



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**April 27, 2022**

**SECOND:**

**Regular Meeting**

**RES. No. 22-xxx**

**RE:**

**REZONING #REZ2022-00002, WILLIAMS PROPERTY  
BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**RECOMMEND APPROVAL**

**WHEREAS**, this is a request to rezone ±36.13 acres from A-1, Agricultural, to SR-1C, Semi-Rural Residential Cluster, to allow for the development of up to 25 single-family detached dwelling units; and

**WHEREAS**, the site is located along the south side of Route 15 (James Madison Highway) at its intersection with Somerset Crossing Drive, is currently addressed as 6702 Somerset Crossing Drive, and is identified on County maps as GPIN 7297-27-9016; and

**WHEREAS**, the site is designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan, and is located within the I-66 / Route 29 Sector Plan special planning area; and

**WHEREAS**, the site is zoned A-1, Agricultural, without proffers, and is partially located within the James Madison Highway Corridor Overlay District; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2022-00002, Williams Property, subject to the proffers dated April 13, 2022.

**ATTACHMENT:** Proffer Statement, dated April 13, 2022

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

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Robbyn L. Smith  
Clerk to the Planning Commission

## **PROFFER STATEMENT**

Rezoning #REZ2022-00002, Williams Property

Owner/Applicant: 15510 Haymarket Drive, LLC  
Property: 7297-27-9016 (the "Property")  
Acreage: Approximately 36.1348 acres  
Rezoning: A-1, Agricultural to SR-1C, Semi-Rural Residential Cluster  
Magisterial District: Brentsville  
Date: April 13, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. 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. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

When used in these proffers, the term "GDP" shall refer to the general development plan entitled "General Development Plan – Williams Property – Semi-Rural Cluster" prepared by The Engineering Groupe, dated July 14, 2021, last revised March 17, 2022.

### **Land Use**

1. **Site Development**: The Property shall be developed in accordance with the SR-1 Cluster Zoning District and in substantial conformance with the GDP, subject to minor changes approved by the County in connection with site plan review, including but not limited to revisions to the lot and street layout as necessary in connection with final engineering.
2. **Density**: The maximum number of single-family detached units shall be twenty-five (25).

### **Community Design**

3. **Homeowners Association**: The Applicant shall create a new homeowners association ("HOA") or the Property shall be annexed into the existing Virginia Crossing homeowners association ("Virginia Crossing HOA"). The HOA shall be responsible for the maintenance of any common open space, landscaped areas, signage or other amenities in common areas. In the event the Property is annexed into the Virginia Crossing HOA, the Virginia Crossing HOA shall be responsible for the maintenance of any common open space, landscaped areas, signage or other amenities in common areas.

4. Covenants, Conditions and Restrictions: In the event a new HOA is created, the Applicant shall record the covenants, conditions & restrictions ("CCR's") in the Prince William County Land Records. The CCR's shall be recorded prior to the issuance of the first occupancy permit and include provisions related to the following, which shall be similar to and compatible with the CCR's associated with the Virginia Crossing HOA:
- a. Architectural style.
  - b. Building materials and colors.
  - c. Streetscape, including mail boxes and house lamps.
  - d. Lighting, landscaping and fencing.
  - e. All other exterior architectural modifications or additions.

Notwithstanding the foregoing, in the event the Property is annexed into the Virginia Crossing HOA, it shall be subject to any CCR's associated with the Virginia Crossing HOA and the Applicant shall have no obligation to record any additional CCR's.

5. Entry Sign: In the event the Applicant provides a freestanding entry sign on the Property, such sign shall be monument-style, not to exceed eight (8) feet in height, and with low-growth landscaping around the base of such sign.
6. Landscaping: Landscaping shall be provided in substantial conformance with the GDP. All new plantings on the Property shall be drought-resistant and native to Virginia, and in accordance with the Design and Construction Standards Manual ("DCSM").
7. Tree Preservation: A tree preservation plan for tree identified on the GDP as "Surveyed Specimen Tree To Be Preserved," shall be prepared by a certified arborist and shall be submitted to the Prince William County Public Works' Watershed Management Branch's County Arborist for review at the time of final site plan review of the Property. The tree preservation plan shall be in accordance with the DCSM standards.

### **Environmental**

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

9. Stormwater Management: The Applicant shall provide stormwater management on-site or off-site in accordance with the DCSM. In connection with final site plan, the Applicant shall demonstrate that the wetlands to be retained, as shown on the GDP, will be hydrologically connected via surface flows.

**Parks and Recreation**

10. Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$505.86 per single family detached dwelling unit for parks and recreation purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

**Public Safety**

11. Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$285.79 per single family detached dwelling unit for public safety purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy for each residential unit.

**Schools**

12. Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$830.85 per single family detached dwelling unit for school purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy for each residential unit.

**Transportation**

13. Access: Subject to approval by Prince William County Department of Transportation (“PWCDOT”) and Virginia Department of Transportation (“VDOT”), access to the Property shall be provided as shown on the GDP.
14. Route 15 Entrance: Subject to approval by PWCDOT and VDOT, the Applicant shall remove the existing entrance on the eastern side of Route 15, approximately 825 feet north of the intersection of Route 15 and Thoroughfare Road. Removal of the entrance shall mean removal of existing asphalt/pavement that extends 50 feet from the edge of the existing Route 15 roadway. Said entrance shall be removed prior to the issuance of occupancy permit for the 25<sup>th</sup> single-family detached unit on the Property.

**Water and Sewer**

15. Water and Sewer: The Property shall be served by public sanitary sewer and public water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

**Miscellaneous**

16. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County 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 6% per year, non-compounded.

**[SIGNATURE APPEARS ON THE FOLLOWING PAGE]**



# **STAFF REPORT**

<b>PC Meeting Date:</b>	April 27, 2022
<b>Agenda Title:</b>	Rezoning #REZ2022-00002, Williams Property
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Rezoning #REZ2022-00002, Williams Property, subject to proffers dated April 13, 2022
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Scott F. Meyer

## **EXECUTIVE SUMMARY**

This is a request to rezone ±36.13 acres from A-1, Agricultural, to SR-1C, Semi-Rural Residential Cluster, to allow for the development of up to 25 single-family detached dwelling units with associated open space. The subject property is located along the south side of Route 15 (James Madison Highway) at its intersection with Somerset Crossing Drive.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2022-00002, Williams Property, subject to the proffers dated April 13, 2022.

## BACKGROUND

- A. Request: To rezone ±36.13 acres from A-1, Agricultural, to SR-1C, Semi-Rural Residential Cluster, to allow for the development of up to 25 single-family detached dwelling units with associated open space.

Uses/Features	Existing	Proposed with Rezoning
<b>Zoning</b>	A-1, Agricultural	SR-1C (Semi-Rural Residential Cluster)
<b>Use(s)</b>	Vacant	25 single-family detached residential units
Uses/Features	Required in SR-1C zoning district	Proposed with SR-1C Development (as proffered)
<b>Rezoning Area</b>	No minimum development area for lots served by public water and sewer	36.13 acres
<b>Lot Size</b>	20,000 square feet (SF) area minimum, with cluster option	At least 20,000 SF
<b>Density</b>	Up to 1 dwelling unit per acre	1 dwelling unit per 1.45 acres
<b>Open Space</b>	35% (12.65 acres)	58% (20.96 acres)

- B. Site Location: The subject property is located along the south side of Route 15 (James Madison Highway) at its intersection with Somerset Crossing Drive, is currently addressed as 6702 Somerset Crossing Drive, and is identified on County maps as GPIN 7297-27-9016.
- C. Comprehensive Plan: The site is designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan, and is located within the I-66 / Route 29 Sector Plan special planning area.
- D. Zoning: The site is currently zoned A-1, Agricultural, without proffers, and is partially located within the James Madison Highway Corridor Overlay District.
- E. Surrounding Land Uses: The property is located within the Development Area, with the Rural Area boundary abutting and located to the west/north of Route 15. The site is surrounded by similarly A-1 zoned land across Route 15 to the west and north. There is a small portion of land immediately to the north along Route 15 (James Madison Highway) that is planned and zoned for office. To the south and going towards Thoroughfare Road are portions of the currently developed Currie Farm



subdivision with variable areas of open space and residential lots with A-1 zoning. The majority of the land to the east is semi-rural residential with open space (Currie Farm subdivision), undeveloped land owned by the University of Virginia Foundation, and Haymarket Elementary School. Route 15 is generally the boundary with the Rural Area located to the west and the Development Area located to the east. The exception is Leopold's Preserve, a mixed residential community, located to the west and across Route 15.

- F. Background & Context: The subject property is currently vacant and undeveloped. It is located adjacent to the Currie Farm subdivision (Currie Farm), which is part of the Virginia Crossing Homeowners Association (Virginia Crossing HOA). The Applicant (15510 Haymarket Drive, LLC) seeks this rezoning from A-1, Agricultural, to SR-1C, Semi-Rural Residential Cluster, to allow for the development of up to 25 single-family detached lots that will be clustered to preserve approximately fifty-eight percent (58%) of the property as open space. The proposed development will serve to complete the final build-out of the surrounding Currie Farm subdivision from the current Cloverland Lane cul-de-sac to the west towards Route 15. The new residential lots will likely be annexed into the existing Virginia Crossing HOA and share in those amenities. In the event the 25 proposed residential lots are not annexed into the Virginia Crossing HOA, a new HOA will be created.

## **STAFF RECOMMENDATION**

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Staff recommends approval of Rezoning #REZ2022-00002, Williams Property, subject to the proffers dated April 13, 2022, for the following reasons:

- The proposed rezoning to SR-1C, Semi-Rural Residential Cluster, as proffered, is consistent with and directly implements the SRR, Semi-Rural Residential, and ER, Environmental Resource, land use designations in the Comprehensive Plan.
- The proposal will deliver a cohesive, infill-type, and context-sensitive semi-rural residential product that will complete the build-out of the Currie Farm community.

## **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The site is currently designated SRR, Semi-Rural Residential, and ER, Environmental Resource. The requested SR-1C, Semi-Rural Residential Cluster, zoning district, as proffered, is consistent with and directly implements the SRR and ER land use designations. The eastern ER portion of the project area will remain undeveloped and left in its current natural state.

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 proffers with the application submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. The Applicant has provided a Proffer Justification Narrative, which was prepared by Municap, Inc. and dated February 9, 2022. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant and in accordance with policy guidelines, as per the Proffer Statement dated March 17, 2022, as follows:

<b>Environmental</b>	\$75.00 per acre (based on 36.13 acres)	\$75 x 36.13 acres	\$2,709.75
<b>Parks &amp; Recreation</b>	\$505.86 per single-family detached (SFD) unit	\$505.86 x 25 SFDs	\$12,646.50
<b>Public Safety</b>	\$285.79 per SFD unit	\$285.79 x 25 SFDs	\$7,144.75
<b>Schools</b>	\$830.85 per SFD unit	\$830.85 x 25 SFDs	\$20,771.25
<b>TOTAL LOS \$ CONTRIBUTION</b>			<b>\$43,272.25</b>

- In-Kind Access Improvement (as per Proffer #14):

Route 15 Entrance: Subject to approval by PWCDOT and VDOT, the Applicant shall remove the existing entrance on the eastern side of Route 15, approximately 825 feet north of the intersection of Route 15 and Thoroughfare Road. Removal of the entrance shall mean removal of existing asphalt/pavement that extends 50 feet from the edge of the existing Route 15 roadway. Said entrance shall be removed prior to the issuance of occupancy permit for the 25<sup>th</sup> single-family detached unit on the Property.

## **Community Input**

Notice of the rezoning proposal has been transmitted to property owners within 500 feet of the site. The Applicant introduced the proposed rezoning application during the first annual HOA meeting for the Currie Farm Subdivision, which was held on October 21, 2021.

In addition, the Applicant invited all residents of the Currie Farm Subdivision to a virtual meeting on March 29, 2022 to discuss the application. According to the Applicant, there were approximately 35 to 40 attendees. Feedback was received regarding the landscaping between the existing homes along Calum Court to the south and the proposed new lots associated with the rezoning. At this time, the Applicant is looking at this internally and still considering various options for landscape enhancements and will follow up, as needed.

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 project site is located approximately 0.33 miles southwest of the Town of Haymarket. Over the review cycles, courtesy submissions were forwarded to the Town of Haymarket for review and comment. As of the date of this staff report, the Town has not provided specific comments, and staff is not aware of any opposition.

## **Legal Issues**

If the rezoning is approved, the ±36.13-acre project site could be developed as a semi-rural residential community through the cluster development provisions, as proffered, through the SR-1C zoning district. If the proposal is denied, the site can be utilized through the by-right uses in the A-1 zoning district. Legal issues resulting from the Planning Commission action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Planning Commission has until July 26, 2022, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

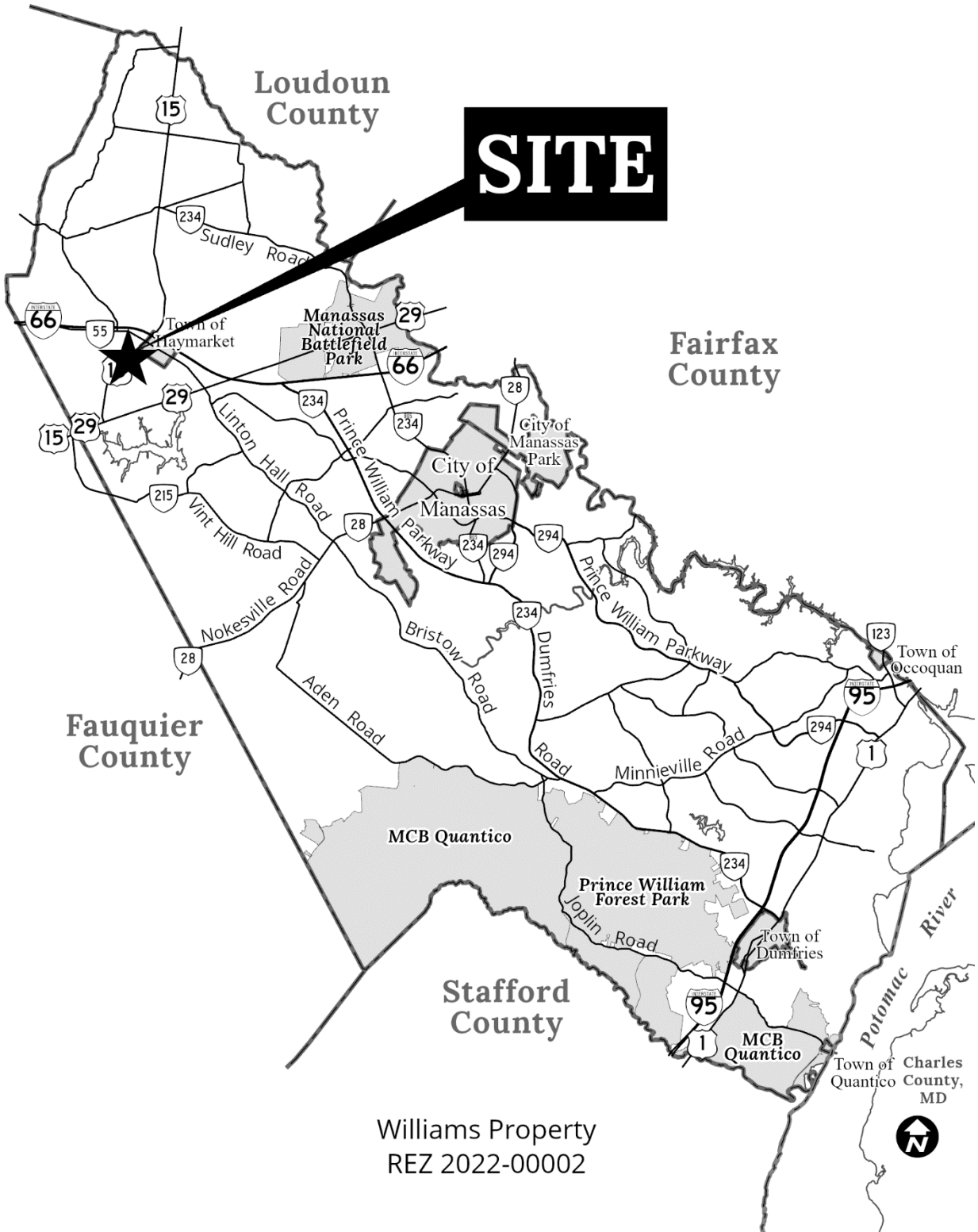
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Scott F. Meyer | (703) 792-6876  
[smeyer@pwcgov.org](mailto:smeyer@pwcgov.org)

## **ATTACHMENTS**

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Area Maps  
Staff Analysis  
Historical Commission Resolution  
Proffer Justification Narrative (by MuniCap, Inc.)  
General Development Plan (GDP)  
Environmental Constraints Analysis (ECA)  
Tree Coverage Survey Exhibit  
Schools Impact Statement



**SITE**

Williams Property  
REZ 2022-0002

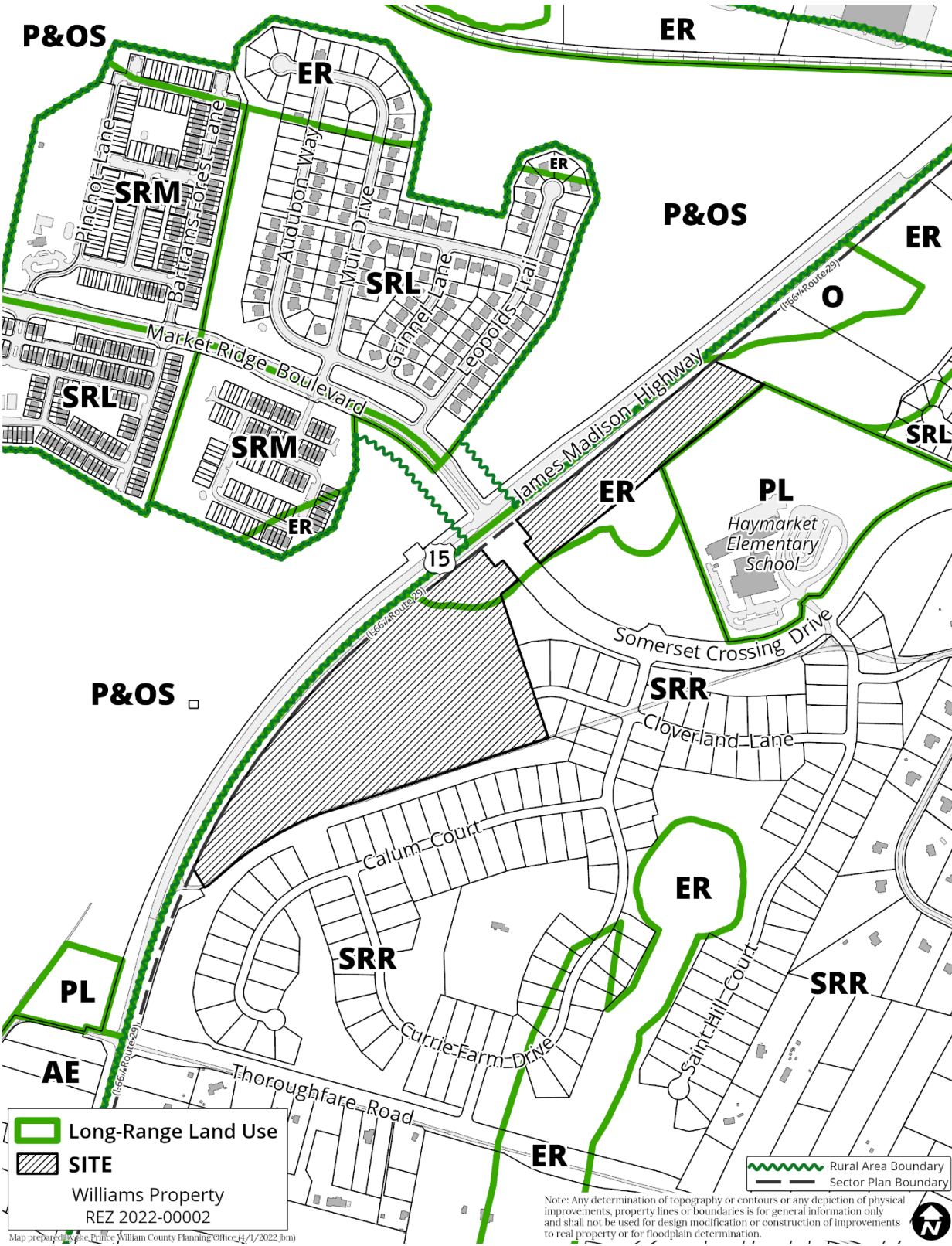


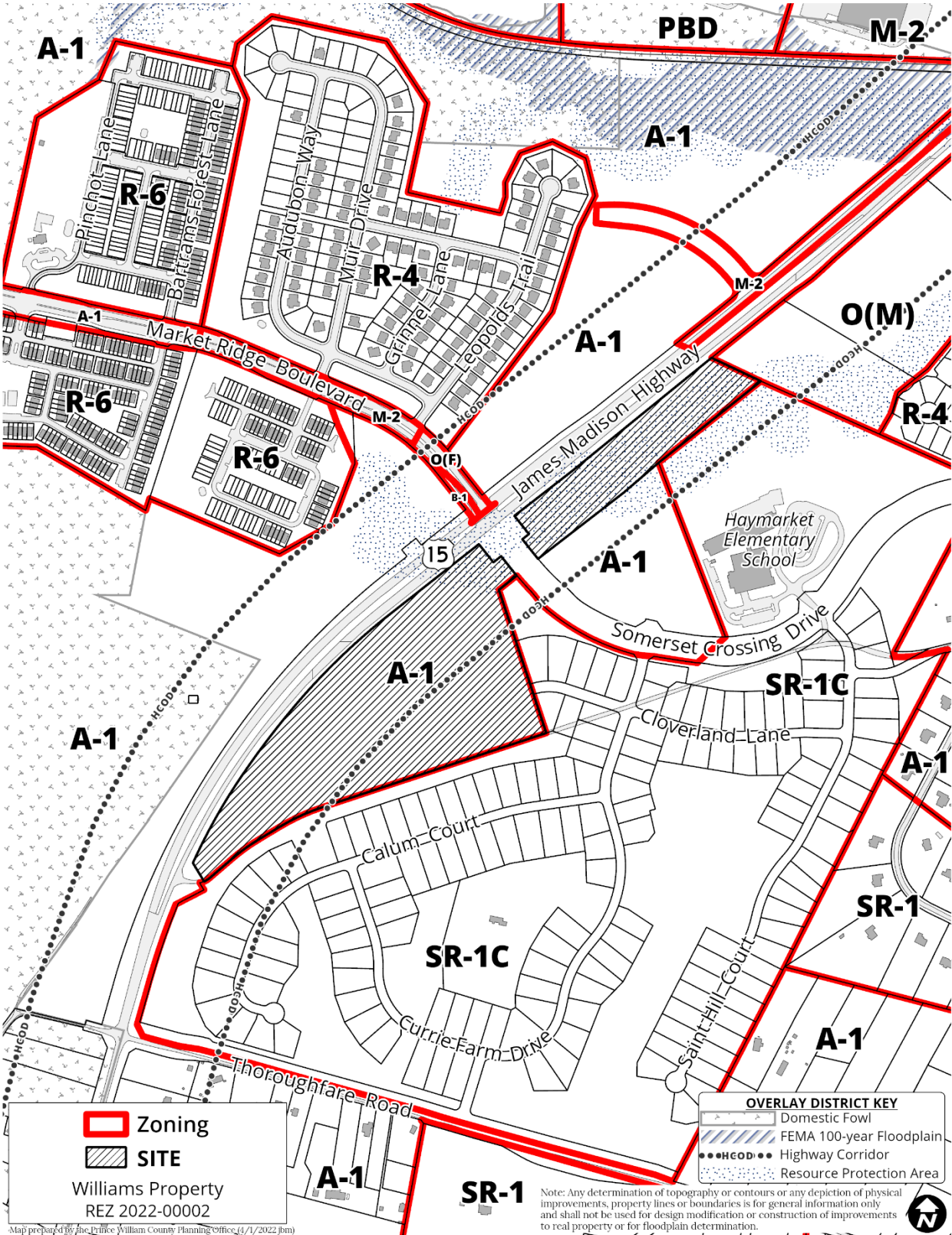
 **SITE**

Williams Property  
REZ 2022-0002

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.







Map prepared by the Prince William County Planning Office (4/1/2022 jhm)

**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.

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



**Part II. Comprehensive Plan Consistency Analysis**

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

<b>Direction</b>	<b>Land Use</b>	<b>Long-Range Land Use Map Designation</b>	<b>Zoning</b>
North	Small portion of land immediately to the north along Route 15 planned and zoned for office	ER; O	O(M)
South	Towards Thoroughfare Road, portions of developed Currie Farm subdivision with variable areas of open space and larger size residential lots with A-1 zoning	SRR	SR-1C; A-1
East	Semi-rural residential with open space (Currie Farm subdivision), undeveloped land owned by University of Virginia Foundation, and Haymarket Elementary School	SRR; ER; PL	SR-1C; A-1
West	Rural Area boundary; Across Route 15, Leopold's Preserve mixed residential community; Development Area boundary extended and delineated around extent of project area	P&OS	A-1; R-4 and R-6 (further west)

**Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is located within the Development Area of the County, and is designated as SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan. It is also located within the I-66/Route 29 Sector Plan special planning area. The following table summarizes the uses and densities intended within the SRR and ER designations, as well as the I-66/Route 29 Sector Plan, as it relates to this project:

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<p><b>Semi-Rural Residential (SRR)</b></p>	<p>The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.</p>
<p><b>Environmental Resource (ER)</b> <i>(eastern/northeastern portion of site)</i></p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as 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>

<p><b>I-66/Route 29 Sector Plan</b></p>	<p><b>Action Strategies:</b></p> <p><u>Community Design</u></p> <p>5. Designate the three main roads within the sector plan area (Route 29, Route 15, and Route 55) as “gateway zones”. Any new construction should be required, through design guidelines, to have appealing and attractive landscaping, streetscape, and signage. The gateway zones should be clearly identified and consistent design guidelines should be established to enhance the overall attractiveness of the area.</p> <p><u>Land Use</u></p> <p>4. Within the area generally bounded by Route 15, the North Fork, and Route 29, clustered development is encouraged. In order to minimize the number of new dwelling units, the PMR zoning district is not appropriate.</p> <p><u>Parks, Open Space and Trails</u></p> <p>5. Encourage developers to provide trail connections to the greenway corridors for recreational access to residents. Whenever a proposed development abuts a planned greenway and trail, proffers and the dedication of trail and greenway lands should be sought.</p>
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**Proposal's Strengths**

- Land Use & Zoning Compatibility: The site is designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan. The requested SR-1 zoning district, with cluster option and proposed layout, implements the SRR and ER land use designations in the Comprehensive Plan. Given the overall context of the area, the proposed development is designed in a manner that transitions from the existing semi-rural residential cluster (SR-1 C) character of the Currie Farm subdivision to the east, while being sensitive to the existing environmental resources in the southwestern, central, and northeastern portions of the site along Route 15.
- Consistency with Semi-Rural Residential Intent: Based on the most recent submission, the overall gross density is 1 dwelling unit per 1.45 acres, which is within the general SRR range of 1 dwelling per 1 to 5 acres. Generally speaking, the cluster development layout corresponds to the SRR and ER use designations, and is consistent with surrounding residential development.
- Consistency with I-66/Route 29 Sector Plan: As proposed, the semi-rural residential community will incorporate cluster development design covenants/conditions/restrictions that will be administered by an HOA, and will include linkages to nearby trail and open space networks.

### **Proposal's Weaknesses**

- **More Dense than Preferred SRR Density Average:** As proposed, at an overall gross density of 1.45 acres per dwelling unit, it is still outside of the preferred SRR average/target density of 2.5 acres per dwelling unit. Notwithstanding, the average lot size and density are consistent with and compatible to the adjacent Currie Farm subdivision, and this application provides a transitional, context sensitive layout that uses the cluster option to preserve additional open space areas. As such, staff can support the proposed density.

**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**

- **Benefits Through Cluster Design Option:** As proposed, the Applicant is pursuing the SR-1 zoning district with the cluster option. The Semi-Rural cluster option is designed to emphasize protection of natural vegetation and topographic features, while allowing a reduced minimum lot size. The SR-1 Cluster calls for a minimum of 35% open space. In this case, the Applicant is proposing 21.0 acres of open space (58% of the total 36.1-acre site area), which is considerably more than the standard requirement.
- **Landscape Buffering:** As proffered and shown on the GDP, a 50-foot landscape buffer with additional tree save and open space areas are proposed along the Route 15 frontage.
- **Homeowner's Association:** As proffered, the Applicant shall create a new homeowner's association (HOA) or the Property shall be annexed into the existing Virginia Crossing homeowner's association (Virginia Crossing HOA). The HOA will be responsible for the maintenance of any common open space, landscaped areas, signage or other amenities in common areas. In the event the Property is annexed into the Virginia Crossing HOA, the Virginia Crossing HOA shall be responsible for maintenance of any common open space, landscaped areas, signage, or other amenities in common areas.
- **Covenants, Conditions & Restrictions:** In the event a new HOA is created, the Applicant shall record the covenants, conditions and restrictions ("CCR's") in the Prince William County Land Records. The CCR's shall be recorded prior to the issuance of the first occupancy permit and

include provisions related to the following, which shall be similar to and compatible with the CCR's associated with the Virginia Crossing HOA:

- a. Architectural style.
- b. Building materials and colors.
- c. Streetscape, including mailboxes and house lamps.
- d. Lighting, landscaping and fencing.
- e. All other exterior architectural modifications or additions.

Notwithstanding the foregoing, in the event the Property is annexed into the Virginia Crossing HOA, it shall be subject to any CCR's associated with the Virginia Crossing HOA.

- **Entry Sign Feature:** In the event the Applicant provides a freestanding entry sign on the Property, such sign shall be monument-style, not to exceed eight (8) feet in total height, with low-growth landscaping around the sign base.

### **Proposal's Weaknesses**

- **Lack of Landscaping/Buffering Along Southern Perimeter:** Currently, along the southern property line that abuts the prescriptive easement for the Haymarket Drive (gravel) right-of-way, there is no additional screening/buffering being proposed. This condition results in areas of minimal landscape buffering between the rear of the row of proposed homes and existing units in the Currie Farm subdivision. Based on a recent March 29<sup>th</sup> community meeting, there was some discussion related to this. Staff will continue to coordinate with the Applicant to address this issue and provide additional landscaping or screening, as appropriate.
  - It is important to note that the Currie Farm subdivision includes an area of common open space between those homes to the south and this subject property. As a result, there is some separation and buffering between the two properties. However, there are some areas with minimal trees and low growth vegetation, which can be enhanced by supplemental plantings.

**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 completed Cultural Resources Assessment and Record Check (CRARC) was included with this submission. It indicated that there is a medium to high potential for finding archaeological sites and/or historic structures, and as such, a Phase I Cultural Resources Survey was to be provided. A Phase I Cultural Resources Investigation was prepared by Thunderbird Archaeology, dated May 2021, for the portion of the Property that is contemplated for development in connection with this rezoning and for which a previous archaeological study had not been performed. The northeastern portion of the Property, which is separated from the proposed development by Somerset Crossing Drive had previous archaeological studies conducted in 2003 and 2018. The Phase I submitted with this subject application concludes that “no further archaeological work is recommended for the Project Area” and that “no further work is recommended in association with the portion of the Buckland Mills Battlefield within the Project Area”.

The County Archaeologist and Historical Commission both concur with these findings. The resolution from the Historical Commission meeting is attached at the end of this report.

### **Proposal's Strengths**

- **No Further Work**: The Historical Commission reviewed this proposal at its September 14, 2021 meeting and determined that no further work was needed. The County Archaeologist concurs.

### **Proposal's Weaknesses**

- None identified.

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

## **Environment Plan Analysis**

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

## Staff Analysis

The site is entirely wooded with Resource Protection (RPA) features, forested wetlands, and a total of 35 specimen trees (12 of which are proposed for removal). Of the 35 specimen trees, eight (8) are currently dead.

IMPERVIOUS / PERVIOUS AREA: 14.4 acres / 21.7 acres

RARE, THREATENED, AND ENDANGERED SPECIES: None

SOILS:

No.	Soils name	Slope	Erodibility
2B	Airmont-Weverton Complex	2-7%	Moderate
2C	Airmont-Weverton Complex	7-15%	Severe
3A	Albano Silt Loam	0-4%	Slight
4B	Arcola Silt Loam	2-7%	Severe
11B	Calverton Silt Loam	0-7%	Moderate
13B	Catlett-Sycoline Complex	2-7%	Moderate
31B	Jackland-Haymarket Complex	2-7%	Moderate
33B	Legore-Oakhill Complex	2-7%	Moderate
35B	Manassas Silt Loam	0-5%	Moderate
38B	Meadowville Loam	0-5%	Slight
40 B, C	Monalto	2-15%	Moderate / Severe
46C	Panorama Silt loam	7-15%	Severe

The Applicant is proposing a semi-rural residential cluster development. The purpose of the cluster approach is to protect natural vegetation and topographic features, concentrating construction so as to minimize man-made improvements. In order to meet this intent, the Applicant has proposed a limit of disturbance (LOD) that preserves almost all of the forested wetlands onsite and additional forested areas. Thirty-five (35) specimen trees are noted in the ECA, three (3) of which are in close proximity to the proposed LOD.

In the latest submission, the Applicant has shifted lots 18-21 so that the tree save area next to the wetlands area would be off the lots. As a result, the LOD allows for preservation of all forested wetlands, and the lots were shifted to facilitate such preservation. The Applicant has prioritized creating a buffer around the wetlands. However, the consequence is loss of Specimen Tree #424 (31" diameter Northern Red Oak in good health), which was previously outside the LOD, is now proposed to be cleared.

Staff continues to recommend the Applicant provide for preservation of Tree #424 by revising the LOD to leave an undisturbed sufficient root system to preserve this tree. In addition, providing a full Tree Preservation Plan that meets the standard minimum elements of the DCSM's Plant Selection Guide will result in a more comprehensive approach towards overall tree preservation, with the emphasis on specimen trees. The Applicant should look at ways to better integrate preserved open space and create more cohesive natural areas. The use of a small pipestem, with appropriate design, is one option that could facilitate this. Another option is to amend the LOD delineation.

### Water Quality

A \$75 per acre (±36.13 acres) monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been proffered. Such contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the acreage reflected on the plan.

### Proposal's Strengths

- Minimizing Impacts through Limits of Disturbance (LOD): By applying a cluster design approach to the semi-rural residential development, the Applicant has proposed a limit of disturbance (LOD) delineation that avoids and preserves almost all the forested wetlands onsite and additional forested areas. The overall site layout has taken into account the existing wetlands and intact forested areas, and has been designed to avoid such features. In summary, the Applicant is prioritizing features for preservation and providing open space in excess of the minimal requirements.
  - On the western edge of the Property along Route 15, a transitional area is being proposed that includes a 50-foot buffer, a Tree Preservation Plan for Specimen Tree #413, and significant open space that protects onsite wetlands. These features help provide screening and buffering along Route 15, while keeping the character consistent with the existing neighborhood. Furthermore, the proposed limits of disturbance and lot configuration was designed to harmonize the proposed development with existing site conditions.
- Limited Area of Development by Cluster Intent: All proposed land disturbance and development impacts are being confined to the southern half and central portion of the project area. Of the 36.13-acre total area, approximately 21 acres are being retained as open space, which is 58% of the site. It is important to note that there are considerable areas of intact undisturbed open space with natural resource features at the extreme southwestern, central, and northeastern portions of the project area. As such, the overall development envelope is reduced by application of the SRR cluster.

### Proposal's Weaknesses

- Lack of Commitment to Full Tree Preservation Plan: Although the latest Limits of Disturbance (LOD) has been revised to reduce overall impacts to the specimen trees, staff continues to recommend that a proffer commitment be provided for a Tree Preservation Plan for the entire site. Such plan will provide comprehensive assessment/coordination with the County on how onsite trees can be prioritized and more pro-actively saved. Staff requests a Tree Preservation Plan meeting the minimum elements outlined in Paragraph III of the DCSM's Plant Selection Guide, and in coordination with the County Arborist.
  - Staff continues to recommend that the Applicant consider the following two (2) additional tree save efforts:



1. On Lot 13, reassess ways to minimize impacts to/preserve Specimen Tree #410 (35-inch Northern Red Oak, fair condition).
  2. On Lot 18, reassess ways to minimize impacts to/preserve Specimen Tree #424 (31-inch Northern Red Oak, fair condition).
- Existing Specimen Tree Resources in Cluster Layout: The overall purpose/intent of a cluster development option is to protect the natural vegetation and topographic features, concentrating development as to minimize man-made improvements and disturbance. Although it is preferred that the specimen trees on Lots 15, 16, 18, 19, and 20 be preserved, staff recognizes the competing interests regarding which environmental features to preserve. The Applicant is opting to preserve wetlands (and areas proximate to wetlands), and the consequence is that certain specimen trees will be lost. Staff concurs with this prioritization.

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

### **Fire and Rescue Plan Analysis**

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

Fire & Rescue Station #24 (Antioch) is the first due fire/rescue resource for the project site, which is located approximately 1.7 miles north off of Antioch Road. The northeastern portion of the property is inside the required 4.0-minute travel time for Basic Life Support and Fire. However, the area where the proposed homes are to be located is outside of the 4.0-minute required travel time portion. The site is entirely within the 8.0-minute travel time for Advanced Life Support. In FY 2021, Fire & Rescue Station #24 responded to 1,183 incidents, with a workload capacity of 2,000 incidents per year.

### **Proposal's Strengths**

- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$285.79 per single-family detached dwelling unit for public safety purposes, which includes fire and rescue services. Said contribution shall be made prior to and as a condition of issuance of an occupancy for each residential unit.

- 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: Fiscal Year 2021 figures indicate that Fire and Rescue Station #24 responded to 1,183 incidents, while the workload capacity is 2,000 incidents per year. As such, it is operating within capacity.

### **Proposal's Weaknesses**

- Development Site Outside of 4.0-Minute Travel Time: The portion of the site to be developed is not located within the required 4.0-minute travel time for basic life support and fire suppression services.

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

## **Housing Plan Analysis**

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

The current Comprehensive Plan has as a stated goal to "identify sufficient locations and consistent criteria for the provision of diverse housing opportunities to provide housing opportunities for all segments of the County's populations and to assist in promoting economic development". The proposed residential lots will contribute to the overall need and demand for a housing product type that the County is seeking, while being compatible with the existing surrounding area.

### **Proposal's Strengths**

- Infill & Context-Sensitive Development: This proposed infill/expansion development of the western end of the Currie Farm subdivision is consistent with the area context, which consists of semi-rural residential using the cluster option. By considering the existing environmental features and a context sensitive transition to Route 15, given the surrounding constraints, the proposed development essentially continues the build-out of the existing residential community in an appropriate and orderly manner with up to 25 new homes.

**Proposal's Weaknesses**

- None identified.

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

**Parks, Open Space and Trails Plan Analysis**

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

PARKS AND RECREATION FACILITIES

(WITHIN THE PARK PLANNING DISTRICT AND/OR SERVICE AREA OF THE DEVELOPMENT)

<u>Park Type</u>	<u>Park Name</u>
Neighborhood	None
Community	Rollins Ford Park (soon to be under construction)
Regional	Prince William Golf Course Silver Lake Park James S. Long Regional Park Ben Lomond Regional Park/Splashdown Waterpark
Linear/Greenway	Broad Run Linear Park
Natural/Cultural Resource	None
School/Community Use	Haymarket ES
Trails	Existing shared use path along Route 15, existing sidewalks along Somerset Crossing Drive, trails by others in nearby Leopold's Preserve

Based on the latest submission, the Department of Parks, Recreation & Tourism (DPRT) concludes that the proposed development does not create a need for typical onsite/neighborhood park-type amenities, and that a majority of the park and recreation needs of this development would best be served with offsite mitigation. As such, the impacts will be addressed by the proposed level of service (LOS) monetary contribution.

DRPT maintains the position that projects identified in the Parks, Recreation and Open Space Master Plan are the projects that are needed to serve pending/future population increases. Although staff is not requiring it, a potential more direct sidewalk connection from the development to the pedestrian trail facility along southbound Route 15 is something that should be considered, given the likely pedestrian use patterns and interest to connect residents to nearby trails. However, although not as direct, the proposed and existing sidewalk network still facilitates such needed connection.

In summary, DPRT concludes that the Applicant has addressed all previous concerns and offers no objections to approval.

### **Proposal's Strengths**

- **Monetary Contribution:** The Applicant has proffered a monetary contribution of \$505.86 per single-family detached dwelling unit for parks and recreation purposes. Said contribution shall be made prior to and as a condition of issuance of a building permit for each residential unit.

### **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 in the overall design, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

### **Proposal's Strengths**

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

### **Proposal's Weaknesses**

- None identified.

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

## **Potable Water Plan Analysis**

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. In this case, the Applicant is applying the SR-1 Cluster provision.

The Service Authority has an existing 18-inch water main located on James Madison Highway (Route 15), an existing 12-inch water main on Somerset Crossing Drive, and an existing 8-inch water main on Cloverland Lane. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed on-site 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 public water utility improvements required to provide the water 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 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. In this case, the Applicant is applying the SR-1 Cluster provision.

The Service Authority has existing 8-inch gravity sewer mains located in Cloverland Lane and Calum Court, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

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.

**Schools Plan Analysis**

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

Based on the most recent submission, the Schools Division provided a School Board Impact Statement, dated March 9, 2022. This entire document is attached at the end of this report. For reference purposes, such student generation, enrollment, capacity, Capital Improvements Program (CIP) projects information is provided below, as applicable.

Proposed Residential Rezoning (number of units)		Student Generation for Proposed Rezoning																					
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td>25</td> </tr> <tr> <td>Townhouse</td> <td>0</td> </tr> <tr> <td>Multi-family</td> <td>0</td> </tr> <tr> <td><b>Total</b></td> <td><b>25</b></td> </tr> </tbody> </table>		Housing Units Proposed		Single-Family	25	Townhouse	0	Multi-family	0	<b>Total</b>	<b>25</b>	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>6</td> </tr> <tr> <td>Middle</td> <td>3</td> </tr> <tr> <td>High</td> <td>5</td> </tr> <tr> <td><b>Total</b></td> <td><b>14</b></td> </tr> </tbody> </table>		Students Generated		Elementary	6	Middle	3	High	5	<b>Total</b>	<b>14</b>
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Developer Proposed Mitigation

The maximum residential development allowed “by-right” under the current zoning, based on ±36.13 acres zoned as A-1, Agricultural, is estimated to be 3 single-family units. Therefore, the net student generation is calculated for 22 new proposed single-family units.

The Proffer Statement dated April 13, 2022, indicates the Applicant shall provide \$830.85 per single-family unit. Monetary proffers will generate approximately \$20,771.25, as per the Proffer Justification Narrative dated February 9, 2022.

Countywide Current and Projected Student Enrollment & Capacity Utilization											
School Level	Available Space		2020–21			2026–25			2031–32		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,586	2,663	93.8%	39,847	3,402	92.1%
Middle School	22,282 <sup>1</sup>	46	20,625	1,658	92.6%	20,741	1,898	91.6%	22,477	162	99.3%
	22,639 <sup>2</sup>										
High School	28,754	67	28,343	-2,146	108.2%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

<sup>1</sup> Capacity on which available space is calculated for the 2021–22 school year.  
<sup>2</sup> Capacity on which available space is calculated for the 2022–23 through 2031–32 school year. It reflects the 11-classroom addition opening at Gainesville MS and the six-classroom addition opening at Reagan MS in the 2022-23 school year.

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

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

School Level	Available Space			2021-22			2026-27			2031-32		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util (%)	Students	Space Available (+/-)	Util (%)	Students	Space Available (+/-)	Util (%)
Haymarket ES	---	944	2	850	94	90.0%	981	-37	103.9%	945	-1	100.1%
Reagan MS	---	1236 <sup>1</sup>	5	1,386	-150	112.1%	1,347	15	98.9%	1,404	-42	103.1%
		1362 <sup>2</sup>										
Battlefield HS	2,053	---	21	2,530	-477	123.2%	2,176	-123	106.0%	1,880	173	91.6%

<sup>1</sup> Capacity on which available space is calculated for the 2021–22 school year.

<sup>2</sup> Capacity on which available space is calculated for the 2022–23 through 2031–32 school year. It reflects the 11-classroom addition opening at Gainesville MS and the six-classroom addition opening at Reagan MS in the 2022-23 school year.

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

School Level	Available Space			2021-22			2026-27			2031-32		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util (%)	Students	Space Available (+/-)	Util (%)	Students	Space Available (+/-)	Util (%)
Haymarket ES	---	944	2	850	94	90.0%	987	-43	104.5%	951	-7	100.7%
Reagan MS	---	1236 <sup>1</sup>	5	1,386	-150	112.1%	1,350	12	99.1%	1,407	-45	103.3%
		1362 <sup>2</sup>										
Battlefield HS	2,053	---	21	2,530	-477	123.2%	2,181	-128	106.2%	1,885	168	91.8%

<sup>1</sup> Capacity on which available space is calculated for the 2021–22 school year.

<sup>2</sup> Capacity on which available space is calculated for the 2022–23 through 2031–32 school year. It reflects the 11-classroom addition opening at Gainesville MS and the six-classroom addition opening at Reagan MS in the 2022-23 school year.

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

Elementary School	
Middle School	Gainesville Middle School 11-classroom addition (2022), Reagan Middle School 6-classroom addition (2022)
High School	

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



### School Board Comments and Concerns

- Current enrollment exceeds capacity at the assigned middle school (Reagan) and assigned high school (Battlefield).
- Projections for the assigned middle school will be affected with the Reagan and Gainesville Middle School additions in 2022.
- For these reasons, the School Board is not opposed to the subject application.

### Proposal's Strengths

- Adequate Capacity at Impacted Schools: Current enrollment exceeds capacity at the assigned middle school (Reagan) and assigned high school (Battlefield). In addition, Gainesville High School opened in 2021.
  - However, the assigned middle school will be positively affected with the Reagan and Gainesville Middle School additions in 2022.
- Monetary Contribution: The Applicant has proffered a monetary contribution for schools of \$830.85 per single family detached dwelling unit for school purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy for each residential unit.

### Proposal's Weaknesses

- None identified.

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

## **Transportation Plan Analysis**

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

## Staff Analysis

The Property will be accessed through an extension of Cloverland Lane, a 2-lane, local neighborhood street serving the Currie Farm subdivision. Access to the greater surrounding road network will be provided by the Somerset Crossing Drive/Currie Farm Drive intersection, which currently operates under a two-way stop and with left- and right-turn lanes.

Based on trip generation data from the *ITE Trip Generation Manual, 10<sup>th</sup> Edition*, calculated by Gorove Slade Associates, the proposed residential development would generate 23 AM peak hour, 27 PM peak hour, and 253 weekday daily trips during a typical weekday. Based on the low trip generation, the site traffic will not significantly impact the surrounding roadway network. Therefore, a Traffic Impact Analysis (TIA) was not required.

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

Roadway Name	Number of Lanes	2020 VDOT Annual Average Daily Traffic Count; Vehicles Per Day (VPD)	Travel Demand Model 2019 Daily LOS
James Madison Highway (Route 15)	4	26,000	C
Somerset Crossing Drive	4	Not Available	A
Cloverland Lane	2	Not Available	Not Available

The Applicant will need to address the Secondary Street Acceptance Requirements (SSAR) standards for multiple connections in multiple directions, as required by VDOT. With only one (1) access point serving the proposed development, an SSAR exception is required. Based on further coordination with VDOT, this will be addressed during site plan review.

### **Proposal's Strengths**

- **Access to Development:** Access to the Property will be provided via the extension of Cloverland Lane, as shown on the GDP, and subject to approval by the County and VDOT.
- **Closure of Non-Functioning Southern Route 15 Entrance:** Subject to approval by the County and VDOT, the Applicant will remove the existing entrance on the eastern side of Route 15. The entrance will be removed prior to the issuance of the occupancy permit for the 25<sup>th</sup> residential unit on the Property.

### **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:

- None identified.

### **Proffer Issues / Deficiencies**

- None identified.

### **Modifications / Waivers**

- None identified.

### **Agency Comments**

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

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

**HISTORICAL COMMISSION RESOLUTION**

**MOTION: PORTA**

**September 14, 2021**

**SECOND: SARGO**

**Regular Meeting**

**Res. No. 21-044**

**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>
REZ2021-00006	Bristow Plaza – 2 <sup>nd</sup> Submission	No Further Work
SUP2021-00010	Bristow Plaza Motor Vehicle Fuel Station – 2 <sup>nd</sup> Submission	No Further Work
REZ2018-00026	Independent Hill – 3 <sup>rd</sup> Submission	Request applicant adhere to previous request as noted below: Request applicant install interpretive kiosk, including 4 bench seats and 3 National Park Service style signs with content on 1) Independent Hill history and 2) Civil War history in Independent Hill.

## Historical Commission

September 14, 2021  
 Regular Meeting  
 Res. No. 21-044  
 Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00001	Belmont Bay Proffer Amendment	No Further Work
SUP2022-00002	Belmont Bay SUP Amendment	No Further Work
REZ2022-00002	Williams Property	No Further Work
CPA2020-00004	Triangle Small Area Plan	Support language as written
REZ2022-00003	Jefferson Plaza Redevelopment	No Further Work
REZ2022-00004	Cedar Meadows Proffer Amendment	No Further Work
SUP2022-00007	Freddy's Steakburgers at Sudley Manor	Table
REZ2022-00006	DBBD Associates LLC – Balls Ford Road Proffer Amendment	Table
REZ2022-00005	Haymarket Junction Top Shine Car Wash	Table
SUP2022-00008	Haymarket Junction Top Shine Car Wash	Table

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Carter, Duley, Pearsall, Reddick, Shockley

**MOTION CARRIED**

ATTEST:  \_\_\_\_\_  
**Secretary to the Commission**

**WILLIAMS PROPERTY  
15510 HAYMARKET DRIVE LLC  
PRINCE WILLIAM COUNTY, VA**

**PROFFER JUSTIFICATION NARRATIVE**

**FEBRUARY 9, 2022**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**WILLIAMS PROPERTY  
15510 HAYMARKET DRIVE LLC  
PRINCE WILLIAM COUNTY, VA**

**PROFFER JUSTIFICATION NARRATIVE**

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## *I. Introduction*

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The purpose of this document is to update the previously submitted SB 549 Proffer Justification Narrative dated July 13, 2021 by MuniCap, Inc. in order to respond to questions and comments received in November 2021 from the Prince William County, Virginia (the “County”) Department of Parks, Recreation and Tourism.

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

### **LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS**

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

The Residential Proffer Legislation designates four categories of public improvements and facilities, which are as follows:

- **Public school facility improvements:** construction of new primary and secondary public schools or expansion of existing primary and secondary schools, to include all buildings, structures, parking, and other costs directly related thereto;
- **Public safety facility improvements:** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities, to include all buildings, structures, parking and other costs directly related thereto;
- **Public park facility improvements:** construction of public parks or improvements and/or expansion of existing public parks, with “public parks” including playgrounds and other recreational facilities; and



- **Public transportation facility improvements:** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

According to the Residential Proffer Legislation, expenses of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility shall be excluded. In addition, all proffers will be deemed unreasonable unless the proffer addresses an impact to public facilities that is specifically attributable to the proposed residential development and for which there will not be adequate existing capacity for the proposed residential development.

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

## **PROFFER JUSTIFICATION NARRATIVE REQUIREMENT**

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

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

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

Subsequent sections of this document provide a detailed description of the Residential Development and its potential impacts on public facility improvements. This document also provides a detailed explanation of the methodology employed in calculating these impacts.

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## *II. Williams Property*

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### **THE RESIDENTIAL DEVELOPMENT**

As proposed by 15510 Haymarket Drive LLC (the “Applicant”), the Residential Development consists of twenty-five single-family detached units on an approximately 36.146-acre site within the Brentsville Magisterial District in the County.

The site of the proposed Residential Development is south of the James Madison Highway and is adjacent to the Virginia Crossing residential development. The site is solely comprised of the property identified as GPIN: 7297-27-9016.

The Residential Development site (see Exhibit A) is currently zoned as A-1, Agricultural. The maximum residential development allowed “by-right” under the current zoning is estimated to be three single-family detached unit. According to County Assessor records, there are no existing improvements on the site.

The Applicant is requesting a rezoning of 36.146-acres to SR-1C, Semi Rural Residential Cluster, which, is intended to “implement the suburban residential low and semi-rural residential land use classifications of the comprehensive plan.” The SR-1C Zoning District is designed to “encourage landowners to protect the environment, conserve natural resources and limit the type of density of development.”



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### *III. Public Facility Improvement Impacts*

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#### OVERVIEW

As mentioned, this document includes a calculation of public facility impacts, which are detailed in the subsequent subsections. Included in each section is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

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

Public transportation facility improvements will not be addressed in this analysis as the Applicant is not required to conduct a traffic impact analysis in connection with the Residential Development because the trips generated by the proposed development are minimal and under the County's threshold that requires a TIA.

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

## III-A. Public School Facility Improvement Impacts

### METHODOLOGY

To project impacts to public school facility improvements, MuniCap first researched the student generation factors used by Prince William County Public Schools. These factors are calculated separately by school type (elementary, middle, and high school) and by unit type (single-family). Current 2021 and historical student generation factors are shown below in Table III-A.1.

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

Historical Data											
<b>2020-21</b>	<b>School Type</b>	<b>Unit Type</b>			<b>Total</b>	<b>2014-15</b>	<b>School Type</b>	<b>Unit Type</b>			<b>Total</b>
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
	Elementary	0.273	0.278	0.160	0.251		Elementary	0.294	0.285	0.176	0.272
	Middle	0.159	0.143	0.073	0.138		Middle	0.156	0.128	0.070	0.134
	High	0.228	0.187	0.087	0.189		High	0.206	0.155	0.085	0.172
	Total	0.660	0.608	0.320	0.578		Total	0.656	0.569	0.331	0.578
<b>2019-20</b>	<b>School Type</b>	<b>Unit Type</b>			<b>Total</b>	<b>2012-13</b>	<b>School Type</b>	<b>Unit Type</b>			<b>Total</b>
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
	Elementary	0.292	0.289	0.172	0.267		Elementary	0.302	0.287	0.184	0.279
	Middle	0.164	0.145	0.076	0.142		Middle	0.156	0.120	0.075	0.133
	High	0.230	0.185	0.088	0.189		High	0.205	0.147	0.083	0.169
	Total	0.686	0.619	0.336	0.598		Total	0.662	0.554	0.342	0.582
<b>2018-19</b>	<b>School Type</b>	<b>Unit Type</b>			<b>Total</b>	<b>2010-11</b>	<b>School Type</b>	<b>Unit Type</b>			<b>Total</b>
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
	Elementary	0.292	0.288	0.175	0.268		Elementary	0.301	0.258	0.167	0.268
	Middle	0.163	0.144	0.075	0.140		Middle	0.152	0.111	0.067	0.127
	High	0.224	0.179	0.085	0.185		High	0.202	0.139	0.072	0.164
	Total	0.680	0.611	0.335	0.592		Total	0.655	0.509	0.306	0.560
<b>2016-17</b>	<b>School Type</b>	<b>Unit Type</b>			<b>Total</b>	<b>2008-09</b>	<b>School Type</b>	<b>Unit Type</b>			<b>Total</b>
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
	Elementary	0.300	0.313	0.163	0.273		Elementary	0.298	0.245	0.142	0.258
	Middle	0.159	0.145	0.064	0.135		Middle	0.148	0.107	0.055	0.122
	High	0.220	0.184	0.082	0.181		High	0.206	0.139	0.069	0.166
	Total	0.679	0.642 <sup>1</sup>	0.309 <sup>1</sup>	0.590		Total	0.652	0.491	0.265	0.546

Source: Prince William County Public Schools 2020-21 Student Generation Factors.

MuniCap then applied these student generation factors to the proposed units within the Residential Development that are in excess of the development that would be allowed under the current zoning designation (i.e., the 25 proposed lots vs. the 3 by-right lots). For purposes of this exercise, it is assumed that all of the projected students are new to the County, rather than relocated from elsewhere within the Prince William County Public Schools system.

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

## PROJECTED NET STUDENT IMPACTS

As previously described, the Residential Development includes twenty-five single-family detached units. Based on projected development and the student generation factors identified in Table III-A.1, the proposed development will generate an estimated total of 17 students, 2 of whom are estimated to be generated by-right. As shown in Table III-A.2 below, the Residential Development is estimated to create 15 new students, which is the total estimated number of students generated less the estimated number of by-right students.

**TABLE III-A.2**  
**Projected Student Generation – Williams Property**

<i>School Type</i>	<i>Units<sup>(a)</sup></i>	<i>Unit Type</i>	<i>Generation Factor<sup>(b)</sup></i>	<i>Total Projected Students</i>
Elementary	25	Single-family detached	0.273	<b>6.83</b>
Middle	25	Single-family detached	0.159	<b>3.98</b>
High	25	Single-family detached	0.228	<b>5.70</b>
<b>Total proposed</b>				<b>16.50</b>
Elementary	3	Single-family detached	0.273	<b>(0.82)</b>
Middle	3	Single-family detached	0.159	<b>(0.48)</b>
High	3	Single-family detached	0.228	<b>(0.68)</b>
<b>Less: total-by-right</b>				<b>(1.98)</b>
Elementary				<b>6</b>
Middle				<b>4</b>
High				<b>5</b>
<b>Net students</b>				<b>15.00</b>
(a) Source: 15510 Haymarket Drive LLC.				
(b) See Table III-A.1.				

## PROJECTED CAPACITY OF PUBLIC SCHOOL FACILITIES

The public school facilities potentially impacted by the Residential Development include: Haymarket Elementary School, Reagan Middle School, and Battlefield High School. Table III-A.3 on the following page shows the projected capacity and enrollment at each school for the 2023-24 school year, which represents the year the development is assumed to be completed.

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

<i>School</i>	<i>Capacity<sup>(a)</sup></i>	<i>Projected Enrollment<sup>(a)</sup></i>	<i>Excess Capacity</i>
Haymarket ES	944	794	150
Reagan MS	1,233	1,347	(114)
Battlefield HS	2,053	1,924	129
<b>Total</b>	<b>4,230</b>	<b>4,065</b>	<b>165</b>
<small>(a) Capacity and enrollment shown is for 2023-2024, which represents the year development is assumed to be completed. Source: Prince William County Public Schools 2020-21 Historical, Current, and Projected Enrollment (2020-2030).</small>			

**Elementary School Facilities**

The Residential Development site is located within the Haymarket Elementary School boundaries (see Exhibit C). According to Prince William County Public Schools, the school has a planning capacity of 944 students and a projected enrollment of 794 students, meaning that the school has unused capacity for 150 students. Therefore, the six projected elementary school students that will be created by the Residential Development do not exceed projected capacity and do not represent an additional need for Prince William County Public School facilities.

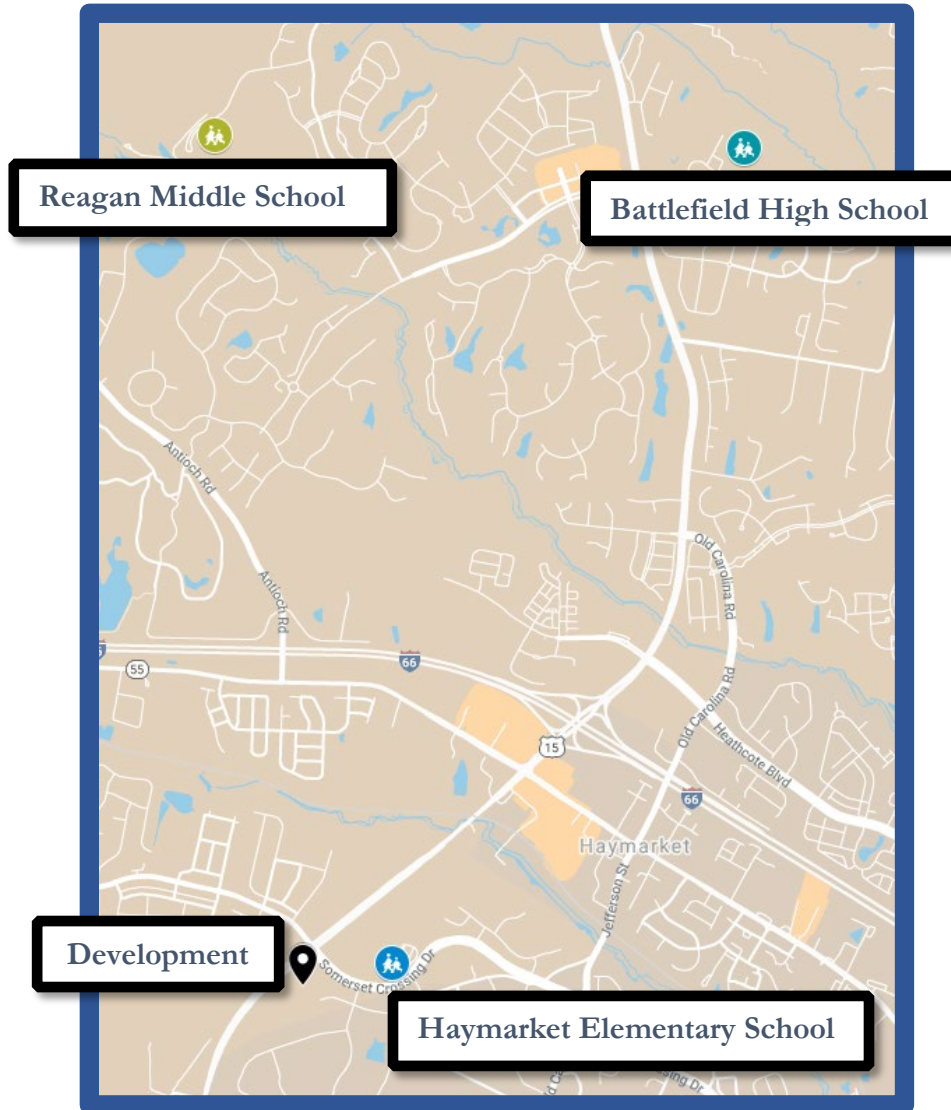
**Middle School Facilities**

The Residential Development site is located within the Reagan Middle School boundaries (see Exhibit D). According to Prince William County Public Schools, the school has a planning capacity of 1,233 students and a projected enrollment of 1,347 students, meaning that the school does not have excess capacity. Therefore, the four projected middle school students that will be created by the Residential Development are in excess of the projected capacity and represent an additional need for Prince William County Public School facilities.

**High School Facilities**

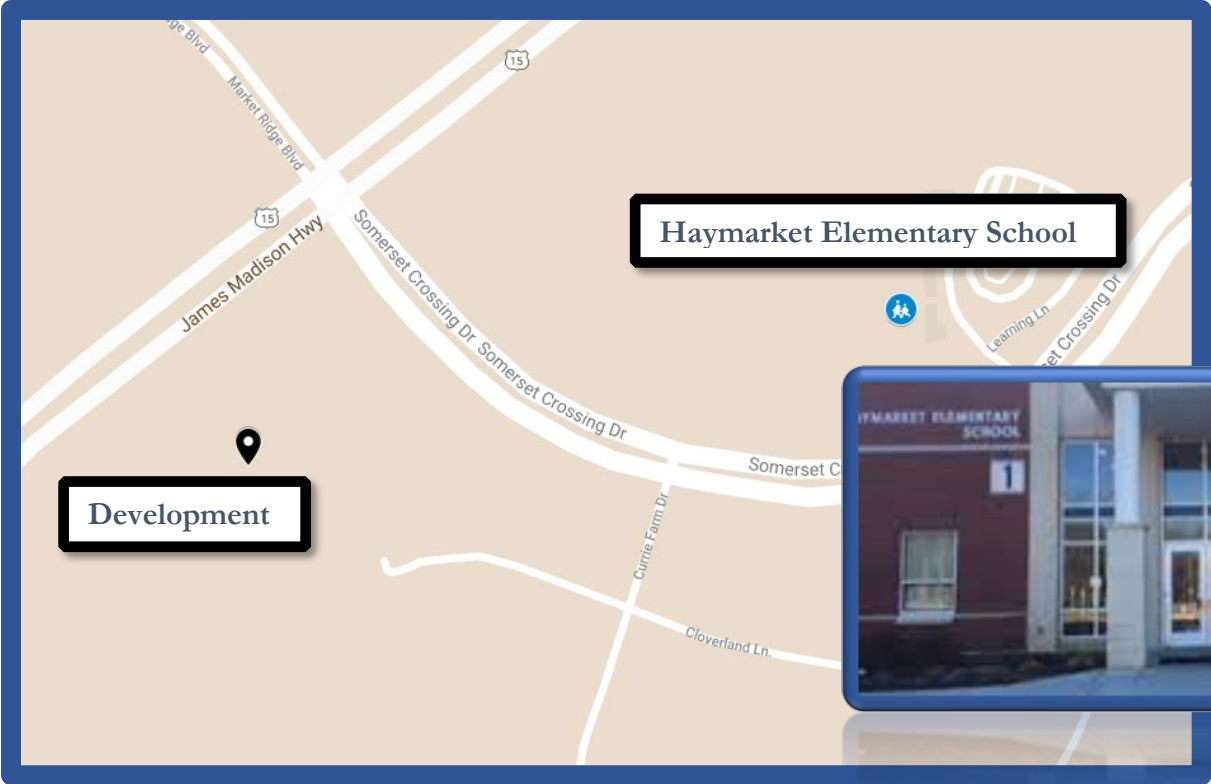
The Residential Development site is located within the Battlefield High School boundaries (see Exhibit E). According to Prince William County Public Schools, the school has a planning capacity of 2,053 students and a projected enrollment of 1,924 students, meaning that the school has unused capacity for 129 students. Therefore, the five projected high school students that will be created by the Residential Development do not exceed projected capacity and do not represent an additional need for Prince William County Public Schools.

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





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



**EXHIBIT D: AREA MAP (DEVELOPMENT SITE, REAGAN MIDDLE SCHOOL)**



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



## MITIGATION STRATEGIES

As previously mentioned, the projected middle school students resulting from the Residential Development are in excess of the projected capacity at Reagan Middle School. The middle school contribution is based on the classroom expansion project taking place at Reagan Middle School in 2022 as described in the Prince William County Public Schools 2022-2031 Capital Improvement Program. The 6 classroom expansion will increase capacity of Reagan Middle School by 126 students. Accordingly, the estimated cost of public school facilities resulting from the additional middle school students is shown in Table III-A.4 below.

The Residential Proffer Legislation stipulates that proffers can only address needs exceeding existing capacity. Therefore, any monetary proffer for public school facility improvements must be calculated on a per student basis for the projected students that will exceed the current capacity.

The projected elementary school and high school students resulting from the Residential Development are within existing capacity. As a result, no proffers are necessary.

**TABLE III-A.4**  
**Projected School District Impact**

<b><i>School Impact for Proposed Zoning Reclassification</i></b>	
<b><u>Reagan Middle School Classroom Expansion (6 rooms)</u></b>	
a) Total middle school student capacity after expansion <sup>(a)</sup>	1,359
b) Approximate construction cost (for expansion) <sup>(a)</sup>	\$7,057,000
c) Facility cost per capita (b ÷ a)	\$5,192.79
d) Projected students at Development after by-right allocation <sup>(b)</sup>	4.00
<b>e) Total estimated middle school proffer contribution for Residential Development (c x d)</b>	<b>\$20,771.16</b>
<b>Proffer Contribution: Single-family detached unit (e ÷ 25)</b>	<b>\$830.85</b>
(a) Source: Prince William County Public Schools 2022-2031 Capital Improvements Program.	
(b) See Table III-A.2.	

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### *III-B. Public Safety Facility Improvement Impacts*

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#### **METHODOLOGY**

To estimate impacts to public safety facilities, MuniCap first estimated the total population that will reside within the proposed Residential Development based on residential unit generation factors from the Prince William County Geographic Information Systems Demographics Quarterly Estimates as of March 31, 2021.

MuniCap then applied the LOS standards for various public safety services as identified in the County Comprehensive Plan, approved June 18, 2019, to calculate the impact of the Residential Development on public safety services. MuniCap then compared the existing capacity at the relevant public safety facilities to the forecasted increase in required services resulting from the proposed development and determined whether the projected demand exceeded current capacity.

#### **PROJECTED NET RESIDENT IMPACTS**

As previously described, the Residential Development includes twenty-five single-family detached units. Based on projected development and the average occupancy of residential units in the County, the proposed development will house an estimated 74 residents above by-right, as shown below in Table III-B.1.

**TABLE III-B.1**  
**Projected Residents – Williams Property**

<i>Unit Type</i>	<i>Units<sup>(a)</sup></i>	<i>Residents Per Unit<sup>(b)</sup></i>	<i>Total Projected Residents</i>
Single-family detached units	25	3.37	85
Less single-family detached units allowed by right	3	3.37	(11)
<b>Total (above by-right)</b>			<b>74</b>
(a) Source: 15510 Haymarket Drive LLC.			
(b) Source: Prince William County GIS Division Quarterly Estimates (as of 3/31/2021).			

#### **CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES**

##### **Police Facilities**

The County LOS standards for police work suggest two sworn officers per 1,000 residents. In addition, the facility requirements for the Prince William County Police Department are 250 square feet per sworn officer with a building minimum size of 50,000 square feet. Therefore, the projected impact created by the additional 74 residents estimated for the Residential Development is 37 square feet, as shown below in Table III-B.2.

**TABLE III-B.2**  
**Projected Police Station Facility Impacts**

<i>Projected Resident Impact<sup>(a)</sup></i>	<i>Officers Per 1,000 Residents<sup>(b)</sup></i>	<i>Officer Requirement<sup>(b)</sup></i>	<i>Facility Sq. Ft. Per Officer<sup>(b)</sup></i>	<i>Additional Facility Sq. Ft. Requirement</i>
74	2	0.15	250	37
(a) See Table III-B.1.				
(b) Source: Prince William County Comprehensive Plan Safety and Secure Community.				

The project site is within Brentsville Magisterial District, which is serviced by the Western District Police Station (see Exhibit G). According to the Prince William County Police Department, there are currently 129 sworn officers employed at the Western District Police Station. Based on Prince William County Assessor records, the station is 51,137 square feet, implying a capacity to accommodate 205 officers (51,137 total square feet ÷ 250 feet per officer). This means that the station currently has the excess capacity for 76 additional sworn officers, representing 19,000 square feet of facility space (76 officers × 250 square feet). Therefore, the projected residents associated with the Residential Development are not anticipated to place demands on police station facilities in excess of current capacity.

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

**TABLE III-B.3**  
**Other Projected Police Facility Impacts**

<i>Facility Type</i>	<i>Projected Resident Impact<sup>(a)</sup></i>	<i>Sq. Ft. Required per 1,000 Residents<sup>(b)</sup></i>	<i>Additional Facility Sq. Ft. Requirement</i>
Animal control	74	67	4.96
Training	74	324	23.98
Administrative support	74	274	20.28
(a) see Table III-B.1.			
(b) Source: Prince William County Comprehensive Plan Safety and Secure Community.			

The County LOS standard for animal control facilities is 67 square feet per 1,000 residents. According to the *Prince William County Geographic Information Systems Demographics Quarterly Estimates*, the total population of Prince William County is estimated at 470,753 people as of March 31, 2021 (470.753 residents per thousand). This translates to a need for 31,540 square feet of animal control facility space (67 square feet per thousand residents × 470.753 thousand residents). Based on County Assessor data, the existing Prince William County Animal Shelter includes 8,032 square feet of animal control

facility space, implying that the shelter is already over capacity and cannot accommodate any additional demand. Therefore, the projected impact of five square feet in necessary animal control facility space that will be generated by the Residential Development represents a requirement in excess of current capacity. According to the County Capital Improvement Program for Fiscal Years 2021 – 26, there is currently a project in place to renovate the animal control facility, expanding it to 25,760 square feet of space. The estimated costs of this expansion minus the money that has been allocated/paid were used as the basis of cost for impacts as estimated in Table III-B.6.

The County LOS standard for police training facilities is 324 square feet per 1,000 residents. Therefore, the County's current population of 470,753 creates a need for 152,524 square feet of police training facility space (324 square feet per thousand residents  $\times$  470.753 thousand residents). Based on County Assessor data, the existing County Public Safety Training Center includes 54,651 square feet of space. Therefore, the projected impact of twenty-four square feet in necessary police training facility space that will be generated by the Residential Development represents a requirement in excess of current capacity. According to the Capital Improvement Program for Fiscal Years 2021 – 26, there is currently a project in place to create a Master Plan for the Training Center expansion. Impact costs were estimated based on a shared portion of the cost of this project as described in Table III-B.6.

The County LOS standard for police administrative support facilities is 274 square feet per 1,000 residents. Therefore, the County's current population of 470,753 creates a need for 128,986 square feet of police administrative facility space (274 square feet per thousand residents  $\times$  470.753 thousand residents). At the time of this writing, total existing administrative support facility space was unavailable, as much of this space is leased and not consolidated with other Police Department operations. The Applicant will coordinate with appropriate County staff to determine whether the projected impact of 11 square feet in necessary police administrative support facility space that will be generated by the Residential Development represents a requirement that exceeds current capacity.

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





**Fire and Rescue Facilities**

The County LOS standards for fire and rescue facilities servicing the Residential Development is broken down into workload capacity and travel times. Table III-B.4 summarizes the LOS standards according to the County Comprehensive Plan.

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

**A. Travel Times**

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

**B. Workload**

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

According to the County Fire Department, the fire and rescue facility that primarily serves the Residential Development’s location is Station 24, located 3.2 miles away and estimated to be a travel time of less than 5 minutes using Prince William County Fire & Rescue Station Finder.

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

<i>Projected Resident Impact<sup>(a)</sup></i>	<i>Average Annual Incident Rate<sup>(b)</sup></i>	<i>Projected Annual Increase</i>
74	0.09	6
(a) See Table III-B.1. (b) See Table III-B.4. and CY 2018 Fire and Rescue call statistics provided by the County Department of Fire & Rescue.		

According to the County Assessor, Station 24, constructed in 2008, consists of 3.8 acres and 13,486 building square feet and supports one tactical unit. Based on County LOS standards, this implies that the station can service 2,000 incidents per year. According to the County department of Fire and Rescue, in calendar year 2019, Station 24 served 13,564 residents and in fiscal year 2021 answered

1,183 calls, which suggests a call volume per resident of 0.09 (calculated as 1,183 calls ÷ 13,564 residents). This implies that Station 24 has the capacity to accommodate an additional 817 calls per year ( $2,000 - 1,183 = 817$ ). Therefore, the projected impact of six calls per year that will be generated by the Residential Development can be accommodated by existing excess capacity. Table III-B.5 on the previous page shows the projected annual increase of call volume.

**EXHIBIT H: AREA MAP (DEVELOPMENT SITE & PWC STATION #24 FACILITY)**



## MITIGATION STRATEGIES

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

The County stated LOS travel time for fire and rescue is four minutes and the estimated travel time from Station 24 to the Residential Development is four minutes and fifty-seven seconds. The excess capacity at Prince William County Department of Fire & Rescue Station 24 indicates available capacity for the projected increase in service demand by the Residential Development. Given the close proximity to the County stated LOS travel time and available capacity, any proffer related to fire and rescue facility costs would be inappropriate under the Residential Proffer Legislation. In addition, the County Capital Improvement Plan does not include any improvements to increase capacity for fire and rescue in the Development Area.

Proffers for eligible public safety facilities are calculated in accordance with County LOS standards and shown on the following page in Table III-B.6. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

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

<b><i>Public Safety Impact for the Proposed Zoning Reclassification</i></b>	
<b><u>Police - Animal Control</u></b>	
(a) Current population of Prince William County <sup>(a)</sup>	470,753
(b) Projected residents above by-right. <sup>(b)</sup>	74
(c) Total projected County population (a + b)	470,827
(d) Total cost of Animal Shelter Expansion/Renovation <sup>(c)</sup>	\$5,370,000
<b>(e) Building cost per capita (d ÷ c)</b>	<b>\$11.41</b>
<b>(f) Animal Control Proffer required for Residential Development (e × b)</b>	<b>\$844.34</b>
<b><u>Police - Training</u></b>	
(g) Current population of Prince William County <sup>(a)</sup>	470,753
(h) Projected residents above by-right. <sup>(b)</sup>	74
(i) Total projected County population above by-right (g + h)	470,827
(j) Total cost of Public Safety Training Center Master Plan <sup>(c)</sup>	\$40,000,000
<b>(k) Project cost per capita (j ÷ i)</b>	<b>\$84.96</b>
<b>(l) Training Proffer required for Residential Development (k × h)</b>	<b>\$6,287.04</b>
<b>Estimated Cost Per Home</b>	
(m) Gross cost per capita (e + k)	\$96.37
(n) Residents in development above by-right <sup>(b)</sup>	74
<b>(o) Total proffer for Residential Development in units in excess of by-right (m × n)</b>	<b>\$7,131.38</b>
<b>Proffer contribution: single-family detached (o ÷ 25)</b>	<b>\$285.26</b>
<sup>(a)</sup> Source: Prince William County Geographic Information Systems Demographics Quarterly Estimates (as of 3/31/2021).	
<sup>(b)</sup> See Table III-B.1.	
<sup>(c)</sup> Source: Prince William County Capital Improvements Program Fiscal Years 2022-27. Amount represents the portion of the \$16.725mm expansion cost balance to be financed.	

### ***III-C. Public Parks Facility Improvement Impacts***

#### **METHODOLOGY**

The Applicant understands that the Department of Parks and Recreation has a list of expanded services and visionary projects in the Parks, Recreation and Open Space Master Plan. However, these improvements are too speculative without specific timeframes for construction and/or development in which the Applicant’s project would receive a direct material benefit. Nevertheless, for purposes of this analysis, the Applicant included the Broad Run Linear Park as part of its analysis despite only being included in the Department of Parks, Recreation and Tourism list of expanded services. MuniCap applied the LOS standards for public parks as identified in the County Comprehensive Plan – (Parks Recreation and Tourism approved March 10, 2020) to calculate the impact of the Residential Development on public parks services. MuniCap then compared the existing capacity at the relevant public parks facilities to the forecasted increase in required services resulting from the proposed development and determined whether the projected demand exceeded current capacity.

#### **PROJECTED NET RESIDENT IMPACTS**

As previously described, the Residential Development includes 25 single-family detached units. Based on projected development and the average occupancy of residential units in the County, the proposed development will house an estimated 74 residents above by-right, as shown in Table III-B.1.

#### **CURRENT CAPACITY OF PUBLIC PARKS FACILITIES**

Based on the County’s established Park Planning Districts, the Residential Development falls within Park Planning District 3. In order to show that the Residential Development’s impacts on the parks system, service area and LOS quality were taken into account. Table III-C.1 below shows the LOS standard for parks and recreation service area requirements.

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

<b>PARK SERVICE AREAS</b>		
<b>PARK TYPE</b>	<b>WALK/BIKE SERVICE AREA</b>	<b>DRIVE TIME SERVICE AREA</b>
Neighborhood	5 to 10-minute walk/bike time; bus stop within 1/4-mile, preferred	Less than 10 minutes
Community	10 to 15-minute walk/bike time	10 to 20-minute drive time
Regional	Greater than 15-minute walk/bike time	20 to 30-minute drive time
Linear/Greenway	Dependent on Access Points	No Standard
Natural/Cultural Resource	Dependent on Access Points	No Standard
School/Community Use	5 to 10-minute walk/bike time	Less than 10 minutes

Source: Prince William County Parks, Recreation & Open Space Master Plan 2020.

Based on the location of the Residential Development and available parks in Park Planning District 3, the Residential Development will only have access to the Prince William Golf Course regional park within the specified service area times as shown below in Table III-C.2. The County states there are no acreage or level of service standards for linear/greenway parks as they may extend over large distances. Therefore, service area times have not been calculated for linear/greenway parks in this analysis. As described in the County’s Department of Parks, Recreation, And Tourism Master Plan, Park Planning District 3 is largely located within the Brentsville Magisterial District. The County identifies that the park planning district would benefit from additional community or regional parks and that neighborhood parks should be provided from the homeowner’s associations. Accordingly, the County seeks opportunities to add additional community, regional, linear/greenway and natural/cultural resource parks within Park Planning District 3.

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

<i>Park</i>	<i>Classification</i>	<i>Distance from Development</i>	<i>Drive - Time Estimate</i>
Prince William Golf Course	Regional	8 miles	15 minutes
Broad Run Linear Park (partial)	Linear/greenway	NA	NA
(a) Source: Prince William County Comprehensive Plan Parks Recreation & Tourism.			

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

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

<i>Park</i>	<i>Classification</i>	<i>Quality Score</i>	<i>LOS Letter Grade</i>
Prince William Golf Course	Regional	0.73	B
Broad Run Linear Park (partial)	Linear/Greenway	0.60	C
(a) Source: Prince William County Comprehensive Plan Parks Recreation & Tourism.			

Based on the LOS letter grade shown in Table III-C.3, the Prince William Golf Course regional park identified in the service area of the Residential Development is within the County’s stated goal for quality. However, the Broad Run Linear Park is below the County’s stated goal for quality. Thus, the projected impact on linear/greenway park facilities that will be generated by the Residential Development represent a requirement beyond existing capacity.

## **MITIGATION STRATEGIES**

Any proffer related to public parks must only mitigate the costs reasonably attributable to an increase in population. As previously described, the County seeks opportunities to add additional community, regional, linear/greenway, and natural/cultural resource parks to Park Planning District 3. Proffers have been estimated to take into account the planned parks outlined in the CIP, accordingly, based on the construction of each type of park within the LOS specified distance from the development. As noted above, the Applicant also considers impacts to the Broad Run Linear Park despite not being included as a planned park in the CIP in which the project would receive a direct and material benefit. A summary of mitigation strategies follows for the varying park types.

### **Neighborhood Parks**

Neighborhood parks within Park Planning District 3 are generally provided by the Homeowner's Association. Accordingly, the County recommends that neighborhood parks should continue to be provided by Homeowner's Association.

Additionally, the Residential Development will be part of the Virginia Crossing HOA. Residents of the Residential Development will have access to the two multi-sport courts, tot lots, trail systems and amenities. Additionally, the Residential Development will benefit from public access to the Leopold's Preserve which includes an extensive network of nature trails.

Any proffer related to public parks must only mitigate the cost reasonably attributable to an increase in population. Moreover, the County Capital Improvement Plan does not include any capital improvement to Park Planning District 3 that increase neighborhood park capacity in the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

### **Community Park**

The County seeks opportunities to add additional community parks within Park Planning District 3. Community parks level of service generally include a 10 to 15-minute walk/bike time and 10 to 20-minute drive time. Amenities typically offer multiple recreation fields, courts, picnic pavilions and playgrounds and are generally 50% active and 50% passive. Rollins Ford Community Park is currently being developed in Park Planning District 3 and satisfies the level of service requirement from the Residential Development. Given the needs, the Applicant has calculated a proffer contribution based on the Rollins Ford Community Park as described on Table III-C.4.

### **Regional Parks**

Because the excess capacity at the Prince William Golf Course indicates available capacity for the projected increase in service demand by the Residential Development. Additionally, any proffer related to public parks must only mitigate the costs reasonably attributable to an increase in population. Moreover, the County Capital Improvement Plan does not include any capital improvements to Park Planning District 3 that increase regional park capacity in the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.



### **Linear/Greenway Parks**

The County seeks opportunities to add additional linear parks/greenways within Park Planning District 3. The Broad Run Linear Park/Greenway will provide a connection from the Residential Development to Rollins Ford Community Park, which as previously described will also service the Residential Development. The Broad Run Linear Park/Greenway is located in both the Coles and Brentsville Magisterial Districts. Therefore, it is appropriate to consider the population of both magisterial districts when evaluating proffer contributions. Given the needs, the Applicant has calculated a proffer contribution based on the Broad Run Linear Park/Greenway as described on Table III-C.4 on the following page.

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

<b>Public Park Facilities</b>	
<b>Rollins Ford Community Park - Phase II</b>	
(a) Cost to construct Rollins Ford Community Park <sup>(a)</sup>	\$7,300,000
(b) Current population of Brentsville Magisterial District <sup>(b)</sup>	75,844
(c) Projected residents above by-right. <sup>(c)</sup>	74.14
(d) Total project projected residents	84.25
(e) Total projected District population (b+c)	75,928
(f) Project cost per capita (a ÷ d)	\$96.14
<b>(g) Total: Park Planning District 3 proffer contribution for Residential Development (c × f)</b>	<b>\$7,127.82</b>
<b>Linear Park/Greenway</b>	
(h) Cost to construct Broad Run Linear Park/Greenway <sup>(d)</sup>	\$11,000,000
(i) Current population of Brentsville Magisterial District and Coles Magisterial District <sup>(e)</sup>	147,691
(j) Projected Residents above by-right <sup>(c)</sup>	74.14
(k) Total project projected residents	84.25
(l) Total projected District population (i + k)	147,775
(m) Project cost per capita (h ÷ l)	\$74.44
<b>(n) Sub-total: linear/park greenway proffer contribution for Development</b>	<b>\$5,518.79</b>
<b>(o) Total Development Proffer Contribution: Public Parks (f + g)</b>	<b>\$12,646.61</b>
<b>(p) Proffer contribution per resident per unit (f + m × 3.37): single-family detached unit</b>	<b>\$574.85</b>
<b>(q) Single-family detached units by-right (f + m × 3.37)</b>	<b>\$574.85</b>
<b>Proffer contribution: total single-family detached contribution (p × 25)</b>	<b>\$14,371.14</b>
<b>Less single-family detached per capita contributions allowed by-right (q × 3)</b>	<b>(\$1,724.54)</b>
<b>Total contribution for Development:</b>	<b>\$12,646.61</b>
<b>Single-family detached contribution per unit</b>	<b>\$505.86</b>
<sup>(a)</sup> Source: Prince William County Capital Improvements Program Fiscal Years 2022-27. Based on estimated costs for Rollins Ford Community Park <sup>(b)</sup> Source: Prince William County Geographic Information Systems Demographics Annual Estimates (as of 12/31/2020). The population is based on the entire Brentsville Magisterial District which the park will be serving. <sup>(c)</sup> See Table III-B.1. <sup>(d)</sup> Source: Prince William County Parks, Recreation & Open Space Master Plan 2020. Based on the estimated costs for Broad Run Linear Park/Greenway. <sup>(e)</sup> Broad Run Linear Park/Greenway is in Brentsville and Coles Magisterial Districts. Population includes both magisterial districts. Source: Prince William County Geographic Information Systems Demographics Annual Estimates (as of 12/31/2020).	

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

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### *III-D. Transportation Facility Improvement Impacts*

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#### **MITIGATION STRATEGIES**

Any proffer related to transportation must only mitigate the costs reasonably attributable to an increase in population. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

The Applicant is not required to conduct a traffic impact analysis in connection with the Residential Development because the trips generated by the proposed development are minimal and under the County's threshold that requires a TIA. Therefore, no monetary contribution is proposed.

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

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## *IV. Conclusions, Assumptions, and Limitations*

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

### **SUMMARY OF ANALYSIS**

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

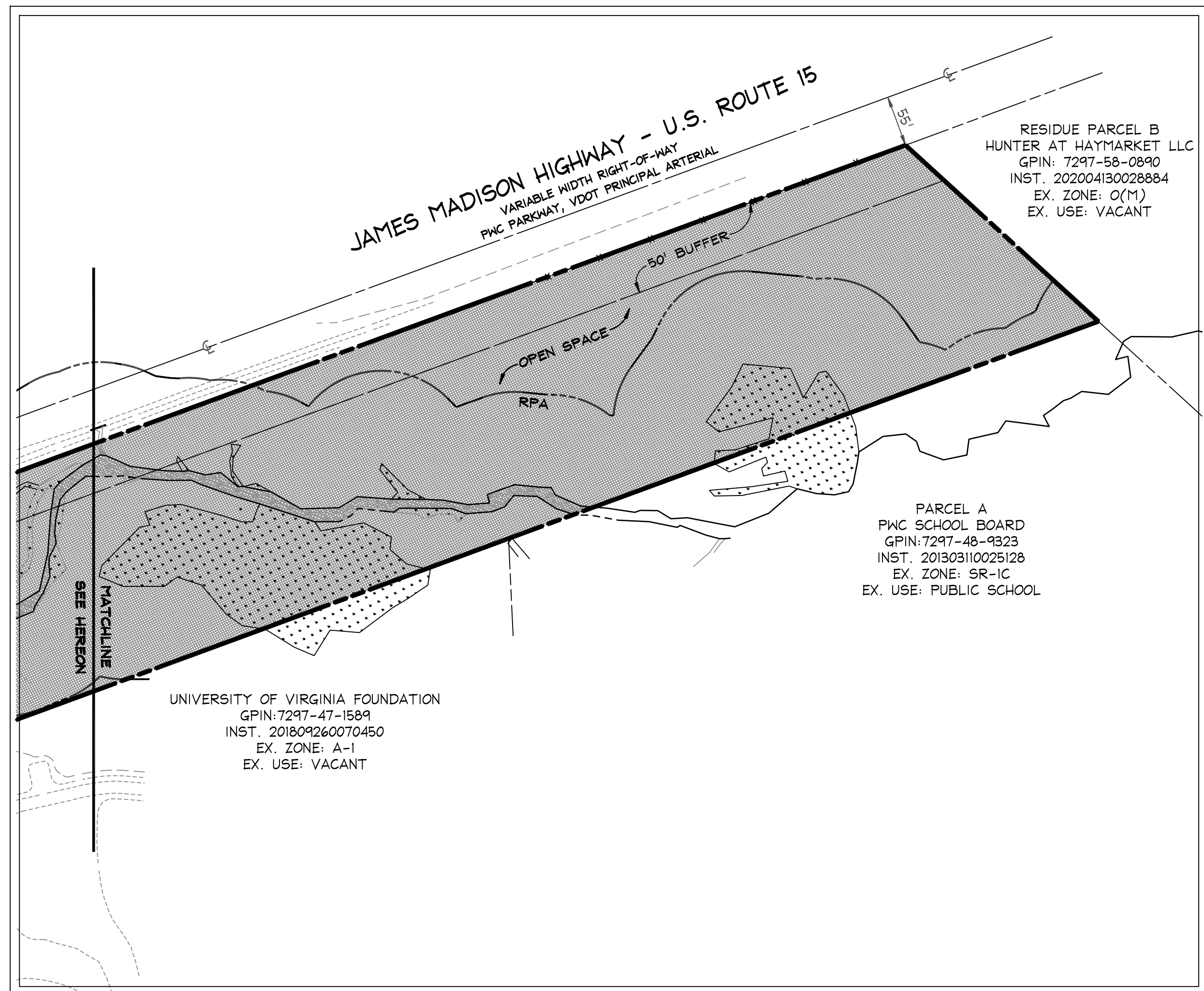
**TABLE IV-A**  
**Summary of Analysis**

<i>Public Facilities</i>	<i>Estimated Proffer per Dwelling Unit</i>
a) Public school facilities <sup>(a)</sup>	\$830.85
b) Public safety facilities <sup>(b)</sup>	\$285.79
c) Public park facilities <sup>(c)</sup>	\$505.86
d) Public transportation facilities	N.A.
e) Total estimated proffer per unit	\$1,622.51
f) Proposed residential units <sup>(c)</sup>	
Single family-detached units	25
<b>Total Development Proffer Contribution (e × f)</b>	<b>\$40,562.75</b>
<sup>(a)</sup> See Table III-A.4. <sup>(b)</sup> See Table III-B.6. <sup>(c)</sup> See Table III-C.4. <sup>(c)</sup> See Table III-B.1.	

### **ASSUMPTIONS AND LIMITATIONS**

MuniCap obtained the information presented and used in this narrative from multiple sources. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of any such information.

While the methodology employed, and the content provided herein, are believed to be consistent with applicable law, including the Residential Proffer Legislation, none of the statements in this document should be construed as legal advice.

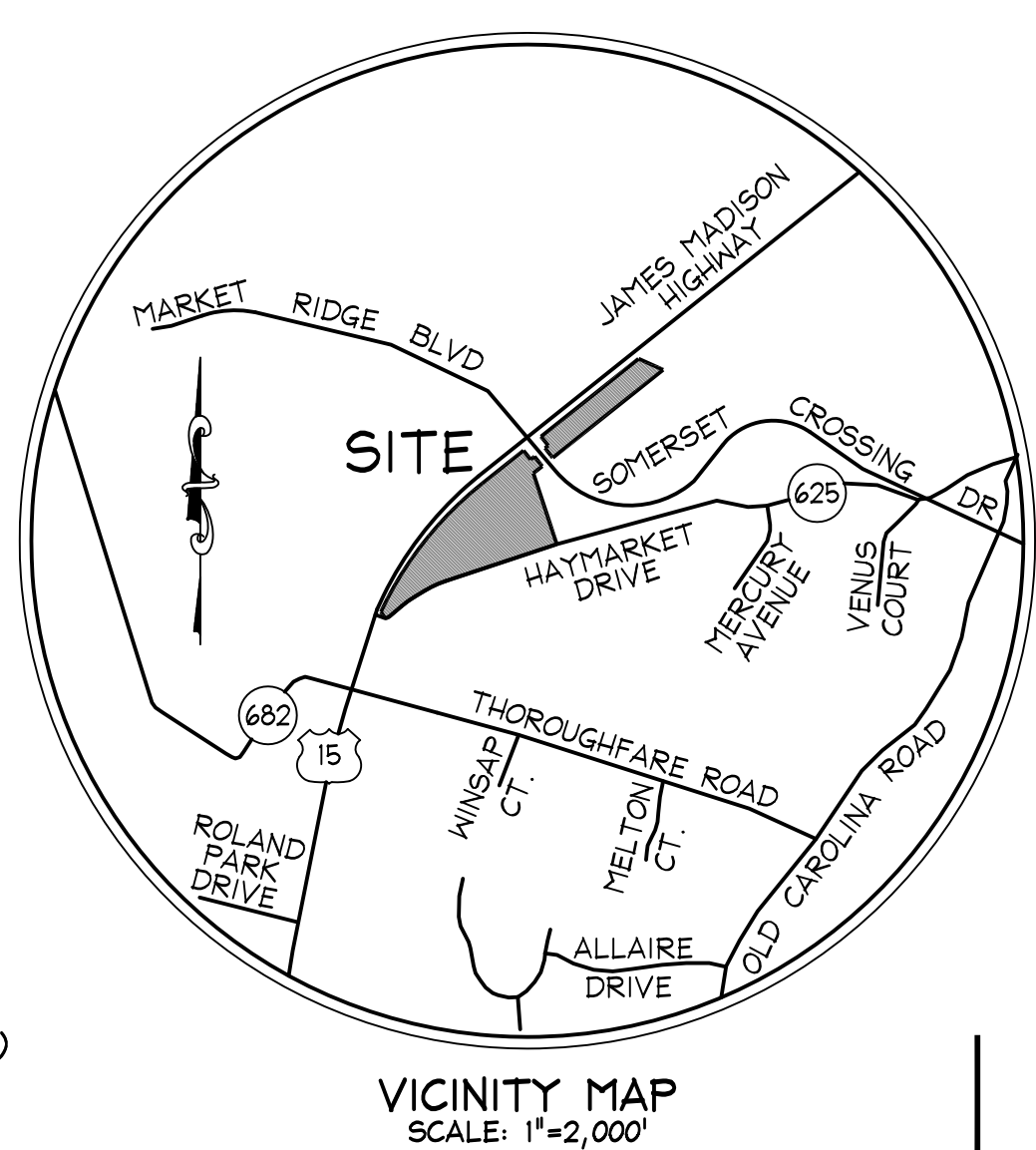


**NOTES:**

- 1) THE PROPERTY SHOWN HEREON IS LOCATED AT GPIN: 7297-27-9016 AND IS CURRENTLY ZONED A-1.
- 2) OWNER/APPLICANT:  
15510 HAYMARKET DRIVE LLC  
44095 PIPELINE PLAZA, SUITE 140  
ASHBURN, VA 20147
- 3) THE BOUNDARY SHOWN HEREON IN ACCORDANCE WITH A FIELD SURVEY PREPARED BY THE ENGINEERING GROUPE, INC. IN APRIL 2021.
- 4) EXISTING EASEMENTS ARE SHOWN HEREON IN ACCORDANCE WITH TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 69635, WITH A COMMITMENT DATE OF FEBRUARY 19, 2021.
- 5) THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREA OF MINIMAL FLOOD HAZARD), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE WILLIAM COUNTY, VIRGINIA AND INCORPORATED AREAS, PANELS 66 & 67 OF 330", MAP NUMBERS 51153C0066D & 51153C0067D, WITH AN EFFECTIVE DATE OF JANUARY 5, 1995.
- 6) WETLANDS, STREAMS AND RPA ARE SHOWN HEREON IN ACCORDANCE WITH A PERENNIAL FLOW DETERMINATION (PFD) AND PRESERVATION AREA SITE ASSESSMENT (PASA) PREPARED IN MAY 2021 BY WETLAND STUDIES AND SOLUTIONS, INC.
- 7) EXISTING VEGETATION WITHIN BUFFERS AREAS, AS SHOWN HEREON, WILL BE PRESERVED TO THE EXTENT PRACTICABLE. SUPPLEMENTAL PLANTINGS WILL BE PROVIDED IN THE AREAS DISTURBED BY THE APPROXIMATE LIMITS OF DISTURBANCE. BUFFERS WILL BE PLANTED IN ACCORDANCE WITH PWC DCSM STANDARDS AT SITE PLAN.
- 8) APPROXIMATE LOCATIONS OF RESIDENTIAL LOT LANDSCAPING AS SHOWN HEREON ARE PRELIMINARY, SUBJECT TO CHANGES AT FINAL SITE PLAN.
- 9) PROPOSED LOCATIONS OF WATER AND SEWER CONNECTIONS ARE APPROXIMATE, SUBJECT TO CHANGE AT FINAL SITE PLAN.
- 10) FINAL DESIGN AND LOCATION OF RESIDENTIAL LOTS AS SHOWN HEREON ARE SUBJECT TO CHANGES DURING FINAL SITE PLAN.
- 11) SWM AND BMP FACILITIES SHOWN HEREON ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.
- 12) LIMITS OF DISTURBANCE SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL ENGINEERING. MINIMAL DISTURBANCES OUTSIDE OF THE LOD SHOWN HEREON MAY BE PERMITTED AS NECESSARY FOR MINIMUM UTILITY CROSSINGS, REMOVAL OF DEAD, DISEASED AND NOXIOUS VEGETATION AND INVASIVE SPECIES, AND INSTALLATION AND MAINTENANCE OF LANDSCAPING.
- 13) THE PROPOSED RIGHT-OF-WAY IS REDUCED BY 5' IN ACCORDANCE WITH NOTE 11. OF PWC DCSM DETAIL 650.04, RL-2 TYPICAL SECTION, SEE SHEET 2 OF 2.
- 14) THE EXISTING ENTRANCE ALONG ROUTE 15 SHALL BE REMOVED IN ACCORDANCE WITH THE PROFFERS.

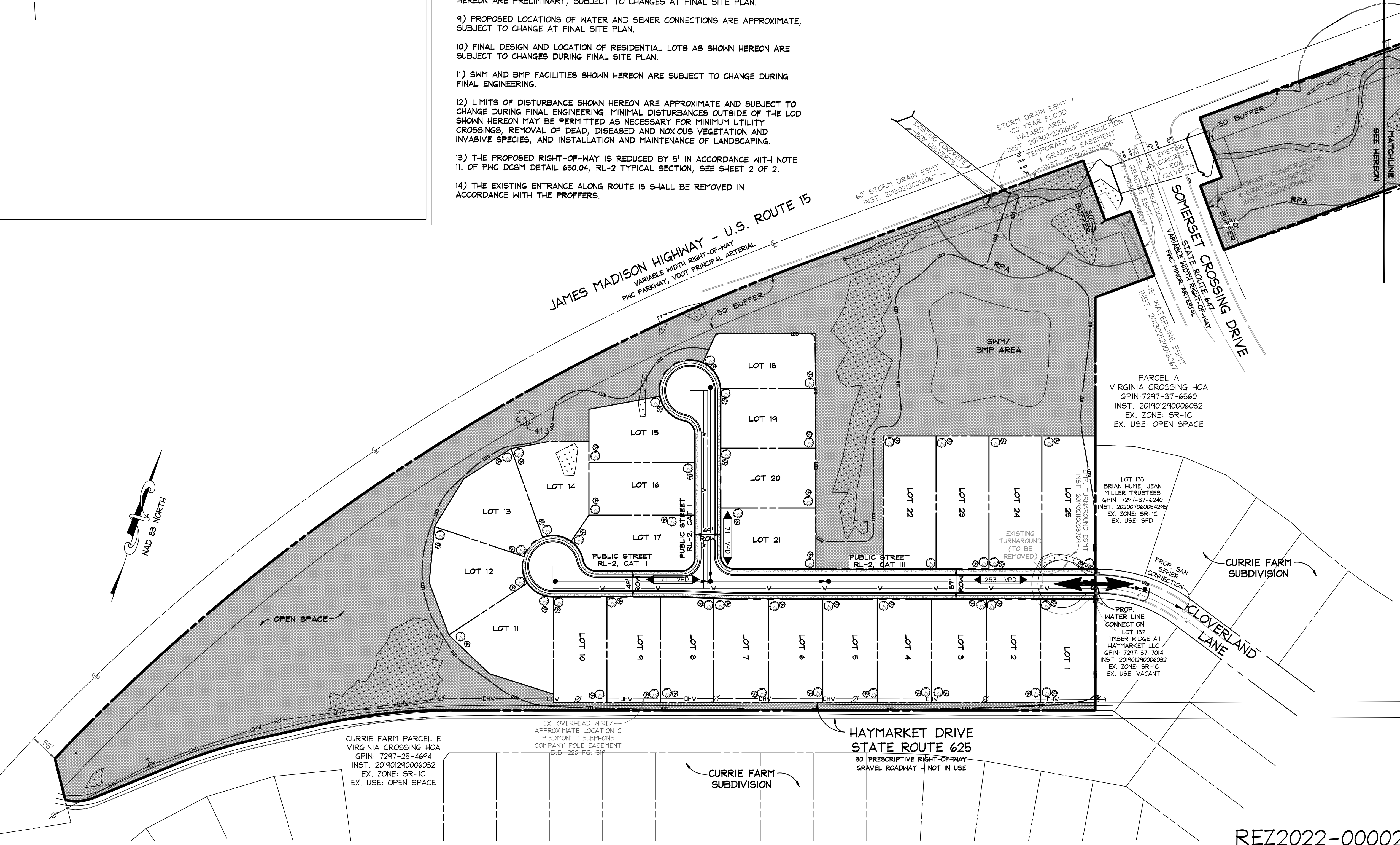
**DEVELOPMENT SUMMARY:**

PARCEL GPIN.....	7297-27-9016
PARCEL ACREAGE.....	136.1348 AC
EXISTING ZONE.....	A-1
PROPOSED ZONE.....	SR-1 CLUSTER
PROPOSED USE.....	SINGLE FAMILY DETACHED
TOTAL LOTS PERMITTED.....	36 LOTS
PERMITTED DENSITY.....	1 DU/ 1 AC
TOTAL LOTS PROPOSED.....	25 LOTS
PROPOSED DENSITY.....	1 DU/ 1.4 AC
MIN. LOT SIZE.....	20,000 SQ. FT.
MAX. LOT COVERAGE.....	30%
MIN. LOT WIDTH.....	100', 80' CDS
MIN. OPEN SPACE.....	35%
OPEN SPACE PROVIDED.....	58%
SETBACKS:	
FRONT.....	35'
SIDE.....	10'
REAR.....	25'
PARKING REQUIRED.....	50 SPACES (2 SP/DWELLING UNIT EXCLUSIVE OF GARAGE)
PARKING PROVIDED.....	50 SPACES (DRIVEWAY)



**LEGEND**

	ZONING BOUNDARY
	STREAM
	WETLANDS
	RPA
	APPROXIMATE LIMITS OF DISTURBANCE
	APPROXIMATE LIMITS OPEN SPACE
	ACCESS
	EX. WATERLINE
	PROP. WATER LINE
	EX. SEWER LINE
	PROP. SEWER LINE
	APPROX. LOCATION ON-SITE RES. TREES (2 LD, 2 AT REQ'D)
	SPECIMEN TREE TO BE PRESERVED



**The Engineering Groupe Inc.**  
 Engineers | Planners  
 Surveyors | Planners  
 www.theengineeringgroupe.com  
 South Office: 10333 Southpoint Landing Blvd, Suite 121  
 Frederickshurg, VA 22407  
 PH: 703.670.0985  
 West Office: 42795 Generation Drive, Suite 200  
 Woodbridge, VA 22192  
 Ashburn, VA 20147  
 PH: 703.670.0985

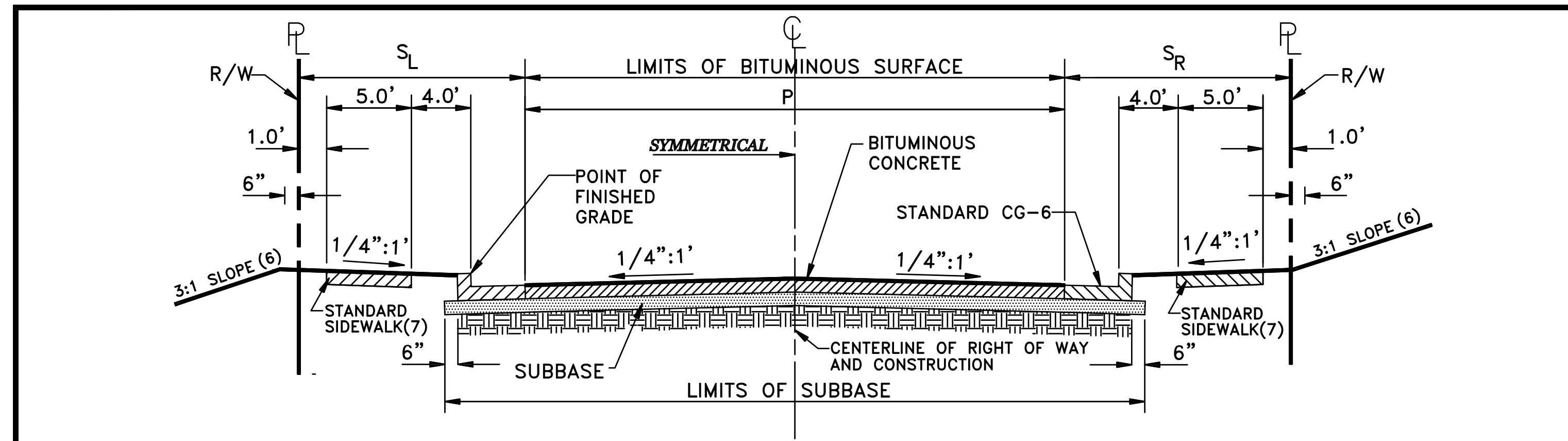
NO.	DATE	PROJECT STATUS
3	3/17/22	ADDRESS COUNTY COMMENTS
2	2/8/22	ADDRESS COUNTY COMMENTS
1	10/22/21	ADDRESS COUNTY COMMENTS

**GENERAL DEVELOPMENT PLAN**  
**WILLIAMS PROPERTY**  
**SEMI-RURAL CLUSTER**  
 BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA  
 DENAR H. C. ANTELO  
 Lic. No. 36680  
 3/17/2022  
 PROFESSIONAL ENGINEER

DATE:	JULY 14, 2021
SCALE:	1"=100'
DESIGNER:	DMB
DRAFTSMAN:	DMB
FILE NO.:	M-3360
SHEET:	1 OF 2

REZ2022-00002



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE	MIN C.L. RADIUS (ft.)	MIN. SIGHT DISTANCE STOP (ft.)	MIN. SIGHT DISTANCE INTX (ft.)	S <sub>L</sub> (ft)	P (ft)	S <sub>R</sub> (ft)	TYPE I SUBBASE AGG. BASE (21-A)	BASE (BM-25.0A)	SURFACE (SM-9.5A)
I	UP TO 250	49	20	10%	120	125	225	12	25	12	6 in		2 in
II	251 TO 400	49	20	10%	120	125	225	12	25	12	8 in		2 in
III	401 TO 1,000	57	25	10%	200	155	280	12.5	32	12.5	8 in	4 in	2 in

**GENERAL NOTES:**

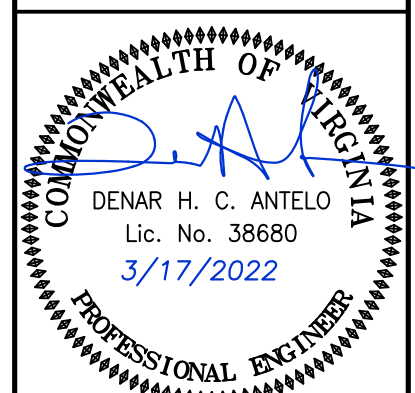
- This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
- Standard landings required at intersections.
- Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
- Category I applies to permanent cul-de-sacs only.
- Changes in categories, where permitted, shall occur at intersections only and to the next lower or higher category only.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinance.
- Sidewalks shall be provided in accordance with Section 602.18.
- Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- No superelevation is required.
- Category I and II streets shall require an additional two feet (2 ft.) of pavement and right-of-way when total roadway length is one-half (0.5) mile or more.
- If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.
- If the street is identified as a fire lane, the parking restriction will be applied according to Section 302.01. "No Parking" signs will be required on one side of Category I and II streets.

<b>Detail No.</b>	<b>RL-2</b>		<b>COUNTY OF PRINCE WILLIAM VIRGINIA</b>	<b>STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITH CURB AND GUTTER (FIXED TRAFFIC)</b>	<b>MODIFIED</b>
<b>650.04</b>					<b>Date</b> 01/20/2017

**The Engineering Group Inc.**  
 Engineers | Surveyors | Planners  
 www.theengr.com  
 West Office: 42795 Generation Drive, Suite 200, Ashburn, VA 20147, PH: 703.670.0985  
 South Office: 10333 Southpoint Landing Blvd, Suite 121, Fredericksburg, VA 22407, PH: 703.670.0985

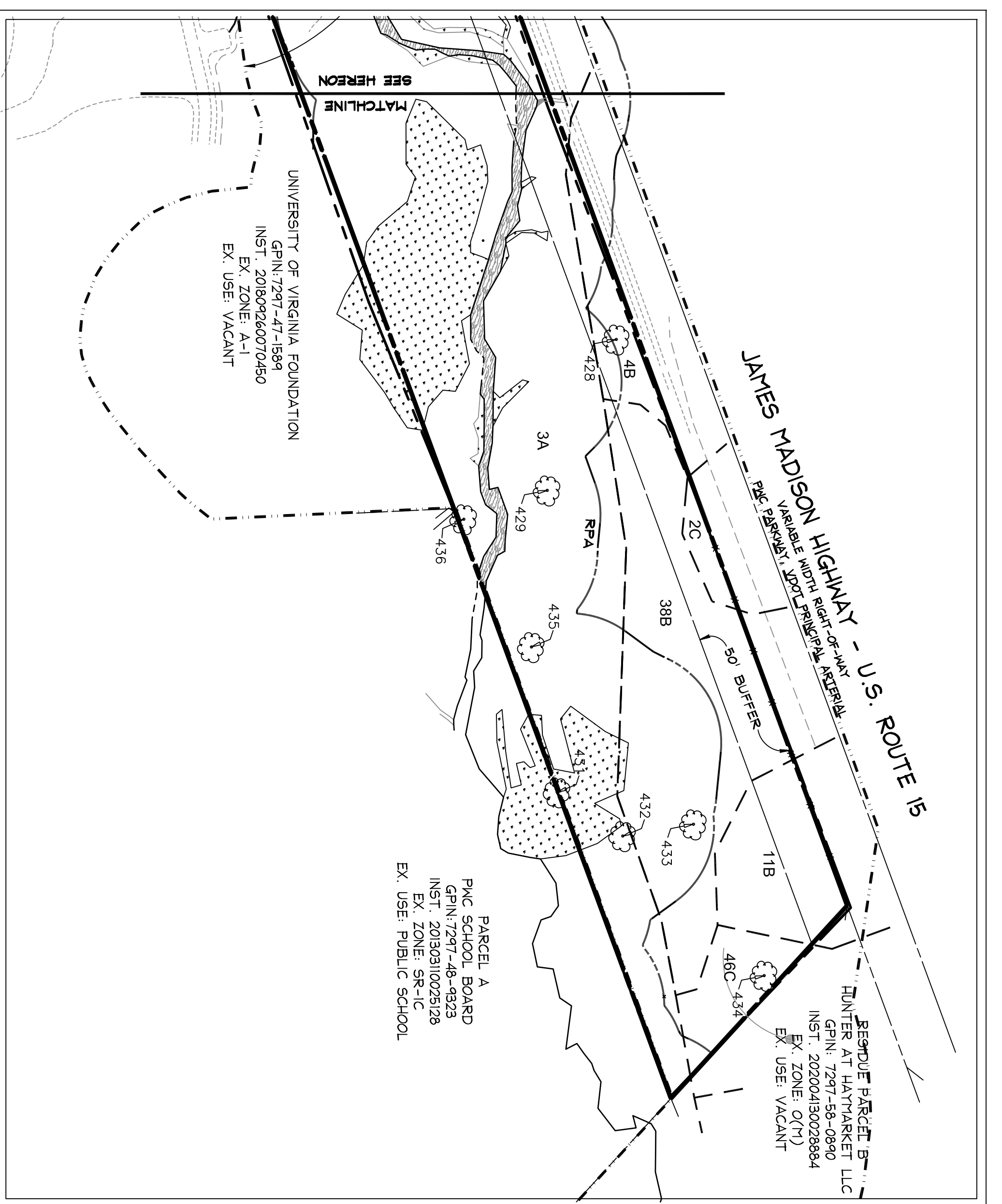
3	3/17/22	ADDRESS COUNTY COMMENTS			PROJECT STATUS
2	2/28/22	ADDRESS COUNTY COMMENTS			
1	10/22/21	ADDRESS COUNTY COMMENTS			


**DETAILS**  
**WILLIAMS PROPERTY**  
**SEMI-RURAL CLUSTER**  
 BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA



DATE:	JULY 14, 2021
SCALE:	N.T.S.
DESIGNER:	DMB
DRAFTSMAN:	DMB
FILE NO.:	M-3360
SHEET:	2 OF 2

REZ2022-00002



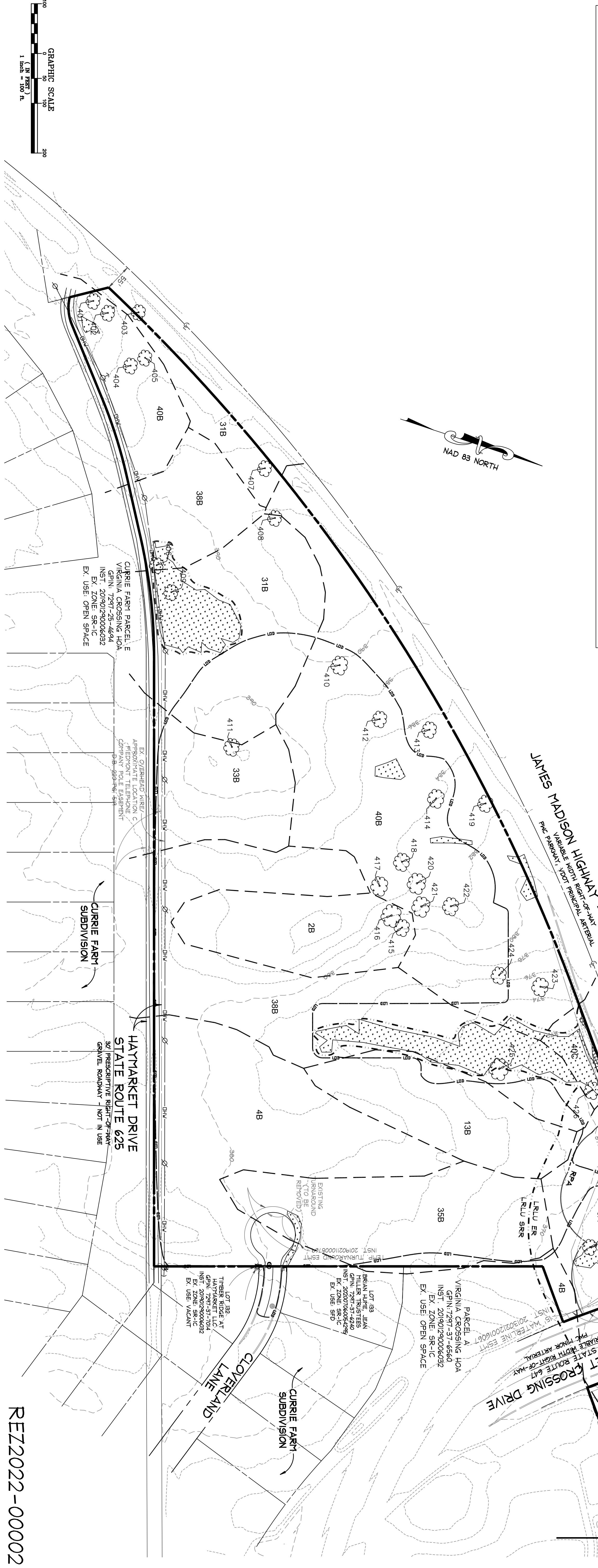
**LEGEND**

---	ZONING BOUNDARY
---	STREAM
---	WETLANDS
---	RPA
---	2' CONTOUR
---	10' CONTOUR
---	3A SOILS LINE AND DESIGNATION
---	APPROXIMATE LIMITS OF DISTURBANCE
---	SPECIMEN TREE (SEE CHART, SHEET 2/2)
---	15% AND GREATER SLOPES
---	LRU ER - LONG RANGE LAND USE DESIGNATION
---	LRU SR

**ECA NOTES, DETAILS AND CHARTS ON SHEET 2 OF 2**

**SOILS DATA**

NO	SOILS NAME	SLOPE	SOIL CATEGORY	SSS	DRY STRENGTH	SHRINKAGE SW
2B	AIRBORN-MEVERTON COMPLEX	2-7%	II	MOD	NO	NO
2C	AIRBORN-MEVERTON COMPLEX	7-15%	II	SEVERE	NO	NO
3A	ALBANO SILT LOAM	0-4%	III	MOD	NO	NO
4B	ARCOLA	2-7%	II	SEVERE	YES	NO
11B	CALVERTON SILT LOAM	0-7%	II	MOD	NO	NO
13B	CATLETT-SYCOLINE COMPLEX	2-7%	II	MOD	NO	NO
31B	JACKLAND-HAYMARKET	2-7%	III	MOD	YES	NO
33B	LEGORE-CAKSHILL COMPLEX	2-7%	II	MOD	NO	NO
35B	MANASSAS SILT LOAM	2-7%	II	MOD	NO	NO
38B	MANASSAS SILT LOAM	0-5%	III	SLIGHT/MOD	NO	NO
40B/C	MONALTO	2/7-4/5%	III	MOD/SEV	YES	NO
46C	PANORAMA SILT LOAM	7-15%	II	SEV	NO	NO



**REZ2022-00002**

DATE: JULY 14, 2021  
SCALE: 1" = 100'  
DESIGNER: DMH  
DRAFTSMAN: DMH  
FILE NO: M-3360  
SHEET 1 OF 2

**ENVIRONMENTAL CONSTRAINTS ANALYSIS**  
**WILLIAMS PROPERTY**  
**SEMI-RURAL CLUSTER**

BRENTVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DATE	PROJECT STATUS
2	2/8/22	ADDRESS COUNTY COMMENTS
1	10/22/21	ADDRESS COUNTY COMMENTS

**The Engineering Groupe Inc.**  
Engineers | Surveyors | Planners

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DEVELOPMENT SUMMARY:

PARCEL GPIN: 7297-27-9016  
 PARCEL ACREAGE: 136.1948 AC  
 APPROX. ER AREA: 49.9 AC

NOTES:  
 1) THE PROPERTY SHOWN HEREON IS LOCATED AT GPIN: 7297-27-9016 AND IS CURRENTLY ZONED A-1.  
 2) OWNER/APPLICANT:  
 1510 HAYMARKET DRIVE LLC  
 4409S PIPELINE PLAZA, SUITE 140  
 ASHBURN, VA 20147

3) THE BOUNDARY SHOWN HEREON IN ACCORDANCE WITH A FIELD SURVEY PREPARED BY THE ENGINEERING GROUPE, INC. IN APRIL 2021.  
 4) EXISTING EASEMENTS ARE SHOWN HEREON IN ACCORDANCE WITH TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 64635, WITH A COMMITMENT DATE OF FEBRUARY 19, 2021.

5) THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FLOOD INSURANCE RATE MAP PRINCE WILLIAM COUNTY, VIRGINIA AND UNDRERATED AREAS, PAGES 66 & 67 OF 390" MAP NUMBERS 5195C0066D & 5195C0067D, WITH AN EFFECTIVE DATE OF JANUARY 5, 1995.

6) METLANDS, STREAMS AND RPA ARE SHOWN HEREON IN ACCORDANCE WITH A PERENNIAL FLOOD DETERMINATION (FPD) AND PRESERVATION AREA SITE ASSESSMENT (PASA) PREPARED IN MAY 2021 BY WETLAND STUDIES AND SOLUTIONS, INC.

7) THE DEPARTMENT OF CONSERVATION AND RECREATION (DCR) LETTER (DATED MAY 20, 2021) DETERMINED THAT NO NATURAL HERITAGE RESOURCES HAVE BEEN DOCUMENTED IN THE PROJECT AREA. HOWEVER, DCR HAS MENTIONED THAT THERE IS POTENTIAL FOR A UNIQUE NATURAL COMMUNITY (ECOLOGICAL CORE C5 - LOWEST ECOLOGICAL REFERENCE TO USFS) IN THE PROJECT AREA. THE U.S. FISH AND WILDLIFE SERVICE (USFWS) PAC DATABASE INDICATES THAT THE FEDERAL AND STATE THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS) MAY OCCUR WITHIN THE STUDY AREA. CURRENTLY, THE USFWS IS ONLY PRESENT WITHIN THE STUDY AREA SUITABLE BATTERY HABITAT IS ENCOMPASSING A TIME OF YEAR RESTRICTION ON THE USE OF FOREST WITHIN NORTHERN LONG-EARED BAT SUITABLE HABITAT. PROPOSED CLEARING WILL TAKE PLACE WITHIN 0.25 MILE OF A KNOWN HIBERNACULA OR WITHIN 150 FEET OF A KNOWN MATERNITY ROOST. NO KNOWN NORTHERN LONG-EARED BAT HIBERNACULA OR MATERNITY ROOSTS ARE PRESENT WITHIN PRINCE WILLIAM COUNTY. THEREFORE, A TIME OF YEAR RESTRICTION ON TREE CLEARING WILL NOT BE REQUIRED AS A RESULT OF THE NORTHERN LONG-EARED BAT.

APPROXIMATE PERVIOUS/  
 IMPERVIOUS AREA:

PERVIOUS AREA: 114 ACRES (40%)  
 IMPERVIOUS AREA: 121.7 ACRES (60%)

EXISTING VEGETATION AND EVALUATION NOTES:

1. THIS MAP HAS BEEN ORIENTED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE, NAD83QNA2011) EPOCH 2010.00, USING A REAL TIME NETWORK (RTN) GPS. TREES SHOWN WERE LOCATED IN THE FIELD USING CONVENTIONAL SURVEY METHODS. TREE LOCATIONS WERE COMPLETED ON MAY 30, 2021.

SPECIMEN TREE LOCATIONS AND CHART, SOILS DESIGNATIONS AND CHART, AND FOREST COVER TYPES ARE SHOWN IN ACCORDANCE WITH THE EXISTING VEGETATION EVALUATION MAP PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI) DATED MAY 2021.

2. THREE MAJOR FOREST COVER TYPES ARE PRESENT WITHIN THE STUDY AREA. THESE COVER TYPES ARE AS FOLLOWS:

A. FOREST COVER TYPE A: WHITE OAK (SAF COVER TYPE 53) - OCCUPIES 423.87 ACRES IN THE NORTHERN AND SOUTHERN PORTIONS OF THE STUDY AREA. THE DOMINANT SPECIES IS WHITE OAK (QUERCUS ALBA). OTHER TREE SPECIES INCLUDED NORTHERN RED OAK (QUERCUS RUBRA) AND MOCKERNUT HICKORY (CARYA TOMENTOSA). THIS MATURE TO MEDIUM-AGED STAND HAS A RANGE IN DIAMETER AT BREAST HEIGHT (DBH) OF 30-41 INCHES. OTHER SPECIES PRESENT, PARTICULARLY IN THE MIDSTORY, ARE FLOWERING DOGWOOD (CORNUS FLORIDA), MOCKERNUT HICKORY, BLACK CHERRY (PRUNUS SEROTINA), Highbush BLACKBERRY (RUBUS ARGUTUS), BLACKBERRY (RUBUS FRUTICOSUS), AND SEVERAL GREEN ASH (FRAXINUS PENNSYLVANICA) SEEDLINGS. HERBACEOUS SPECIES INCLUDED CORALBERRY (SYMPHORICARPOS ORBICULATUS), WINNIBERRY (RUBUS PHOENICOLASIS), JAPANESE HONEYSUCKLE (LONICERA JAPONICA), VIRGINIA CREEPER (PARthenocissus QUINQUEFOLIA), AND JAPANESE STILLGRASS (MICROSTEGIUM VIMINEUM). THE OVERALL HEALTH OF THIS STAND IS FAIR WITH MODERATE AMOUNTS OF WOODY DEBRIS.

B. FOREST COVER TYPE B: EASTERN RED CEDAR (SAF COVER TYPE 49) - OCCUPIES 47.85 ACRES IN THE SOUTHERN PORTION OF THE STUDY AREA. EASTERN RED CEDAR (JUNIPERUS VIRGINICA) WAS THE DOMINANT SPECIES. THIS MEDIUM-AGED STAND HAS A RANGE IN DBH OF 6-10 INCHES. OTHER SPECIES PRESENT, PARTICULARLY IN THE MIDSTORY, ARE BLACK CHERRY, RED MAPLE (ACER RUBRUM), MOCKERNUT HICKORY, AND AUTUMN OLIVE (ELAEAGNUS UMBELLATA). HERBACEOUS SPECIES INCLUDED JAPANESE STILLGRASS, JAPANESE HONEYSUCKLE, AND VIRGINIA CREEPER. THE OVERALL HEALTH OF THIS STAND IS FAIR WITH MODERATE TO HIGH AMOUNTS OF WOODY DEBRIS.

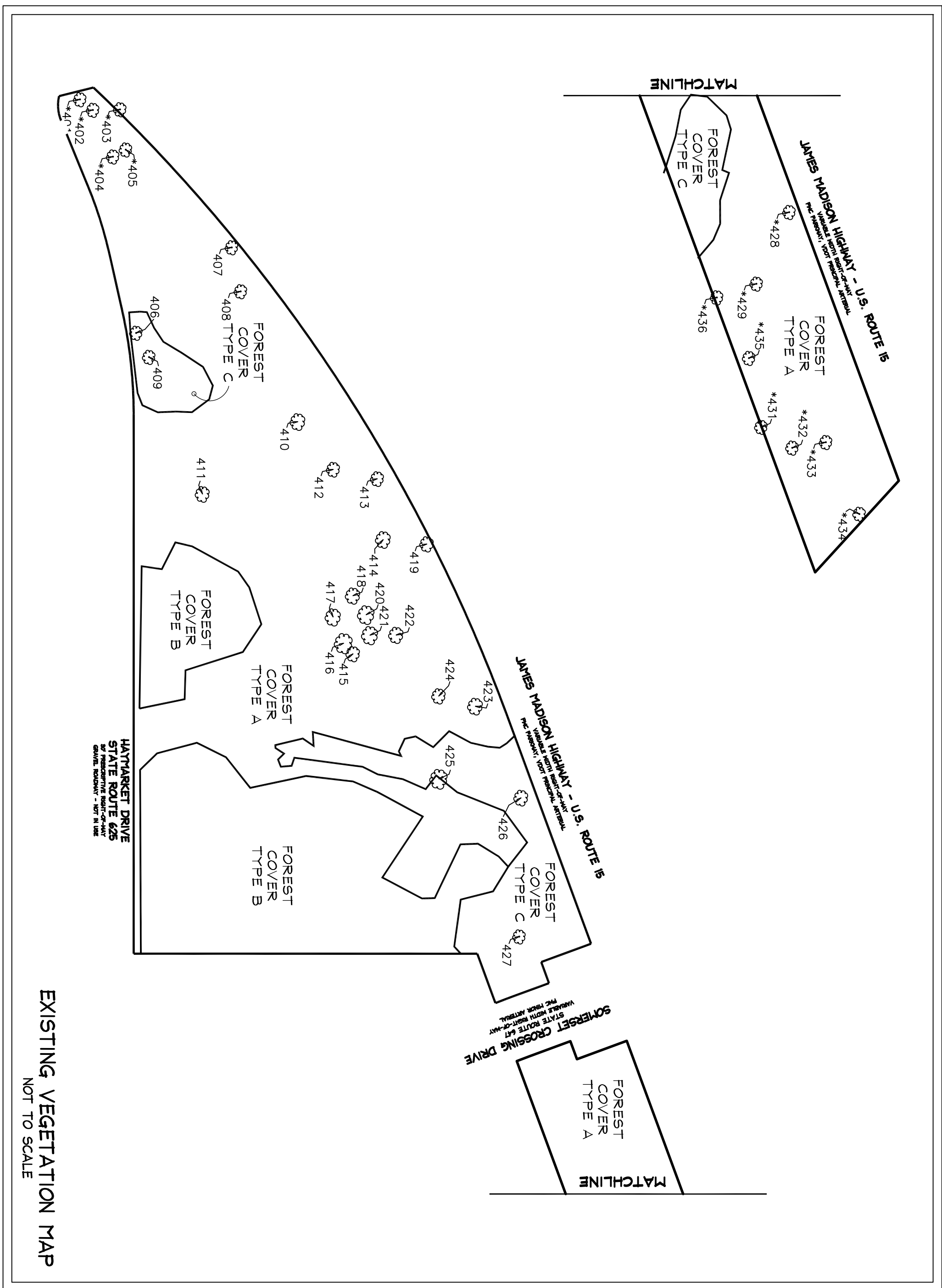
C. FOREST COVER TYPE C: RED MAPLE (SAF COVER TYPE 108) - OCCUPIES 44.19 ACRES IN THE NORTHERN AND SOUTHERN PORTIONS OF THE STUDY AREA. RED MAPLE WAS THE DOMINANT TREE SPECIES. ANOTHER TREE SPECIES PRESENT INCLUDED PIN OAK (QUERCUS PALUSTRIS). THIS MEDIUM-AGED STAND HAS A RANGE IN DBH OF 31-33 INCHES. OTHER SPECIES PRESENT, PARTICULARLY IN THE MIDSTORY, ARE GREEN ASH, RED MAPLE, AND WILLOW OAK (QUERCUS PHELLOS). HERBACEOUS SPECIES INCLUDED BLADDER SEDGE (CAREX INTUMESCENS), JEWELWEED (IMPATIENS CAPENSIS), AND WOOD REED GRASS (CIVIA ARUNDINACEA). THE OVERALL HEALTH OF THIS STAND IS FAIR WITH LOW TO MODERATE AMOUNTS OF WOODY DEBRIS.

3. NON-FOREST COMMUNITIES:

EXISTING ROADWAYS - THERE ARE EXISTING ROADWAYS WITH ASSOCIATED INFRASTRUCTURE WITHIN THE SOUTHEASTERN PORTION AND BETWEEN THE NORTHERN AND SOUTHERN PORTIONS OF THE STUDY AREA WHICH OCCUPIES 40.5 ACRE.

4. SPECIMEN TREES ARE TREES WITH A DIAMETER OF 30" OR MORE OR A TREE WITH A DBH APPROXIMATELY 75% OF THE STATE CHAMPION. THIRTY-FIVE POTENTIAL SPECIMEN TREES WERE OBSERVED WITHIN THE STUDY AREA, AS DESCRIBED IN THE TABLE ON THIS SHEET.

5. SEVENTEEN POTENTIAL SPECIMEN TREES (T410 THROUGH T426) WERE SURVEYED/LOCATED BY WSSI ON MAY 26, 2021. THE REMAINING 18 POTENTIAL SPECIMEN TREES (T401 THROUGH T409, T427 THROUGH T429, AND T431 THROUGH T436) ARE BASED ON APPROXIMATE FIELD LOCATIONS AND HAVE NOT BEEN SURVEY/LOCATED BY WSSI.



SPECIMEN TREES:

DBH	Tree #	Common Name	Botanical Name	Condition Rating	Additional Notes	Condition Notes
		(Diameter at 4.5 feet above grade)				
401	41 oak, white	Quercus alba	Quercus alba	Poor	moderate to high decay, limited	
402	30 Hickory, moderate	Carya tomentosa	Carya tomentosa	Poor	moderate to high decay, rotten	
403	30 oak, northern red	Quercus rubra	Quercus rubra	Fair	High to no decay, tree growing	
404	33.23 Hickory	Liquidambar styraciflua	Liquidambar styraciflua	Fair	low decay, tree has new and	
405	31 tulip tree	Liquidambar styraciflua	Liquidambar styraciflua	Fair	low decay, minimal decay and	
406	30 oak, northern red	Quercus rubra	Quercus rubra	Poor	vertical cracks	
407	31 tulip tree	Liquidambar styraciflua	Liquidambar styraciflua	Fair	square canopy, tree decay from	
408	40 oak, northern red	Quercus rubra	Quercus rubra	Poor	both stems decay, 40' high	
410	30 oak, northern red	Quercus rubra	Quercus rubra	Fair	low decay, tree has new and	
411	30 oak, northern red	Quercus rubra	Quercus rubra	Fair	low decay, tree has new and	
412	31 oak, white	Quercus alba	Quercus alba	Fair	square canopy, includes orange	
413	31 oak, white	Quercus alba	Quercus alba	Fair	square canopy	
414	34 oak, northern red	Quercus rubra	Quercus rubra	Poor	minor decay, GR 2'x12'	
415	31 tulip tree	Liquidambar styraciflua	Liquidambar styraciflua	Poor	2'x2' lead only	
416	30 oak, northern red	Quercus rubra	Quercus rubra	Dead		
417	30 oak, northern red	Quercus rubra	Quercus rubra	Dead		
418	30 oak, northern red	Quercus rubra	Quercus rubra	Dead		
419	30 oak, northern red	Quercus rubra	Quercus rubra	Fair	ang. 47' high	
420	37 oak, white	Quercus alba	Quercus alba	Fair	Excessive decay, large DW (1-2')	
421	31 Hickory, slight	Carya glabra	Carya glabra	Fair	Small DW (1-2')	
422	32 tulip tree	Liquidambar styraciflua	Liquidambar styraciflua	Fair	Small DW (1-2')	
423	32 tulip tree	Liquidambar styraciflua	Liquidambar styraciflua	Fair	Small DW (1-2')	
424	31 oak, northern red	Quercus rubra	Quercus rubra	Fair	Large DW (3-4'), Small DW (1-2')	
425	40 oak, northern red	Quercus rubra	Quercus rubra	Poor	Large DW (3-4'), Small DW (1-2')	
426	30 oak, white	Quercus alba	Quercus alba	Fair	Small DW (1-2')	
427	37 oak, white	Quercus alba	Quercus alba	Poor	Small DW (1-2'), Turn Decay, Small DW (1-2')	
428	34 oak, northern red	Quercus rubra	Quercus rubra	Dead	minimal decay or dead limbs	
429	31 oak, northern red	Quercus rubra	Quercus rubra	Fair	minimal decay or dead limbs	
430	30 maple, red	Acer rubrum	Acer rubrum	Fair	minimal decay or dead limbs	
431	31 maple, red	Acer rubrum	Acer rubrum	Poor	severe decay, signs of decay, recommend for removal	
432	30 oak, northern red	Quercus rubra	Quercus rubra	Dead		
433	30 oak, northern red	Quercus rubra	Quercus rubra	Dead		
434	31 persimmon	Diosterya virginiana	Diosterya virginiana	Dead		
435	30 maple, red	Acer rubrum	Acer rubrum	Fair	low decay and broken limbs present	

\*NOTES: TREE IS FAR FROM PROPOSED DEVELOPMENT AND WAS NOT SURVEY/LOCATED. ONLY A BASIC ASSESSMENT WAS PERFORMED ON THESE TREES.

SOILS DATA

No	SOILS NAME	SLOPE	SOIL CATEGORY	SCS ERODIBILITY **	CHESPERAKE BAR *
2B	ARMON-TWEVERTON COMPLEX	2-7%	II	MOD	HIGHLY ERODIBLE
3A	ALBANO SILT LOAM	0-4%	III	MOD	HIGHLY ERODIBLE
4B	ARCOLA	2-7%	III	SEVERE	NO
11B	CALVERTON SILT LOAM	0-7%	II	MOD	NO
13B	CATLETT-SYCOLINE COMPLEX	2-7%	II	MOD	NO
31B	JACKLAND-HAYMARKET	2-7%	III	MOD	YES
33B	LEGORE-DAKHILL COMPLEX	2-7%	II	MOD	NO
35B	MANASSAS SILT LOAM	0-5%	III	MOD	NO
38B	MEADOWVILLE LOAM	2-7, 7-15%	III	MOD/SEV	YES
40B, C	MONALTO	2-7, 7-15%	III	MOD/SEV	YES
46C	PANORAMA SILT LOAM	7-15%	II	SEV	NO

ECA NOTES AND DETAILS  
**WILLIAMS PROPERTY**  
 SEMI-RURAL CLUSTER  
 BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

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DATE: JULY 14, 2021  
 SCALE: N.T.S.  
 DESIGNER: DMG  
 DRAFTER: DMG  
 FILE NO: M-3360  
 SHEET 2 OF 2



### LEGEND

- EXISTING TREE WITH CRITICAL ROOT ZONE (CRZ) & STRUCTURAL CRITICAL ROOT ZONE (SRZ)
- HIGH PRIORITY FOR PRESERVATION
- MODERATE PRIORITY FOR PRESERVATION
- LOW PRIORITY FOR PRESERVATION
- TREES NOT RECOMMENDED FOR PRESERVATION NEAR DEVELOPMENT
- EXISTING TREE TO BE REMOVED
- PROPOSED LIMITS OF DISTURBANCE (LOD)

- MAP NOTES:**
- THIS MAP HAS BEEN ORIENTED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE, NAD83(NAD2011) EPOCH 2010.00, USING A REAL TIME NETWORK (RTN) GPS. TREES SHOWN WERE LOCATED IN THE FIELD USING CONVENTIONAL SURVEY METHODS. TREE LOCATIONS WERE COMPLETED IN MAY AND OCTOBER OF 2021.
  - THE BOUNDARY LINE INFORMATION SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI).



CURRIE FARM PARCELS  
 VIRGINIA CROSSING HOA  
 GPIN: 7297-25-4694  
 INST: 201901290006032  
 EX. ZONE: SR-1C

EX. OVERHEAD WIRE/  
 APPROXIMATE LOCATION C  
 PIEDMONT TELEPHONE  
 COMPANY POLE EASEMENT  
 D.B. 529-PG-51A

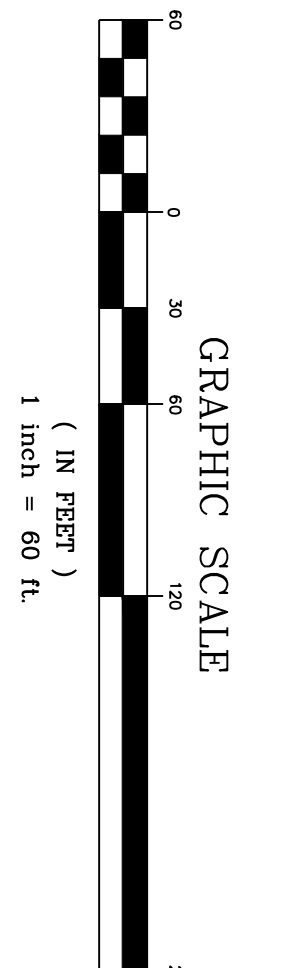
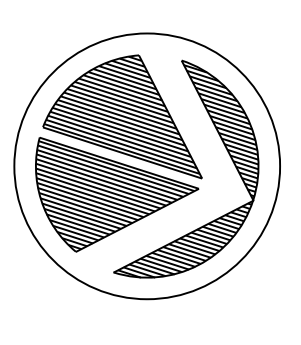
CURRIE FARM  
 SUBDIVISION

HAYMARKET DRIVE  
 STATE ROUTE 625  
 30' PRESCRIPTIVE RIGHT-OF-WAY  
 GRAVEL ROADWAY - NOT IN USE

LOT 132  
 TIMBER RIDGE AT  
 HAYMARKET LLC  
 GPIN: 7297-37-7014  
 INST: 201901290006032  
 EX. ZONE: SR-1C  
 EX. USE: VACANT

LOT 133  
 BRIAN HUME, JEAN  
 MILLER TRUSTEES  
 GPIN: 7297-37-6240  
 INST: 202007060054295  
 EX. ZONE: SR-1C  
 EX. USE: SFD

PARCEL A  
 VIRGINIA CROSSING HOA  
 GPIN: 7297-37-6560  
 INST: 201901290006032  
 EX. ZONE: SR-1C  
 EX. USE: OPEN SPACE



REVISIONS				Rev. By	App. By
No.	Date	Description			

Horizontal Datum: VCS NAD 83	Vertical Datum: NAVD 88	
Boundary and Type Source: The Engineering Group		
Design	Draft	Approved
CH	CH	JF
Sheet # 1 of 2		
WSSI Project Number: 31422.01		

### DEVELOPABLE AREA SPECIMEN TREE EXHIBIT

Williams Property  
 Prince William County, VA  
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**Wetland**  
 Studies and Solutions, Inc.  
 a DAVEY company

5300 Wellington Branch Drive • Suite 100  
 Gainesville, Virginia 20155  
 Phone: 703-679-5600 • Fax: 703-679-5601  
 www.wetlands.com

SPECIMEN TREE PRESERVATION NARRATIVE

WHILE SEVERAL "SPECIMEN" TREES HAVE BEEN IDENTIFIED ON SITE, MOST ARE EITHER COMPLETELY WITHIN THE DEVELOPMENT FOOTPRINT AND WILL REQUIRE REMOVAL, OR ARE WELL OUTSIDE THE DEVELOPMENT AREA AND DO NOT REQUIRE SPECIFIC PROTECTION MEASURES. IN ADDITION, MANY OF THE SPECIMEN TREES ARE IN POOR CONDITION MEANING PROTECTION MEASURES ARE NOT JUSTIFIED. REFER TO THE "SPECIMEN TREE PROTECTION KEY" (THIS SHEET) FOR A DETAILED CONDITION ASSESSMENT OF EACH TREE NEAR THE DEVELOPMENT SITE AND SPECIFIC RECOMMENDATIONS AND NOTES FOR EACH.

OF THE 22 SPECIMEN TREES INCLUDED IN THIS EXHIBIT, ONLY 1 TREE OUTSIDE THE LOD (425) IS RECOMMENDED FOR REMOVAL. TREE 425 IS IN POOR CONDITION AND NEAR TO THE DEVELOPMENT, SO PRESERVATION IS NOT RECOMMENDED. OTHER TREES IN DEAD OR POOR CONDITION ARE FURTHER FROM THE DEVELOPMENT AREA AND CAN REMAIN FOR WILDLIFE HABITAT.

ALL REMAINING TREES ARE FAR ENOUGH FROM THE LOD THAT THEY ARE NOT IMPACTED, MEANING NO IMPACT WILL BE WITHIN THEIR CRZ AREA. FOR THIS EXHIBIT, THE CRZ IS DEFINED AS A CIRCLE WITH A RADIUS EQUAL TO 1.5 FEET PER EACH INCH OF DIAMETER AT BREAST HEIGHT (DBH).

ADDITIONAL NOTES:

1. TREE LOCATIONS SHOWN HEREIN WERE SURVEY LOCATED BY WSSI. ADDITIONAL SPECIMEN TREES EXIST ON SITE, BUT ARE MORE THAN 300 FEET FROM THE PROPOSED DEVELOPMENT ACTIVITY AND WERE NOT SURVEY LOCATED AND ARE NOT INCLUDED IN THIS EXHIBIT.
2. CONDITION ASSESSMENT OF SPECIMEN TREES SHOWN HEREIN WAS COMPLETED BY NATHAN EVANS, ISA# MA-61194, OF WSSI, IN OCTOBER 2021.
3. THE INSPECTION OF THESE TREES CONSISTED SOLELY OF A VISUAL INSPECTION FROM THE GROUND. WHILE MORE THOROUGH TECHNIQUES ARE AVAILABLE FOR INSPECTION AND EVALUATION, THEY WERE NEITHER REQUESTED NOR CONSIDERED NECESSARY OR APPROPRIATE AT THIS TIME.

Date: FEB 1, 2022

**SPECIMEN TREE PROTECTION KEY**

Project: WILLIAMS PROPERTY

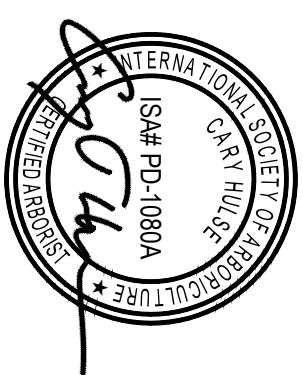
Tree #	DBH	Common Name	Botanical Name	Condition Rating %	Condition Rating	Approx Canopy Radius (FT)	SRZ	CRZ	Preservation Priority (1-4)	Removal	RETAIN, NO IMPACT	Comments	Additional Notes	Condition Notes
	(Diameter at 4.5 feet above grade)						(radius) in Feet	Critical Root Zone Radius in Ft (1.5 ft radius/in DBH)						
406	30	oak, northern red	Quercus rubra	40%	Poor	16	14	45	4	X	X	Over 200' from LOD, no impact	vertical cracks	Large DW (3+), Small DW (1-2), Serious Decline
407	31	tulip tree	Liriodendron tulipifera	45%	Fair	24	14	47	3	X	X	Over 300' from LOD, no impact	sparse canopy, vertical crack from 1' to 10'	Large DW (3+), Small DW (1-2), Serious Decline
408	40	oak, northern red	Quercus rubra	40%	Poor	17	18	60	4	X	X	Over 200' from LOD, no impact	both stems snags 45' high	Large DW (3+), Small DW (1-2), Serious Decline, Branch Decay
409	32	oak spp.	Quercus spp.	0%	Dead	0	14	48	4	X	X	Over 150' from LOD, no impact, leave standing for wildlife habitat	barb wire fence stuck in tree	Basal Decay, Trunk Decay, Co-Dominant Stems
410	35	oak, northern red	Quercus rubra	60%	Fair	35	16	53	2	X	X	Completely inside the LOD, remove	barb wire fence stuck in tree	Large DW (3+), Small DW (1-2), Hardware
411	32	oak, northern red	Quercus rubra	60%	Fair	30	14	48	2	X	X	Completely inside the LOD, remove	sparse canopy, trifoliate orange nearby	Large DW (3+), Small DW (1-2)
412	31	oak, white	Quercus alba	45%	Fair	20	14	47	3	X	X	Completely inside the LOD, remove	sparse canopy	Large DW (3+), Small DW (1-2)
413	31	oak, white	Quercus alba	55%	Fair	30	14	47	3	X	X	Approx 49' from LOD, no impact	minor lean, SR 2'x12"	Large DW (3+), Small DW (1-2), Girdling Roots, Basal Decay, Large DW (3+)
414	34	oak, northern red	Quercus rubra	40%	Poor	30	15	51	3	X	X	Completely inside the LOD, remove	2'x2'x2' basal cavity	Large DW (3+), Small DW (1-2)
415	31	tulip tree	Liriodendron tulipifera	40%	Poor	26	14	47	4	X	X	Completely inside the LOD, remove	snag 40' high	Large DW (3+), Small DW (1-2)
416	35	ash spp.	Fraxinus spp.	0%	Dead	0	16	53	4	X	X	Completely inside the LOD, remove		Large DW (3+), Small DW (1-2)
417	35	ZZ Unknown snag	ZZ Unknown snag	0%	Dead	0	16	53	4	X	X	Completely inside the LOD, remove		Large DW (3+), Small DW (1-2), Branch Decay
418	33	oak, northern red	Quercus rubra	60%	Fair	34	15	50	2	X	X	Completely inside the LOD, remove		Large DW (3+), Small DW (1-2), Hardware
419	32	oak, northern red	Quercus rubra	50%	Fair	24	14	48	3	X	X	Approx 66' from LOD, no impact	grown around barb wire fence	Large DW (3+), Small DW (1-2)
420	37	oak, white	Quercus alba	60%	Fair	35	17	56	2	X	X	Completely inside the LOD, remove		Large DW (3+), Small DW (1-2)
421	31	hickory, bignut	Carya glabra	60%	Fair	35	14	47	2	X	X	Completely inside the LOD, remove		Large DW (3+), Small DW (1-2)
422	33	tulip tree	Liriodendron tulipifera	60%	Fair	35	15	50	2	X	X	Completely inside the LOD, remove		Large DW (3+), Small DW (1-2)
423	32	tulip tree	Liriodendron tulipifera	60%	Fair	35	14	48	2	X	X	Approx 65' from LOD, no impact		Large DW (3+), Small DW (1-2)
424	31	oak, northern red	Quercus rubra	55%	Fair	26	14	47	3	X	X	Completely inside the LOD, remove	frass present, decay at base	Large DW (3+), Small DW (1-2)
425	40	oak, northern red	Quercus rubra	40%	Poor	26	18	60	4	X	X	Impact within CRZ, Remove due to poor condition	between buttresses, roots opposite rd side.	Large DW (3+), Small DW (1-2), Insect/Disease Problem
426	32	oak, white	Quercus alba	55%	Fair	26	14	48	3	X	X	Approx 57' from LOD, no impact		Large DW (3+), Small DW (1-2)
427	37	oak, white	Quercus alba	40%	Poor	28	17	56	4	X	X	Approx 57' from LOD, no impact	fungi at base, 1'x2'x2' cavity at base	Large DW (3+), Small DW (1-2), Basal Decay, Trunk Decay, Small DW (1-2), Fungal Fruiting Bodies

**NOTE: ADDITIONAL SPECIMEN TREES FOUND ON SITE ARE MORE THAN 300' FROM THE LOD AND NOT INCLUDED IN THIS EXHIBIT.**



DEVELOPABLE AREA SPECIMEN TREE EXHIBIT

Williams Property  
Prince William County, VA  
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REVISIONS		
No.	Date	Description

DATE: FEB 1, 2022      SCALE: As Noted      C.L.: 2'

Horizontal Datum: VCS NAD 83	Vertical Datum: NAVD 88
Boundary and Type Source: The Engineering Group	
Design: CH	Draft: CH
	Approved: JF
Sheet # 2 of 2	
WSSI Project Number: 31422.01	



**Prince William County School Board – Impact Statement**

Date:	March 9, 2022		
Case Number:	REZ2022-00002		
Case Name:	WILLIAMS PROPERTY (3 <sup>rd</sup> Submission)		
Magisterial District:	Brentsville		
Description:	To rezone 36.13 acres from A-1, Agricultural, to SR-1C, Semi-Rural Residential Cluster		
Proffer Evaluation Category:	<input type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input checked="" type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td style="text-align: center;">25</td> </tr> <tr> <td>Townhouse</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Multi-family</td> <td style="text-align: center;">0</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>25</b></td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	25	Townhouse	0	Multi-family	0	<b>Total</b>	<b>25</b>	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Middle</td> <td style="text-align: center;">3</td> </tr> <tr> <td>High</td> <td style="text-align: center;">5</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>14</b></td> </tr> </tbody> </table>	Students Generated		Elementary	6	Middle	3	High	5	<b>Total</b>	<b>14</b>
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Students Generated																					
Elementary	6																				
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High	5																				
<b>Total</b>	<b>14</b>																				

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

### Developer Proposed Mitigation

- The maximum residential development allowed ‘by-right’ under the current zoning is estimated to be three single-family units, therefore student generation is calculated for 22 proposed single-family units.
- The developer’s Proffer Statement dated February 9, 2022, indicates the applicant shall provide \$830.85 per single-family unit. Monetary proffers will generate approximately \$20,771.25 as calculated per the Proffer Justification Narrative dated February 9, 2022.

### Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2020–21			2026–25			2031–32		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,586	2,663	93.8%	39,847	3,402	92.1%
Middle School	22,282 <sup>1</sup>	46	20,625	1,658	92.6%	20,741	1,898	91.6%	22,477	162	99.3%
	22,639 <sup>2</sup>										
High School	28,754	67	28,343	-2,146	108.2%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

<sup>1</sup> Capacity on which available space is calculated for the 2021–22 school year.

<sup>2</sup> Capacity on which available space is calculated for the 2022–23 through 2031–32 school year. It reflects the 11-classroom addition opening at Gainesville MS and the six-classroom addition opening at Reagan MS in the 2022-23 school year.

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

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

School Level	Available Space			2021-22			2026-27			2031-32		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Haymarket ES	---	944	2	850	94	90.0%	981	-37	103.9%	945	-1	100.1%
Reagan MS	---	1236 <sup>1</sup>	5	1,386	-150	112.1%	1,347	15	98.9%	1,404	-42	103.1%
		1362 <sup>2</sup>										
Battlefield HS	2,053	---	21	2,530	-477	123.2%	2,176	-123	106.0%	1,880	173	91.6%

<sup>1</sup> Capacity on which available space is calculated for the 2021–22 school year.

<sup>2</sup> Capacity on which available space is calculated for the 2022–23 through 2031–32 school year. It reflects the 11-classroom addition opening at Gainesville MS and the six-classroom addition opening at Reagan MS in the 2022-23 school year.

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

School Level	Available Space			2021-22			2026-27			2031-32		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Haymarket ES	---	944	2	850	94	90.0%	987	-43	104.5%	951	-7	100.7%
Reagan MS	---	1236 <sup>1</sup>	5	1,386	-150	112.1%	1,350	12	99.1%	1,407	-45	103.3%
		1362 <sup>2</sup>										
Battlefield HS	2,053	---	21	2,530	-477	123.2%	2,181	-128	106.2%	1,885	168	91.8%

<sup>1</sup> Capacity on which available space is calculated for the 2021–22 school year.

<sup>2</sup> Capacity on which available space is calculated for the 2022–23 through 2031–32 school year. It reflects the 11-classroom addition opening at Gainesville MS and the six-classroom addition opening at Reagan MS in the 2022-23 school year.

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

Elementary School	
Middle School	Gainesville Middle School 11-classroom addition (2022), Reagan Middle School 6-classroom addition (2022)
High School	

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

**School Board Comments and Concerns**

- Current enrollment exceeds capacity at the assigned middle school (Reagan) and assigned high school (Battlefield).
- Projections for the assigned middle school will be affected with the Reagan and Gainesville Middle School additions in 2022.
- For these reasons, the School Board is not opposed to the subject application.