration appropriately scaled and trimmed.

FACADE STYLES *Facades may be all or a combination of siding, brick and stone.*



5 Standards

ARCHITECTURAL STANDARDS- TOWN HOME RESIDENTIAL

Due to the nature of the site plan and the goal to transition from higher to lower density, the townhomes are the first residential impression of the community architecture. Consideration will be given to variety of articulation of windows, roof lines and materials. Projections of bay windows, porticoes, dormers and gables will be utilized to break up the vertical plane and create interest within and between each row of units. Materials may vary between and within units and will transition at logical places such as water tables and shifts in the vertical plane. Material colors will be of similar tones to the single family units to help create a cohesive architectural language.

FACADE STYLES *Facades may be all or a combination of siding, brick and stone.*



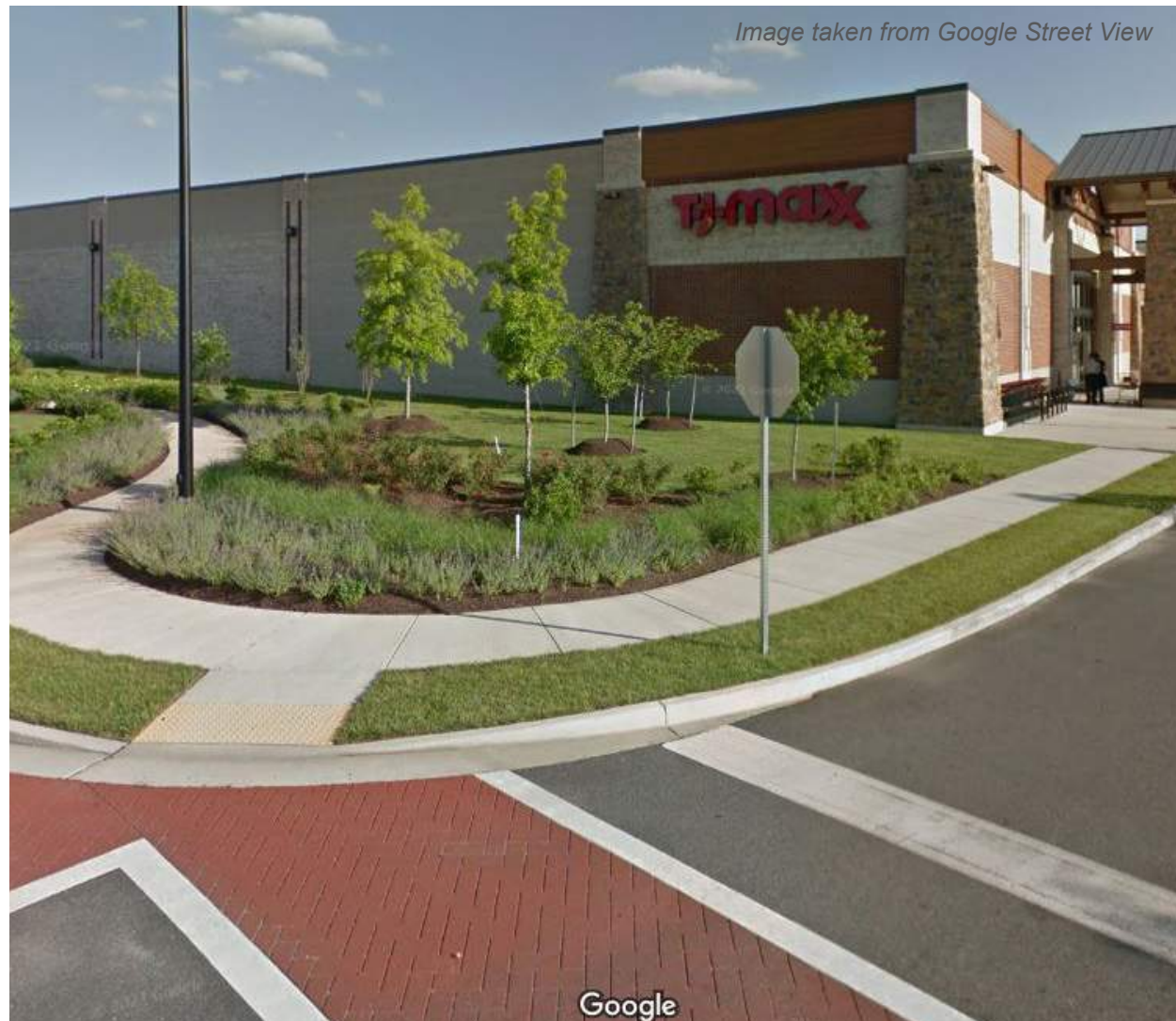
5 Standards

ARCHITECTURAL STANDARDS- COMMERCIAL

Commercial activity will bring additional liveliness and convenience to Independent Hill. Its architecture will equally support the quality and character of the community. Facade materials will reflect those utilized in the residential units flanking the boulevard entrance road. Roof lines will be articulated in concert with changes in the vertical planes of the facades. Facades facing the interior parking lot will be a minimum 80% brick or stone (excluding fenestration). Awnings and canopies may be utilized to accentuate entrances and should contribute to the overall style. All trash areas will be enclosed and screened.

A REAR FACADE STYLES

Rear facades will incorporate elements of brick and stone for a cohesive architectural language.



INDEPENDENT HILL

EXHIBIT A: LOT STANDARDS

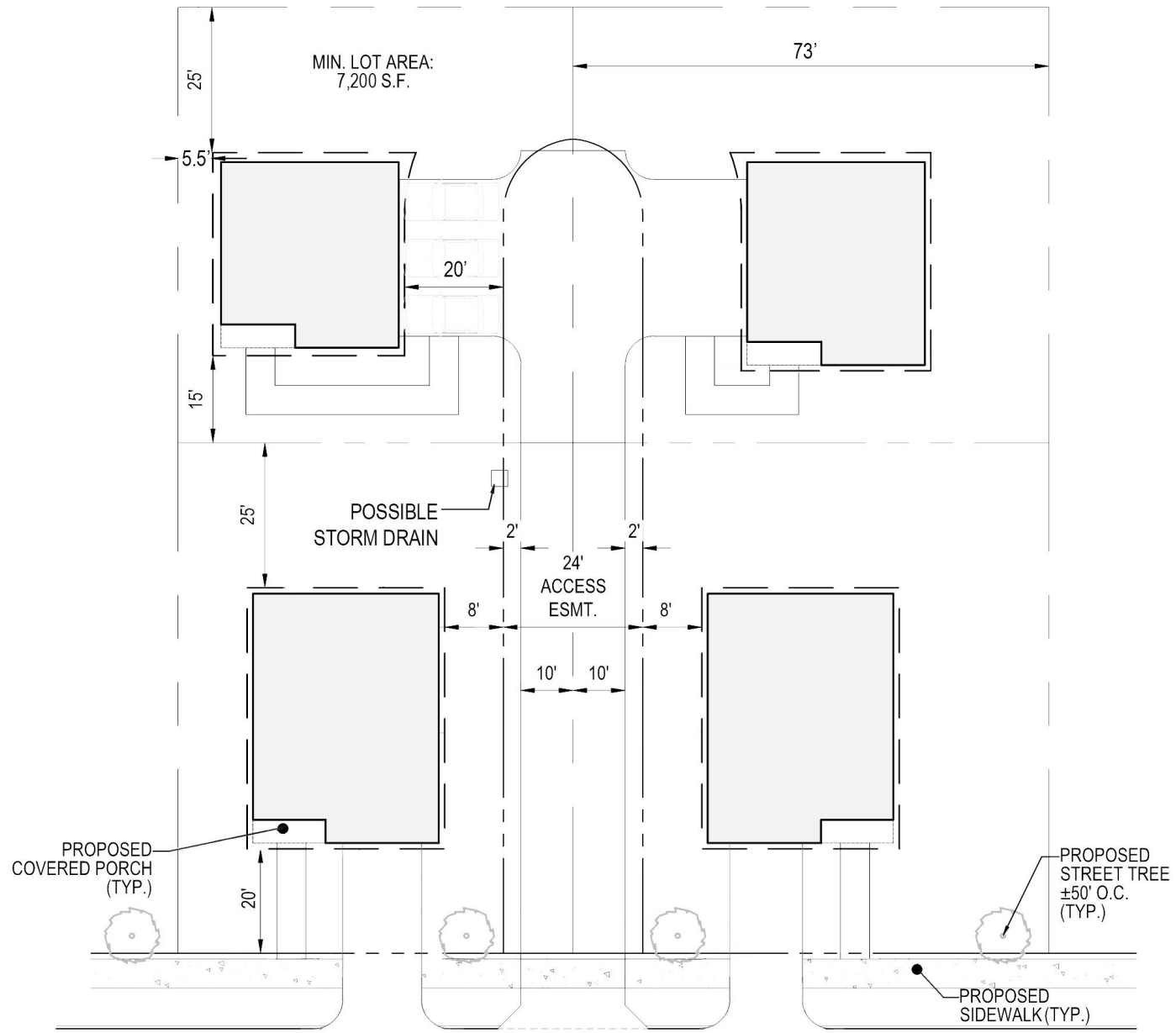
PRINCE WILLIAM COUNTY, VA

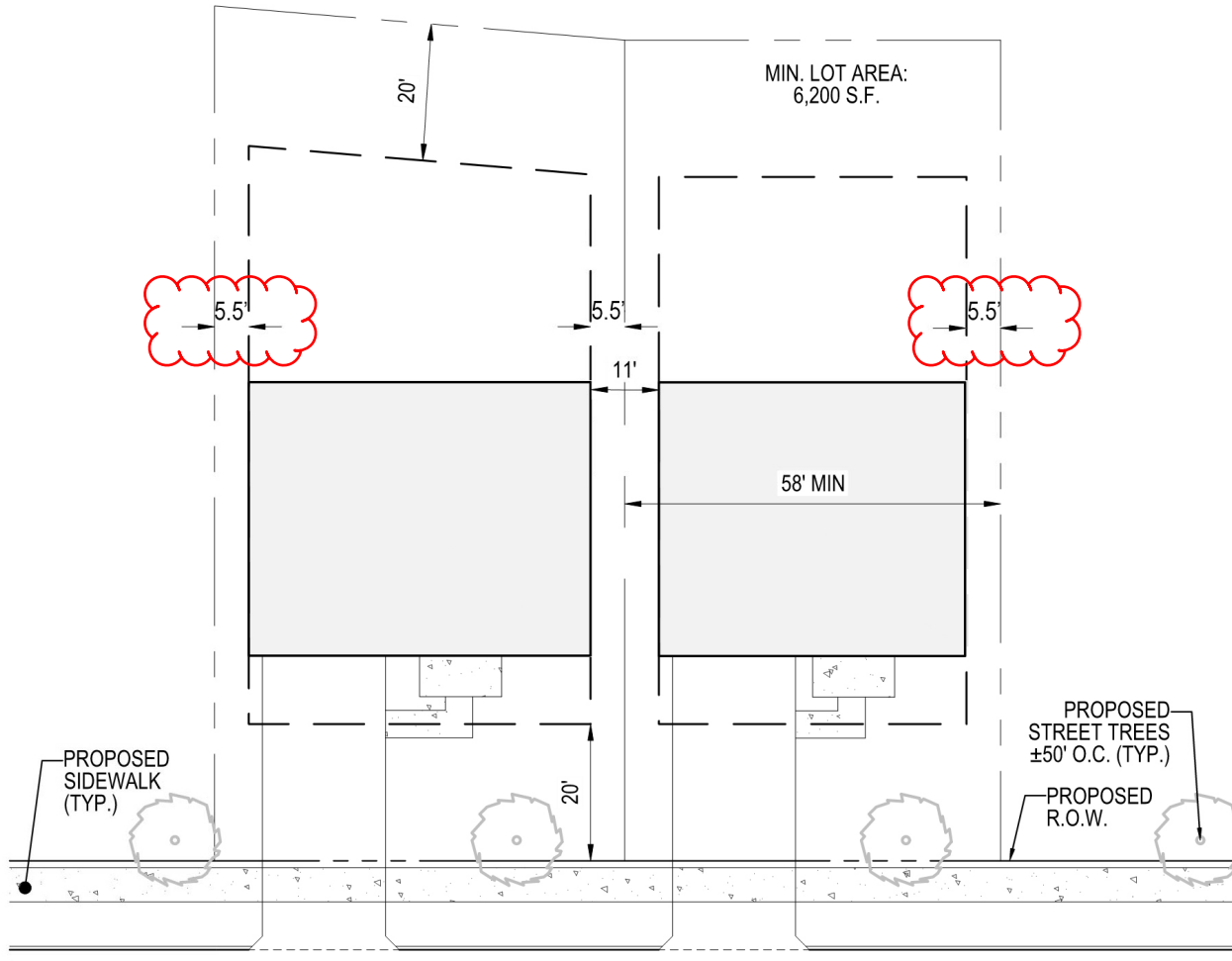
February 09, 2022

REVISION March 28, 2022



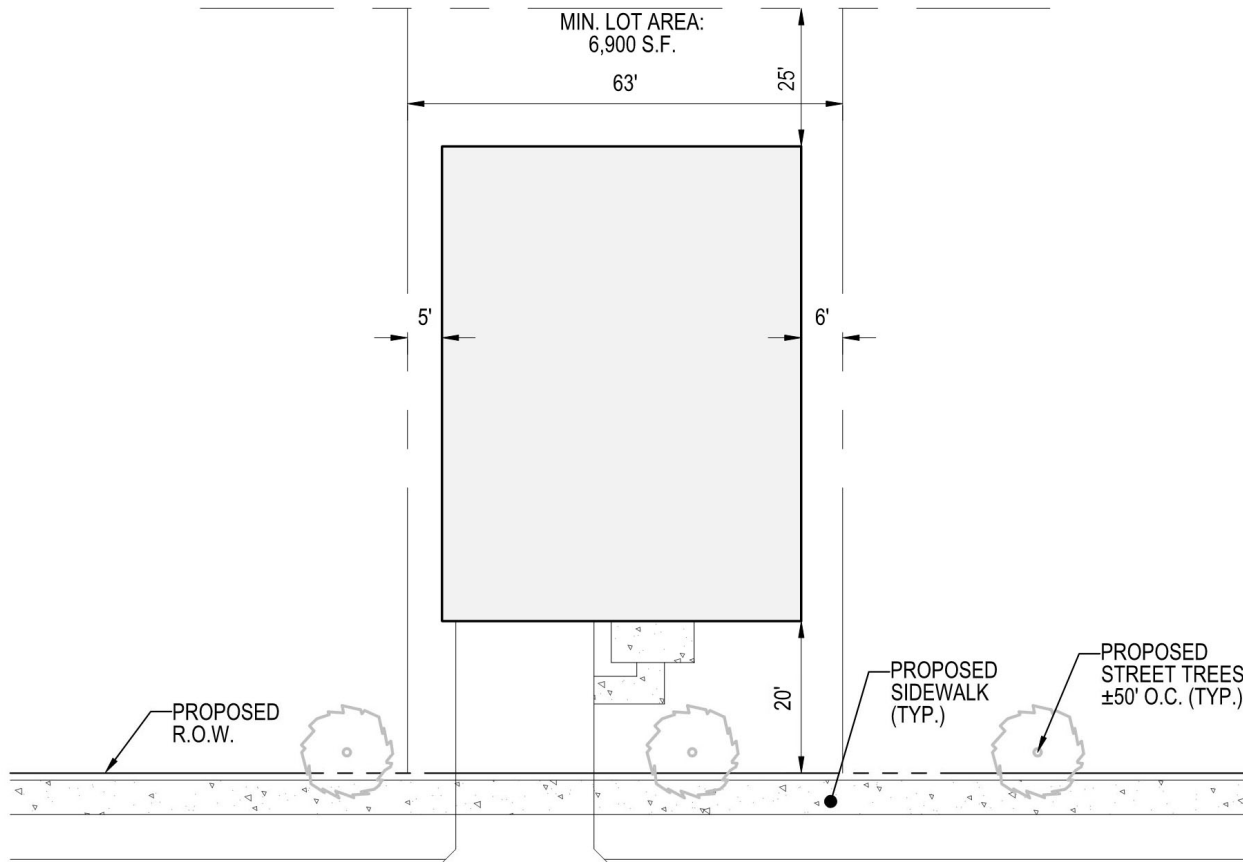
LandDesign®





RESIDENTIAL DEVELOPMENT STANDARDS Village House

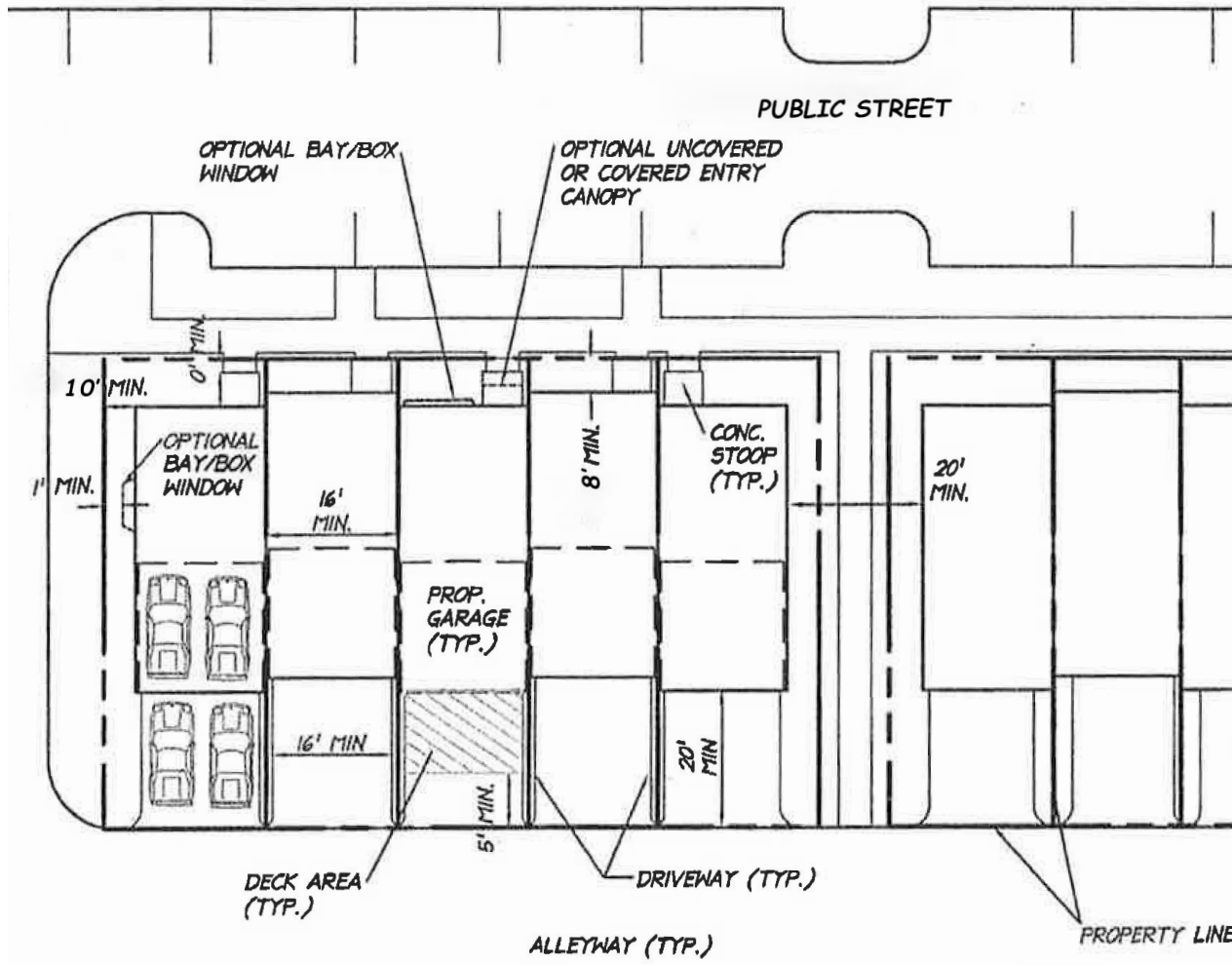
MIN Lot Area	6,200 sf
Min. Lot width	58'
Max. Lot coverage	.6
Max. building height	35ft
Min. Setbacks:	
Front	20'
Side	5'(total of 11')
Side(corner lot)	16'
Rear	20'



RESIDENTIAL DEVELOPMENT STANDARDS

Reduced Setback House

MIN Lot Area	6,900 sf
Min. Lot width	63'
Max. Lot coverage	.55
Max. building height	35ft
Min. Setbacks:	
Front	20'
Side	5'(total of 11')
Side(corner lot)	20'
Rear	25'



Notes:

1. Setbacks shall be varied at least two feet for all townhouse units within a group, except that two abutting units may have the same setback.
2. Architectural treatment shall vary so that no more than two abutting units are substantially the same, and so that no more than six units in any group are substantially the same.

RESIDENTIAL DEVELOPMENT STANDARDS

TownHouse

Max. number of dwelling unit in a group	9
Min. Lot width	16'
Max. building height	35ft
Min. Setbacks:	
Front (w/ off street parking)	8'
Setback from any public R.O.W.	8'
Side(end unit)	10'
Rear	20'
Min. Setbacks (for covered stoops, unroofed decks, landings, and similar features)	
Front (w/ off street parking)	5'
Side(end unit)	5'
Rear	8'
Min. Building Footprint	640 sq ft
Open Space	30% project wide



DUMFRIES ROAD ROUTE 234

VARIABLE WIDTH RIGHT-OF-WAY
VDOT BASELINE PROJECT #6234-076-111 RW-203, C-503
POSTED SPEED LIMIT: 55 M.P.H.

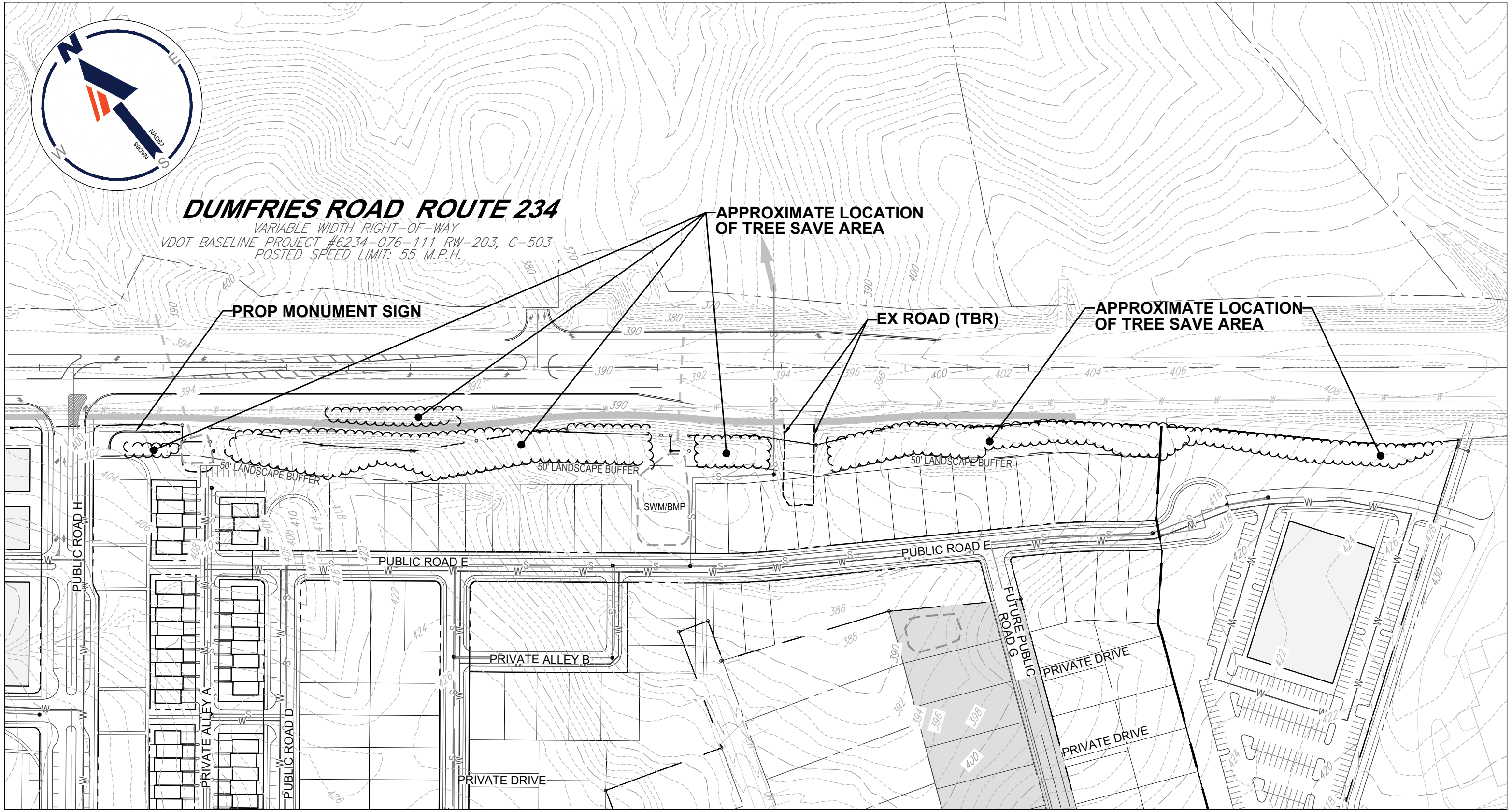
PROP MONUMENT SIGN

APPROXIMATE LOCATION OF TREE SAVE AREA

EX ROAD (TBR)

APPROXIMATE LOCATION OF TREE SAVE AREA

C:\PROGRAMDATA\BOHLER\CAD\2020\TEMP\AC\PL\SH_341441\162078\EXHK2---LAYOUT.1 - TREE SAVE EXHIBIT



BOHLER //

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

TREE SAVE EXHIBIT

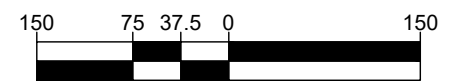
INDEPENDENT HILL VILLAGE

COLES MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

LEGEND



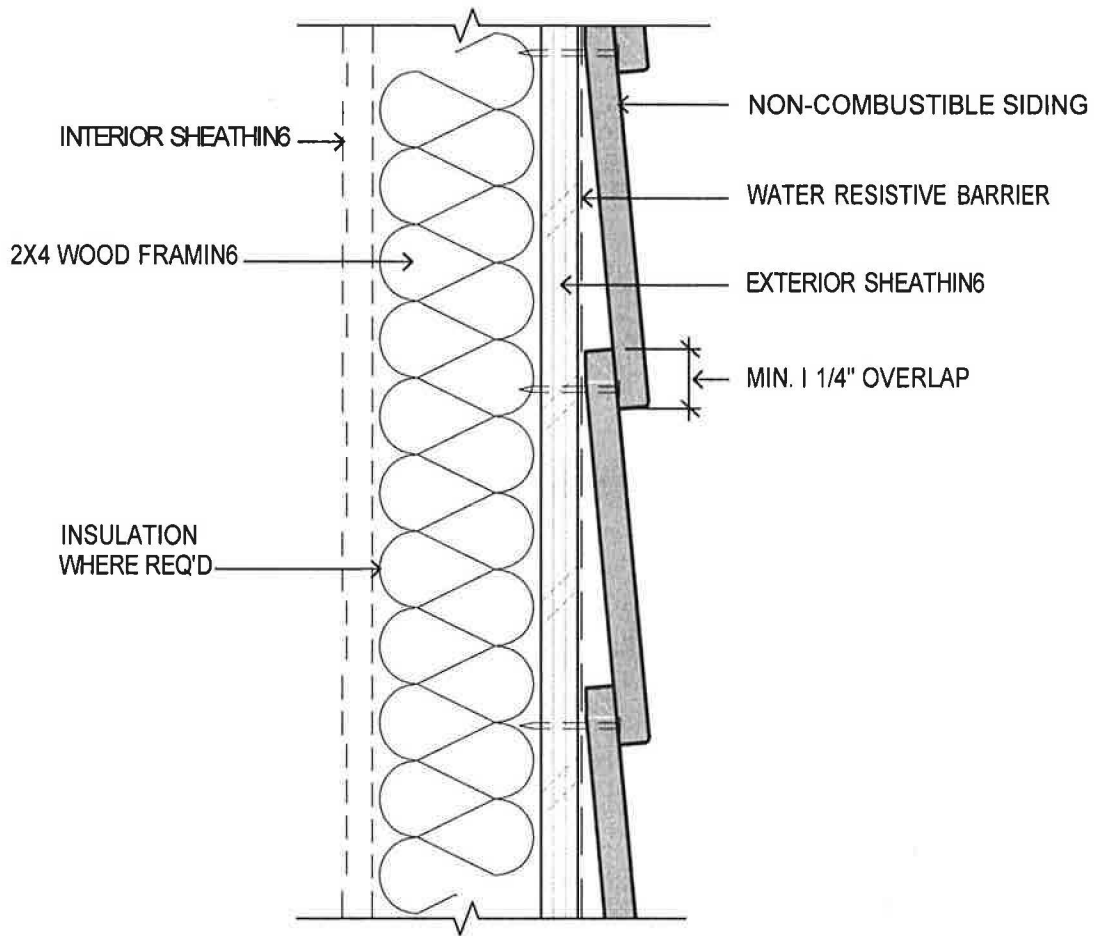
TREE SAVE AREA



1"=150'

Attachment 1 - Metal Detection Survey Area





**TYPICAL NON-COMBUSTIBLE SIDEWALL
CONSTRUCTION DETAIL - OPTION A**



LEGEND

- SITE BOUNDARY
- LAND BAY BOUNDARY
- APPROXIMATE LIMITS OF INTERMITTENT STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
- APPROXIMATE LIMITS OF JURISDICTIONAL WETLAND AREAS (PER WSSI OBSERVATIONS - NOT SURVEYED)
- APPROXIMATE LIMITS OF ISOLATED WATERBODIES (PER WSSI OBSERVATIONS - NOT SURVEYED)
- 15-24.9% SLOPES
- >25% SLOPES
- PRINCE WILLIAM COUNTY MAPPED SOILS
- RCP REINFORCED CONCRETE PIPE

COWARDIN CLASSIFICATION

- PFO PALUSTRINE FORESTED WETLAND
- POW PALUSTRINE OPEN WATER
- R4 RIVERINE INTERMITTENT

SOILS DATA

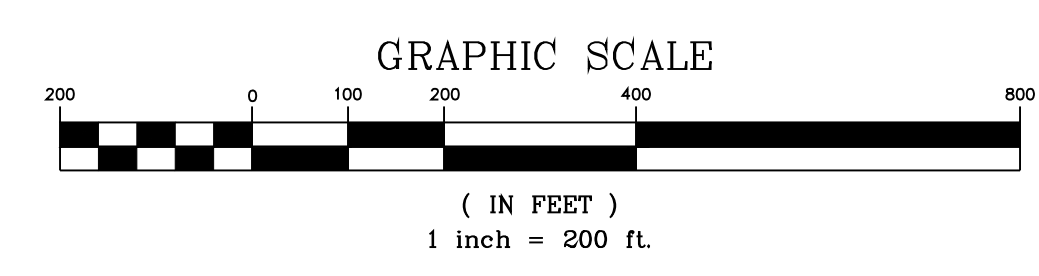
No	SOILS NAME	SLOPE	SOIL CATEGORY	SCS ERODIBILITY **	CHESAPEAKE BAY *	
					HIGHLY ERODIBLE	HIGHLY PERMEABLE
6A	BAILE LOAM	0-4%	III	MOD	NO	NO
10B	BUCKHALL LOAM	2-7%	I	MOD	NO	NO
10C	BUCKHALL LOAM	7-15%	I	SEVERE	YES	NO
19C	ELIOAK LOAM	7-15%	I	SEVERE	YES	NO
21B	FAIRFAX LOAM	0-2%	I	MOD	NO	NO
21C	FAIRFAX LOAM	7-15%	I	SEVERE	YES	NO
23D	GAILA SANDY LOAM	15-25%	I	SEVERE	YES	NO
25A	GLENVILLE LOAM	0-4%	II	SLIGHT	NO	NO
27A	HATBORO-CODORUS COMPLEX	0-2%	III	SLIGHT	NO	YES
38B	MEADOWVILLE LOAM	0-5%	III	SLI - MOD	NO	NO
41B	NEABSCO LOAM	0-7%	II	SLI - MOD	NO	NO
41C	NEABSCO LOAM	7-15%	II	SEVERE	YES	NO

*"2008 Comprehensive Plan-Environment Plan", Prince William County, Virginia
 ***"Web Soil Service", United States Department of Agriculture, Natural Resources Conservation Service

ENVIRONMENTAL RESOURCES TABULATION - LAND BAY 1			
Environmental Resource	Square Feet	Acres	
Slopes 15-24.9%	52,730	1.211	
Slopes 25+%	29,049	0.667	
Wetlands & WOTUS	7,786	0.179	
ENVIRONMENTAL RESOURCES TABULATION - LAND BAY 2			
Environmental Resource	Square Feet	Acres	
Slopes 15-24.9%	109,353	2.510	
Slopes 25+%	15,435	0.354	
Wetlands & WOTUS	-	-	
ENVIRONMENTAL RESOURCES TABULATION - TOTAL SITE*			
Environmental Resource	Square Feet	Acres	
Slopes 15-24.9%	162,083	3.721	
Slopes 25+%	44,484	1.021	
Wetlands & WOTUS	7,786	0.179	

*No Environmental Resources are located within Land Bay 3 and 4. Disjoint areas and artificial (fill) slopes not included in ER calculations.

- #### ENVIRONMENTAL CONSTRAINTS ANALYSIS NOTES:
- Two-foot topography, site information, and boundary was provided by Bohler Engineering and used as a base for this Attachment.
 - Current site conditions are described in the reports entitled, "Waters of the U.S. (Including Wetlands) Delineation and Resource Protection Area Evaluation, Parson's Property - Southern Tract (±60 acres)," dated May 23, 2017, "Minor Perennial Flow Determination, Parson's Property - Southern Tract (Plan #ASP2018-00003S01)," dated July 6, 2017, and "Preservation Area Site Assessment, Parson's Property - Southern Tract (Plan #ASP2018-00002S01)," dated July 6, 2017. A Jurisdictional Determination (#NAO-2017-01622) verifying this waters of the U.S. delineation from the U.S. Army Corps of Engineers was issued on September 26, 2017.
 - No Federal Emergency Management Agency (FEMA) mapped 100-year floodplain is present on the site as indicated by the FEMA Flood Digital Insurance Rate Map, Panels 51153C0193D and 51153C0193D, Effective 1/5/1995 (Exhibit 5).
 - No Resource Protection Area core components are located on, or within 100 feet of the Parson's Property - Southern Tract site, as described in the PFD and PASA approved by Prince William County on September 8, 2017. Therefore, RPA is not located within the site.
 - This water of the U.S. (i.e., stream or wetland) continues outside of the site, downslope.
 - Additional fieldwork for the eastern parcel was conducted and no wetlands or other waters of the U.S. were found.



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Attachment I:
 ENVIRONMENTAL CONSTRAINTS ANALYSIS
 EXISTING CONDITIONS - SOILS AND SLOPES

Prepared For: Elm Street Development
 Parson's Property - Southern Tract
 Prince William County, Virginia

REVISIONS		App. By	Rev. By	Date	Description
1	4/2021	ABR	BNR		Incorporate parcel to the east
2	10/2021	ABR	BNR		Revised ER Table based on staff comments

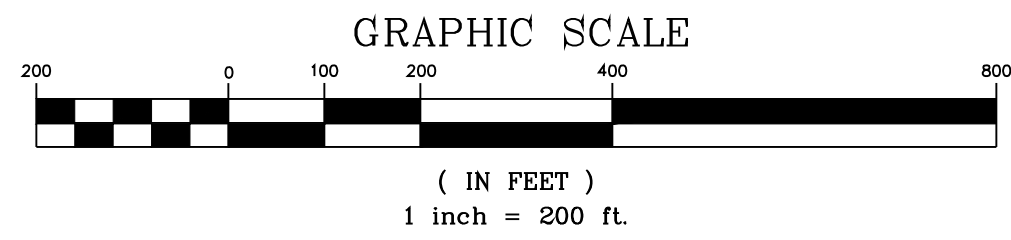
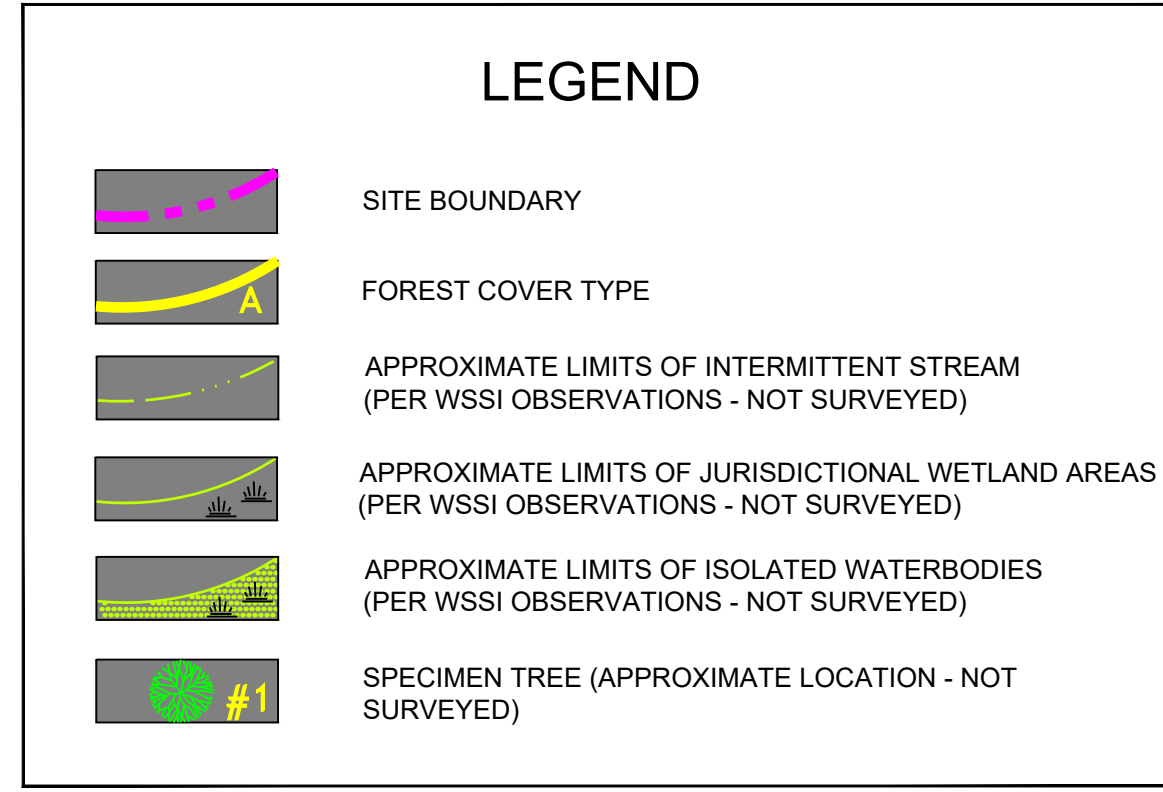
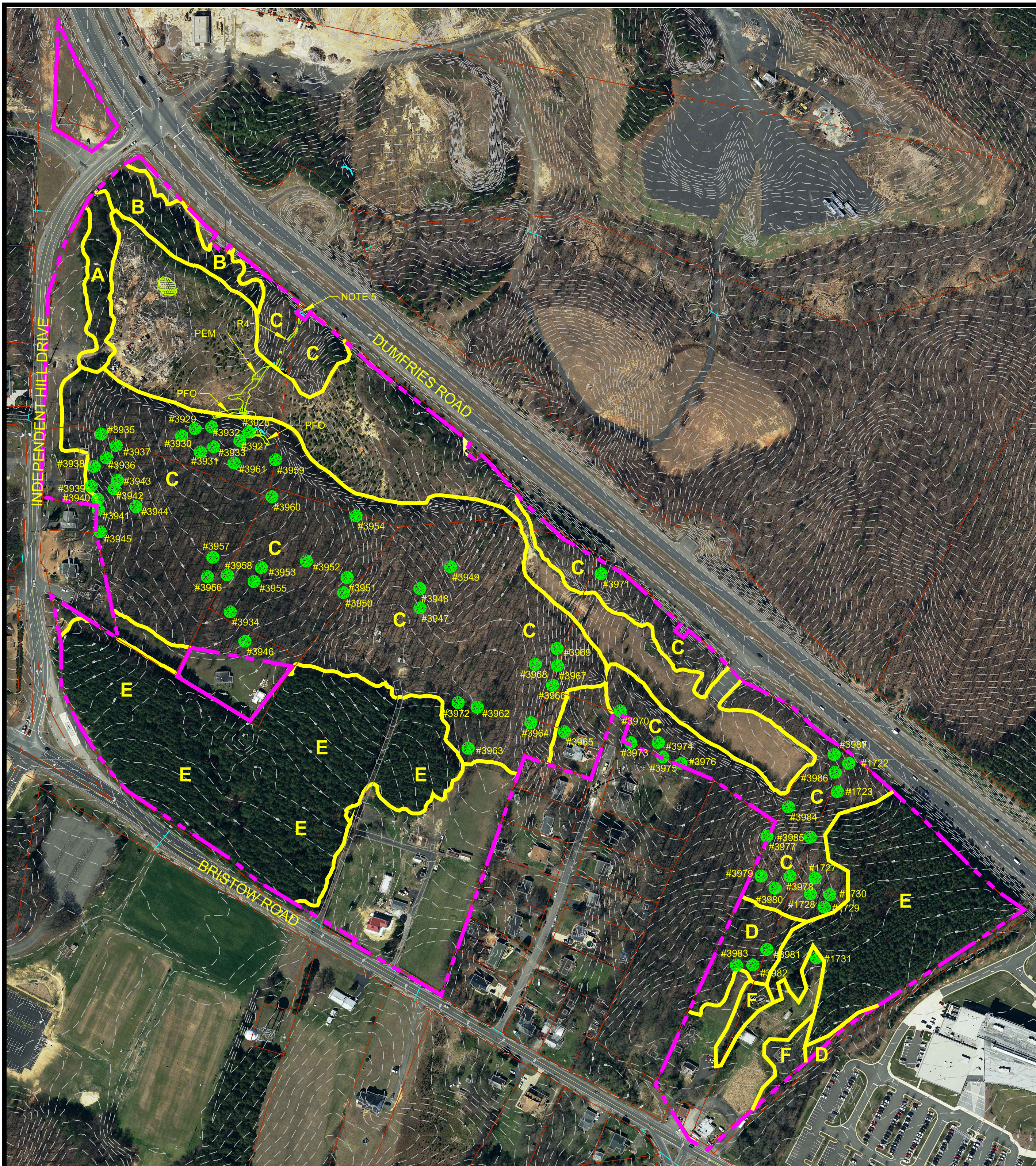
DATE: October 4, 2017 SCALE: 1" = 200' C.I.: 2

Horizontal Datum: VCS NAD 83
 Vertical Datum: NAVD 88
 Boundary and Topo Source:
 Bohler Engineering
 Prince William County Digital Data

Design	Draft	Approved
ABR	BNR	BNR

Sheet #
 1 of 3

Computer File Name:
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 2210.02 ECA REV 20211013.dwg



ENDANGERED AND THREATENED SPECIES HABITAT EVALUATION AND RARE SPECIES/COMMUNITY ASSESSMENT AND EXISTING VEGETATION EVALUATION NOTES:

- Wetland Studies and Solutions, Inc. (WSSI) conducted a habitat evaluation for Endangered and Threatened Species (ETS), defined as those species formally listed as endangered or threatened (ETS) on the state or federal level, on the Parsons Property - South site. Additionally, a search for non-listed species and natural communities that are considered rare and whose occurrences are tracked by the Virginia Department of Conservation and Recreation, Division of Natural Heritage (DCR) was performed. WSSI also conducted vegetative cover mapping on the Parsons Property - South site as required for the Prince William County Environmental Constraints Analysis (ECA). The ETS and Existing Vegetation Evaluation (EVE) field work was conducted by Jessica M. Campo PWS, PWD, CT, and Katharine A. Mott, WPIT, CT on May 16 and 17, 2017. Additional field work to incorporate a parcel in the eastern portion of the site was conducted by Anna Oehser on April 2, 2021.
- A Spring 2017 natural color aerial photograph from Virginia Base Mapping Program, along with mapped soils from Prince William County Digital Data and topography information from Bohler Engineering were used as the base for this Attachment.
- The Parsons Property - South site is located on the south side of Dumfries Road (Route 234), at its intersection with Independent Hill Road in Prince William County, Virginia. The site consists of mixed hardwood and evergreen forests. Open fields are present in the northern portion of the site. The site is gently to moderately sloped with drainage to the northeast toward unnamed tributaries to Powells Creek.
- WSSI performed a site visit on May 16 and 17, 2017 to determine if streams or wetlands were present within the site. Based on this site review, an intermittent stream, palustrine forested and palustrine emergent wetlands are located on the site. The site visit on April 2, 2021 for the eastern portion of the study area found that no wetlands or other waters of the U.S. are present.
- Prior to conducting field work, WSSI consulted with a number of references to

determine what ETS could potentially occur on, or in the immediate vicinity of the study area boundary. These references included the following:

- The Information Planning and Conservation (IPaC) system report from the U.S. Fish and Wildlife Service (USFWS) states that the federally threatened northern long-eared bat (*Myotis septentrionalis*) was identified within the vicinity of the Parsons Property - South study area.
- A project review report containing a list of state and federal ETS known or expected to occur within a 2-mile radius of the study area, obtained from the Virginia Fish and Wildlife Information Services (FWIS), an on-line computer database provided by the Virginia Department of Game and Inland Fisheries (VDGIF).
- The site boundary and all areas within 100 feet of the site were inspected for suitable habitat for the ETS determined by the literature and database searches to potentially occur in the study area vicinity, as well as for non-listed species and natural communities that are considered rare and whose occurrences are tracked by DCR. While conducting the habitat evaluation, WSSI also searched for individuals of these species in appropriate habitat, if present, and any observations of these species were noted. Many of these species, however, are seasonal in occurrence, have limited flowering times, or exhibit levels of behavior and activity that vary with the seasons, and therefore, these species may not be readily observable throughout the year. For these reasons, all species considered by this report may not have been present at the time of this investigation, and exhaustive searches for these species were not conducted at the time of this habitat evaluation. More intensive surveys of suitable habitat during the appropriate season would be required to maximize the chance for locating individuals of these species.
- In WSSI's opinion, there is a low probability of the presence of ETS on the Parsons Property - South site. Please refer to the Endangered and Threatened Species Summary Table (Table 1) for an explanation of the potential ETS habitat within the Parsons Property - South site.
- WSSI also evaluated the study area for several state-rare species (none of which are listed as endangered or threatened) that are considered rare by DCR,

and for which DCR has recommended surveys and/or expressed concern in Northern Virginia.

- WSSI also evaluated plant communities on the site to determine if any of the communities meet the descriptions of Northern Hardpan Basic Oak-Hickory Forest or Upland Depression Swamp, both of which are considered rare and of conservation concern to DCR.
- The Northern Hardpan Basic Oak-Hickory forest is a plant community composed of a relatively specific assemblage of plants. This plant community has a limited geographical distribution and therefore, it is considered rare and of conservation concern to DCR. The composition of the overstory trees varies regionally, but is generally characterized by mixtures of oaks (such as white oak (*Quercus alba*), northern red oak (*Quercus rubra*), and black oak (*Quercus velutina*)) and hickories (such as pignut hickory (*Carya glabra*), red hickory (*Carya ovalis*), and mockernut hickory (*Carya alba*)). WSSI evaluated the forests located within the revised Parsons Property - South site and the forest stands did not contain the species composition associated with the Northern Hardpan Basic Oak-Hickory community. In addition, no diabase soils are present within the Parsons Property - South site.
- The Upland Depression Swamp is a forested wetland community composed of a relatively specific assemblage of plants that occur on nearly level Piedmont uplands with clay hardpans or shallow bedrock. Like the Northern Hardpan Basic Oak-Hickory Forest community, no federally or state-listed endangered or threatened plant or animal species are typically associated with this plant community; however, the Upland Depression Swamp community has a limited geographic distribution, and therefore is considered rare and of conservation concern to the DCR. Although there is a palustrine forested wetland located on the site it does not meet the criteria for an Upland Depression Swamp, therefore this community type is absent.
9. Six major forest cover types are present on this study area. The cover types are as follows:
- Forest Cover Type A, Red Maple (SAF Type 108, approximately 0.8 acre). The dominant species are red maple (*Acer rubrum*), virginia pine (*Pinus virginiana*), and cottonwood (*Populus deltoides*). The DBH of this young stand ranges from 2-9 inches.
- Forest Cover Type B, Virginia Pine (SAF Type 79, approximately 1.2 acres). The dominant species are Virginia pine, white pine (*Pinus strobus*), and loblolly pine (*Pinus taeda*). The DBH of this young stand ranges from 3-9 inches.
- Forest Cover Type C, Yellow Poplar - White Oak - Northern Red Oak (SAF Type 59, approximately 27.6 acres). The dominant species are white oak (*Quercus alba*), yellow poplar, and American beech (*Fagus grandifolia*). The DBH of this mature-aged stand ranges from 8-40 inches.
- Forest Cover Type D, Yellow Poplar (SAF Type 57, approximately 1.0 acre). The dominant species is yellow poplar with a DBH range of 10-16 inches. A number of specimen trees are present in this mature stand.
- Forest Cover Type E, Loblolly Pine (SAF Type 81, approximately 16.2 acres). This is a plantation forest, dominated by loblolly pine. The DBH of this medium-aged stand is 8-12 inches.
- Forest Cover Type F, Eastern Red Cedar (SAF Type 46, approximately 0.6 acre). The dominant species is eastern red cedar (*Juniperus virginiana*) with tree of heaven (*Ailanthus altissima*) with some red maple and sweet and black cherry (*Prunus avium* and *P. serotina*). The DBH of this uneven-aged stand is 3-19 inches.
10. Specimen trees are trees with a DBH of 30" or more or a tree with a DBH approximately 75% of the state champion. Sixty-seven (67) potential specimen trees observed within the site and are described in Table 2.

Forest Cover Type A, Red Maple (SAF Type 108, approximately 0.8 acre). The dominant species are red maple (*Acer rubrum*), virginia pine (*Pinus virginiana*), and cottonwood (*Populus deltoides*). The DBH of this young stand ranges from 2-9 inches.

- Forest Cover Type B, Virginia Pine (SAF Type 79, approximately 1.2 acres). The dominant species are Virginia pine, white pine (*Pinus strobus*), and loblolly pine (*Pinus taeda*). The DBH of this young stand ranges from 3-9 inches.
- Forest Cover Type C, Yellow Poplar - White Oak - Northern Red Oak (SAF Type 59, approximately 27.6 acres). The dominant species are white oak (*Quercus alba*), yellow poplar, and American beech (*Fagus grandifolia*). The DBH of this mature-aged stand ranges from 8-40 inches.
- Forest Cover Type D, Yellow Poplar (SAF Type 57, approximately 1.0 acre). The dominant species is yellow poplar with a DBH range of 10-16 inches. A number of specimen trees are present in this mature stand.
- Forest Cover Type E, Loblolly Pine (SAF Type 81, approximately 16.2 acres). This is a plantation forest, dominated by loblolly pine. The DBH of this medium-aged stand is 8-12 inches.
- Forest Cover Type F, Eastern Red Cedar (SAF Type 46, approximately 0.6 acre). The dominant species is eastern red cedar (*Juniperus virginiana*) with tree of heaven (*Ailanthus altissima*) with some red maple and sweet and black cherry (*Prunus avium* and *P. serotina*). The DBH of this uneven-aged stand is 3-19 inches.
10. Specimen trees are trees with a DBH of 30" or more or a tree with a DBH approximately 75% of the state champion. Sixty-seven (67) potential specimen trees observed within the site and are described in Table 2.
9. Six major forest cover types are present on this study area. The cover types are as follows:

Tag #	Common Name	Scientific name	DBH (in.)	Comments
3927	Red maple	<i>Acer rubrum</i>	38.9	Fair condition, 3 co-dominant leaders
3928	Red maple	<i>Acer rubrum</i>	34.7	Fair condition, 2 co-dominant leaders
3929	Tulip poplar	<i>Liriodendron tulipifera</i>	30.7	Fair condition, decay at base
3930	Tulip poplar	<i>Liriodendron tulipifera</i>	30.8	Fair health, included bark
3931	Tulip poplar	<i>Liriodendron tulipifera</i>	31.7	Poor condition, cavity in trunk
3932	Red maple	<i>Acer rubrum</i>	30.1	Fair condition, some included bark
3933	Tulip poplar	<i>Liriodendron tulipifera</i>	31.7	Fair condition, 2 co-dominant leaders
3934	Tulip poplar	<i>Liriodendron tulipifera</i>	39.2	Fair health, 3 co-dominant leaders
3935	Tulip poplar	<i>Liriodendron tulipifera</i>	30	Fair condition, 2 leaders with beech tree included
3936	Tulip poplar	<i>Liriodendron tulipifera</i>	36.1	Fair health, 2 leaders and included bark
3938	Tulip poplar	<i>Liriodendron tulipifera</i>	32.9	Poor health, multiple dead branches
3939	Tulip poplar	<i>Liriodendron tulipifera</i>	32.7	Fair condition, few dead branches
3940	Willow oak	<i>Quercus phellos</i>	37.9	Good health and quality
3941	Willow oak	<i>Quercus phellos</i>	30.3	Good health and quality
3942	Tulip poplar	<i>Liriodendron tulipifera</i>	34.2	Fair quality, 4 leaders and girdled roots
3943	Tulip poplar	<i>Liriodendron tulipifera</i>	32.4	Good condition and quality
3944	Tulip poplar	<i>Liriodendron tulipifera</i>	34.3	Fair condition, cavity and decay in trunk
3945	Tulip poplar	<i>Liriodendron tulipifera</i>	30.9	Fair health, second leader growing at base
3946	Black cherry	<i>Prunus serotina</i>	39.5	Fair quality, roots with lawn mower damage
3947	Chestnut oak	<i>Quercus montana</i>	32.1	Fair condition, 2 leaders and one leader leaning
3948	Chestnut oak	<i>Quercus montana</i>	32.2	Fair condition, 2 healed areas on both leaders
3949	Chestnut oak	<i>Quercus montana</i>	32.3	Fair quality, girdled roots and included bark
3950	Red oak	<i>Quercus rubra</i>	30.1	Good health, unknown "seam" down of one side
3951	Red oak	<i>Quercus rubra</i>	30.7	Fair health, sap and included bark present
3952	Red oak	<i>Quercus rubra</i>	32.2	Good condition, few dead branches
3953	Red oak	<i>Quercus rubra</i>	30.1	Fair condition, many dead branches
3954	Red oak	<i>Quercus rubra</i>	34.1	Fair condition, 2 leaders with sap at meeting point
3955	Red oak	<i>Quercus rubra</i>	32.8	Fair condition, 3 leaders, with 2 co-dominant
3956	Tulip poplar	<i>Liriodendron tulipifera</i>	32.5	Fair health, few dead branches and girdled roots
3957	Tulip poplar	<i>Liriodendron tulipifera</i>	32.7	Poor health, large cavity in trunk
3958	Tulip poplar	<i>Liriodendron tulipifera</i>	38.7	Fair health, included bark and dead branch
3959	Tulip poplar	<i>Liriodendron tulipifera</i>	37.5	Fair quality, 2 co-dominant leaders
3960	Tulip poplar	<i>Liriodendron tulipifera</i>	31.5	Good health, small but full canopy, 1 girdled root
3961	Tulip poplar	<i>Liriodendron tulipifera</i>	31.1	Good condition, few dead branches
3962	Red oak	<i>Quercus rubra</i>	32.5	Good condition, few dead branches
3963	White oak	<i>Quercus alba</i>	36.6	Good health and quality
3964	Chestnut oak	<i>Quercus montana</i>	36.6	Good health, barbed wire through trunk
3965	Tulip poplar	<i>Liriodendron tulipifera</i>	44.1	Good condition, some vines on trunk
3966	White oak	<i>Quercus alba</i>	36.9	Good health, some epicormic growth on trunk
3967	Tulip poplar	<i>Liriodendron tulipifera</i>	32.1	Good health and quality
3969	Chestnut oak	<i>Quercus montana</i>	32.0	Good health and quality
3968	Chestnut oak	<i>Quercus montana</i>	31.7	Fair condition, 2 leaders growing into each other
3970	Tulip poplar	<i>Liriodendron tulipifera</i>	35.8	Fair quality, slight corrected lean
3971	White oak	<i>Quercus alba</i>	35.4	Poor health, base of tree rotted
3972	Red oak	<i>Quercus rubra</i>	38.5	Good health and quality
3973	Tulip poplar	<i>Liriodendron tulipifera</i>	32.7	Fair condition, 1 main leader with second at 30'
3974	Tulip poplar	<i>Liriodendron tulipifera</i>	32.9	Fair health, 1 curved leader, few dead branches
3975	Tulip poplar	<i>Liriodendron tulipifera</i>	38.2	Good condition, few dead branches
3976	Tulip poplar	<i>Liriodendron tulipifera</i>	36.0	Good health and quality
3977	Chestnut oak	<i>Quercus montana</i>	31.0	Fair health, small cavity at base of trunk
3978	Chestnut oak	<i>Quercus montana</i>	37.2	Fair condition, included bark and barbed wire
3979	Tulip poplar	<i>Liriodendron tulipifera</i>	37.1	Fair condition, 2 leaders with some bark damage
3980	Tulip poplar	<i>Liriodendron tulipifera</i>	30.6	Fair condition, 1 lead with second leader emerging
3981	Red oak	<i>Quercus rubra</i>	39.4	Poor health, second leader dead to base
3982	Red maple	<i>Acer rubrum</i>	30.4	Fair quality, included bark
3983	Red maple	<i>Acer rubrum</i>	30.3	Fair condition, 3 leaders with included bark
3984	Chestnut oak	<i>Quercus montana</i>	41.0	Fair condition, 2 leaders with included bark+
3985	White oak	<i>Quercus alba</i>	31.2	Fair condition, large and small dead wood present
3986	Tulip poplar	<i>Liriodendron tulipifera</i>	34.0	Good health and quality
3987	Chestnut oak	<i>Quercus montana</i>	32.2	Good health and quality
1722	Tulip poplar	<i>Liriodendron tulipifera</i>	30.0	Fair condition, 2 leaders, narrow canopy, some dead branches
1723	Tulip poplar	<i>Liriodendron tulipifera</i>	42.4	Fair condition, 2 leaders, some dead branches, possible insect damage at base
1727	Chestnut oak	<i>Quercus montana</i>	44.3	Poor condition, bark decay and sloughing off, multiple large dead branches
1728	Chestnut oak	<i>Quercus montana</i>	45.2	Poor condition, multiple large dead branches, hollowing out of base
1729	Red oak	<i>Quercus rubra</i>	41.3	Poor condition, bark at base rotten, large dead branches
1730	Red oak	<i>Quercus rubra</i>	37.7	Fair condition, possible insect issue
1731	Chestnut oak	<i>Quercus montana</i>	40.8	Poor condition, root rot at base, large dead branches

NAME	STATUS	HABITAT	POTENTIAL FOR OCCURRENCE ON STUDY AREA
Brook Floater (<i>Alasmodonta varicosa</i>)	SE	Fast-flowing, clean water substrates that contain relatively firm gravel and sand, free of siltation.	No suitable habitat is present within the study area.
Yellow Lance (<i>Elipptio lanceolata</i>)	FT,ST	Moderate flowing, clean water in medium sized rivers to smaller streams. Clean coarse to medium sand, sometimes in gravel substrates.	No suitable habitat is present within the study area.
Northern Long-Eared Bat (<i>Myotis septentrionalis</i>)	FT,ST	Hibernates in the winter months in caves and mines. From April to October, inhabits forests in trees with shaggy or loose bark, cracks and cavities.	Potentially suitable habitat summer habitat is present within the study area due to forested areas. Currently no known maternity colonies in Prince William County.
Little Brown Bat (<i>Myotis lucifugus</i>)	SE	Forested areas containing snags or exfoliating bark. A fence-row, riparian forests, or other linear features are used as travel corridors.	Potentially suitable habitat is present within the study area due to forested areas that contain trees with exfoliating bark and some snags.
Tri-Colored Bat (<i>Perimyotis subflavus</i>)	SE	Forested areas containing snags or exfoliating bark. A fence-row, riparian forests, or other linear features are used as travel corridors.	Potentially suitable habitat is present within the study area due to forested areas that contain trees with exfoliating bark and some snags.
Atlantic Sturgeon (<i>Acipenser oxyrinchus</i>)	FE,SE	Estuaries, including tidal freshwater and brackish water bodies as well as offshore waters.	No suitable habitat is present within the study area.
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	N/A	Nests in large trees; forages primarily along rivers and coastlines, and at large lakes.	May occur in the study area vicinity as a migrant or transient. Has been observed at Prince William Landfill north of Dumfries Road. However, no suitable breeding, foraging or roosting habitat is present on the study area. No nests were found on study area.
Henslow's Sparrow (<i>Ammodramus henslowi</i>)	ST	Moist meadows and abandoned fields in early regeneration stages. Occupied habitat usually has a high percentage of grasses, some standing dead vegetation, a well-developed layer of dead herbaceous plant litter, and few shrubs.	No suitable habitat is present within the study area due to the small size and composition of the fields.
Loggerhead Shrike, Migrant Loggerhead Shrike (<i>Lanius ludovicianus migrans</i>)	ST	Open habitats, such as fields, pastures, and early-stage old fields, with scattered trees and shrubs for nesting.	No suitable habitat is present within the study area due to the small size and composition of the fields.
Peregrine Falcon (<i>Falco peregrinus</i>)	ST	Nests on cliffs, and occasionally on tall bridges and buildings, and forages on birds in a variety of open habitats.	No suitable habitat present within the study area.

FE = Federal Endangered; FT = Federal Threatened; SE = State Endangered; ST = State Threatened; N/A = Not Applicable



Attachment I:
ENVIRONMENTAL CONSTRAINTS ANALYSIS
EXISTING CONDITIONS - EXISTING VEGETATION AND ETS
 Prepared For: Elm Street Development
Parson's Property - Southern Tract
 Prince William County, Virginia
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REVISIONS		App. By	Rev. By	BR	BNR
No.	Description		1	4/2021	Incorporate parcel to the east

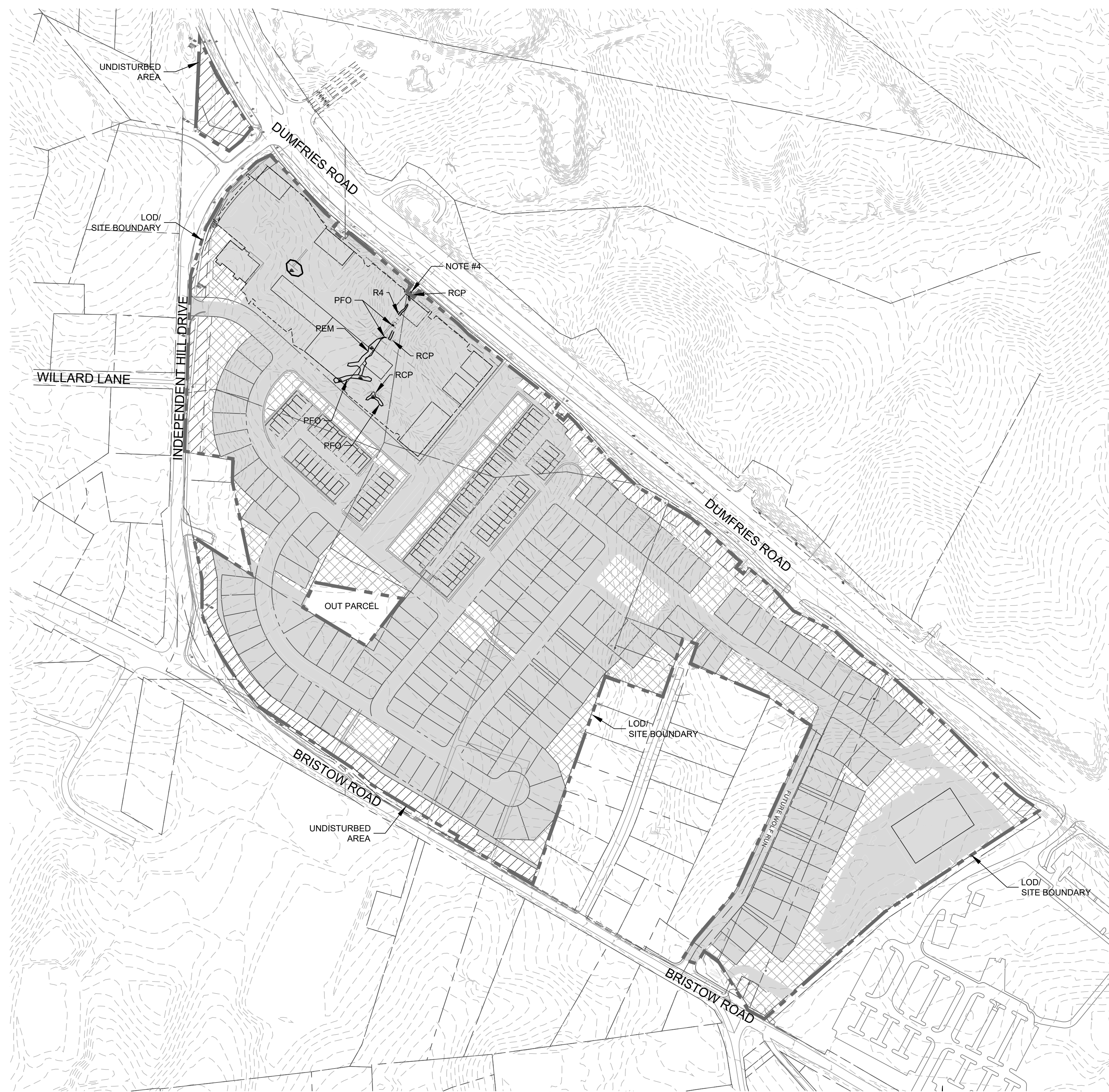
DATE: October 4, 2017 SCALE: 1" = 200' C.I.: 2

Horizontal Datum: VCS NAD 83
 Vertical Datum: NAVD 88
 Boundary and Topo Source: Bohler Engineering, VBMP 2017 Prince William County Digital Data

Design	Draft	Approved
ABR	ABR	BNR

Sheet #
 2 of 3

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LEGEND

	SITE BOUNDARY / LIMITS OF DISTURBANCE (LOD) BOUNDARY
	APPROXIMATE LIMITS OF INTERMITTENT STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
	APPROXIMATE LIMITS OF JURISDICTIONAL WETLAND AREAS (PER WSSI OBSERVATIONS - NOT SURVEYED)
	APPROXIMATE LIMITS OF ISOLATED WATERBODIES (PER WSSI OBSERVATIONS - NOT SURVEYED)
	PROPOSED IMPERVIOUS AREAS
	PROPOSED PERVIOUS AREAS
	PROPOSED UNDISTURBED AREAS
	RCP REINFORCED CONCRETE PIPE

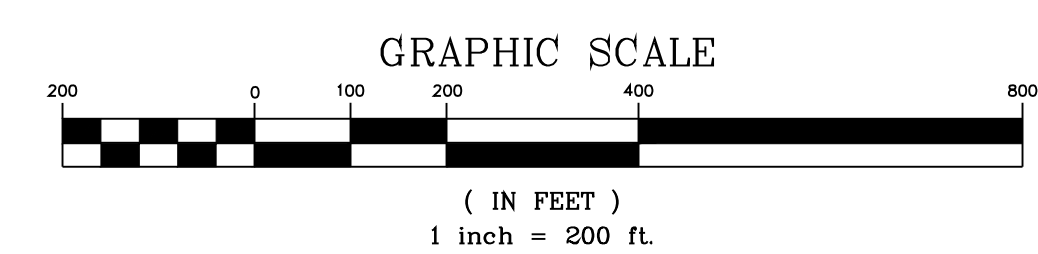
COWARDIN CLASSIFICATION

PFO	PALUSTRINE FORESTED WETLAND
PEM	PALUSTRINE EMERGENT WETLAND
R4	RIVERINE INTERMITTENT

- PROPOSED IMPERVIOUS AND PERVIOUS SURFACES:**
- Based on the proposed preliminary concept plan provided by Bohler Engineering on April 6, 2021, approximately 53.91 acres are proposed to be impervious surfaces associated with the construction of commercial developments, single family detached homes, townhomes, roadways, and other parking features.
 - Proposed pervious areas include open spaces between landbays and stormwater management facilities.
 - The proposed preliminary concept plan shows approximately 5.87 acres remaining undisturbed by the Applicant along setbacks for Dumfries Road, Bristow Road and an area on the north side of Independent Hill Road.
 - This water of the U.S. (i.e., stream or wetland) continues outside of the study area, downslope.

ESTIMATED IMPERVIOUS AND PERVIOUS SURFACES

Surface Type	Square Feet	Acres
Proposed Impervious Surfaces	2,348,452	53.91
Proposed Pervious Surfaces	443,668	10.19
Undisturbed Natural Areas	255,682	5.87



REVISIONS

No.	Date	Description	App. By	Rev. By
1	4/2021	Incorporate parcel to the east	ABR	BNR

Horizontal Datum: VCS NAD 83		
Vertical Datum: NAVD 88		
Boundary and Topo Source: Jeff Warner Land Surveying, Inc. Bohler Engineering		
Design	Draft	Approved
ABR	ABR	BNR
Sheet # 3 of 3		
Computer File Name: I:\2016\2017\2021\04\04\20210406_ECA_Proposed.dwg		

HISTORICAL COMMISSION RESOLUTION**MOTION: PORTA****November 9, 2021****SECOND: BURGESS****Regular Meeting****Res. No. 21-055****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>
REZ2018-00026	Independent Hill – 4 th Submission	Request applicant adhere to previous request as noted below with Kiosk now to be part of the applicant's proposed Gateway Entry feature: Request applicant install interpretive kiosk, including 4 bench seats and 3 National Park Service style signs with content on 1) Independent Hill history and 2) Civil War history in Independent Hill.
REZ2022-00010	Kings Crest	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00012	Corner Properties Equipment and Storage	No Further Work
REZ2022-00013	JKF	No Further Work
PFR2021-00022	Innovation Business Center Electric Substation	No Further Work
RE2022-00011	East Gate Apartments	No Further Cultural Resources Work Other concerns were voiced: Additional access is needed – one entrance is not enough; Improved/additional recreation facilities especially for children are needed; Safety concerns for children walking in the street due to lack of sidewalks.

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Henson, Moser, Sargo

MOTION CARRIED

ATTEST: 
Secretary to the Commission

Land Use Impact Analysis Report
Independent Hill Project
Prince William County, VA
Updated October 21, 2021



Submitted by Elm Street Development, Inc.

Prepared by Virginia Proffer Solutions™
a division of Impact Analysis, LLC

Providing Data Driven Proffer Analysis Utilizing the
ProfferPro System™

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Land Use Impact Analysis Report

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Purpose of the Report

The purpose of this report is to (a) specifically identify the impacts of the proposed rezoning on schools, parks, police, sheriff, and fire and rescue facilities (b) propose specific and detailed mitigation strategies and measures to address those impacts, (c) specifically address whether all of the mitigation strategies and measures are consistent with all applicable law, including, but not limited to, Virginia Code 15.2-2303.4 and (d) specifically demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including relevant data and information.

Consistency Statement

It is the opinion of Virginia Proffer Solutions, a division of Impact Analysis, LLC, that the analysis set forth in this report is consistent with applicable law, including, but not limited to, Virginia Code 15.2-2303.4. Nothing set forth in this report is intended to constitute legal advice. To the extent legal advice is required, it shall be provided by counsel for the County and the Applicant.

Virginia Proffer Solutions,
A Division of Impact Analysis, LLC

About Virginia Proffer Solutions™

Virginia Proffer Solutions, a division of Impact Analysis, LLC, specializes in providing developers and local governments with a rigorous analysis of the land use impacts of specific real estate developments on capital facilities located in that jurisdiction. As a matter of policy, local governments seek to obtain monetary contributions from developers to help pay for the capital costs that will be generated by the development. These contributions may take the form of voluntary proffers, specific conditions imposed by the government, or impact fees.

While the courts and Virginia legislature have recognized the need for and legality of the contributions, the courts and state governments have imposed limits on what contributions can be offered and accepted. Examples of this include the United States Supreme Court *Koontz* case and its progeny in Virginia, Section 15.2-2303.4 of the code of Virginia. These limits require that the contributions must relate to the specific impacts of a particular development and must not be greater than is necessary to mitigate those impacts. Consequently, for contributions to be valid, they must be based upon verifiable data and predictive analytics.

Jurisdictions have revoked their monetary proffer policies, leaving the private sector with a conundrum as to how to proceed with zoning cases. Impact Analysis, LLC, was formed to step into the gap that disrupted the zoning process by providing the in-depth, high quality analysis that is required by the *Koontz* case and the new proffer legislation.

Virginia Proffer Solutions gathers the necessary data and uses predictive analysis to determine the impacts of each development upon the infrastructure of a locality described in the proffer legislation. For each Virginia Proffer Solutions engagement, the data that is gathered and the predictive analysis that is conducted takes into consideration the legal and policy constraints and requirements applicable to the project. The result is a detailed and substantiated *Land Use Impact Analysis Report* that permits developers to scientifically present the impacts of their development and the level of mitigation that is appropriate and defensible to the jurisdiction where the project is located.

The Virginia Proffer Solutions team combines the talents of outstanding individuals in the areas of law, land use planning, analytics, fiscal impacts and research. Mike Vanderpool has been a zoning and land use attorney in Virginia for more than 40 years and has handled numerous rezonings, special use permits and variances. He represents both developers and local governments and is a Martindale Hubble AV rated attorney. For nine years, he was an adjunct professor at George Mason University, teaching in the Masters of Real Estate Development program, where he taught the program's law class. He was recognized as faculty member of the year in that program in three of those years. Virginia Business Magazine and other publications have recognized him for many years as a Legal Elite business and land use attorney. Mike is a Phi Beta Kappa graduate of Penn State University and earned his law degree from the Georgetown University Law School.

Mike has participated in a Virginia Local Governments Attorneys panel discussion on proffer reform, led the presentation of a webinar on how to deal with the proffer law to over 200 local government attorneys and planners, testified before the Virginia Senate Subcommittee on

Local Laws, written a published article on the topic, advised several jurisdictions and the mayors and chairs in northern Virginia with regard to the law and presented a seminar on proffers at the 2019 Virginia Planning Association annual meeting.

Rick Lawson, a professional planner, brings the perspective of a former government planning official to the Virginia Proffer Solutions team. He was the Director of Planning for Prince William County from 1996 to 2003 where he managed and directed the activities of the Planning Office. In this capacity he managed the successful update and adoption of the Comprehensive Plan. Rick is experienced with fiscal economic analysis having worked with George Mason University to create a Fiscal Impact Model for development applications. He is a Phi Beta Kappa graduate of Wayne State University. He helps prepare, critique and quality control each Virginia Proffer Solutions report. According to Rick, “impact modeling has become much more complex and detailed than the original work that we did several years ago. The Virginia Proffer Solutions model is much more sophisticated than all of the prior modeling systems.”

Chris Garcia, PhD is the Associate Dean of the College of Business at The University of Mary Washington. He is a specialist in analytics and big data and has published works in the areas of computational economics. He specializes in providing advanced analytics consulting and technology development. Chris is responsible for vetting and improving the Proffer Pro™ computational model developed by Impact Analysis, LLC and reviewing the computations set out in each report provided by the team. He said, “I have been teaching advanced analytics and consulting in the field for several years. I am excited to bring that experience and my expertise to Virginia Proffer Solutions.” Chris received his B.S. degree from Old Dominion University and holds Masters’ degrees from NOVA Southeastern University and Florida Institute of Technology; his doctorate degree is from Old Dominion University. Dr. Garcia has published articles in the journals *International Series in Operations Research and Management Science*, *Engineering Optimization*, *AIS Educator Journal*, and *Computational Economics*

Susan L. Roltsch received her undergraduate degree in Economics from The University of Virginia and her Master’s in Public Administration from George Mason University. She has 30 years of public sector experience serving most recently as Deputy County Executive for Prince William County responsible for oversight of the planning and public facility functions of county government. She began her career as a research/economic analyst before joining the Prince William County Planning Office. In that role, she became a member of the Cooperative Forecasting and Data Sub-Committee of the Metropolitan Washington Council of Governments. She later became the assistant Prince William County Zoning Administrator in charge of Proffer Administration. During her career, Susan also served as the Development Manager of the Department of Economic Development. Susan brings her economic, planning, managerial and proffer expertise to Virginia Proffer Solutions to manage the preparation of Impact Analysis Reports.

Eileen Settlemyer is a Phi Beta Kappa graduate of The University of Mary Washington, where she double majored in Business Administration and English. As an undergraduate, she completed two research-oriented internships, one in Shanghai, China, with Web2Asia, and one with TechInt Solutions Group in Virginia. Upon graduation, she was accepted into a dual Master's program at the McIntire School of Commerce at The University of Virginia. Through this innovative program, involving attendance at three universities around the world, Eileen earned a Master's degree in Global Commerce from The University of Virginia, a Master's degree in Global Strategic Management from ESADE University in Barcelona, Spain and a certificate in International Management from Lingnan University in Guangzhou, China. As the former Chief Research Analyst for Virginia Proffer Solutions, she developed the research protocols for mining the data that is at the core of every Virginia Proffer Solutions report.

About the ProfferPro™ System

At the heart of the ProfferPro™ System developed by Impact Analysis, LLC, is a deep understanding of the federal, state, and local levels of legal scrutiny that must now be applied to each zoning case involving any proffer, condition or impact fee. The foundational legal principals are based in the jurisprudence that has evolved around the “takings” clause in the 5th Amendment to the United States Constitution and Article I, Section 11 of the Virginia Constitution. These legal principals have given birth to the Virginia proffer legislation, which has, in turn, spawned local regulations. Together they require a factual and economic analysis to support every governmental extraction in a land use case.

According to Mike Vanderpool, “Much has changed in zoning and land use during my 40 plus years of practice. With that said, the *Koontz* case is truly revolutionary. Even without legislation at the state level, it has created the potential for liability at the local government level. And because *Koontz* was decided under the 5th Amendment of the Constitution, it cannot be legislated away. Essentially, the *Koontz* case is another step in the evolving jurisprudence that requires local governments to rely on and be able to demonstrate a factual, statistical basis for their decisions, including proffers, conditions and impact fees.”

The ProfferPro™ System provides that factual and statistical basis through an independent, well-researched, rigorous analysis that can be relied upon by developers and local jurisdictions. The ProfferPro™ System builds on the prior work performed by localities in the creation of monetary proffer guidelines but corrects several of the defects that made them subject to attack on constitutional grounds. Each ProfferPro™ report documents the facts required to show a nexus between the impacts of a project and the proffer condition or impact fee that is offered and also demonstrates their proportionality to the impacts. Each report is individually prepared and reflects the unique characteristics of each development and each jurisdiction.

A key component of the ProfferPro™ System is its recognition of the interplay between the nexus requirement expressed in the case law and the definition of a reasonable proffer in the Virginia proffer legislation. That definition includes a requirement that “...each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements.” Taken together, these provisions require the recognition of what Virginia Proffer Solutions describes as a Development Impact/ Benefit Zone™. Stated simply, the measurement of impacts of a development must now relate to a constrained geographic area that is impacted by the project and the specific facilities within that area that will be affected by and which directly and materially benefit the project. System wide impact calculations are no longer granular enough to satisfy the nexus/direct and material benefit requirements. Virginia Proffer Solutions has developed a proprietary methodology for identifying the Development Impact/Benefit Zone for each project.

Applicable Law

Proffers are governed by federal and state constitutional law and Virginia Statutes. The 5th Amendment to the U.S. Constitution and Article 1 of the Virginia Constitution provide that private property cannot be taken for public purposes without appropriate compensation. Several U.S. Supreme Court and Virginia Supreme Court decisions have applied these constitutional provisions to the real estate development process. At the federal level, the Nolan, Dolan and Koontz cases have established a three-part test for determining when land use exactions are valid or invalid. Under those cases, an exaction is constitutional only if it has a nexus to the impacts of a development, the amount of the exaction is roughly proportionate to the impacts of the development and the determination is made on a case by case basis. The Virginia Cupp and Rowe cases embody the same tests under the Virginia Constitution. Of particular note is the Koontz case. In that case, the U.S. Supreme Court determined that a suggestion by a locality for a voluntary monetary contribution triggers the Nolan/Dolan analysis. If that test is not met, a locality can face liability under federal and state law. The Koontz case resulted in the Virginia legislature adopting section 15.2-2303.4 of the Code of Virginia and amending it during the 2019 legislative session. That code section incorporates the constitutional test by specifying that a voluntary proffer is unreasonable unless it “addresses an impact to an offsite public facility, such that (i) the new residential development or new residential use creates a need, or an identifiable portion of a need in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment and (ii) each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. A locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development or new residential use.” These requirements are in addition to those required under the applicable case law. For example, while the proffer legislation also specifies that communications between a jurisdiction and locality cannot be used as a basis for deeming a proffer to be unreasonable, that language does not erase the holding of the cases under the U.S. Constitutions to the contrary.

Thus, the application of the constitutional, case and statutory law requires an individualized determination, limits the applicable impacts to capital impacts as opposed to operating impacts, deems proffers unreasonable where there is existing capacity, requires a nexus and a direct and material benefit and proportionality between the impact and the amount of the proffer.

Small Area Plans: Section 15.2-2303.4 of the Code of Virginia does not apply to projects located within certain Small Area Plans as defined by the statute. However, this exclusion does not in any way negate the constitutional limitations placed on proffers by the United States and Virginia Supreme Court cases’ application of the Constitutional limitations. As a result, an appropriate impact and mitigation analysis is required in areas covered by a Small Area Plan in order for the jurisdiction to avoid liability under the US and Virginia Constitutions.

Methodology

These constitutional and statutory provisions impact proffer analysis in several ways. Subject to these limitations, voluntary proffers are appropriate to offset the impacts resulting from future residents. If they are appropriately calculated, their use has been validated under the Federal

and State Constitutional case law and by the Virginia Legislature. The methodology for calculating the amount of each proffer must be clear because, while the Virginia Legislature has provided that jurisdictions may communicate with developers without liability, under Virginia Code Section 15.2-2208.1, liability for excessive requests remains intact under the Koontz case.

The Virginia Statute also permits what Virginia Proffer Solutions refers to as “Super Proffers”™. These are proffers for capital facilities beyond those identified in the Virginia statute or for sums in excess of those necessary to mitigate the impacts of a project. The refusal to offer Super Proffers cannot be the basis for denial of a rezoning. Because of this, the language of the Koontz Opinion and the legal prohibition on contract zoning, jurisdictions must use extreme care when suggesting the use of Super Proffers.

Role of the CIP: Pursuant to the proffer law, a project must receive a direct and material benefit from a proffer in order to make the proffer reasonable. As a result, a proposed capital improvement that is to be constructed too far into the future or that is not included in the CIP is too remote and/or speculative to provide a direct and material benefit to a project. Further, if the cost is not established by the CIP, it is not possible to determine the applicable roughly proportionate share, a requirement of the US Supreme and Virginia Supreme Court cases.

Capacity and Mitigation: Under applicable law, proffer analysis should be done in two distinct steps. The Virginia Statute specifies that proffers are reasonable only if there is inadequate capacity to address the impacts generated by the project. Existing capacity should also be considered under the applicable case law in order to meet the rough proportionality requirement. Consequently, if there is adequate capacity, no further analysis is required. However, if there is inadequate capacity, subsequent analysis is required to determine how those impacts in excess of available capacity can be mitigated. The threshold question at this step is whether future capital facilities are planned in the near term that will provide this required capacity. This requires examination of the CIP. As noted above, if no facilities are included in the CIP, the project would not receive a direct material benefit and no proffers are appropriate as there is no reliable data to establish if the facility will actually be built, when it will be built or its projected cost. If the capital improvement is under construction and fully funded, then there is no need for additional funds for that capital facility. However, if the capital facility is included in the CIP, with a near term completion date and with funding estimates, then there is enough evidence that the capital facility will provide a direct and material benefit and a basis for calculating a proportionate share. A commitment to funding the capital facility by its inclusion in the CIP is necessary to provide evidence that it will, in fact, be built and will be provided within a reasonable period.

If additional capacity is required, it may be provided in several ways, such as repurposing portions of existing buildings, construction of new buildings, altering service areas or providing modular facilities. It may also be provided by a facility outside the direct Impact/Benefit Zone of the project, depending upon the proximity of the facility and the designated service areas. However, in order to avoid speculation, positive impacts on capacity from facilities outside the Zone should be considered only if there is adequate evidence to demonstrate that this “Reliever Capacity”™ will be provided.

Debt Financing of Public Facilities: As evidenced by the prior Prince William County Proffer Policy, the use of debt financing for capital facilities must be considered in order to prevent double

payment. Many capital improvements are financed through the issuance of long-term bonds supported by future tax revenues paid by property owners on an annual basis. When a capital improvement is funded in this manner, and proffer contributions are provided for this same capital improvement, it is appropriate to consider credit against the proffer to account for future tax payments, thus eliminating double payment.

Facility Needs Generated by the General Public: Under the Cupp and Rowe cases, proffers are not available for capital projects when the need for the capital facility is generated by the general public rather than the project. As a result, the contribution toward debt service by the additional residents through their taxes is the appropriate mitigation mechanism.

Regarding county-wide goals, as opposed to specific projects, they must also meet the Cupp/Rowe limitation. These goals speak to areas outside the Impact/Benefit Zone and where the need is county-wide basis and is generated by the public at large. They may also run afoul of the direct and material benefit requirement of the proffer law and the nexus requirement under the case law if funds are collected for capital improvements that are geographically remote from the project.

Private Facilities: The impact of private facilities limited to use by the residents of a development must also be considered. An example is a park owned by a home-owners association that is not open to the public. While such a park would not serve the general public, it will decrease the demand on like facilities built or to be built by the public. Hence, there will be a reduced or no demand generated by the project, impacting the roughly proportionate share to be contributed via proffer.

Commercial versus Residential Impacts: When a capital facility serves both the residential and commercial population, the demand and costs must be appropriately allocated. For example, the cost of a police facility that serves both residents and businesses must be appropriately allocated in order to satisfy the roughly proportionate constitutional limitation.

The terms “Impact/Benefit Zone,” “Reliever Capacity” and “Super Proffers” are trademarks of Virginia Proffer Solutions.

Description of the Project



Independent Hill
Prince William County, VA



Note: For conceptual illustration only.
Design, dimensions, colors, materials,
and the location of signs and doors are
subject to change.

Sketch Site Plan

2021.00
9.15.2020

Biggell | Watkins | Hasser
ARCHITECTS P.C.

The proposed project is the residential portion of a 69-acre mixed use project located on the south side of Dumfries Road at its intersection with Independent Hill Drive. The residential unit mix consists of single-family dwellings and townhomes. The 15-acre commercial portion of the overall mixed-use project, though not the subject of this analysis, lies immediately adjacent to the residential uses, and is proposed to be integrated in a manner that will provide connectivity between commercial and residential uses to achieve a walkable village center.

While located in an area currently designated Flexible Employment Center in the Comprehensive Plan, the residential project lies within the boundaries of the pending Independent Hill Small Area Plan. The current zoning of the project is A-1, Agricultural allowing residential densities of 1 unit per 10 acres, and the property assemblage for the project includes several existing parcels, some of which are nonconforming A-1 lots less than 10 acres in size.

The proposed residential unit mix consists of 150 single family dwellings and 50 townhomes, and another 10 townhomes dedicated to workforce housing. Based on the site acreage and the number of existing nonconforming lots, the applicant indicates the current A-1 zoning would yield 11 single family dwellings. The proposed rezoning of the property would increase the yield from 11 single family dwellings to 150 single family dwellings; therefore, the following analysis is based on a net increase of 139 single family units, with the difference being the 11 single family dwellings that would be permitted by right under the existing A-1 zoning and/or as nonconforming lots. The applicant intends to make 10 townhomes reasonably affordable to middle-income residents who work in the community. Though these units would have impacts, the applicant indicates the payment of proffers would impair the financial feasibility of providing these

units at a price point consistent with workforce housing; therefore, the 10 workforce housing units are not included in proffer calculations in this analysis. The construction of the project is expected to be phased over a five-year period following the rezoning of the property with the first units available for occupancy in 2023.

Proposed Residential Units:

Single Family Dwellings	150 (includes 11 by-right)
Townhomes	50
Townhomes – Workforce Housing	10
Total	210

Relationship to the Comprehensive Plan

The Independent Hill Project is located within the boundaries of the Independent Hill Small Area Plan. The Small Area Plan includes a level of service plan that provides an assessment of public facility needs through 2040 based on projected population and employment. This analysis was prepared utilizing the level of service assessment contained in the Small Area Plan. Additionally, level of service information from individual chapters of the County’s Comprehensive Plan were utilized as appropriate.

Impacts of the Proposed Zoning on Public Schools

Schools: Introduction and Methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the public school system facilities and propose specific mitigation strategies to address those impacts. Because public schools in Prince William County are classified as elementary, middle and high school, a separate analysis is set forth for each level of school. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will consider the impacts on public school facilities as defined by the Code of Virginia that will serve the project, excluding any impacts on operating expenses. Since it is known that buildout of the project will likely occur over multiple years, the mitigation portion of the report considers the impact of future schools that are planned to serve the project. In addition, the school analysis discounts for the 11 single family dwellings currently permitted under the existing zoning, and does not include the 10 townhomes dedicated to workforce housing.

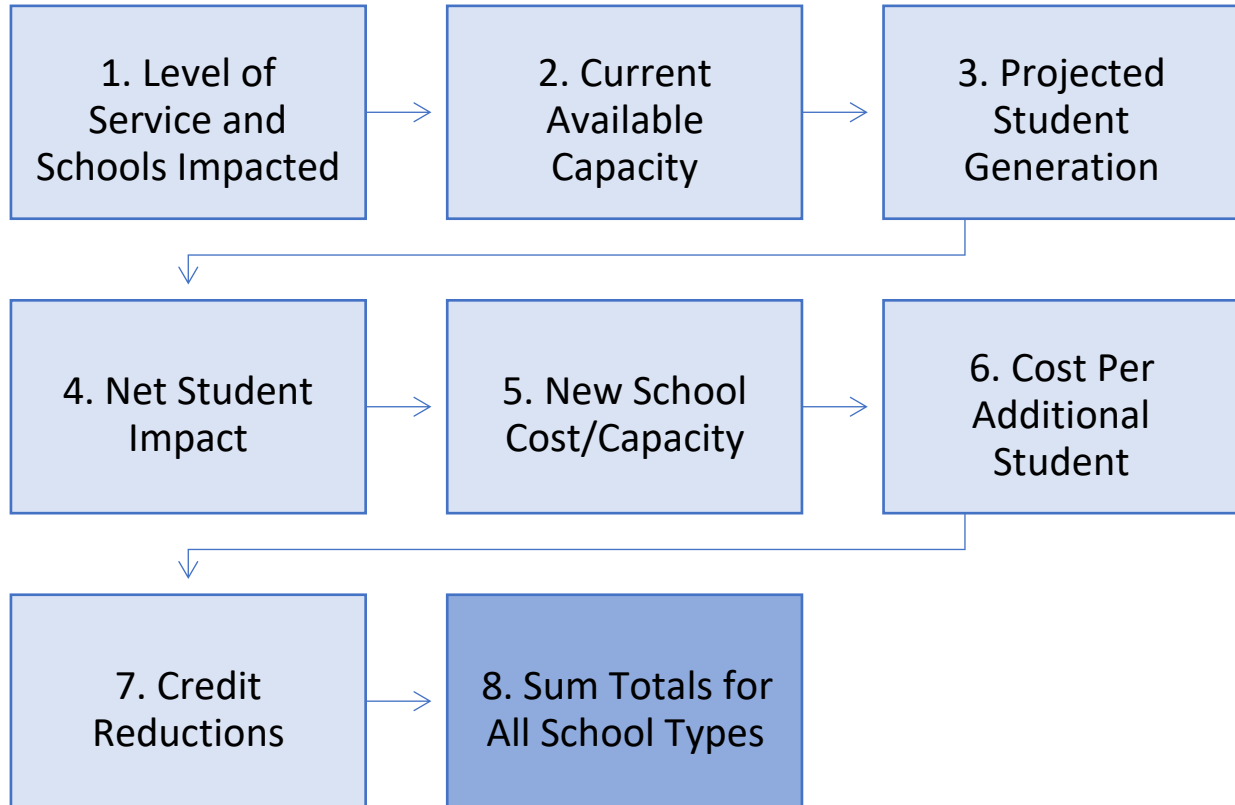
For each school level, Virginia Proffer Solutions gathered base data about the capacity at existing schools and the cost and capacity of future schools that will serve the project. By focusing on schools that will serve the project, the analysis looks at proffers that will directly and materially benefit the project, so the proffer will provide funding to the specific schools that will serve the students generated by the project. Utilizing the best available student generation information, the number of students in excess of existing capacity at schools serving the proposed development was determined. This satisfies not only the nexus requirement but also the requirement that the proffered improvements directly and materially benefit the project, provided that the actual proffer limits the use of the funds for schools that currently serve or will serve the project. The fiscal impacts of the students are then evaluated based upon actual costs (where available) or CIP projections for additional schools that meet the definition of “public facility improvement” under proffer law. This evaluation satisfies the proportionality requirement. The proffers necessary to mitigate the impacts at each level of school are then rolled up to a final proffer recommendation for schools.

The following steps comprise the methodology for each school level and type of housing unit:

1. A determination was made as to what schools will be impacted by the development based upon school boundaries.
2. Data was collected to determine if there is any current capacity at each applicable school.
3. Student generation rates by type of residential unit for each applicable school level were collected to determine the “gross student impact number” for that type of school.
4. The current available capacity of any existing school was subtracted from the gross student impact number per school level to determine the net student impact per school level.
5. If the addition of students from the project exceeded existing school capacity, the appropriate mitigation was determined.
6. A total school proffer amount for the project was calculated by adding the proposed proffer contributions for each level of school.

School Impact Modeling™

To the extent the appropriate mitigation was determined to be a monetary contribution, the following methodology was utilized.



Elementary School Analysis



Coles Elementary School

Capacity of Existing Elementary School that Serves the Proposed Project

The project will be constructed within the attendance boundary of Coles Elementary School, which has a 2020-21 program capacity for 368 students. This reflects a reduction of 101 students from the 2018-19 capacity of 469 students. There are three (3) portable classrooms located onsite that provide additional capacity for approximately 62 students bringing total program capacity for 2020-21 to 430. Based on the School Division’s Official Enrollment Report dated September 30, 2020, there are 408 students currently enrolled at Coles.

The County School Division groups elementary schools by geographic areas for the purpose of planning future capital improvements. Coles Elementary School is located within the Ferlazzo Area, which includes 7 other elementary schools as follows: Ashland, Enterprise, King, McAuliffe, Montclair, Parks, and Wilson. The Ferlazzo Area elementary schools have a total program capacity of 4,917 students and current enrollment of 4,470. The 2019-2020 Portable Classroom Inventory indicates 8 portable classrooms units are being used across the Ferlazzo Area increasing capacity to 5,086. This same inventory for 2020-2021 is not currently accessible on the School website, but the Official Enrollment Report indicates the number of portable classrooms across the Ferlazzo Area increased to 13.

Elementary School Capacity 2020-21

Elementary Schools	Program Capacity	Enrollment Sept. 30, 2020	Remaining Capacity	Program Capacity with Existing Portable Classrooms	Remaining Capacity with Existing Portable Classrooms
Coles Elementary	368	408	-40	430	22
Ferlazzo Planning Area	4,917	4,470	447	5,086*	616

**Based on 8 portable classrooms reflected in 2019-2020 Portable Classroom Inventory. The 2020-21 Official Enrollment Report indicates the number of portable classrooms increased to 13 in current school year.*

Elementary School Student Generation and Net New Student Impact

For the purpose of calculating new student impacts, the number of single-family units was discounted by the 11 units that would be permitted by the underlying zoning, which includes existing nonconforming A-1 lots. In addition, the 10 townhouses dedicated to workforce housing are not included in the calculations. Using 2020-21 student generation factors, it was determined this project will generate a total of 51 elementary school students from the project's single family, and townhouse units.

Elementary School Student Generation

Unit Type	# of Units	Student Generation Factors	New Elementary School Students
Single Family	139*	.273	38
Townhouse	50**	.278	14
Total	189		52

*The number of single-family units excludes 11 units that would be permitted by right based on existing A-1 zoned acreage, including nonconforming lots.

**The number of townhouse lots excludes 10 units dedicated to workforce housing.

Based on the 2020-21 program capacity for Coles Elementary of 368 students and the current enrollment of 408 students, and excluding the use of the three (3) on-site portable classrooms, the School is now over capacity by 40 students. Including the portable classrooms increases program capacity to 430, and the addition of 51 new elementary school students would then exceed capacity by 29 students. Since adequate capacity does not currently exist at Coles Elementary to address the impact of new elementary students generated by this project, mitigation will be considered to address the shortfall.

Coles Elementary School Net New Student Impact

	Program Capacity	Current Enrollment Sept. 30, 2020	Remaining Capacity	New Students	Net New Student Impact
Coles ES excluding portable classrooms	368	408	0	52	52
Coles ES including 3 existing portable classrooms	430	408	22	51	29

Mitigation

In reviewing the Prince William County Public Schools 2021-30 Capital Improvements Program (Schools CIP), no capital improvement projects are planned in the near term that would have the effect of providing additional capacity at Coles Elementary School.

One capacity alternative would be a boundary adjustment since there is capacity available in the Ferlazzo planning area. However, there is no evidence that this will occur. An alternative in the near term would be the temporary placement of additional portable classroom space at Coles Elementary to provide instructional capacity until such time as student population warrants construction of additional space. As noted above, Coles Elementary currently has 3 portable classrooms, use of which increases its student capacity from 368 to 430. Based on current enrollment of 408 students, there remains capacity for 22 students, which would partially address the classroom space need for the 52 new students generated by this project with the difference being 30 students. Assuming each portable classroom provides capacity for approximately 25 students, the proposed project would generate the need for approximately 1.2 additional portable classrooms.

The cost to add a portable classroom at a particular elementary school site will vary somewhat depending on site layout and conditions; however, utilizing a generalized cost of \$35,000 for each portable classroom, and a hook-up cost of \$10,000 per portable classroom yields a total cost of \$45,000 to install a new temporary portable classroom. Multiplying \$45,000 by the generated need of 1.2 additional portable classrooms results in a total impact of \$54,000 until such time as permanent space becomes available.

Total proffer mitigation for elementary schools: \$54,000

Middle School Analysis



Benton Middle School

Capacity of Existing Middle School that Serves the Proposed Development

The property is located in the Benton Middle School zone, which has a planning capacity of 1,464 students and a current enrollment of 1,344 students based on Prince William County 2020-2021 Enrollment Data.

Benton Middle School Capacity

Middle School	Planning Capacity	Enrollment Sept. 30, 2020	Remaining Capacity
Benton	1,464	1,344	120

Middle School Student Generation and Net New Student Impact

Based on student generation factors, the proposed development will generate a total of 29 middle school students from the project's single family and townhouse units planned for construction.

Middle School Student Generation

Unit Type	# of Units	Student Generation Factors	New Middle School Students
Single Family	139	.159	22
Townhouse	50	.143	7
Total	189		29

Net New Student Impact

	Planning Capacity	Current Enrollment Sept. 30, 2020	Remaining Capacity	New Students	Net New Student Impact
Benton Middle School	1,464	1,344	120	29	0

Based on capacity of 1,464 students and current enrollment of 1,344 students, there remains capacity for 120 students. Since capacity exceeds the projected number of new middle school students, a monetary proffered is not being calculated for middle schools.

Total proffer mitigation for middle schools: \$0

High School Analysis



Capacity of Existing High School that Serves the Proposed Development

The property is located within the boundary of Colgan High School, which has a planning capacity of 2,053 students and a current enrollment as of 2020-2021 of 2,909 students according to the Prince William County 2020-2021 Official Enrollment Report. Further, the Report indicates 7 portable classrooms are currently located on-site to increase capacity.

Student Generation Factors and Net New Student Impact

Based on student generation factors, the proposed development will generate a total of 41 high school students from the project's single family and townhouse units planned for construction.

High School Student Generation

Unit Type	# of Units	Student Generation Factors	High School Students
Single Family	139	.228	32
Townhouse	50	.187	9
Total	189		41

Current enrollment at Colgan High School exceeds planning capacity by 856 students, and 7 portable classrooms are being utilized. Since there remains no existing capacity to address the impact of the 41 new high school students generated by this project, and the School CIP includes a project that would increase capacity, a monetary proffer will be calculated on a per student basis for the 41 new high school students.

Net New Student Impact

	Planning Capacity	Current Enrollment Sept. 30, 2020	Remaining Capacity	New Students	Net New Student Impact
Colgan High School	2,053	2,909	-856	41	41

Gross Capital Cost per Student

The Independent Hill Small Area Plan indicates the planned 14th High School will provide additional capacity to support the expected growth in this area of the County. The capital costs per student can be determined by dividing the total facility and land acquisition costs for the 14th High School by the planned school’s total capacity. Based on the 2021-30 Prince William County Schools Capital Improvement Program (CIP), the 14th High School is scheduled to be constructed in 2025 at a projected cost of \$168,800,000 (\$154,800,000 facility and \$14,000,000 site acquisition). Recent reports indicate the site acquisition cost may be less than the number provided in the CIP, in which case it may be necessary to revise the monetary calculations below. This new High School is intended to provide planning capacity for 2,557 students. Dividing the total school project cost by additional capacity results in an average capital cost of \$66,015 per student. Multiplying the average cost per student by the student generation rates then yields the per unit costs of \$15,051 per unit single family dwelling and \$12,344 per townhome.

Unit Type	Capital Cost Per Student	High School SGF	Gross Capital Cost Per Unit
Single family	\$66,015	0.228	\$15,051
Townhouse	\$66,015	0.187	\$12,344

Calculation of Net Cost

Net cost is calculated by subtracting from gross capital cost per unit both funding received from federal and state sources and credit for future taxes paid in support of debt service for the same school.

Credit for State/Federal Share of Capital Costs

FY2020 School Debt Service Fund	\$109,437,159
Share of State/Federal Resources	\$ 1,204,473
Credit (\$1,204,473/\$109,437,159)	.011
Multiplied by Gross Cost Per Unit:	
Per Single Family Unit	\$15,051 X .011= \$166
Per Townhouse Unit	\$12,344 X .011 = \$136

Credit for Future Taxes Paid in support of Debt Service for 14th High School

The debt service credit was derived by calculating the net present value of future taxes paid on a per unit basis toward debt service amortized over a 20-year period for construction of the 14th high school. The assumptions underlying this approach are as follows:

Assumptions	Description
Debt Amount	\$168,800,000 land and construction of 14 th High School
Length and Type of Amortization	20 years, level principle, beginning FY2024
Interest Rate	3%
Discount Rate	6.1%
Housing Values: Single Family Townhouse	\$707,179 4% annual increase in value \$458,177 4% annual increase in value
Real Estate Tax Rate	\$1.125 level across all years
Real Estate Tax Revenues	4% annual growth

The amortization of debt and calculation of net present value of future tax payments yielded the following credits per unit type:

Debt Service Credit per Single Family	\$1,300
Debt Service Credit per Townhouse	\$842

The credit amounts were subtracted from the gross per unit cost by unit type in order to determine the net cost per unit type.

Unit Type	High School Gross Cost Per Unit	Less State/Federal Share of Capital	Less Credit for Future Tax Payments	High School Net Cost Per Unit
Single Family	\$15,051	-\$166	-\$1,300	\$13,585
Townhouse	\$12,344	-\$136	-\$842	\$11,366

Total proffer mitigation for high schools: \$2,456,615

	Number of Units	High School Net Cost Per Unit less Credit	High School Capital Cost Total per Unit Type less credit
Single Family	139	\$ 13,585	\$1,888,315
Townhouse	50	\$ 11,366	\$ 568,300
		Total	\$ 2,456,615

Total Proffer Calculation for Schools

Elementary Schools	\$ 54,000
Middle Schools	\$ 0
High Schools	\$2,456,615
Total Proffer Amount for Schools	\$2,510,615

Cost Per Unit Type for Elementary Schools

Single Family	75% x \$54,000=\$40,500/139 units =	\$291 (rounded)
Townhouse	25% x \$54,000=\$13,500/50 units =	\$270

Proffer Per Unit Type for Elementary Schools (Includes 11 By-Right SFDs)

Single Family	\$40,500/150 units =	\$270
Townhouse	\$13,500/50 units =	\$270

Cost Per Unit Type for High Schools

Single Family	\$1,888,315/139 units =	\$13,585
Townhouse	\$568,300/50 units =	\$11,366

Proffer Per Unit Type for High Schools (Includes 11 By-Right SFDs)

Single Family	\$1,888,315/150 units =	\$12,589 (rounded)
Townhouse	\$568,300/50 units =	\$11,366 (rounded)

Per Unit School Proffer Including 11 By-Right SFDs*

Units	Elem School Proffer per Unit	High School Proffer per Unit	Total School Proffer per Unit
150 SFD	\$270	\$12,589	\$12,859
50 TH	\$270	\$11,366	\$11,636

Impacts of the Proposed Zoning on Police Facilities

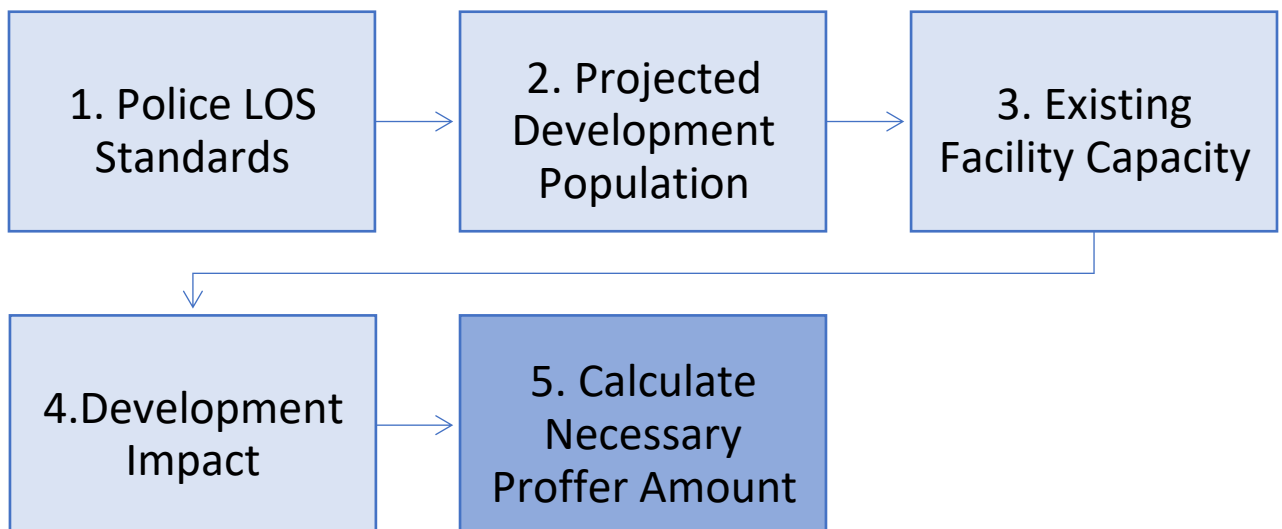
Police proffer introduction and methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on police facilities serving the future development and propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the Prince William County Submission Requirements, but will only consider the impacts as defined by the Code of Virginia, on police building facilities serving the project, excluding any impacts on operating and equipment expenses.

The following steps will be used to determine the projected impact of the new development on the capacity of local policing facility resources:

1. determine the Level of Service standards for Prince William County Police
2. project the population increase caused by the new development
3. calculate the impact associated with the new development on PWC Police
4. determine the existing Police facility capacity
5. calculate necessary proffer amount based on development impact exceeding existing capacity

Police Impact Modeling™





Level of Service Standards for police facilities

The Level of Service Standards for Prince William County Police are based on facility needs for police, administrative support, animal control, and public safety training. The need for police facility expansion is largely driven by growth of population and employment base, which is then used to calculate additional facility space necessary to support the resultant growth in police operations. The Independent Hill Small Area Plan provides more specific guidance on level of service standards for police facility needs.

Independent Hill Small Area Plan Projected Police Facility Needs by Existing and Projected Population		
Facility Type	Existing (2019)	Additional Need by 2040
Police Station	1	.01
Satellite Field Offices	0	0
Administrative Support Facilities	0	84 sq. ft.
Animal Control	1	21 sq. ft.
Public Safety Training Center	0	100 sq. ft.

Projected Development Population

In order to determine the impact of the new development on police, the expected population increase caused by the project was determined using the average number of residents per unit from the Prince William County GIS 2020 Q3 estimate multiplied by the total number of units to be developed. The average number of residents for each dwelling type is 3.38 per single family and 3.18 per townhouse. For the purpose of this calculation, the unit totals include 139 single family dwellings and 50 townhomes. The unit totals do not include 11 single family dwellings currently permitted by the existing zoning, and the 10 townhouse units proposed to be dedicated to workforce housing. The projected population growth for 139 new single-family dwellings and 50 townhouses is 629. As a result, the townhouses contribute 25% of the increased population and the single-family dwellings contribute 75% of the increased population.

Projected development population	SF	TH
Residents per unit	3.38	3.18
New Units	139*	50
Population increase by unit	470	159
Total projected population increase	629	

**Does not include 11 single family dwellings permitted by existing zoning and the 10 townhomes proposed to be dedicated to workforce housing.*

Police Station Capacity and Impact

The proposed development lies within the service area of the Central District Station, which is located at 5036 Davis Ford Road and was completed in 2018. The Small Area Plan states that the “facility demand for the increase in officers can be incorporated into existing police facilities.” Based on this Small Area Plan guidance and the existence of capacity to address the development impact, no proffer will be calculated for police facility space.

Satellite Field Office Capacity and Impact

The Small Area Plan indicates there is no additional need for satellite field office space by 2040; therefore, a monetary proffer will not be calculated as part of this analysis.

Administrative Support Capacity and Impact

The Independent Hill Small Area Plan indicates the need for 84 additional square feet of administrative support space by 2040. While not explicit in the Small Area Plan, it is our assumption that facility need for increased administrative support staff can be incorporated into existing police facilities consistent with the Plan guidance on police officer space.

Animal Control Capacity and Impact

As described in the County’s Capital Improvement Program, the Animal Shelter expansion and renovation project is under construction and expected to be occupied by November 2021. The expansion project is fully funded at a cost of \$16.7 million including \$1 million in general funds already expended, and the remainder in debt financing to be paid by the general fund beginning in fiscal year 2021. The Small Area Plan indicates the need for additional animal control facility space will be incorporated into the ongoing expansion of the countywide Animal Shelter. Since the Animal Shelter expansion is fully funded and expected to be completed by the time of rezoning action, and such expansion addresses the Countywide need for animal control capacity, no proffer will be calculated for the animal shelter as the expanded shelter will have adequate capacity to address the project impacts.

Public Safety Training Capacity and Impact

The Small Area Plan indicates expanded public safety training space will be incorporated into the planned expansion of the existing Public Safety Training Center, which is a countywide facility located at 13101 Public Safety Drive. Using a ratio .324 square feet per capita derived from the Safe and Secure Communities Chapter of the Comprehensive Plan, the projected population increase of 629 translates to the need for 204 square feet of public safety training center facility space. The County's FY 2022-2027 Capital Improvement Program (CIP) includes a project for expansion of the public safety training facility at an estimated cost of \$40 million. The CIP reflects FY21 funding of \$39.6 million in debt financing and \$400,000 in past funding. Design is scheduled to commence in fiscal year 2023, and construction is expected to be completed by fiscal year 2025. The demand for public safety services is driven by County population and employment growth; therefore, the cost of expansion should be allocated to both residential and nonresidential uses. The calculation below is based on County demographic information for the 4th quarter of 2020 and uses population as a percent of combined population and employment to determine the residential share of cost, and ultimately the per capita cost attributable to new residents.

Public Safety Training Center Proffer Calculation:

469,236 Pop + 125,272 At-Place Emp = 594,508 Total Pop & Emp;

469,236 Pop ÷ 594,508 Total Pop & Emp = .79 residential factor;

.79 residential factor X \$39,600,000 total cost = \$31,284,000 residential share;

\$31,284,000 ÷ 569,000 (projected county 2040 population) = \$55 cost per person;

629 new residents X \$55 per person = \$34,595 total proffer;

\$34,595 total proffer X 25% = \$8,649 total proffer for townhouses;

\$34,595 total proffer X 75% = \$25,946 total proffer for single-family dwellings;

\$8,649 ÷ 50 townhouses = \$173 per townhouse unit;

\$25,946 ÷ 139 single-family dwellings = \$187 per single family unit.

Substantiated Proffer Amount for Police Facilities

According to the new legislation on proffers, the impact cost of the new development can only be applied if the impact of the new development exceeds the capacity of existing public facilities. Even without the proffer legislation, failure to recognize existing capacity would violate the rough proportionality requirements. Based on the draft Independent Hill Small Area Plan, there exists adequate space to house the officers that must be hired to account for new development impact within the small area through 2040. We assume this also holds true for necessary administrative support space. The renovation and expansion of the animal control facility will be completed by 2021 and will provide improved and expanded space to address the impacts of this

development. The Public Safety Training Center is planned for expansion due to lack of current capacity, and is included in the recently adopted 2022-2027 CIP. The proposed development's proportionate share of cost, based on the above calculations, is estimated to be a total of \$34,595.

Total Proffer Mitigation for Police Facilities: \$34,595 for Public Safety Training Center

Per Unit Public Safety Proffer Including 11 By-Right SFDs*

Units Type	# of Units	Per Unit Public Safety Proffer	Total Public Safety Proffer
SFD	150	\$173	\$25,950
TH	50	\$173	\$8,650
Total	200		\$34,600

*Per unit proffer results in aggregate total proffer \$34,600. This is slightly higher than total of \$34,595 due to rounding in calculations.

Impacts of the Proposed Zoning on Sheriff's Office

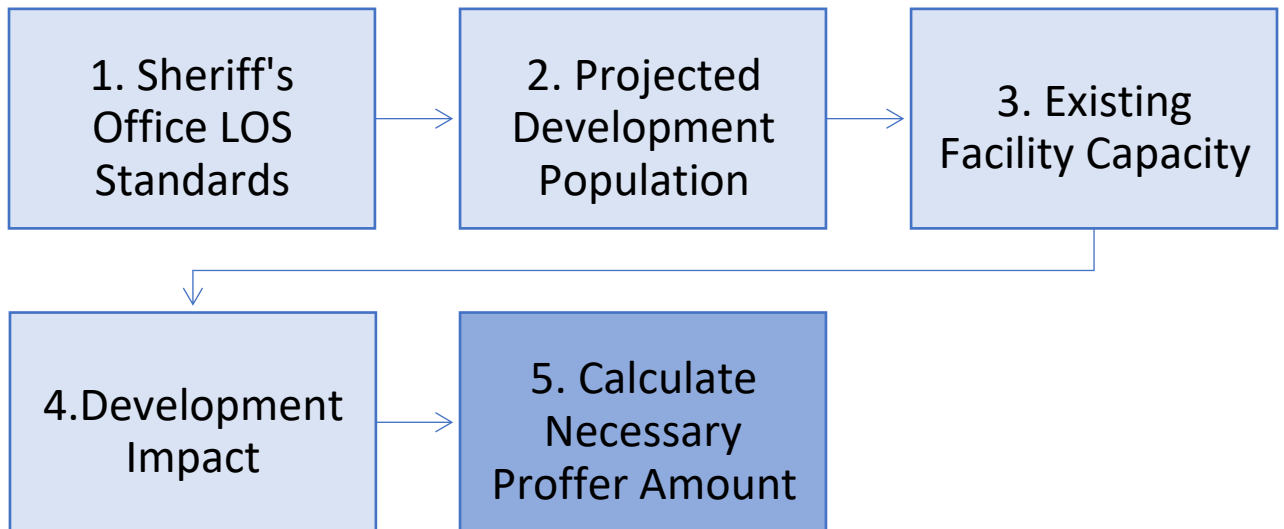
Sheriff's Office Proffer Introduction and Methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on space needs for the Sheriff's Office, and propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include "all of the impacts" as required by the Prince William County Submission Requirements, but will only consider the impacts as defined by the Code of Virginia, on Sheriff building facilities serving the project, excluding any impacts on operating and equipment expenses.

The following steps will be used to determine the projected impact of the new development on the capacity of local Sheriff facility resources:

1. determine the Level of Service standards for Prince William County Sheriff's Office
2. project the population increase caused by the new development
3. calculate the impact associated with the new development on Sheriff facilities
4. determine the existing Sheriff facility capacity
5. calculate necessary proffer amount based on development impact exceeding existing capacity

Sheriff's Office Impact Modeling™



Level of Service Standards for Sheriff's Office

The Level of Service Standards for Prince William County Sheriff's Office are based on facility needs for primary office, satellite field offices, and administrative support facilities. The need for Sheriff's space expansion is largely driven by population growth, which is then used to calculate additional facility space necessary to support the resultant growth in Sheriff operations. The Independent Hill Small Area Plan provides more specific guidance on level of service standards intended to address the facility needs of the Sheriff's Office.

Independent Hill Small Area Plan Projected Criminal Justice Facility Needs by Existing and Projected Population		
Facility Type	Existing (2019)	Additional Need by 2040
Sheriff's Office	0	13 sq. ft.
Satellite Field Offices	0	0
Administrative Support Facilities	0	3 sq. ft.

In addition, the Safe and Secure Community Chapter of the Comprehensive Plan includes the following level of service standards for the Sheriff's Office upon which the Small Area standards are based:

- Ratio of one deputy per 5,800 residents,
- Ratio of one Sheriff's Office facility per 100 combined sworn deputies and administrative staff,
- Ratio of one Sheriff's satellite field office per 261,715 residents,
- Ratio of 250 sq. ft. per sworn deputy,
- Ratio of 344 sq. ft. per 35,000 residents of administrative support facilities.

Projected Development Population

In order to determine the impact of the new development on the Sheriff's Office, the expected population increase caused by the project was determined using the average number of residents per unit from the Prince William County GIS 2020 Q3 estimate multiplied by the total number of units to be developed. The average number of residents for each dwelling type is 3.38 per single family and 3.18 per townhouse. For the purpose of this calculation, the unit totals include 139 single family dwellings and 50 townhomes. The unit totals do not include 11 single family dwellings currently permitted by the existing zoning, and the 10 townhouse units proposed to be dedicated to workforce housing. The projected population growth for 139 new single-family dwellings and 50 townhouses is 629.

Projected development population	SF	TH
Residents per unit	3.38	3.18
New Units	139*	50
Population increase by unit	470	159
Total projected population increase	629	

**Does not include 11 single family dwellings permitted by existing zoning and the 10 townhomes proposed to be dedicated to workforce housing.*

Sheriff’s Office Capacity and Impact

The Small Area Plan indicates the need for less than one (1) new sheriff deputy and 13 square feet of additional space based on the projected 2040 population of the overall small area plan. The Plan further states that the “facility demand generated by the proposed plan should be incorporated into future expansion of Sheriff’s Office facilities.” This proposal is expected to generate 629 additional people. Using the level of service standards from the Safe and Secure Communities Chapter of the Comprehensive Plan, the projected population increase translates to .11 of a deputy and 28 square feet of facility space. However, the CIP does not currently contain any cost projections for the sheriff’s future facilities. If such numbers were available, since the Sheriff’s Office is a countywide facility and its expansion would be of general benefit to all County residents and businesses, the appropriate calculation would relate only to additional capacity beyond current capacity, would need to include a credit for the commercial portion of the demand, and would have to be allocated based on 2040 population projections.

Sheriff Satellite Field Office Capacity and Impact

In the table describing facility needs, the Small Area Plan indicates a satellite facility is not needed; therefore, no capital impact is being calculated as part of this analysis.

Sheriff Administrative Support Capacity and Impact

Using the level of service standards from the Safe and Secure Communities Chapter of the Comprehensive Plan, the projected population increase of 629 translates to the need for 6 additional square feet of administrative support space. However, the CIP does not currently contain any cost projections for the sheriff’s future facilities. If such numbers were available, since the Sheriff’s Office is a countywide facility and its expansion would be of general benefit to all County residents and businesses the appropriate calculation would relate only to additional capacity, would need to include a credit for the commercial portion of the demand and would have to be allocated based on 2040 population projections

Substantiated Proffer Amount for Sheriff Facilities

There are no CIP numbers for the impact of Sheriff Facilities in the CIP so no proffer can be calculated.

Total Proffer Mitigation for Sheriff Facilities: \$0

Impacts of the Proposed Zoning on Fire/Rescue Facilities

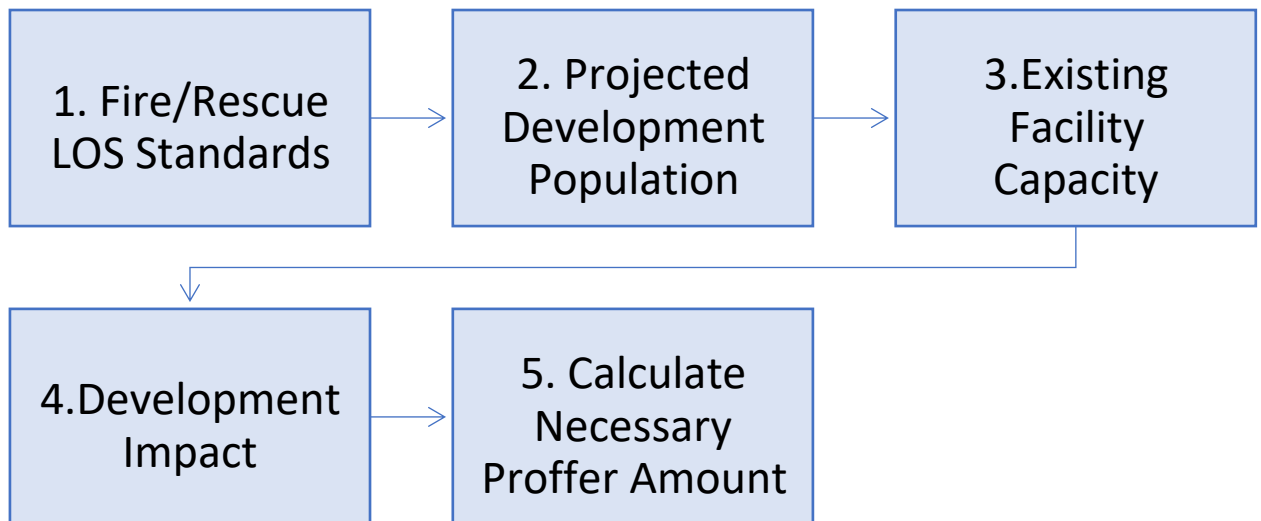
Fire and Rescue Proffer Introduction and Methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the fire and rescue facilities serving the project and propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the Prince William County Submission Requirements, but will only consider the impacts, as defined by the Code of Virginia, on fire and rescue building facilities that will serve the project, excluding any impacts on operating and equipment expenses.

The following steps were used to determine the projected impact of the new development on the capacity of local fire and rescue facility resources:

1. determine the Level of Service standards for Prince William County Fire/Rescue
2. project the population increase caused by the new development
3. calculate the impact associated with the new development on PWC Fire/Rescue
4. determine the existing Fire/Rescue facilities’ service area and capacity
5. calculate necessary proffer amount based on development impact exceeding existing capacity

Fire and Rescue Impact Modeling™





Fire and Rescue Level of Service Standards

Level of service standards for fire and rescue facilities are based on travel time for emergency response and workload capacity of individual fire and rescue stations.

PWC Level of Service Standards	
Travel Time – Fire Suppression and Basic Life Support (BLS)	4 minutes
Travel Time – Advanced Life Support (ALS)	8 minutes
Responses per Tactical Unit	2000

Existing Capacity

The proposed residential project lies within the first due area of Coles Fire and Rescue Station # 6, which is located at 13712 Dumfries Road. In 2018, the original Station #6 was replaced with a larger station at the same address and with expanded space totaling 21,400 square feet in size. The proposed residential project lies within the desired LOS travel time standards of 4 minutes for basic life support and 8 minutes for advanced life support.

The Independent Hill Small Area Plan indicates there exists adequate capacity at Coles Fire and Rescue Station #6 to address additional fire and rescue incidents resulting from growth within the Small Area.

Substantiated Proffer Amount for Fire/Rescue Facilities

The proposed rezoning is located within acceptable travel times for emergency response, and there exists adequate capacity at Coles Fire and Rescue Station #6 to address additional incidents resulting from the proposal. Therefore, no proffer for residential impacts is being calculated for Prince William fire/rescue facilities.

Additional Proffer by Applicant

While this analysis concludes no fire and rescue proffer is warranted for residential impacts, the applicant is electing to provide a monetary proffer for the commercial uses proposed adjacent to the residential project. The proffer would be based on commercial square footage consistent with the level of service factor in the Safe and Secure Communities Chapter of the Comprehensive Plan.

Total Proffer Mitigation for Fire and Rescue facilities:

- **\$0 for residential; and**
- **an amount consistent with level of service factor in the Safe and Secure Communities for adjacent commercial.**

Impacts of the Proposed Zoning on Parks and Recreation

Parks and Recreation Proffer Introduction and Analysis

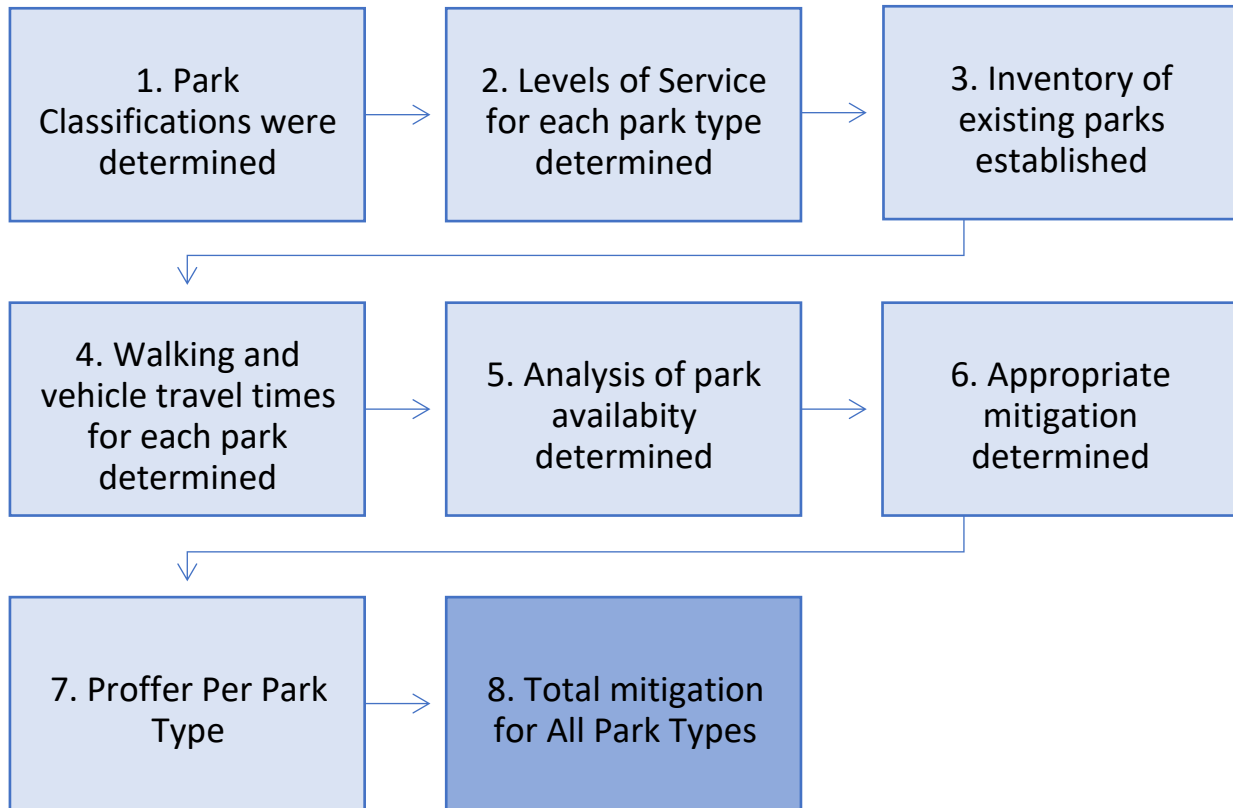
This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on county park and recreation spaces. If such impacts exceed capacity, specific mitigation strategies will be proposed to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the County Submission Requirements but will only consider the impacts, as defined by the Code of Virginia, on parks and recreation spaces serving the project, excluding any impacts on operating expenses.

In conducting the parks and recreation analysis, the County’s level of service standards have been reviewed and analyzed to determine how they apply to new development. The analysis has been conducted in three phases, one for each level of park classification - neighborhood, community, and regional. Virginia Proffer Solutions inventoried existing park and recreation resources that will serve the proposed development. As some parks are designed to only serve residents in a small vicinity while others serve the entire county, these will be analyzed separately using the Development Benefit/Impact Zone™ approach based upon the travel times set out in the comprehensive plan. This satisfies not only the nexus requirement but also the requirement that the proffered improvements directly and materially benefit the proposed development, provided that the actual proffer limits the use of the funds for parks and recreation that currently serve or will serve the project. The fiscal impacts of the residents are then evaluated based upon actual costs (where available) or CIP projections for additional parks that meet the definition of “public facility improvement” under the new proffer law. This evaluation satisfies the proportionality requirement. The proffers necessary to mitigate the impacts at each level of park are then rolled up to a final proffer recommendation for parks and recreation.

The following steps comprise the methodology for each park type:

1. A determination was made as to which parks and recreation spaces will be directly impacted by the development using level of service standards and the distance standards set forth in the comprehensive plan to determine the Benefit/Impact Zone.™
2. Data was collected to determine if there are existing parks within the distances set forth in the Level of Service standards in the comprehensive plan.
3. If there were no parks serving the project within the designated distance standards, appropriate mitigation was determined.
4. A total parks and recreation proffer amount for the project was calculated by adding the proposed proffer contributions for each park type.

Parks Impact Modeling™



Park and Recreation Level of Service

This analysis is based on the level of service policies set forth in the Park, Recreation, and Tourism Chapter of the Comprehensive Plan. In addition, the park and recreation language of draft Independent Hill Small Area Plan was also considered.

A review of each level of service policy, with a focus on how each policy is being applied in this analysis, is as follows:

- 1) **Park Classifications** provide a general framework for categorizing parks by size, level of active and passive acreage, amenities, and service area. Parks across the County are classified neighborhood, community, regional, linear and greenway, natural and cultural resource, and school and community-use. In this analysis, the overall inventory of existing parks serving the proposed development includes park classifications for informational purposes. The focus of this analysis is the impacts of the proposed development on regional, community, neighborhood linear/greenway parks serving the property.
- 2) **LOS Countywide Park Acreage Goal** is 5% of the County's available land area, excluding Marine Corps Base Quantico. The County currently manages a total of 5,310 acres,

which represents 2.56% of total land area within the County. Park-Policy 1.7 of the plan provides clarification on how this goal relates to new development with the following language:

“During rezoning and special use permit applications, and when consistent with applicable law, the Zoning Ordinance, and the Design and Construction Standards Manual (DCSM), seek an acceptable mix of on-site recreational amenities and/or off-site park accommodations adequate to offset anticipated additional park impact. On-site amenities should meet the neighborhood park needs of the development and generally be consistent with the amenities identified under the Neighborhood Park classification in Appendix A of this Plan. When anticipated park impacts cannot adequately be accommodated on-site, and when consistent with applicable law, off-site accommodation can be satisfied either through the donation/dedication of park land or a monetary contribution for park upgrades in the development’s park planning district.”

Based on this language, and the legal nexus requirement that proffers be specifically attributable to the rezoning and provide a direct and material benefit to the rezoned property, the 5% countywide goal is not being applied as a requirement of the proposed development, but rather one possible strategy to mitigate development impacts in excess of available capacity of parks serving the proposed development.

3) **Park Types** provide goals for the mix of active and passive areas within neighborhood, community, and regional parks. This is intended as a means of quantifying and evaluating opportunities to meet current and future needs through the addition of amenities and/or the use of underutilized park acres. This level of service goal is not a requirement of new development, but provides information that could guide proffer mitigation when such mitigation is substantiated by a specific deficiency in capacity of parks serving the proposed development.

4) **Park Planning District Map** is a planning tool to better assess park and recreation needs at the neighborhood level, and to assess the degree to which parkland and facilities are equitably distributed across the County. In this analysis, the Park Planning Districts are referenced in the inventory of existing park and recreation resources serving the proposed development; however, the primary means of determining service areas are based on travel time standards established by the County.

5) **Service Areas** for the three primary park types are defined by the accepted amount of time that most park patrons will travel from their home to get to a particular recreation destination. A summary of service area standards for each park type is as follows:

Park and Recreation Service Area Standards	
Neighborhood Park	5 to 10 minute walk or bike time; bus stop within ¼-mile preferred; less than 10 minute drive time
Community Park	10 to 15 minute walk or bike time; 10 to 20 minute drive time
Regional Park	Greater than 15 minute walk or bike time; 20 to 30 minute drive time

As part of this analysis, park and recreation resources serving the proposed development, as defined by acceptable travel times, have been identified.

6) **Park and Facility Quality** scores have been developed by the County and determined for each amenity within existing parks. These scores are based on a scale of 1 to 5 (highest score), which is then converted to a letter grade of A through F. The County goal is to achieve a letter grade of “B” or higher. The draft Independent Hill Small Area Plan indicates the County’s desire that all new park elements within the small area must be able to meet a quality level of service A.

Inventory of Current Capacity

The inventory of park and recreation resources within a 20-minute drive of the proposed development includes approximately 1,665 acres of county-owned parkland with a mix of both passive and active areas. In addition, Prince William Forest Park totaling 15,000 acres is located nearby with its entrance within a 20-minute drive time of the proposed development. This national park is considered the largest protected natural area in the Washington, D.C. metropolitan region.

Park and Recreation Resources within a 20 Minute Drive Time

Park District	Park Name	Park Address	Park Type	Acres	Distance	Driving	Walking	Notes/Quality Rating
7	Lehigh Portland Park	13865 Nokesville Road	Community	25	12.7mi	19m	4h 9m	Leased to Off Road Riding Club
7	Nokesville Park	12560 Aden Road	Community	97.1	10.1	15m	3h 15m	B-
7	Forest Greens Golf Course	4500 Poa Annua Lane	Regional	347.4	9.9	15m	3h 12m	B-

7	George Hellwig Memorial Park	14420 Bristow Road	Regional	134.2	0.5	2m	10m	B-
7	Valley View Park	11930 Valley View Drive	Regional	125.6	8.2	13m	3h 23m	B

7	Bristoe Station Battlefield Heritage Park	10707 General Kirkland Drive	Cultural	138.4	9.2	14m	4h 6m	Cultural Resource
8	Bell Forest Park	8313 Morningside Drive	Neighborhood	5.5	4.2	7m	1h 21m	Undeveloped
8	Howison Homestead Soccer Complex	14716 Minnieville Road	Community	26.6	6.3	9m	1h 10m	B
8	Independant Hill Ball Fields	14811 Dumfries Road	Community	13.3	1	3m	20m	C
8	Shenandoah Park	13501 Bristow Road	Community	18	1.6	2m	31m	Undeveloped
8	Minnieville Manor Park	1485 Alps Drive	Greenway	14.6	2.9	4m	55m	Undeveloped
8	Dove's Landing Park	9305 Doves Lane	Cultural	234.3	6.4	10m	2h 35m	C
8	Occoquan River Access	11430 Hinson Mill Lane	Cultural	1.3	5.4	9m	1h 36m	B-
8	Ashland ES	15300 Bowmans Folly Drive	School	5.5	3.4	6m	1h 6m	Community Use Agreement
8	Benton MS	7411 Hoadly Road	School	22.8	2.3	5m	46m	Community Use Agreement
8	Coles ES	7405 Hoadly Road	School	12.9	2.2	5m	44m	Community Use Agreement
8	Colgan HS	13833 Hoadly Road	School					Indoor Pool

8	Kyle R. Wilson ES	5710 Liberty Hill Court	School	3	4.5	10m	1h 28m	Community Use Agreement
9	Earl M. Cunard Park at Ridgefield Village	1731 Ridgefield Drive	Neighborhood	4.4	6.2	10m	2h 35m	B-
9	Foxmill Park	12058 Bridle Post Place	Neighborhood	8	4.4	9m	1h 26m	Undeveloped
9	Anne Moncure Wall Park	4433 Waterway Drive	Community	13.8	6.3	12m	2h 1m	C
9	Birchdale Recreation Center	14730 Birchdale Avenue	Community	8.7	8.5	16m	2h 44m	C-
9	Cloverdale Park	15150 Coverdale Road	Community	30.2	8.9	17m	2h 36m	C
9	PWC Indoor Ice Arena	5180 Dale Boulevard	Community	7.2	6.6	13m	2h 9m	Leased to Ice Arena
9	Sharron Baucom Dale City Rec Center	14300 Minnieville Road	Community	30.9	5.9	11m	1h 54m	B-
9	Turley Fields	14998 Birchdale Avenue	Community	5	8.4	15m	2h 41m	C-
9	VEPCO Fields	14101 Mapledale Avenue	Community	9.4	5.5	11m	1h 46m	D
9	Andrew Leitch Park/Waterworks	5301 Dale Boulevard	Regional	219.1	5.8	10m	1h 52m	C
9	Ashland Park	15400 Spriggs Road	Greenway	22.3	4.9	8m	1h 34m	Undeveloped
9	Greenwood Farms Park	14450 Delaney Road	Greenway	51.4	6.1	13m	1h 59m	Undeveloped
9	Saratoga Hunt Park	14450 General Washington	Greenway	57	5.3	10m	1h 42m	Undeveloped

		Drive						
9	Barnes House	5049 Waterway Drive	Cultural	8.2	5.4	9m	1h 44m	Cultural Resource
	Prince William Forest Park	18170 Park Entrance Road	National	15,000	8.5	17m	2h 52m	Federally owned

Neighborhood Park Analysis

As described in the County’s Comprehensive Plan, neighborhood parks are smallest in size and primarily serve the neighborhood immediately adjacent to the park. The desired level of service for new residential development is for future residents to be able to walk or bike to the park within 5 to 10 minutes, or drive to the park in less than 10 minutes. Neighborhood parks typically offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to residences and employment centers where population densities are higher. Size and amenities of the park depend on the characteristics and needs of the surrounding neighborhood. Generally, a neighborhood park will have a mix of 75% active and 25% passive space. While there exist some exceptions countywide, neighborhood parks are typically privately owned and operated by the developments they serve.

There are no existing private or public neighborhood parks within close proximity to the proposed development. The applicant has indicated an onsite neighborhood park for project residents will be constructed in lieu of proffering a monetary contribution. The location, design, and amenities will be coordinated with County staff during the rezoning process.

Community Park Analysis

Community parks serve larger geographic areas of the county and provide a variety of indoor and outdoor recreation facilities and park experiences. The desired level of service for new development is for future residents to be able to walk or ride a bike to a community park within 10 to 15 minutes, and/or drive to a community park within 20 minutes.

Community parks are usually between 20 and 100 acres in size and include a mix of amenities such as fields, courts, playgrounds, restrooms, and on-site parking. Unlike neighborhood parks, which are often privately owned and operated, these larger community parks are owned and operated by the County.

There are 13 community parks located within a 20-minute drive time of the proposed development. These parks include approximately 276 acres of parkland, and include numerous amenities.

The community park closest to the proposed development is Independent Hill Park, which is located at 14811 Dumfries Road, just northeast of the proposed development site. Future residents of the proposed development will be able to walk or ride a bike to the Park within 20 minutes and/or to drive to the Park within 3 minutes. Independent Hill Park is 13.3 acres in size and includes 2 football fields, portable restrooms, and parking.

Since there are numerous community parks located within the desired travel time of the proposed development, the level of service standard for travel time to a community park is met; therefore, no monetary proffer is being calculated.

Regional Park Analysis

Regional parks are larger parks that serve the county and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the county. There are 4 regional parks located within a 30-minute drive time of the proposed development. These parks include approximately 826 acres of parkland, and include a golf course, numerous outdoor sports fields, and an outdoor water park.

George Hellwig Memorial Park, the closest regional park to the proposed development, is located at 14420 Bristow Road. The Park is within a 10-minute walk and a 2-minute drive for future residents of the proposed development. Hellwig is 134 acres in size and includes 8 soccer fields, 1 baseball field, 1 softball field, 2 Little League fields, open play areas, 2 basketball courts,

3 tennis courts, 1 playground, 1 mile of trails, permanent and portable restrooms, and onsite parking. County voters recently approved a bond referendum for park improvements, which included borrowing of \$3 million to add 3 new turf fields at Hellwig.

Since there are numerous regional parks located within the desired travel time of the proposed development, the level of service standard for travel time to a regional park is met; therefore, no monetary proffer is being calculated.

Linear/Greenway Park Analysis

The proposed project is located the service area of the planned Minnieville Manor Park, which will provide 14.5 acres in linear/greenway parks. In addition, the applicant plans to construct numerous trail improvements to address this need; therefore, no monetary proffer will be calculated.

Summary of Proffers to Mitigate Impact on Parks and Recreation

The total monetary contribution needed to mitigate the development’s impact on Prince William County Parks and Recreation is \$0. The applicant intends to address the need for a neighborhood park by constructing an onsite neighborhood park in lieu of making a monetary contribution, and to address other impacts by constructing numerous trail improvements.

Total proffer amount for PWC Parks and Recreation	
Neighborhood Parks	On-site amenities in lieu of monetary proffer
Community Parks	\$0
Regional Parks	\$0
Linear/Greenway Parks	See below
Total	Applicant to address by constructing on-site park amenities and by constructing trail improvements.

Notwithstanding the aforesaid analysis, which concludes that no park proffer is appropriate, the applicant has advised us that it intends to proffer a cash contribution of \$125,000.00 for a turf field replacement. The applicant will also proffer to construct trails that are connected to the existing trail along Route 234 for the benefit of County residents. These trails include right-of-way dedication of approximately 13,700 square feet of land plus approximately \$136,800.00 in construction costs.

Transportation

The impacts of the project on the transportation network and the appropriate mitigation will be set forth in a separate Traffic Impact Analysis.

Summary

The impacts of the proposed Independent Hill Project, other than transportation, can be mitigated in accordance with the requirements of the U.S. and Virginia Constitutions and applicable Virginia statutes with the following mitigation:

Coles Elementary schools: \$54,000

Benton Middle School: no proffer

Colgan High School/ 14th High School: \$2,456,615

Police - Public Safety Training Center: \$34,595

Sheriff: no proffer

Fire and Rescue: no proffer for residential*

Parks and Recreation: Construction of trails and on-site neighborhood park

**Applicant is electing to provide fire and rescue proffer for adjacent commercial on a per square foot basis consistent with level of service factor in Safe and Secure Communities Chapter of Comprehensive Plan.*

Per Unit Proffers Including 11 by-right SFDs

Proffer Type	SFD 150 Units	TH 50 Units
Schools	\$12,859	\$11,636
Public Safety	\$173	\$173



Prince William County

PUBLIC SCHOOLS

Providing A World-Class Education

Prince William County School Board – Impact Statement

Date:	November 12, 2021		
Case Number:	REZ2018-00026		
Case Name:	INDEPENDENT HILL (4 th Submission)		
Magisterial District:	Coles		
Description:	Rezone 69.05 acres from A-1, Agricultural to PMR, Planned Mixed Residential		
Proffer Evaluation Category:	<input type="checkbox"/> Pre-2016	<input checked="" type="checkbox"/> 2016-2019	<input 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>150</td> </tr> <tr> <td>Townhouse</td> <td>60*</td> </tr> <tr> <td>Multi-family</td> <td>0</td> </tr> <tr> <td>Total</td> <td>210</td> </tr> </tbody> </table> <p>*Includes 10 workforce townhouse units</p>	Housing Units Proposed		Single-Family	150	Townhouse	60*	Multi-family	0	Total	210	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>58</td> </tr> <tr> <td>Middle</td> <td>33</td> </tr> <tr> <td>High</td> <td>45</td> </tr> <tr> <td>Total</td> <td>136</td> </tr> </tbody> </table>	Students Generated		Elementary	58	Middle	33	High	45	Total	136		
Housing Units Proposed																							
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Middle	33																						
High	45																						
Total	136																						
Developer Proposed Mitigation																							
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> No*	<input type="checkbox"/> N/A																				
*If No, what is the correct student generation?	Elementary School	58	Total Students 136																				
	Middle School	33																					
	High School	45																					
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A																				

Developer Proposed Mitigation

- In addition to the 150 single-family units and 50 townhome units, the developer has proffered to construct 10 townhome units as Workforce Housing Units (WHU). The sale of the WHU shall first be reserved for employees of Prince William County Schools, Prince William County Fire & Rescue, and/or Prince William County Police Department.
- No proffers are designated to the 10 workforce residential units per the applicant indicating the payment of proffers would impair the financial feasibility of providing units at a price point consistent with workforce, therefore the 10 workforce housing units are not included in the applicant's proffer calculations.
- The developer's Proffer Statement dated October 22, 2021, indicates a monetary contribution of \$12,859 per single-family unit and \$11,636 for townhouse unit, generating approximately \$2,510,650.
- The School Division has concerns about the potential connection of the Independent Hill project across school property (Kelly Leadership Center) to access Route 619. Per the applicant, a potential connection will be determined at site plan.

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2021-22			2025-26			2030-31		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,118	2,935	93.2%	41,740	1,313	96.9%
Middle School ¹	22,282	46	20,625	1,658	92.6%	21,805	459	97.9%	21,832	432	98.1%
High School	28,754	67	28,772	-18	100.1%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

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

Under the School Division's 2021-22 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Coles ES	---	378	3	396	-18	104.8%	310	58	84.2%	315	53	85.6%
Benton MS	---	1,436	0	1,388	48	96.7%	1,267	169	88.2%	1,056	380	73.5%
Colgan HS	2,053	---	7	2,827	-774	137.7%	2,615	-562	127.4%	2,331	-278	113.5%

¹(MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

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			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Coles ES	---	378	3	396	-18	104.8%	368	10	97.3%	373	5	88.6%
Benton MS	---	1,436	0	1,388	48	96.7%	1,300	136	90.5%	1,089	347	75.8%
Colgan HS	2,053	---	7	2,827	-774	137.7%	2,660	-607	127.4%	2,376	-323	115.7%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

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

Elementary School	
Middle School	
High School	14 th High School (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% of capacity.
- Projections for the assigned elementary school and middle school have capacity for the proposed additional students.
- As indicated above, the assigned high school is expected to exceed capacity within five years with the additional students under this application. However, the approved 2022-31 CIP includes measures that address the overcrowding at Colgan High School with the opening of the 14th High School in 2026.
- The applicant has proffered a monetary contribution of approximately \$2,510,650 to help mitigate the additional students generated by this application.
- For these reasons, the School Board is not opposed to the subject application.

Proffer Issues / Deficiencies

A. The following major proffer items should be revised/amended as follows:

1. Page 2 of the proffers, proffer statement, item D is mislabeled in the proffer. Exhibit B is entitled "*Tree Save Exhibit...*"; rather, than "*Tree Save Area...*". **Rev. Comment not Addressed. Additionally, staff recommends it also physically be labeled "Exhibit B".**
2. Proffer 6(a), given the Limit of Disturbance shown on the MZP this proffer is inadequate to preserve any substantial areas of forest onsite. If significant preservation of existing forest onsite is to be achieved, staff recommends the Applicant revise their MZP to address outstanding Watershed review comments. **Rev. Comment is now applicable to proffer 10(a) and has not been rectified to staff's satisfaction. Comment is still relevant.**
3. Proffer 6(b) commits to preserving several individual trees identified on the Landscape/Buffer Plan. As written, it requires preservation regardless of the condition of the tree. This may be unwise. Staff recommends the Applicant proffer to providing a tree preservation plan in accordance with that outlined in DCSM Plant Selection Guide, Paragraph III, for all tree save areas. **Rev. Comment is now applicable to proffer 10(b) and has not been rectified. Comment still relevant.**
4. Relating to Proffer 24, staff requests further clarification of how the voluntary proffer of \$125,000 for construction/reconstruction of the turf field at Hellwig Park mitigates an impact of the commercial component of this project, rather than the residential component. **Rev. Comment is now applicable to proffer 29. Comment not addressed.**
5. Proffer 30(a) – the proposed trail on old Wolf Run Lane.
 - Is the Applicant only constructing the trail or are they to own and maintain the trail? Depending on what, if any, property interest the Applicant needs, a public hearing may also be required prior to BOCS action. **Rev. Comment is now applicable to proffer 30(a). Comment not addressed. Presumably this will be rectified with the County during the final site plan stage for Land Bay 4 of the proposal; however, it is not explicitly stated in the proffer.**
 - What is the legal status of "old Wolf Run Lane" and whether it would need to be vacated prior to construction of a trail. **Rev. Comment is now applicable to proffer 30(a). Comment not addressed. Presumably this will be rectified with the County during the final site plan stage for Land Bay 4 of the proposal; however, it is not explicitly stated in the proffer.**

PWC Parks and Recreation is in favor of this connection on County land, as is County Planning staff but additional care and thought should be given to the crafting of this proffer before the Board of County Supervisors considers it.
6. Proffer 30 should be revised to require WHUs to count towards project density. The following statement should be removed: "*For purposes of calculating project density the*

WHUs shall be excluded." **Rev. Comment is now applicable to proffer 36. Comment not addressed.**

7. Proffer 31, Staff has concerns that if a purchaser does not comply with deed restriction and resells to someone who is not a Qualified Purchaser, enforcement will be challenging, i.e., abatement of violation could mean asking a court to invalidate the home sale. Staff recommends this proffer be revised to address this concern. **Rev. Comment is now applicable to proffer 37. Comment not addressed.**
8. Staff requests an explanation of what Proffer 32 means. By my reading of this, if a Qualified Purchaser had a gross family income of \$100,000 a year then the maximum sale price of the home could not be more than \$30,000. Is this correct? **Rev. Comment is now applicable to proffer 38. Comment not addressed.**
9. Proffer 37, the waivers and modifications associated with buffer reductions should be omitted from the proffers. County staff is not in support of these modifications. **Rev. Comment is now applicable to proffer 43. Notably, staff does not support the reduction of the dissimilar use buffers between the office/commercial property in Land Bay 4 and the residential Land Bay 2. Planning staff had worked with the Applicant prior to the revision and it was discussed that this buffer would meet the DCSM standards; however, what is proposed is not that. Planning staff does not support the modification request as proposed.**
10. The Applicant should modify Proffer 37(b), *"and/or any other modified housing types as may be approved by the Zoning Administrator"* by either deleting this statement and instead relying on the Zoning Ordinance's existing provisions to accomplish this task or including objective criteria for the Zoning Administrator review and approval. **Rev. Comment is now applicable to proffer 43(b). Comment not addressed.**
11. For the Transportation proffers the Applicant should add a note in the proffers that the lengths of turn lanes are for illustrative purposes only and that all turn lanes are subject to VDOT and Prince William County Department of Transportation approval. The Applicant must apply for a waiver for all turn lanes that do not meet DCSM/VDOT standards. **Rev. Comment not addressed.**

Additional requested changes based on the revised proffers that fall under the major proffer classification, are as follows:

12. Proffer 1(b) is missing reference to Land Bay 3, which contains 5,000 GFA of commercial development needed to meet the developments 219,000 GSF maximum.
13. Page 2 of the proffers, proffer statement, item E states that there is an Option B associated with Exhibit D; however, staff never received Option B with the submittal. Rather, we were only provided Option A. Either omit Option B from this proffer or provide it for staff review and analysis.

14. Proffer 8 should be revised to omit reference to 14,637 square feet, as this has not been quantified on the MZP, nor any of the exhibits. Omit reference to 14,637 square feet.
15. Proffer 9 fails to provide adequate buffers between the office/commercial property in Land Bay 4 and the residential Land Bay 2. Planning staff had worked with the Applicant prior to the revision and it was discussed that this buffer would meet the DCSM standards; however, what is proposed is not that. Planning staff does not support the modification request as proposed.
16. Proffer 31(c) currently required the Applicant to construct a five (5) foot wide sidewalk along the western side of future Wolf Run; however, this should be revised to require the five (5) foot wide sidewalk along the eastern side of future Wolf Run Road.
17. Proffer 33 should be revised to explicitly state that the Applicant will use good faith efforts to acquire off-site right-of-way and only after such efforts are exhausted, then the right-of-way acquisition would revert to proffer 33. Proffer 33 may have implied such good faith efforts, but staff wants to be clear and direct in Proffer 31.b.v. Second, staff requests the proffer be clarified so the trigger states when the on-site portions of the trail will be constructed as well as provide a trigger for when the off-site portions will be constructed. We do not want the on-site portions of the trail to be delayed due to right-of-way acquisition for the off-site portions.

Proffer 31(b)(v) should be revised as follows: The Applicant shall dedicate to VDOT or the County, upon request and as directed, and at no cost to Prince William County or VDOT, sufficient right-of-way, and install, subject to VDOT and County approval, a 10' wide trail (the "Independent Hill Trail") within the VDOT right-of-way as shown on the MZP from the Public Road A entrance to the intersection with Bristow Road. The Applicant shall use its best efforts to acquire the off-site right-of-way for those portions of the Independent Hill Trail to be constructed on GPINs 7891-48-5319 and 7891-48-5702 ("the Off-Site Right-of-Way"). In the event that the Applicant is unable to acquire the Off-Site Right-of-Way for those portions of the Independent Hill Trail despite such best efforts, the Applicant shall request the acquisition of the necessary right-of-way and any necessary easements as outlined in Proffer 33 below. Such construction of the on-site portions of the Independent Hill Trail shall take place with the construction of the Public Road A entrance. The off-site portions of the Independent Hill Trail shall be constructed at such time as the Off-Site Right-Of-Way has ~~not yet~~ been acquired, and ~~at the time of such construction, the Independent Hill Trail shall be expeditiously completed when that Off-Site Right-Of-Way has been acquired. Alternatively,~~ the Applicant may elect to defer construction of the ~~said off-site~~ Independent Hill Trail until the Off-Site Right-Of-Way has been acquired pursuant to Proffer 33.

18. Staff has concerns that proffer 38 as written is difficult to apply and to enforce. How is the "prevailing interest rate available" determined? How is "can be reasonably financed" determined?

B. The following minor proffer items should also be revised/amended as follows. These items are less substantial and more detail oriented but still relevant:

1. The Applicant should modify Proffer 1(a), *“the general location”* to *“substantially the same locations”*. **Rev. Comment not addressed.**
2. The Applicant should modify Proffer 1(b), *“the general location”* to *“substantially the same locations”*. **Rev. Comment not addressed.**
3. The Applicant should modify Proffer 9, *“the general location”* to *“substantially the same locations”*. **Rev. Comment is now applicable to proffer 14. Comment not addressed.**
4. The Applicant should modify Proffer 11, *“the general location”* to *“substantially the same locations”*. **Rev. Comment is now applicable to proffer 16. Comment not addressed.**
5. Proffer 14, should be revised to including title, date, who prepared, etc., for attachment 1 to help identify it in case there’s ever an issue. **Rev. Comment is now applicable to proffer 19. Comment not addressed.**
6. The Applicant should modify Proffer 25, *“the general location”* to *“substantially the same locations”*. **Rev. Comment is now applicable to proffer 30. Comment not addressed.**
7. The Applicant should modify Proffer 28, *“Prince William County Fire & Rescue”* to *“Prince William County Fire & Rescue Department”*. **Rev. Comment not addressed.**

Additional requested changes based on the revised proffers that fall under the minor proffer classification, are as follows:

8. Proffer 1(a) and Proffer (1)(b) reads that only the workforce housing units “shall be in the general location identified on the MZP”. Staff recommends this be revised to be clearer.
9. Proffer 16 should be revised to more clearly state what “an annual basis the clubhouse ... shall be made available” means. Does it mean it will be available once per year or is it available multiple times per year.
10. The following section of proffer 18 should be revised as follows, “...to materials identified in the Design Guidelines, *which consist of a high quality...*”
11. Proffer 25 should reference “final site plan(s)”.
12. Proffer 29 should be revised to ensure all reference to “field” is changed to “fields”.
13. Proffer 30 should be revised to reference “project” rather than “community”.
14. Proffer 31(a)(i), Proffer 31(a)(iii), Proffer 31(b)(i), Proffer 31(b)(ii), Proffer 31(c)(ii) should clarify the type of occupancy permit. Is the proffer referencing commercial or the residential?

15. The following section of Proffer 31(a)(vii) should be revised as follows: "...and **subject to County and VDOT approval**, may elect to extend..."
16. The following sections of Proffer 34 should be revised as follows: "...prior 12 consecutive months at the time of application **to purchase a workforce housing unit...**" and "...a Qualified Purchaser from the aforesaid **Division, Department or Agency...**"
17. The following section of Proffer 39 should be revised as follows: "...residential **monetary** proffer contribution."
18. The following section of Proffer 42 should be revised as follows: "...to the side property lines of the said parcel, than permitted by the Zoning Ordinance **in effect at the time of approval of this rezoning...**"

C. PWC Schools offered the following requested proffer changes

1. Proffer 31(a)vii. Concern that Road E extended as public road is just to the boundary of Kelly Center property. Proffer needs to state that the extended public road will be extended to the existing travel way on Kelly Center property.

...and may elect to extend Road E as a public road from the end of the cul-de-sac to the **boundary of existing travel way** on the Kelly Center property.

2. Proffer 31(a)(viii). Needs to state that if a signal is warranted, the applicant shall pay a pro rata share of the cost **for any improvements needed to install the light such as potential widening of the travel way or intersection improvements.**

-Another concern that we have previously stated is that if connection is made from Road E to existing Kelly Center travel way to access a light at Route 234, consider a design that restricts right turn movement across school property to access Route 619.

3. Proffer 31(c)(ii). Frontage improvements of curb and gutter along the frontage of the Samsky Store are contained on applicant's property. The MZP shows improvements extending onto PWCS property and we do not support the improvements on PWCS property.

D. PWC DOT Requested Proffer Changes (see PWC DOT and VDOT's latest review comments for their full reviews):

- Parking spaces for the **all uses in commercial portions of** the Property **and for the community recreation center** shall be provided in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"). Subject to approval of Director of Transportation, if it is determined that the on-street parking spaces or commercial parking lots located in proximity to the townhouses and the clubhouse meet or exceed the required guest parking for those uses, then the required guest parking shown on the MZP may be reduced or eliminated at the time of final site plan approval.

- Proffer 31(e)(i) The Applicant now agrees to provide the sidewalk within the 48' right of way of future Wolf Run Road. Provided the Applicant corrects the current proffer language to specify that the sidewalk will be constructed on the eastern side of future Wolf Run Drive, this issue would be adequately addressed.

Community Outreach Efforts: The Applicant provided the following clarification as to the amount of public outreach that has taken place on this proposal outside of the required public hearings and notifications associated with the rezoning application process.

11/13/18 – Applicant hosted a community meeting at Benton Elementary School

2/7/19 – Applicant presented to LOCCA PELT

10/29/20 – Applicant presented to LOCCA PELT

11/11/20 – Applicant presented to MIDCO

5/13/21 – Applicant hosted meeting with local residents

9/14/21 – Applicant hosted meeting with local residents

9/16/21 – Applicant presented to MIDCO

9/30/21 – Applicant presented to LOCCA PELT



STAFF REPORT

PC Meeting Date:	February 9, 2022
Agenda Title:	Rezoning #REZ2018-00026, Independent Hill Village
District Impact:	Coles Magisterial District
Requested Action:	Recommend Denial of Rezoning #REZ2018-00026, Independent Hill Village
Department:	Planning Office
Case Planner:	Christopher Perez

EXECUTIVE SUMMARY

This is a request to rezone ±69 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for the development of up to 210 residential units and 219,000 square feet of commercial and office development and associated waivers and modifications. The site is located on the south side of Dumfries Road, east of its intersection with Independent Hill Drive, and north of Bristow Road.

At the December 15, 2021 public hearing, the Planning Commission deferred the project to a date certain of February 9, 2022 for the Public Hearing.

It is the recommendation of Staff that the Planning Commission recommend denial of Rezoning #REZ2018-00026, Independent Hill Village.

BACKGROUND

- A. Request: To rezone ±69 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for the development of up to 210 residential units and 219,000 square feet of commercial and office development and associated waivers and modifications.

Uses/Features	Existing	Proposed
Zoning	A-1, Agricultural	PMR, Planned Mixed Residential
Use	Vacant	210 residential units (single family attached and single family detached) ±219,000 square feet of nonresidential uses (office and commercial)
Uses/Features	Required in PMR zoning district	Proposed
Minimum District Size	10 acres	±69 acres
Open Space	30% minimum	30.4 %
Buffering (residential to public roads)	<ul style="list-style-type: none"> - 50-foot perimeter buffer from residential and Dumfries Road. - 30-foot perimeter buffer from residential and Bristow Road. 	<ul style="list-style-type: none"> - 50-foot buffer along Dumfries Road adjacent to residential uses - 50-foot buffer along Bristow Road adjacent to residential uses - 50-foot landscaped area along Independent Hill Drive adjacent to residential uses <p>(modification requested to permit encroachment into the buffers for easements for utilities, retaining walls, signs, trails, and stormwater management facilities)</p>
Buffering (residential to nonresidential uses)	<ul style="list-style-type: none"> - Commercial use adjacent to a Residential use, 50-foot buffer 	<ul style="list-style-type: none"> - 20-foot buffer <p>(modification requested to permit reduced buffers)</p>
Buffering (Clubhouse to adjacent residential)	<ul style="list-style-type: none"> - Clubhouse (recreational) adjacent to a residential use buffer, 50-foot buffer 	<ul style="list-style-type: none"> - 20-foot buffer <p>(modification requested to permit reduced buffers)</p>
Use Type / Unit Style	2-unit types/styles	4-unit types/styles (Single family attached and Single family detached; cluster, village, reduced setback house, and townhomes)

- B. Site Location: The site is located on the south side of Dumfries Road, east of its intersection with Independent Hill Road, and north of Bristow Road.
- C. Comprehensive Plan: The site is designated CMU, Community Mixed-Use, SRL, Suburban Residential Low, PFO, Public Facility/Office, NC, Neighborhood Commercial, and ER, Environmental Resource, in the Comprehensive Plan. The site is located within the Independent Hill Small Area Plan.
- D. Zoning: The site is zoned A-1, Agricultural, and falls within the Domestic Fowl, Data Center Opportunity Zone, and partially within the Dumfries Road Highway Corridor Overlay Districts.
- E. Surrounding Land Uses: To the north, across Dumfries Road, is the Parson's Business Park and the Prince William County Landfill complex. Abutting the site to the east is the Edward L Kelly Leadership Center, which is owned by the Prince William County School Board. To the south, across Bristow Road, is George Hellwig Memorial Park and numerous single-family detached residential units on small lots (lots under 5 acres). Additionally, this development is less than 1,000 feet from the Prince William Forest Park, which is a 15,000-acre National Park in the County. To the west, across Independent Hill Drive, are single-family detached residential units on small lots (lots under 5 acres).
- F. Background and Context: On March 16, 2021, the Board of County Supervisors approved the Independent Hill Small Area Plan. The goal of the Independent Hill Small Area Plan is to create a community that capitalizes on the abundance of open space, recreation, and education assets while building a vibrant pedestrian-friendly village and employment center. The Plan envisions a mixture of uses, including neighborhood commercial, office (specifically for Prince William County agencies), light industrial, and technology/flex that will cumulatively provide an economic base that is compatible and supportive of a quality residential environment.
- G. Planning Commission Public Hearing: The Applicant requested the project be heard at the December 15, 2021 Planning Commission Public Hearing. However, prior to the meeting, the Applicant requested the project be deferred so that they may revise the plan to address outstanding issues. At the December 15th meeting, the Planning Commission deferred the project to a date certain of February 9, 2022 for the Public Hearing.

STAFF RECOMMENDATION

Staff recommends denial of Rezoning #REZ2018-00026, Independent Hill Village.

The Applicant requested to move forward to public hearing without fully addressing outstanding review comments from multiple County agencies. Additionally, the Applicant is relying heavily on modifications to lot standards, such as setbacks and minimum lot sizes, that seek primarily to increase the density of the development with little to no regard for preservation of environmental features. Additionally, the application relies heavily on modifications to buffer standards, which staff does not support. Additionally, there are numerous outstanding technical issues mentioned in the staff report including a large amount of suggested proffer changes, which if not corrected will create

substantial problems for the County to enforce this rezoning if approved. At this time staff is unable to recommend approval of this project.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated CMU, Community Mixed-Use, SRL, Suburban Residential Low, PFO, Public Facility/Office, NC, Neighborhood Commercial, and ER, Environmental Resource, in the Comprehensive Plan. The proposed land bays generally coincide with the land use designations as follows:

- Land Bay 1: ±13.15 acres that is designated CMU and ER.
- Land Bay 2: ±48.75 acres that is designated SRL, CMU, PFO (±2.6 acres), and ER (±2.86 acres).
 The land area exclusive of the ER is ±45.89 acres
- Land Bay 3: ±0.6 acres that is designated NC.
- Land Bay 4: ±6.5 acres that is designated PFO.

The rezoning provides for a mixed use residential, commercial retail, and office uses which furthers the vision for the Independent Hill Small Area Plan.

Level of Service (LOS): The application includes a mix of residential and nonresidential uses. The residential development includes a maximum of 210 units, which includes 10 workforce housing units or affordable dwelling units. In order to address the residential and nonresidential level of service impacts, the Applicant has submitted a proffer justification narrative, and monetary proffers.

As stated in Proffer 38, the Applicant requests that the application proceed under Section 15.2-2303.4 of the Virginia Code that was in effect on and after July 1, 2016, and prior to the revisions thereto effective July 1, 2019, with the exception of Proffer 24 that is submitted in connection with the commercial component of this mixed use development, and is made as a non-residential proffer. The monetary proffers are summarized, as follows:

Impacts	Mitigation	Proposed
Public Safety	\$173 per residential dwelling unit (excluding ADUs)	\$34,600
Public Safety (nonresidential)	\$0.61 per square foot of new commercial buildings based on acreage associated with the final site plan.	TBD at site plan
Parks and Recreation	No proffers are needed because of onsite amenities being provided in the form of pocket parks, tot lot, splash pad, and the Clubhouse Amenity.	\$125,000 for turf fields at George Hellwig Park
Transportation	Onsite improvements	Onsite
Affordable Housing	The County has not adopted an affordable housing ordinance.	10 affordable dwelling units.
Environment	\$75 per acre based on acreage associated with the final site plan.	TBD at site plan stage

Schools	\$12,859 per single family detached unit \$11,636 per single family attached unit (excluding ADUs)	\$2,510,650
TOTAL LOS \$ CONTRIBUTION		\$2,670,250

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 received feedback from numerous property owners in the area, as well as two abutting property owners who are opposed to the development as proposed. The citizen concerns can be summarized into the following: the developer has not been working with abutting property owners, a lack of buffering and screening to abutting properties, the development does not respect abutting properties as designed, increases in traffic, this development allows a different type of lot size and unit type than is currently in this area (existing larger single-family-detached lots compared to proposed smaller single-family-attached lots), lack of walkability, overcrowding of schools, lack of a central hub, lack of a sense of place, and a lack of affordable housing.

Other Jurisdiction Comments

The application was forwarded to Marine Corp Base Quantico for review and comment. The base is located approximately 2 miles south of this development. The base representatives are concerned that the expansion of public water and sewer may encourage encroachment into the Rural Areas of the County, locating homes closer to their installation. They also mention issues of noise impacts associated with base operations, and they recommend real estate disclosure for home purchases.

Legal Issues

If the rezoning is approved, the ±69-acre subject site could be developed with a mix of residential, commercial retail, and office uses, as proffered, through the proposed PMR, Planned Mixed Residential, zoning district. The subject site is currently zoned A-1, Agricultural. If the rezoning proposal is denied, then the site could develop under the by-right A-1 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 May 10, 2022, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to deny the rezoning request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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cperez@pwcgov.org

ATTACHMENTS

Attachment A: Proposed Proffers (Relined)

Attachment B: Master Zoning Plan

Attachment C: Design Guidelines

Attachment D: Exhibit A - Lot Standards

Attachment E: Exhibit B – Tree Save Exhibit

Attachment F: Exhibit C – Attachment 1 – Metal Detection Survey Area

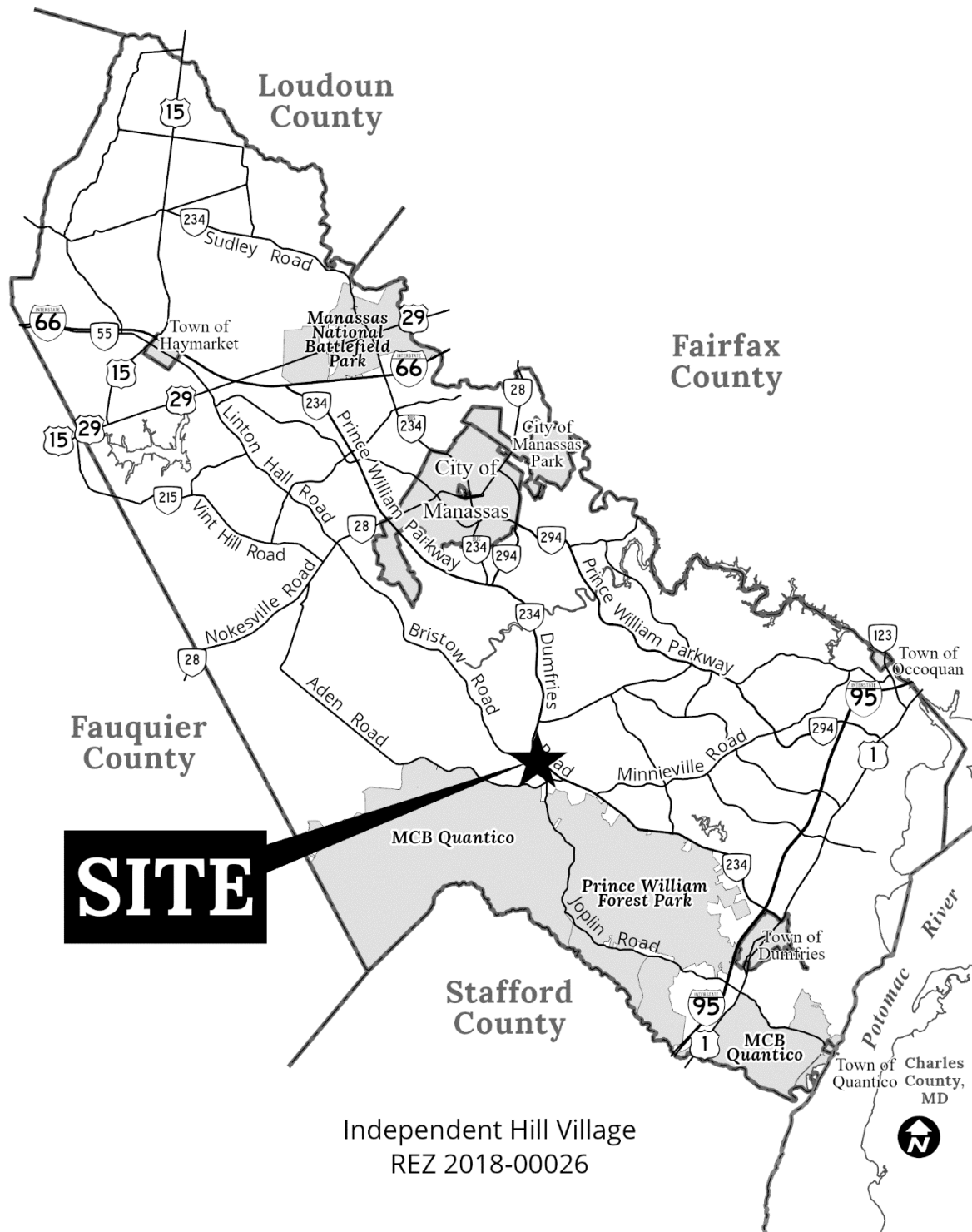
Attachment G: Environmental Constraints Analysis

Attachment H: Historical Resolution

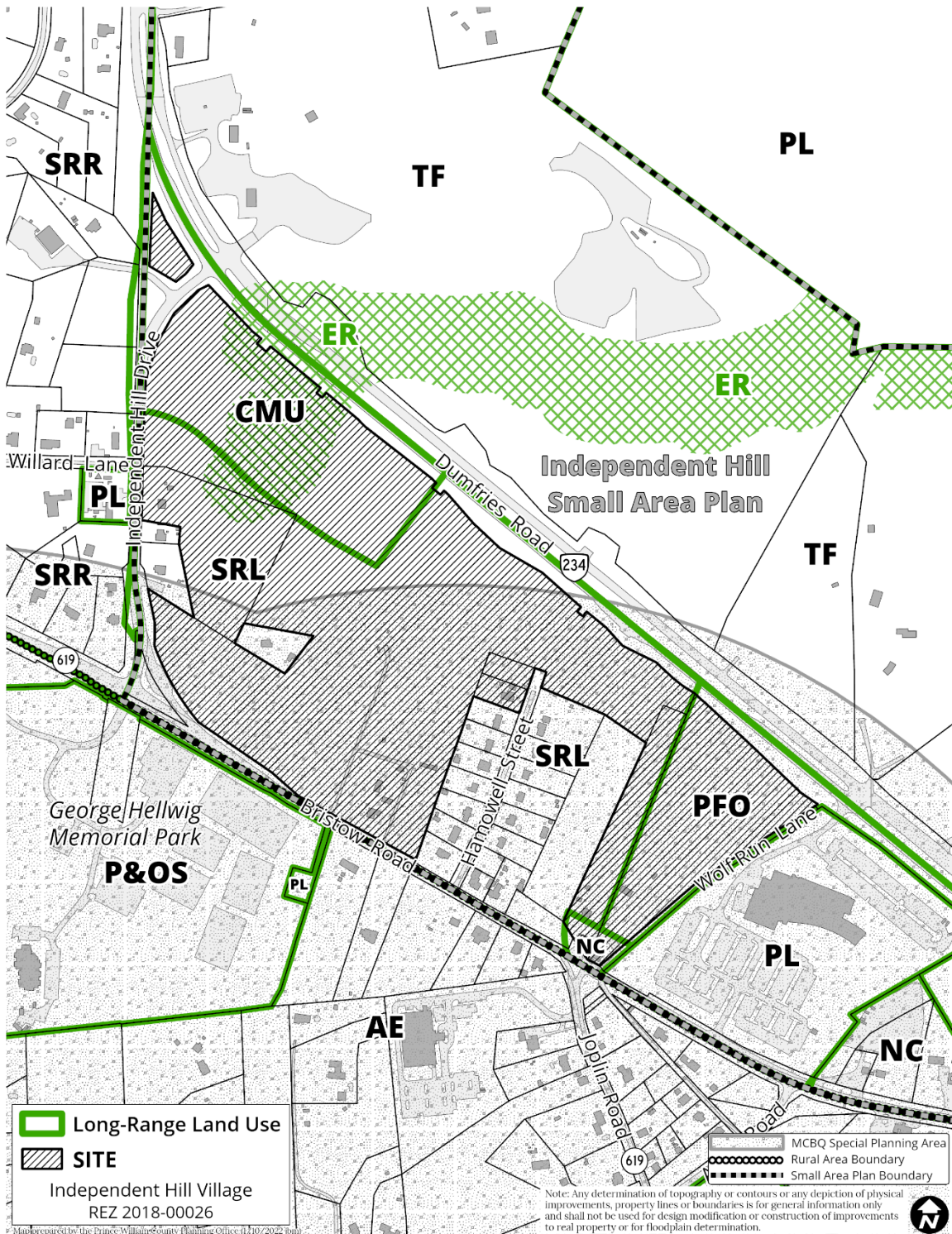
Attachment I: Proffer Impact Analysis

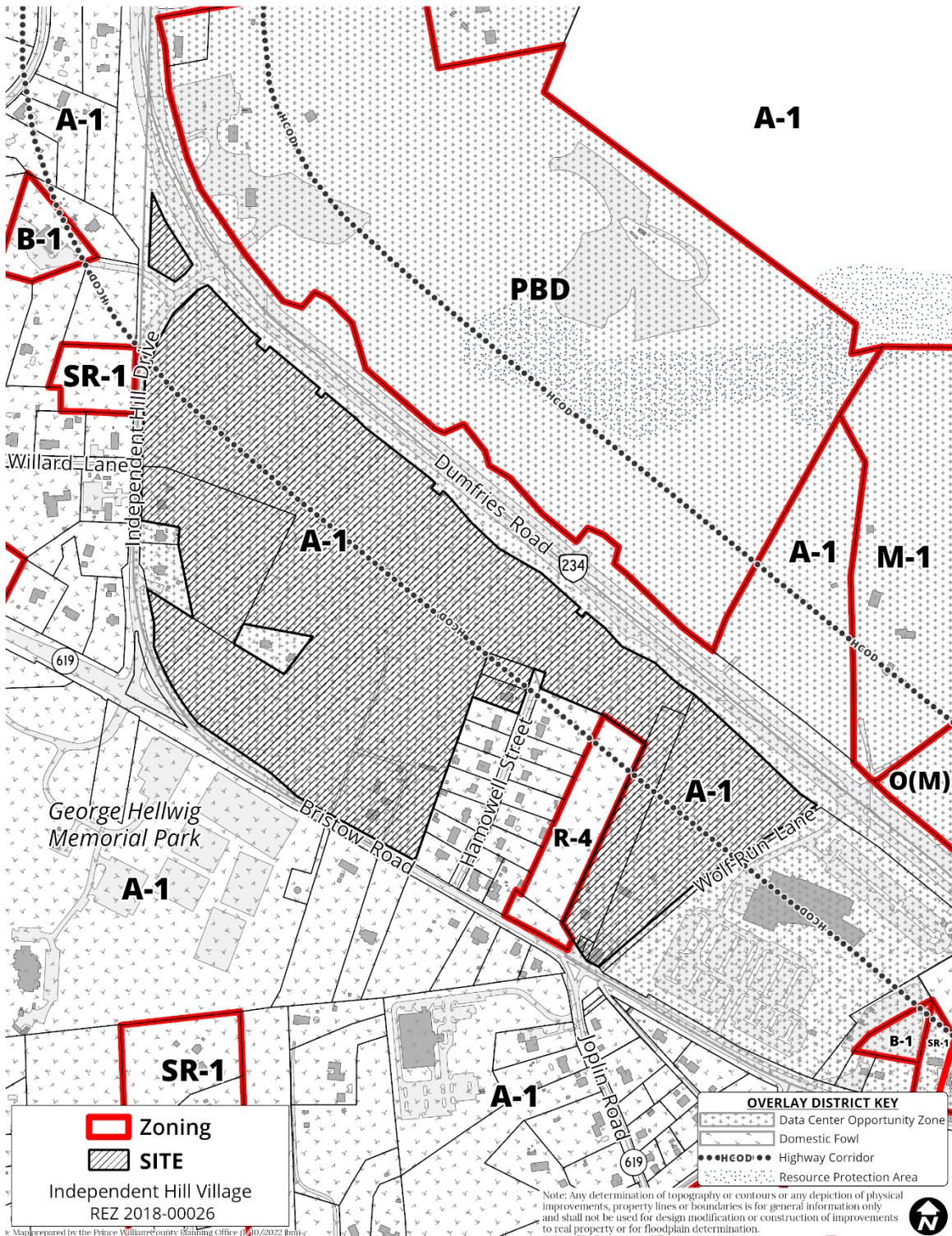
Attachment J: PWC School Board Impact Statement

Attachment K: PWC DOT and VDOT review comments









Map prepared by the Prince William County Planning Office (6/10/2022 July)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: DENIAL

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	No
Cultural Resources	Yes
Environment	No
Fire and Rescue	Yes
Housing	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	No

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	Parsons Business Park and the County Landfill	TF, Er	PBD, A-1, M-1
South	Single family detached residential units, George Hellwig Memorial Park	P&OS, AE	A-1, R-4
Southeast	The Prince William Forest Park	CRHS	FED
East	Edward L Kelly Leadership Center	PFO	A-1
West	Single family detached residential units	FEC, SRR	A-1, SR-1

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.

The rezoning provides for a mixed use residential, commercial retail, and office uses which furthers the vision for the Independent Hill Small Area Plan. The Independent Hill Small Area Plan envisioned creating a community with a village node that provides a gateway feature, contains central green features, develops a main street, develops a commercial activity node serving residents and employees, provides for multiple types of residential units, contains green infrastructure to enhance the environment, and provides for multimodal design with extensive trail networks. Almost all of the above elements are realized to varying degrees throughout the proposed development. Subsequent sections of this report will highlight and expand on the remaining elements of the Small Area Plan that the proposal should improve upon in order to fully realize the goals of the Small Area Plan, including Cultural Design, Transportation, and Environmental issues, which relate to the overall design of the proposal.

As it relates to conformance of the proposal to the policy expectations of the Small Area Plan, the development lacks adequate green infrastructure to enhance the environment, and the proposal has some land use discrepancies that do not fully realize the existing land use designations, which are described in more detail below

Green infrastructure to enhance the environment

The development lacks adequate green infrastructure to enhance the environment. The small area plan facilitates the proposed commercial and residential development and acknowledges that there will be additional people living, working, and playing in the area. This will result in a corresponding increase in the demand for outdoor spaces as well as the necessity for increased environmental protection and robust mitigation measures to mitigate impacts to the environment. Staff recommends adequate green infrastructure in the form of the required buffers and a minimum of 16 percent preservation of existing trees to help maintain Independent Hill's sense of place by deepening its identity as a semi-rural village and gateway to Prince William County's outdoors. Staff has provided a detailed description and explanation of the request for 16 percent tree preservation area, which is located in the Environmental Section of this staff report.

The provisions of peripheral buffer areas adjacent to public roadways is critical in supporting the creation of a sense of place, providing appropriate transitions between existing and proposed land

uses and serving to enhance the frontages along Dumfries Road and Bristow Road. As proposed, the development’s limits of disturbance (LOD) do not adequately preserve existing forest area onsite. The Applicant has preserved existing tree stock in some portions of the site, almost exclusively within the peripheral buffer areas along Dumfries Road and Bristow Road, specifically behind some of the residential units. However, staff feels that the limits of disturbance for the entire project are far to extensive and more should be done to preserve existing trees onsite.

- *Staff Position: Staff recommends the Applicant preserve a minimum of 16 percent of the total site area as existing hardwood forest. However, the development proposes to clear-cut most of the site and is only preserving approximately 2.5 percent of the existing tree stock. Additionally, the Applicant requests modifications to County requirements in order to substantially reduce required buffers between dissimilar uses and encroachment within required perimeter buffers for utility easements, soil reinforcement retaining walls, trails, and stormwater management features. These encroachments reduce the intent, value, and purpose of the required buffers. Staff does not support the approval of these modifications.*

Staff recommends against encroachment into the peripheral buffers along Bristow Road and Dumfries Road and instead recommends the Applicant maintain tree preservation areas for the entire duration of the property’s frontage on these two roadways. Staff also requests additional tree preservation areas be provided internal to the site, preferably adjacent to parcels which are not part of this rezoning request. This would act as a buffer to the existing residences which are not part of this rezoning request and help the project be less obtrusive to nearby existing residences. Additionally, this additional buffering will help the site get closer to meeting the 16 percent tree preservation area that the County recommends for the site.

Other areas where the Applicant should consider providing tree preservation areas in an effort to meet multiple Comprehensive Plan goals is along the commercial frontage of Dumfries Road. Currently, the buffer along this corridor is variable width ranging from 10 to 20 feet. Staff recommends a minimum 25-foot wide buffer be provided along this frontage, and should this area be targeted for tree preservation, staff recommends the buffer be a minimum of 30 feet wide for tree health.

Density

The Independent Hill Small Area Plan density estimates for the total number of dwelling units based on CMU and SRL guidance is provided on page 62 of the Independent Hill Small Area Plan. Page 62 lists low, medium, and high estimates for the number of homes. Below are the dwelling unit estimates from the Plan:

	Low	Medium	High
Dwelling Units	44	122	200

The application proposes a total of 210 dwelling units, 10 of which are work force housing units, also known as affordable dwelling units. The total number of units proposed is on the high side of that anticipated by the small area plan. The 200 units mentioned in the small area plan is not a cap in the number of units permitted but is an estimate for what is appropriate for this area. These estimates use the methodology of the County Build-Out Analysis and are based on land area measured using

the County's Geographic Information System (GIS) and not a field survey of individual parcels. Therefore, these numbers should not be construed to be a cap or maximum density but rather as a guide for the proposed future development.

- *Staff Position: Overall, staff can support the proposed additional ten dwelling units above the maximum of 200 units, given the on-going need to provide workforce housing in an area like Independent Hill with a strong employment base. However, the Applicant's intent to provide the maximum number of dwelling units relies on numerous waivers and modifications to lot standards (setbacks and minimum lot size) and modifications to required buffers. Should the lot standards and buffers be provided per the Zoning Ordinance and DCSM, the total number of units would decrease. At this time, the waivers and modifications requested serve to increase density without substantive preservation of natural vegetation or environmental features.*

Land Use Designations

This site is located within the Development Area of the County, and is designated CMU, Community Mixed-Use, SRL, Suburban Residential Low, PFO, Public Facility/Office, NC, Neighborhood Commercial, and ER, Environmental Resource, in the Comprehensive Plan. With the exception of Land Bay 2, all of the proposed land bays generally coincide with the land use designations as follows:

- Land Bay 1: ±13.15 acres is designated CMU and ER and proposes 114,000 square feet of commercial uses and 25 residential units. The Independent Hill Small Area Plan targets CMU designated land for a residential density of T-2: 0.5-4 dwelling units per acre and the nonresidential floor area ration (FAR) at T-2: 0.02-0.23 FAR. Land bay 1 meets these target thresholds by providing a residential density of 1.9 dwelling units per acre and a nonresidential FAR of 0.19.
- Land Bay 2: ±48.75 acres is mostly made up of SRL, with small portions of land designated CMU, ER (±2.86 acres), and PFO (2.6 acres) and proposes 175 residential units. The Comprehensive Plan recommends ER designated land be removed from residential density calculations. Additionally, residential units do not implement the PFO designation. Removing both the ER and the PFO designated land and the proposed 13 residential units on the PFO designated land, the residential density calculation for the land bay is 3.74 dwelling units per acre. The residential density calculations including the PFO designated land and the 13 residential units provides a density of 3.8 dwelling units per acre. The Independent Hill Small Area Plan targets the SRL designated land for a residential density of 1-4 dwelling units per acre. Land bay 2 meets this target density in both instances, with or without the PFO designated land.
- The Application proposes 10 workforce housing units that are not accounted for, nor labeled on the MZP, nor documented in the density calculations for the development. Proffer 1 dictates that 10 single-family attached units will be workforce housing, which brings the total units proposed for the development to 210 units. The proffer does not specify which land bays the workforce housing units will be located in, nor does the MZP depict them. Thus, determining the exact densities of each of the two residential land bays is not possible. If 5 workforce housing units are added to Land bay 1 and 5 workforce housing units added to Land bay 2, each will still be within

the targeted density thresholds of the Small Area Plan.

- Land Bay 3: ±0.6 acres is designated NC and contains the Samsky's Store, an existing 5,000 square foot commercial building. The Independent Hill Small Area Plan does not provide target FARs for NC designated land but instead seeks a land use mix of 75-100% nonresidential and 0-25% residential. The store is the only use on the property and thus fulfills the 100% non-residential land use mix for this parcel anticipated by the small area plan.
- Land Bay 4: ±6.5 acres is designated PFO and proposes a 100,000 GFA office building and associated parking. The Independent Hill Small Area Plan targets the PFO designated land for a nonresidential FAR of T2 0.02-0.23 FAR and T3 0.23-0.57 FAR. As proposed land bay 4 has a FAR of 0.35 and satisfies the small area plan's goals for this designation.

The following table summarizes the uses and densities intended within the Comprehensive Plan designations for this site:

Long-Range Land Use Map Designation	Intended Uses and Densities
Community Mixed-Use (CMU)	Mixed-Use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed-Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit. Development is arranged in short blocks with shallow setbacks and both on-street parking or parking lots are appropriate.
Suburban Residential Low (SRL)	Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur.
Public Facility/Office (PFO)	The purpose of this classification is to provide for areas of both government facilities (e.g., schools, libraries, offices, public safety stations, military bases, museums, post office) and private sector general office uses (e.g., office, flex/office, and data centers) that provide services to the general public and function as focal points in our communities.
Neighborhood Commercial (NC)	The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC designated areas shall be planned and developed in a comprehensive, coordinated manner.
Environmental Resource (ER).	This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as

	<p>determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>
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Proposal's Strengths

- Land Use & Zoning Compatibility: The proposed rezoning of the subject property from A-1, Agricultural, to PMR, Planned Mixed Residential, as proffered, implements the land use designations in all land bays except the PFO portion of Land Bay 2.
- Intent of the Independent Hill Small Area Plan: As proposed, the development generally meets the intent of the Independent Hill Small Area Plan by creating a sense of place, with regards to the residential densities and commercial FAR, recreational amenities, a multimodal design with a focus on trails, and a walkable mixed use neighborhood containing residential, office, and commercial uses.

Proposal's Weaknesses

- Lack of Green Infrastructure: The development lacks adequate green infrastructure in the form of the required buffers. The develop also lacks a minimum of 16 percent tree preservation to enhance the environment, which is an important element in the Independent Hill Small Area Plan, the DCSM, and the County's Comprehensive. At this time, the waivers and modifications requested serve only to increase density without substantive preservation of natural vegetation or environmental features.
- Land Use & Zoning Compatibility: The proposal contains ±2.6 acres designated PFO in Land Bay 2 that does not implement the PFO designation and instead proposes 13 residential units on land designated for office uses.
- Land Use & Zoning Compatibility: Land Bay 4 lacks a commitment to remain as an office use. As proposed, it is designated B-2, Neighborhood Business District. The PFO designation is not intended for commercial uses; rather, it anticipates office uses. A proffer should be provided which requires an office use.
- The Application proffers 10 workforce housing units that are not accounted for on the MZP. Although staff appreciates a commitment to workforce housing, these units are not labeled on the MZP, nor documented in the density calculations for the development. As such the proposed densities of Land Bay 1 and Land Bay 2 are unable to be determined with relative certainty.

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.

Modification to Various Lot Standards Request

This rezoning proposal includes a general request and proffer to modify building setbacks and performance standards for proposed lots in an effort to meet the unit type layout proposed in Exhibit A – Lot Standards. The Applicant never specifically describes the modifications they are requesting and provides no justification for the requests. Staff believes the requested modifications are as follows:

Housing Type	Required	Proposed	
Cluster Lots	Front 25 feet	Front 18 feet	
	Side 10 feet	Side 5 feet	
	Minimum lot area 7,500 square feet	No minimum lot area	
Village House	Side 10 feet	Side 5 feet	
	Rear 25 feet	Rear 20 feet	
	Side corner 20 feet	Side corner 16 feet	
	Minimum lot width 60 feet	Minimum lot width 58 feet	
Townhouse	Minimum lot width 20 feet	Minimum lot width 16 feet	
	Front setback (with off street parking) 10 feet	Front setback (with off street parking) 8 feet	
	Setback from public right of way 20 feet	Setback from public right of way 8 feet	
	Min setback for (Covered Stoops, unroofed decks, landings)	Front 5 feet	Front 0 feet
		Side 10 feet	Side 5 feet
	Rear 8 feet	Rear 5 feet	
	Minimum Building footprint 720 square feet	Minimum Building footprint 640 square feet	
Reduced Setback House	Minimum Lot area 7,000 square feet	Minimum Lot area 6,900 square feet	
	Side 10 feet	Side 5 feet	
	Rear 30 feet	Rear 20 feet	
	Corner side 20 feet	Corner side 16 feet	

A) For the PMR Zoning District, the County's Zoning Ordinance does not outright permit the modification of all the above referenced standards; however, in 2020 the Supreme Court of Virginia ruled that a rezoning application may submit proffers to modify development standards, whether or not there is an express provision for waiver or modification contained in the Zoning Ordinance. As such, the Applicant may request waivers to all the development standards listed above. Prior to action on these modifications, the County should consider the waivers and their effects on the development and the surrounding areas and determine if they are in support of the goals and strategies of the Comprehensive Plan.

- *Staff Position: While the modifications are permitted, the current modification requests fail to provide meaningful justification for the requests and fails to dictate where the various housing types are to be physically located within the context of the proposed site layout. Staff requests the Applicant provide sufficient justifications for the requests that explains how the modifications facilitate the development goals and strategies of the Comprehensive Plan and facilitate sound planning and zoning principles. Additionally, on the MZP or in the design guidelines, the Applicant should identify where the various housing types are to be located.*

Staff has concerns that the proposed small lot sizes and reduced setbacks will not provide enough usable area on individual lots for accessory structures such as sheds and will not provide enough usable area on individual lots for onsite recreational opportunities. This concern is elevated on the proposed "reduced setback house" lots, which provide little yard beyond the footprint of the residence. Additionally, staff has concerns that the reduced lot sizes and reduced setbacks will have a compounding negative effect on adjacent property owners if the required buffers are not provided in full. Staff recommends revisions to the proposal to address these issues.

B) Section 32-306.12(3) of the Zoning Ordinance permits side setbacks to be modified by the Board of County Supervisors subject to the following criteria: "(a) Proffered conditions relating to the reduction in side setback shall provide exterior sidewall construction that is non-combustible or has a minimum fire resistive rating equivalent to two-hours between dwelling units, or where each dwelling unit is modified to have a fire sprinkler system; (b) The Board of County Supervisors shall be satisfied that the proposed reduction in side setback shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and (c) All other requirements of this chapter for a conditional rezoning have been met."

- *Staff Position: The side setback reduction modification request does not meet the applicable criteria provided for in the County's Zoning Ordinance for fire prevention and safety. Proffer 5 was proposed by the Applicant to meet the required standard, but the County's Building Department and the Fire Rescue Department continue to have concerns regarding the standards provided and the wording of the proffer. The County's Building Department and Fire Rescue Department recommends that the County not accept this proffer as written, nor grant the side setback modification until this issue is resolved.*

The Planning Department seeks to resolve this issue and recommends that Proffer 5 be revised to be more general in nature and merely state that in those instances where the side setbacks is reduced to 5 feet, that the Building Code be followed. If the proffer is revised accordingly, staff has no objection to the side setback reduction modification being approved.

Buffer Modification Request Between Dissimilar Uses

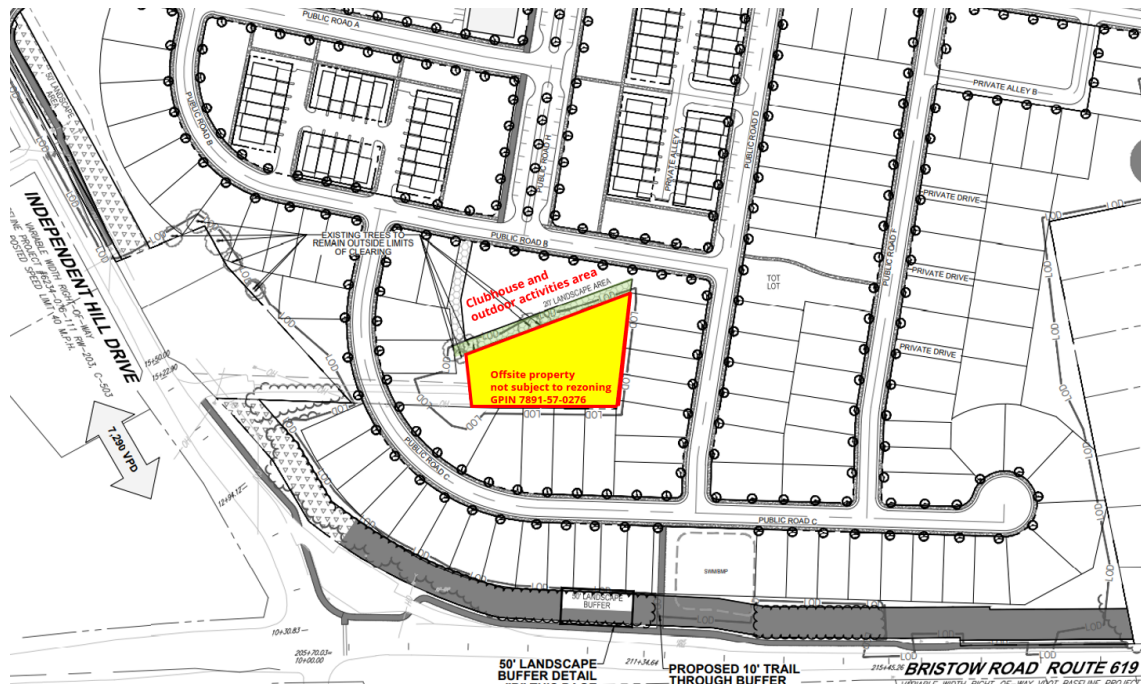
This rezoning proposal includes two proposals to reduce buffers between dissimilar uses. Section 32-250.32(4) of the Zoning Ordinance permits the Board of County Supervisors to waive or modify buffer area standards in lieu of buffer areas shown on the master zoning plan. The Board of County Supervisors 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 30-foot buffer between office uses and residential uses. Currently, the Applicant proposes a 20-foot buffer between the residential uses proposed in Land Bay 2 and the office uses proposed in Land Bay 4. However, it should be noted that Land Bay 4 is being rezoned to PMR with a designation of B-2, Neighborhood Business District, thus the "100,000 square foot, 3 story office building" may very well become a commercial use. Section 800, Table 8-1 of the County's DCSM requires a 50-foot buffer between a commercial use and a residential use.
 - *Staff Position: Staff believes that the reduced buffers between residential and dissimilar uses will have an adverse impact on the future development of the adjacent property or properties. Staff does not support a modification to the required buffers in this instance and instead requests the applicant provide the required 50-foot buffer between the uses proposed in Land Bay 2 and Land Bay 4.*

- B) Recreational Use Abutting a Residential Use: This rezoning includes a proposal to permit a 20-foot buffer between an abutting residentially zoned property not associated with the proposed rezoning and a nonresidential recreational use associated with the rezoning. The abutting residential use is a 1-acre lot that is zoned A-1 and contains a single-family detached unit, identified on County maps as GPIN 7891-57-0276 and addressed as 14433 Independent Hill Drive (see diagram provided below). This lot is not associated with the proposed rezoning. Adjacent to the residential lot is the proposed 1,600 square foot clubhouse and outdoor recreational area for the proposed development. In this area, the Applicant has proposed an outdoor bocce court, cornhole facilities, grills, outdoor dining area with overhead string lights, fire pit area with seating, and lawn areas for other activities. The clubhouse and outdoor recreational area will serve the proposed 210 residential units and will generate a lot of activity year-round. Given the proposed use and the level of intensity, staff does not feel a 20-foot buffer is appropriate and requests a 50-foot buffer be provided. Additionally, the owner of the abutting property, Ms. Love, has contacted County Staff and voiced opposition to this proposal in its current form.

If the clubhouse and the recreational area were internal to the site and did not abut an adjacent property not associated with the rezoning, then the required buffer would be 15-foot planted to a Type A buffer standard pursuant to Section 802.47(B) of the County's DCSM. However, this is not the case, and instead the required buffers associated with dissimilar uses

as provided for in Section 800, Table 8-1 of the County's DCSM, should dictate. In this instance, the DCSM requires a Type D buffer, which is a required buffer to be determine on a "case-by-case" basis, with the minimum width specified as 15-feet. In this instance, both the County's Watershed staff and the County's Planning staff recommend a 50-foot buffer, given the proposed use and the level of intensity.



- **Staff Position:** Staff does not support a 20-foot buffer between the above-mentioned dissimilar uses and instead, recommends the Applicant provide a 50-foot buffer Planted to a Type C standard between the clubhouse and GPIN 7891-57-0276.

Modification Request to Encroach into Required Buffers

This rezoning includes a general proposal to permit trails and stormwater management easements as depicted on the MZP.

A) Section 32-250.32(2) of the County's Zoning Ordinance requires that utility and other easements shall not be located within any buffer area. Minimal easement crossings, and sidewalks and trails shall be permitted in accordance with section 800 of the Design and Construction Standards Manual. The Applicant requests easements for utilities and trails in the buffers to a greater extent than the permitted minimal crossings. The Applicant also requests soil reinforcement, signs, and stormwater management facilities and associated easements in the buffers.

- **Staff Position:** Staff does not support the modification to permit these encroachments in the required buffers as this will further reduce the size and the quality of the buffers.

Non-conforming Structure Verification Process

Section 32-401.15(1) of the County's Zoning Ordinance requires all buildings and structures be set back at least 20 feet from any street right-of-way. The Applicant states that the existing Samsky's Store (i.e. the existing canopy and building) does not meet this setback. No specific distance of the structures to the right-of-way has been noted on the MZP, but it is less than the required 20 feet. Proffer 36 permits the structure to remain in its current location.

County Staff does not have any issues with the existing structure staying in its current location; however, as currently proposed proffer 36 bypasses the County's non-conforming structure verification process. Because the County has a process that facilitates this type of request, staff does not support acceptance of proffer 36.

- *Staff Position: Staff does not support the proffer as currently drafted. Staff could support the proffer if the following additional qualifying language was added to the proffer: "The Applicant shall initiate the non-conforming structure verification process within 1 year of the approval of this rezoning and shall diligently pursue its approval/completion."*

Gateway Feature

The Independent Hill Small Area Plan plans for a gateway feature in this area to help reinforce the areas sense of place and to distinguish this intersection as a gateway to some of the area's noteworthy and important natural resources. The Applicant proposes a gateway feature to be constructed on the northwestern corner of the property at the intersection of Dumfries Road and Independent Hill Drive. The feature will consist of three (3) flag poles, a decorative wall ranging in height from one to three-feet, and associated decorative landscaping. The Applicant has proffered that the gateway feature and the parcel associated with it will be dedicated to the County no earlier than the 150th occupancy permit. The Applicant has also provided a provision in the proffers that upon written request by the County, the Applicant shall dedicate the Gateway Feature parcel to the County together with a cash contribution of \$25,000 to be used by the Historic Commission or the County for signage, benches and maintenance.

- *Staff Position: Staff supports the concept of a Gateway Feature as proposed by the Applicant. However, Staff does not support the provision that the Gateway Feature and associated acreage be dedicated to the County, as it will be difficult for the County to maintain. Additionally, Section 900 of the DCSM states 5 acres should be the minimum for any parcel to be dedicated for County ownership as a park. The gateway feature is less than an acre in size and therefor does not meet DCSM standards for acceptance as a County owned park. Staff does not support the acceptance of the proffer as written and recommends prior to acceptance of this proffer that it be revised to state that the Homeowners Association (HOA) shall own and maintain it.*

Green Infrastructure/Open Space

The proposal provides a central green feature that the Small Area Plan envisioned. Additionally, the proposal provides numerous active open spaces areas throughout the development to include a tot lot pocket park, a clubhouse and outdoor recreational area, a splash pad, a lawn and bioretention opportunities, shade structures and gazebos, and the Samsky's Store. The proposal provides 30.4

percent open space, which is 0.4 percent above that required for the Planned Mixed Residential, PMR Zoning District. While the minimum open space amount is provided, the proposal fails to preserve any significant existing wooded/forested areas within the project area. Currently only 2.5 percent of the proposed open space is comprised of tree preservation areas, and the Applicant proposes to clear cut most of the site and install new plantings as opposed to utilizing existing vegetation within proposed open space areas.

- *Staff Position: Staff requests the Applicant include a minimum of 16 percent tree preservation onsite. This will ensure the site design incorporates the natural environmental features into the site design and will help maintain Independent Hill's sense of place by deepening its identity as a semi-rural village and gateway to Prince William County's outdoors.*

Residential Buffers Abutting Right-of-Ways

Section 32-250.31 and Section 32-250.32 of the County's Zoning Ordinance and Section 802.48 of the County's DCSM requires buffers between residential development and roadways based on street classifications. The purpose of this requirement is to ensure the rear and side yards and the lowest story of any single family attached or detached dwelling is screened from view of any street classified as a major collector or higher. It is intended to provide an attractive view of residential neighborhoods from major streets and ensure adequate buffering for the residential neighborhood from the street. Table 8-7 of the County's DCSM dictates the required buffers between residential units and right-of-way based on street classification.

- Dumfries Road is classified as a Principal Arterial and requires a 50-foot buffer behind the residential units which abut it. This requirement has been satisfied, as the Applicant has provided a 50-foot buffer planted at 320 plant units per 100 linear feet.
- Bristow Road is classified as a Minor Arterial and requires a 30-foot buffer behind the residential units which abut it. This requirement has been satisfied, as the Applicant has provided a 50-foot buffer planted at 320 plant units per 100 linear feet.
- Independent Hill Drive is classified as a local road, which does not require a specific buffer pursuant to the DCSM. This requirement has been satisfied as the Applicant has provided a 50-foot landscape area. It should be noted that the area contains a 10-foot shared use path and utility easements.

Highway Corridor Overlay District (HCOD) Buffers

The site has extensive frontage on Dumfries Road, which is overlaid by an older Highway Corridor Overlay District (HCOD) with no defined buffer standard. However, the Comprehensive Plan's Community Design Action Strategy DES-1.7 calls for older HCODs to be updated and DES-4.1 encourages private developers to improve the scenic quality of major County thoroughfares, including HCODs. The Applicant proposes a 10-foot to 25-foot-wide variable width buffer along the commercial portions fronting Dumfries Road. This area includes many breaks, which results in a width that is below the 25-feet anticipated to be provided within HCOD with defined buffer standards.

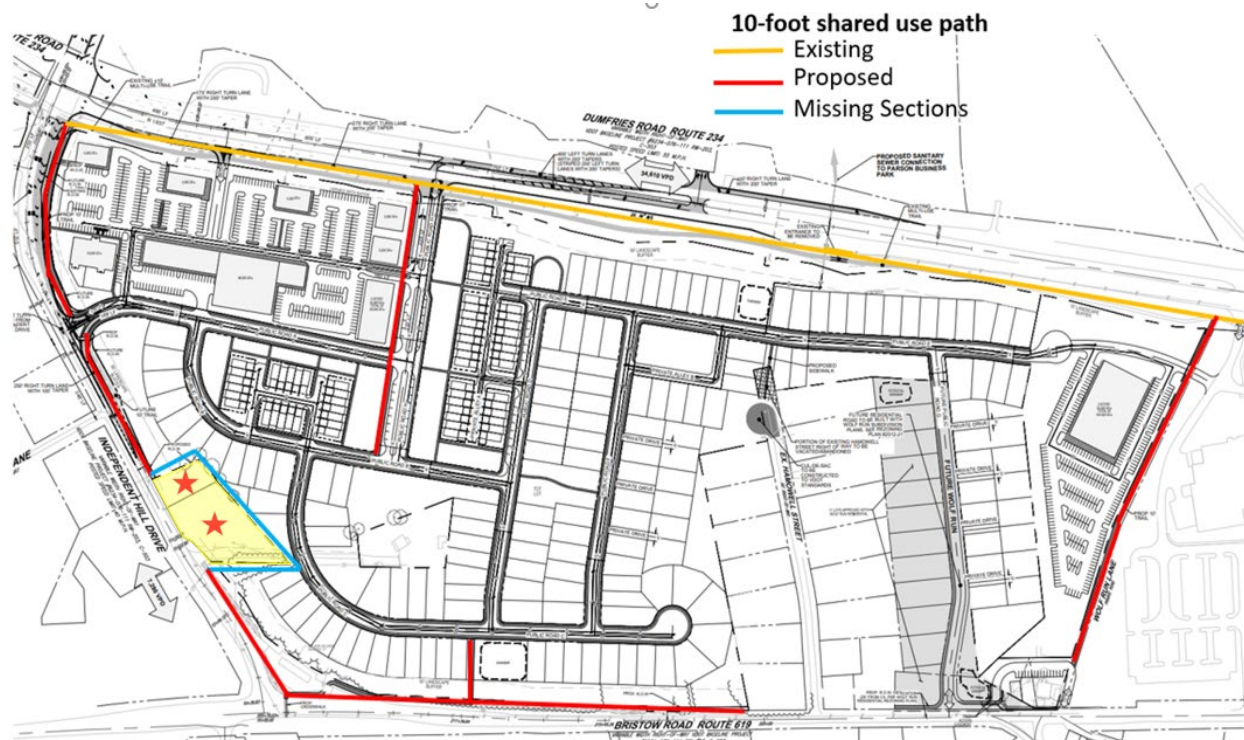
Additionally, the landscaping in this area consists of solely new plantings; however, staff would

prefer the buffer be made up of tree preservation area and supplemented with new plantings. If the Applicant wanted to enhance the buffer and meet multiple Comprehensive Plan goals, they may design this buffer with tree preservation area along the site's commercial frontage. In order for preserved trees to survive they need to be in an area at least 30 feet wide.

- **Staff Position:** Staff recommends the Applicant provide an unencumbered 25-foot buffer along the commercial frontage of the property associated with Dumfries Road. If the Applicant chooses to provide tree preservation area for these buffers, it shall be at least 30 feet wide for tree health.

10-foot Shared Use Path

The Independent Hill Small Area Plan calls for a multimodal community developed with a 10-foot shared use path for pedestrians and bicyclists. The plan envisions the shared use path along the frontage of Dumfries Road, Independent Hill Drive, and Bristow Road. These linkages form the backbone of the multimodal network in the Small Area Plan. The proposed development provides a 10-foot-wide asphalt shared use path around the majority of the development, with the following exceptions:



Graphic depicting proposed trail network; missing sections noted in blue.

- A) The Applicant does not own GPINs 7891-48-5702 and 7891-48-5319, nor are they included in part of the rezoning request (see above diagram with highlighted and starred properties). Understandably, the Applicant has not provided the shared use path along this frontage. Rather, the shared use path dead ends at the property lines abutting these two lots. In an effort to maintain connectivity of the path, County Staff has requested the Applicant continue an interim shared use path behind the two properties as a temporary solution until the remaining portion of the trail connection can be accomplished along the remainder of Independent Hill Drive. The

Applicant has not agreed to provide this connection and instead has provided proffer 26(b)(v), which states that the County has five (5) years from the rezoning approval to obtain the necessary offsite easements and right-of-way necessary for the Applicant to construct the remaining portion of the trail.

- *Staff Position:* Staff requests the Applicant provide the connection behind the lots. In the event the connection along Independent Hill Drive is made at a future date, the portion of the trail behind the lots can be discontinued and abandoned. The diagram above depicts the proposed interim connection in blue.

B) The Applicant is proposing a 10-foot shared use path offsite on property owned by the Board of County Supervisors, identified on County maps as GPIN 7891-88-1716. This property contains a paper street named Wolf Run Lane that is currently unimproved and wooded. The Applicant has provided proffer 25, which states that they will construct a 10-foot shared use path on this land provided consent to do so is granted by the Board of County Supervisors, and that both VDOT and PWC DOT approve it.

- *Staff Position:* Staff has concerns with the enforcement of this proffer as written, as there is no express trigger for when the Applicant is to construct the trail. If the Applicant never seeks BOCS consent after the rezoning is approved, then the connection is not required to be made. Additionally, there is no provision defining who shall maintain the trail once it is built. While Parks and Recreation and Planning are generally in favor of this connection on County-owned land, the proffer should be revised to address the above concerns.

Proposal's Strengths

- **Design Guidelines:** The Applicant proffers that development on the Property shall be in substantial conformance with the design concepts and details set forth in the proposed Design Guidelines. The design guidelines contain standards for amenity areas, gateway feature, landscaping and buffers, lighting, building architecture, and commercial architecture.
- **Public Spaces:** The Small Area Plan encourages well-developed public spaces, including pedestrian plazas. As part of the rezoning, the developer has shown concept public spaces as well as pedestrian plazas, walking paths, trails, etc. The Design Guidelines provide details regarding how those spaces will appear and be developed.
- **Residential Buffers Abutting Right-of-Ways:** The Applicant has provided perimeter buffering in the form of new plantings and tree preservation areas behind the proposed residential units abutting Dumfries Road, Bristow Road, and Independent Hill Drive.
- **Internal Road Network:** The internal road network is comprised of public streets with sidewalks and landscape strips on both sides of the roadway.

Proposal's Weaknesses

- Modifications to Various Lot Standards: At this time, staff is unable to recommend approval of the modification requests and has requested additional information, which shall be analyzed prior to offering a recommendation.
- Buffer Modification Requests: This rezoning proposal includes a proposal to reduce buffers between dissimilar uses. Staff is not in support of this request. Additionally, the rezoning includes a modification request to encroach into required buffers. Staff is not in support of this portion of the request either.
- Gateway Feature: While the Applicant proffers to build the Gateway Feature, the proffered dedication to the County of this feature and the land associated with it is not something the County has requested or is willing to accept.
- Green Infrastructure/Open Space: While the minimum open space amount is provided, the proposal fails to preserve any significant existing wooded/forested areas within the project area. Only 2.5 percent of the land area consists of tree preservation areas. Rather, the Applicant proposes to clear cut most of the site and install new plantings. Staff requests the Applicant preserve a minimum of 16 percent existing vegetation.
- HCOD Buffers: Staff requests the Applicant provide a full unencumbered 25-foot wide buffer adjacent to the commercial frontage associated with Dumfries Road. Currently, the buffer width ranges from 10 feet to 25 feet and contains numerous breaks in the buffer.
- 10-foot shared use path: The shared use path is missing one connection point as discussed above. Also, the Applicant is proposing a 10-foot shared use path offsite on property owned by the Board of County Supervisors (BOCS). However, the BOCS has not granted permission for the land area to be used as proposed and staff is concerned about the enforcement of the proffer as written.
- Internal Road Network: The road designs are not provided in the MZP; rather, they are only provided in the design guidelines. The County's Transportation Department requests they be in the MZP. They may remain in the design guidelines but only for illustrative purposes. This may pose a problem during implementation and enforcement of the rezoning.
- Non-conforming Structure Verification Process: A proffer is being provided which attempts to bypass the County's non-conforming structure verification process for the Samsky's Store.

On balance, this application is found to be inconsistent 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.

Both the Historical Commission and the County Archaeologist concur that the Applicant should conduct a metal detection survey, within the area depicted on Attachment 1, as a condition of the first grading plan approval on the Property. The survey area is based on the Phase I cultural resources report submitted by the Applicant. The report identified this project area as possibly containing the sites of multiple Confederate cavalry camps over the course of the Civil War. The archival documentation of these short-term cavalry camps is very good but also typical of the Civil War in that exact locations were not recorded nor mapped. Using the methodology developed by the American Battlefield Protection Program (ABPP) to map battlefields and possible military encampments (i.e., probable locations where a cavalry officer would camp), the site's topography with high ground and gentle slopes as well as the proximity to ground water and nearby farmsteads during the Civil War suggest the project area was a likely candidate for the short-term cavalry camps. The archaeological evidence of these camps may be very limited: given 1) their short term occupation, 2) that they were cavalry camps, 3) the location of units widely dispersed across the landscape, and 4) that the soldiers did not vacate their camps under duress (i.e., they had time to pick-up their belongings before departure). Should the metal detection survey identify any cultural resources, the proffers state a Phase II evaluation will be conducted, and mitigation provided if necessary.

The Historical Commission reviewed this proposal at its July 10, 2018, September 14, 2021, and November 9, 2021 meetings and requested the applicant install an interpretive kiosk, including 4 bench seats and 3 National Park Service style signs with content on: 1) Independent Hill history and 2) Civil War history in Independent Hill. The November 9, 2021 resolution is attached at the end of this report.

Proffer 10 includes a \$25,000 monetary contribution to be used by the Historical Commission or the County for signage, benches and maintenance. This portion of the proffer satisfies the Historical Commission's request for an interpretive kiosk. The County Archeologist concurs that this commitment meets the intent of the Historical Commission's resolution. However, the maintenance portion of this proffer is problematic and should be omitted. Additionally, while the Applicant proffers to build the Gateway Feature, the proffered dedication to the County of this feature and the land associated with it is not something the County has requested or is willing to accept.

Proposal's Strengths

- As proffered, as a condition of the first grading plan approval on the Property, the Applicant shall conduct a metal detection survey of the hatched areas shown on Attachment 1.
- The Applicant proffered Phase II evaluation and Phase III Data Recovery/Mitigation of a site or sites, if warranted.
- The Applicant proffered curation of all artifacts found during all studies with the County.
- The Applicant has proffered \$25,000 as a monetary contribution to facilitate the Historical Commission's request to install an interpretive kiosk with content on 1) Independent Hill history and 2) Civil War history in Independent Hill.

Proposal's Weaknesses

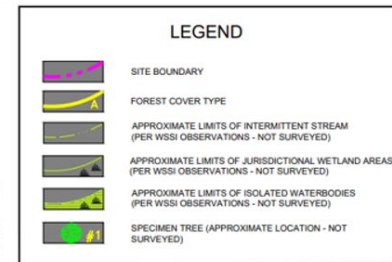
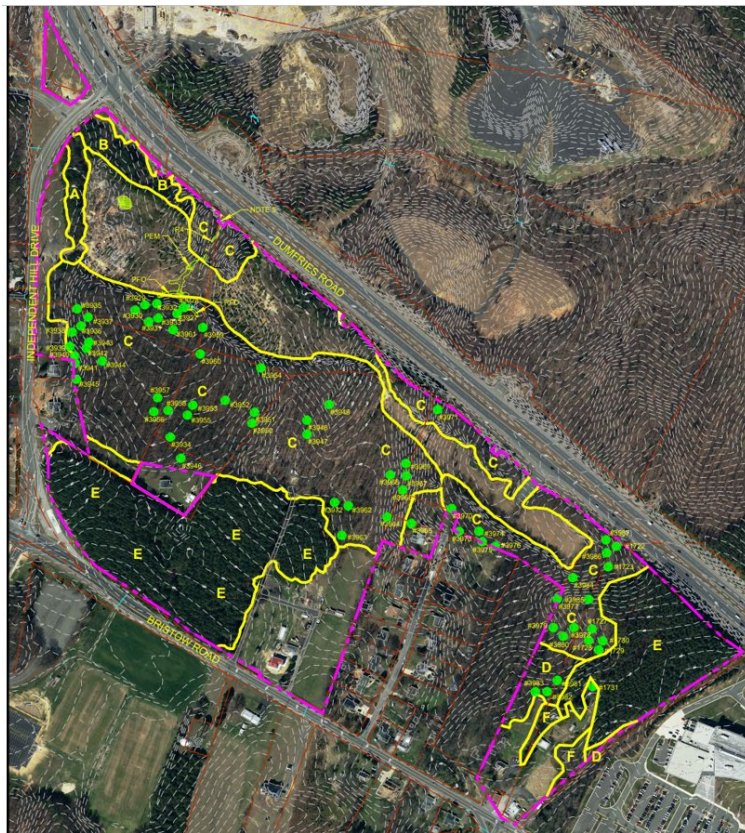
- The Applicant proffers to build the Gateway Feature. However, the proffered dedication to the County of this feature and the land associated with it is not something the County has requested or is willing to accept.

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 proposal provides 30.4 percent open space, which exceeds the Planned Mixed Residential, PMR Zoning District requirement by 0.4 percent. While the minimum open space amount is provided, the proposal fails to preserve any significant existing wooded/forested areas within the project area. Only 2.5 percent of the land area is comprised of tree preservation areas, which is not significant given the extensive vegetation currently on the site. Instead, the Applicant intends to clear cut most of the site and install new plantings. Below is a map and information taken from the Environmental Constraints Analysis Existing Conditions – Existing Vegetation sheet, which depicts the existing forest cover onsite, labels the types of trees that make up the various aspects of the area, and identifies the numerous specimen trees



Forest Cover Type A, Red Maple (SAF Type 108, approximately 0.8 acre). The dominant species are red maple (*Acer rubrum*), virginia pine (*Pinus virginiana*), and cottonwood (*Populus deltoides*). The DBH of this young stand ranges from 2-9 inches.

Forest Cover Type B, Virginia Pine (SAF Type 79, approximately 1.2 acres). The dominant species are Virginia pine, white pine (*Pinus strobus*), and loblolly pine (*Pinus taeda*). The DBH of this young stand ranges from 3-9 inches.

Forest Cover Type C, Yellow Poplar - White Oak - Northern Red Oak (SAF Type 59, approximately 27.6 acres). The dominant species are white oak (*Quercus alba*), yellow poplar, and American beech (*Fagus grandifolia*). The DBH of this mature-aged stand ranges from 8-10 inches.

Forest Cover Type D, Yellow Poplar (SAF Type 57, approximately 1.0 acre). The dominant species is yellow poplar with a DBH range of 10-16 inches. A number of specimen trees are present in this mature stand.

Forest Cover Type E, Loblolly Pine (SAF Type 81, approximately 16.2 acres). This is a plantation forest, dominated by loblolly pine. The DBH of this medium-aged stand is 8-12 inches.

Forest Cover Type F, Eastern Red Cedar (SAF Type 46, approximately 0.6 acre). The dominant species is eastern red cedar (*Juniperus virginiana*) with tree of heaven (*Ailanthus altissima*) with some red maple and sweet and black cherry (*Prunus avium* and *P. serotina*). The DBH of this uneven-aged stand is 3-19 inches.

The DCSM requires a minimum percentage of tree canopy cover for the various development types being proposed onsite (Table 8-4 of the DCSM). The proposed mixed-use development contains single-family detached units, single-family detached units, office, and commercial. Based on the proposed mix of uses onsite, the development is required to provide a minimum of 16 percent tree canopy cover. Although tree canopy requirements can be met through new plantings, the DCSM recommends that tree canopy cover be met through preservation on sites that contain extensive and quality tree cover. Additionally, preservation of existing forest is a priority in the Comprehensive Plan and the Small Area Plan. Researchers with the U.S. Forest Service recommend communities like ours, where dense cover of forests is the basis of the local ecology, strive to achieve between 40 percent to 60 percent tree cover in urban areas. The County doesn't think of this tree cover as being merely trees like street trees or yard trees as being a sufficient goal. The quality of that cover is rooted in preservation of natural forests with all the components of a forest remaining intact. The environmental benefits of forest preservation far outweigh that of replanted trees typical of developed sites. Thus, the County emphasizes the preservation of forests over clearing and replanting. The Independent Hill Village property happens to have very good quality forest onsite, but the tree preservation of 2.5 percent of the site as proposed by the developer is not sustainable development and not in accord with the DCSM or the Comprehensive Plan.

- **Staff Position:** Staff recommends the Applicant incorporate substantial portions of the existing high-quality hardwood forest into the project by preserving a minimum of 16 percent of the total site area as existing hardwood forest. While the application has come a long way in preserving trees within some of the perimeter buffers, notably along Dumfries Road and Bristow Road, as previously

mentioned in this report, this rezoning includes modification requests to diminish the quality of those areas by permitting encroachments into required perimeter buffers such as trails, utility, and stormwater management easements. Additionally, a modification is sought to reduce buffers between dissimilar uses. Buffers present an ideal opportunity for the Applicant to incorporate additional tree preservation into the site design. Staff is not in support of requests to reduce buffers or allow encroachments as they diminish the intent of the buffers.

While not required by the Zoning Ordinance, the proposal lacks buffering and screening to existing abutting residential properties. Staff has been contacted by two abutting property owners who have requested the developer provide adequate screening or buffering between their existing homes and the proposed development. At this time, no such screening or buffering has been proposed on the MZP or in the proffers. Staff recommends tree preservation areas be provided where possible adjacent to existing residential lots.

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 with the amount to be based on the acreage reflected on the site plan.

Proposal's Strengths

- Water Quality Monetary Contribution: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.
- Open Space: 30.4 percent open space is being provided for this project, which exceeds the 30 percent minimum requirement in the PMR zoning district.

Proposal's Weaknesses

- Limits of Clearing & Grading: As proffered, limits of clearing and grading are far too expansive and do little to preserve existing tree stock onsite. The County requests a minimum of 16 percent tree preservation area be preserved onsite, which could be realized within buffer areas.
- Modification requests to buffers: As currently proposed, this rezoning includes modification requests to reduce buffers between dissimilar uses.
- Modification requests to buffers: As currently proposed, this rezoning includes modification requests to encroach into required buffers by permitting trails, utility, and stormwater management easements into the buffers. By allowing the buffers to be encumbered, they fail to serve their original intent.

On balance, this application is found to be inconsistent 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 #6 (Coles District) is the first due fire/rescue resource for the project site. The facility is within the required 4.0-minute travel time for Basic Life Support and Fire Suppression, and within the required 8.0-minute travel time for Advanced Life Support. In FY 2021, Station #6 responded to 1,220 incidents, with a workload station capacity of 6,000 incidents per year.

Proposal's Strengths

- **Monetary Contribution:** As proffered, the Applicant shall make a monetary contribution of \$0.61 per square foot of new buildings constructed on the commercial areas of the Property. Based on the requested 219,000 square foot commercial building maximum, this may be up to \$133,590.
- **Monetary Contribution:** As proffered, the Applicant shall make a monetary contribution of \$173 per single family attached unit and \$173 per single family detached unit constructed. Based on the requested residential maximums, this may be up to \$34,600. This contribution excludes affording dwelling units constructed on the property.
- **Inside of 8.0-Minute Travel Time:** The site is located within the 8.0-minute travel time for advanced life support services.
- **Inside of 4.0-Minute Travel Time:** The site is located within the recommended 4.0-minute travel time for fire suppression and basic life support.

Proposal's Weaknesses

- **Monetary Contribution:** The Applicant has proffered to omit all workforce housing units from monetary mitigation measures. The ten workforce housing units will not pay any per unit residential monetary proffer contributions.

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. For this project, the Applicant has not proffered to provide a monetary contribution for the Housing Preservation and Development Fund but instead has chosen to proffer 10 workforce housing units. The units are proposed as single family attached units. They will be offered to qualified purchasers employed by Prince William County Schools, Fire, or Police for four (4) months from the date of issuance of an occupancy permit. If a qualified purchaser is not identified from one of those aforementioned County agencies, the unit may be sold to other qualified purchasers. A qualified purchaser is defined by proffer as an individual or family whose incomes do not exceed 80% of the current Area Median Income (AMI). The resale of any affordable unit shall remain deed restricted for a minimum of 15 years.

The Applicant has proffered not to count the affordable dwelling units towards the density of the overall development. County staff does not agree with this portion of the proffer. Absent of an adopted affordable dwelling unit ordinance that states otherwise, all proposed units shall count towards the density of the project. Additionally, not counting these units towards the project density is problematic and will lead to enforcement issues at the final site plan and subdivision plat stage. The MZP incorrectly lists the unit count as 200 units to coincide with the proffer which excludes the 10 affordable units from the project's density. The true unit count for the project is 210 units.

Proposal's Strengths

- Affordable Housing Units: The Applicant is proffering ten (10) affordable dwelling units. As proffered, these units will maintain affordability for 15 years.
- Diversity of Housing Units: The proposal provides for four housing types, which is more than the two housing types required in the PMR Zoning District. The development proposes single family attached and single-family detached units, which will help diversify the housing stock in the area.

Proposal's Weaknesses

- Affordable Housing Units Absorption Period: The Applicant is proffering ten (10) affordable dwelling units to be classified as workforce housing units to be made available for Prince William County Schools, Fire, and Police employees. Staff applauds this commitment but is

concerned that only permitting 4 months from the date of issuance of an occupancy permit to identify a qualified purchaser from one of the aforementioned County agencies to purchase one of the workforce housing units is not sufficient time. Staff recommends a longer time frame to find a qualified purchaser in order to allow adequate time for the units to be adsorbed by the market. Staff is also concerned about how these workforce housing units will be marketed or advertised to qualified purchasers who may not typically be searching for homes based on perceived prices associated with units in this development.

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 Community	None Independent Hill Ball Fields, Howison Homestead Soccer Complex, Anne Moncure Wall Park, Nokesville Park, Shenandoah Park (undeveloped)
Regional	George Hellwig Memorial Park, Andrew Leitch Park, Forest Greens Golf Course, Valley View Park
Linear/Resource Natural/Cultural Res. Community Use	Ashland Park (undeveloped), Minnieville Manor Park (undeveloped) Doves Landing Park, Brentsville Courthouse Historic Site, None
Trails	Existing and planned shared use paths/trails/sidewalks along Rte. 234 and Bristow Road

The proposal offers a mix of onsite recreation amenities/features to serve the residents of the development and provides multimodal connections around the property's borders to provide bicycle and pedestrian connections for the area. The Department of Parks, Recreation & Tourism has no objections to the proposal.

Proposal Strengths

- **Community Recreational Amenities:** As proffered, the Applicant has committed to provide a playground (ages 2-12), dog park, splash park, and a gazebo/ pergola within one of the open space areas shown on the MZP. The Applicant may also install any of the following: community gardens, trail with fitness stations, patios/courtyards, and/or benches and trash receptacles within the open space areas shown on the MZP.
- The Applicant has proffered a monetary contribution to the County in the amount of \$125,000 for the construction or reconstruction of the turf field at George Hellwig Memorial Park. Said contribution shall occur at the earliest of (a) the County's construction of the turf field, or (b) as a condition of final bond release for the first commercial building located in Land Bay 1 as shown on the MZP.
- A 1,600 square foot community recreation center (clubhouse) for use by residents of the property. The facility will have an outdoor amenity area in the form of bocce court, cornhole facilities, grills, outdoor dining area with overhead string lights, fire pit area with seating, and lawn areas for other activities.

Proposal Weaknesses

- **10-foot shared use path:** The 10-foot-wide shared use path is missing a connection point on Independent Hill Drive as discussed in the Community Design section above. Staff seeks to have this area connected as discussed in the report. Also, the Applicant is proposing a 10-foot shared use path offsite on property owned by the Board of County Supervisor; however, the Applicant has not received permission from the BOCS that would permit this trail to be constructed.

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 impact police services. 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: <http://www.pwccgov.org/government/dept/police/Pages/CPTED.aspx>

Proposal's Strengths

- Minimal 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. The Service Authority has an existing 16-inch water main located along the southbound right-of-way of Dumfries Road and an existing 8-inch water main located along Bristow Road and Independent Hill Drive, with availability of capacity determined in conjunction with plan submission. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite 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. Although public sanitary sewer is not currently available at the site, the proffers require the property to be served by public sanitary sewer. The closest gravity sanitary sewer with adequate capacity is an existing 12-inch gravity sanitary main located approximately 6,000 feet east of the subject parcels, on the County Landfill site. It is recommended that the applicant coordinate with the developer of Parsons Business Park to connect to the proposed gravity sanitary sewer extension being constructed with the Parsons Business Park Sanitary Sewer Public Improvement Plan (Plan No. SPR2018-00431). All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall design and construct all new on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards, and regulations.

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 November 12, 2021, the School Division provided the following analysis:

- In addition to the 150 single-family units and 50 townhome units, the developer has proffered to construct 10 townhome units as work force housing units (WHU). The sale of the WHU shall first be reserved for employees of Prince William County Schools, Prince William County Fire & Rescue, and/or Prince William County Police Department.
- No proffers are designated to the 10 workforce residential units per the Applicant, indicating the payment of proffers would impair the financial feasibility of providing units at a price point consistent with workforce housing. Therefore, the 10 work force housing units are not subject to the Applicant's proffer contributions.
- The developer's Proffer Statement dated October 22, 2021, indicates a monetary contribution of \$12,859 per single-family unit and \$11,636 for townhouse unit, generating approximately \$2,510,650. As noted above, the ten work force housing units are excluded from this contribution.
- The School Division has concerns about the potential connection of the Independent Hill project across school property (Kelly Leadership Center) to access Route 619. Per the applicant, a potential connection will be determined at final site plan.

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1" data-bbox="347 1409 626 1570"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td>150</td> </tr> <tr> <td>Townhouse</td> <td>60*</td> </tr> <tr> <td>Multi-family</td> <td>0</td> </tr> <tr> <td>Total</td> <td>210</td> </tr> </tbody> </table> <p data-bbox="306 1575 691 1598">*Includes 10 workforce townhouse units</p>	Housing Units Proposed		Single-Family	150	Townhouse	60*	Multi-family	0	Total	210	<table border="1" data-bbox="959 1409 1239 1570"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>58</td> </tr> <tr> <td>Middle</td> <td>33</td> </tr> <tr> <td>High</td> <td>45</td> </tr> <tr> <td>Total</td> <td>136</td> </tr> </tbody> </table>	Students Generated		Elementary	58	Middle	33	High	45	Total	136
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Under the School Division’s 2021-22 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Coles ES	---	378	3	396	-18	104.8%	310	58	84.2%	315	53	85.6%
Benton MS	---	1,436	0	1,388	48	96.7%	1,267	169	88.2%	1,056	380	73.5%
Colgan HS	2,053	---	7	2,827	-774	137.7%	2,615	-562	127.4%	2,331	-278	113.5%

¹(MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

There are CIP improvements that could provide some positive effect in the attendance areas, as follows:

Schools Capital Improvements Program (CIP) Projects that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)	
Elementary School	
Middle School	
High School	14 th High School (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.
- Projections for the assigned elementary school and middle school have capacity for the proposed additional students.
- As indicated above, the assigned high school is expected to exceed capacity within five years with the additional students under this application. However, the approved 2022-31 CIP includes measures that address the overcrowding at Colgan High School with the opening of the 14th High School in 2026.
- The Applicant has proffered a monetary contribution of approximately \$2,510,650 to help mitigate the additional students generated by this application.
- For these reasons, the School Board is not opposed to the subject application.

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 \$12,859 per single-family unit and \$11,636 per townhouse unit, generating approximately \$2,510,650. 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

- **Application of Affordable Housing Incentives Outside of Current Comprehensive Plan Guidance:** The Applicant's proffer justification narrative does not address Schools impacts associated with the ten-work force residential units. The Applicant indicates that the payment of proffers to address Schools impacts for the workforce units would impair the financial feasibility of providing units at a price point consistent with workforce housing. The County's current Comprehensive Plan does not provide specific policy guidance on incentives of this type for affordable or work force housing as it relates to the mitigation of project specific impacts. Staff has concerns that acceptance of the Applicant's methodology for the work force units could set a precedence for future proposals that does not align with any current Comprehensive Plan policy. Staff is in the process of evaluating and proposing amendments to the Housing Chapter of the Comprehensive Plan and is drafting an affordable dwelling unit ordinance for Board of County Supervisor consideration.

On balance, this application is found to be consistent with the relevant components of the Schools Plan. As stated in their memo dated November 12, 2021, while the School Board has some outstanding concerns regarding the proposal, the School Board is not opposed to the application.

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.

A Traffic Impact Study (TIS) was required due to the trips generated by the proposal. The TIS was conducted by Gorove/Slade on December 11, 2017 and revised on March 19, 2019. The revised TIS accounted for 190 Single-family-detached housing units, 45 townhomes, a 10,000 square foot day care, 82,000 square feet of general retail uses, and 155,000 square feet of office space.

On March 23, 2021, Gorove/Slade submitted a trip generation comparison memo to evaluate possible changes in the proposed development program from what was previously analyzed for the site and to discuss possible changes in site access along Dumfries Road (Rte. 234) and Bristow Road (Rte. 619). The proposed change in the development program constitutes a significant reduction in the anticipated trips generated by the site, thereby substantially reducing the previously anticipated impact. Furthermore, the change in site access is not anticipated to degrade the future road network.

On October 19, 2021, Gorove/Slade submitted a sensitivity assessment, which was requested by Virginia Department of Transportation (VDOT) staff, and Prince William County (PWC / County) staff. The assessment analyzed all points of access and turning movements.

The development proposes a “right in, right out, left in” access on Dumfries Road at Public Road H on the MZP, a “right in, right out” access on Independent Hill Drive at Public Road A, an interparcel connection along Bristow Road in association with the Wolf Run residential subdivision (future Public Road G) with a full movement entrance on Bristow Road, and an interparcel connection with the Prince William County School Board property (GPIN 7891-76-1847). The Kelly Leadership Building property contains an existing full movement access onto Dumfries Road. The Applicant has proffered to conduct an intersection and turn lane study in addition to a signal warrant analysis for this intersection at Dumfries Road. If a signal is warranted, the Applicant agrees to pay a pro rata share of the cost based upon the percentage of traffic generated from the Property that is estimated to be using that intersection to access Route 234 as a percentage of the total traffic using that intersection.

The following summary table provides the latest Virginia Department of Transportation (VDOT) annual average daily 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	2019 VDOT Annual Average Traffic Count	Travel Demand Model 2015 Daily LOS
Independent Hill Drive	2	16,000 AADT	D
Bristow Road	2	6,400 AADT	B
Dumfries Road	4	33,000	B

The Applicant proposes to provide a pedestrian connection to Hamowell Street from the development as an interparcel connection. A street connection will not be provided from the proposed development. Connection to this street would help facilitate a gridded network and provide another connection to Bristow Road. The waiver has not been submitted for review by the County Transportation Department at the time of this rezoning.

The Applicant has requested to move forward to public hearing without fully addressing all of VDOT

Staff Analysis

and PWC DOT's review comments. There are 7 outstanding PWC DOT comments remaining and 6 outstanding VDOT comments remaining. If these issues are not addressed at the Planning Commission rezoning stage, they will create problems for the County at the final site plan/final subdivision plat stage due to inadequate information on the MZP to provide clear guidance to the site plan reviewers. For example, staff commented that the typical street sections on the August 2021 MZP and Design Guidelines didn't match, and that they had to be included on the MZP. For the subsequent submission, the Applicant removed the typical sections from the MZP and left them in the Design Guidelines – the opposite of what was requested. Site plan reviewers don't often have the Design Guidelines and don't view them as the same type of governing documents that they treat the MZP plan set. County Transportation staff also requested that the cul-de-sac for Public Road E be extended to the property line, but the Applicant didn't submit a revised MZP showing that. If this is left unchanged, the Applicant would not have to extend the cul-de-sac with submittal of the final site plan/final subdivision plat.

Also note that all of VDOT's Submission 5 comments (12-15-21) are repeat comments from Submission 4. VDOT Comment 5.01 is repeat comment 4.02 which requires an update of the centerline radius of Public Road A to be a minimum of 335'. The Applicant's response is that the PWC DCSM doesn't require this. However, if the Applicant wants VDOT to accept Public Road A into the Secondary System of State Streets for maintenance, the roads must conform to VDOT standards. If the Applicant wishes to construct this road as a private road, the DCSM standards are adequate. If the Applicant cannot keep the same alignment of Road A at site/subdivision plan and has to significantly redesign the road network to accommodate the design standards, it may require a proffer amendment to change the layout. The same thing could happen with Comment 5.05 (repeated from 3.06 and 4.07) which states that the corner clearance for Public Road A is inadequate and that VDOT will not support an Access Management Exception (AME) for corner spacing. This could also result in the necessity to redesign the road network at the final site plan/final subdivision plat.

While the Applicant has responded to the majority of the County's and VDOT's comments, there are still a number of outstanding comments that could impact the ability of the County/VDOT to approve site/subdivision plans in the future. The numerous outstanding issues create substantial problems for the site reviewers and other County agencies making it difficult to enforce this rezoning. At this time staff is unable to recommend approval of this project.

Given that the comments from previous submissions are left unsatisfied by the Applicant, it appears as if the Applicant is unwilling to respond satisfactorily to the County's requests, and therefore PWC DOT cannot support this application as currently submitted. Prior to the County approving the rezoning, all outstanding VDOT and PWC DOT comments should be adequately addressed. Attached are VDOT and Prince William County Transportation's comments.

On balance, this application is found to be inconsistent 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:

Resilient Economy – A resilient economy for Prince William County improves the economic well-being of the community, creates and maintains jobs, expands the commercial tax base, and enhances the quality of life for residents. The proposed mixed use residential development will add to the mixture of uses onsite and will support the existing housing stock in the immediate vicinity. Therefore, the project aligns with the Strategic Plan goal to create jobs and expand the commercial tax base. Therefore, the project aligns with the Strategic Plan goal to provide a resilient economy.

Increase commercial tax base

- The proposed rezoning is favorably aligned with the County's goal to increase the commercial tax base.

Increase at-place employment

- Increase growth in at-place employment.

Robust Economy Strategy

- The development increases new investments in the area and provides increased job growth.

Materially Relevant Issues

This section of the report is intended to identify 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 materially relevant issues in this case are as follows:

- The Applicant has proffered the Affordable Housing units not to count towards the density of the project. Additionally, the MZP inaccurately lists the number dwelling units proposed as 200 units, when the true maximum units proposed is 210 units.

Proffer Issues / Deficiencies

A. The following major proffer items should be revised/amended as follows:

- The proffers and the MZP incorrectly list the GPINs associated with project. Specifically, GPINs 7891-58-0258, 7891-57-4046, and 7891-58-2105 were consolidated into a single GPIN 7891-57-3493. The action took place through a Deed of Consolidation that was recorded on November 10, 2021 (Inst # 202111100127478).
- Page 2 of the proffers, proffer statement, item C is mislabeled in the proffer. Exhibit A is entitled "*Lot Standards*"; rather, than "*Residential Performance Standards*".
- Page 2 of the proffers, proffer statement, item D is mislabeled in the proffer. Exhibit B is entitled "*Tree Save Exhibit ...*"; rather, than "*Tree Save Area...*".
- Proffer 1 should include the total number of dwelling units permitted for the property.
- Proffer 5 should either be revised to meet Fire Rescue Department's review comments and the Building Department's review comments. As written, it does not meet the standards required by the Zoning Ordinance for a side setback modification to be approved by the Board of County Supervisors. The Planning Department recommends that Proffer 5 be revised to be more general in nature and merely state that in those instances where the side setbacks is reduced to 5 feet, that the Building Code be followed. If the proffer is revised accordingly, staff has no objection to the side setback reduction modification being approved.
- Proffer 6 should be revised to omit the statement "*Buffers may contain easements for utilities, soil reinforcement, signs, trails, and/or stormwater management.*"
- Proffer 6 speaks of "*some buffers*" varying in width while the MZP and the Applicant's other communications indicate only one of the proposed buffers will vary in width. The other buffers will meet the width specified on the MZP. Staff recommends the section on variable width buffer be separated into a new paragraph with the following language, "*The 'Variable Width Buffer (25-foot average width – 10 foot minimum)' identified on the Landscape/Buffer Plan may vary in width, but shall not go below the minimum width identified and the average width stated shall be achieved and demonstrated on the final site plan.*"
- Proffer 6(a), given the Limit of Disturbance shown on the MZP this proffer is inadequate to preserve any substantial areas of forest onsite. If significant preservation of existing forest onsite is to be achieved, staff recommends the Applicant revise their MZP to address outstanding Watershed review comments.
- Proffer 6(a), "*to the greatest extent possible*" may be difficult to enforce because its subjective. Staff suggests this proffer be edited to be more enforceable.

Staff Analysis

- Proffer 6(b) commits to preserving several individual trees identified on the Landscape/Buffer Plan. As written, it requires preservation regardless of the condition of the tree. This may be unwise. Staff recommends the Applicant proffer to providing a tree preservation plan in accordance with that outlined in DCSM Plant Selection Guide, Paragraph III, for all tree save areas.
 - The Applicant should modify Proffer 10 to omit “maintenance” at the end of the proffer. As the County doesn't feel the monetary contribution should go to that use.
 - Proffer 10 should be revised or omitted. The Applicant has proffered that the gateway feature and the parcel associated with it will be dedicated to the County no earlier than the 150th occupancy permit. Staff did not request the gateway feature be dedicated to the County. Staff specifically request this improvement not be dedicated to the County. Parks and Recreation Department does not recommend the County accept this land. The proffer should be revised to simply state the Applicant shall install the gateway feature by the issuance of the 100th residential occupancy permit and HOA shall maintain it.
 - Relating to Proffer 24, staff requests an explanation of how the voluntary proffer of \$125,000 for construction/reconstruction of the turf field at Hellwig Park mitigates an impact of the commercial component of this project, rather than the residential component.
 - As written, Staff has concerns about the enforcement of Proffer 25(a), as there is no expressed trigger for when the Applicant is required to construct the trail on old Wolf Run Lane. If the Applicant never seeks BOCS consent after the rezoning is approved then the connection is not required to be made. Additionally, there are a number of unknowns at the time this proffer is being proposed:
 - Is the Applicant only constructing the trail or are they to own and maintain the trail? Depending on what, if any, property interest the Applicant needs, a public hearing may also be required prior to BOCS action.
 - What is the legal status of “old Wolf Run Lane” and whether it would need to be vacated prior to construction of a trail.
- PWC Parks and Recreation is in favor of this connection on County land, as is County Planning staff but additional care and thought should be given to the crafting of this proffer before the Board of County Supervisors accepts it.
- The Applicant should modify Proffer 26(a)(iv), “*prior to the 1st occupancy permit*” to “*prior to the issuance of the 1st residential occupancy permit*”.
 - The Applicant should modify Proffer 26(a)(v), “*prior to the 100th occupancy permit*” to “*prior to the issuance of the 100th residential occupancy permit*”.
 - The Applicant should modify Proffer 26(b)(i), “*as directed*” to “*upon request and as directed, and at no cost to Prince William County or VDOT*”.

Staff Analysis

- Proffer 26(b)(iii) should be modified to add a comma after *“the County”*. And should be modified to change *“prior to the 100th occupancy permit”* to *“prior to the issuance of the 100th residential occupancy permit”*.
- The Applicant should modify Proffer 26(b)(iv), *“as directed”* to *“upon request and as directed, and at no cost to Prince William County or VDOT”*.
- The Applicant should modify Proffer 26(b)(v), *“as directed”* to *“upon request and as directed, and at no cost to Prince William County or VDOT”*.
- The Applicant should modify Proffer 26(b)(v), *“shall construct the remaining”* to *“shall construct at the Applicant’s expense the remaining”*.
- The Applicant should modify Proffer 26(c)(iii), *“as directed”* to *“upon request and as directed, and at no cost to Prince William County or VDOT”*.
- The Applicant should modify Proffer 26(c)(iii), *“prior to the issuance of the 100th occupancy permit”* to *“prior to the issuance of the 100th residential occupancy permit”*.
- The Applicant should modify Proffer 26(c)(iii), *“shall construct the remaining”* to *“shall construct at the Applicant’s expense the remaining”*.
- The Applicant should modify Proffer 26(c)(iii) *“all parties”* is not clear who this includes. Please define who all parties is in this proffer.
- Proffer 30 should be revised to require WHUs to count towards project density. The following statement should be removed: *“For purposes of calculating project density the WHUs shall be excluded.”*
- The Applicant should modify Proffer 30 to clarify the units being discussed in the proffer are all “WHUs”.
- Proffer 31, Staff has concerns that if a purchaser does not comply with deed restriction and resells to someone who is not a Qualified Purchaser, enforcement will be challenging, i.e., abatement of violation would mean asking court to invalidate the home sale. Staff recommends this proffer be revised to address this concern.
- The Applicant should modify Proffer 31 to clarify *“such sale”* as either the original sale, resale, or both.
- Staff requests an explanation of what Proffer 32 means. By my reading of this, if a Qualified Purchaser had a gross family income of \$100,000 a year then the maximum sale price of the home could not be more than \$30,000. Is this correct?
- As currently proposed Staff does not support Proffer 36 to remain, as it seeks to bypass the County’s non-conforming structure verification process. Staff recommends that the Applicant remove this proffer. If it is not removed staff recommends the Board of County

Supervisors not agree to accept it.

If the proffer remains, Staff recommends revising the proposed proffer language to state something along the lines of *"The Applicant shall initiate the non-conforming structure verification process within 1 year of the approval of this rezoning and shall diligently pursue its approval/completion."*

- Proffer 37, the waivers and modifications associated with buffer reductions should be omitted from the proffers. County staff is not in support of these modifications.
- The Applicant should modify Proffer 37(b), *"and/or any other modified housing types as may be approved by the Zoning Administrator"* by either deleting this statement and instead relying on the Zoning Ordinance's existing provisions to accomplish this task, or including objective criteria for the Zoning Administrator review and approval.
- The Applicant should modify Proffer 38 to reference Proffer 24; rather, than Proffer 23, which is referenced currently.
- The Applicant should modify Proffer 38 to reference July 1, 2019, instead of 2018. As Section 15.2-2303.4 was amended effective July 1, 2019, not July 1, 2018.
- The proffers do not address the provision of a sidewalk along the site frontage along the west side of Independent Hill Drive at the south west corner of the Route 234/Independent Hill Drive intersection. This sidewalk connection should be provided.
- For the Transportation proffers the Applicant should add a note in the proffers that the lengths of turn lanes are for illustrative purposes only and that all turn lanes are subject to VDOT and Prince William County Department of Transportation approval. The Applicant must apply for a waiver for all turn lanes that do not meet DCSM/VDOT standards.

B. The following minor proffer items should also be revised/amended as follows. These items are less substantial and more detail oriented but still relevant:

- Page 1 of the proffers has the date, December 10, 2021, listed twice. This should be revised to provide a single date.
- All proffers which reference *"the property"* or *"the project"* should be revised to reference *"the Property"* or *"the Project"* where it is applicable.
- Proffer 1(a) should provide the spelled-out number for the unit amounts. For example: *"Twenty-five (25) single-family attached units"*.
- The Applicant should modify Proffer 1(a), *"the general location"* to *"substantially the same locations"*.

Staff Analysis

- The Applicant should modify Proffer 1(a), *“and which shall be in...”* to *“and all of which shall be in...”*.
- The Applicant should modify Proffer 1(b) to clarify that the 219,000 gross square feet is for commercial.
- The Applicant should modify Proffer 1(b), *“the general location”* to *“substantially the same locations”*.
- The Applicant should modify Proffer 1(b), *“and which shall be in...”* to *“and all of which shall be in...”*.
- The Applicant should modify the last portion of Proffer 2 to state *“at the time of final site plan or final subdivision plat review”*.
- The Applicant should modify Proffer 6(a), *“VDOT shall”* to *“VDOT may”*.
- The Applicant should modify Proffer 9, *“the general location”* to *“substantially the same locations”*.
- The Applicant should modify Proffer 11, *“the general location”* to *“substantially the same locations”*.
- Proffer 14, should be revised to including title, date, who prepared, etc., for attachment 1 to help identify it in case there's ever an issue.
- Proffer 15 and Proffer 16 should provide for *“his/her”*; rather than just *“his”*.
- The Applicant should modify Proffer 24, *“field”* to *“fields”*.
- The Applicant should modify Proffer 25, *“the general location”* to *“substantially the same locations”*.
- The Applicant should modify Proffer 27, *“at final site plan”* to *“at final site plan approval”*.
- The Applicant should modify Proffer 28 to omit *“an additional”* from the first sentence.
- The Applicant should modify Proffer 28, *“Prince William County Fire & Rescue”* to *“Prince William County Fire & Rescue Department”*.
- The Applicant should modify Proffer 28, *“aforesaid County agencies”* to *“aforesaid School or County Departments or County Agencies”*.
- The Applicant should modify Proffer 28, *“must have been employed by the agency for the prior”* to *“must have been employed by the Schools or County Departments or County Agencies”*.

- The Applicant should modify Proffer 37 to qualify “DCSM” in its first usage of the proffer as “the Prince William County Design and Construction Standards Manual (DCSM)”.

Modifications / Waivers

The analysis of the waivers and modifications was included in the community design section of this report, as the majority of the waivers pertain to buffers and site design, which are key components of the community design analysis.

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 Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning / Proffer Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)
- Marine Corp Base Quantico (MCBQ)


PLANNING COMMISSION RESOLUTION
MOTION: FONTANELLA
February 9, 2022
SECOND: MCPHAIL
Regular Meeting
RES. No. 22-019
**RE: REZONING #REZ2018-00026, INDEPENDENT HILL VILLAGE
COLES MAGISTERIAL DISTRICT**
ACTION:

WHEREAS, this is a request to rezone ±69 acres from A-1, Agricultural, to PMR, Planned Mixed Residential; and to allow for the development of up to 210 residential units and 219,000 square feet of commercial and office development and associated waivers and modifications; and

WHEREAS, the site is located on the south side of Dumfries Road, east of its intersection with Independent Hill Road, and north of Bristow Road; and

WHEREAS, the site is designated CMU, Community Mixed-Use, SRL, Suburban Residential Low, PFO, Public Facility/Office, NC, Neighborhood Commercial, and ER, Environmental Resource, in the Comprehensive Plan; and the site is located within the Independent Hill Small Area Plan; and

WHEREAS, the site is zoned A-1, Agricultural, and falls within the Domestic Fowl, Data Center Opportunity, and partially within the Dumfries Road Highway Corridor Overlay District; and

WHEREAS, staff has reviewed the subject application and recommends denial, as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 9, 2022, and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the deferral of the request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend deferral of Rezoning #REZ2018-00026, Independent Hill Village, to date certain of April 27, 2022 with the understanding that this date can be adjusted forward based on the speed by which outstanding issues are addressed.

Votes:

Ayes: Berry, Gordy, Fontanella, McPhail, Moses-Nedd, Perry, Taylor

Nays: Brown

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:



Robbyn L. Smith
Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA

SECOND: GORDY

**RE: REZONING #REZ2018-00026, INDEPENDENT HILL VILLAGE
COLES MAGISTERIAL DISTRICT**

ACTION: RECOMMEND DEFERRAL TO DATE CERTAIN OF MAY 11, 2022

**March 23, 2022
Regular Meeting
RES. No. 22-035**

WHEREAS, this is a request to rezone ±69 acres from A-1, Agricultural, to PMR, Planned Mixed Residential; and to allow for the development of up to 210 residential units and 219,000 square feet of commercial and office development and associated waivers and modifications; and

WHEREAS, the site is located on the south side of Dumfries Road, east of its intersection with Independent Hill Road, and north of Bristow Road; and

WHEREAS, the site is designated CMU, Community Mixed-Use, SRL, Suburban Residential Low, PFO, Public Facility/Office, NC, Neighborhood Commercial, and ER, Environmental Resource, in the Comprehensive Plan; and the site is located within the Independent Hill Small Area Plan; and

WHEREAS, the site is zoned A-1, Agricultural, and falls within the Domestic Fowl, Data Center Opportunity, and partially within the Dumfries Road Highway Corridor Overlay District; and

WHEREAS, at the February 9, 2022 public hearing, the Planning Commission reviewed the above-referenced proposal and received public testimony. The Planning Commission closed the public hearing and deferred REZ2018-00026, Independent Hill Village, to a date certain of April 27, 2022; and

WHEREAS, on March 14, 2022, the Applicant submitted a request for deferral and agrees to extend the 90-day requirement for Planning Commission action to the deferred date certain of May 11, 2022; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the deferral of the request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby approve the deferral of Rezoning #REZ2018-00026, Independent Hill Village, to the date certain of May 11, 2022.

Votes:

Ayes: Berry, Brown, Gordy, Fontanella, McPhail, Moses-Nedd, Perry, Taylor

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:



Robbyn L. Smith
Clerk to the Planning Commission