



STAFF REPORT

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| PC Meeting Date: | March 17, 2021 |
| Agenda Title: | Rezoning #REZ2020-00016, Benedictine Sisters Property |
| District Impact: | Brentsville Magisterial District |
| Requested Action: | Recommend Approval of Rezoning #REZ2020-00016, Benedictine Sisters Property, subject to proffers dated March 3, 2021 |
| Department: | Planning Office |
| Case Planner: | Scott F. Meyer |

EXECUTIVE SUMMARY

This is a request to rezone ±55.3 acres from A-1, Agricultural, and R-4, Suburban Residential, to PMR, Planned Mixed Residential, to allow for the development of up to 127 age-restricted adult residential units, to include a mixture of single-family detached and single-family attached (townhouse) dwellings with conservation/park area, and associated waivers and modifications. The subject property is currently owned by Benedictine Sisters of Virginia, Inc. and is located at the northeast quadrant of the intersection of Linton Hall Road and Sudley Manor Drive, and adjacent to Broad Run to the southeast.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2020-00016, Benedictine Sisters Property, subject to the proffers dated March 3, 2021.

BACKGROUND

- A. Request: To rezone ±55.3 acres from A-1, Agricultural, and R-4, Suburban Residential, to PMR, Planned Mixed Residential, to allow for the development of up to 127 age-restricted adult residential units, to include a mixture of single-family detached and single-family attached (townhouse) dwellings with conservation/park area, and associated waivers and modifications.

| Uses/Features | Existing | Proposed |
|----------------------------------|--|--|
| Zoning | A-1, Agricultural, and R-4, Suburban Residential | PMR, Planned Mixed Residential |
| Use(s) | Vacant | Age-Restricted Residential (with up to 127 units) |
| Uses/Features | Required in PMR zoning district | Proposed with Development in PMR (as proffered) |
| REZ area | Minimum 10 acres for PMR | Total Project Area = ±55.43 acres |
| Residential Unit Type / # | 2 unit types/styles | Single-family detached, SFD = 64 units, Land Bay 1 Single-family attached, SFA (Townhomes) = 63 units, Land Bay 2 |
| Density | SRL use designation, 1 to 4 dwelling units (d.u.)/acre (ac.) PMR zoning (Low Density Residential, LDR) = 1 to 4 d.u./ac. | 2.30 d.u./ac. or 0.44 ac./d.u. |
| Open Space | 30% (16.6 acres) | 64.4% (35.6 acres) |
| Parking | Single-family detached = 2 spaces / unit (64 units); 128 spaces Single-family attached (Townhomes) = 2.4 spaces / unit (63 units); 152 spaces <u>Total Required:</u> 280 spaces | 128 spaces provided (SFDs) 290 spaces provided (SFAs) <u>Total Provided:</u> 418 spaces |

- B. Site Location: The subject property is located at the northeast quadrant of the intersection of Linton Hall Road and Sudley Manor Drive, and north of and adjacent to the Broad Run stream feature. The ±55.3-acre site is identified on County maps as GPINs 7495-98-0459 (portion), 7495-99-3943 (portion), and 7595-07-3280.
- C. Comprehensive Plan: The site is designated SRL, Suburban Residential Low, and ER, Environmental Resource, in the Comprehensive Plan.
- D. Zoning: The site is currently zoned A-1, Agricultural, and R-4, Suburban Residential, and is partially located within the Airport Safety Overlay District.
- E. Surrounding Land Uses: The project site is located on the western and southwestern periphery of the Benedictine Sisters monastery campus and adjacent to the Broad Run stream feature to the southeast. To the north, is existing suburban residential development, including the Victory Lakes Community Center and homeowner's association (HOA) open space land. Braemar Village Plaza (vacant) and other existing commercial/retail strip development in Braemar Village, residential townhouses (Ducharme), and Grace Life Community Church are to the south. To the east is Linton Hall School and open space/fields associated with the campus of Benedictine Sisters, and Broad Run Linear Park. To the west is Victory Lakes HOA open space and existing suburban residential development associated with the Crossman Creek subdivision across Sudley Manor Drive.
- F. Background and Context: The "Applicant" (Brookfield Washington, LLC) is requesting to rezone the subject property consisting of ±55.3 acres (currently owned by Benedictine Sisters of Virginia, Inc.) from A-1, Agricultural, to PMR, Planned Mixed Residential, to develop an active adult, planned community with up to 127 age-restricted single-family detached and single-family attached (townhouse) residential units. The project site is a portion of the property belonging to the Benedictine Sisters of Virginia, which also includes Linton Hall School, which is a private school serving Grades K-12, monastery, guest house, and retirement home for the Sisters.

Currently, the western 37-acre portion of the site is zoned A-1, without proffers, and is currently subject to #NCU2021-00045 in association with the approved/existing lawfully nonconforming Benedictine Sisters of Virginia campus. A previously approved special use permit (SUP1996-0022) for the B.A.R.N Project on GPIN 7495-99-3943 has since been abandoned. The previously approved SUP for a sewerage treatment facility to serve the Linton Hall area (SUP1977-0001) was also abandoned when public water and sewer connections were made available to the site. The eastern portion of the project area (18.3 acres) that runs along Broad Run, identified as GPIN 7595-07-3280, is currently zoned R-4, Suburban Residential, and is undeveloped open space associated with the REZ1990-0067 (Pembroke), which became the Victory Lakes residential community. This property was deeded back to the Benedictine Sisters of Virginia as part of the original rezoning.

On the western/central portion of the property, the monastery, guest house, and retirement home will continue to operate unchanged. The area of this subject rezoning is surplus acreage and is being proposed by the contract purchaser, Brookfield Residential Properties, Inc.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2020-00016, Benedictine Sisters Property, subject to the proffers dated March 3, 2021, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the SRL and ER use designations in the Comprehensive Plan.
- The proposed rezoning to PMR is consistent with the surrounding character of the area, as proffered.
- Over 18 acres of new conservation and park area is being left intact and offered to the County.
- The development proposes a new trail connection and adds additional area to Broad Run Linear Park.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated SRL, Suburban Residential Low, and ER, Environmental Resource. The rezoning of the property to PMR, Planned Mixed Residential, as proffered, directly implements the intended uses of the property, and is consistent with the SRL designation and compatible with the surrounding density of the area.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia State Code Section 15.2-2303.4. The Applicant has elected to proceed under proffer law in effect at the time the application was submitted, which was after July 1, 2019. Pursuant to Virginia State Code Section 15.2-2303.4.(D)(1), the Applicant has provided signed proffers with the application submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate.

The Applicant has provided a Fiscal Impact Analysis for the proposed active adult development, which was prepared by RCLCO Real Estate Advisors. This analysis examined the combined fiscal impact of the proposed residential development on the surrounding community and associated services, which was initially envisioned at 129 housing units. A full copy of the full Fiscal Impact Analysis document, dated May 13, 2020, is attached at the end of this report. Based on the analysis period of 20 years and the various assumptions provided by RCLCO Real Estate Advisors, the Applicant estimates that the proposed development will result in a positive net fiscal operating impact of \$19.2 million for the County.

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

| | | | |
|----------------------------------|---|--|---------------------|
| Fire & Rescue | \$1,000 per residential dwelling unit (includes single-family detached and single-family attached (townhouse)) | \$1,000 x (up to) 127 residential dwelling units | \$127,000.00 |
| Libraries | \$75 per residential dwelling unit | \$75 x 127 residential dwelling units | \$9,525.00 |
| Area Agency on Aging | \$150 per residential dwelling unit | \$150 x 127 residential dwelling units | \$19,050.00 |
| TOTAL LOS \$ CONTRIBUTION | | | \$155,575.00 |

Additional Amenities Offered by Applicant (In-Kind):

- Conservation & Park Area: The 18-acre parcel currently zoned R-4 and known as GPIN 7595-07-3280 at the southeastern portion of the site shall be set aside as open space associated with the proposed rezoning and allocated as follows:
 - "Proposed ±11 Acre Conservation Area" shall be reserved as "natural open space", to support a native forest community, subject to restrictive covenants recorded among the land records of Prince William County.
 - The remaining ±7-acre portion identified as "Proposed ±7 Acre Park Dedication Area" shall be conveyed to the Board of County Supervisors for use as a public park.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the site. The Applicant has met and corresponded with the Victory Lakes and Braemar communities. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

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

Legal Issues

If the rezoning is approved, the 55.3-acre project site could be developed as an age-restricted mixed residential community, as proffered, through the PMR zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

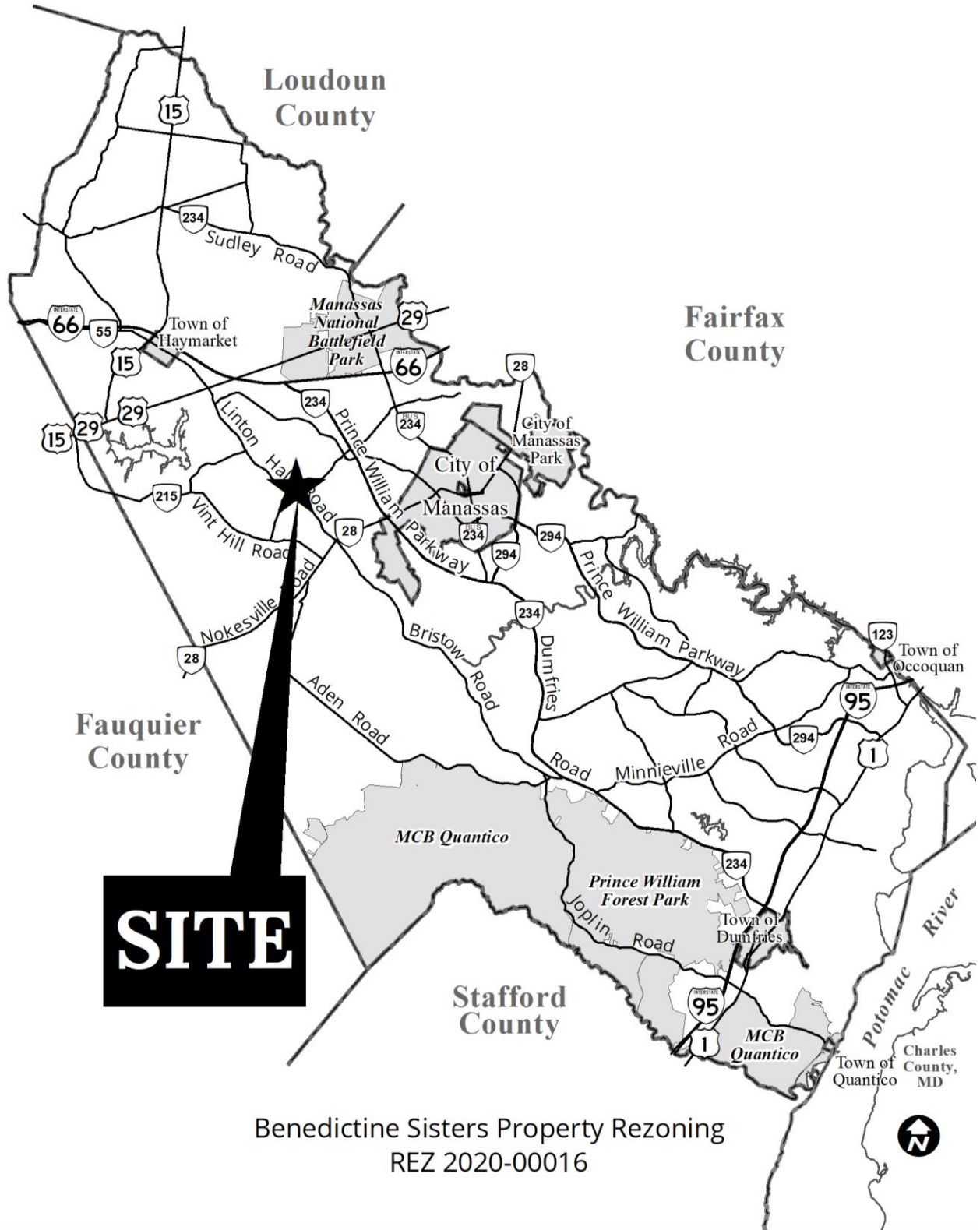
The Planning Commission has until June 15, 2021, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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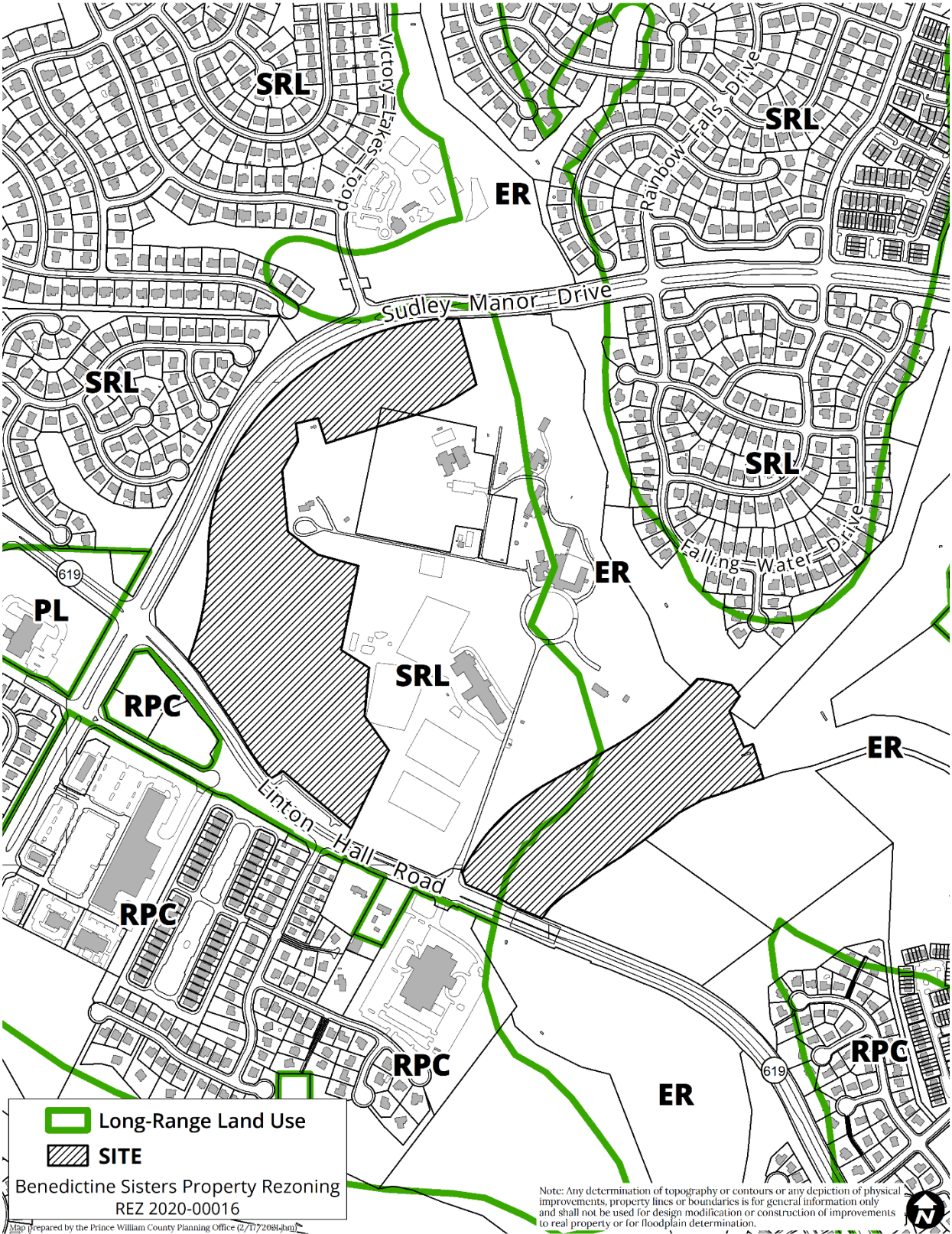
ATTACHMENTS

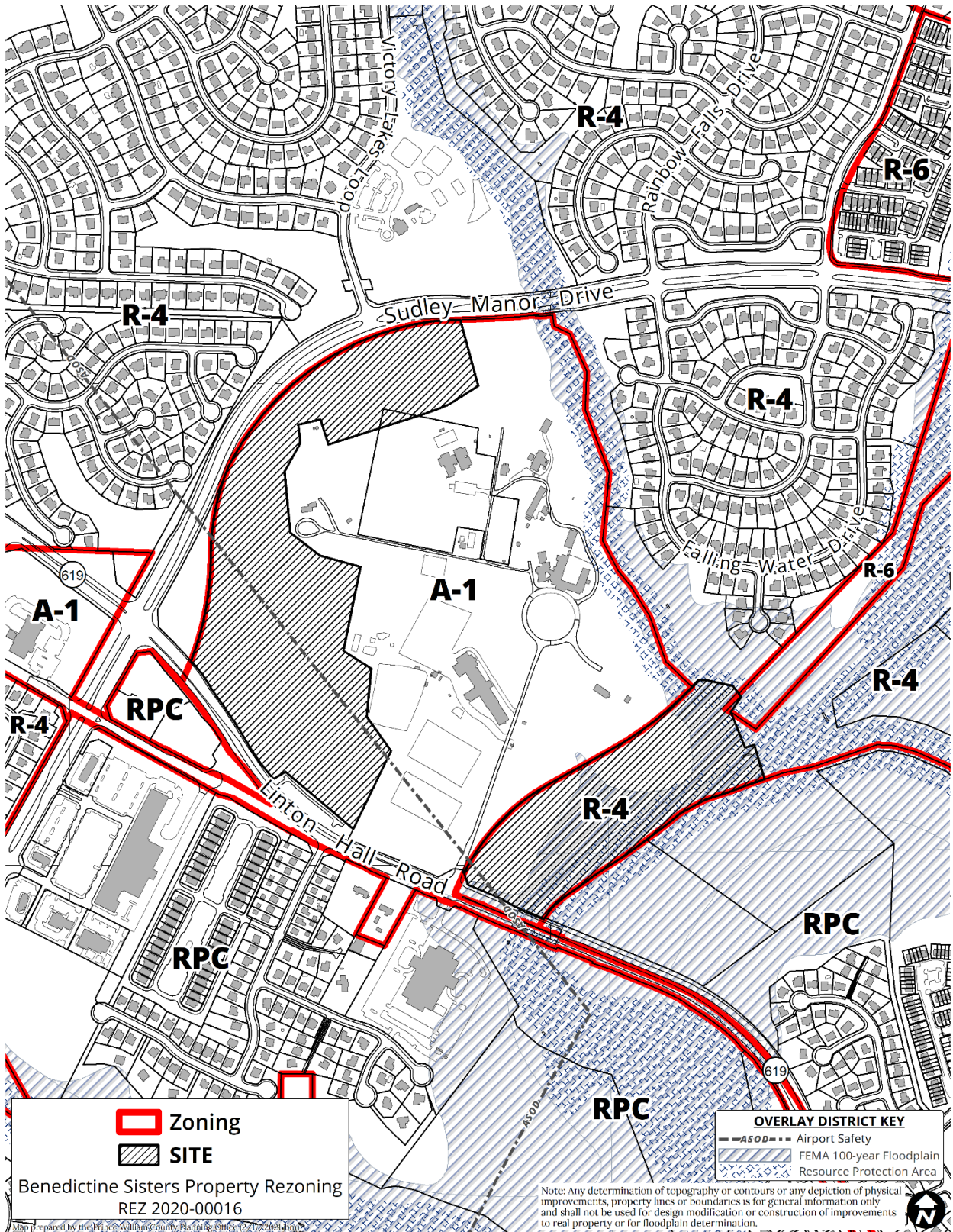
Area Maps
Staff Analysis
Proffer Statement
Master Zoning Plan
Landscaping Plan
Sight Distance Profiles
Surrounding Density Exhibit (by Applicant)
Design Guidelines
Fiscal Impact Analysis (by Applicant)
Historical Commission Resolutions



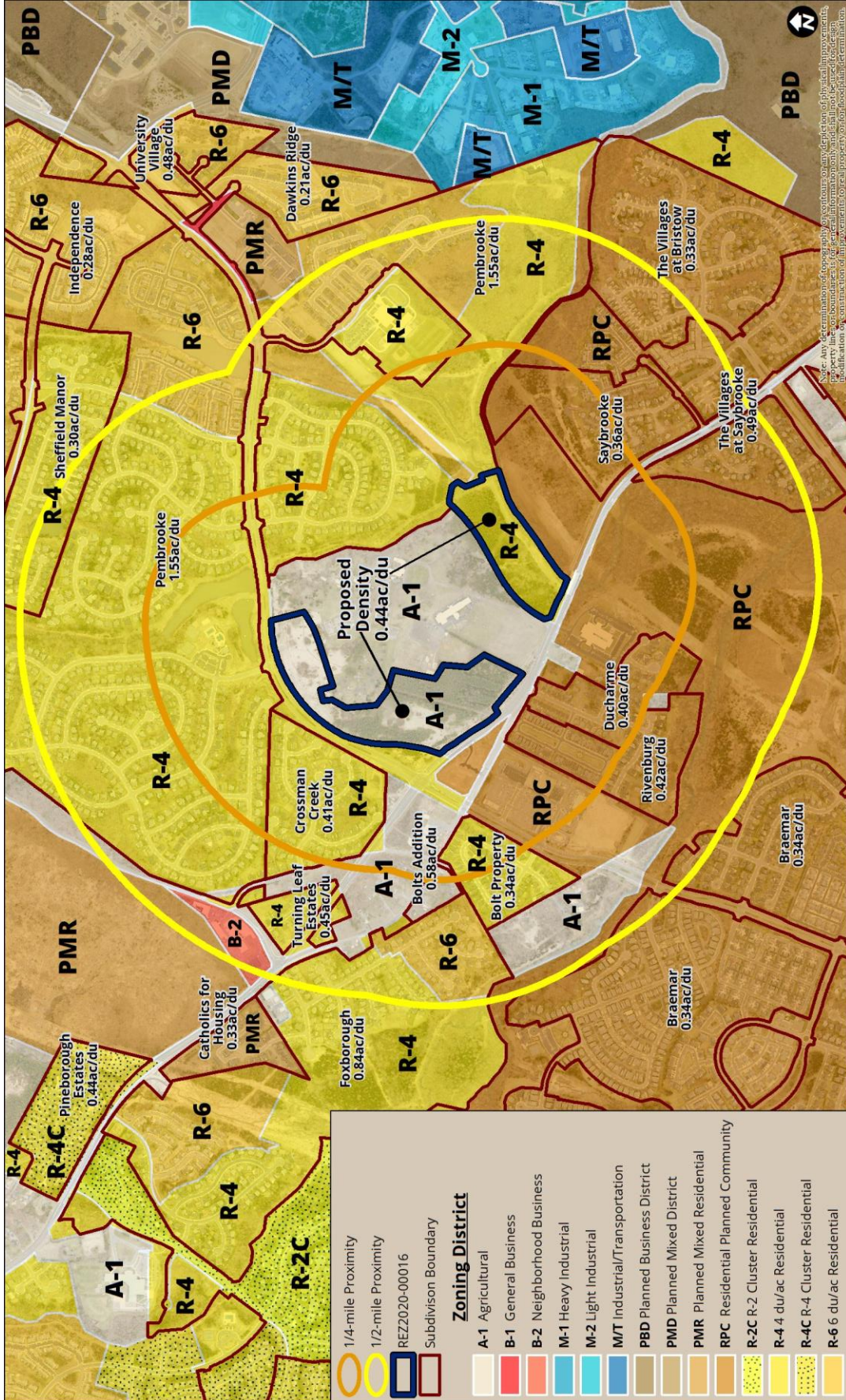
Benedictine Sisters Property Rezoning
REZ 2020-00016







Development Densities Vicinity Map



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

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

| Direction | Land Use | Long-Range Future Land Use Map Designation | Zoning |
|-----------|---|--|----------|
| North | Single-family residential; Victory Lakes Community Center and HOA open space land | SRL; ER | R-4 |
| South | Braemar Village Plaza (vacant); existing commercial/retail strip development in Braemar Village, residential townhouses (Ducharme), and Grace Life Community Church | RPC; ER | RPC |
| East | Linton Hall School; open space/fields associated with Benedictine Sisters campus; Broad Run Linear Park | SRL; ER | A-1; R-4 |
| West | Victory Lakes HOA open space; existing suburban residential development (Crossman Creek) across Sudley Manor Drive | SRL; ER; RPC | R-4; A-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 Applicant is requesting to rezone the subject property from A-1, Agricultural, and R-4, Suburban Residential, to PMR, Planned Mixed Residential, to develop an age-restricted, planned mixed residential community. The project will have three (3) land bays, with the following unit type, area, and density, as listed below:

- Land Bay 1; 64 SFDs in 26.15 acres = 2.45 units/acre
- Land Bay 2; 63 SFAs in 10.85 acres = 5.81 units/acre
- Land Bay 3 = 11.3 acres (conservation area); 7 acres (park area)
- Total Density Combined for Project (gross) = 127 units/55.3 acres; 2.30 units/acre

This site is located within the Development Area of the County, and is designated as SRL, Suburban Residential Low, and ER, Environmental Resource. The following table summarizes the uses and densities intended within the SRL and ER designations as they relate to this project:

| Long-Range Land Use Map Designation | Intended Uses and Densities |
|--|--|
| <p>Suburban Residential Low (SRL)</p> <p><i>(western portion of site area; proposed for development)</i></p> | <p>The purpose of the 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, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.</p> |
| <p>Environmental Resource (ER)</p> <p><i>(southeastern portion of site area; proposed for preservation/park area)</i></p> | <p>Environmental Resources include all 100-year floodplains as 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> |

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The proposed rezoning of the subject property from A-1, Agricultural, and R-4, Suburban Residential, to PMR, Planned Mixed Residential, as proffered, directly implements the current SRL, Suburban Residential Low, and ER, Environmental Resource, land use designations within the Comprehensive Plan. In addition, in the SRL use designation, up to 25 percent of the total land area may be single-family attached. For this proposal, 10.85 acres or 19.6% of the project area (Land Bay 2) is planned for single-attached (townhouse) units, which is in line with the current policy.
- **Proffered Master Zoning Plan (MZP) & Uses:** As proffered, development of the property shall be in substantial accordance with the MZP, with three (3) land bays and a specific layout. As per the Comprehensive Plan, cluster housing and the use of the planned development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives. The property is being developed as an age-restricted adult community, with a maximum of 127 residential dwellings to be contained within 37 acres. The dwelling unit mix shall consist of 64 single-family detached homes and 63 single-family attached homes. There is also a 18.3-acre area to the east, which is being preserved for public park land and conservation area.
- **Expansion of Age-Restricting Housing:** This project will deliver up to 127 age-restricted dwelling units in a planned, mixed residential community that is oriented for active persons, 55 years of age and above. As such, it will help to expand and deliver this housing option for aging residents in the County.
- **Consistency with Surrounding Area:** The subject property is surrounded by primarily suburban residential uses and associated HOA open space. The site is within a corridor that is dominated by suburban residential and planned mixed residential, and with a couple of religious institutional and school-related uses. By changing the zoning to PMR, as proffered, it will remain compatible with the surrounding area context.

Proposal's Weaknesses

- None identified.

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.

Proposal's Strengths

- **Landscaping & Buffering Commitments:** As proffered, the Applicant shall provide landscaping and buffering in substantial conformance to the MZP and as described in the Design Guidelines. Specifically, the Applicant shall provide landscaping/buffering as follows:
 - A 30-foot-wide buffer shall be provided around the perimeter of the site as shown on the Landscape and Buffer Plan. Within the buffer, the Applicant may preserve existing trees and shall install supplemental landscaping, as needed, to satisfy a Type "B" planting standard. Any supplemental landscaping must be native species.
 - The Applicant agrees to retain the existing 10-foot wide and the existing 15-foot-wide landscape easements as they were established during the development of Victory Lakes and are currently platted. The Applicant shall maintain the remaining original landscaping as currently located along Sudley Manor Drive frontage of the Property (original landscaping is quantified as including a total of 1167 plant units).
 - The location of additional original planting established during the development of Victory Lakes coincides with the proposed Existing 25-foot Wide Landscape Area Plan shown on the "Existing 25-foot Landscape Area Plan" Sheet 10 of 10 of the MZP and in the Design Guidelines. The original landscaping shall be maintained within this 25-foot-wide Landscape Area or shall, as replacement of material is performed, be relocated into the 10-foot wide or 15-foot-wide landscape easements.
 - All replaced landscaping shall be species indigenous to Prince William County, unless otherwise approved in writing by the County Arborist. Where the 25-foot-wide Landscape Area and proffered 30-foot-wide perimeter buffer coincide, the overlapping area will be planted per the 30-foot buffer standard.
- **Signage Entrance Feature:** As proffered, all monument entry features with a brick and/or stone base identifying the project shall be permitted at the entrances on Linton Hall Road and Sudley Manor Drive. The monument entry feature(s) shall be landscaped with plantings to include existing trees, understory trees, shrubs, perennials, grasses and lawn, and any lighting shall be low intensity and shall be shielded so that it does not shine upward beyond the height of the entry feature. All signs shall be subject to permits and permit review in accordance with Section 32-250.23. of the Zoning Ordinance.
- **Design Guidelines & Community Features:** The Applicant has provided Community Design Guidelines, which offer specific design themes for the residential dwelling unit types, building style, open space, streetscaping, lighting, recreational and outdoor amenities, pedestrian pathways, entrance features, and landscaping. Overall building and site design shall be in substantial conformance with the concepts in the Design Guidelines.

- Homeowners Association:
 - As proffered, the Applicant shall establish a homeowners' association for the Property ("HOA"), which shall be responsible for: (a) administration of covenants, design guidelines and the Design Review Committee ("DRC"); and (b) maintenance of common areas and improvements including private roads, buffers, fencing, the entrance features, and the amenity area on the Property.
 - The HOA or DRC shall oversee implementation of the covenants, conditions & restrictions ("CCRs") to be established for the community. The DRC, through its interpretation/approval powers, shall be responsible for ensuring high quality development by reviewing site plans, exterior architectural elevations, and façade treatments for compliance with the CCRs. The CCRs shall include the following:
 - i. Architectural style.
 - ii. Building materials and colors.
 - iii. Lighting, landscaping, and fencing.
 - iv. All other exterior architectural modifications or additions.

Proposal's Weaknesses

- None identified.

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

Cultural Resources Plan Analysis

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

A Phase I report was submitted for a portion of the property, titled "Phase I Archaeological Survey of a 18.1 Hectare (44.8 acre) Portion of the Benedictine Sisters of Virginia Property (Dutton 2020)." The report identified one archaeology site, #44PW2053, a twentieth century scatter of trash. The site was recommended not eligible for listing on the National Register of Historic Places, with the County

concurring. No additional studies are recommended. Curating the artifacts with Prince William County is recommended.

The Historical Commission reviewed this item at their March 10, 2020 and recommended “No Further Work” on this application. Subsequently, their meeting on July 14, 2020, the Commission reviewed the report and concurred with the recommendations that artifacts be donated to and curated with the County. The County Archaeologist concurs. Both resolutions are attached at the end of the report.

Proposal’s Strengths

- **No Further Work:** The Historical Commission reviewed this proposal at its March 10, 2020 and July 14, 2020 meetings and determined that no further work was needed. The County Archaeologist concurs.
- **Commitment to Donation & Curation:** As proffered, within two (2) months of acceptance of the final cultural resource report, the Applicant shall dedicate all artifacts appropriate to curate with the County, and shall pay a curation fee identical to VDHR’s curation fee at the time of delivery of the artifacts to the County.

Proposal’s Weaknesses

- None identified.

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

Environment Plan Analysis

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

The parcels impacted by this rezoning proposal are mix of managed turf, old field successional meadows, and forested tracts. The separate 18.3-acre parcel to the southeast contains Chesapeake Bay Resource Protection Area (RPA) associated with Broad Run and 100-year floodplain features. According to the environmental constraints analysis (ECA) which was submitted with this application, there two (2) specimen trees, one in good condition and one in fair condition, were identified within the project boundary. The specimen tree in good condition is inside of the proposed 18-acre conservation area and will remain. Four (4) additional specimen trees were located close to the

project boundary. These four (4) trees are all in fair or poor condition. There is no known presence of threatened and/or endangered species within the project limits.

SUBWATERSHED: Broad Run subshed 260
 IMPERVIOUS / PERVIOUS: 10.35 acres / 44.95 acres
 RARE, THREATENED, AND ENDANGERED SPECIES: No suitable habitat

SOILS:

| No. | Soils name | Slope | Erodibility |
|-----|----------------------|-------|-------------|
| 1A | Aden silt loam | 0-2% | Slight |
| 4B | Arcola silt loam | 2-7% | moderate |
| 7A | Bermudian silt loam | 0-2% | Slight |
| 11B | Calverton silt loam | 0-7% | Moderate |
| 15A | Comus loam | 0-2% | Slight |
| 16A | Delanco fine sandy | 0-4% | Slight |
| 17A | Dulles silt loam | 0-2% | Slight |
| 20B | Elsinboro sandy loam | 2-7% | Moderate |
| 35B | Manassas silt loam | 2-7% | Moderate |
| 46B | Panroama silt loam | 2-7% | Moderate |
| 56A | Waxpool silt loam | 0-2% | slight |

The proposal involves an offsite 18.3-acre parcel that is separated from the proposed area for the development. This parcel would have 7.0 acres dedicated for a public park and the remaining 11.3 acres dedicated as a Conservation Area. Current policies speak to providing protected open space through the use of clustering and providing preservation of environmental resources. This is the Applicant’s focus of environmental protection, yet it is largely undevelopable since it is encumbered by an RPA and 100-year floodplain covering approximately 63% (12.3 acres) of the 18.3 acres. While it provides a valuable addition to the Broad Run Stream valley corridor, it does not fully mitigate the development impacts on the separate parcel where cluster housing is proposed.

The latest site layout has been modified to reduce the overall number of lots and increase the preserved tree save area. In addition, new plantings are provided to supplement areas of existing undisturbed trees/vegetation. Through a combination of increased tree save area and reforestation of 1.5 acres, the Applicant can achieve the 20% requested onsite forest/vegetation preservation.

The open space requirement in the PMR zoning district is 30%. For this proposed development, this is well exceeded at 64.4 % for the total project area. The following provides a further area breakdown of the open space provided, based on the various land bays:

- Land Bays 1 & 2 (residential development) = 17.3 acres of 37 acres, or 46.8%
- Land Bay 3 (conservation/park area; not developed) = 18.3 acres
- Total for Project (Land Bays 1, 2, & 3) = 35.6 acres of 55.3 acres, or 64.4% (gross)

Proposal's Strengths

- Passive Open Space and Dedicated Open Space: The 18.3-acre parcel, located at the southeastern end of the property, identified as GPIN 7595-07-3280, shall be set aside as open space and allocated as follows, and as shown in the MZP:
 - "Proposed ±11 Acre Conservation Area" shall be reserved as "natural open space", to support a native forest community.
 - "Proposed ±7 Acre Park Dedication Area" shall be conveyed to the Board of County Supervisors for use as a public park.
- Conservation Area and Easement: As proffered, the Applicant shall record the appropriate covenants and deeds and/or plats for the proposed conservation area. Such area shall be subject to a covenant that the existing trees, supportive of a native forest community, shall not be disturbed or removed and that no use of the conservation area shall be made without specific authorization from the County. Maintenance within the conservation area shall be the responsibility of the fee title owner of the property.
- Limits of Clearing and Grading: As proffered, the Applicant shall limit clearing and grading on the Property to those areas depicted on the MZP.
- Soil Remediation: As proffered, the Applicant shall remediate soils in areas where landscaping is proposed and where there is currently pavement and/or compacted gravel and soils so that they shall be suitable for planting.
- Tree Save: As proffered, prior to the first submission of each final site/subdivision plan, the Applicant shall contact the County Arborist and walk the development area after the limits of clearing have been flagged to determine if there are existing trees that might be preserved with a reasonable adjustment of the limits of clearing.
- Tree Canopy/Reforestation: As proffered, the Applicant shall maintain a minimum of 14% of the net development area in existing tree canopy (5.9 acres). The Applicant will provide an additional 1.5 acres of reforestation to meet the total tree canopy requirement of 7.4 acres.

Proposal's Weaknesses

- None identified.

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

Fire and Rescue Plan Analysis

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

As submitted, the proffers and MZP show the single-family dwellings having a side set back of 5 feet. Since this is less than 10 feet, Section 32-306.12.3.(a) of the Zoning Ordinance requires either a fire sprinkler system installed in each house or non-combustible exterior cladding, or an equivalent 2-hour fire resistive wall between the two houses. This will need to be addressed at site plan and building plan review.

Fire/Rescue Station #25 (Linton Hall) is the first due fire/rescue resource for the project site. The site is within the required 4.0-minute travel time for Basic Life Support and Fire Suppression, and is within the required 8.0-minute travel time for Advanced Life Support. In FY 2019, Station 25 responded to 3,350 incidents, with a workload station capacity of 4,000 incidents per year.

The FY 2021-2026 Capital Improvement Program (CIP) includes Station #22 (Balls Ford), which is currently under construction. This new facility will become the first due station resource for the rezoning site. The proposed location of Station 22 will affect the total response for Station 25, but the full effect has yet to be determined. Occupancy is scheduled for March 2021. Systemwide response times are expected to improve and ease the burden on existing nearby stations.

Proposal's Strengths

- **Monetary Contribution:** As proffered, prior to and as a condition of issuance of occupancy permit for each new home proposed, the Applicant shall make a monetary contribution to the Board of County Supervisors of \$1,000 per dwelling constructed on the property to be used for fire and rescue purposes.
- **Inside of 4.0-Minute Travel Time:** The site is located within the 4.0-minute travel time for basic life support and fire suppression.
- **Inside of 8.0-Minute Travel Time:** The site is located within the 8.0-minute travel time for advanced life support services.
- **Station Workload:** FY 2019 figures indicate that Fire and Rescue Station #25 responded to 3,350 incidents, while the workload capacity for Station 25 is 4,000 incidents per year. As such, it is operating within capacity.

- Expected Response Time Improvements: With the new station #22 under construction, the station's first due area (#25) will experience response time improvements. Systemwide response time improvements are also projected to improve, which will help ease emergency response call volume on existing stations.

Proposal's Weaknesses

- None identified.

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

Library Plan Analysis

Access to a variety of information is a valuable service provided by the County. The Library Plan sets out policies and action strategies that further the County's goal of providing adequate library facilities and information resources to our residents. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility.

The 2008 Comprehensive Plan contains Levels of Service (LOS) standards for libraries. LOS standards for library services are measured by the per capita facility, site, and volume standards, applied to the number of new residences to be developed at a particular site for which a rezoning is sought. Application of these LOS standards has determined that, countywide, eight (8) new full-service libraries will be needed by the year 2030 to provide adequate public library facilities for current and anticipated future populations.

The closest existing library facilities are Nokesville Neighborhood Library and Bull Run Regional Library, which are approximately 5 miles from the subject property. The Fiscal Impact Analysis provided by the Applicant (attached at end of this report) calculates the anticipated impact from the proposed development on libraries, which is approximately \$36/resident. This monetary contribution has been added to the proffers to help mitigate the anticipated impact.

Proposal's Strengths

- Monetary Contribution: As proffered, prior to the issuance of the occupancy permit for each new home proposed, the Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$75 per dwelling constructed on the property to be used for library purposes.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Libraries component of the Comprehensive 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.

PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA

| <u>Park Type</u> | <u>Park Name</u> |
|---------------------------|--|
| Neighborhood | None |
| Community | Valley View Park |
| Regional | Prince William Golf Course Rollins Ford Park (not yet developed) |
| Linear/Resource Trails | Broad Run Linear Park, Brentsville Courthouse, Bristoe Station Battlefield Broad Run Greenway |

This rezoning offers direct benefits to the Broad Run Linear Park and the Broad Run Greenway trail, particularly in the form of an established buffer area, and additional acreage. The Department of Parks, Recreation, and Tourism (DPRT) finds the following overall benefits for the proposal:

- The Applicant has proposed adequate onsite amenities to offset potential impacts to existing neighborhood parks and provide a variety of active recreation opportunities for future residents.
- The Applicant has proposed dedication of ±7 acres of land as an addition to the Broad Run Linear Park, enhancing the park and the Broad Run Greenway Corridor. In addition, the applicant has proposed to reserve ±11.3 acres, immediately adjacent to the park parcel, as a "Conservation Area" to be reserved as undeveloped open space.
- The Applicant has proposed a sidewalk/trail connection, along Linton Hall Road, between the proposed residential development and Broad Run Linear Park.

Proposal Strengths

- Park Area Dedication: As proffered, the Applicant shall dedicate and convey in fee simple to the Board of County Supervisors, ±7 acres for inclusion as part of the Broad Run Linear Park, subject to all matters of record among the land records of Prince William County, for use as open space/passive recreation purposes.
- Extended Trail Connection: As proffered, an 8-foot-wide asphalt trail connection shall be made from the proposed sidewalk on Linton Hall Road to the existing Broad Run Linear Trail. The trail design standards, including width, may be modified to address topography, available right-of-way (ROW), and location of other related improvements and structures.

Proposal Weaknesses

- None identified.

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

Police Plan Analysis

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

At this time, the Police Department does not believe this application will create significant impact on calls for service. 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.pwcgov.org/government/dept/police/Pages/CPTED.aspx> Aspects of safety should be incorporated into the overall design of the community.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available from an existing 24-inch water main located on Linton Hall Road and an existing 16-inch water main located on Sudley Manor Drive. The developer will be required to provide an adequately sized water main looped through the site connecting to both the existing 16-inch and 24-inch water mains for increased reliability and water quality. 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. Public sewer is available from an existing 48-inch gravity sewer located on Linton Hall Road near the southeast corner of the property.

Grinder pumps in the sanitary sewer system may be required. The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, 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.

Transportation Plan Analysis

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

rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The community will have two access points – one on Linton Hall Road and one on Sudley Manor Drive. The Applicant proposes a full movement access onto Sudley Manor Drive at Victory Lakes Loop and a right-in/right-out access on Linton Hall Road. A left-turn lane exists on Sudley Manor Drive into the proposed entrance, which meets current DCSM and VDOT standards. However, a DCSM standard right-turn lane must be provided into the proposed Sudley Manor Drive and Linton Hall site entrances.

The Applicant is providing the required right-turn lane at its Sudley Manor Drive entrance and submitted a turn lane length waiver to the Department of Transportation for review regarding the right-turn lane and taper into the proposed entrance on Linton Hall Road. The turn lane length waiver is approved for Sudley Manor Drive and this issue is adequately addressed. In addition, a reduced length right-turn lane waiver was approved for Linton Hall Road.

The proposed age-restricted community does not include street or pedestrian connections to the adjacent St. Benedictine Monastery or Linton Hall School. In the event these adjacent uses change to a compatible use, interparcel access is recommended. The Applicant has agreed to provide a 40-foot-wide interparcel access easement to the adjacent property east of the site.

A Traffic Impact Analysis (TIA) was not warranted for this proposal, as it does not generate enough traffic to exceed the thresholds established in the DCSM.

The following summary table provides the latest Virginia Department of Transportation (VDOT) traffic counts and Prince William County Travel Demand model level of service (LOS) information in the vicinity of the site for Linton Hall Road and Sudley Manor Drive.

| Roadway Name | Number of Lanes | 2019 VDOT Annual Average Traffic Count | 2015 Daily LOS |
|---------------------|------------------------|---|-----------------------|
| Linton Hall Road | 4 | 22,000 | B |
| Sudley Manor Drive | 4 | 22,000 | B |

Proposal's Strengths

- Site Access: Access to the property shall be provided from Linton Hall Road and Sudley Manor Drive as shown on the MZP. The final location and design will be shown on the final site/subdivision plan.
- Provision for Future Interparcel Connection: An interparcel connection to the A-1 zoned portion of the property will be reserved and permitted if and when that property is rezoned to a compatible use. The location of the interparcel connection will be generally as shown on the MZP at the end of Road D, with the final location and size (capacity) to be determined

at the time of final site/subdivision plan review for the abutting property, and will be based on the size, capacity, and configuration of the internal roads within the Property.

- Sidewalks & Trail Improvements: Subject to obtaining all necessary off-site easements and applicable County approvals, the Applicant will provide the following:
 - i. A five (5) foot wide sidewalk extension along Linton Hall Road from the existing entrance to GPIN 7495-98-0459 connecting to the intersection of Sudley Manor Drive, as identified on the MZP, with first final site/subdivision plan (or shown on a separate public improvements plan filed concurrently with the first site/subdivision plan) for the Property.
 - ii. The existing Shared Use Trail (Pedestrian/Bike Trail) along Sudley Manor Drive and Linton Hall Road adjacent to GPIN 7495-88-1285 will be improved to current width and street setback (buffer) requirements provided that the necessary right-of-way is available for dedication from the owner, Victory Lakes Community Association.
- Onsite Bicycle Parking. The Applicant will provide two (2) bike parking facilities onsite in the locations shown on the MZP, or other locations as approved at time of final site/subdivision plan review. The bike parking will conform to the Association of Pedestrian and Bicycle Professional (APBP) standards on the final approved site/subdivision plan.

Proposal's Weaknesses

- None identified.

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

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:

- Monetary Support Contribution for Aging Services: With this application, there are 127 age-restricted residential dwellings are being proposed, with a mixture of up to 64 single family detached homes and 63 single family attached (townhouse) homes. As proffered, prior to and as a condition of issuance of the first occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution of \$150 per dwelling constructed on the property to be used for services provided by the Area Agency on Aging.

- **Schools Impact:** This application was forwarded to the Schools Division and no comments were provided. With this development being proposed as age-restricted/senior housing, no significant impacts to County schools are anticipated.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into the proffers for this rezoning request. The waivers and modifications are as noted in the MZP and as follows:

- A. Waiver of Section 32-306.21 of the Zoning Ordinance to allow the elimination of the nonresidential secondary use requirement within the PMR District.
 - *Staff supports, as submitted. SRL is the appropriate use designation that implements the existing residential land use pattern in the area context. The secondary use component is open space, for the proposed park and conservation area, which directly implements the ER designation at the eastern end of the site.*

- B. The following dwelling unit types are proposed pursuant to Zoning Ordinance section 32-700.25 to allow greater variety of housing types and encourage a more compact, cohesive, and walkable community with a sense of identity. In addition to the specific housing types provided in the following section, the Zoning Administrator may approve dwelling types permitted for construction and shall specify the minimum performance standards consistent with section 32-280.01.3 and after comparison to the performance standards for the most comparable housing unit types provided herein. The Zoning Administrator may approve modifications in any of the minimum development standards provided in this section, other than relating to required side setbacks. No standard shall be reduced by more than 20% of the required minimum and the minimum standards for the housing unit type shall collectively be met or exceeded in the area where the modification is proposed.

HOUSING TYPES AND PERFORMANCE STANDARDS

- i. **Modified Cluster House.** This dwelling type is a single-family residence which is fully detached from neighboring structures.
 - 1) Minimum Lot Area: 5,500 sq. ft.
 - 2) Maximum Lot Coverage: 0.60
 - 3) Maximum Building Height: 40 ft.
 - 4) Minimum Setbacks:
 - a) Front Setback to Garage: 20 ft.
 - b) Side: 5 ft.

- c) Corner Lot (Side): 15 ft.
- d) Rear Lot Line to House: 25 ft.
- 5) Minimum Setbacks for Unroofed Decks, Stoops, Landings, and Similar Features:
 - a) Front: 10 ft.
 - b) Side: 5 ft.
 - c) Corner Lot (Side): 15 ft.
 - d) Rear: 8 ft.
- 6) Minimum Lot Width: 50 ft.
- 7) Minimum Lot Width at BRL on Cul-De-Sac: 45 ft.
- 8) Pipestem standards — Per section 32-300.61.10.

➤ *Staff supports, as submitted. To allow greater variety of housing types and encourage a more compact, cohesive, and walkable community with a sense of identity, the Modified Cluster House, is being proposed.*

ii. **Modified Townhouse.** This dwelling type consists of a single-family attached unit, with individual outside access. Rows of townhouses shall contain no more than seven dwelling units in a group.

- 1) Minimum Lot Area: 2,500 sq. ft.
- 2) Maximum Lot Coverage: 0.70
- 3) Maximum Building Height: 45 ft.
- 4) Minimum Setbacks:
 - a) Front Setback to Garage: 20 ft.
 - b) Side: 10 ft.
 - c) End Unit (Side): 10 ft.
 - d) Rear Lot Line to House: 15 ft.
- 5) Minimum Setbacks for Unroofed Decks, Stoops, Landings, and Similar Features:
 - a) Front without garage: 10 ft.
 - b) Side: 5 ft.
 - c) End Unit (Side): 10 ft.
 - d) Rear: 8 ft.
- 6) Minimum Lot Width: 27 ft.

➤ *Staff supports, as submitted. To allow greater variety of housing types and encourage a more compact, cohesive, and walkable community with a sense of identity, the Modified Townhouse, is being proposed.*

- C. Modification of DCSM Section 602.07.F. to allow a 100-foot southbound right turn lane and a 200-foot taper on Linton Hall Road.
- *The Applicant is providing the required right-turn lane at its Linton Hall Road entrance and submitted a turn lane length waiver to the Department of Transportation. This waiver has been approved.*
- D. Modification of DCSM Section 602.07.F. to allow a 200-foot southbound right turn lane and a 200-foot taper on Sudley Manor Drive.
- *The Applicant is providing the required right-turn lane at its Sudley Manor Drive entrance and submitted a turn lane length waiver to the Department of Transportation. This waiver has been approved.*

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 Area Agency on Aging
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Libraries
- 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)

PROFFER STATEMENT

RE: #REZ2020-00016 Benedictine Sisters Property
Applicant: Brookfield Washington, LLC
Record Owners: Benedictine Sisters of VA, Inc.
Property: GPINs: 7595-07-3280, 7495-98-0459, (part) and 7495-99-3943 (part)
("Property")
Acreage: 55.33 acres, Brentsville Magisterial District
Current Zoning: A-1, Agricultural and R-4 Suburban Residential
Proposed Zoning: PMR, Planned Mixed Residential
Date: March 3, 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions and shall supersede all other proffers made prior hereto on the subject Property. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void, and the proffers associated with #REZ90-0067 applicable to GPIN 7595-07-3280 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. Similarly, existing uses on the Property shall continue as lawful nonconforming uses until such time as such uses are removed and replaced by the improvements proposed herein. The term "Applicant" shall include all future owners and successors in interest. The term "Property" shall mean the property that is the subject of this rezoning.

For purposes of reference in this Proffer Statement, the Master Zoning Plan ("MZP") shall be the plan prepared by Bohler, entitled "Master Zoning Plan, Benedictine Sisters Property", dated February 16, 2021 which contains the following sheets:

| | |
|-----------|---------------------------------------|
| Sheet 1: | Cover Sheet |
| Sheet 2: | Overall Plan |
| Sheet 3: | Land Use Plan |
| Sheet 4: | Landscape and Buffer Plan |
| Sheet 5: | Transportation and Utility Plan |
| Sheet 6: | Site Details |
| Sheet 7: | Site Details |
| Sheet 8: | Sight Distance Plan and Profile |
| Sheet 9: | Sight Distance Plan and Profile |
| Sheet 10: | Existing 25' Wide Landscape Area Plan |

PROFFER STATEMENT
#REZ2020-00016, Benedictine Sisters Property
Applicant: Brookfield Washington, LLC
Date: March 3, 2021

1. USES AND DEVELOPMENT

- A. The Property shall be developed as an age-restricted adult community as further described in the following proffered conditions. The Property shall be developed with a maximum of one hundred twenty-nine (127) residential dwellings. The dwelling unit mix shall consist of a maximum 64 single family detached homes and a maximum of 63 single family attached homes.
- B. Development of the Property shall be in substantial accordance with the MZP, however, reasonable modifications to the road alignment, buffers, lot layout, building, utilities, amenities, parking, and similar features shall be permitted to address final engineering requirements and considerations as determined necessary and appropriate at the time of final site/subdivision plan review.
- C. A boundary line adjustment/resubdivision of GPIN 7495-99-3943 shall be required to assure that the existing 10-acre lot does not become nonconforming with minimum lot area requirements for the A-1, Agricultural zoning district. The boundary line adjustment/resubdivision for GPIN 7495-99-3943 shall be completed concurrent with recordation of the residential lots approved with the rezoning requested herein.

2. COMMUNITY DESIGN

- A. Site landscaping and buffers (which may contain fences and utility crossings) shall be provided as substantially shown on the MZP, subject to final engineering requirements and considerations at the time of final site/subdivision plan review. Where existing vegetation is preserved within landscaped area or buffers, it shall be credited against the plant unit requirements identified in the Design and Construction Standards Manual (“DCSM”) and, where the existing vegetation is sufficient, as determined by the County in consultation with the Applicant, it may satisfy said requirements.

The Applicant shall provide landscaping and buffering as described in the MZP and Design Guidelines prepared by the Land Planning and Design Group, Inc. dated February 16, 2021 (“Design Guidelines”) and as detailed in the following areas:

- i. A 30 foot wide buffer shall be provided around the perimeter of the site as shown on the Landscape and Buffer Plan. Within the buffer, the Applicant may preserve existing trees (excluding dead, dying or unhealthy trees) and shall install supplemental landscaping, as needed, to provide (when the existing and supplemental landscaping is considered in the aggregate), a type “B” planting standard as set forth in the DCSM. Any supplemental landscaping provided in said buffer must be native species.

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

- ii. The Applicant agrees to retain the existing 10 foot wide and the existing 15 foot wide landscape easements as they were established during the development of Victory Lakes and are currently platted. The Applicant shall maintain the remaining original landscaping as currently located along Sudley Manor Drive frontage of the Property (the original landscaping is quantified as including a total of 1167 plant units as plant units are defined in the DCSM Table 8-3). However, the Applicant shall be allowed to remove said landscaping where required for engineering purposes as demonstrated on the final site/subdivision plan. Any removed landscaping shall be replaced prior to final bond release.
 - iii. The location of additional original planting established during the development of Victory Lakes coincides with the proposed Existing 25-foot Wide Landscape Area Plan shown on the “Existing 25 foot Landscape Area Plan” Sheet 10 of 10 of the MZP and in the Design Guidelines page 16. The original landscaping shall be maintained within this 25 foot wide Landscape Area or shall, as replacement of material is performed, be relocated into the 10 foot wide or 15 foot wide landscape easements. An inventory of the existing plantings, including species and location, will be included as part of the site/subdivision plan provided for review and approved by the County.
 - iv. All replaced landscaping shall be species indigenous to Prince William County, unless otherwise approved in writing by the County Arborist. Where the 25 foot wide Landscape Area and proffered 30 foot wide perimeter buffer referenced in Proffer #2.A.i coincide, the overlapping area will be planted per the 30 foot buffer standard.
 - v. The Applicant shall use commercially reasonable efforts to execute a separate maintenance agreement between Victory Lakes Community Association (VLCA) and the Homeowner Association (HOA) established with the development of the subject property to reassign the maintenance obligation of the existing landscaping to the new HOA. Such agreement shall include irrigation for the plantings described herein.
- B. All monument entry features with a brick and/or stone base identifying the project shall be permitted at the entrances on Linton Hall Road and Sudley Manor Drive. The monument entry feature(s) shall be landscaped with plantings to include existing trees, understory trees, shrubs, perennials, grasses and lawn, and any lighting shall be low intensity and shall be shielded so that it does not shine upward beyond the height of the entry feature, as depicted in the Design Guidelines. All signs shall be subject to permits and permit review in accordance with the requirements of Zoning Ordinance section 32-250.23.

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

C. Design Guidelines.

- i. Building and site design shall be in substantial conformance with the design concepts in the Design Guidelines subject to minor modifications as determined necessary due to final engineering requirements and considerations.
- ii. Themed street lighting, and lighting along the pedestrian pathways and in courtyards shall be provided as described in the Design Guidelines. These features shall be shown on the final site/subdivision plan for the area proposed and construction of said amenity area shall be completed prior to release of the final performance bond where the individual recreation area have frontage.
- iii. The Applicant shall construct an amenity area, the location of which is shown on the MZP, may include a community garden, pickleball court(s), bocce ball, fire pit, and/or an outdoor picnic area as shown in the Design Guidelines. These features shall be shown on the final site/subdivision plan for the area proposed and construction of said amenity area shall be completed prior to release of the final performance bond.
- iv. Streetscapes. Streetscape plantings shall be as described in the Design Guidelines. The right-of-way (ROW) width for the internal streets may be reduced to provide better separation of street plantings from utility locations. The ROW width will be subject to approval by the Prince William County Department of Transportation and Virginia Department of Transportation (VDOT) as determined at the time of final site/subdivision plan review.
- v. Variations from the Master Zoning Plan, Design Guidelines and the monument entry features proffered herein shall be permitted, provided the integrity of the overall site layout is not compromised and subject to a finding by the Planning Director that the variation will provide an equal or improved design. Compliance shall be demonstrated at the time of final site/subdivision plan review, building permit review, and/or other appropriate step in the County permitting processes.

3. **ENVIRONMENTAL**

- A. Stormwater Management/Best Management Practices. Stormwater Management and/or Best Management Practices shall be provided on-site and/or off-site, (pursuant to Section 32-250.73.1 of the Zoning Ordinance), in the location shown on the MZP and in accordance with the DCSM, unless modified or waived during final site/subdivision plan review.

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

- B. Passive Open Space and Dedicated Open Space. The 18-acre parcel currently zoned R-4 and known as GPIN 7595-07-3280 shall be set aside as open space associated with the proposed rezoning and allocated as follows:
- i. The portion of GPIN 7595-07-3280 identified on Sheet 2 of the MZP as "Proposed +/- 11 Acre Conservation Area" shall be reserved as "natural open space", to support a native forest community, subject to restrictive covenants recorded among the land records of Prince William County.
 - ii. The remaining +/-7 Acre portion of GPIN 7595-07-3280 identified on Sheet 2 of the MZP as "Proposed +/- 7 Acre Park Dedication Area" shall be conveyed to the Prince William County Board of County Supervisors for use as a public park.
- C. Conservation Area and Easement. The Applicant shall record the appropriate covenants and deeds and/or plats for the uses described herein. The conservation area shall subject to a covenant that the existing trees, supportive of a native forest community, shall not be disturbed or removed and that no use of the conservation area shall be made without specific authorization from Prince William County. Maintenance within the conservation area shall be the responsibility of the fee title owner of the property. The Applicant reserves the right to construct utilities and drainage improvements within GPIN 7595-07-3280. In addition, the Applicant reserves the right to retain (or obtain at no cost in the future) necessary temporary and permanent grading, slope, construction, utility, drainage, stormwater management and access easements on the land to be conveyed to the County in accordance with this Proffer. The restrictions set forth in this proffer shall be recorded as a covenant running with the land, binding upon the Grantor and it heirs and successors in title and such restrictions may not be removed without the consent of Prince William County.
- D. Limits of Clearing and Grading. The applicant shall limit clearing and grading on the Property to those areas depicted on the MZP, subject to minor revisions to address final engineering requirements and considerations, at the time of plan review and approval. No clearing or improvements shall be made outside of the clearing and grading on the Property with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees at the Applicant's sole discretion; and (b) the installation and maintenance of water, sanitary sewer, storm sewer outfalls and other utilities.
- E. Soil Remediation. Except where such remediation would impact the roots of existing trees identified for preservation, the Applicant shall remediate soils in areas where landscaping is proposed but where there is currently pavement and/or compacted gravel and soils so that they shall be suitable for planting per the DCSM Section 804.03.C. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers which have been subject to pavement and/or compacted gravel and soils shall have, prior to planting: a) all foreign

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3 feet, and b) a top dressing of 4 inches to 6 inches of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, gravel, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 inch in diameter. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.

- F. Tree Save. Prior to the first submission of each final site/subdivision plan, the applicant shall contact the county arborist and offer to walk the development area after the limits of clearing have been flagged in order to determine if there are existing trees that might be preserved and if reasonable adjustments of the limits of clearing are appropriate. A tree preservation plan identifying the locations, and species or character of additional trees to be preserved shall be prepared by a certified arborist or certified landscape architect and shall be included with the first submission of the site/subdivision plan for each section of development.
- G. Tree Canopy/Reforestation. The applicant shall maintain a minimum of 14% of the net development area in existing tree canopy (5.9 acres) generally as shown on the MZP. The applicant will provide an additional 1.5 acre of reforestation to meet the total tree canopy requirement of 7.4 acre. The reforestation plan will be included with the first submission of the site/subdivision plan. The tree plantings for the reforestation will be a mix of hardwood native tree selections and will be planted at a rate of 350 to 450 seedlings per acre or 200 1" caliber trees per acre. The reforestation areas will utilize a native meadow mix to stabilize the soil. The final determination for the seed mix will be mutually agreed upon by the applicant and the county arborist. Small signage will be located along the reforestation edges to notify the public and maintain the area in a natural condition to promote healthy tree growth. All reforestation plantings shall be planted prior to bond release.

4. FIRE AND RESCUE

Prior to and as a condition of issuance of the first occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution of \$1,000.00 per dwelling constructed on the Property to be used for fire and rescue purposes.

5. LIBRARY

Prior to and as a condition of issuance of the first occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution of \$75.00 per dwelling constructed on the Property to be used for library purposes.

PROFFER STATEMENT
#REZ2020-00016, Benedictine Sisters Property
Applicant: Brookfield Washington, LLC
Date: March 3, 2021

6. AREA AGENCY ON AGING

Prior to and as a condition of issuance of the first occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution of \$150.00 per dwelling constructed on the Property to be used for services provided by the Area Agency on Aging.

7. PARKS AND RECREATION

A. Prior to release of the final performance bond for the development proposed, the Applicant shall dedicate and convey in fee simple to the Prince William Board of County Supervisors, +/-7 acres of GPIN 7595-07-3280 identified as "Proposed +/-7 Acre Park Dedication Area" on Sheet 2 of the MZP for inclusion as part of the Broad Run Linear Park, subject to all matters of record among the land records of Prince William County, for use as open space/passive recreation purposes.

B. An 8-foot-wide asphalt trail connection shall be made from the proposed sidewalk on Linton Hall Road to the existing Broad Run Linear Trail, generally as shown on Sheet 2 of the MZP. The trail design standards, including width, may be modified to address topography, limitations on available ROW and the location improvements and structures within the ROW and adjacent to the ROW. Any modifications necessary shall be determined at the time of final site/subdivision plan review.

8. HOMEOWNERS ASSOCIATION

A. The Applicant shall establish a homeowners' association for the Property ("HOA") which shall be responsible for: (a) the administration of covenants, design guidelines and the Design Review Committee ("DRC"); and (b) the maintenance of common areas and improvements including private roads, buffers, fencing, the entrance features, and the amenity area on the Property.

B. The HOA or DRC shall oversee implementation of the covenants, conditions & restrictions ("CCR's") to be established for the community. The DRC, through its interpretation and approval powers, shall be responsible for ensuring high quality development by reviewing site development plans, exterior architectural elevations and façade treatments for compliance with the CCR's. The CCR's shall include provisions related to the following:

- i. Architectural style.
- ii. Building materials and colors.
- iii. Lighting, landscaping and fencing.
- iv. All other exterior architectural modifications or additions.

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

- C. Garages and Parking. The applicant shall apply covenants, enforceable by the homeowner's association, requiring that garages be used for the primary purpose of parking and storage of vehicles, and other types of items normally stored in garages, and that no garage be converted to living space. Residents must use their garages and driveways for parking spaces.

9. TRANSPORTATION

- A. Access to the Property shall be provided from Linton Hall Road and Sudley Manor Drive as shown on the MZP, the final location and design of which shall be shown on the final site/subdivision plan.
- B. All private roads and private sidewalks constructed with the development of the property that are the subject of this rezoning shall be maintained by the HOA.
- C. An interparcel connection to the A-1 zoned portion of the Property shall be reserved and permitted if and when that property is rezoned to a compatible use. The location of the interparcel connection shall be generally as shown on the MZP at the end of Road D, with the final location and size (capacity) to be determined at the time of final site/subdivision plan review for the abutting property, and shall be based on the size, capacity, and configuration of the internal roads within the Property.
- D. Subject to obtaining all necessary off-site easements and applicable County approvals, the Applicant shall construct:
 - i. A five (5) foot wide sidewalk extension along Linton Hall Road from the existing entrance to GPIN 7495-98-0459 connecting to the intersection of Sudley Manor Drive, as identified on the MZP, and shall be included on the first final site/subdivision plan (or shown on a separate public improvements plan filed concurrently with the first site/subdivision plan) for the Property.
 - ii. The existing Shared Use Trail (Pedestrian/Bike Trail) along Sudley Manor Drive and Linton Hall Road adjacent to GPIN 7495-88-1285 shall be improved to current width and street setback (buffer) requirements provided that the necessary right-of-way is available for dedication from the owner, Victory Lakes Community Association.
- E. In the event the Applicant is not able to acquire off-site right of way or easements required in order to provide required or proffered right-of-way improvements or sidewalk in accordance with Proffer 7. D. the Applicant shall request the County to acquire the right of way and/or easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

- i. 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.
- ii. 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.
- iii. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property will be based on the following:
 - 1) if the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - 2) 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, 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.
- iv. A 60-year title search of each involved property.
- v. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right of way and/or easements, at a cost of at least the appraised value of the involved property interests.
- vi. 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.
- vii. 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 in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount 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

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

- F. In the event the County is not able to acquire off-site right of way or easements required in order to provide required or proffered right-of-way improvements or sidewalk in accordance with Proffer 7.E, the Applicant shall not be obligated to provide said improvements.
- G. Bike Parking. The Applicant shall provide two (2) bike parking facilities onsite in the locations shown on the MZP, or other locations as approved at the time of final site/subdivision plan review. The bike parking shall conform to the Association of Pedestrian and Bicycle Professional (APBP) standards. Compliance shall be demonstrated on the final approved site/subdivision plan.

10. WATER AND SEWER

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

11. AGE-RESTRICTED HOUSING

- A. The Property shall be developed as an age-restricted adult community and shall be subject to the following conditions:
 - i. In accordance with the Housing for Older Persons Act of 1995 and the Fair Housing Act, as amended, (collectively the "Fair Housing Act"), at least 80% of the lots shall be occupied by at least one person 55 years of age or older and within such lots, the following conditions shall apply:
 - 1) All other residents must reside with a person who is 55 years of age or older, and be a spouse, a cohabitant, an occupant's child 18 years of age or older or provide primary physical or economic support to the person who is 55 years of age or older.
 - 2) Guests under the age of 55 years are permitted for periods of time not to exceed 90 days total for each such guest in any calendar year.
 - 3) If title to a lot shall become vested in any person under the age of 55 years by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not work a forfeiture or reversion of title, but, rather such person thus taking title shall not be permitted to reside on such lot until he has attained the age of 55 years or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling on a lot without regard to age in accordance with the Fair Housing Act regulations and requirements.

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

- ii. A maximum of twenty percent (20%) of the occupied residential lots shall be allowed to be occupied by at least one person forty-five (45) years of age or older and within such units the following conditions shall apply:
 - 1) All other residents must reside with a person who is 45 years of age or older, and be a spouse, a cohabitant, an occupant's child 18 years of age or older or provide primary physical or economic support to the person who is 45 years of age or older.
 - 2) Guests under the age of 45 years are permitted for periods of time not to exceed 90 days total for each such guest in any calendar year.
 - 3) If title to a lot shall become vested in any person under the age of 45 years by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not work a forfeiture or reversion of title, but, rather such person thus taking title shall not be permitted to reside on such lot until he has attained the age of 45 years or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling unit without regard to age in accordance with the Fair Housing Act regulations and requirements.
- iii. The above described use restrictions may be amended from time to time in accordance with applicable local and state regulations governing age restricted housing and the Federal Fair Housing Act so long as the substantive intent as set forth herein is maintained.

12. CULTURAL RESOURCES

- A. The Applicant shall complete a Phase I Archaeological survey of the thirty-seven (37) acre development area. Three (3) copies of the draft report documenting the results and recommendations of the Phase I survey shall be submitted to the Planning Office for review, comment, and approval with the first submission of the final site/subdivision plan for this project. In the event the findings of the Phase I archaeological survey indicate that a Phase II archaeological evaluation is warranted, the Applicant shall conduct such Phase II archaeological evaluation on sites and resources. All Phase I and II scopes of work shall be approved by the Planning Director or his or her designee. Three (3) copies of the draft Phase II report documenting the results and recommendations of the archaeological evaluation shall be submitted to the Planning Office for review, comment, and approval prior to preliminary plan or sketch plan approval. 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 I and Phase II reports shall be submitted in quantities, formats, and media as requested by

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

the County Archaeologist.

- B. Within two (2) months of acceptance of the final cultural resource report, the Applicant shall dedicate all artifacts appropriate to curate with the County, all field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations, the Applicant shall pay a curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. All artifacts and records submitted for curation shall meet current professional standards and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. Ownership of all records submitted for curation shall be transferred to the County with a deed of gift two months after acceptance of the final cultural resource report. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for the area impacted by the Phase I, II and III reports.

13. ESCALATOR

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

14. WAIVERS AND MODIFICATIONS

Pursuant to Zoning Ordinance section 32-700.25, a planned development zoning district may include waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance or the Design and Construction Standards Manual (DCSM). The waivers or modifications proposed will not conflict with the fulfillment of the purpose of the requested zoning district and the alternative proposals fulfill or exceed the goals of the Comprehensive Plan. The waivers and modifications are as noted in the MZP and as follows:

- A. Waiver of Section 32-306.21 of the Zoning Ordinance to allow the elimination of the nonresidential secondary use requirement within the PMR District.
- B. The following dwelling unit types are proposed pursuant to Zoning Ordinance section 32-700.25 to allow greater variety of housing types and encourage a more compact, cohesive and walkable community with a sense of identity. In

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

addition to the specific housing types provided in the following section, the Zoning Administrator may approve dwelling types permitted for construction and shall specify the minimum performance standards consistent with section 32-280.01.3 and after comparison to the performance standards for the most comparable housing unit types provided herein. The Zoning Administrator may approve modifications in any of the minimum development standards provided in this section, other than relating to required side setbacks. No standard shall be reduced by more than 20% of the required minimum and the minimum standards for the housing unit type shall collectively be met or exceeded in the area where the modification is proposed.

HOUSING TYPES AND PERFORMANCE STANDARDS

- i. **Modified Cluster House.** This dwelling type is a single-family residence which is fully detached from neighboring structures.
 - 1) Minimum Lot Area: 5,500 sq. ft.
 - 2) Maximum Lot Coverage: 0.60
 - 3) Maximum Building Height: 40 ft.
 - 4) Minimum Setbacks:
 - a) Front Setback to Garage: 20 ft.
 - b) Side: 5 ft.
 - c) Corner Lot (Side): 15 ft.
 - d) Rear Lot Line to House: 25 ft.
 - 5) Minimum Setbacks for Unroofed Decks, Stoops, Landings, and Similar Features:
 - a) Front: 10 ft.
 - b) Side: 5 ft.
 - c) Corner Lot (Side): 15 ft.
 - d) Rear: 8 ft.
 - 6) Minimum Lot Width: 50 ft.
 - 7) Minimum Lot Width at BRL on Cul-De-Sac: 45 ft.
 - 8) Pipestem standards — Per section 32-300.61.10.

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property

Applicant: Brookfield Washington, LLC

Date: March 3, 2021

- ii. **Modified Townhouse.** This dwelling type consists of a single-family attached unit, with individual outside access. Rows of townhouses shall contain no more than seven dwelling units in a group.
 - 1) Minimum Lot Area: 2,500 sq. ft.
 - 2) Maximum Lot Coverage: 0.70
 - 3) Maximum Building Height: 45 ft.
 - 4) Minimum Setbacks:
 - a) Front Setback to Garage: 20 ft.
 - b) Side: 10 ft.
 - c) End Unit (Side): 10 ft.
 - d) Rear Lot Line to House: 15 ft.
 - 5) Minimum Setbacks for Unroofed Decks, Stoops, Landings, and Similar Features:
 - a) Front without garage: 10 ft.
 - b) Side: 5 ft.
 - c) End Unit (Side): 10 ft.
 - d) Rear: 8 ft.
 - 6) Minimum Lot Width: 27 ft.
- C. Modification of DCSM Section 602.07.F to allow a 100-foot southbound right turn lane and a 200-foot taper on Linton Hall Road.
- D. Modification of DCSM Section 602.07.F to allow a 200-foot southbound right turn lane and a 200-foot taper on ~~Sudley~~ Manor Drive.

PROFFER STATEMENT

#REZ2020-00016, Benedictine Sisters Property
Applicant: Brookfield Washington, LLC
Date: March 3, 2021

SIGNATURE PAGE

Brookfield Washington, LLC

Name: _____

Title: _____

Date: _____

MASTER ZONING PLAN

FOR

BENEDICTINE SISTERS PROPERTY

LOCATION OF SITE
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 TAX MAP NUMBER: PORTION OF 7495-98-0459, PORTION OF 7495-99-3943, 7595-07-3280



DEVELOPER
 BENEVOLENT SOCIETY OF BENEVOLENTS, INC.
 10000 WOODBURN ROAD
 WASHINGTON, VA 22192
 PHONE: 703-528-2899

OWNER
 BENEDICTINE SISTERS OF BENEVOLENTS, INC.
 10000 WOODBURN ROAD
 WASHINGTON, VA 22192
 PHONE: 703-528-2899

PREPARED BY



28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
 Phone: (540) 348-4500
 Fax: (540) 348-0321
 VA@BohlerEng.com
 CONTACT: RYAN T. YAUGER, P.E.
 RYAUGER@BOHLERENG.COM

PARCEL IDENTIFICATION TABLE

| PARCEL | OWNER | ADDRESS | AREA | CURRENT ZONE |
|--------|---|---|-------------|--------------------|
| 1 | BENEVOLENT SOCIETY OF BENEVOLENTS, INC. | 10000 WOODBURN ROAD, WASHINGTON, VA 22192 | 27.56 ACRES | 1-1 RESIDENT URBAN |
| 2 | BENEVOLENT SOCIETY OF BENEVOLENTS, INC. | 10000 WOODBURN ROAD, WASHINGTON, VA 22192 | 12.56 ACRES | 1-1 RESIDENT URBAN |
| 3 | BENEVOLENT SOCIETY OF BENEVOLENTS, INC. | 10000 WOODBURN ROAD, WASHINGTON, VA 22192 | 13.44 ACRES | 1-1 RESIDENT URBAN |
| 4 | BENEVOLENT SOCIETY OF BENEVOLENTS, INC. | 10000 WOODBURN ROAD, WASHINGTON, VA 22192 | 13.44 ACRES | 1-1 RESIDENT URBAN |

SHEET INDEX

| SHEET NO. | TITLE | SHEET NUMBER |
|-----------|---------------------|--------------|
| 1 | COVER SHEET | 1 |
| 2 | GENERAL NOTES | 2 |
| 3 | PROPOSED ZONING MAP | 3 |
| 4 | PROPOSED ZONING MAP | 4 |
| 5 | PROPOSED ZONING MAP | 5 |
| 6 | PROPOSED ZONING MAP | 6 |
| 7 | PROPOSED ZONING MAP | 7 |
| 8 | PROPOSED ZONING MAP | 8 |
| 9 | PROPOSED ZONING MAP | 9 |
| 10 | PROPOSED ZONING MAP | 10 |

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

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-----------------------|
| 1 | 01/15/2020 | ISSUED FOR PERMITTING |
| 2 | 01/15/2020 | ISSUED FOR PERMITTING |
| 3 | 01/15/2020 | ISSUED FOR PERMITTING |
| 4 | 01/15/2020 | ISSUED FOR PERMITTING |

811
 CALL BEFORE YOU DIG
 1-800-4-A-DIGIT
 1-800-4-2644

FOR CONCEPT PURPOSES ONLY

MASTER ZONING PLAN
 FOR
 BENEDICTINE SISTERS PROPERTY

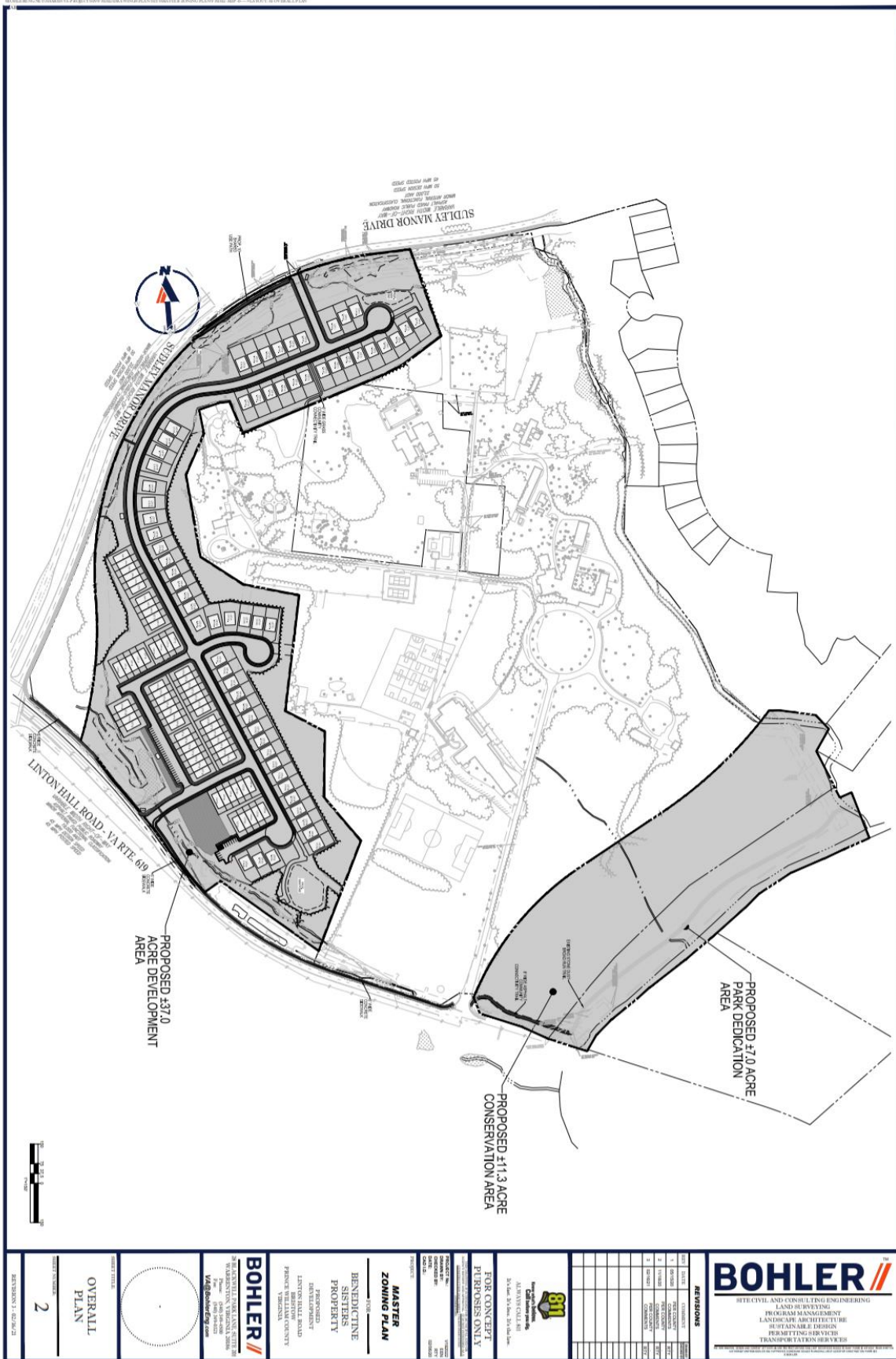
BOHLER
 28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
 Phone: (540) 348-4500
 Fax: (540) 348-0321
 VA@BohlerEng.com

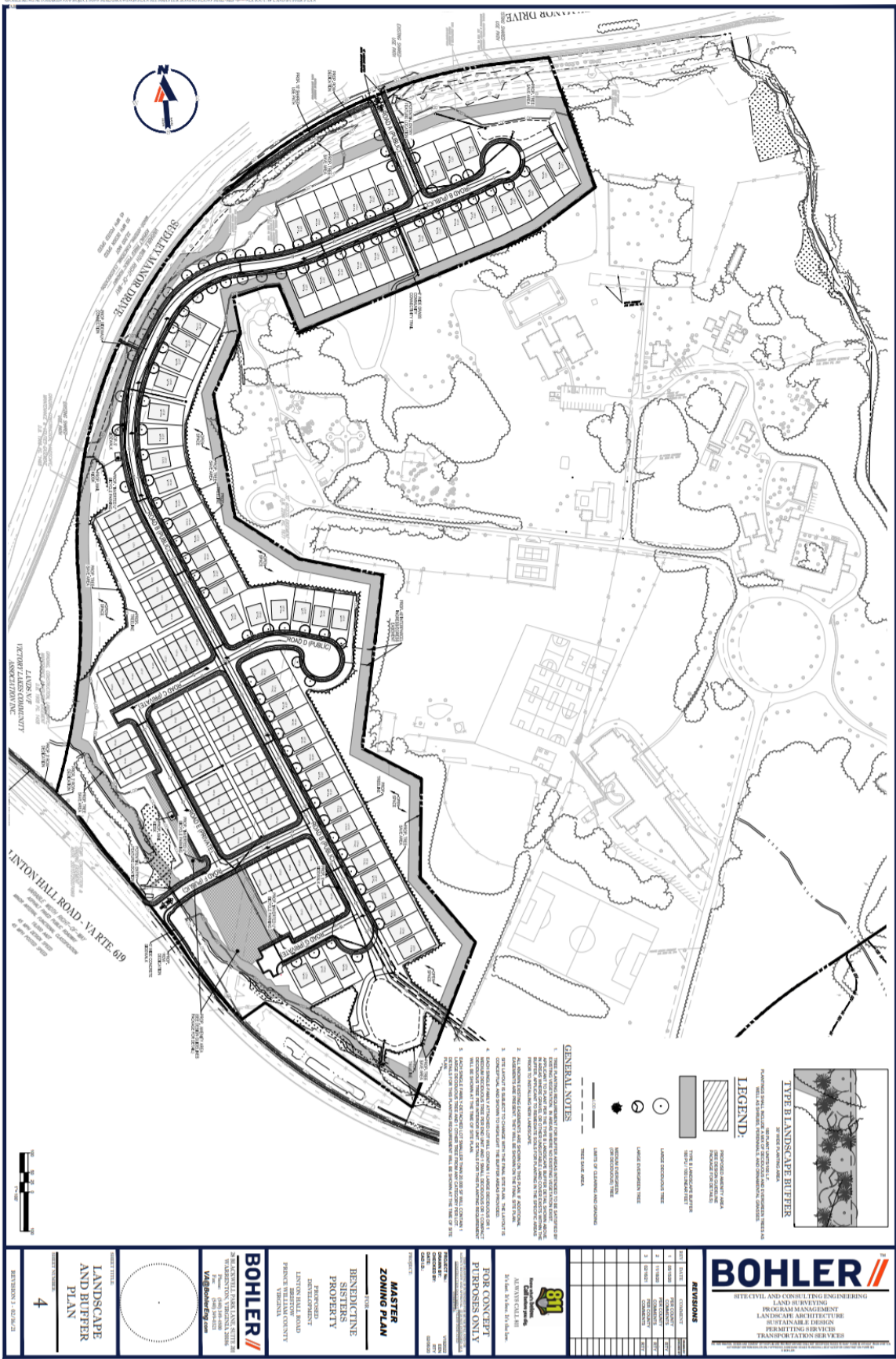
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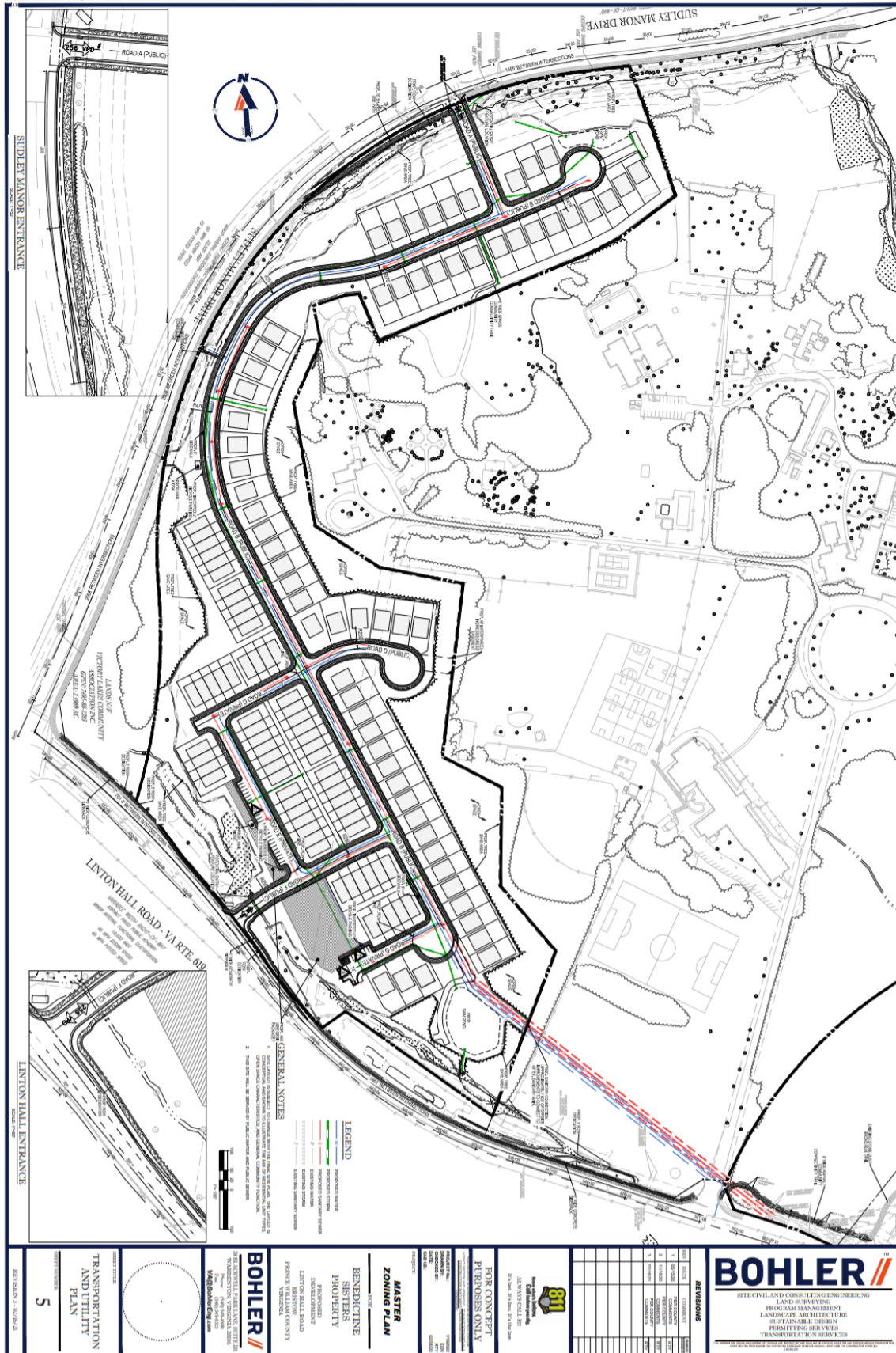
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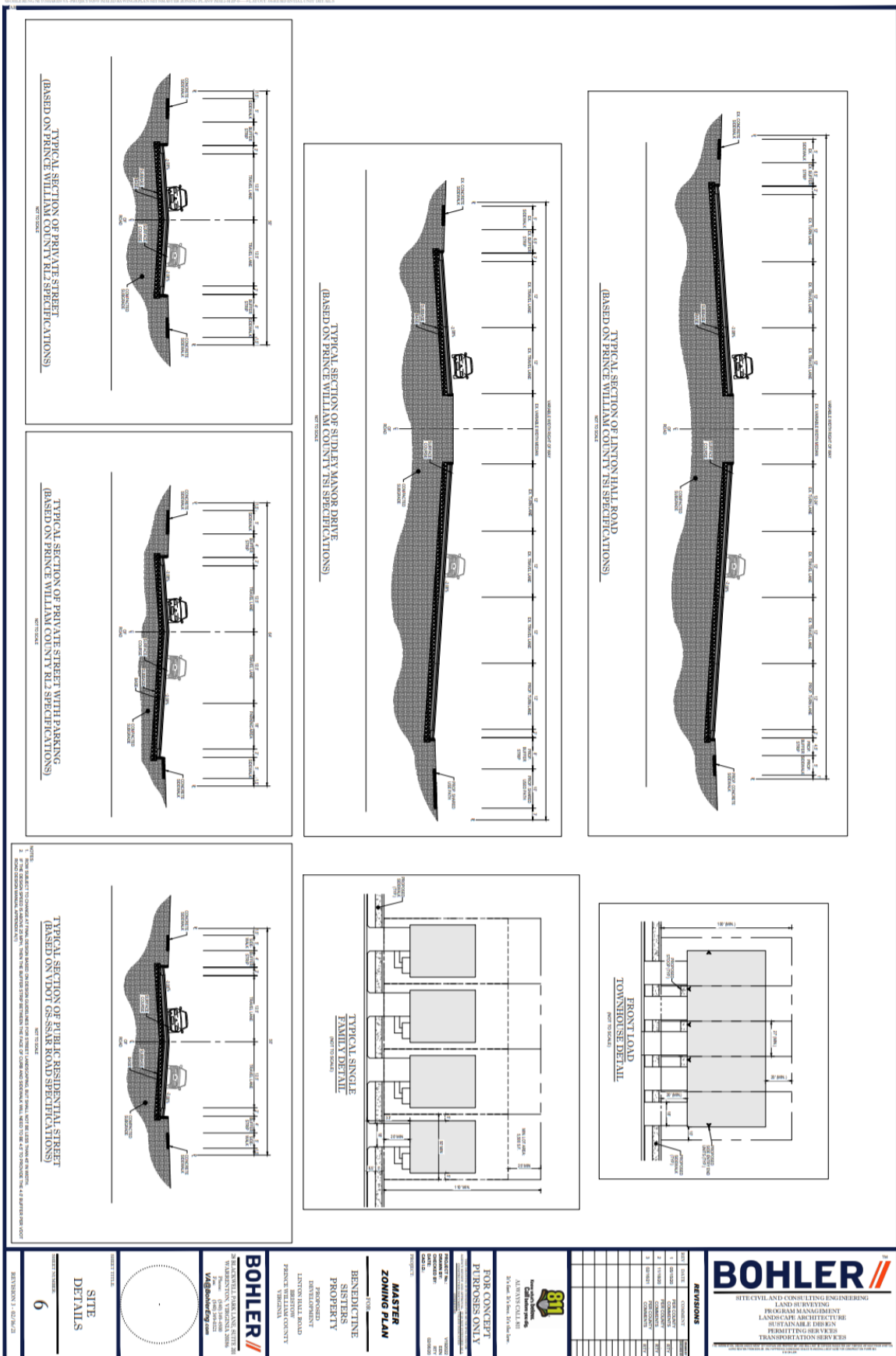
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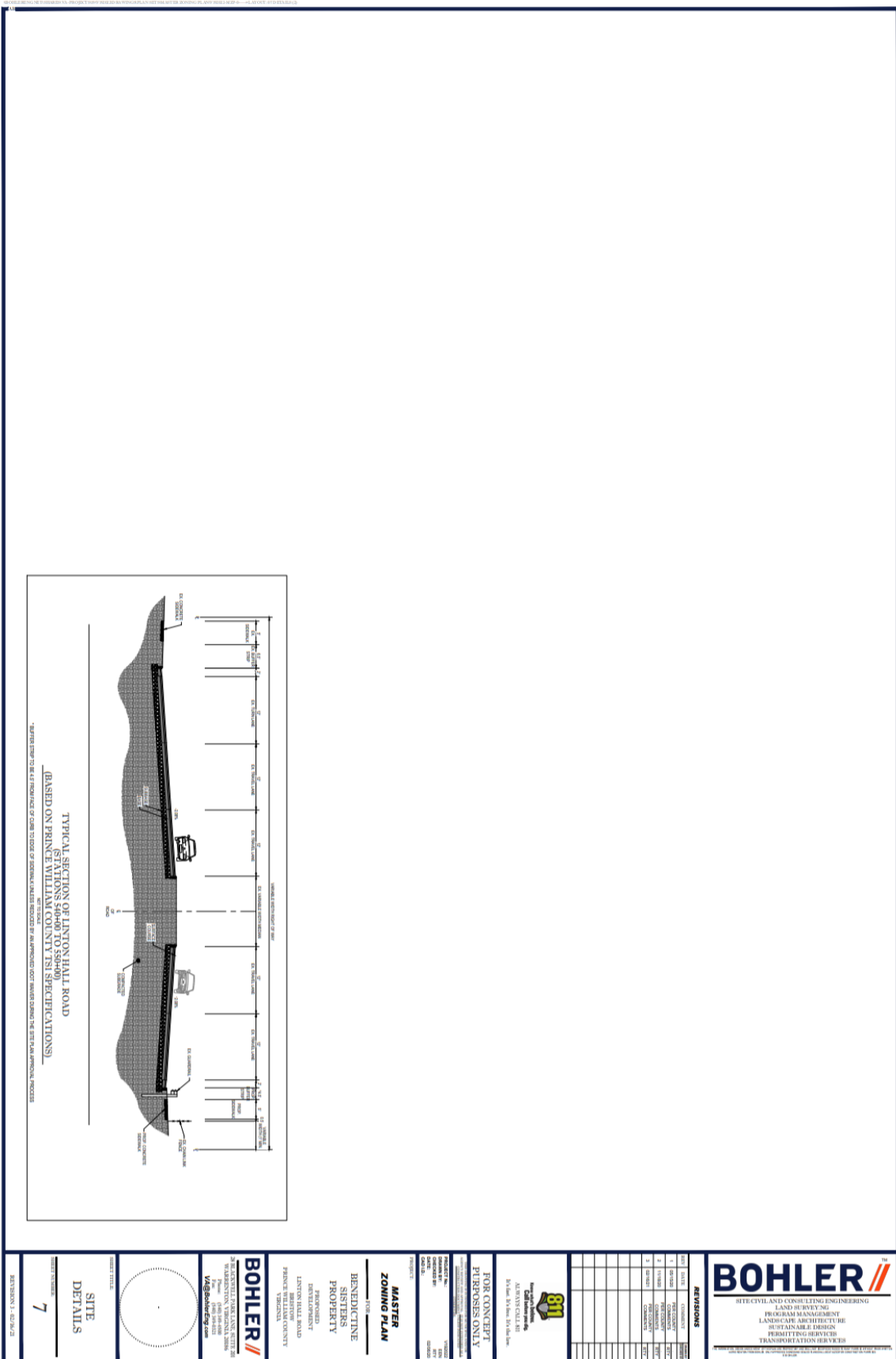
NOT TO SCALE
 THIS PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING PURPOSES WITHOUT THE APPROVAL OF THE PRINCIPAL ENGINEER OF RECORD.
 THE PRINCIPAL ENGINEER OF RECORD IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PRINCIPAL ENGINEER OF RECORD.
 THIS PLAN IS THE PROPERTY OF BOHLER ENGINEERING AND ARCHITECTURE, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING AND ARCHITECTURE, P.C.











| REVISIONS | |
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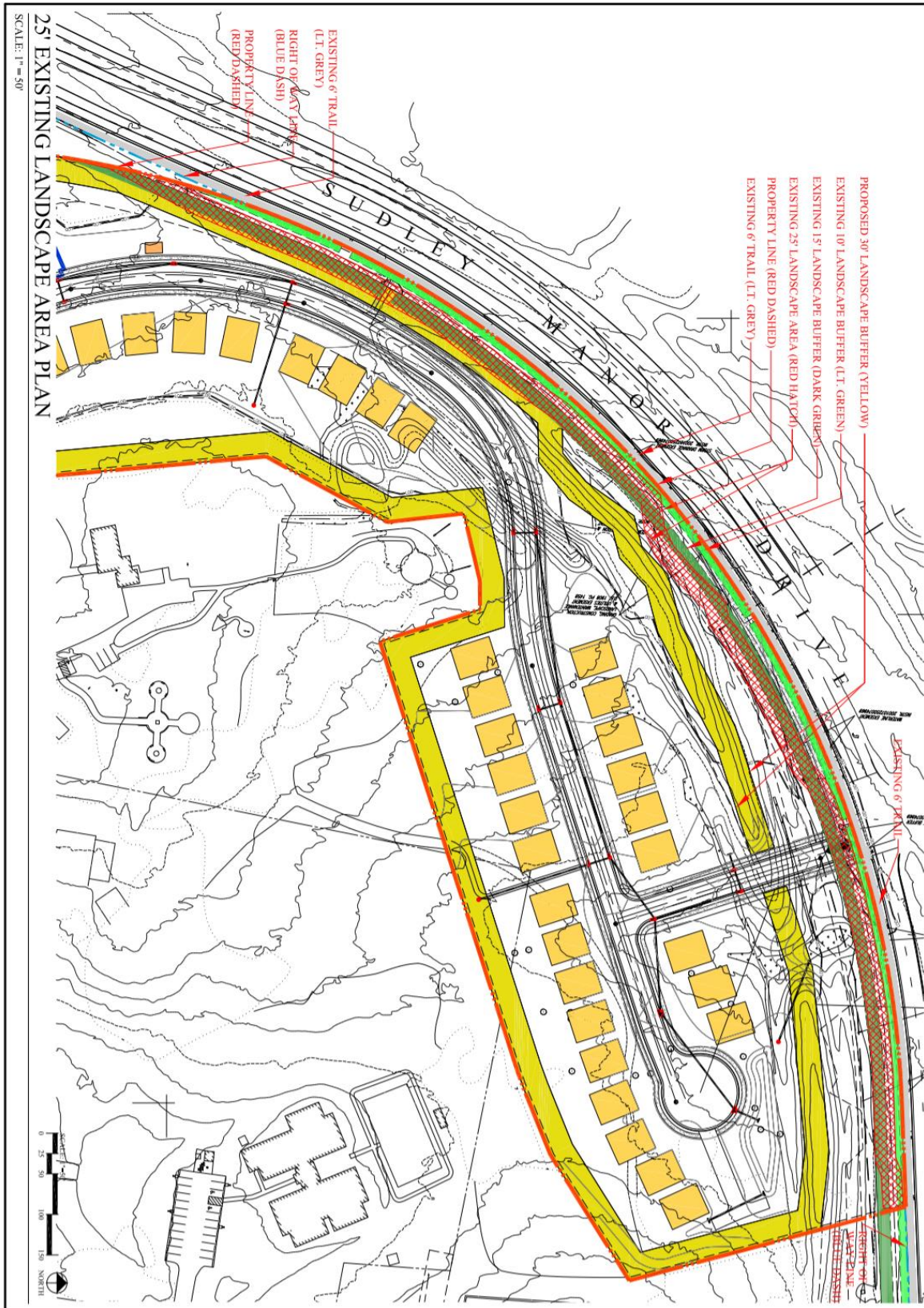
BOHLER
 CIVIL AND CONSULTING ENGINEERING
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

FOR CONCEPT REVISIONS ONLY
 PROJECT NO. 2020-0016
 DATE: 08/11/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]

MASTER ZONING PLAN
 BENEDECITINE SISTERS PROPERTY
 LINTON HALL ROAD
 PRINCE WILLIAM COUNTY, VIRGINIA

BOHLER
 3000 WOODBRIDGE BLVD
 SUITE 100
 WOODBRIDGE, VA 22191
 PHONE: (703) 596-4444
 FAX: (703) 596-4445
 WWW.BOHLER.COM

SITE DETAILS
 SHEET NO. 7
 OF 7



01 of 01
Sheet:

EXISTING 25' LANDSCAPE AREA PLAN
BENEDICTINE SISTERS
GAINSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

| NO. | REVISIONS | DATE |
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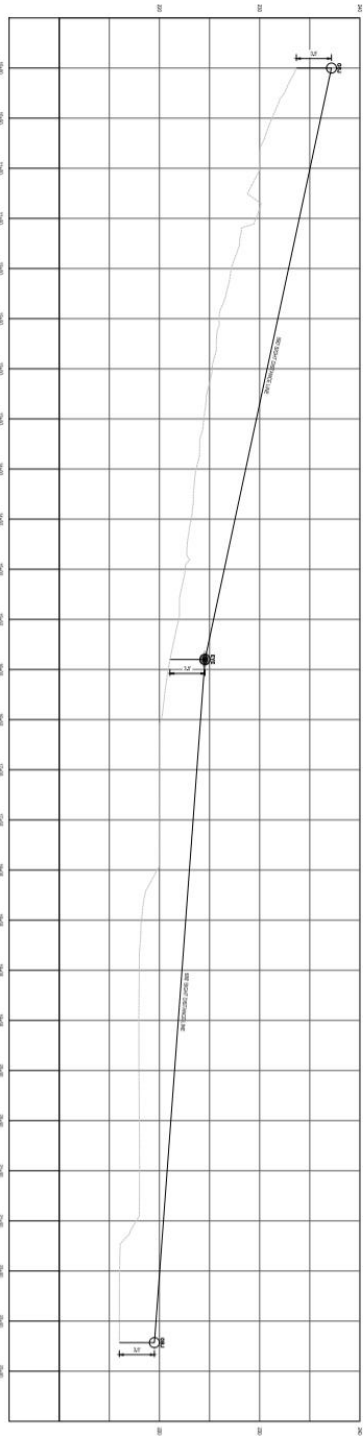
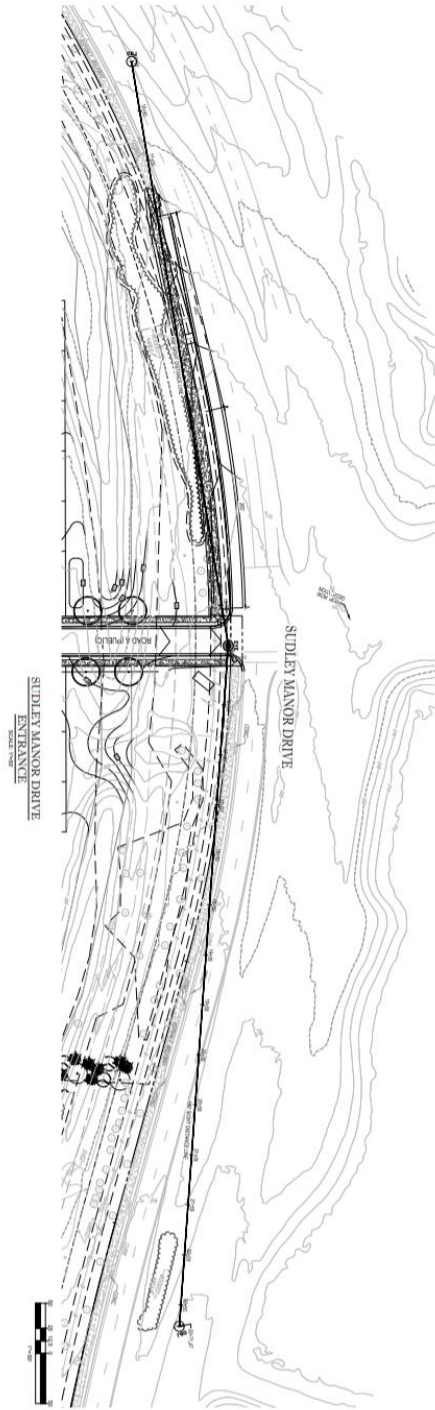
THE LAND PLANNING & DESIGN GROUP INC.
5300 WESTVIEW DRIVE SUITE 103
FREDERICK, MD. 21701
301-695-6172
FAX 301-695-6119

LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

LPDG

Sight Distance Profiles

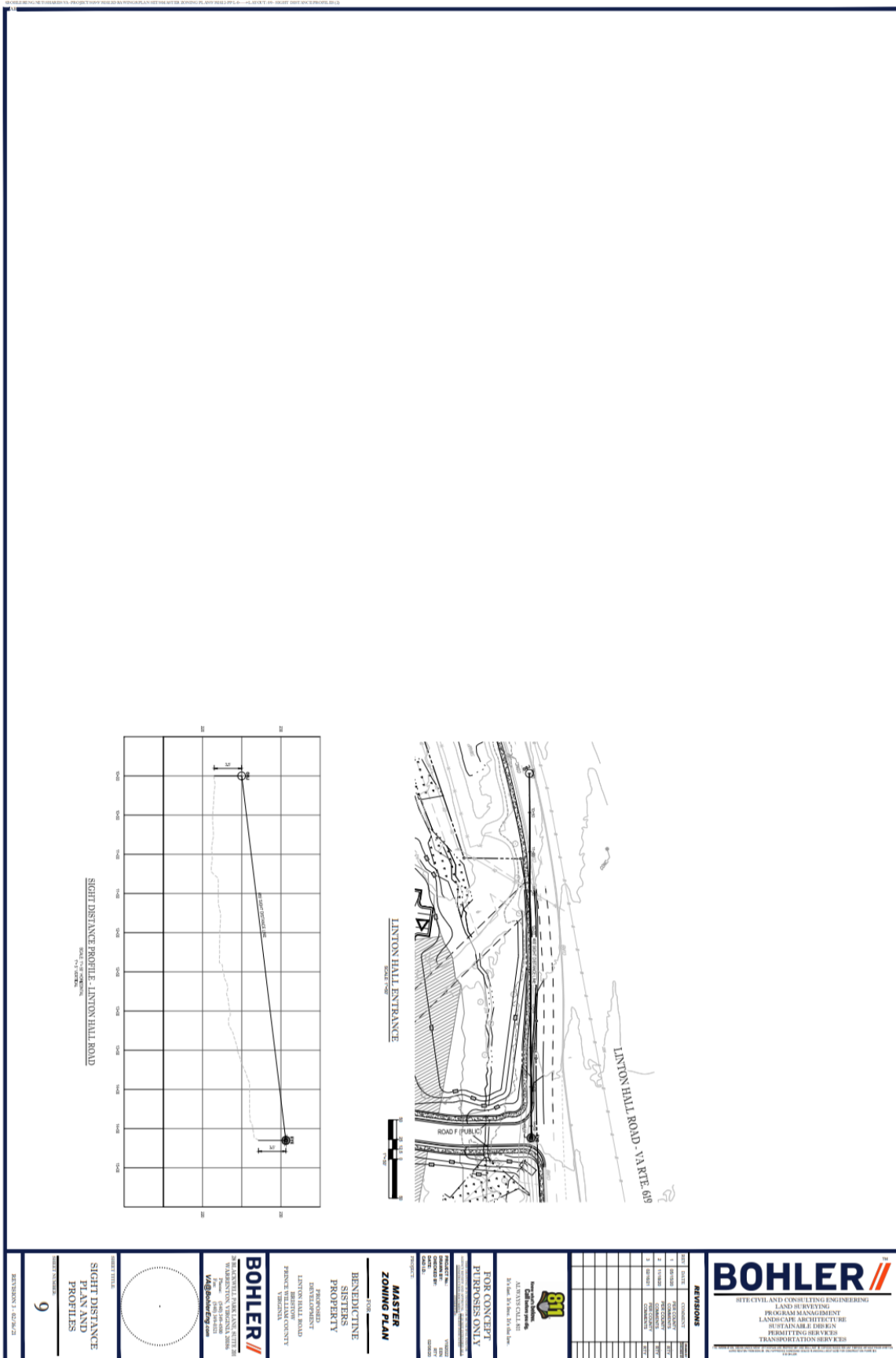
WORLDWIDE ENGINEERING & ARCHITECTURE, INC. PROJECT NO. 2020-0016, 10000 WOODLAND DRIVE, SUITE 100, WOODLAND, VA 22193. DATE: 08/11/2020. SHEET NO. 8 OF 10. SIGHT DISTANCE PROFILES.



SIGHT DISTANCE PROFILE - SIDLEY MANOR DRIVE

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| <p>BOHLER //</p> <p>INTERNATIONAL CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES</p> | | <p>891</p> <p>FOR CONCEPT REVIEWS ONLY</p> | <p>MASTER ZONING PLAN</p> <p>BENEDICTINE SISTERS PROPERTY DEVELOPMENT LEVY HERRINGTON PARK TRAILHEAD CONCEPT</p> | <p>8</p> <p>SIGHT DISTANCE PLAN AND PROFILES</p> |
|---|--|---|---|---|

Sight Distance Profiles



Surrounding Density Exhibit (by Applicant)



SURROUNDING AREA DENSITY EXHIBIT

PRINCE WILLIAM COUNTY, VA | BENEDICTINE SISTERS MZP

BOHLER //
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WARRENTON, VIRGINIA, 20186
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Benedictine Sisters Property

PREPARED 1.21.20
REVISED 2.10.20
REVISED 5.19.20
REVISED 9.23.20
REVISED 11.16.20
REVISED 02.16.21

THE LAND PLANNING & DESIGN GROUP, INC.

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TABLE OF CONTENTS


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TABLE OF CONTENTS

INTRODUCTION.....3

SECTION ONE: OVERVIEW

Overall Site.....4

Land Use Plan.....5

SECTION TWO: DEVELOPMENT DESIGN CRITERIA

Design Principles.....6

Residential Layout.....6

Residential Elevations and Height.....6

SECTION THREE: ARCHITECTURE

General Design Criteria.....7

Single Family Detached (SFD).....8

Single Family Detached Typical.....9

Townhouse (TH).....10

Townhouse Typical.....11

SECTION FOUR: STREETScape

Design Criteria.....12

Streetscape Layout.....12

Streetscape.....13

Site Furnishings.....13

Parking.....13

Entrance Feature.....14

SECTION FIVE: OPEN SPACES AND LANDSCAPE DESIGN

Design Criteria.....15

Buffer Locations and Planting.....16

Buffer Sections.....17

Landscape Material Selections.....18

NOTES:

- All architectural elevations shown herein are illustrative. Their purpose is to illustrate: 1) a commitment to general type, character, and quality of architectural design, details, and materials, and 2) the types of architectural and decorative elements and features that may be included. They do not necessarily depict the actual elevations that will be provided.
- All other illustrations and images shown herein are illustrative in nature and illustrate the general type, character, and quality of finishes, furnishings, amenities, and landscaping to be provided in the community. They do not depict specific products to be provided or actual designs.

INTRODUCTION

PROJECT SUMMARY

Brookfield's primary goal is to create a sense of community by blending residential, recreational and cultural uses in a way that is passively connected and will enhance the quality of life for all those who reside in the Community. Brookfield is looking to create a neighborhood that is accessible, desirable, and offers a unique sense of place.

This Design Guideline booklet illustrates the design concepts carried forth in the plan. It provides vision to the design concept and how the process was implemented.

DEVELOPMENT DESCRIPTION

The proposed Planned Mixed Residential development of the Benedictine Sisters Property (Community) is comprised of a mix of housing types, including single family detached and single family attached. The single family detached units are to be of a traditional character. Townhomes are to be traditional in character, designed to represent an urban cluster of homes that have grown over time, allowing for a unified appearance while creating individual identities. They are placed close to the street to encourage pedestrian movement and to help foster a sense of community- in some instances sharing common green spaces. The project entrance shall be delineated with monumentation and landscaped accordingly. A pedestrian network will link the community together by providing sidewalks/trails along both sides of all neighborhood streets. A park space will be provided and will provide recreational amenities to serve the community.

PURPOSE OF THE GUIDELINES

The purpose of this document is to describe the design concepts for the Community in addition to the design principles that support the concept, in order to provide a set of guidelines for developing the various components of the proposed plan. These guidelines, while not overly restrictive, will be used to direct the design at the Community.

Either the developer or an Architectural Review Board (ARB) established by the Home Owners Association (HOA) will evaluate any amendments, revisions, and waivers to the Design Guidelines to determine if they are appropriate and in keeping with the original intent of the Design Guidelines.

ORGANIZATION OF THE GUIDELINES

The guidelines begin with the overview of the Community, showing the Overall Site, Land Use Plan, and Community Design principles utilized to create the development. The guidelines follow with the overall development design criteria that will be utilized to create organization and coherence within the community. The essential design elements of the project are as follows: architecture, streetscape design, open space standards, landscape design, parking, and signage. The design guidelines and standards are intended to explain basic aspects of conformance rather than specific design criteria. The overall layout of the proposed development, street systems and alignment, access points, parking configuration, and building architecture have not been finalized. All illustrations shown represent proposed preliminary design intentions and are subject to change based upon final design and construction plans, while continuing to maintain the standards and criteria of the design guidelines.

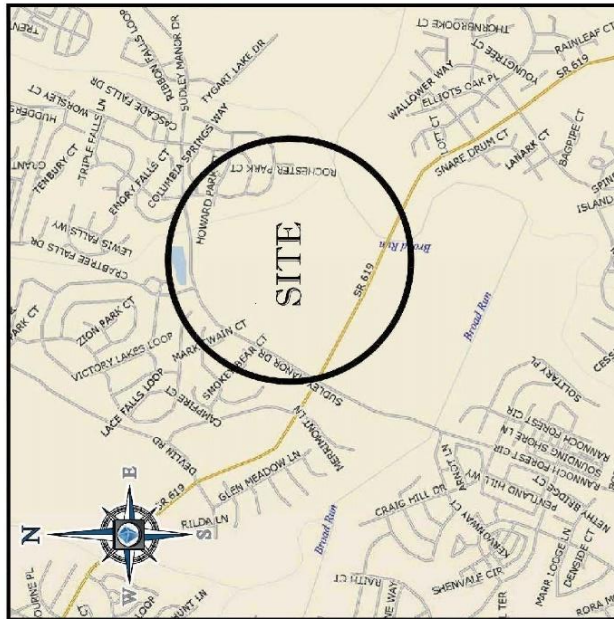
SECTION ONE: OVERVIEW

OVERALL SITE

The Community development site is located in the Brentsville Magisterial District in Prince William County, Virginia, at the intersection of Sudley Manor Drive and Linton Hall Road.

The Community is surrounded by existing residential development to the North, and West. To the East is the existing Linton Hall School and Benedictine Sisters monastery. To the South is the existing Sudley Manor Commercial development within the Braemar planned community.

VICINITY MAP



SECTION ONE: OVERVIEW

ZONING CATEGORY

The property is currently zoned A-1 (Agricultural). The applicant proposes to rezone the property to PMR (Planned Mixed Residential).

SITE DATA

Site Area is currently 55.3 acres. This includes approximately 37.0 acres of residential development, 7.0 acres to be dedicated to the county for Broad Run Linear Park, and 11.3 acres which will be subject to a conservation easement. The proposed use is for age restricted residential. The site is proposed to have a combination of public and private streets.

LAND USE PLAN



SECTION TWO: DEVELOPMENT DESIGN CRITERIA

LAYOUT PLAN



DESIGN PRINCIPLES

The overall community theme will have pedestrian oriented design elements tying the community together with a mix of traditional architecture. The homes will be oriented close to the street. This will reinforce the pedestrian friendly environment and provide a clean streetscape. The Community development has taken into consideration Crime Prevention Through Environmental Design concepts where appropriate. This will improve the overall level of safety throughout the community. Pedestrian movements will be through a series of trails or sidewalks meandering along the roadway or within the preserved and provided open space, linking the community together and providing access to the central recreation and park space.

RESIDENTIAL LAYOUT

As discussed in a previous section, this project is conceptual and preliminary. Final design may vary, but will generally follow the Land Use Plan.

RESIDENTIAL ELEVATIONS

Building elevation treatment will be designed to orient the best facade toward the street and will have a similar level of architectural treatment if located at street intersections where two facades are exposed to a street.

BUILDING HEIGHT

The building height and massing will vary but will be designed to complement the character of the land and overall design of the community. In regards to roof lines, there may be a variety of rooflines and projections that will help to improve aesthetics and the architectural fenestration, minimizing the massing of any one building plane.

SECTION THREE: ARCHITECTURE

GENERAL DESIGN CRITERIA

GENERAL ARCHITECTURAL GUIDELINES

The objective of the architectural design standards is to generate a unified design image for the site but allow individual structures to maintain independent design themes.

GENERAL ARCHITECTURAL MASSING

The residential units shall exhibit a variety in their massing, height, roof configurations, projections and recesses. Where appropriate, each building design may differ from adjacent structures.

GENERAL BUILDING ORIENTATION

The orientation of the homes should be such that appropriate attention to the architectural details (i.e. windows, chimneys, shutters, doors, and trim) be placed upon the elevation most visible to the street or streets in the case of a corner unit.

GENERAL BUILDING ELEVATIONS

All buildings shall be designed to complement the character of the community theme and be sensitive to the appropriate materials, color and scale. The side and rear elevations should complement the design character of the community architectural theme and all building elevations shall be assembled using quality materials and finishes.

UNIT TYPES

Single Family Detached Homes
Townhomes



SECTION THREE: ARCHITECTURE

SINGLE FAMILY DETACHED HOMES

DESCRIPTION

Single Family Detached Homes will be two story homes located on a 6000 sq. ft. minimum lot. They will have front loaded garages oriented towards the street they face.

MATERIALS

A variety of architectural materials and textures may be used for each building facade. Acceptable elevation materials shall include but not be limited to brick, stone, wood, and vinyl. Additional materials may be substituted by approval of the developer or ARB.

COLORS

Colors or tones that are characteristic of the architectural style selected, and which will compliment the character of the community and adjacent developments, should be used. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited.

DOORS, WINDOW OPENINGS, AND GLAZING

The door and window selections shall be appropriate to the style of building architecture.



SECTION THREE: ARCHITECTURE

SINGLE FAMILY DETACHED TYPICAL

- Minimum Lot Area: 6000 SF
- Maximum Lot Coverage: 60%
- Maximum Building Height: 40 FT
- Minimum Setbacks:
 - Front Setback to Garage: 20 FT
 - Side: 5 FT
 - Corner Lot (Side): 15 FT
 - Rear Lot Line to House: 25 FT

Minimum setbacks for the following unroofed conditions: landings, porches, decks, steps, stoops, and patios. Also minimum setbacks for chimneys, retaining walls four (4) feet or higher, as determined by the Building Code, and driveways constructed, all of which are greater than eight (8) inches above existing grade in any combination shall be.

- Front: 10 FT
- Side: 5 FT
- Corner Lot (Side): 10 FT
- Rear: 8 FT
- Minimum Lot Width: 50 FT
- Minimum Lot Width at BRL on Cui-De-Sac 45 FT

Note: Minimum 5 foot side yard measurement excludes architectural features such as, but not limited to, windows, sills, cornices, eaves, gutters, masonry veneer, gas fireplace exhaust, and bay windows (not to include walkable floor area supported by cantilevered construction). No setback shall apply to the following unroofed conditions: patios, walkways, sidewalks, areaways, and driveways constructed eight (8) inches or less above existing grade within five (5) feet of said feature of the contour of the land.



SECTION THREE: ARCHITECTURE

1
0

TOWNHOUSE

DESCRIPTION

The townhomes consists of a single-family attached unit, with individual outside access. Rows of townhomes shall contain no more than seven (7) dwelling units in a group. The vehicular access will be served in the front with an attached garage. Both styles are designed to be oriented in close proximity to the street. The siting of the homes in this manner encourages pedestrian movement.

MATERIALS

A variety of architectural materials and textures may be used for each building facade. Acceptable elevation materials shall include but not be limited to brick, stone, wood, and vinyl. Additional materials may be substituted by approval of the developer or ARB.

COLORS

Colors or tones that are characteristic of the architectural style selected, and which will compliment the character of the community and adjacent developments, should be used. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited.

DOORS, WINDOW OPENINGS, AND GLAZING

The door and window selections shall be appropriate to the style of building architecture.



SECTION THREE: ARCHITECTURE

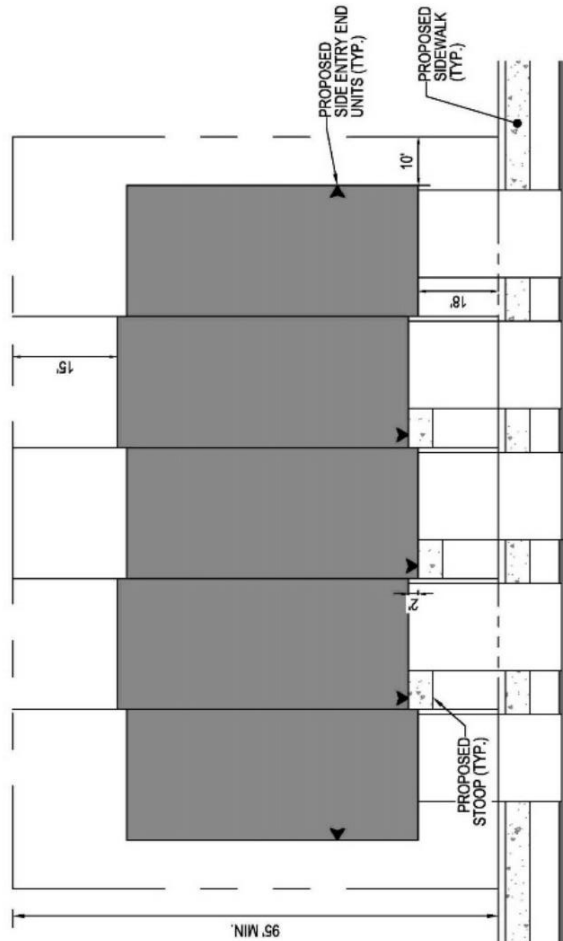
TOWNHOUSE TYPICAL

| | |
|--------------------------|---------|
| Minimum Lot Area: | 2500 SF |
| Maximum Lot Coverage: | 70% |
| Maximum Building Height: | 45 FT |
| Minimum Setbacks: | |
| Front Setback to Garage: | 18 FT |
| Side: | 10 FT |
| Corner Lot (Side): | 10 FT |
| Rear Lot Line to House: | 15 FT |

Minimum setbacks for the following unroofed conditions: landings, porches, decks, steps, stoops, and patios. Also minimum setbacks for chimneys, retaining walls four (4) feet or higher, as determined by the Building Code, and driveways constructed, all of which are greater than eight (8) inches above existing grade in any combination shall be.

| | |
|--------------------|-------|
| Front: | 10 FT |
| Side: | 5 FT |
| Corner Lot (Side): | 10 FT |
| Rear: | 8 FT |
| Minimum Lot Width: | 27 FT |

Note: Minimum 10' side yard measurement excludes architectural features such as, but not limited to, windows, sills, cornices, eaves, gutters, masonry veneer, gas fireplace exhaust, and bay windows (not to include walkable floor area supported by cantilevered construction). No setback shall apply to the following unroofed conditions: patios, walkways, sidewalks, areaways, and driveways constructed eight (8) inches or less above existing grade within five (5) feet of said feature of the contour of the land.



SECTION FOUR: STREETScape

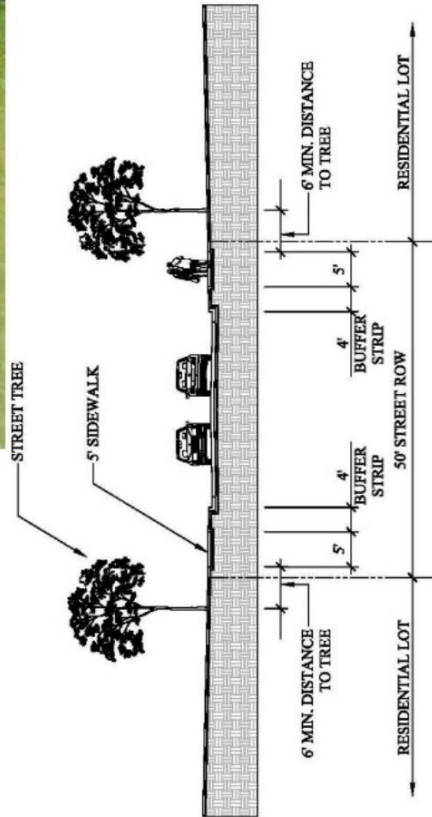
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DESIGN CRITERIA

The streetscape will compliment the park-like pedestrian oriented character of the community through the use of canopy tree themes along the main streets. The selection of any hardscape elements should be of similar materials and should assist in setting the tone for the overall community theme.

STREETSCAPE LAYOUT

The developer will utilize a VDOT approved street cross section detail as shown to the left. This design has a 4' buffer strip between the curb and sidewalk. The street trees will be located a min. of 6' from the sidewalk on the residential property, which will allow the street tree the ability to expand it's root system into the front yard of each residential property. This condition is an improvement for the health of the tree, which normally would be sandwiched between the sidewalk and curb. The tree trunk would only be 3' from either hardscape element and greatly reduce the available root growth area for the tree. Each lot is intended to have one street tree throughout the community unless engineering constraints and safety concerns would prohibit the street tree planting. The street layout and design will take Crime Prevention Through Environmental Design strategies into consideration to improve safety. Final site engineering will determine parking and landscaping potential. A 5 foot wide pedestrian trail or sidewalk will be located along both sides of the street.



TYPICAL SECTION OF PUBLIC RESIDENTIAL STREET

SECTION FOUR: STREETScape

STREETSCAPE

The landscape treatment for the streetscape may occur either on the private lots or fall within the linear planting strip along the street section of green space. The plantings may occur as a repeated pattern of street trees or may be clustered in more naturalistic groupings. Streetscape lighting will be a fixture selected to compliment the pedestrian oriented character of the community and will direct light downward to minimize the upward glare.



SITE FURNISHINGS

Lighting, benches, trash receptacles, and bike racks such as these shown help define the character of the streetscape as well as serve as a unifying element throughout the community. All selections should be durable fixtures and all metal work may be the same color.



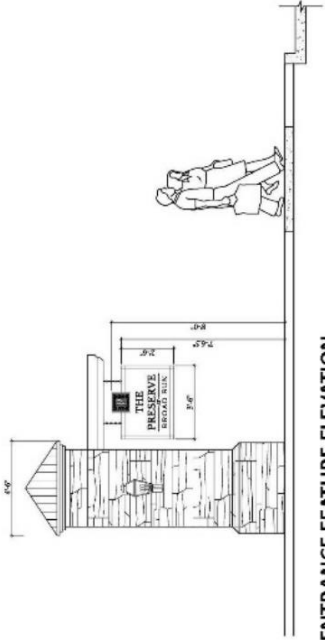
PARKING

Parking spaces may be provided near Mailbox Kiosks and at any recreation facility. The pedestrian network will provide a means of access that does not require the use of a vehicle; therefore, extensive parking areas will be minimized. The spaces that are provided will utilize a minimalist approach to reduce the visual effect on the surrounding homes. Where possible, the parking design will be in a linear and efficient fashion to minimize disturbance and grading. Signage will be provided to indicate emergency access and handicap parking.

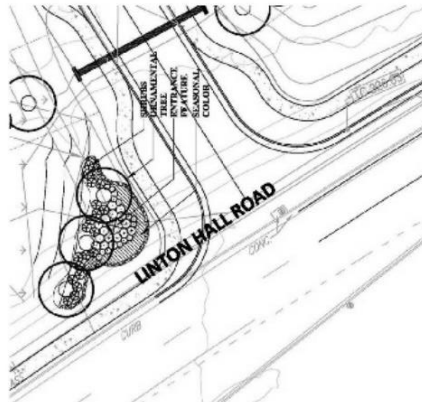
SECTION FOUR: STREETScape

ENTRANCE FEATURE

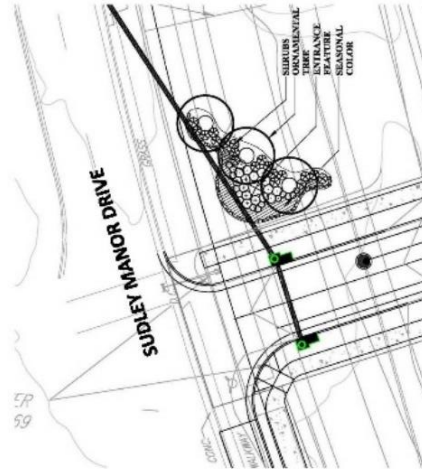
At the option of the developer, the entrance feature elevation as proposed to the left may be placed in two locations as shown on the Layout Plan rendering of page 6 in this document. The illustrative landscape concept plan shows how the entrance feature will be enhanced with plantings to improve the overall appearance. The applicant may provide a low level lighting of the sign panel and entrance feature, which will be hidden within the planting areas. The style of signage and materials will be compatible with and closely related to the themes established for the overall community. The community name as indicated is for illustrative purposes only.



ENTRANCE FEATURE ELEVATION



**LINTON HALL ROAD
ENTRANCE FEATURE LANDSCAPE PLAN**



**SUDLEY MANOR DRIVE
ENTRANCE FEATURE LANDSCAPE PLAN**

SECTION FIVE: OPEN SPACES AND LANDSCAPE DESIGN

DESIGN CRITERIA FOR OPEN SPACE

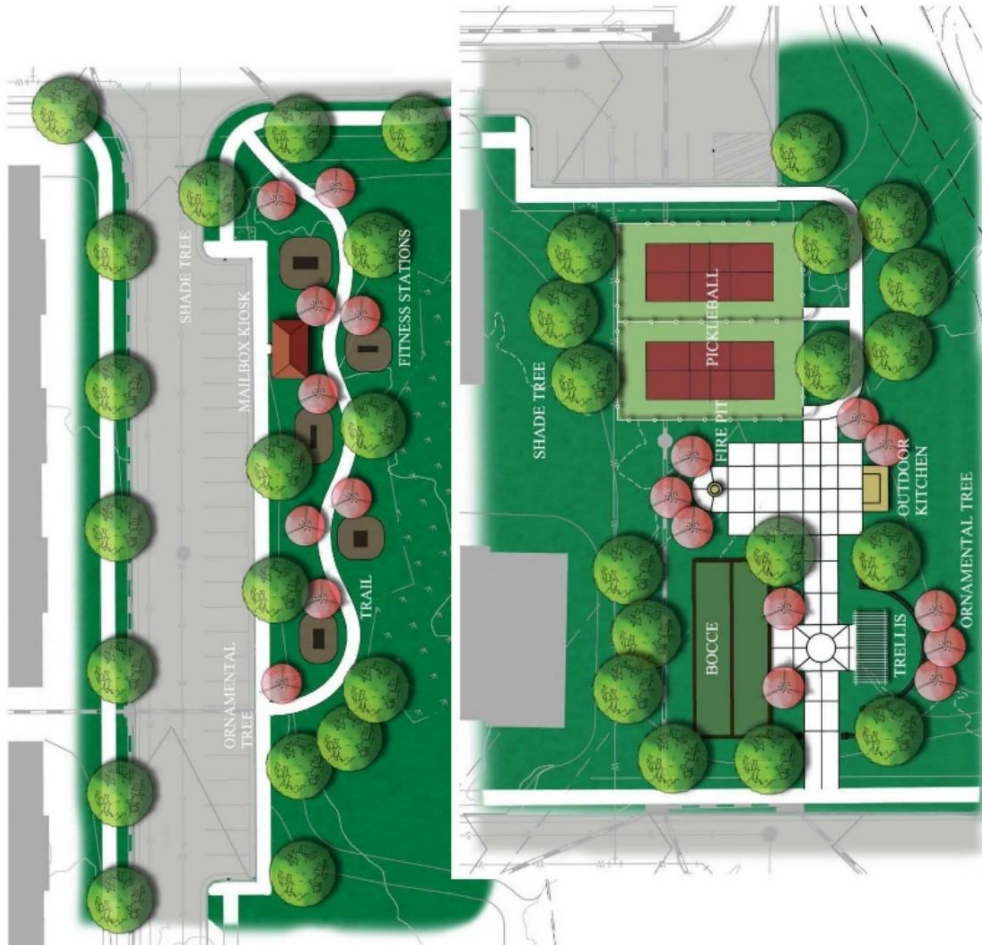
As a result of the pedestrian oriented design, the public open space is restricted to a more passive activity of walking along sidewalks and street trails. The more active recreation will be located at the Park Site and may include: community gardens, pickle ball courts, shuffleboard/boce courts, shade structure, seating, and an outdoor kitchen, along with other active and passive recreation to be determined. Outdoor exercise stations may also be included.

DESIGN CRITERIA FOR LANDSCAPE

Landscaping is one of the key elements to be used throughout the development to connect and enhance the design themes. Several design concepts are to be adhered to while considering the potential landscape designs for the residential areas and different uses. Each design should be simplistic and clear. The landscape is intended to enhance the development from a vehicular and a pedestrian standpoint. All plant material is to be of high quality and show vigor at the time of installation. All landscape plantings are to be designed with routine maintenance taken into account, to ensure the planting palette and overall design will not degrade over time.

PEDESTRIAN NETWORK

A pedestrian network will be provided throughout the community, and consist of existing and proposed sidewalks linking to the existing network of sidewalk extensions, trail systems, Broad Run Linear Park, and other existing features adjacent the Community, and the open space recreation areas.



SECTION FIVE: OPEN SPACES AND LANDSCAPE DESIGN

BUFFER CROSS SECTION LOCATIONS

The portion of the overall MZP shown to the left locates two cross sections occurring along Sudley Manor Drive where the 30' buffer has shifted further into the property as a result of utility conflicts. The two cross sections are illustrated on the following page.

BUFFER PLANTING

A 30' buffer is located as shown on the Landscape and Buffer Plan (Sheet 4 of the MZP). The tree plantings within the Buffer will be native selections or tree species approved by the county arborist. The plant quantities and sizes will meet or exceed the minimum requirements of the DCSM for a 30' buffer. 25% of the 30' collector road buffer and 62% of the 30' perimeter buffer run through areas of existing woodland which shall be preserved in a natural vegetated state to meet the buffer planting requirements. Perpendicular utility crossings shall be permitted within said buffer area.

EXISTING VEGETATION

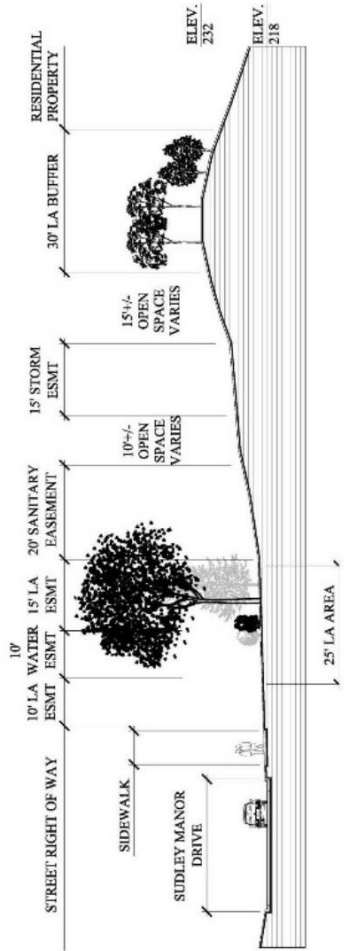
There are existing plantings and screening occurring within a 25' wide landscape area, which follows along the Sudley Manor Drive right of way, but does not abut the right of way. The applicant intends to retain this landscaped area unless removal is required for engineering purposes during the construction phase. The applicant reserves the right to remove any dead plantings and the ability to make replacements and enhancements to improve the overall streetscape along the roadway frontage, utilizing native plantings or plantings approved by the county arborist. The details for the treatment of the plantings occurring within the 25' landscape area are clearly described in proffer 2.A.



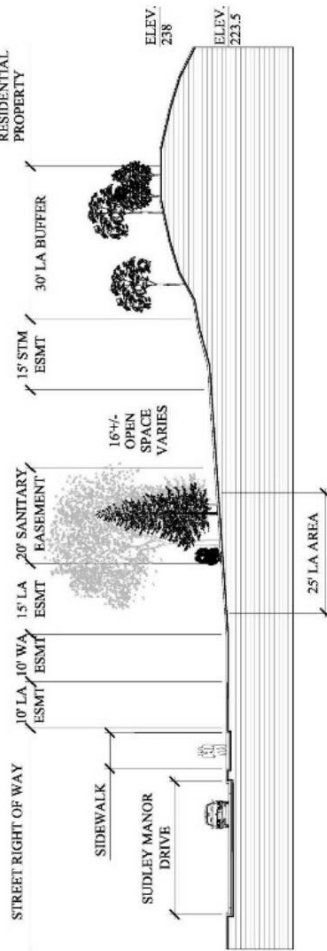
SECTION FIVE: OPEN SPACES AND LANDSCAPE DESIGN

BUFFER CROSS SECTIONS

The two buffer cross sections shown to the left are provided to better illustrate why the 30' buffer is located further into the property in this area of the community. Several parallel utility easements occur in this area and conflicted with the ability to provide an unobstructed 30' buffer closer to Sudley Manor Drive. As a result of the utility conflicts, the buffer was pushed into the property further away from Sudley Manor Drive as indicated in the two Cross Sections to the left. The elevation at the proposed buffer location will enhance the effectiveness of the buffer in screening the residences from the roadway. The proposed location of the 30' buffer will not conflict with any utilities either existing or proposed. Currently a 25' wide landscape area exists closer to Sudley Manor Drive. This Landscaping was planted several years ago by others. The planting occurs within a 25' wide area meandering in and around both the water easement and the sanitary easement. The 25' area somewhat parallels Sudley Manor Drive but doesn't abut the right of way.



BUFFER LOCATION CROSS SECTION A - A'



BUFFER LOCATION CROSS SECTION B - B'

MATERIAL SELECTIONS

Accent landscaping is concentrated at key design nodes. This design theme will include the use of specimen material and seasonal color. Such plant material is intended to differentiate key focal points through the use of planting beds containing different colors and textures. The design for the balance of the site should utilize a mix of plant material to promote a visually appealing planting theme.

SHRUBS

Shrub selections are to be primarily evergreen to promote year round interest. Typically, deciduous shrubs are to be used as accent plantings, integrated into the planting beds at less prominent areas. The combination of the two shrub types will help create the desired layering effect throughout the design.

ORNAMENTAL TREES

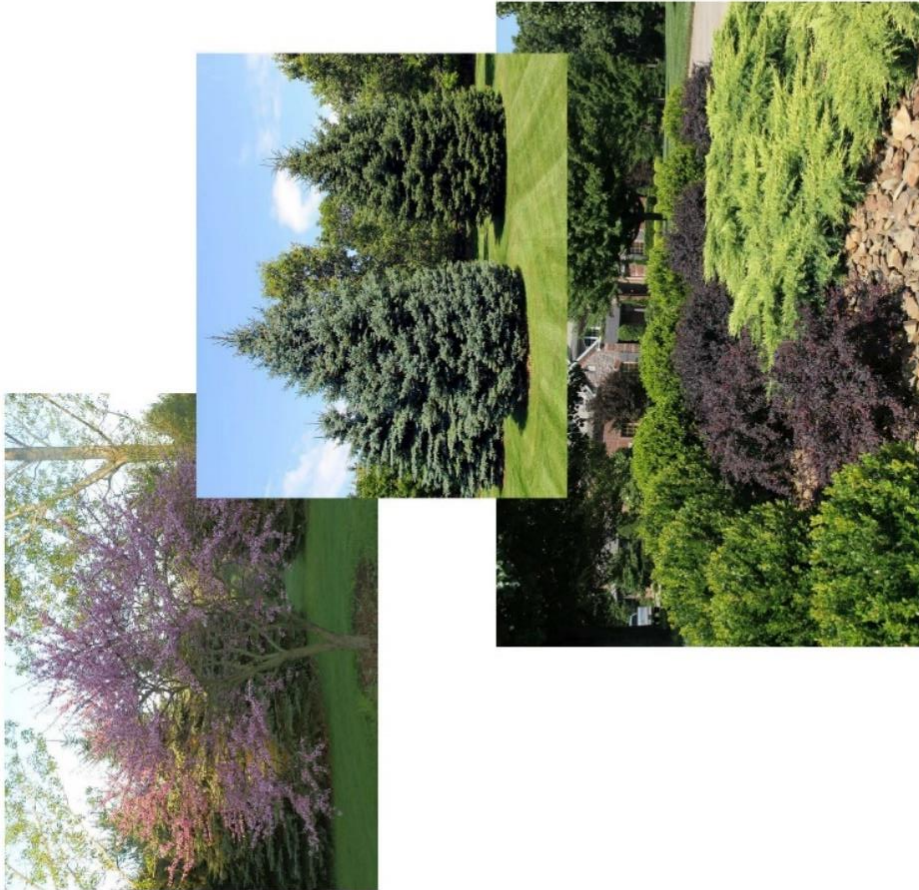
Ornamental trees are to be used at key focal points to help provide seasonal color. The growth habits of the plant material will also assist in creating a vertical element in the landscape. Such trees will typically be around 20' in height at maturity.

SHADE TREES

Shade trees are to be used along the streetscape and in open space. Said trees are to be large deciduous trees that will grow to at least 30' height at maturity. Shade trees are to be a minimum of 2"-2 1/2" caliper at the time of installation.

EVERGREEN TREES

Evergreen trees are to be used as appropriate for screening purposes to provide a visual barrier. The plant material is to grow to at least 15' height at maturity. Evergreen trees are to be a minimum of 6'-7' height at the time of installation.

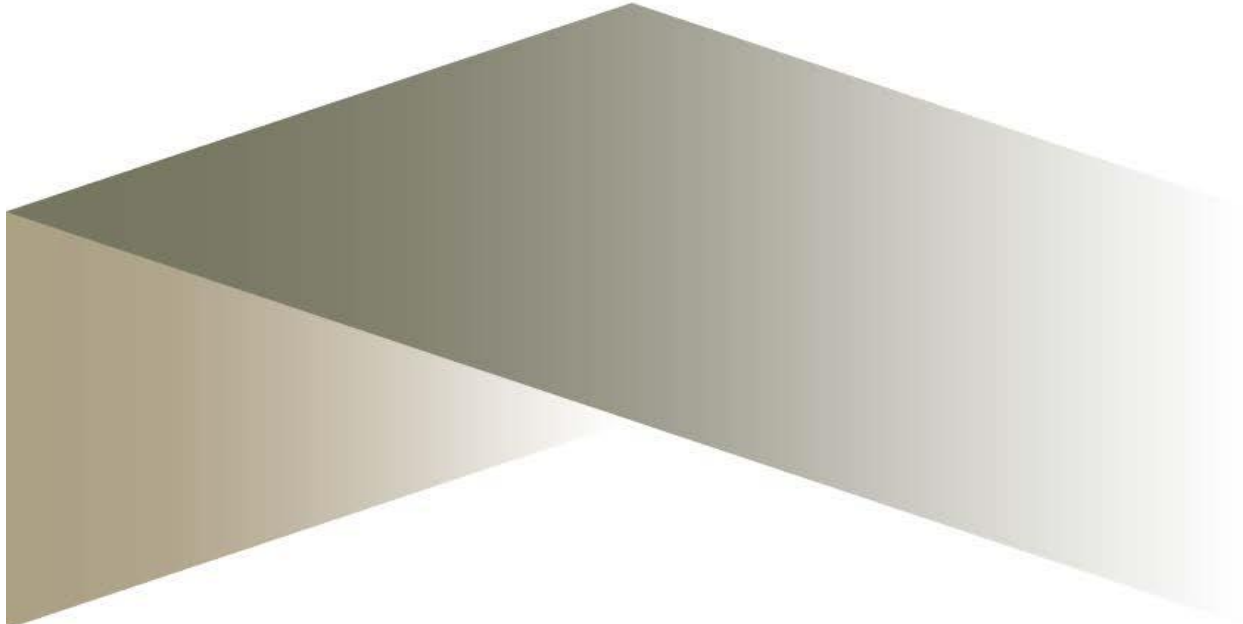




**FISCAL IMPACT ANALYSIS
FOR PROPOSED ACTIVE
ADULT DEVELOPMENT**

BENEDICTINE SISTERS PROPERTY
PRINCE WILLIAM COUNTY, VIRGINIA

Prepared for Brookfield Residential
May 13, 2020



ABOUT RCLCO

Since 1987, RCLCO has been the "first call" for real estate developers, investors, the public sector, and non-real estate companies and organizations seeking strategic and tactical advice regarding property investment, planning, and development.

RCLCO leverages quantitative analytics and a strategic planning framework to provide end-to-end business planning and implementation solutions at an entity, portfolio, or project level. With the insights and experience gained over 50 years and thousands of projects—touching over \$5B of real estate activity each year—RCLCO brings success to all product types across the United States and around the world.

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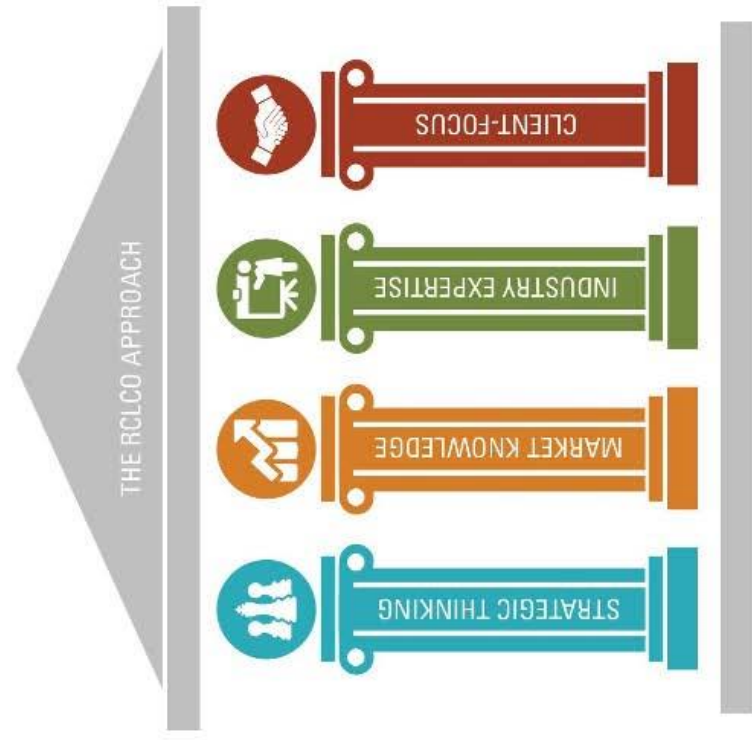
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Fiscal Impact Analysis (by Applicant)



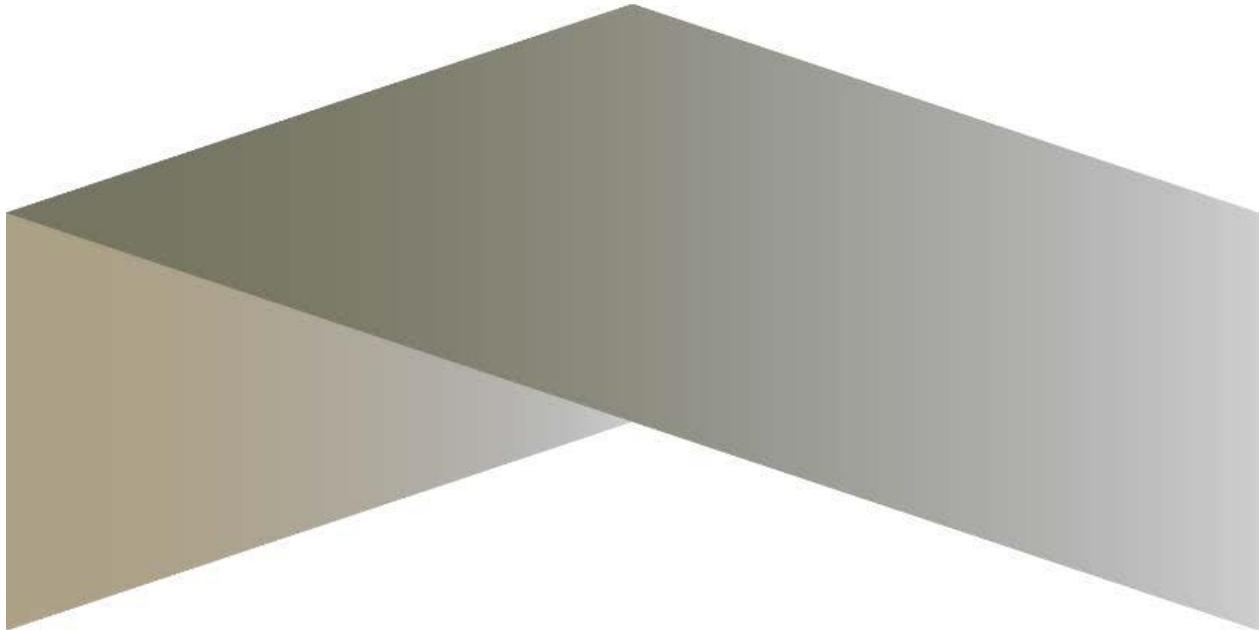
CONTENTS

| | |
|--------------------------------------|-----------|
| Objectives & Key Findings | 4 |
| Assumptions & Methodology | 6 |
| ▶ Revenues | 7 |
| ▶ Expenditures | 9 |
| Disclaimers | 10 |
| Appendix: Supporting Exhibits | 13 |



OBJECTIVES & KEY FINDINGS

U4-09290.12 | May 13, 2020 | 4



OBJECTIVES & KEY FINDINGS

STUDY OBJECTIVES

Brookfield Residential ("Client") engaged RCLCO (Robert Charles Lesser & Co.), a national real estate advisory firm based in Bethesda, Maryland, to analyze the fiscal impact of a proposed residential development on Prince William County, Virginia. Located in Bristow at the Benedictine Sisters site on the east side of the intersection of Sudley Manor Drive and Linton Hall Road, the proposed residential development is envisioned as an age-restricted community of 129 housing units, including 66 single-family detached homes and 63 townhomes.

KEY FINDINGS

Between 2020 and 2039, the typical 20-year time period for which RCLCO conducts fiscal impact analyses, RCLCO estimates that the proposed development will generate operating revenues of \$25.4 million against operating expenditures of \$6.2 million, resulting in a positive net fiscal operating impact of \$19.2 million for Prince William County during this period. Exhibit 2 shows the total operating revenues and expenditures and net fiscal impact by year, as well as the cumulative net fiscal impact. Exhibit 3 graphs the cumulative net fiscal impact.

All of the assumptions are shown on Exhibit 4 and discussed on the following pages.

Summary of Fiscal Impact Analysis, 2020-2039; Proposed Development

| PRINCE WILLIAM COUNTY | | | |
|--|---------------------|--------------|-------------|
| ESTIMATED OPERATING REVENUES | REZONING | DISTRIBUTION | |
| Real Property Tax | \$20,637,000 | | 81% |
| Personal Property Tax | \$2,453,000 | | 10% |
| Sales Tax | \$437,000 | | 2% |
| BPOL Tax | \$125,000 | | 0% |
| Recordation Tax | \$363,000 | | 1% |
| Utility Tax | \$269,000 | | 1% |
| Miscellaneous Revenues | \$1,163,000 | | 5% |
| Total Revenues | \$25,447,000 | | 100% |
| ESTIMATED OPERATING EXPENDITURES | | | |
| ESTIMATED OPERATING EXPENDITURES (2020-2039) | REZONING | DISTRIBUTION | |
| Total Operating Expenditures | \$6,217,000 | | 100% |
| Total Expenditures | \$6,217,000 | | 100% |
| Net Fiscal Impact | \$19,230,000 | | |

Source: Client, RCLCO

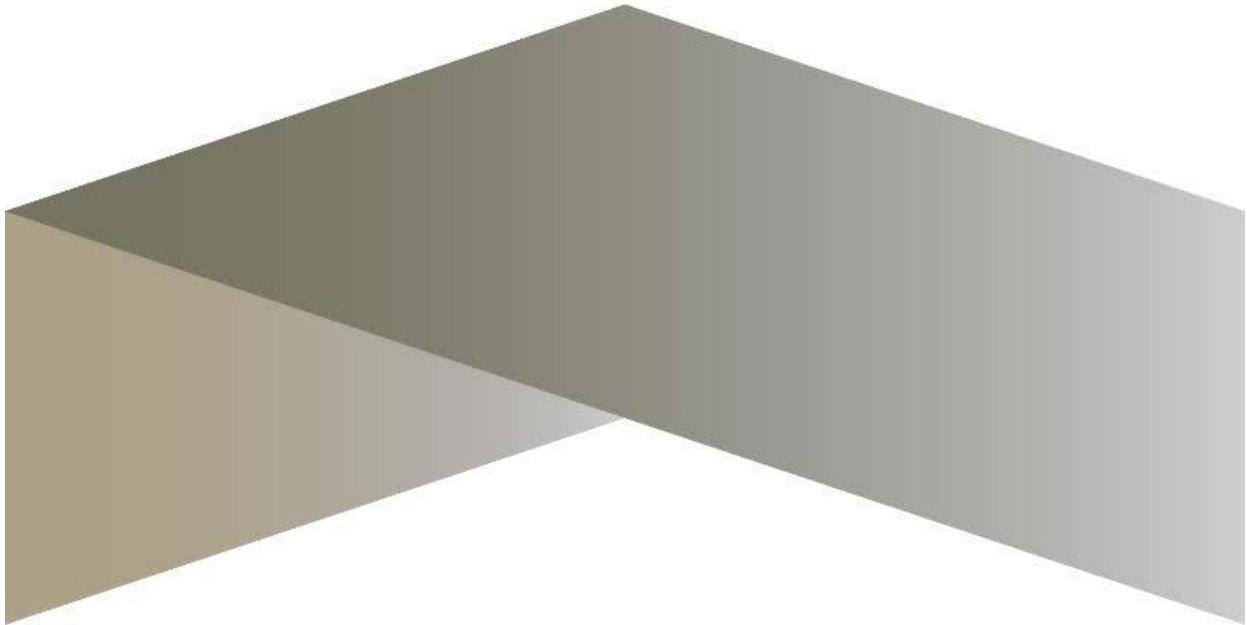
U4-09290.12 | May 13, 2020 | 5

Brookfield Residential | Fiscal Impact Analysis | Benedictine Sisters Active Adult Property



ASSUMPTIONS & METHODOLOGY

U4-09290.12 | May 13, 2020 | 6



REVENUES

REAL PROPERTY TAX REVENUES

Total unit count and home prices at the proposed development (as shown on Exhibit 4) were provided by the Client. The assessed values of these homes were assumed to increase by 3% annually; these assumptions are consistent with the Prince William County FY 2020-2024 Estimate of General Revenue. The assessed value of the relevant land was determined by applying the assessed land value of the full parcel (7495-98-0459), on a dollars per acre basis, to the portion of the site on which housing is planned to be developed. The assessed value of this vacant land is decreased on a pro rata basis as the project is built out. Prince William County's tax rate of \$1.125 per \$100 in assessed value was applied to the estimated assessed value to estimate the real property tax in each year. Absorption estimates were provided by the Client.

PERSONAL PROPERTY TAX REVENUES

RCLCO estimated that each household in the county pays, on average, \$914 per household per year in personal property tax. Using data from the Bureau of Labor Statistics Consumer Expenditure Survey, which reflects the extent to which household incomes needed to afford the homes at the proposed development differs from the median income in the county, RCLCO determined that there should be no significant difference in the average property tax revenue per household regardless of home type (townhomes or single-family detached). Annual tax revenues were calculated by multiplying the annual occupied households by the average personal property tax per household, which is assumed to increase by 2.0% annually.

SALES TAX

RCLCO estimated the generation of sales taxes from two sources: spending on materials for construction of the project and retail spending by residents within Prince William County. RCLCO estimated the construction costs as a percentage of home price, and materials as a percentage of construction cost, based on information provided by the NAHB and a homebuilder active in the area. RCLCO estimated that 25% of these expenditures would occur in the county. RCLCO determined annual household retail spending by community residents by home type from the BLS Consumer Expenditure Survey, with 60% of retail spending estimated to be in Prince William County. The estimates of annual taxable retail sales in Prince William County were multiplied by the county sales tax rate of 1% to determine the actual sales tax receipts. Retail sales were assumed to increase at the 2.0% annual rate of inflation.

REVENUES

BPOL TAX

Due to the residential nature of the proposed development, RCLCO assumed BPOL tax generation from just two sources. The first source is receipts of contractors involved in the construction of the project; the associated BPOL tax rate of \$0.13 per \$100 of gross receipts was applied to the estimate of construction costs. The second source is retail sales receipts in the county generated by residents living at the proposed development. The BPOL tax rate of \$0.17 per \$100 in gross receipts to retail merchants was applied to these receipts.

RECORDATION TAX REVENUES

Recordation tax revenues were assumed to be collected for two types of sales: the initial home sale, and resale homes. RCLCO estimated the turnover rate for resale homes based on an analysis of American Community Survey data. This turnover rate was applied to the total value of occupied homes per year. Sales prices are assumed to increase by 3% every year.

TOTAL COMMUNICATION AND UTILITY TAX REVENUE

The total communications and consumer utility tax revenue in the county, per the FY 2020 budget, was divided by the total number of employees and residents to arrive at an average amount per employee and resident. The average amount per resident and per employee of \$50 was applied to the estimated number of residents and employees. This amount was assumed to increase by an inflation rate of 2.0% per year.

MISCELLANEOUS REVENUES

To forecast miscellaneous revenues, which include a variety of revenue items, such as a portion of agency revenue, RCLCO typically identifies the total amount collected in a given year and estimates the portion of those revenues that are likely attributable to non-residential development in the county and the portion attributable to residents. On that basis, an average amount of miscellaneous revenue per employee and per resident can be calculated. RCLCO followed a similar approach for this report. Details are shown on Exhibit 6. RCLCO relied on 2015-2017 American Community Survey data for assumptions regarding the number of active adult residents per housing unit by housing type (townhomes and single-family detached), looking specifically at 55+ households with no children in Prince William County. RCLCO also made assumptions regarding occupancy rates by type of development over the analysis period. RCLCO took account of assumptions on these items in the Loudoun County Fiscal Impact Guidelines 2017 because Prince William County does not prepare similar assumptions, and these rates are likely to be similar in the two counties. Miscellaneous revenues were assumed to increase by 2% per year.

EXPENDITURES

OPERATING EXPENDITURES

The estimation of operating expenditures follows a similar methodology to that of miscellaneous revenues. The total county general fund expenditures, as shown in the FY 2020 budget, were divided among the estimated number of residents, employees, and students in the county to arrive at average expenditure estimates per resident, per employee, and per student. Details are shown on Exhibit 7. As described on the previous page, RCLCO relied on 2015-2017 American Community Survey Data for assumptions regarding active adult residents per housing unit, and made assumptions regarding occupancy rates by type of development based on the Loudoun County Fiscal Impact Guidelines 2017, because Prince William County does not prepare similar assumptions, and these rates are likely to be similar in the two counties. The active adult nature of the proposed development means that it will add no additional students to the Prince William County Public Schools System. Average operating expenditures per resident and per employee were assumed to increase by 2.0% per year.

By nature, residents in an active adult community will generate slightly higher expenses, on a per resident basis, due to the prevalence of fire and rescue calls among older residents and the additional cost associated with these calls. The per resident expenditures have been adjusted based on Prince William County data for fire and rescue calls at Heritage Hunt, Four Seasons, and Dunbarton at Braemar relative to calls at all occupied county housing units (19.5% higher per household). This results in estimated additional annual expenditures for fire and rescue of \$17,100 in 2019 dollars relative to what they would have been without accounting for the fact that the Proposed Development will be an age-restricted active adult community.

Residents of the Proposed Development will also be eligible to take advantages of the many services provided by the Area Agency on Aging. It is anticipated that residents of community will not require public assistance, but residents of Prince William County, along with residents of Manassas and Manassas Park, regardless of income, are eligible for any of the services provided by the Agency on Aging. In particular, residents of the Proposed Development may take advantage of the following services, particularly as they age in place:

- Home delivered meals
- Supportive services
- Senior centers
- Personal care

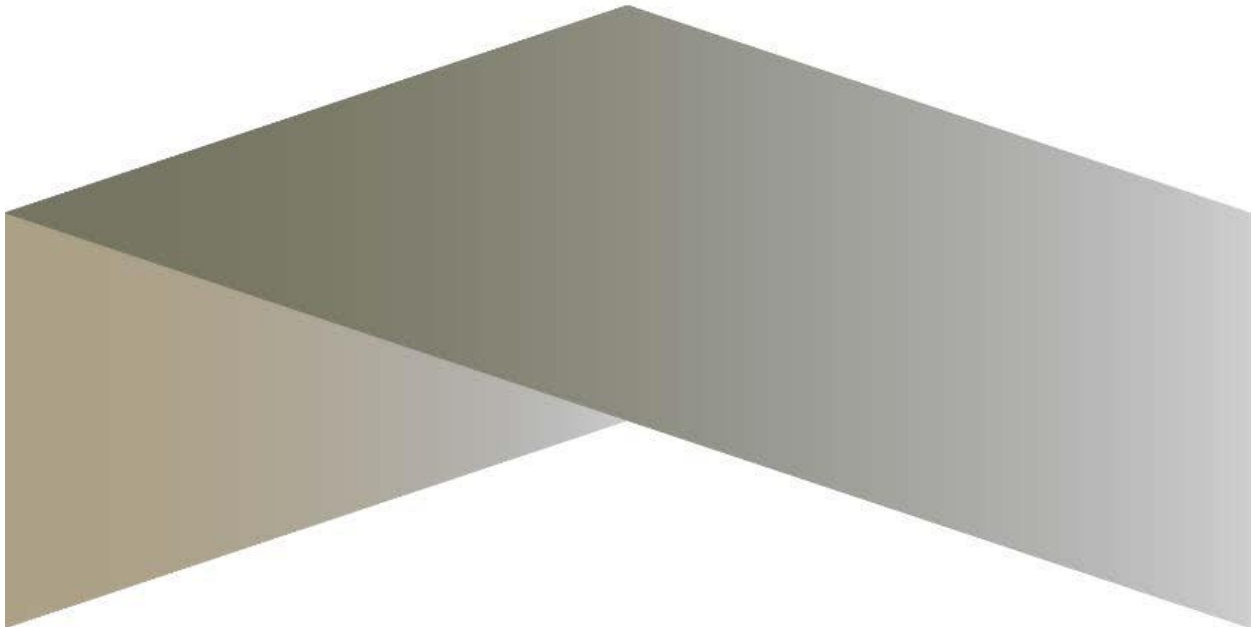
Based on the Prince William County budget and the ratio of residents of the Proposed Development at buildout to older residents in Prince William County, Manassas, and Manassas Park, we have conservatively estimated that the Proposed Development will generate Agency on Aging expenditures of \$19,000 annually in 2019 dollars.

Source: PWC FY 2020 Budget, US Census ACS, Loudoun County Fiscal Impact Guidelines 2017, RCLCO
U4-09290.12 | May 13, 2020 | 9
Brookfield Residential | Fiscal Impact Analysis | Benedictine Sisters Active Adult Property



DISCLAIMERS

U4-09290.12 | May 13, 2020 | 10



CRITICAL ASSUMPTIONS



Our conclusions are based on our analysis of the information available from our own sources and from the client as of the date of this report. We assume that the information is correct, complete, and reliable.

We made certain assumptions about the future performance of the global, national, and local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing these conclusions. However, given the fluid and dynamic nature of the economy and real estate markets, as well as the uncertainty surrounding particularly the near-term future, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions periodically to ensure that they are reflective of changing market conditions.

We assume that the economy and real estate markets will grow at a stable and moderate rate to 2020 and beyond. However, stable and moderate growth patterns are historically not sustainable over extended periods of time, the economy is cyclical, and real estate markets are typically highly sensitive to business cycles. Further, it is very difficult to predict when an economic and real estate upturn will end.

With the above in mind, we assume that the long-term average absorption rates and price changes will be as projected, realizing that most of the time performance will be either above or below said average rates.

Our analysis does not consider the potential impact of future economic shocks on the national and/or local economy, and does not consider the potential benefits from major "booms" that may occur. Similarly, the analysis does not reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. Also, it is important to note that it is difficult to predict changing consumer and market psychology.

As such, we recommend the close monitoring of the economy and the marketplace, and updating this analysis as appropriate.

Further, the project and investment economics should be "stress tested" to ensure that potential fluctuations in revenue and cost assumptions resulting from alternative scenarios regarding the economy and real estate market conditions will not cause failure.

In addition, we assume that the following will occur in accordance with current expectations:

- ▶ Economic, employment, and household growth
- ▶ Other forecasts of trends and demographic and economic patterns, including consumer confidence levels
- ▶ The cost of development and construction
- ▶ Tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth)
- ▶ Availability and cost of capital and mortgage financing for real estate developers, owners and buyers
- ▶ Competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand
- ▶ Major public works projects occur and are completed as planned

Should any of the above change, this analysis should be updated, with the conclusions reviewed accordingly (and possibly revised).

GENERAL LIMITING CONDITIONS

RCLCO
REAL ESTATE ADVISORS

Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co." or "RCLCO" in any manner without first obtaining the prior written consent of RCLCO. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of RCLCO. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of RCLCO. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCO.



Brookfield Residential | Fiscal Impact Analysis | Benedictine Sisters Active Adult Property

U4-09290.12 | May 13, 2020 | 12



APPENDIX: SUPPORTING EXHIBITS

U4-09290.12 | May 13, 2020 | 13

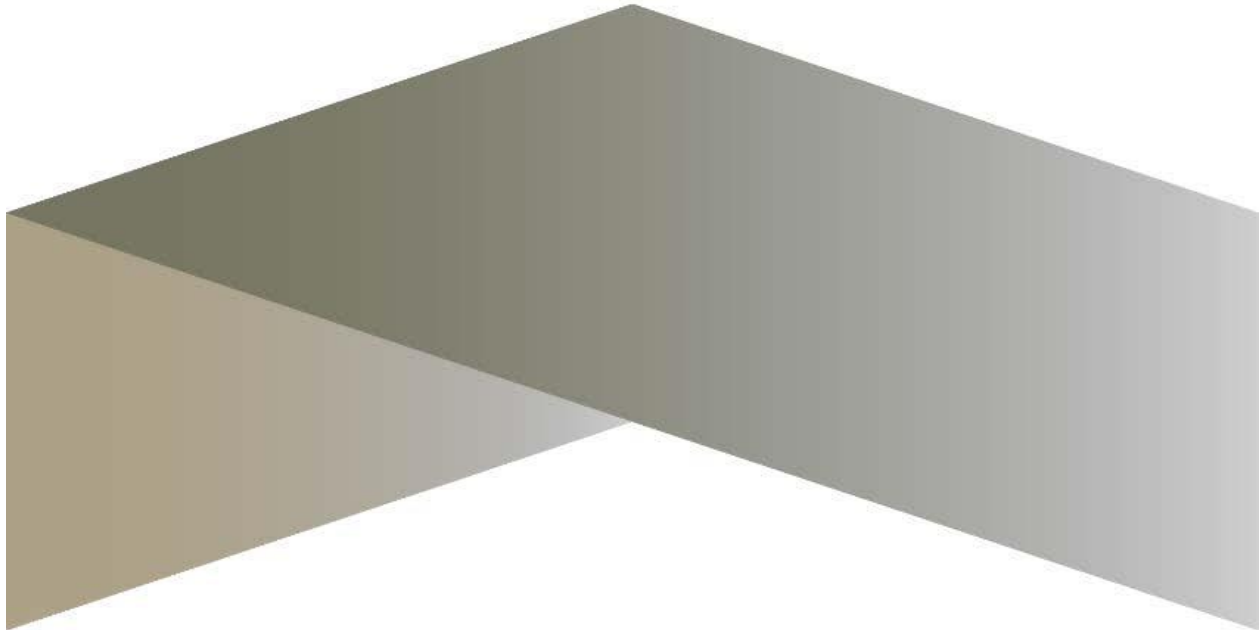


Exhibit 1

Net Fiscal Impact Summary
Benedictine Sisters
2020-2039

| PRINCE WILLIAM COUNTY | | | |
|--|---------------------|--------------|--|
| ESTIMATED OPERATING REVENUES | REZONING | DISTRIBUTION | |
| Real Property Tax | \$20,637,000 | 81% | |
| Personal Property Tax | \$2,453,000 | 10% | |
| Sales Tax | \$437,000 | 2% | |
| BPOL Tax | \$125,000 | 0% | |
| Recordation Tax | \$363,000 | 1% | |
| Utility Tax | \$269,000 | 1% | |
| Miscellaneous Revenues | \$1,163,000 | 5% | |
| Total Revenues | \$25,447,000 | 100% | |
| ESTIMATED OPERATING EXPENDITURES | | | |
| ESTIMATED OPERATING EXPENDITURES | REZONING | DISTRIBUTION | |
| Total Operating Expenditures (2020-2039) | \$6,217,000 | 100% | |
| Total Expenditures | \$6,217,000 | 100% | |
| Net Fiscal Impact | \$19,230,000 | | |

Source: RCLCO

Exhibit 2

Total Operating Revenues, Expenditures, and Net Fiscal Impact by Year
Benedictine Sisters
2020-2039

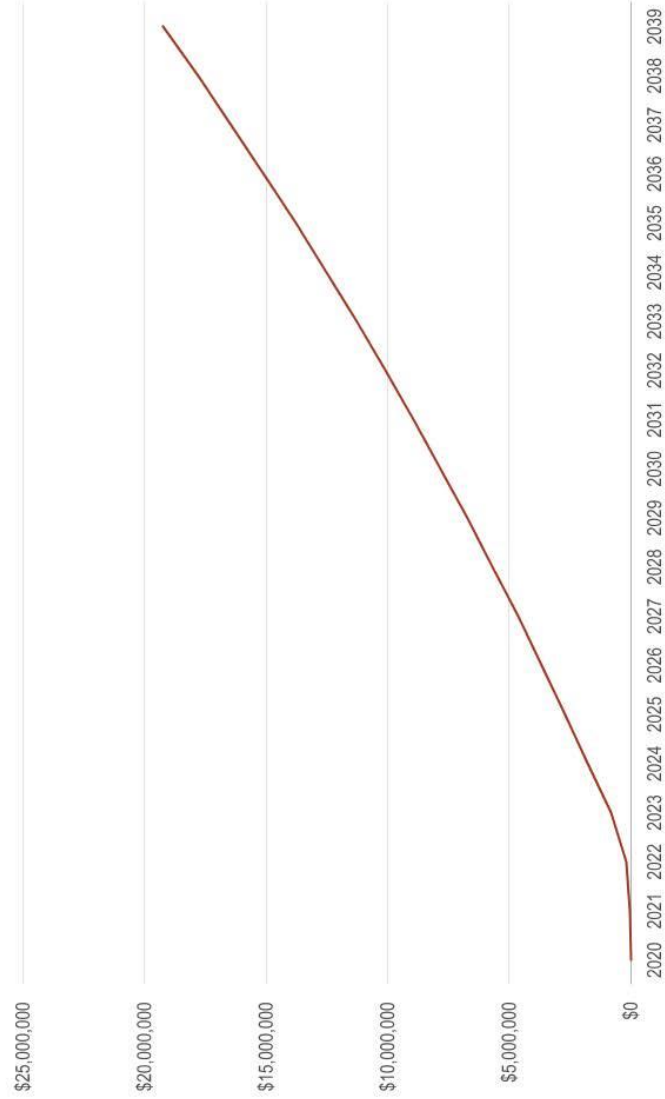
| | TOTAL REVENUES | TOTAL EXPENDITURES | NET FISCAL IMPACT | CUMULATIVE NFI |
|--------------|---------------------|--------------------|---------------------|----------------|
| 2020 | \$7,000 | \$0 | \$7,000 | \$7,000 |
| 2021 | \$17,000 | \$0 | \$17,000 | \$24,000 |
| 2022 | \$178,000 | \$29,000 | \$149,000 | \$174,000 |
| 2023 | \$792,000 | \$176,000 | \$616,000 | \$790,000 |
| 2024 | \$1,301,000 | \$323,000 | \$978,000 | \$1,768,000 |
| 2025 | \$1,259,000 | \$329,000 | \$930,000 | \$2,698,000 |
| 2026 | \$1,295,000 | \$336,000 | \$959,000 | \$3,657,000 |
| 2027 | \$1,332,000 | \$342,000 | \$990,000 | \$4,647,000 |
| 2028 | \$1,369,000 | \$349,000 | \$1,020,000 | \$5,667,000 |
| 2029 | \$1,408,000 | \$356,000 | \$1,052,000 | \$6,720,000 |
| 2030 | \$1,448,000 | \$363,000 | \$1,085,000 | \$7,805,000 |
| 2031 | \$1,490,000 | \$370,000 | \$1,120,000 | \$8,924,000 |
| 2032 | \$1,532,000 | \$378,000 | \$1,154,000 | \$10,078,000 |
| 2033 | \$1,576,000 | \$385,000 | \$1,191,000 | \$11,288,000 |
| 2034 | \$1,620,000 | \$393,000 | \$1,227,000 | \$12,495,000 |
| 2035 | \$1,667,000 | \$401,000 | \$1,266,000 | \$13,761,000 |
| 2036 | \$1,714,000 | \$409,000 | \$1,305,000 | \$15,066,000 |
| 2037 | \$1,763,000 | \$417,000 | \$1,346,000 | \$16,412,000 |
| 2038 | \$1,813,000 | \$426,000 | \$1,387,000 | \$17,799,000 |
| 2039 | \$1,865,000 | \$434,000 | \$1,431,000 | \$19,230,000 |
| TOTAL | \$25,447,000 | \$6,217,000 | \$19,230,000 | |

Source: RGLCO

Fiscal Impact Analysis (by Applicant)

Exhibit 3

Cumulative Net Fiscal Impact
Benedictine Sisters
2020-2039



Source: RCLCO

Exhibit 4

Inputs
Prince William County
December 2019

| ASSUMPTION | SOURCE |
|---|---|
| Model Base Year | 2019 |
| End Year of Analysis | 2039 |
| Inflation Rate | 2.0% RCLCO |
| Commercial Appreciation (Beyond Inflation) | 0.5% RCLCO, taking account of Co. Estimate of General Revenue, FY 2020-2024 |
| Residential Appreciation (Beyond Inflation) | 1.0% RCLCO, taking account of Co. Estimate of General Revenue, FY 2020-2024 |
| Real Property Taxes | |
| Real Property Tax Rate | \$1.125 per \$100 AV Co. FY20 Budget |
| Site's Current Assessed Value | \$9,215,400 PWC Real Estate Assessment Data |
| Subject Site Uses | |
| Size | |
| Number of Townhouses | 63 Client |
| Number of Single-Family Detached (SFD) Homes | 66 Client |
| Prices | |
| Townhouse Average Price | \$500,000 Client |
| SFD Average Price | \$675,000 Client |
| Personal Property Taxes | |
| Personal Property Tax Rate | \$3.70 per \$100 AV Prince William County Dept. of Finance |
| Avg. Pers. Prop. Tax Rev. per HH ¹ | \$914 |
| Personal Property Revenues FY19 | \$195,200,000 Revised FY2019 Personal Property Tax Revenue from 2020-2024 |
| Vehicles % | 77% Co. Estimate of General Revenue, FY 2020-2024 |
| Est. % Residential | 90% RCLCO |
| Residential Personal Property | \$135,273,600 |
| Personal Property Tax Income-Based Adjustment | 100% Consumer Expenditure Survey, U.S. BLS, 2018 |
| Townhouse HH | 100% Consumer Expenditure Survey, U.S. BLS, 2018 |
| Single-Family Detached HH | |

Exhibit 4

Inputs
Prince William County
December 2019

ASSUMPTION

SOURCE

BPOL

BPOL Tax Rate: Retail Merchant
BPOL Tax Rate: Builder/Developer

\$0.17 per \$100 Gross Receipts
\$0.13 per \$100 Gross Receipts

Department of Finance; 2019
Department of Finance; 2019

Other Taxes

Sales Tax
Retail Spending per Townhouse HH
Retail Spending per Single-Family Detached HH
% of Retail Spending by Residents within P.W. Co. and Off-Site
Recordation Tax Effective Rate
--Recordation Tax: Mortgages
Mortgage %
Deed
Interest Rate
Years
Est. Percent of Income Spent on Housing
Average Household Income (TH)
Average Household Income (SFD)
Communic. & Utility Tax Revenues per Emp. and Res.²
Total Communic. & Utility Tax Revenues

1.00%
18%
18%
60%
0.195%
0.083%
75%
0.050%
3.500%
30.00
20%
\$101,035
\$136,397
\$50
\$30,090,000

Estimate of General Revenue 2020-2024
Consumer Expenditure Survey, U.S. BLS, 2018
Consumer Expenditure Survey, U.S. BLS, 2018
RCLCO
On purchase
Co. Estimate of General Revenue, FY 2020-2024
RCLCO
Co. Estimate of General Revenue, FY 2020-2024
RCLCO
RCLCO
RCLCO
See footnote
Forecasted FY20 per Estimate of Genl. Rev., FY20-24

Misc. Revenues

Per Resident
Per Employee

\$217
\$110

See Exhibit 6
See Exhibit 6

Exhibit 4

Inputs
Prince William County
December 2019

| ASSUMPTION | SOURCE |
|-----------------------------------|---|
| Operating Expenditures | |
| Per Employee | \$494 See Exhibit 7 |
| Avg. Residents per SFD | 2.10 ACS 2015-2017 55+ HHs without Children |
| Avg Residents per SFA | 1.88 ACS 2015-2017 55+ HHs without Children |
| Total County Population | 466,496 PWC DoIT: GIS Division |
| Total Employees in the County | 132,775 Esri Business Summary, 2019 |
| Total Households | 147,976 PWC DoIT: GIS Division |
| Total Students | 90,203 FY2020 Budget |
| Stabilized SFA Occupancy | 97.5% See footnote 3 |
| Stabilized SFD Occupancy | 98% See footnote 3 |
| Other | |
| Annual Turnover Rate (for-sale) | 5.42% PUMS Data |
| Construction Assumptions | |
| Construction Cost % of Home Price | 45% RCLCO |
| % Materials | 50% RCLCO |
| % in Prince William County | 25% RCLCO |

¹ County personal property tax attributable to vehicles (77% per Estimate of General Revenue, FY 2020-2024), with 90% estimated to be residential.

² Total communications & consumer utility taxes FY20 divided by the total number of residents and employees.

³ RCLCO estimates based on typical rates over extended time periods, taking account of Loudoun Fiscal Impact Guidelines 2017 (Prince William County does not have similar guidelines).

Exhibit 5

**Fiscal Impact Model
Benedictine Sisters
2019-2039**

| | Assumption | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Initiation | 2.00% | 1,000 | 1,020 | 1,040 | 1,061 | 1,082 | 1,104 | 1,126 | 1,149 | 1,172 | 1,195 | 1,219 |
| Residential Price Appreciation Beyond Initiation | 1.00% | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 | 1,159 | 1,194 | 1,230 | 1,267 | 1,305 | 1,344 |
| Undeveloped Site Value | \$652,026 | \$652,026 | \$652,026 | \$652,026 | \$590,920 | \$285,395 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 |
| Townhouses Sale Price | \$500,000 | \$500,000 | \$515,000 | \$530,450 | \$546,364 | \$562,754 | \$579,637 | \$597,026 | \$614,937 | \$633,385 | \$652,387 | \$671,958 |
| Single-Family Detached Sale Price | \$675,000 | \$675,000 | \$695,250 | \$716,108 | \$737,591 | \$759,718 | \$782,510 | \$805,985 | \$830,165 | \$855,070 | \$880,722 | \$907,144 |
| Annual Deliveries | | | | | | | | | | | | |
| Townhouse | 63 | 0 | 0 | 0 | 6 | 30 | 27 | 0 | 0 | 0 | 0 | 0 |
| Single-Family Detached | 66 | 0 | 0 | 0 | 6 | 30 | 30 | 0 | 0 | 0 | 0 | 0 |
| Total Annual Res. Units Delivered | 129 | 0 | 0 | 0 | 12 | 60 | 57 | 0 | 0 | 0 | 0 | 0 |
| Cumulative Residential Development | | | | | | | | | | | | |
| Townhouses | 63 | 0 | 0 | 0 | 6 | 36 | 63 | 63 | 63 | 63 | 63 | 63 |
| Single-Family Detached | 66 | 0 | 0 | 0 | 6 | 36 | 66 | 66 | 66 | 66 | 66 | 66 |
| Total Cumulative Res. Development | 129 | 0 | 0 | 0 | 12 | 72 | 129 | 129 | 129 | 129 | 129 | 129 |
| Residential Occupancy Rate | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% |

Exhibit 5

Fiscal Impact Model
Benedictine Sisters
2019-2039

| | Assumption | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|----------------------|----------|----------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Real Property Tax | | | | | | | | | | | | |
| Total Residential Property Value | | \$0 | \$0 | \$0 | \$7,703,725 | \$47,609,023 | \$88,162,793 | \$90,807,677 | \$93,531,907 | \$96,337,865 | \$99,228,001 | \$102,204,841 |
| Total Assessed Real Property Value | | \$62,026 | \$62,026 | \$652,026 | \$9,294,646 | \$47,694,418 | \$88,152,609 | \$90,797,493 | \$93,521,723 | \$96,327,681 | \$99,217,816 | \$102,194,656 |
| Real Property Tax Revenue | \$1.125 per \$100 AV | \$7,335 | \$7,335 | \$7,335 | \$93,315 | \$538,812 | \$991,717 | \$1,021,472 | \$1,052,119 | \$1,083,686 | \$1,116,200 | \$1,149,690 |
| Personal Property Tax | | | | | | | | | | | | |
| Avg. Personal Property Tax per HH | \$914 | | | | | | | | | | | |
| Est. Annual Income of Townhome HHs | \$101,035 | | | | | | | | | | | |
| Income-Based Adjustment | 100% | | | | | | | | | | | |
| Avg. Personal Property Tax per HH | \$914 | \$914 | \$932 | \$951 | \$970 | \$990 | \$1,009 | \$1,029 | \$1,050 | \$1,071 | \$1,093 | \$1,114 |
| Personal Property Tax Revenue | | \$0 | \$0 | \$0 | \$5,650 | \$34,823 | \$62,159 | \$63,402 | \$64,670 | \$66,964 | \$67,283 | \$68,629 |
| Avg. Personal Property Tax per HH | \$914 | | | | | | | | | | | |
| Est. Annual Income of Single-Family Detached | \$138,307 | | | | | | | | | | | |
| Income-Based Adjustment | 100% | | | | | | | | | | | |
| Avg. Personal Property Tax per HH | \$914 | \$914 | \$932 | \$951 | \$970 | \$990 | \$1,009 | \$1,029 | \$1,050 | \$1,071 | \$1,093 | \$1,114 |
| Personal Property Tax Revenue | | \$0 | \$0 | \$0 | \$5,650 | \$34,823 | \$62,159 | \$63,402 | \$64,670 | \$66,964 | \$67,283 | \$68,629 |
| Total Residential Personal Property Tax Revenue | | \$0 | \$0 | \$0 | \$11,300 | \$69,646 | \$127,278 | \$129,824 | \$132,421 | \$135,069 | \$137,770 | \$140,526 |
| Total Personal Property Tax | | \$0 | \$0 | \$0 | \$11,300 | \$69,646 | \$127,278 | \$129,824 | \$132,421 | \$135,069 | \$137,770 | \$140,526 |
| Sales Tax | | | | | | | | | | | | |
| Construction Cost % of Home Price | 45% | \$0 | \$0 | \$3,466,676 | \$17,653,383 | \$17,606,475 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| % Materials | 50% | \$0 | \$0 | \$1,733,338 | \$8,826,692 | \$8,803,238 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| % in Prince William County | 25% | \$0 | \$0 | \$433,335 | \$2,231,673 | \$2,200,809 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Retail Spending per Townhouse HH | 18% | \$18,087 | \$18,629 | \$19,188 | \$19,764 | \$20,357 | \$20,967 | \$21,566 | \$22,144 | \$22,712 | \$23,289 | \$24,007 |
| Retail Spending per Single-Family Detached HH | 18% | \$24,417 | \$25,150 | \$25,904 | \$26,681 | \$27,482 | \$28,306 | \$29,155 | \$30,030 | \$30,931 | \$31,859 | \$32,815 |
| Total Retail Spending by Residents | | \$0 | \$0 | \$0 | \$272,416 | \$1,893,534 | \$3,117,583 | \$3,211,110 | \$3,307,443 | \$3,406,667 | \$3,508,667 | \$3,614,133 |
| % in Prince William County and Off-Site | 60% | \$0 | \$0 | \$0 | \$163,450 | \$1,010,120 | \$1,870,550 | \$1,926,666 | \$1,984,466 | \$2,044,000 | \$2,105,320 | \$2,168,480 |
| Total Taxable Sales from Residents | | \$0 | \$0 | \$0 | \$163,450 | \$1,010,120 | \$1,870,550 | \$1,926,666 | \$1,984,466 | \$2,044,000 | \$2,105,320 | \$2,168,480 |

Exhibit 5

Fiscal Impact Model Benedictine Sisters 2019-2039

| | Assumption | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|---------------------------------|--------|--------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Taxable Retail Sales | | \$0 | \$0 | \$433,335 | \$2,385,123 | \$3,210,830 | \$1,870,550 | \$1,926,666 | \$1,984,466 | \$2,044,000 | \$2,105,320 | \$2,168,480 |
| Total Sales Tax Revenue | Sales Tax Rate 1.00% | \$0 | \$0 | \$4,333 | \$23,951 | \$32,109 | \$18,705 | \$19,267 | \$19,845 | \$20,440 | \$21,053 | \$21,685 |
| BPOL Tax | | | | | | | | | | | | |
| Construction Cost | | \$0 | \$0 | \$3,466,676 | \$17,853,383 | \$17,606,475 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| BPOL Rate on Building/Development | \$0.13 per \$100 Gross Receipts | \$0 | \$0 | \$4,507 | \$23,209 | \$22,886 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Retail Sales | | \$0 | \$0 | \$433,335 | \$2,385,123 | \$3,210,830 | \$1,870,550 | \$1,926,666 | \$1,984,466 | \$2,044,000 | \$2,105,320 | \$2,168,480 |
| Business Receipts from Retail Spending | \$0.17 per \$100 Gross Receipts | \$0 | \$0 | \$737 | \$4,072 | \$5,459 | \$3,180 | \$3,275 | \$3,374 | \$3,475 | \$3,579 | \$3,686 |
| Total BPOL Taxes | | \$0 | \$0 | \$5,243 | \$27,281 | \$28,347 | \$3,180 | \$3,275 | \$3,374 | \$3,475 | \$3,579 | \$3,686 |
| Recordation Tax | | | | | | | | | | | | |
| Home Sales | | \$0 | \$0 | \$0 | \$7,703,725 | \$9,674,186 | \$9,125,500 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Recordation Tax | 0.195% | \$0 | \$0 | \$0 | \$15,042 | \$77,464 | \$76,893 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Annual Turnover Rate | | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% |
| Value of Homes in Turnover | | \$0 | \$0 | \$0 | \$417,257 | \$2,578,647 | \$4,775,161 | \$4,918,416 | \$5,065,969 | \$5,217,948 | \$5,374,486 | \$5,535,721 |
| Recordation Tax | 0.195% | \$0 | \$0 | \$0 | \$815 | \$5,035 | \$9,324 | \$9,603 | \$9,891 | \$10,188 | \$10,484 | \$10,808 |
| Utility & Communications Tax Revenue | | | | | | | | | | | | |
| Residents per Townhome | 1.88 | 0 | 0 | 0 | 11 | 66 | 116 | 116 | 116 | 116 | 116 | 116 |
| Residents per SFD | 2.10 | 0 | 0 | 0 | 12 | 74 | 136 | 136 | 136 | 136 | 136 | 136 |
| Total Residents | | 0 | 0 | 0 | 23 | 140 | 252 | 252 | 252 | 252 | 252 | 252 |
| Utility Tax Revenues per Resident & Employee | \$50 | \$50 | \$51 | \$52 | \$53 | \$54 | \$55 | \$57 | \$59 | \$59 | \$60 | \$61 |
| Utility Tax Revenues | | \$0 | \$0 | \$0 | \$1,246 | \$7,624 | \$13,951 | \$14,230 | \$14,514 | \$14,805 | \$15,101 | \$15,403 |

Exhibit 5

Fiscal Impact Model Benedictine Sisters 2019-2039

| Year | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|----------------|----------------|-----------------|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Assumption | | | | | | | | | | | |
| Miscellaneous Revenues | | | | | | | | | | | |
| Per Resident | \$217 | \$221 | \$226 | \$230 | \$235 | \$240 | \$244 | \$249 | \$254 | \$259 | \$265 |
| Per Employee | \$110 | \$112 | \$114 | \$117 | \$119 | \$121 | \$124 | \$126 | \$129 | \$131 | \$134 |
| Miscellaneous Revenues | \$0 | \$0 | \$0 | \$5,386 | \$32,962 | \$60,315 | \$61,521 | \$62,751 | \$64,006 | \$65,287 | \$66,592 |
| Total Operating Revenues by Source | | | | | | | | | | | |
| Real Property Tax | \$7,335 | \$7,335 | \$7,335 | \$93,315 | \$538,812 | \$991,717 | \$1,021,472 | \$1,052,119 | \$1,083,686 | \$1,116,200 | \$1,149,690 |
| Personal Property Tax | \$0 | \$0 | \$0 | \$11,380 | \$69,646 | \$127,278 | \$129,924 | \$132,421 | \$135,069 | \$137,770 | \$140,526 |
| Sales Tax | \$4,333 | \$0 | \$4,333 | \$23,951 | \$32,109 | \$19,705 | \$19,267 | \$19,845 | \$20,440 | \$21,053 | \$21,685 |
| BPOL Tax | \$124,969 | \$0 | \$5,243 | \$27,281 | \$28,347 | \$3,180 | \$3,275 | \$3,374 | \$3,475 | \$3,579 | \$3,686 |
| Recordation Tax | \$362,680 | \$0 | \$0 | \$15,856 | \$62,489 | \$85,716 | \$9,603 | \$9,891 | \$10,188 | \$10,494 | \$10,808 |
| Utility Tax | \$268,901 | \$0 | \$1,246 | \$13,951 | \$7,624 | \$14,514 | \$14,230 | \$14,805 | \$15,101 | \$15,403 | \$15,703 |
| Miscellaneous Revenues | \$1,162,571 | \$0 | \$0 | \$5,386 | \$32,962 | \$60,315 | \$61,521 | \$62,751 | \$64,006 | \$65,287 | \$66,592 |
| Total Operating Revenues (2020-2039) | \$7,335 | \$7,335 | \$16,912 | \$178,415 | \$792,000 | \$1,300,862 | \$1,299,192 | \$1,294,915 | \$1,331,669 | \$1,369,484 | \$1,408,390 |
| Expenditures | | | | | | | | | | | |
| Operating Expenditures per Age-Restricted Resident | \$1,161 | \$1,184 | \$1,208 | \$1,232 | \$1,257 | \$1,282 | \$1,307 | \$1,333 | \$1,360 | \$1,387 | \$1,415 |
| Total Operating Expenditures (2020-2039) | \$0 | \$0 | \$0 | \$38,802 | \$176,266 | \$322,593 | \$326,984 | \$335,564 | \$342,275 | \$349,120 | \$356,103 |
| Net Fiscal Impact (2020-2039) | \$7,335 | \$7,335 | \$16,912 | \$149,614 | \$615,734 | \$978,269 | \$973,208 | \$959,352 | \$989,394 | \$1,020,364 | \$1,052,288 |

Exhibit 5

**Fiscal Impact Model
Benedictine Sisters
2019-2039**

| | Year | | | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2039 |
| Assumption | | | | | | | | | | | |
| Inflation | 2.00% | 1,243 | 1,268 | 1,284 | 1,319 | 1,346 | 1,373 | 1,400 | 1,428 | 1,457 | 1,486 |
| Residential Price Appreciation Beyond Initiation | 1.00% | 1,000 | 1,426 | 1,469 | 1,513 | 1,558 | 1,605 | 1,653 | 1,702 | 1,754 | 1,806 |
| Undeveloped Site Value | \$652,026 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 | -\$10,184 |
| Townhouses Sale Price | \$500,000 | \$692,117 | \$712,880 | \$734,267 | \$756,295 | \$778,994 | \$802,353 | \$826,424 | \$851,217 | \$876,753 | \$903,056 |
| Single-Family Detached Sale Price | \$675,000 | \$934,358 | \$962,389 | \$991,260 | \$1,020,998 | \$1,051,628 | \$1,083,177 | \$1,115,672 | \$1,149,142 | \$1,183,617 | \$1,219,125 |
| Annual Deliveries | | | | | | | | | | | |
| Townhouse | 63 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Single-Family Detached | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Annual Res. Units Delivered | 129 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumulative Residential Development | | | | | | | | | | | |
| Townhouses | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 |
| Single-Family Detached | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 |
| Total Cumulative Res. Development | 129 | 129 | 129 | 129 | 129 | 129 | 129 | 129 | 129 | 129 | 129 |
| Residential Occupancy Rate | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% | 97.8% |

Exhibit 5

Fiscal Impact Model Beneficence Sisters 2019-2039

| Year | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|-----------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Real Property Tax | | | | | | | | | | | |
| Total Residential Property Value | \$0 | \$105,270,986 | \$108,429,115 | \$111,681,989 | \$115,032,449 | \$118,469,422 | \$122,037,925 | \$125,699,062 | \$129,470,034 | \$133,354,135 | \$137,354,759 |
| Total Assessed Real Property Value | \$652,026 | \$105,260,802 | \$108,418,831 | \$111,671,805 | \$115,022,641 | \$118,473,238 | \$122,027,741 | \$125,688,878 | \$129,459,850 | \$133,343,951 | \$137,344,575 |
| Real Property Tax Revenue | \$7,335 | \$1,184,184 | \$1,219,713 | \$1,256,308 | \$1,294,000 | \$1,332,824 | \$1,372,812 | \$1,414,000 | \$1,456,423 | \$1,500,119 | \$1,546,126 |
| Personal Property Tax | | | | | | | | | | | |
| Avg. Personal Property Tax per HH | \$914 | \$1,137 | \$1,159 | \$1,183 | \$1,208 | \$1,230 | \$1,255 | \$1,280 | \$1,306 | \$1,332 | \$1,358 |
| Est. Annual Income of Townhome HHs | \$0 | \$70,001 | \$71,401 | \$72,839 | \$74,288 | \$75,772 | \$77,287 | \$78,833 | \$80,410 | \$82,016 | \$83,658 |
| 100% | | | | | | | | | | | |
| Avg. Personal Property Tax per HH | \$914 | \$1,137 | \$1,159 | \$1,183 | \$1,208 | \$1,230 | \$1,255 | \$1,280 | \$1,306 | \$1,332 | \$1,358 |
| Personal Property Tax Revenue | \$0 | \$70,001 | \$71,401 | \$72,839 | \$74,288 | \$75,772 | \$77,287 | \$78,833 | \$80,410 | \$82,016 | \$83,658 |
| Income-Based Adjustment | | | | | | | | | | | |
| Est. Annual Income of Single-Family Detached | \$914 | \$1,137 | \$1,159 | \$1,183 | \$1,208 | \$1,230 | \$1,255 | \$1,280 | \$1,306 | \$1,332 | \$1,358 |
| 100% | | | | | | | | | | | |
| Avg. Personal Property Tax per HH | \$914 | \$1,137 | \$1,159 | \$1,183 | \$1,208 | \$1,230 | \$1,255 | \$1,280 | \$1,306 | \$1,332 | \$1,358 |
| Personal Property Tax Revenue | \$0 | \$73,335 | \$74,802 | \$76,298 | \$77,823 | \$79,380 | \$80,968 | \$82,587 | \$84,239 | \$85,923 | \$87,642 |
| Total Residential Personal Property Tax Revenue | \$0 | \$143,336 | \$146,203 | \$149,127 | \$152,110 | \$155,152 | \$158,255 | \$161,420 | \$164,648 | \$167,941 | \$171,300 |
| Total Personal Property Tax | \$0 | \$143,336 | \$146,203 | \$149,127 | \$152,110 | \$155,152 | \$158,255 | \$161,420 | \$164,648 | \$167,941 | \$171,300 |
| Sales Tax | | | | | | | | | | | |
| Construction Cost % of Home Price | 45% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| % Materials | 55% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| % in Prince William County | 25% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Retail Spending per Townhouse HH | 18% | \$18,087 | \$25,036 | \$25,787 | \$26,561 | \$27,358 | \$28,024 | \$28,895 | \$29,791 | \$31,715 | \$32,667 |
| Retail Spending per Single-Family Detached HH | 18% | \$24,417 | \$33,799 | \$34,813 | \$35,857 | \$36,933 | \$38,041 | \$39,182 | \$40,358 | \$41,568 | \$42,816 |
| Total Retail Spending by Residents | 60% | \$0 | \$3,722,557 | \$3,834,233 | \$3,949,260 | \$4,067,738 | \$4,189,770 | \$4,315,463 | \$4,444,927 | \$4,576,275 | \$4,715,623 |
| % in Prince William County and Off-Site | 60% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Taxable Sales from Residents | 60% | \$0 | \$2,233,534 | \$2,300,540 | \$2,369,556 | \$2,440,643 | \$2,513,862 | \$2,589,956 | \$2,666,956 | \$2,746,965 | \$2,829,374 |

Exhibit 5

Fiscal Impact Model Beneficence Sisters 2019-2039

| Year | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|--------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Taxable Retail Sales | \$0 | \$2,233,534 | \$2,300,540 | \$2,369,556 | \$2,440,643 | \$2,513,862 | \$2,589,278 | \$2,666,956 | \$2,746,965 | \$2,829,374 | \$2,914,255 |
| Total Sales Tax Revenue | \$0 | \$22,335 | \$23,005 | \$23,696 | \$24,406 | \$25,139 | \$25,883 | \$26,670 | \$27,470 | \$28,294 | \$29,143 |
| BPOL Tax | | | | | | | | | | | |
| Construction Cost | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| BPOL Rate on Building/Development | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Retail Sales | \$0 | \$2,233,534 | \$2,300,540 | \$2,369,556 | \$2,440,643 | \$2,513,862 | \$2,589,278 | \$2,666,956 | \$2,746,965 | \$2,829,374 | \$2,914,255 |
| Business Receipts from Retail Spending | \$0 | \$3,797 | \$3,911 | \$4,028 | \$4,149 | \$4,274 | \$4,402 | \$4,534 | \$4,670 | \$4,810 | \$4,954 |
| Total BPOL Taxes | \$0 | \$3,797 | \$3,911 | \$4,028 | \$4,149 | \$4,274 | \$4,402 | \$4,534 | \$4,670 | \$4,810 | \$4,954 |
| Recordation Tax | | | | | | | | | | | |
| Home Sales | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Recordation Tax | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Annual Turnover Rate | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% | 5.416% |
| Value of Homes in Turnover | \$0 | \$5,701,792 | \$5,872,846 | \$6,049,032 | \$6,230,503 | \$6,417,418 | \$6,609,940 | \$6,808,238 | \$7,012,485 | \$7,222,860 | \$7,439,546 |
| Recordation Tax | \$0 | \$11,133 | \$11,467 | \$11,811 | \$12,165 | \$12,530 | \$12,906 | \$13,293 | \$13,692 | \$14,103 | \$14,526 |
| Utility & Communications Tax Revenue | | | | | | | | | | | |
| Residents per Townhome | 0 | 116 | 116 | 116 | 116 | 116 | 116 | 116 | 116 | 116 | 116 |
| Residents per SFD | 0 | 136 | 136 | 136 | 136 | 136 | 136 | 136 | 136 | 136 | 136 |
| Total Residents | 0 | 252 | 252 | 252 | 252 | 252 | 252 | 252 | 252 | 252 | 252 |
| Utility Tax Revenues per Resident & Employee | \$50 | \$62 | \$64 | \$65 | \$66 | \$68 | \$69 | \$70 | \$72 | \$73 | \$75 |
| Utility Tax Revenues | \$0 | \$15,711 | \$16,025 | \$16,345 | \$16,672 | \$17,006 | \$17,346 | \$17,693 | \$18,047 | \$18,408 | \$18,776 |

Exhibit 5
Fiscal Impact Model
Benedictine Sisters
2019-2039

| Year | 2019 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|--|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Miscellaneous Revenues | | | | | | | | | | | |
| Per Resident | \$217 | \$270 | \$275 | \$281 | \$286 | \$292 | \$299 | \$304 | \$310 | \$316 | \$323 |
| Per Employee | \$110 | \$137 | \$139 | \$142 | \$145 | \$148 | \$151 | \$154 | \$157 | \$160 | \$163 |
| Miscellaneous Revenues | \$0 | \$67,924 | \$69,283 | \$70,668 | \$72,082 | \$73,523 | \$74,994 | \$76,494 | \$78,023 | \$79,584 | \$81,176 |
| Total Operating Revenues by Source | | | | | | | | | | | |
| Real Property Tax | \$20,637,193 | \$1,184,184 | \$1,219,713 | \$1,256,308 | \$1,294,000 | \$1,332,624 | \$1,372,812 | \$1,414,000 | \$1,456,423 | \$1,500,119 | \$1,545,126 |
| Personal Property Tax | \$2,453,406 | \$143,336 | \$146,203 | \$149,127 | \$152,110 | \$155,162 | \$158,265 | \$161,420 | \$164,648 | \$167,941 | \$171,300 |
| Sales Tax | \$437,488 | \$22,335 | \$23,005 | \$23,666 | \$24,406 | \$25,139 | \$25,863 | \$26,670 | \$27,470 | \$28,264 | \$29,143 |
| BPOL Tax | \$124,969 | \$3,911 | \$3,911 | \$4,028 | \$4,149 | \$4,274 | \$4,402 | \$4,534 | \$4,670 | \$4,810 | \$4,954 |
| Recordation Tax | \$362,680 | \$11,133 | \$11,467 | \$11,811 | \$12,165 | \$12,530 | \$12,906 | \$13,293 | \$13,682 | \$14,103 | \$14,526 |
| Utility Tax | \$265,901 | \$15,711 | \$16,025 | \$16,345 | \$16,672 | \$17,006 | \$17,346 | \$17,693 | \$18,047 | \$18,408 | \$18,776 |
| Miscellaneous Revenues | \$1,162,571 | \$67,924 | \$69,283 | \$70,668 | \$72,082 | \$73,523 | \$74,994 | \$76,494 | \$78,023 | \$79,584 | \$81,176 |
| Total Operating Revenues (2020-2039) | \$25,447,158 | \$1,448,420 | \$1,489,607 | \$1,531,983 | \$1,575,585 | \$1,620,447 | \$1,666,607 | \$1,714,103 | \$1,762,973 | \$1,813,259 | \$1,865,000 |
| Expenditures | | | | | | | | | | | |
| Operating Expenditures per Age-Restricted Resident | \$1,161 | \$1,443 | \$1,472 | \$1,502 | \$1,532 | \$1,562 | \$1,594 | \$1,625 | \$1,658 | \$1,691 | \$1,725 |
| Total Operating Expenditures (2020-2039) | \$6,216,856 | \$363,225 | \$370,489 | \$377,899 | \$385,457 | \$393,166 | \$401,030 | \$409,050 | \$417,231 | \$425,576 | \$434,087 |
| Net Fiscal Impact (2020-2039) | \$19,230,302 | \$1,085,195 | \$1,119,117 | \$1,154,084 | \$1,190,128 | \$1,227,281 | \$1,265,577 | \$1,305,053 | \$1,345,742 | \$1,387,683 | \$1,430,913 |

Exhibit 6

Allocation of County Revenues
Prince William County
FY 2020

| | | | | |
|--------------|----------------|---------------|-----------|--------|
| Population: | 466,496 | 77.8% | Students: | 90,203 |
| Employment: | 132,775 | 22.2% | | |
| Total | 599,271 | 100.0% | | |

| | FY 2020 Budgeted Revenues | Percentage Allocation | | Budget Allocation | | Revenue/ Employee | Revenue/ Resident |
|---------------------------------|---------------------------------|-----------------------|-------|-------------------|-------------|----------------------|----------------------|
| | | Unallocated | Emp. | Emp. | Residents | | |
| Interest on Taxes | \$1,665,000 | 0.0% | 22.2% | 77.8% | \$368,899 | \$2.78 | \$2.78 |
| Motor Vehicle Licenses | \$9,400,000 | 0.0% | 22.2% | 77.8% | \$2,082,672 | \$15.69 | \$15.69 |
| Agency Revenue | \$165,240,354 | 50.0% | 5.0% | 45.0% | \$8,262,018 | \$62.23 | \$159.40 |
| Revenue from Money and Property | \$13,710,000 | 0.0% | 22.2% | 77.8% | \$3,037,599 | \$22.88 | \$22.88 |
| State and Federal Revenue | \$16,943,000 | 50.0% | 5.0% | 45.0% | \$847,150 | \$6.38 | \$16.34 |
| TOTAL | \$206,958,354 | | | | | \$109.95 | \$217.08 |

SOURCE: Prince William County FY20 Budget; RCLCO

Exhibit 7

Allocation of County Expenditures
Prince William County
FY 2020

| | | | | |
|--------------|----------------|---------------|-----------|--------|
| Population: | 466,496 | 77.8% | Students: | 90,203 |
| Employment: | 132,775 | 22.2% | | |
| Total | 599,271 | 100.0% | | |

| | FY 2020 Budgeted Expenditures | Percentage Allocation | | Budget Allocation | | Expenditure/ Employee | Expenditure/ Resident | Expenditure/ Student |
|---|-------------------------------------|-----------------------|-----------|-------------------|--------------|--------------------------|--------------------------|-------------------------|
| | | Unallocated | Residents | Employment | Residents | | | |
| General Government | \$43,728,763 | 0.0% | 77.8% | 0.0% | \$9,688,582 | \$34,040,181 | \$72.97 | \$0.00 |
| COMMUNITY DEVELOPMENT | | | | | | | | |
| Economic Development | \$3,274,708 | 0.0% | 77.8% | 0.0% | \$725,547 | \$2,549,161 | \$5.46 | \$0.00 |
| Library | \$17,682,718 | 0.0% | 95.0% | 0.0% | \$884,136 | \$16,798,582 | \$6.66 | \$0.00 |
| Parks & Recreation | \$33,764,172 | 0.0% | 95.0% | 0.0% | \$1,688,209 | \$32,075,963 | \$12.71 | \$0.00 |
| Planning | \$3,990,302 | 0.0% | 95.0% | 0.0% | \$199,515 | \$3,790,787 | \$1.50 | \$0.00 |
| Public Works | \$33,623,223 | 0.0% | 77.8% | 0.0% | \$7,449,590 | \$26,173,633 | \$56.11 | \$0.00 |
| Transportation | \$2,934,612 | 0.0% | 77.8% | 0.0% | \$650,195 | \$2,284,417 | \$4.90 | \$0.00 |
| HUMAN SERVICES | | | | | | | | |
| Area Agency on Aging | \$6,783,652 | 0.0% | 100.0% | 0.0% | \$0 | \$6,783,652 | \$0.00 | \$0.00 |
| Public Health | \$3,402,843 | 0.0% | 95.0% | 0.0% | \$170,142 | \$3,232,701 | \$1.28 | \$6.93 |
| Social Services | \$57,210,598 | 0.0% | 100.0% | 0.0% | \$0 | \$57,210,598 | \$0.00 | \$122.64 |
| Virginia Cooperative Extension | \$927,709 | 0.0% | 77.8% | 0.0% | \$205,544 | \$722,165 | \$1.55 | \$1.55 |
| Community Services | \$47,233,484 | 0.0% | 100.0% | 0.0% | \$0 | \$47,233,484 | \$0.00 | \$101.25 |
| PUBLIC SAFETY | | | | | | | | |
| Fire and Rescue | \$102,275,686 | 0.0% | 85.0% | 0.0% | \$15,341,353 | \$86,934,333 | \$115.54 | \$186.36 |
| Police | \$114,162,168 | 0.0% | 85.0% | 0.0% | \$17,124,325 | \$97,037,843 | \$128.97 | \$208.01 |
| Other Public Safety | \$75,994,955 | 0.0% | 85.0% | 0.0% | \$11,399,243 | \$64,595,712 | \$85.85 | \$138.47 |
| Education (County Share) | \$607,264,096 | 0.0% | 0.0% | 100.0% | \$0 | \$0 | \$0.00 | \$6,732 |
| SUBTOTAL | \$1,154,253,689 | | | | | | \$493.51 | \$1,093.07 |
| Additional Fire and Rescue Cost for Active Adult Communities¹ | | | | | | | | \$67.78 |
| TOTAL | | | | | | | \$493.51 | \$1,160.85 |

¹ Based on Prince William County data for fire and rescue calls at Heritage Hunt, Four Seasons, and Dunbarton at Braemar relative to calls at all occupied county housing units (19.5% higher per household).
Note: Area Agency on Aging per capita cost applies only to 55+ or 60+ population (including Manassas and Manassas Park), depending on program.
Source: Prince William County FY20 Budget, RGLCO



AUSTIN

221 West 6th Street, Suite 2030
Austin, TX 78701

LOS ANGELES

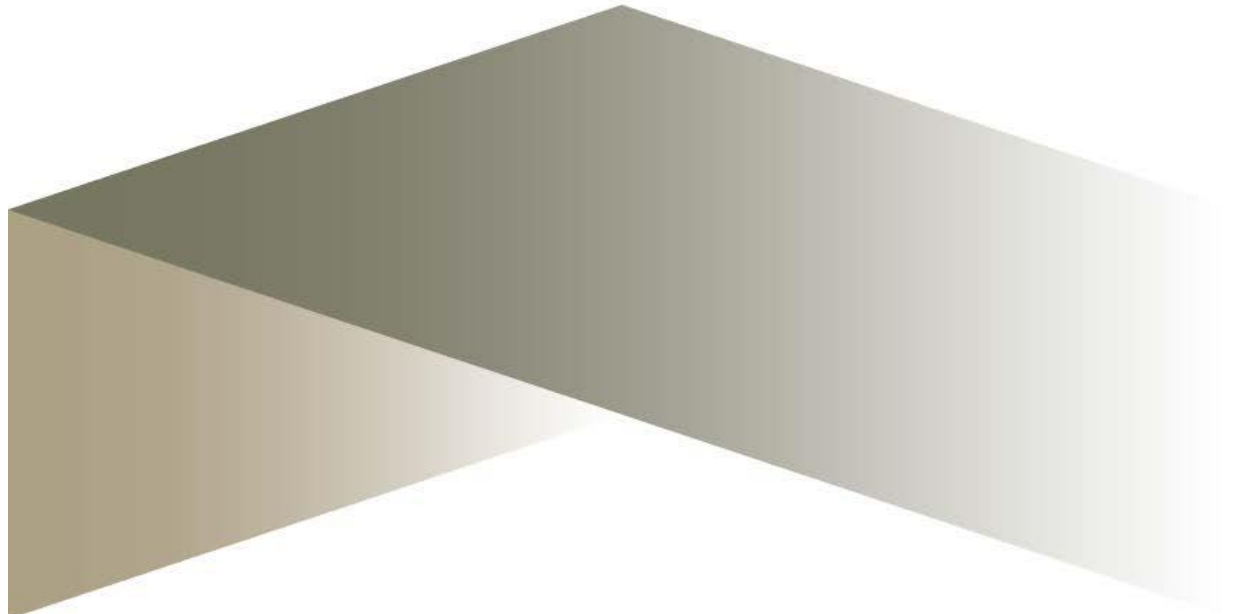
11601 Wilshire Boulevard, Suite 1650
Los Angeles, CA 90025

ORLANDO

964 Lake Baldwin Lane, Suite 100
Orlando, FL 32814

WASHINGTON, DC

7200 Wisconsin Avenue, Suite 1110
Bethesda, MD 20814



Historical Commission Resolutions

HISTORICAL COMMISSION RESOLUTION

MOTION: SARGO

**March 10, 2020
Regular Meeting
Res. No. 20-016**

SECOND: VAN DERLASKE

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> |
|---------------------------|---|--|
| CPA2018-00009 | Rural Area Preservation Study Implementation | Table |
| REZ2020-00014 | Premier Business Park | No Further Work |
| CPA2020-00008 | Preserve at Long Branch (formerly Mid-County Park & Estate Homes) | Military Site Survey. Any artifacts to be donated to and curated with the County. Interpretive signage with content determined by the Historical Commission. |
| REZ2020-00017 | Republic Services Manassas Facility | No Further Work |
| SUP2020-00021 | Haymarket Veterinary Service | No Further Work |

Historical Commission Resolutions

March 10, 2020
Regular Meeting
Res. No. 20-016
Page 2

| <u>Case Number</u> | <u>Name</u> | <u>Recommendation</u> |
|--------------------|---------------------------------------|-----------------------|
| REZ2020-00016 | Benedictine Sisters Property Rezoning | No Further Work |
| SUP2020-00022 | Dale City Baptist Church Sign | No Further Work |
| SUP2020-00023 | Hertz Promenade Manassas | No Further Work |

Votes:
Ayes: by acclamation
Nays: none
Absent from Vote: Davis, Spinks
Absent from Meeting: Duley, Shockley
MOTION CARRIED

ATTEST: 
 Secretary to the Commission

Historical Commission Resolutions

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

**July 14, 2020
Regular Meeting
Res. No. 20-024**

SECOND: PEARSALL

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> |
|--------------------|---|--|
| CPA2020-00008 | Preserve at Long Branch | Military Site Survey. Any artifacts to be donated to and curated with the County. Interpretive signage with content determined by the Historical Commission. |
| REZ2020-00016 | Benedictine Sisters Property Rezoning | Request artifacts to be donated to and curated with the County. |
| SUP2020-00033 | McDonalds at Dale Boulevard | No Further Work |
| REZ2020-00021 | South Pointe Phase II Proffer Amendment | No Further Work |

Historical Commission Resolutions

July 14, 2020
Regular Meeting
Res. No. 20-024
Page 2

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: none

Absent from Meeting: Davis, Duley, Erhart, Reddick, Sargo

MOTION CARRIED

ATTEST:



Secretary to the Commission