



PLANNING COMMISSION RESOLUTION

MOTION:

May 10, 2023

SECOND:

**Regular Meeting
Res. No. 23-xxx**

RE:

**REZONING #REZ2022-00014, HAYMARKET CROSSING II
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±50.85 acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, with associated development waivers and modifications, for a planned mixed residential community, to include up to 334 age-restricted residential units; and

WHEREAS, the subject ±50.85-acre property is located ±0.45 miles west of the intersection of Heathcote Boulevard and James Madison Highway (Route 15) and north of Interstate 66; is currently addressed as 15401 Heathcote Boulevard; and is identified on County maps as GPIN 7298-54-4528 (portion); and

WHEREAS, the site is currently designated RN-3, Residential Neighborhood, which recommends 4 to 12 dwelling units per acre in the Comprehensive Plan, and is located within the Haymarket Activity Center; and

WHEREAS, the site is zoned PBD, Planned Business District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this rezoning for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission, at its public hearing on February 8, 2023, previously recommended approval, as stated in Resolution Number 23-009; and

WHEREAS, the Prince William Board of County Supervisors on April 4, 2023 waived the Rules of Procedure and remanded Rezoning #REZ2022-00014, Haymarket Crossing II, to the Planning Commission, at the Applicant’s request, as stated in Resolution Number 23-171; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on May 10, 2023, 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 #REZ2022-00014, Haymarket Crossing II, subject to the proffers dated February 9, 2023.

ATTACHMENT: Proffer Statement, dated February 9, 2023

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

Attest:

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2022-00014, Haymarket Crossing II

Record Owner: L.J. Clavelli, Trustee
Contract Purchaser: Pulte Home Company LLC (“Applicant”)
Property: 7298-54-4528 (part) (hereinafter the “Property”)
Gainesville Magisterial District
± 50.85 acres
PBD, Planned Business District to PMR, Planned Mixed Residential

Date: February 9, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto, including proffers associated with Rezoning #PLN2008-00668, Haymarket Crossing. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void and proffers associated with Rezoning #PLN2008-00668 shall remain in full force and effect on the applicable portion of the Property.

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.

“Final Rezoning”, as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court. If contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

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

PROFFER STATEMENT
REZ2022-00014, Haymarket Crossing II Rezoning
L.J. Clavelli, Trustee
February 9, 2023
Page 2 of 10

- A. Master Zoning Plan entitled “Haymarket Crossing II,” prepared by The Engineering Groupe, Inc., dated September 20, 2021, and last revised January 4, 2023, consisting of the following sheets (the “MZP”):
- Cover Sheet;
 - Existing Conditions Plan;
 - Land Use Plan;
 - Open Space and Buffer Plan;
 - Transportation, Pedestrian Circulation and Utilities Plan; and
 - Details Sheet
- B. Design Guidelines entitled “Haymarket Crossing Pulte Active Adult,” prepared by The Land Planning and Design Group, Inc., dated January 26, 2023 (the “Design Guidelines”).

USES AND SITE DEVELOPMENT

1. Development of the Property shall be in substantial conformance with the Land Use Plan. The exact boundaries and acreage of the Land Bays may be increased or decreased at the time of final site plan/subdivision review and approval, not to exceed ten percent (10%) of the gross area of the larger Land Bay impacted by each such change.
2. The maximum number of residential units constructed on the Property shall not exceed 334 units.
3. The Applicant may use the Property in accordance with the PMR, Planned Mixed Residential, zoning district, as waived/modified in accordance with these Proffers.
4. The Property shall be developed as an age-restricted adult community and shall be subject to the following conditions:
 - a. In accordance with the Housing for Older Persons Act of 1995 and the Fair Housing Act, as amended, (collectively the “Fair Housing Act”), at least 80% of the age-restricted units shall be occupied by at least one person 55 years of age or older and within such age-restricted units, the following conditions shall apply:

PROFFER STATEMENT
REZ2022-00014, Haymarket Crossing II Rezoning
L.J. Clavelli, Trustee
February 9, 2023
Page 3 of 10

- i. All other residents must reside with a person who is 55 years of age or older, and be a spouse, a cohabitant, an occupant's child 18 years of age or older or provide primary physical or economic support to the person who is 55 years of age or older.
 - ii. Guests under the age of 55 years are permitted for periods of time not to exceed 90 days total for each such guest in any calendar year.
 - iii. If title to an age-restricted unit shall become vested in any person under the age of 55 years by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not work a forfeiture or reversion of title, but rather such person thus taking title shall not be permitted to reside on such age-restricted unit until he has attained the age of 55 years or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling on an age-restricted unit without regard to age in accordance with the Fair Housing Act regulations and requirements.
- b. A maximum of twenty percent (20%) of the occupied residential age-restricted units shall be allowed to be occupied by at least one person forty-five (45) years of age or older and within such age-restricted units the following conditions shall apply:
- i. All other residents must reside with a person who is 45 years of age or older, and be a spouse, a cohabitant, an occupant's child 18 years of age or older or provide primary physical or economic support to the person who is 45 years of age or older.
 - ii. Guests under the age of 45 years are permitted for periods of time not to exceed 90 days total for each such guest in any calendar year.
 - iii. If title to an age-restricted unit shall become vested in any person under the age of 45 years by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall

not work a forfeiture or reversion of title, but rather such person thus taking title shall not be permitted to reside on such age-restricted unit until they have attained the age of 45 years or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy an age-restricted dwelling unit without regard to age in accordance with the Fair Housing Act regulations and requirements.

- c. The above-described use restrictions may be amended from time to time in accordance with applicable local and state regulations governing age-restricted housing and the Federal Fair Housing Act so long as the substantive intent as set forth herein is maintained.
- d. The Applicant shall record a document among the Prince William County Land Records memorializing the age-restricted commitments as set forth in this proffer.

AFFORDABLE HOUSING

- 5. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,500.00 per residential unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each residential unit constructed on the Property.

COMMUNITY DESIGN

- 6. The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association or multiple associations for the Property to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP facilities installed by the Applicant for the Property, if not otherwise maintained by the County, in accordance with adopted County policies.

7. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines, which include architectural design criteria for building massing, building orientation, building elevations, building materials and building colors. Minor modifications to the Design Guidelines may be made at the time of final site/subdivision plan review. More substantial modifications to the Design Guidelines may be approved by the Prince William County Planning Director, or designee, who shall notify the Applicant what has been determined in regard to the modification's consistency with the Design Guidelines. Changes to allow additional building materials may be approved by the Planning Director, or designee, prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division at least two weeks prior to the request for a building permit release letter.
8. Landscaping: Landscaping shall be provided in substantial conformance with the Open Space and Buffer Plan. All new plantings shall be drought-resistant and native to Virginia. The aforementioned, does not prohibit the plantings of Crape Myrtles. Within the areas outside of the limits of clearing and grading, the Applicant reserves the right to remove any existing vegetation if they are found to be dead, dying, invasive, noxious, or adversely affected due to engineering constraints during the construction phase.
9. Noise Mitigation: All residential units on the Property shall be constructed so they have a maximum daily averaged indoor level of 45 dBA Ldn. Compliance with this proffer shall be demonstrated prior to the issuance of a building permit release letter.
10. Side Yard Setback: In accordance with Section 32-306.12.3 of the Zoning Ordinance, the side setback may be reduced to 5 feet so long as the exterior sidewall construction is (i) non-combustible, (ii) has a minimum fire resistive rating equivalent to two-hours between dwelling units; or (iii) each dwelling unit is modified to have a fire sprinkler system.
11. 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.

ENVIRONMENTAL

12. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre to conduct water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of each final site plan.
13. The Applicant shall limit clearing and grading on the Property to those areas depicted on the MZP, subject to minor revisions in accordance with final engineering considerations, subject to County concurrence, at the time of final site plan review and approval. No clearing or improvements shall be made outside of the limits of clearing and grading on the Property with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees at the Applicant's sole discretion; and (b) the installation and maintenance of waterlines, sanitary sewer, storm sewer outfalls, in accordance with the Design and Construction Standards Manual ("DCSM").

PARKS AND RECREATION

14. Amenities: The Applicant shall provide an on-site amenity package for the residents that shall include, at a minimum, walking trails in the general areas as shown on the MZP, a clubhouse with swimming pool and a minimum of one (1) grill, and three (3) pocket parks. In each pocket park, the Applicant shall provide at a minimum lawn areas, seating, and trails.
 - a. Clubhouse: The clubhouse shall be constructed prior to and as a condition of issuance of an occupancy permit for the 125th residential unit constructed on the Property.
15. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$130.00 per residential unit constructed on the Property to be used for parks and recreation purposes. Said contribution shall be paid prior to and as a condition of the occupancy permit issuance for each said unit constructed on the Property.

PUBLIC SAFETY

16. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$122.00 per residential unit constructed on the Property to be used for public safety purposes. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each said residential unit constructed on the Property.

TRANSPORTATION

17. Access: Subject to Prince William County Department of Transportation ("PWCDOT") and the Virginia Department of Transportation ("VDOT") approval, access to the Property shall be as shown on the Transportation, Pedestrian Circulation and Utilities Plan.
18. Bicycle Facilities: The Applicant shall provide bicycle parking in accordance with the DCSM. Bicycle facilities may, at the sole discretion of the Applicant, be provided within a multifamily residential building and the amount of parking spaces shall be shown on each site plan submitted for the Property.
19. Electric Vehicle (EV) Charging Stations: The Applicant shall provide a total of four (4) EV charging stations on the Property. Two (2) charging stations shall be located near the clubhouse and the other two (2) charging stations can be located elsewhere on the Property. This proffer is not intended to preclude individual homeowners from installing vehicle charging equipment in their homes.
20. Interparcel Connection: If requested by the County at the time a final site plan is submitted for the Property, the Applicant shall reserve land for an ingress/egress easement to provide for an interparcel connection from the Property to a single location along the western boundary, identified as a portion of GPIN 7298-54-4528, in a location to be determined by the Applicant in cooperation with the adjacent affected property owner at the time the first site plan is filed for that portion of the Property that abuts the said adjacent property. In the event the affected property owners cannot reach agreement on a location, the Prince William County Department of Transportation shall determine the specific location of the interparcel connection.

WATER AND SEWER

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

MISCELLANEOUS

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

WAIVERS & MODIFICATIONS

23. Pursuant to Section 32-700.25 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:
 - a. Waiver of Sections 32-201.18 of the Zoning Ordinance and 802.47 of the DCSM requirement for a 15-foot-wide landscape area around public use and community recreation sites.
 - b. Waiver of Section 601.01.C of the DCSM requiring an interparcel connection to the east.
 - c. Waiver of Section 32-306.21 of the Zoning Ordinance requiring at least one area of non-residential secondary uses within the area designated for residential uses on the MZP.

PROFFER STATEMENT
REZ2022-00014, Haymarket Crossing II Rezoning
L.J. Clavelli, Trustee
February 9, 2023
Page 9 of 10

- d. Modification of Section 32-306.12.6.F of the Zoning Ordinance to allow a five foot (5') side yard setback pursuant to Proffer 10 above, and as shown in the Design Guidelines.
- e. Modification of Section 32-306.12.6.H of the Zoning Ordinance to allow for a reduction in the minimum lot area in square feet (per dwelling unit) as shown in the Design Guidelines.

[Signature on following page.]

PROFFER STATEMENT
REZ2022-00014, Haymarket Crossing II Rezoning
L.J. Clavelli, Trustee
February 9, 2023
Page 10 of 10

Signature page

By: _____
Name: L.J. CLAVELLI, TRUSTEE, as trustee of that
certain trust known as the CLOVERLEAF
TRUST



STAFF REPORT

| | |
|--------------------------|--|
| PC Meeting Date: | May 10, 2023 |
| Agenda Title: | Rezoning #REZ2022-00014, Haymarket Crossing II |
| District Impact: | Gainesville Magisterial District |
| Requested Action: | Recommend Approval of Rezoning #REZ2022-00014, Haymarket Crossing II, subject to proffers dated February 9, 2023 |
| Department: | Planning Office |
| Case Planner: | Scott F. Meyer |

EXECUTIVE SUMMARY

This is a request to rezone ±50.85 acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, with associated development waivers and modifications, for a planned mixed residential community, to include up to 334 age-restricted residential units (single-family attached and multi-family). The project area is located ±0.45 miles west of the Heathcote Boulevard and James Madison Highway (Route 15) intersection and north of Interstate 66.

At the previous February 8, 2023 public hearing, the Planning Commission recommended approval with additional recommendations pertaining to onsite community amenity features, which the Applicant has subsequently incorporated into revised proffers, which are dated February 9, 2023.

The application was then scheduled and advertised for the April 4, 2023 Board of County Supervisors public hearing. At the beginning of the April 4th meeting, the Board waived the Rules of Procedure and remanded the application to the Planning Commission, at the Applicant’s request.

Staff maintains its recommendation of approval for Rezoning #REZ2022-00014, Haymarket Crossing II, subject to the proffers dated February 9, 2023.

BACKGROUND

- A. Request: To rezone ±50.85 acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, with associated development waivers and modifications, for a planned mixed residential community, to include up to 334 age-restricted residential units (single-family attached and multi-family).

| Uses/Features | Existing | Proposed |
|----------------------------------|---|--|
| Zoning | PBD, Planned Business District | PMR, Planned Mixed Residential |
| Use(s) | Undeveloped | Planned Mixed Residential (up to 334 multi-family units) |
| Uses/Features | Required in PMR zoning district | Proposed with Development in PMR (<i>as proffered</i>) |
| REZ area | Minimum 10 acres for PMR | Total Project Area = ±50.85 acres |
| Residential Unit Type / # | 2 unit types / styles | 334 age-restricted units in total 1. <u>Multi-family</u> (condominiums); (5 buildings, 4 stories each, 65 feet in height) 2. <u>Single-family attached</u> (villas / townhouses) (35 feet in height) |
| Land Bay | N/A | Land Bay 1 = PMR/ HDR (High Density Residential), 9.26 acres Land Bay 2 = PMR / MDR (Medium Density Residential), 41.59 acres |
| Density | HDR = 8 to 16 dwellings per acre MDR = 4 to 6 dwellings per acre | HDR = 14 dwellings per acre MDR = 5 dwellings per acre |
| Uses/Features | RN-3 (Haymarket Activity Area) | Proposed with Development in PMR (<i>as proffered</i>) |
| Target Density | T-3 = 4 to 12 dwellings per acre | 6.57 dwellings per acre (combined density) |
| Target Land Use Mix | Residential = 85 to 100% Nonresidential = 0 to 10% Civic = 5% | Residential = 100% (multi-family & single-family attached, with clubhouse) |
| Target Building Height | T-3 = 3 to 5 stories | 4 stories (for multi-family) |
| Open Space | 30% of site | 32% of site |

| Uses/Features (Parking) | Requirement as per DCSM | Proposed with Development in PMR (as proffered) |
|--|-------------------------|--|
| Multi-Family Residential (condominiums) | 272 spaces (required) | 272 spaces (provided) |
| Single-family attached (villas / townhouses) | 502 spaces (required) | 925 spaces (provided) |
| Recreational facility (clubhouse, courts, pool) | 101 spaces (required) | 101 spaces (provided) |

- B. Site Location: The subject ±50.85-acre property is located ±0.45 miles west of the intersection of Heathcote Boulevard and James Madison Highway (Route 15), west of the UVA Health Haymarket Medical Center hospital complex, and north of Interstate 66. The site is currently addressed as 15401 Heathcote Boulevard and is identified on County maps as GPIN 7298-54-4528 (portion).
- C. Comprehensive Plan: As per the recently adopted Land Use chapter of the Comprehensive Plan, the site is currently designated RN-3, Residential Neighborhood, which recommends 4 to 12 dwelling units per acre on the Long-Range Land Use Map. It is also located within the Haymarket Activity Center.
- D. Zoning: The site is currently zoned PBD, Planned Business District, with proffers through Rezoning #PLN2008-00668.
- E. Surrounding Land Uses: The ±50.85-acre site to be rezoned encompasses the eastern half of a ±91.94-acre parcel, which is located south of Heathcote Boulevard and extends westward to its terminus. The initial phase of Haymarket Crossing is located on the north side of Heathcote Boulevard, which consists of multi-family stacked townhouses/condominiums. Interstate 66 is located to the south and abutting the site, and with the James Madison Marketplace retail center across the interstate and further to the south. East of the site is UVA Health Haymarket Medical Center hospital complex and open space. Undeveloped land is to the west that transitions to a more agricultural/rural-like land use pattern.
- F. Background and Context: The site is currently subject to the proffers associated with Rezoning #PLN2008-00668, Haymarket Crossing, which was approved on April 19, 2011. Through this previous rezoning, the project area is identified on the Master Zoning Plan (MZP) as "Parcel 2" to allow for the development of a maximum of 650,000 square feet of commercial/retail uses and a 120-room hotel.

Pulte Home Company, LLC (Applicant) is the contract purchaser of the ±50.85-acre subject property, which is to be rezoned to PMR, Planned Mixed Residential, to allow the development of a planned mixed residential community with up to 334 age-restricted units.

- G. Initial Planning Commission Recommendation: This proposal was considered by the Planning Commission at its February 8, 2023 public hearing. At this meeting, the Planning Commission discussed the following items/topics: County DCSM parking requirements; clarification of visitor and driveway parking spaces to accommodate overall parking needs; onsite community amenities; housing unit types and affordability; clarification of requested modifications for building unit types; and overall site design. There were no speakers present either in-person or virtually to provide feedback on the proposal.

The Planning Commission closed the public hearing and recommended approval of Rezoning #REZ2022-00014, Haymarket Crossing II, subject to the proffers dated January 26, 2023, with the following additional items prior to consideration by the Board of County Supervisors:

- Provide 4 electric vehicle (EV) charging stations (2 at the clubhouse and 2 elsewhere on the property).
- Provide a grill at the clubhouse.
- Further study the feasibility of an indoor pool.

- H. Applicant Updates Subsequent to Planning Commission: In response to the Planning Commission, the Applicant incorporated several updates into the Proffer Statement. Specifically, a new Proffer (#19) has been added to incorporate a total of four (4) electric vehicle (EV) charging stations on the property, as requested. In addition, Proffer #14 was updated to include a minimum of one (1) outdoor grill to the onsite community amenities. In regard to the community swimming pool being provided, the Applicant is unable to formally commit to an indoor pool at this time. However, as proffered, the pool may be either outdoor or indoor.

The Applicant has provided a revised Proffer Statement, dated February 9, 2023. Staff supports the recent updates and maintains its recommendation of approval.

- I. Board Remand to Planning Commission: At the beginning of the April 4, 2023 Board of County Supervisors meeting, the Board waived the Rules of Procedure and remanded the application back to the Planning Commission, at the Applicant's request. A resolution is attached at the end of this report. In response to the remand by the Board, the proposal is now scheduled for reconsideration by the Planning Commission at the May 10, 2023 public hearing. There are no changes or updates to the application.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2022-00014, Haymarket Crossing II, subject to the proffers dated February 9, 2023, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the RN-3 land use designation in the Comprehensive Plan.
- The project meets the land use policy intent within the Haymarket Activity Center.
- As infill and supporting residential development, the proposal will deliver a cohesive planned, age-restricted community with onsite amenities and quality design, which will add to the mixture of intended uses in the area.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the recently adopted Land Use chapter, the project area is currently designated RN-3, Residential Neighborhood, which recommends 4 to 12 dwelling units per acre on the Long-Range Land Use Map. It is also located within the Haymarket Activity Center. As proffered, this rezoning proposal is offering an age-restricted/active adult planned community with a mixture of multi-family and single-family attached residential units, quality design considerations, onsite amenities, and a cohesive layout. Based on staff analysis, the project is generally consistent with the land use policy intent of the RN-3 land use designation and the Haymarket Activity Center. More detailed analysis is provided in the Land Use analysis section of this staff report.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. Pursuant to Virginia Code Section 15.2-2303.4.(D)(1), the Applicant has provided signed proffers with the submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. Under Section 15.2-2303.4(D)(1), "An applicant or owner may, at the time of filing an application pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers."

A Land Use Impact Analysis Report, prepared by Virginia Proffer Solutions and dated July 5, 2022, was submitted. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated February 9, 2023, as follows:

| | | | |
|--------------------------------------|--|----------------------|--------------------|
| Environmental | \$75.00 per acre (based on 50.85 acres) | \$75 x 50.85 acres | \$3,813.75 |
| Parks & Recreation | \$130.00 per residential unit constructed | \$130.00 x 334 units | \$43,420.00 |
| Public Safety | \$122.00 per residential unit constructed | \$122.00 x 334 units | \$40,748.00 |
| TOTAL LOS \$ CONTRIBUTION | | | \$87,981.75 |

In addition to the above, the Applicant has proffered to provide \$2,500 per residential unit for the County's Housing Preservation and Development Fund.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the site. The Applicant held a virtual (Zoom) meeting with the Haymarket Crossing community on December 8, 2022, and a virtual (Zoom) meeting with the Village at Heathcote community on January 9, 2023.

At the previous February 8, 2023 public hearing, the Planning Commission reviewed the above-referenced proposal. Although there was discussion among the Commissioners, there were no speakers present either in-person or virtually to provide feedback on the proposal.

With the Board of County Supervisors remanding the application back to the Planning Commission at the beginning of the April 4, 2023 public hearing, it was never formally discussed by the Board.

As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal from the public, and staff is not aware of any community opposition.

Other Jurisdiction Comments

The subject site is located ±0.35 miles to the west of the Town of Haymarket jurisdictional boundary. The Town has been notified of the proposal and sent courtesy copies of each submission of the application package. At this time, the Town has not provided specific comments, and County staff is not aware of any opposition.

Legal Issues

If the rezoning is approved, the ±50.85-acre project site could be developed as an age-restricted, planned mixed residential community with all associated waivers and modifications, as proffered, through the PMR, Planned Mixed Residential, zoning district. The site is currently zoned PBD, Planned Business District, and is subject to the proffers associated with Rezoning #PLN2008-00668, Haymarket Crossing. If the subject rezoning proposal is denied, then the site could still develop as proffered through its current PBD zoning. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

It is important to note that this application previously went before the Planning Commission on February 8, 2023, and was scheduled for a public hearing with the Board of County Supervisors on April 4, 2023. However, the Board remanded the application to the Planning Commission, at the Applicant's request.

Following the Board's action to remand back to the Planning Commission, a public hearing before the Planning Commission is now scheduled for May 10, 2023.

The Planning Commission has until August 8, 2023, 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

Scott F. Meyer | (703) 792-6876

smeyer@pwcgov.org

ATTACHMENTS

Attachment A – Area Maps

Attachment B – Staff Analysis

Attachment C – Land Use Impact Analysis Report (by Virginia Proffer Solutions)

Attachment D – Master Zoning Plan (MZP)

Attachment E – Illustrative Layout Exhibit

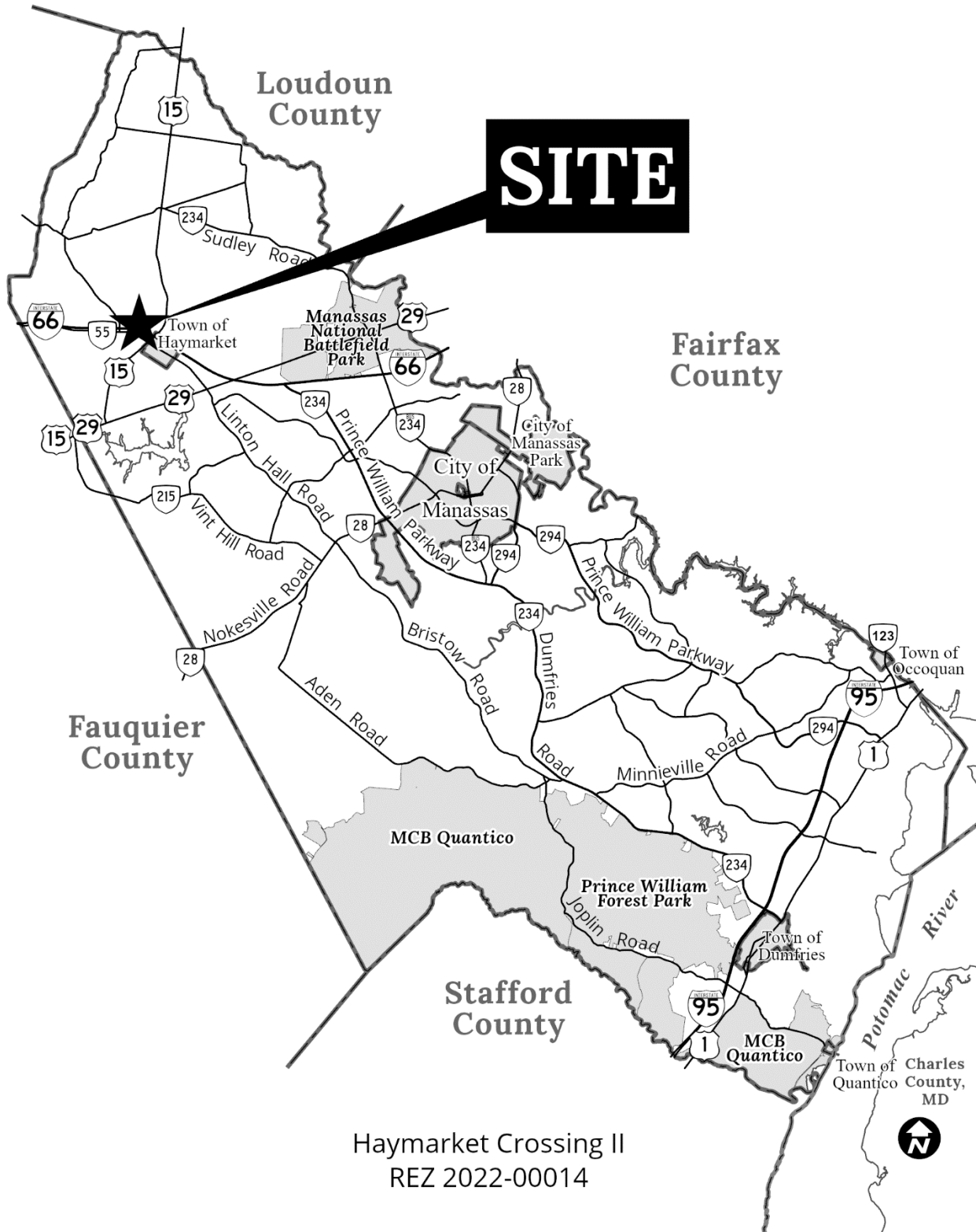
Attachment F – Environmental Constraints Analysis (ECA)

Attachment G – Community Design Guidelines

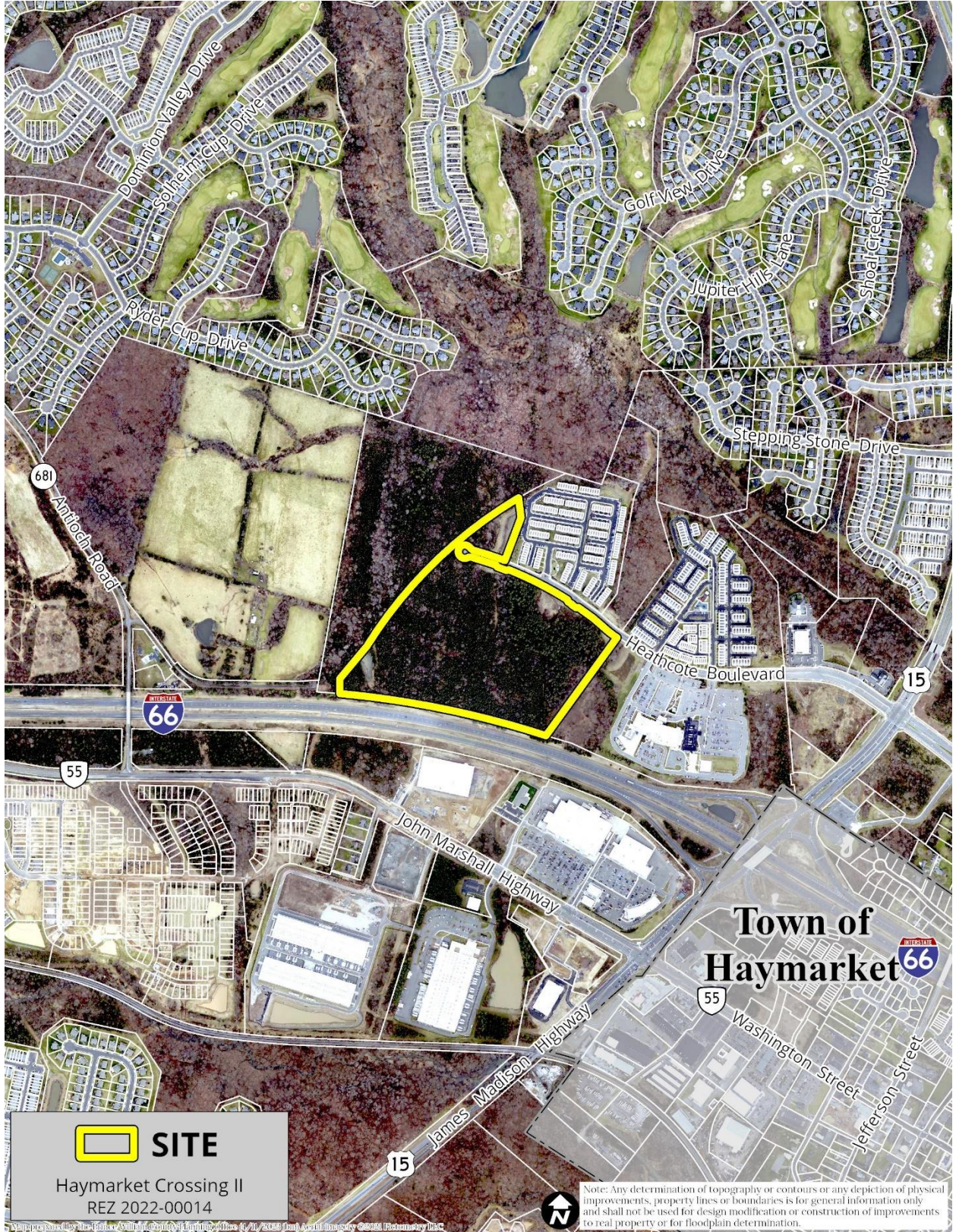
Attachment H – Historical Commission Resolution

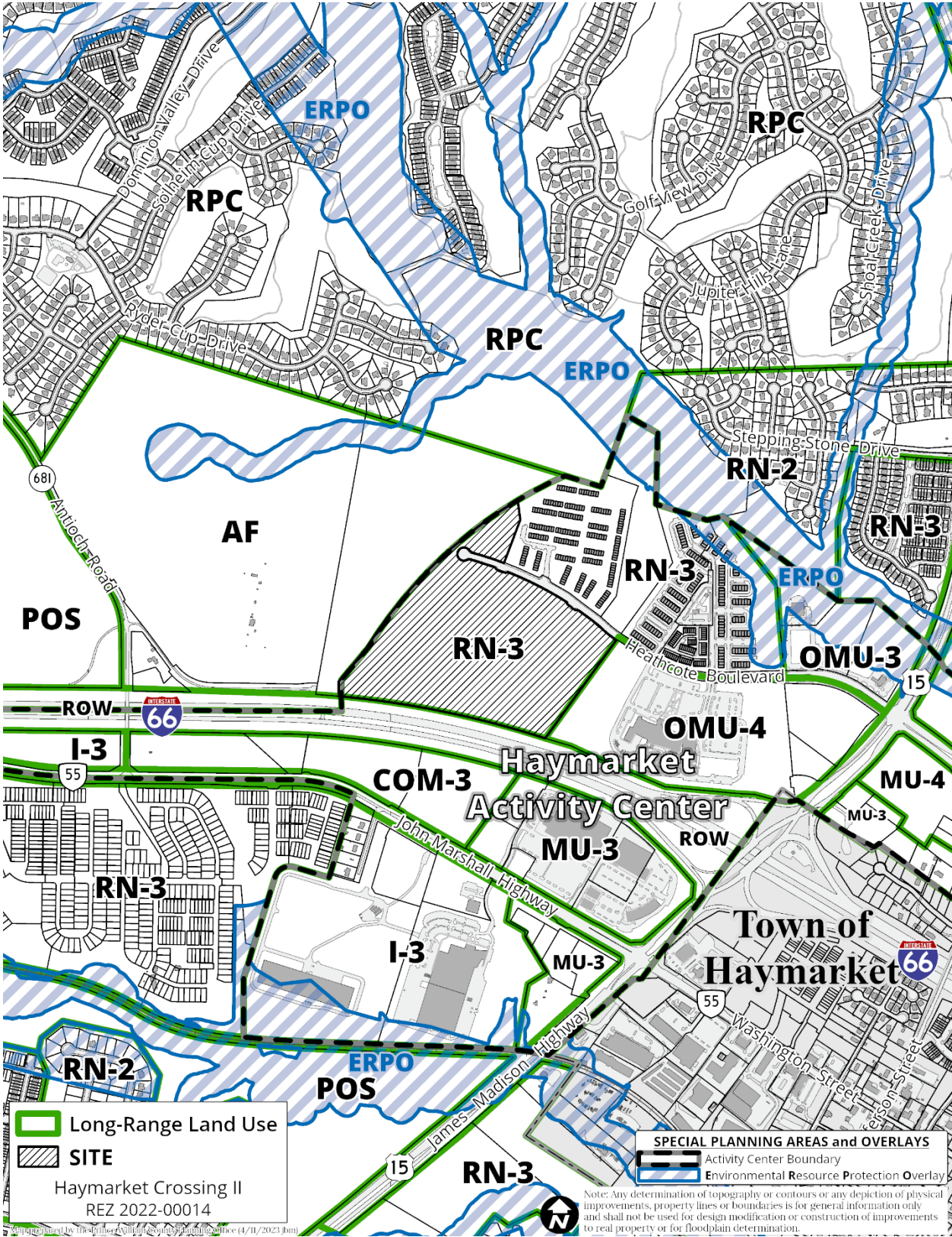
Attachment I – Planning Commission Resolution (previous)

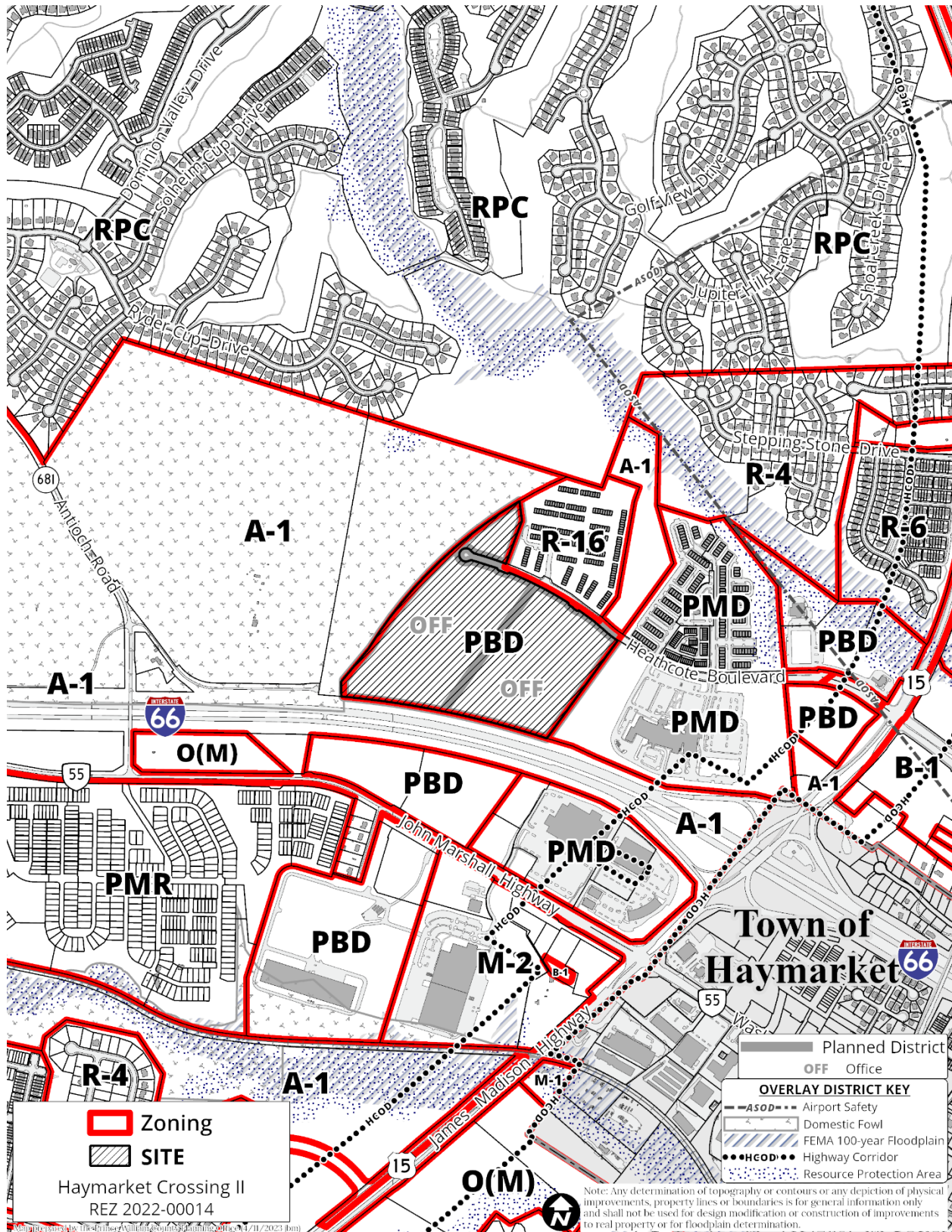
Attachment J – Board of County Supervisors Resolution to Remand to Planning Commission



Haymarket Crossing II
REZ 2022-00014







Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

| Comprehensive Plan Sections | Plan Consistency |
|------------------------------------|-------------------------|
| Long-Range Land Use | Yes |
| Community Design | Yes |
| Cultural Resources | Yes |
| Environment | No |
| Fire and Rescue | Yes |
| Housing | Yes |
| Parks, Open Space and Trails | Yes |
| Police | Yes |
| Potable Water | Yes |
| Sanitary Sewer | Yes |
| Transportation | Yes |

Part II. Comprehensive Plan Consistency Analysis

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

| Direction | Land Use | Long-Range Land Use Map Designation | Zoning |
|-----------|---|-------------------------------------|-----------|
| North | Haymarket Crossing I (initial phase); multi-family stacked townhouses / condominiums on north side of Heathcote Boulevard | RN-3; AF | R-16; A-1 |
| South | Interstate 66, abutting the site; James Madison Marketplace retail center further to the south (including Home Depot and WalMart) | COM-3; MU-3 | A-1; PBD |
| East | UVA Health Haymarket Medical Center hospital complex and open space | OMU-4; RN-3 | PMD; R-16 |
| West | Undeveloped/vacant land, which transitions to more agricultural/rural-like land use pattern | AF | A-1 |

Long-Range Land Use Plan Analysis

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

The project area is located within the Suburban Communities development character area of the County and is currently zoned PBD, Planned Business District. The site is currently designated RN-3, Residential Neighborhood, on the Long-Range Land Use Map. It is also located within the Haymarket Activity Center.

Suburban Communities accommodate lower-density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more traditional neighborhoods and/or along major intra-County transportation corridors. Implementation of the ten Smart Growth principles in suburban areas is critical for providing a high quality of life for County residents. Planned mixed-use developments fulfill this vision by providing a distinct sense of place, allowing for walkable neighborhoods, and allowing residents in different stages of life to remain in their communities. Activity Centers act as a mechanism by which incentives, such as a streamlined re-planning process and increased use flexibility, are given to projects that implement smart growth.

The following table summarizes the uses and densities intended within the RN-3 designation as it relates to this project:

| Long-Range Land Use Map Designation | Intended Uses and Densities |
|--|---|
| RN-3, Residential Neighborhood | <p><u>Residential Neighborhood (RN), T-2, T-3</u> – This classification primarily accommodates both single-family attached and detached homes arranged in small to medium sized lots as well as multi-family residential and mixed housing communities. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails and open space integrated into the development in appropriate locations. Small office or service uses may be appropriate. Affordable and work force housing is encouraged Countywide.</p> <p>Residential Neighborhood (RN), T-3 areas include a range of housing options near employment and mixed-use centers.</p> |
| Haymarket Activity Center (land use policy) | <p>Encourage mixed-use development that integrates neighborhood serving commercial uses and diverse housing options, particularly close to employment centers.</p> |

The rezoning proposal is offering a specific project layout with two (2) land bays:

- Land Bay 1 (eastern) – high density residential, with multi-family condominiums (up to 16 units per acre)
- Land Bay 2 (western) – medium density residential, single-family attached townhouses/villas (up to 6 units per acre)

As proposed through the Master Zoning Plan (MZP), the entire project area encompasses ±50.85 acres. Through the combination of two land bays with the proposed layout, onsite community amenities, open space, and design features, the overall development will serve as a high to medium density, planned residential age-restricted community. Within the overall area context, the project is consistent with the RN-3 land use designation.

Haymarket Activity Center: The study area consists of approximately 450 acres located near the I-66 and Route 15/James Madison Highway interchange in northern Prince William County. Interstate 66 bisects this Activity Center (north and south). This Activity Center is generally bounded by the Dominion Valley and Stoney Branch Crossing subdivisions in the north and the Villages of Piedmont and conservation area in the south, the Town of Haymarket in the east, and the Heflin Farm and Antioch Road in the west.

The following exhibit shows the area context of the Haymarket Activity Center, as extracted from the Land Use chapter of the Comprehensive Plan.

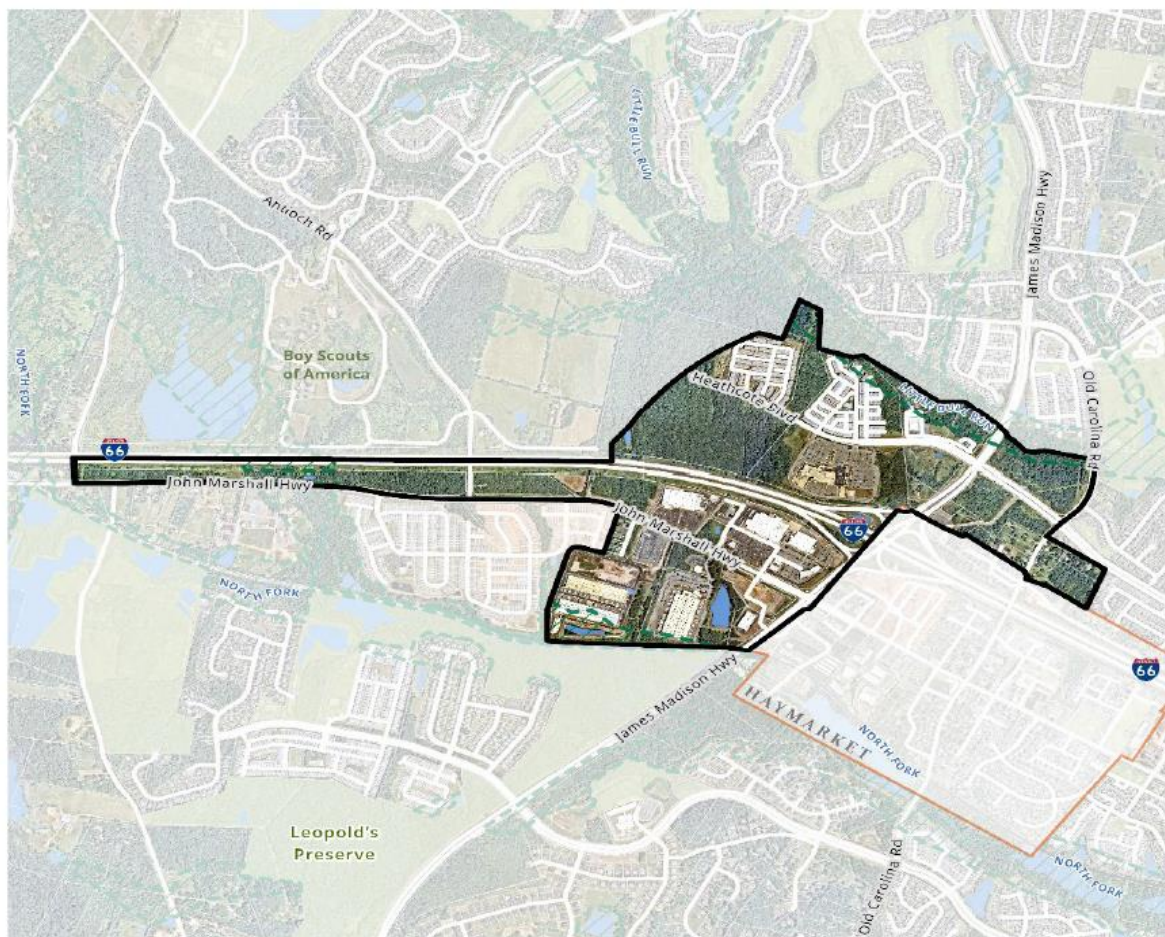
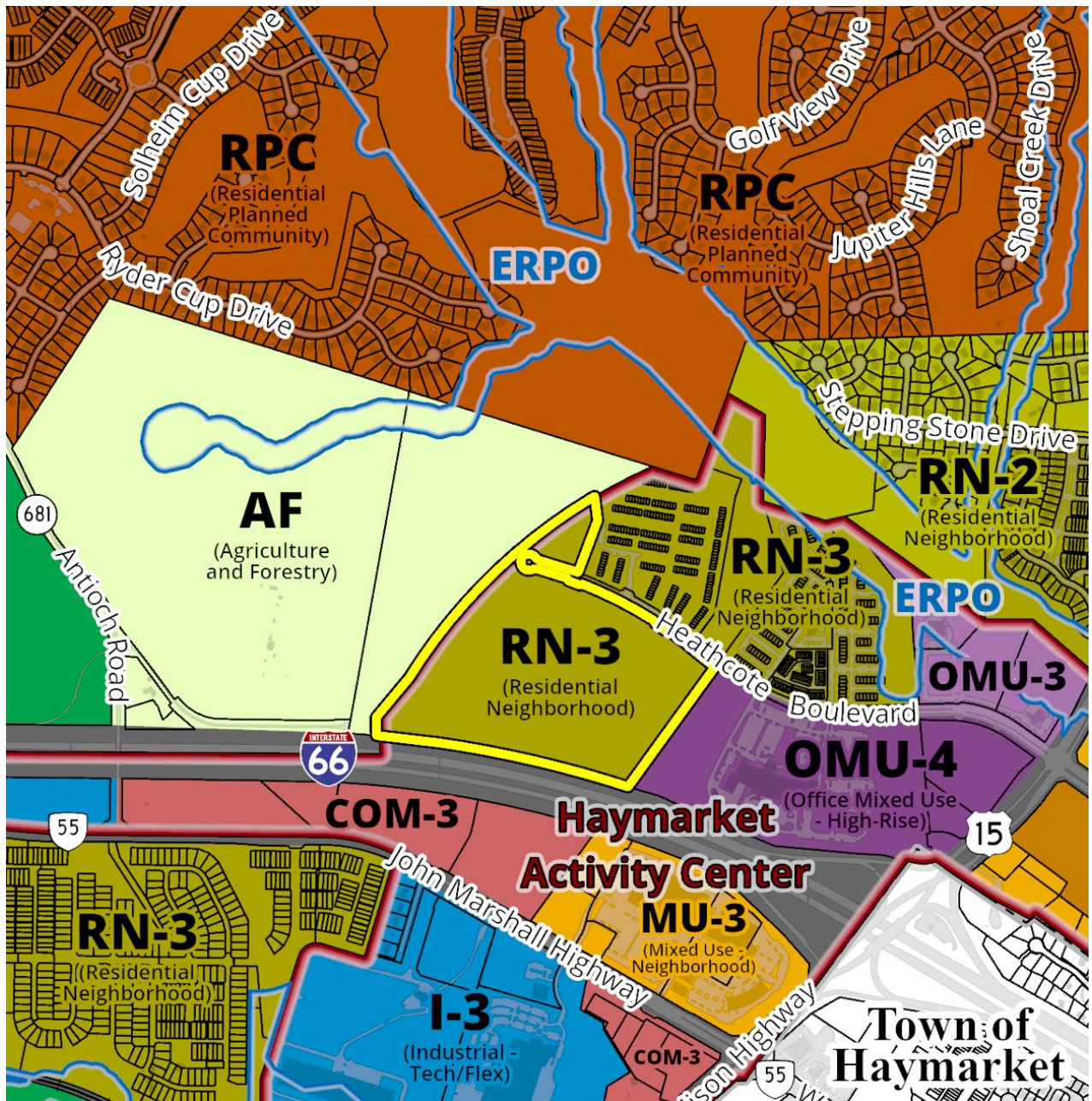


Figure 28: Haymarket Activity Center General Location and Study Area Boundaries

The below graphic is extracted from the land use designation map as it relates to the project area. The subject site is outlined in yellow highlight.



Haymarket Activity Center Vision: Create an identifiable employment and commercial node for the Haymarket area that will be supported by multimodal connections and diverse housing options. The Heathcote Health Center is a major regional employment anchor within this Activity Center.

In summary, the proposal meets the intent of the following land use, housing, and mobility policies within the Haymarket Activity Center:

- HALU POLICY 1: Encourage mixed-use development that integrates neighborhood serving commercial uses and diverse housing options, particularly close to employment centers.
- HAHP POLICY 1: Encourage a range of housing options, including small-lot single-family detached, single-family attached, and multi-family.
- HAMP POLICY 1: Create a walkable, bikeable, multimodal area which links seamlessly to the historic core of Haymarket and surrounding residential neighborhoods.

Land Use Mix Analysis

As per the recently adopted Comprehensive Plan, the site is currently designated RN-3, Residential Neighborhood. This RN-3 use designation recommends primary uses to be multi-family and single-family residential, and at a T-3 target residential density range of 4 to 12 dwelling uses per acre. The prescribed building height is 3 to 5 stories, and with a minimum of 30% open space.

The targeted mix of uses within RN-3 areas is as follows:

- Residential = 85 – 100%
- Nonresidential = 0 – 10%
- Civic = 5%

This proposal includes one hundred percent (100%) residential uses, consisting of a mixture of multi-family and single-family attached dwellings, at a combined, aggregate density of 6.57 dwelling units per acre. Furthermore, within the multi-family section (Land Bay 1), the proposed density will be 14 dwelling units per acre, and within the single-family attached (villa) section (Land Bay 2) the proposed density will be 5 dwelling units per acre. A total of 32% open space area is being proposed for the site, which exceeds the minimum requirement. The overall height of the multi-family buildings in Land Bay 1 will be 4 stories and not exceed 65 feet, and the overall height of the single-family attached units in Land Bay 2 will not exceed 35 feet.

Based on the above breakdown, the proposal is consistent with the use/mix/density ranges of the T-3 transect and is implementing the overall mixture of uses that is envisioned within this area.

Proposal's Strength

- **Land Use & Zoning Compatibility:** With a land use designation of RN-3, Residential Neighborhood, and being located within the Haymarket Activity Center, the proposed PMR rezoning will deliver a medium to high density suburban residential development that implements what is envisioned in the Comprehensive Plan. The planned age-restricted community will provide new housing in an area that is targeted for such development and at an appropriate density and scale, consistent with the T-3 transect.
- **Proffered Master Zoning Plan (MZP) & Uses:** As proffered, development of the site shall be in substantial accordance with the Land Use Plan of the MZP. The property is being developed as a planned, mixed residential and age-restricted community, with a maximum of 334 residential dwellings (multi-family and single-family attached) to be contained within two land bays on 50.85 acres and with associated amenities.
- **Infill & Compatibility with Surrounding Area:** The subject property is located to the south of higher-density residential suburban development, adjacent to a hospital campus with associated medical offices, and near other retail amenities and services. This project provides a planned residential community in an appropriate density for the area context. The project area will essentially fill in the remaining area with additional housing that will include access to major road networks and services. By considering the existing surrounding uses and area context, the proposed development is essentially placing new rooftops where they are intended and in an appropriate/orderly manner with up to 334 new multi-family/single-family detached homes.

Proposal's Weaknesses

- None identified.

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

Community Design Plan Analysis

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

This project contains detailed Design Guidelines, landscaping, open space areas, and community amenities, to which the Applicant is proffering substantial conformance.

Proposal's Strengths

- Provision for Community Design Guidelines: As proffered, development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines, which include architectural design criteria for open space area, building massing, building orientation, building elevations, building materials, and building colors. In addition, such document includes guiding design principles to be adhered to during the design, construction, and occupation phases of the project.
- Landscaping Enhancements: As proffered, all landscaping shall be provided in substantial conformance with the Open Space and Buffer Plan of the MZP. All new plantings shall be drought-resistant and native to Virginia – with the exception of Crape Myrtles.
 - A 50-foot undisturbed landscape buffer and supplemental 25-foot buffer will be provided along Interstate 66, for enhanced screening.
 - A 30-foot buffer (undisturbed and planted) is being provided along the eastern and western property boundaries.
 - A “Heathcote Greenway Area” enhanced, variable width planting area is being provided along the northern site perimeter, abutting Heathcote Boulevard. Plantings within the Heathcote Greenway Area have been increased from 80 plant units per 100 linear feet to a rate of 130 plant units per 100 linear feet, on average.
- Noise Mitigation Due to Proximity of Interstate 66: As proffered by the Applicant, all residential units on the Property shall be constructed so that they have a maximum daily average indoor level of 45 dBA Ldn. Compliance with this proffer shall be demonstrated prior to the issuance of a building permit release letter.
- Entry Sign Feature: As proffered, any freestanding entry sign on the Property shall be monument-style, not to exceed eight (8) feet in height, and with low-growth landscaping around the base of such sign.
- Creation of Development Covenants, Conditions & Restrictions: The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which may include architectural controls, signage, building materials, lighting, and landscaping. Also, the Applicant shall establish an association and/or multiple associations to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities, street trees and, if appropriate, stormwater management/BMP facilities installed by the Applicant.

Proposal's Weaknesses

- Lack of Plan Details: As currently proposed, the Master Zoning Plan (MZP) does not contain specific details pertaining to the site layout, onsite circulation, parking, internal site layout details, and onsite landscape concept. Although the key baseline plan features are generally depicted, the lack of specific site details limits staff's ability to fully analyze the development

options and allows variability with what exactly could be developed onsite. Thus, staff is relying on the Community Design Guidelines for such details. Furthermore, the Applicant has provided an Illustrative Plan exhibit for conceptual layout purposes. However, this document is not proffered.

- Staff prefers to see more site-specific details on the MZP. Furthermore, elements from the Design Guidelines need to be extracted and more specifically called out in the proffers and/or shown on the MZP.

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

Cultural Resources Plan Analysis

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

A Cultural Resources Assessment and Records Check (CRARC) for the subject property indicated that a Phase I Cultural Resources Survey was submitted for the prior rezoning and is not required at this time. A cemetery delineation may be required during application review. There are no cemeteries located in the area subject to this rezoning. The Historical Commission reviewed this item at their December 14, 2021 meeting and recommended "No Further Work". A resolution is attached at the end of this report.

Proposal's Strengths

- **No Further Work:** The Historical Commission reviewed this proposal at its December 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.

The ±50.85-acre site is fully wooded with young evergreen and deciduous early successional forest, with some mature hardwood forest along the southeastern edge. Forest composition is primarily eastern red cedar and Virginia pine with approximately 15% of the trees being young hardwoods, such as red maple. The site has extensive frontage on Interstate 66.

An Environmental Constraints Analysis (ECA) was included with the application package. A wetland delineation and a formal Perennial Flow Determination (PFD) was also submitted to the County.

IMPERVIOUS / PERVIOUS: 34.58 acres / 16.27 acres

AREA OF DISTURBANCE: 50.85 acres

RARE, THREATENED, AND ENDANGERED SPECIES: None

SOILS:

| No. | Soils name | Erodibility |
|-----|-------------------------|-------------|
| 3A | Albano silt loam | Slight |
| 4B | Arcola silt loam | Moderate |
| 5C | Arcola-Nestoria complex | Severe |
| 17A | Dulles silt loam | Slight |
| 33C | Legore-Oakhill complex | Severe |
| 35B | Manassas silt loam | Moderate |
| 46B | Panorama silt loam | Moderate |
| 48A | Reaville silt loam | Slight |

Water Quality

The Applicant has proffered to make a monetary contribution to the 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 site plan approval with the amount to be based on the site area acreage.

Proposal’s Strengths

- Proffered Commitment for Limits of Clearing & Grading: The Applicant has shown a proposed limits of clearing and grading, which is proffered and shown on the MZP. In addition, there is a provision that no clearing or improvements shall be made outside of the limits of clearing and grading on the Property with the exception of: (a) removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees at

the Applicant's sole discretion; and (b) installation and maintenance of waterlines, sanitary sewer, storm sewer outfalls, in accordance with the DCSM.

Proposal's Weaknesses

- **Lack of Consideration for Existing Natural Resources in Site Layout:** In the PMR zoning district, open space shall be planned to harmonize with the natural features of the property, and proposed development should be based on existing site conditions. Based on the latest submission, the environmental conditions have not been comprehensively considered to design the site layout, especially regarding onsite tree coverage. Staff recommends the Applicant consider preservation of existing onsite woodlands, such that their tree cover requirement is met onsite through active preservation. The Applicant is proposing to clear the majority of existing tree areas interior to the site, which is inconsistent with this policy. Total committed tree save area is about 4.9% of the total site area. Comprehensive Plan policies emphasize recognizing the value of native woodlands, conserving forests, minimizing clearing, fitting development into the natural features of the land, and providing buffers through preservation of the existing forest. The Applicant stated that they will meet the 20% canopy coverage requirement as per the DCSM.
- **Proposed Development within Environmentally Sensitive Areas:** The site is currently undeveloped and essentially fully covered by vegetation and contains a few wetland features. These existing natural features are being impacted, which is contradictory to existing policies. With this being an undeveloped site, there is an overall opportunity to be more proactively responsive to the existing site features and environmental resources.

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

Fire and Rescue Plan Analysis

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

Fire/Rescue Station #24 (Antioch) is the first due fire/rescue resource for the subject property. The site is outside the required 4.0-minute travel time for Basic Life Support and Fire, but is inside the required 8.0-minute travel time for Advanced Life Support. In FY 2022, Fire/Rescue Station #24 responded to 1,400 incidents with a workload capacity of 2,000 incidents per year.

All onsite circulation and emergency access requirements will need to be reconfirmed during site plan review.

Proposal's Strengths

- **Monetary Contribution:** As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors in the amount of \$122.00 per residential unit constructed on the Property to be used 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 required 8.0-minute travel time for advanced life support services.
- **Station Workload:** Fiscal Year 2022 figures indicate that Fire and Rescue Station #24 responded to 1,400 incidents, while the workload capacity for Station 24 is 2,000 incidents per year. This indicates the station is operating within capacity.

Proposal's Weaknesses

- **Outside of 4.0-Minute Travel Time:** The site is located outside of the required 4.0-minute travel time for basic life support and fire suppression.

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 Comprehensive Plan has the following Housing policy #2: *Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.*

Since there are now adopted policies for housing affordability in the County, an affordability component should be considered at some level for this project.

As proffered, prior to issuance of the occupancy permit for each new home proposed, the Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$2,500.00 per dwelling unit constructed on the Property to be utilized by the County's Housing Preservation and Development Fund. The Applicant has voluntarily offered to increase the monetary contribution from \$250 per unit to \$2,500 per unit.

In addition to providing the increased monetary contribution, this project is providing additional housing inventory, which the County has generally acknowledged is needed to help reduce overall housing prices.

Proposal's Strengths

- Monetary Contribution: In the latest submission, the Applicant has proffered to provide \$2,500 per residential unit for the Housing Preservation and Development Fund.

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 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 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 plan and implement a comprehensive countywide network of trails.

PARKS AND RECREATION FACILITIES WITHIN THE SERVICE AREA OF THE DEVELOPMENT

| <u>Park Type</u> | <u>Park Name</u> |
|----------------------------------|--|
| Neighborhood | None |
| Community | Rollins Ford Park (in design/engineering) |
| Regional | Silver Lake Park James S. Long Regional Park Catharpin Recreational Park |
| Linear/Greenway | Catharpin Greenway Little Bull Run Trail system (planned) |
| Natural/Cultural Resource | Bushy Park Thoroughfare Historic Properties (future) |
| School/Community Use | Reagan MS |
| Trails | Existing sidewalks along Heathcote Boulevard |

With the latest proposal, the Applicant is providing a mix of onsite recreational amenities for the future residents, including an extensive 10-foot-wide path/trail system that runs from the southeastern corner along the site perimeter to the northwestern corner that connects to the sidewalk along Heathcote Boulevard. This trail loop creates a valuable mobility and recreational asset for the community. In addition, the Applicant is providing recreational facilities and open space throughout this development. Overall, a solid mix of passive and active facilities are available for future residents of this active adult residential planned community.

Proposal Strengths

- Community Recreational Amenities: As proffered, the Applicant shall provide an onsite amenity package for the residents that shall include, at a minimum, walking trails in the general areas as shown on the MZP, a clubhouse with swimming pool and a minimum of one (1) grill, and three (3) pocket parks. In each pocket park, the Applicant shall provide at a minimum lawn areas, seating, and trails. The clubhouse shall be constructed prior to and as a condition of issuance of an occupancy permit for the 125th residential unit constructed.
- Monetary Contribution: The Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$130.00 per residential unit constructed on the Property to be used for parks and recreation purposes, to be paid prior to and as a condition of the occupancy permit issuance for each unit constructed on the Property.

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. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; pedestrian safety/connectivity; onsite parking management; lighting in common areas; and community/area surveillance.

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

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create a 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, and the use of private wells or public water.

The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public water from the Service Authority to develop. The Service Authority has an existing onsite 18-inch water main located at the end of Heathcote Boulevard. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions. The Service Authority has a planned system improvement as shown in the Comprehensive Plan to connect the existing 18-inch water main in Heathcote Boulevard to the existing 18-inch water main stub-out near the southwest corner of the property for reliability and redundancy. The Service Authority may enter into an agreement with the developer to design and construct this system improvement in conjunction with this development project, the details of which will be provided at the time of site plan submittal. In addition, the project site is subject to the Little Bull Run Local Facilities Charge.

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

Proposal's Strengths

- **Public Water Connection & Service:** As proffered, the Property shall be served by public water, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

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

The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public sewer from the Service Authority to develop. The Service Authority has an existing onsite 8-inch gravity sewer main located near the eastern property boundary, 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. In addition, the project site is subject to the Little Bull Run Local Facilities Charge.

The Applicant shall plan, design, and construct all onsite and offsite 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

- Public Sewer Connection & Service: As proffered, the Property shall be served by public sewer, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

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

reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The approved proffers associated with Rezoning #PLN2008-00668, Haymarket Crossing, allow for the development of a maximum of 650,000 square feet of commercial uses and a 120-room hotel. Based on ITE Trip Generation Manual 11th Edition rates, these uses generate 799 AM peak hour, 797 PM peak hour, and 7,356 weekday daily trips. The proposed use generates 67 AM peak hour, 87 PM peak hour, and 1,236 weekday daily trips. The trip comparison memo from Wells & Associates shows the age-restricted residential proposal is a reduction of 732 AM peak hour, 710 PM peak hour, and 6,120 weekday daily trips. Therefore, a Traffic Impact Analysis (TIA) was not required due to the significant trip reduction compared to previously approved uses for the site.

Access into the site will be provided through two (2) reconfigured and improved access points onto Heathcote Boulevard. The Applicant will reserve and dedicate all right-of-way or ingress/egress easements required for the extension of Heathcote Boulevard through the Property. The Applicant provides onsite bicycle parking in accordance with all DCSM requirements with the option to be located within multi-family residential buildings. A 10-foot shared use path/trail is provided around the site perimeter that will connect the southeastern and northwestern corners at the Heathcote Boulevard cul-de-sac. Provision is made for a future interparcel connection to the adjacent property to the west (GPIN 7298-54-4528, portion).

Proposal's Strengths

- **Substantial Reduction in Traffic Impacts with the Current Proposal:** The planned mixed residential proposal results in a reduction of 732 AM peak hour, 710 PM peak hour, and 6,120 weekday daily trips on the adjacent road network, when compared to approved uses for the site.
- **Interparcel Connection:** If requested by the County at the time of final site plan, the Applicant will reserve land for an interparcel connection from the Property to the adjacent property to the west (GPIN 7298-54-4528). In the event the affected property owners cannot reach agreement on a location, County Transportation will determine the location of the interparcel connection. Interparcel connections are beneficial as they reduce local trips on arterial roads and minimize interference on through-traffic flow.
- **Provision for Electric Vehicle (EV) Charging Stations:** The Applicant proffers four (4) EV charging stations on the Property. Two (2) charging stations will be located near the clubhouse and the other two (2) charging stations can be located elsewhere on the Property. This proffer is not intended to preclude individual homeowners from installing vehicle charging equipment in their homes.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relative to the Strategic Plan are as follows:

- Goal 1 – Health, Wellbeing & Human Services (Objective HW-3): Reduce geographical barriers to accessing supports and treatment services by developing stronger transportation connectivity through the County.
- Goal 6 – Sustainable Growth (Objective SG-1): Promote a sustainable community with a variety of housing types, densities, and affordability to ensure a safe and livable environment for all residents.

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.

Waivers / Modifications

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into the proffers for this rezoning request. The waivers and modifications are as reflected in the Proffer Statement and on the MZP and within the Design Guidelines, as applicable, and as follows:

WAIVERS & MODIFICATIONS

Proffer 22. Pursuant to Section 32-700.25 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

- a. Waiver of Sections 32-201.18 of the Zoning Ordinance and 802.47 of the DCSM requirement for a 15-foot-wide landscape area around public use and community recreation sites.

Staff supports, as submitted. This provides flexibility to integrate public uses and community facilities into development layout design rather than to separate out such uses.

- b. Waiver of Section 601.01.C of the DCSM requiring an interparcel connection to the east.

Staff supports, as submitted. The proposed use is for an age-restricted residential development and the adjacent property is institutional (hospital campus), which is an incompatible use.

- c. Waiver of Section 32-306.21 of the Zoning Ordinance requiring at least one area of non-residential secondary uses within the area designated for residential uses on the MZP.

Staff supports, as submitted. Given the area context and surrounding uses, an all-residential development can be appropriate for this project. In addition to the residential units, there are considerable open space, amenities, and landscape areas that create a sense of place and add design aesthetics for the proposed planned community.

d. Modification of Section 32-302.12.6.F of the Zoning Ordinance to allow a five-foot (5') side yard setback pursuant to Proffer 10 above, and as shown in the Design Guidelines.

Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for a reduced side yard setback for the single-family attached (villa) residential units. This allows for variety and flexibility in design. However, this reduction of side setback can only be supported, if the exterior sidewall construction is (i) non-combustible, (ii) has a minimum fire resistive rating equivalent to two-hours between dwelling units; or (iii) each dwelling unit is modified to have a fire sprinkler system. However, staff's ability to support is contingent on demonstrating that the previously stated parameters are satisfied at site plan review.

e. Modification of Section 32-306.12.6.H of the Zoning Ordinance to allow for a reduction in the minimum lot area in square feet (per dwelling unit) as shown in the Design Guidelines.

Staff supports, as submitted. To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for a reduced minimum lot area for the multi-family residential units. Specifically, the request is to reduce the minimum required lot area per dwelling unit from the 1,800 square feet standard to 990 square feet. This will allow for a more compact form and flexible design, as well as the ability to offer a wider variety of unit sizes and layouts. There will be a range of unit sizes, and this allows smaller size condominium units to be offered. It is important to also note that the overall height of these buildings will not exceed 65 feet. However, staff's ability to support this modification is contingent on demonstrating that all fire/safety and building requirements are satisfied at site plan review.

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

*Land Use Impact Analysis Report
Pulte Haymarket Project
Prince William County, VA
July 5, 2022*

Phase II Analysis



Submitted by Pulte Home LLC

**Prepared by Virginia Proffer Solutions™, a division of
Impact Analysis, LLC
Utilizing the ProfferPro™ System.**

This document was created for the exclusive use of Pulte Home LLC. Any copying or reuse of this document, any portion thereof, or of the data, analytic methodologies, concepts and designs requires the prior written permission of Impact Analysis, LLC.

Land Use Impact Analysis Report

Table of Contents

| | | |
|----|--|----|
| 1. | Purpose of the report | 3 |
| 2. | Consistency Statement | 4 |
| 3. | About Virginia Proffer Solutions | 5 |
| 4. | About the ProfferPro™ System | 8 |
| 5. | Applicable Law | 9 |
| 6. | Methodology | 10 |
| 7. | Description of the Project | 13 |
| 8. | Relationship to the Comprehensive Plan | 14 |
| 9. | Impact Analysis | |
| | a. Public Safety – Police | 15 |
| | b. Public Safety – Fire/Rescue | 20 |
| | c. Parks and Recreation | 24 |
| | d. Summary | 35 |

Purpose of the Report

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

This analysis has been conducted in two phases. The Phase I Report, dated September 20, 2021, identified public facility-related impacts on police, fire and rescue, and parks and recreation. This Phase II analysis addresses County review comments where necessary and details the calculation of the appropriate monetary proffers based on the identified impacts. Virginia Proffer Solutions (VPS) developed this methodology in recognition of the potential liability created by the Koontz Case that results from monetary requests by a jurisdiction. The Phase I report permits the developer and jurisdiction to agree on potential impacts without any discussion of proffers. The Phase II analysis is structured in a way that a jurisdiction can discuss the appropriate method for calculating the monetary proffers without making a monetary demand.

Consistency Statement

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

Virginia Proffer Solutions,
A Division of Impact Analysis, LLC

About Virginia Proffer Solutions™

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

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

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

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

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

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

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

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

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

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

Eileen Settlemyer is a Phi Beta Kappa graduate of The University of Mary Washington, where she double majored in Business Administration and English. As an undergraduate, she completed two research-oriented internships, one in Shanghai, China, with Web2Asia, and one

with TechInt Solutions Group in Virginia. Upon graduation, she was accepted into a dual Master's program at the McIntire School of Commerce at The University of Virginia. Through this innovative program, involving attendance at three universities around the world, Eileen earned a Master's degree in Global Commerce from The University of Virginia, a Master's degree in Global Strategic Management from ESADE University in Barcelona, Spain and a certificate in International Management from Lingnan University in Guangzhou, China. As the former Chief Research Analyst for Virginia Proffer Solutions, she developed the research protocols for mining the data that is at the core of every Virginia Proffer Solutions report.

About the ProfferPro™ System

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

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

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

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

Applicable Law

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

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

Methodology

These constitutional and statutory provisions impact proffer analysis in several ways. Subject to these limitations, voluntary proffers are appropriate to offset the impacts resulting from future residents. If they are appropriately calculated, their use has been validated under the Federal and State Constitutional case law and by the Virginia Legislature. The methodology for calculating the amount of each proffer must be clear because, while the Virginia Legislature has provided that jurisdictions may communicate with developers without liability, under Virginia Code Section 15.2-2208.1 liability for excessive requests remains intact under the Koontz case.

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

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

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

If additional capacity is required, it may be provided in several ways, such as repurposing portions of existing buildings, construction of new buildings, altering service areas or providing

modular facilities. It may also be provided by a facility outside the direct Impact/Benefit Zone of the project, depending upon the proximity of the facility and the designated service areas. However, in order to avoid speculation, positive impacts on capacity from facilities outside the Zone should be considered only if there is adequate evidence to demonstrate that this “Reliever Capacity”™ will be provided.

Debt Financing of Public Facilities: As evidenced by the prior Prince William County Proffer Policy, the use of debt financing for capital facilities must be considered in order to prevent double payment. Many capital improvements are financed through the issuance of long-term bonds supported by future tax revenues paid by property owners on an annual basis. When a capital improvement is funded in this manner, and proffer contributions are provided for this same capital improvement, it is appropriate to consider credit against the proffer to account for future tax payments, thus eliminating double payment.

Facility Needs Generated by the General Public: Under the Cupp and Rowe cases, proffers are not available for capital projects when the need for the capital facility is generated by the general public rather than the project. As a result, capital facility costs are more appropriately addressed through tax payments made by future residents that support debt service for these same facilities.

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

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

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

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

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

avoid liability of the jurisdiction under the US and Virginia Constitutions. It is our understanding that if adequate capacity exists, the development is not triggering the need for the expenditure of public funds and is therefore not “substantially generating” the need for improvements as required under the applicable Virginia Supreme Court cases. In addition, when no additional funds need to be expended due to the availability of capacity, a request for a proffer would violate the rough proportionality test under the applicable U.S. Supreme Court cases.

Description of the Project



FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT FINAL SITE PLAN

The proposed Project involves a comprehensive plan amendment and rezoning of 51 acres located on part of 15401 Heathcote Boulevard, Haymarket, VA to allow for an active adult community to include a mix of 209 attached villas and 125 multifamily condominium units. The applicant is requesting a change in the long range land use classification from REC, Regional Employment Center, to HDN, High Density Neighborhood, and a rezoning from PBD, Planned Business District, to PMR, Planned Mixed Residential. The current zoning allows a maximum of 650,000 square feet of commercial uses and a 120-room hotel, and is subject to the proffers approved with Rezoning #PLN2008-00668.

The proposed residential mix of units will be likely be constructed over multiple years. The calculations in this analysis are based on the following maximum number of units by type:

| | |
|---------------------------------|------------|
| Villas (Single family attached) | 209 |
| Multifamily (Condominiums) | <u>125</u> |
| Total New Units | 334 |

Relationship to the Comprehensive Plan

As indicated above, the rezoning application is accompanied by a requested change in the Comprehensive Plan long range land use classification of the property in order to construct the proposed active adult community. The Comprehensive Plan level of service standards addressed in this analysis include police, fire and rescue, and parks and recreation. The transportation impact analysis was waived for this Project due to the reduction in trips as compared to the existing zoning. There are no school impacts since the proposed housing units will be age-restricted. Since the underlying commercial zoning of the property would create demand for public safety, the analysis may include consideration of credits for police, and fire/rescue to the extent the current proposal reduces demand for these services. No credits will be considered for parks and recreation since the underlying zoning would not have impacts in this area; however, credits may be considered for the reduction in demand resulting from construction of onsite park and recreation amenities.

Impacts of the Proposed Zoning on Police Facilities

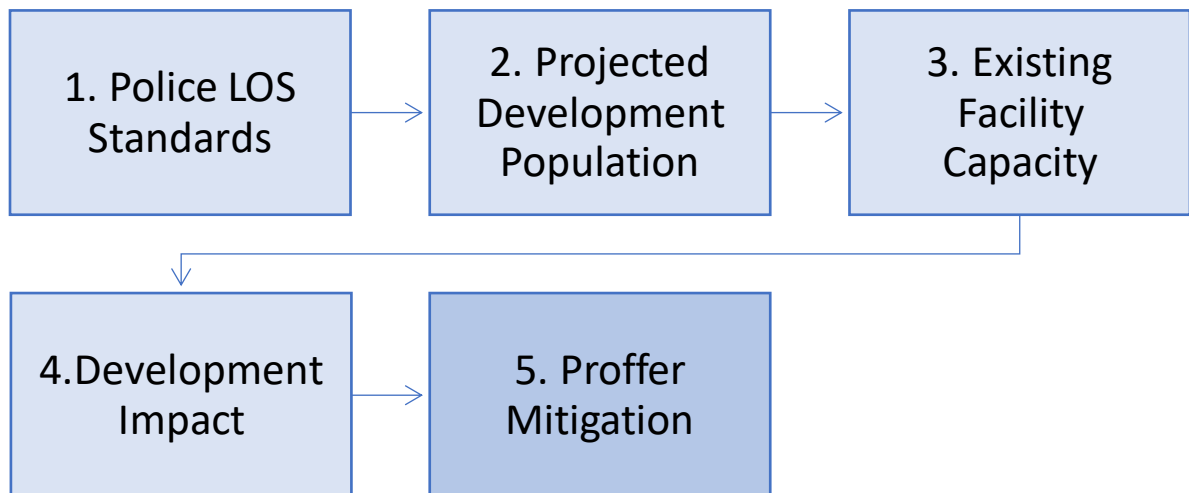
Police Proffer Introduction and Methodology

The Phase I Impact Analysis identified new impacts of the proposed zoning on police facilities serving the future development. This Phase II Analysis details specific mitigation strategies, if any, to address those impacts where appropriate. The analysis of impacts will only consider the impacts, as defined by the Code of Virginia, on police building facilities serving the Project, excluding any impacts on operating and equipment expenses.

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

1. Using LOS standards, determine capacity of existing police facilities. (Phase I Analysis)
2. Calculate the impact on police facilities expected with the new development. (Phase I Analysis)
3. If necessary, determine the cost to be incurred for expanded police space. Allocate expansion cost between residential and commercial. (Phase II Analysis)
4. Calculate the per capita cost of the expanded police space attributable to the proposed development. (Phase II Analysis)
5. Calculate recommended proffer amount based on development impact exceeding existing capacity. (Phase II Analysis)

Police Impact Modeling™



Level of Service Standards for Police Facilities

The need for police facility expansion is largely driven by growth of residential and employment. The level of service standards for Prince William County Police are based on facility needs for police, administrative support, animal control, and public safety training. The Safe and Secure Community Chapter of the Comprehensive Plan includes the following level of service standards for Police:

| Police Level of Service Standards | |
|--|-------|
| Sworn officers per 1,000 residents | 2 |
| District Police Station Space per Officer (sf) | 250 |
| Admin Support Space per 1,000 residents (sf) | 274 |
| Satellite Field Office (sf) | 1,500 |
| Animal Shelter Space per 1,000 residents (sf) | 67 |
| Training Facility Space per 1,000 residents (sf) | 324 |

Source: PWC Comprehensive Plan, Safe and Secure Communities Chapter

Projected Development Population

In estimating population, Prince William County demographic information indicates that average household size is different for age-restricted units (55+), and provides an estimate of 1.89 persons per household with no variation provided by unit type. Using the 1.89 estimate, the expected number of new residents resulting from the development was determined to be 631.

Summary of Net New Residential Population

| Projected Development Population | Villas | Condos |
|---|--------|--------|
| Residents per Unit (PWC GIS 2020 Q3 Report) | 1.89 | 1.89 |
| New Units | 209 | 125 |
| Population Increase | 395 | 236 |
| Total Population Increase | 631 | |

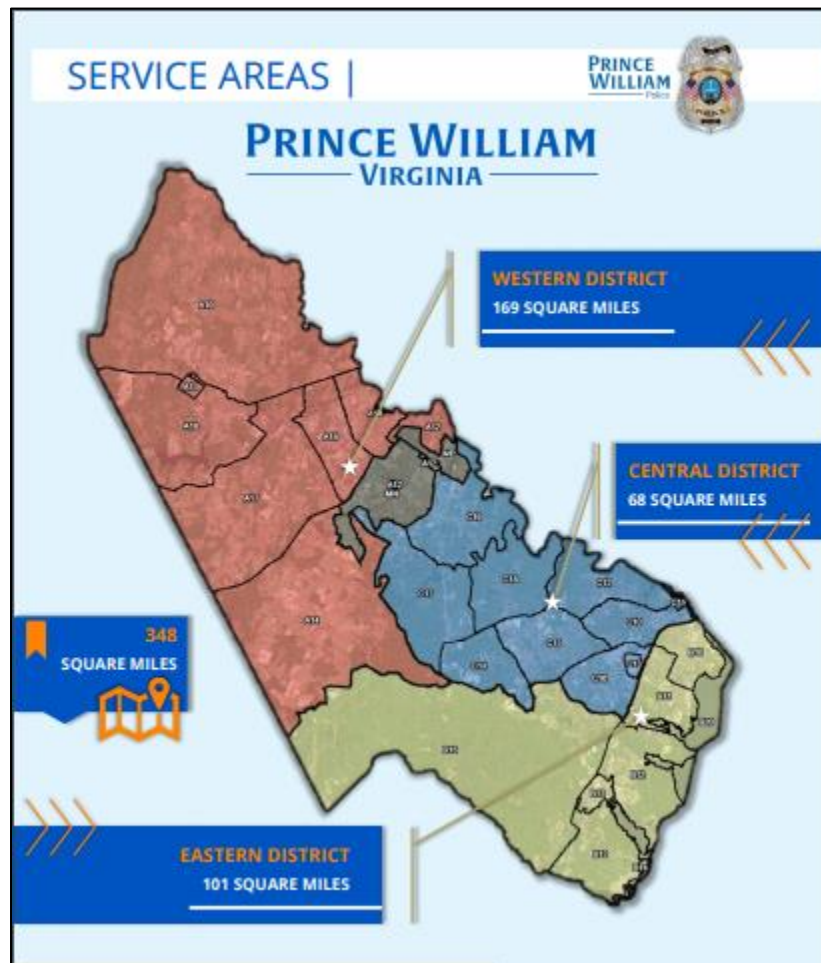
With 631 new residents and the police workload standard of 2 officers per 1,000 residents, the development's impact results in the need for 1.26 new sworn officers.

Existing Facility Capacity and Development Impact

District Police Station Space

The Project lies within the service area of the Western District Station located at 8900 Freedom Center Boulevard. Based on County real estate assessment information, the Station is 51,137 square feet in size. Using the level of service standard of 250 square feet per officer, the Station has capacity for 204 sworn officers, though some amount of this space would likely be allocated to administrative staff. According to the Police Department, there are 147 sworn officers currently assigned to the Western District Station. Assuming there is existing capacity for approximately 204 sworn officers, there would be existing capacity to address the need for 1.26 additional officers (315 square feet) resulting from the proposed Project. For this reason, the Phase II Analysis does not include calculation of a monetary proffer.

Prince William County Police Service Areas



Source: Prince William County Police 2020 Annual Report

Satellite Field Office

Based on the Comprehensive Plan (PO 1.3), satellite field offices are intended to be strategically located in “Town Center” developments or other high density residential or employment centers. The proposed age-restricted residential development would not be an appropriate location for a future satellite field office, nor would this type of development generate impacts warranting a satellite field office. For this reason, the Phase II Analysis does not include calculation of a monetary proffer for a satellite field office.

Administrative Support

Using the level of service standard of 274 square feet per 1,000 residents, the projected development population of 631 would create the need for 173 square feet of administrative support space. Based on the calculation above for the Western District Station, it is our assumption there is existing capacity for 173 square feet of police administrative space resulting from the proposed Project. For this reason, the Phase II Analysis does not include calculation of a monetary proffer for administrative support space.

Animal Control

Using the level of service standard of 67 square feet per 1,000 residents, the projected population increase would create the need for 42 square feet of animal control space. As described in the County’s 2022 Capital Improvement Program (CIP), a project to expand and renovate the Animal Shelter was recently completed. The project is fully funded at a cost of \$16.7 million including \$15.7 million in debt-financing, \$1 million in general funds, and \$20,000 in capital reserve funds. The debt service and operating costs are funded by the general fund beginning in fiscal year 2022. The Animal Shelter expansion is fully funded and has been completed, and there is no additional expansion of the Animal Shelter included in the adopted CIP. For this reason, the Phase II Analysis does not include calculation of a monetary proffer for the animal shelter.

Public Safety Training Capacity and Impact

Using the level of service standard of 324 square feet per 1,000 residents, the projected population increase of 631 would create the need for 204 square feet of public safety training center facility space. The Public Safety Training Facility located at 13101 serves the entire County and is 64,650 square feet in size. Based on current County population of 490,250, there is a need for additional public safety training space. To address this need, the County’s FY 2023-2028 Capital Improvement Program (CIP) includes a project for a 31,000 square foot expansion of the public safety training facility at an estimated cost of \$40 million. The CIP funding sources include \$39.6 million in debt financing and \$400,000 in capital reserve. Design is scheduled to commence in fiscal year 2023, and construction is expected to be completed by fiscal year 2025. Since it is a countywide facility and its expansion would be of general benefit to all County residents and businesses, the appropriate calculation would relate only to additional capacity,

would have to allocate costs to between the residential and nonresidential portions of the demand, and would be based on projected population served by the facility.

Phase II Analysis – Public Safety Training Center

As an impact of the proposed Project, the Phase I Analysis calculated a need for 204 additional square feet of public safety training center space in excess of existing capacity. The current CIP includes a 31,000 square foot expansion of the existing Public Safety Training Center at a projected cost of \$40,000,000.

Residential Factor

Since the Public Safety Training Center is a Countywide facility of benefit to both residential and commercial uses, it is appropriate to allocate costs for expanded training space to both use types. For calculating the residential portion of the cost, we used a residential factor based on the ratio of new residential population to the combined total of existing residential population and at-place employment.

$$490,250 \text{ res. pop.} + 131,061 \text{ at-place emp.} = 621,311 \text{ total pop. \& at-place emp.};$$

$$490,250 \text{ res. pop.} \div 621,311 \text{ total res. pop. \& at-place emp.} = .79 \text{ residential factor.}$$

*Data Sources: Residential Population – PWC Demographics Website, 2021 Q4 Population Est.;
At-Place Employment – Virginia Emp. Commission, 2021 Q3 Est.*

Residential Portion of CIP Cost

The residential factor of .79 was then applied to the CIP project cost of \$40,000,000 resulting in the cost attributable to residential uses of \$31,600,000.

$$.79 \text{ residential factor} \times \$40,000,000 \text{ CIP proj. cost} = \$31,600,000 \text{ res. portion.}$$

Proportionate Share Proffer for Public Safety Training Center

As calculated in the Phase I Analysis, the proposed development is expected to result in an increase in population of 631 new residents. The residential per capita cost of the CIP project was calculated by dividing the residential portion of the CIP project cost of \$31,600,000 by the combined total of existing population and new population. The total proffer was then calculated by multiplying the residential per capita cost by the number of new residents.

$$\$31,600,000 \text{ res. portion} \div (490,250 \text{ res. pop.} + 631 \text{ new pop.}) = \$64.37 \text{ per capita};$$

$$\$64.37 \text{ per capita} \times 631 \text{ new pop.} = \$40,617 \text{ (rounded) total proffer};$$

$$\$40,617 \text{ total proffer} \div 334 \text{ units} = \$122 \text{ (rounded) per unit proffer.}$$

Impacts of the Proposed Zoning on Fire and Rescue Facilities

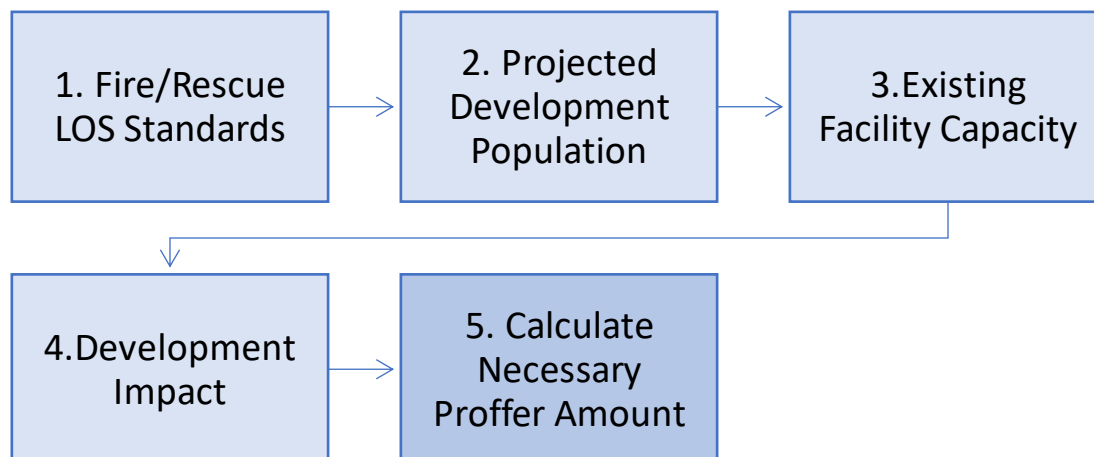
Fire and Rescue Proffer Introduction and Methodology

The Phase I Impact Analysis identified new impacts of the proposed zoning on the fire and rescue facilities serving the Project. This Phase II Analysis details specific mitigation strategies, if any, to address those impacts where appropriate. The analysis of the impacts will only consider the impacts, as defined by the Code of Virginia, on fire and rescue building facilities that will serve the project, excluding any impacts on operating and equipment expenses.

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

1. Using adopted level of service standards, determine impact of development on fire and rescue facilities. (Phase I Analysis)
2. Determine existing capacity of station serving the proposed development. (Phase I Analysis)
3. If necessary, determine the cost to be incurred for additional fire and rescue capacity. Allocate cost of increased capacity between residential and commercial. (Phase II Analysis)
4. Determine per capita cost of development impact attributable to the proposed development. (Phase II Analysis)
5. Calculate recommended proffer amount based on development impact exceeding existing capacity. (Phase II Analysis)

Fire and Rescue Impact Modeling™



Fire and Rescue Level of Service Standards

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

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

Projected Development Population

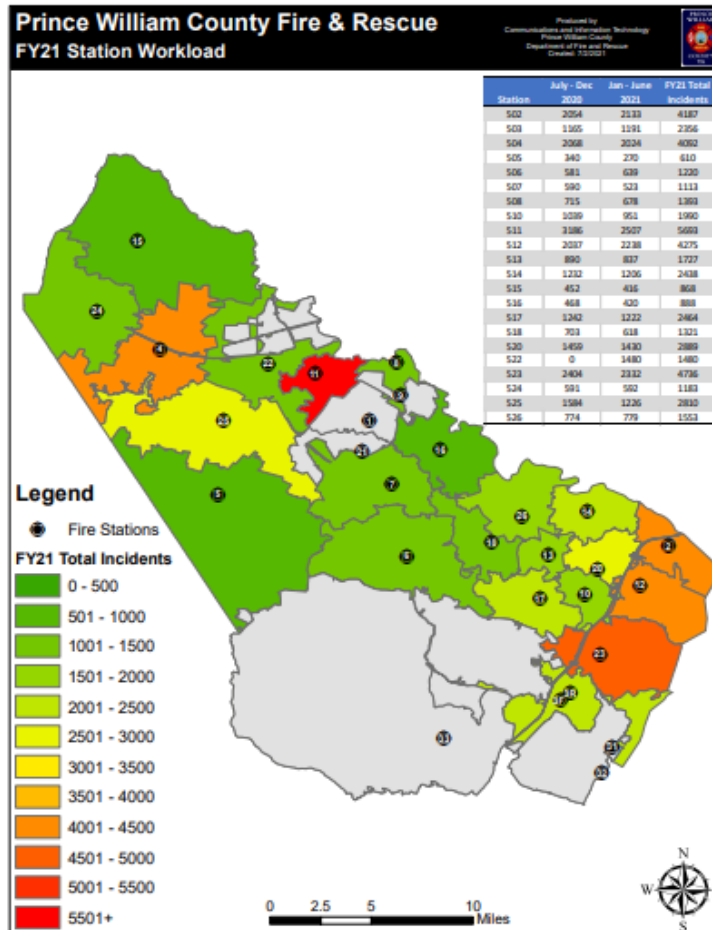
In estimating population, Prince William County demographic information available on the County website indicates that average household size is different in age-restricted units (55+) and provides an estimate of 1.89 persons per household with no variation provided by unit type. Using the 1.89 estimate, the expected number of new residents resulting from the development was determined to be 631.

Summary of New Residential Population

| Projected Development Population | Villas | Condos |
|---|--------|--------|
| Residents per Unit (PWC GIS 2020 Q3 Report) | 1.89 | 1.89 |
| New Units | 209 | 125 |
| Population Increase | 395 | 236 |
| Total Population Increase | 631 | |

Existing Capacity and Development Impact

The proposed residential Project lies within the first due area of Station #24 located at 5901 Antioch Road. Based on information provided by Fire and Rescue staff, the Project is outside of the 4-minute travel time for fire suppression and basic life support, and within the 8-minute travel time for advanced life support.



Source: Prince William County Fire & Rescue

Workload is another component of fire and rescue level of service standards as travel times may be adversely impacted when tactical units serve more than 2000 incidents per year. Station #24 responded to 1,83 incidents in fiscal year 2021, thus below the 2,000 incident threshold for this station.

Phase II Summary

Since the proposed Project does not meet the 4-minute travel time standards for fire suppression and basic life safety, the Phase I Analysis indicated the Phase II Analysis would include further consideration of a monetary proffer. Subsequent to the date of the Phase I Analysis, VPS determined there are no planned CIP projects that would have the effect of improving response travel time to the proposed development. It is our understanding that due to the planned locations of the two new fire stations included in the adopted CIP, the planned stations would not have the effect of improving response travel time to the proposed development. Under proffer law, a development must receive a direct and material benefit for a proffer to be considered reasonable. Further, there must be a basis for determining a roughly proportionate share of cost attributable to impacts of the proposed project. In this case, there is no planned CIP project going forward that would have the effect of improving response travel time to the proposed development, or that would provide the basis for calculating a proportionate

share of cost. For these reasons, a fire and rescue proffer is not being calculated in this Phase II Analysis.

Impacts of the Proposed Zoning on Parks and Recreation

Parks and Recreation Proffer Introduction and Analysis

The Phase I Impact Analysis identified the impacts of the proposed zoning on County Park and Recreation facilities. This Phase II Analysis details specific mitigation measures, if any, to address those impacts where appropriate. The analysis of the impacts will only consider the impacts, as defined by the Code of Virginia, on Parks and Recreation facilities serving the Project, excluding any impacts on operating expenses.

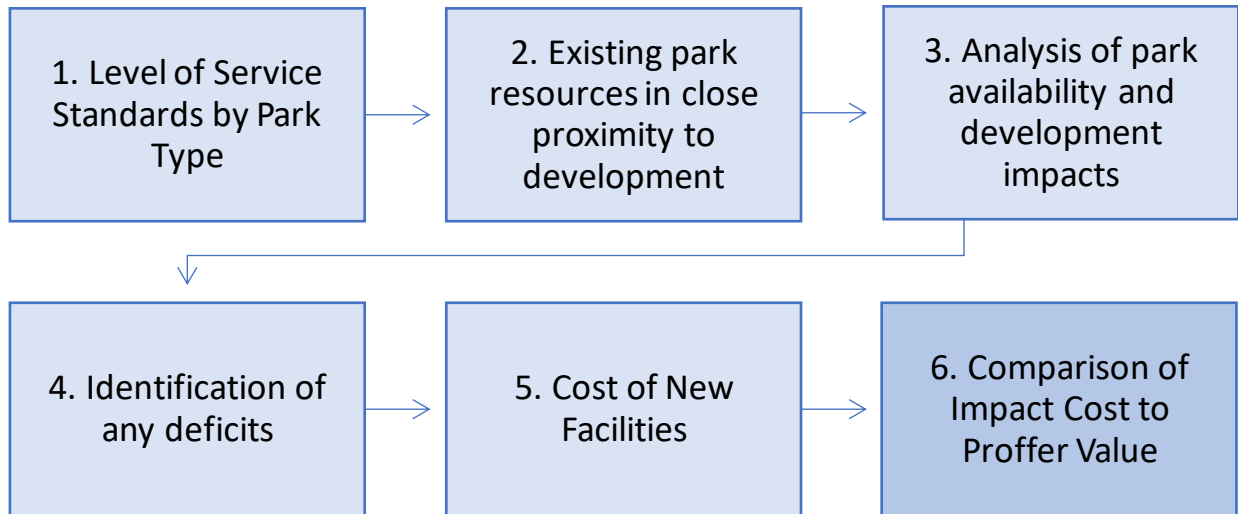
In conducting the Parks and Recreation analysis, the County's level of service standards have been reviewed and analyzed to determine how they apply to new development. The analysis has been conducted in four phases, one for each level of park classification-neighborhood, community, regional, and linear/resource. Virginia Proffer Solutions inventoried existing park and recreation resources that will serve the proposed development. As some parks are designed to only serve residents in a small vicinity while others serve the entire County, these will be analyzed separately using the Development Benefit/Impact Zone™ approach based upon the travel times set out in the Comprehensive Plan. This satisfies not only the nexus requirement but also the requirement that the proffered improvements directly and materially benefit the proposed development, provided that the actual proffer limits the use of the funds to parks and recreation that currently serve or will serve the Project in the future. The public facility impacts of the residents are then evaluated based upon actual costs (where available) or CIP projections for additional parks that meet the definition of "public facility improvement" under the new proffer law. This evaluation satisfies the proportionality requirement. In addition, reductions in demand resulting from any onsite recreation amenities proposed to be constructed will also be evaluated as part of this analysis.

The following steps comprise the methodology for each park type:

1. Identify adopted Level of Service (LOS) standards for park and recreation facilities. (Phase I Analysis)
2. Review parks and recreation resources directly impacted by the development. (Phase I Analysis)
3. Using LOS standards and the Parks, Recreation, Cultural Needs Assessment and Facilities Plan, inventory existing onsite and offsite park and recreation resources serving the proposed development. (Phase I Analysis)
4. If the addition of residents from the development exceed existing capacity of park facilities, determine appropriate mitigation. (Phase I Analysis)
5. Determine the cost of public facility impacts at each park level. (Phase II Analysis)

6. Compare impact cost of new residential to value of Applicant’s proffer for onsite dedications and/or improvements. (Phase II Analysis)

Parks Impact Modeling™



Park and Recreation Level of Service

The County-wide level of service standards potentially relevant to this application are summarized below with comments regarding how the standards are being interpreted and/or applied.

- **LOS Countywide Park Acreage Goal** is 5% of the County’s available land area, excluding Marine Corps Base Quantico. The County currently manages a total of 5,312 acres, which represents 2.56% of total land area within the County. Park-Policy 1.7 of the plan provides clarification on how this goal relates to new development with the following language:

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

can be satisfied either through the donation/dedication of park land or a monetary contribution for park upgrades in the development’s park planning district."

Based on this language, the 5% countywide goal is not being applied as a requirement of the proposed development, but rather one possible strategy to mitigate development impacts in excess of available capacity of parks serving the proposed development. Further, as discussed below, the applicant intends to partially address anticipated park impacts through on-site dedications and amenities as determined during the rezoning process.

- **Service Areas** for the primary park types are defined by the accepted amount of time that most park patrons will travel from their home to get to a particular recreation destination. As indicated in the Comprehensive Plan, the County’s goal is for each resident to be served by a neighborhood park, community park, regional park, and school/community use park with service areas defined by desired travel times as follows:

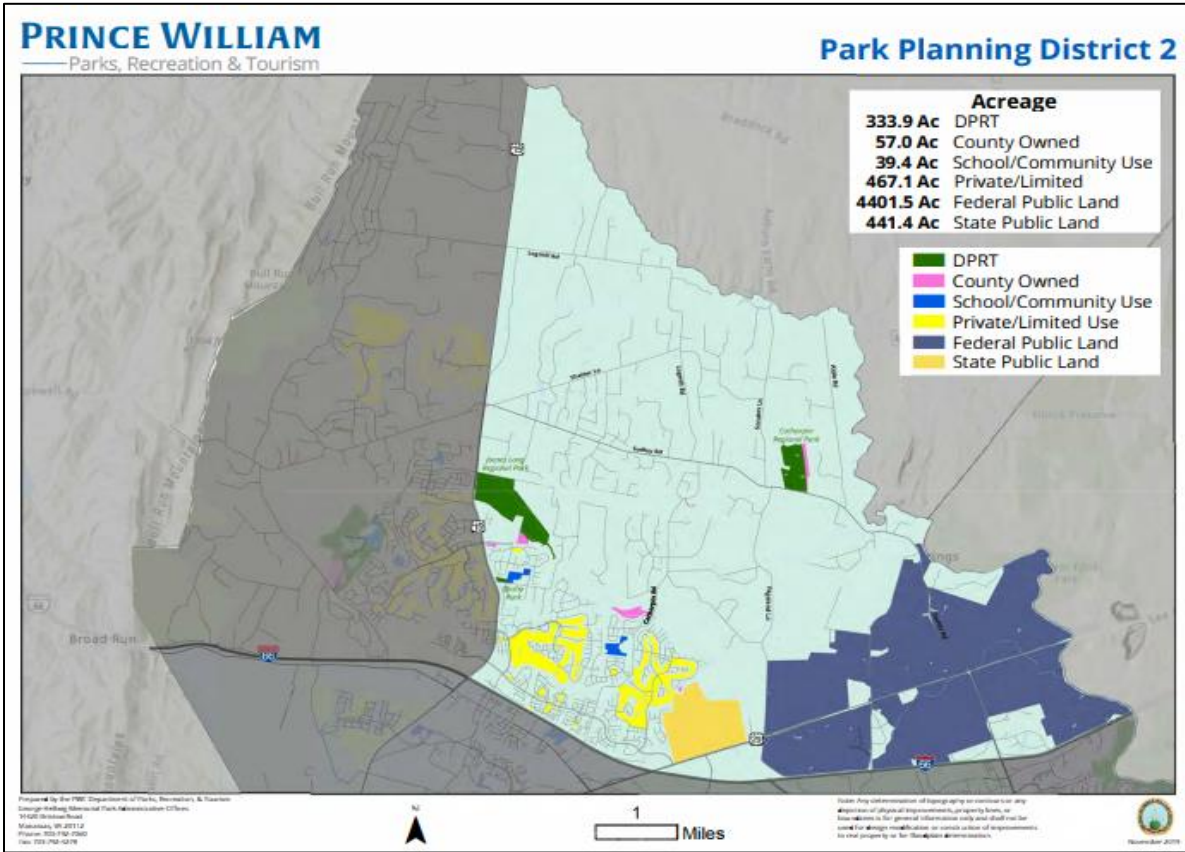
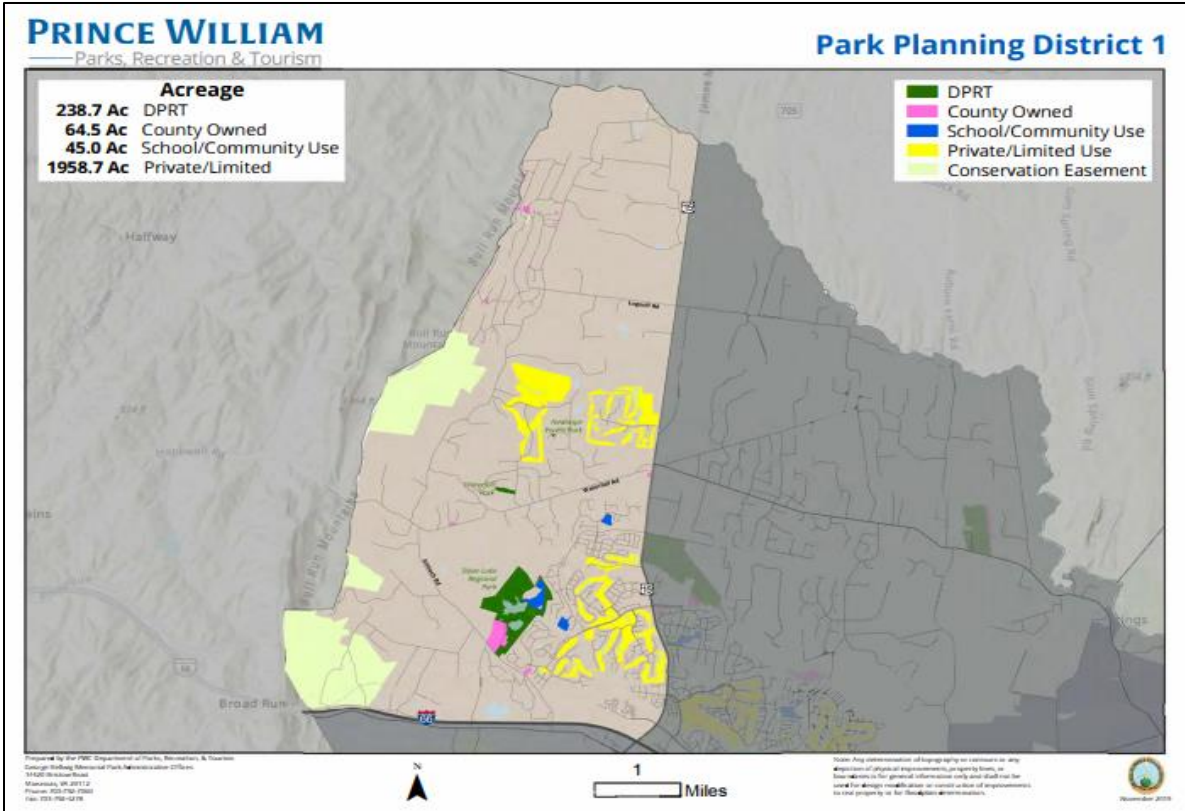
Table PR-1

| Park Type | Walk/Bike Service Area | Drive Time Service Area |
|----------------------|---|--------------------------------|
| Neighborhood Park | 5 to 10 minute walk/bike time; bus stop within ¼-mile preferred | Less than 10 minutes |
| Community Park | 10 to 15 minute walk/bike time | 10 to 20 minute drive time |
| Regional Park | Greater than 15 minute walk/bike time | 20 to 30 minute drive time |
| School/Community-Use | 5 to 10-minute walk/bike time | Less than 10 minutes |

Source: Parks, Recreation, and Tourism Chapter of County Comprehensive Plan

Inventory of Current Capacity

Using approximate drive times to define park service areas, the proposed Project is served by parks within Park Planning District Maps #1 and #2 of the Parks, Recreation and Tourism Chapter of the Comprehensive Plan. Rollins Ford Park, which is located within Park Planning Map #3, also serves the proposed Project. These maps provide a visual summary of the publicly-owned recreational resources in close proximity to the proposed development and help to define the Development Benefit/Impact Zone for this analysis.



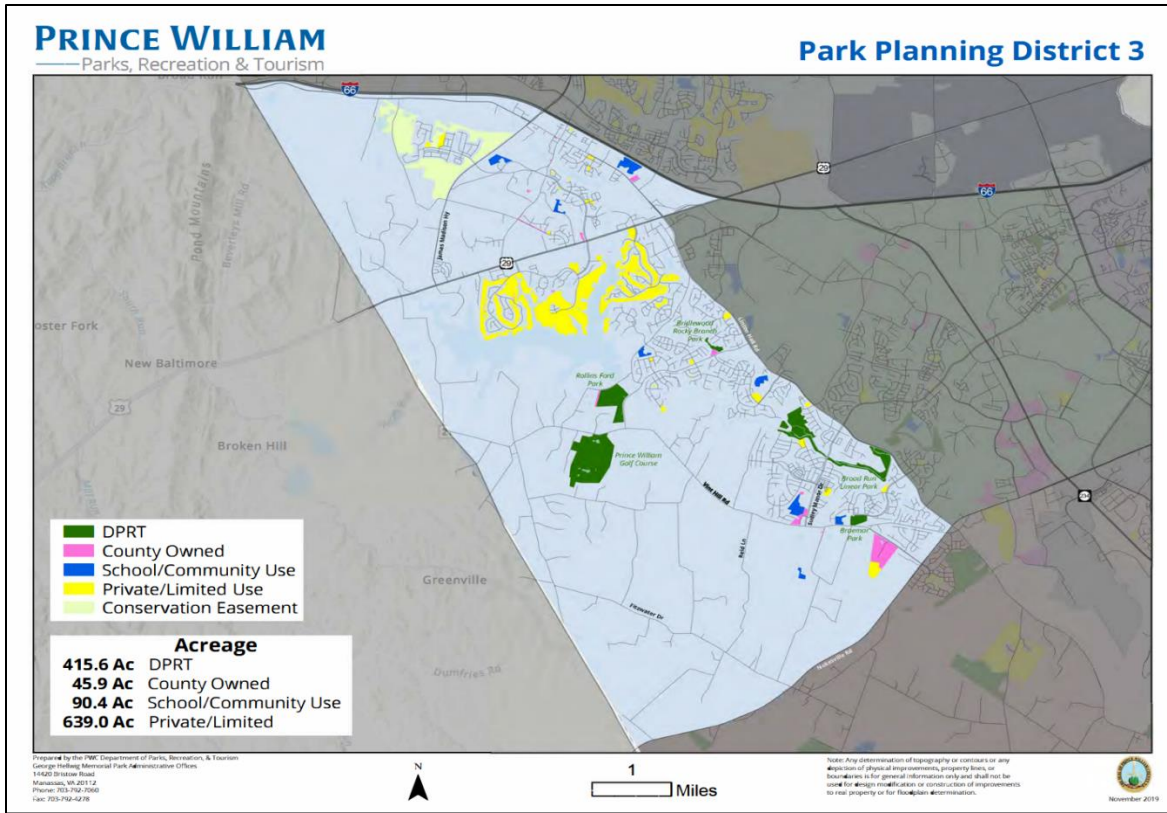


Table PR-2
County-owned Park and Recreation Resources within a 20 Minute Drive Time
(as measured from 15410 Heathcote Blvd.)

| Park District | Park Name | Park Address | Park Type | Acres | Drive Distance | Approx. Driving | Approx. Biking | Approx. Walking |
|---------------|-----------------------------------|---------------------------|--------------|-------------|----------------|-----------------|----------------|-----------------|
| 1 | Newhope Forest Park (undeveloped) | 15701 Scotts Valley Drive | Neighborhood | .5 | 6 | 12 min | 34 min | 1 hr 59 m |
| 1 | Waterfall Park (undeveloped) | 4209 Jackson Mill Rd. | Neighborhood | 6.3 | 7 | 14 min | 38 min | 2 hr 17 min |
| 1 | Silver Lake | 16198 Silver Lake Rd. | Regional | 231.9 | 3.6 | 12 min | 31 min | 1 hr 31 m |
| 1 | Catharpin Greenway | N/A | Linear Trail | 6.9 (miles) | N/A | N/A | N/A | N/A |
| 1 | Alvey Elem. School | 5300 Waverly Farm Dr. | School | 10.9 | 3.7 | 9 min | 19 min | 1 hr 12 min |
| 1 | Samuel Gravelly Elem. School | 4670 Waverly Farm Dr. | School | 8.1 | 3.7 | 8 min | 20 min | 1 hr 13 min |

| | | | | | | | | |
|---|----------------------------|------------------------|-------------------|-------|-----|--------|--------|-------------|
| 1 | Reagan Middle School | 15801 Tanning House Pl | School | 26 | 4.3 | 10 min | 23 min | 1 hr 25 min |
| 2 | Catharpin | 12500 Kyle Wilson Way | Regional | 99.9 | 7.6 | 13 min | 40 min | 2hr 23 m |
| 2 | James S. Long | 4603 James Madison Hwy | Regional | 229.7 | 3.1 | 6 min | 16 min | 1 hr 3 min |
| 2 | Bushy Park | 14870 Lightner Rd | Cultural Resource | 4.3 | 2 | 6 min | 12 min | 42 min |
| 2 | Bull Run Middle School | 6308 Catharpin Rd. | School | 22.1 | 3.6 | 8 min | 19 min | 1 hr 9 min |
| 2 | Mountain View Elem. School | 5600 McLeod Way | School | 17.3 | 2.2 | 5 min | 11 min | 44 min |
| 3 | Rollins Ford Park | 14500 Rollins Ford Rd | Community | 69.1 | 6.3 | 14 min | 39 min | 2 hr 8 min |

Sources: Parks, Recreation, and Tourism Chapter of Comprehensive Plan, Google Maps

This area of the County is also the location of the Bull Run Natural Area Preserve, the Manassas National Battlefield, and the Conway Robinson State Park. Though these facilities are not owned by the County, they provide additional recreation resources to residents of the County and serve to reduce demand on County park and recreation facilities.

On-site recreational amenities are proposed by the Applicant, and have the effect of reducing the overall demand for recreation. A summary is as follows:

**Table PR-3
On-site Recreational Amenities Proposed by Applicant**

| Onsite Recreational Amenity | Description and/or Notes |
|-----------------------------|---|
| Clubhouse | Construction of onsite clubhouse with pool and outdoor playing courts. |
| 3 Pocket Parks | Construction of 3 pocket parks totaling approximately 59,400 square feet or 1.36 acres. |
| Community Trail System | 2,600 linear feet of trail to be constructed on-site with connection to amenity center. |

Level of Service Impacts by Park Type

The demand for neighborhood, community, regional, and linear/resource parks is driven largely by residential growth. For reference, Table PR-4 provides the expected increase in population of 631 residents, followed by a description of expected impacts for each park type.

**Table PR-4
Summary of New Residential Population**

| Projected Development Population | Villas | Condos |
|---|--------|--------|
| Residents per Unit (PWC GIS 2020 Q3 Report) | 1.89 | 1.89 |
| New Units | 209 | 125 |
| Population Increase | 395 | 236 |
| Total Population Increase | 631 | |

Neighborhood Park Impact Analysis

Proposed Pocket Park Locations



As described in the County’s Comprehensive Plan, neighborhood parks are smallest park type in size and primarily serve the neighborhood immediately adjacent to the park. The desired level of service for new residential development is for future residents to be able to walk or bike to the park within 5 to 10 minutes, or drive to the park in less than 10 minutes. Neighborhood parks typically offer a variety of active or passive recreation opportunities, or a combination of

both, in close proximity to residences and employment centers where population densities are higher. Size and amenities of the park depend on the characteristics and needs of the surrounding neighborhood. Generally, a neighborhood park will have a mix of 75% active and 25% passive space. While some exceptions exist countywide, neighborhood parks are typically privately owned and operated by the developments they serve.

The Applicant intends to provide 3 pocket parks on-site in locations easily accessible to future residents of the development. The total area of these parks is approximately 59,400 square feet or 1.36 acres. Since the proposed onsite park and recreation amenities will meet the neighborhood park needs of the proposed development, the Phase II Analysis does not consider monetary proffers for neighborhood parks.

Community Park Impact Analysis



Community parks serve larger geographic areas of the county and provide a variety of indoor and outdoor recreation facilities and park experiences. The desired level of service for

new development is for future residents to be able to walk or ride a bike to a community park within 10 to 15 minutes, and/or drive to a community park within 20 minutes.

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

There are no existing community parks located within the desired drive time of 10 to 20 minute from the proposed development. The Applicant intends to construct an amenity center on-site, which will have the effect of reducing demand on community parks. The onsite amenities include a clubhouse with a pool, and outdoor playing courts.

To calculate the development impact, we used the park acreage standards from the County's 2014 Policy Guide for Monetary Contributions:

Community Park Acreage Calculation:

4 acres/1,000 residents X 631 = 2.52 acres

Community Park Phase II Analysis

The Phase I Analysis indicated the Phase II Analysis would include consideration of a possible monetary proffer for community parks. Such consideration would be based on planned community parks that are within the area impacted by the proposed development and that are reflected in the County's five-year CIP as approved projects with specific milestones and target dates for completion. The FY2023-28 CIP includes Rollins Ford Park Phase 2 scheduled to be completed in June 2023 at an estimated cost of \$10.1 million. Rollins Ford Park is a community park with a service area that includes much of the Gainesville and Brentsville Magisterial Districts. This would be an appropriate park project to consider monetary for proffers in addition to the onsite recreation that is being provided.

Proportionate Share Proffer for Rollins Ford Park Phase 2

\$10,100,000 CIP cost ÷ (146,379 res. pop.* + 631 new res.) = \$68.70 per capita cost;

\$68.70 per capita cost X 631 new residents = \$43,350 (rounded) total proffer;

\$43,350 ÷ 334 new units = \$130 (rounded) per unit.

**Data Source: Residential Population for Gainesville and Brentsville Magisterial Districts, PWC Redistricting Report, 12/21/2021 BOCS Mtg.*

Regional Park Impact Analysis

Regional parks are larger parks that serve the county and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the county. The desired level of service for new residential is that each future resident should be within a 20 to 30-minute drive time of a regional park.

The proposed development is located less than a 20-minute drive time of 3 regional parks totaling approximately 562 acres:

- Silver Lake Park - 231.9-acre park with amenities that include picnic pavilions, trails, boat launch and lake access, restrooms, and parking.
- Catharpin Park – 99.9-acre park with amenities that include softball and little league fields, portable restrooms, and parking.
- James S. Long Park – 229.7-acre park with amenities that include soccer field, baseball fields, little league fields, trails, open play areas, basketball courts, tennis courts, playground, picnic pavilions, trails, equestrian ring, restrooms, and parking.

The above 3 regional parks represent approximately 22% of the total regional park acreage in the County. Service areas of these 3 regional parks overlap to some degree and are difficult to quantify in terms of acreage and population served. Though not exactly the same boundary as combined Park Planning District #1 and #2, we used the Gainesville Magisterial District boundary for the purpose of determining the adequacy of regional park acreage in this area of the County. Based on County population estimates for 2019, the Gainesville District has 15% of the County’s population, 20% of the County’s land area, and 22% of the County’s regional park acreage. This area of the County is also the location of the Bull Run Natural Area Preserve, the Manassas National Battlefield, and the Conway Robinson State Park. In considering these regional park assets in total, we concluded the proposed development would not create need for additional regional park resources in this area of the County. Therefore, the Phase II Analysis does not include calculation of a monetary proffer for regional parks.

Linear/Resource Impact Analysis

Catharpin Greenway, measuring 6.9 linear miles (36,432 linear feet), is located in Park District #1. There are no linear resources located in Park District #2. Using the estimate 2019 Gainesville population of 73,000, this represents a current service level of .499 linear feet per person. Applying the current level of service to the projected development population of 631 yields 315 linear feet. In addition to constructing sidewalks throughout the proposed development, the Applicant plans to construct an on-site community trail system approximately 2,600 linear feet in length with a connection to the onsite amenity center, which will have the effect of reducing impacts on linear/resource park facilities. Given the level of onsite mitigation, the Phase II Analysis does not include calculation of a monetary proffer for linear resources.

Phase II Summary

The Phase II analysis focuses on the need for an additional 2.52 acres of community parks as such impact was calculated in the Phase I analysis. To address this need, a proportionate share of costs for Rollins Ford Park Phase 2 was calculated above (see p. 32) resulting in a total proffer amount of \$43,350 or \$130 per unit. Rollins Ford Park is a community park located within a 20-minute drive time of the proposed development, and the Phase 2 CIP project will expand community park capacity in the area. In addition, the Applicant is constructing significant onsite amenities that will reduce impacts on Rollins Ford Park. These amenities include a clubhouse with a pool and outdoor playing courts.

Summary of Calculated Monetary Proffers

| Public Facility | Phase I Defined Impact | Phase II Total Proffer | Phase II Per Unit Proffer (334 units) |
|---------------------------------|---|---|--|
| Public Safety Training Facility | Additional need for public safety training space. Monetary proffer based on CIP project for planned expansion of Public Safety Training Center. | \$40,617 | \$122 per unit |
| Community Park | Additional need for community park. Monetary proffer based on CIP project for Rollins Ford Park Phase 2. | \$43,350 Onsite park and recreation amenities also being provided. | \$130 per unit |
| Total Proffer | | \$83,967 | \$252 per unit |

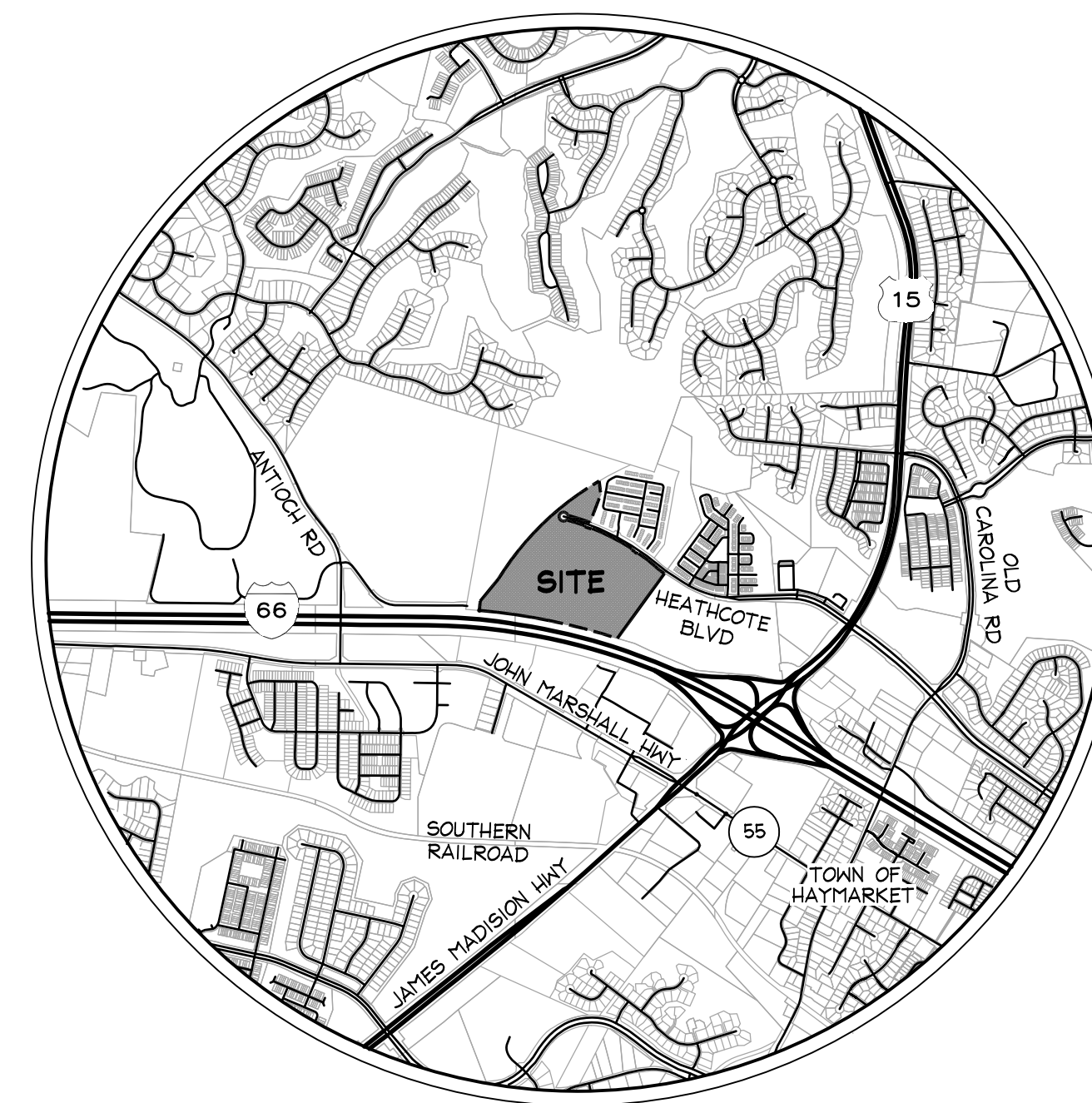
MASTER PMR ZONING PLAN

FOR

HAYMARKET CROSSING II

GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

The Engineering Groupe Inc.
 Engineers | Surveyors | Planners
 www.enggroupe.com
 South Office
 10333 Southpoint Landing, Suite 200, Prince William, VA 22192
 PH: 703.670.0985
 West Office
 42795 Generation Drive, Suite 200, Ashburn, VA 20147
 PH: 703.670.0985



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX:

| TITLE | SHEET NO. |
|---|-----------|
| COVER SHEET | 1 |
| LAND USE PLAN | 2 |
| OPEN SPACE AND BUFFER PLAN | 3 |
| TRANSPORTATION, PEDESTRIAN CIRCULATION AND UTILITIES PLAN | 4 |
| DETAILS SHEET | 5 |

OWNER:

**LJ CLAVELLI TRUSTEE
EDWARD LAIOS
PO BOX 6777
WASHINGTON DC 20020**

OWNER/APPLICANT:

**PULTE HOME COMPANY LLC
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031**

LAND USE ATTORNEY:

**WALSH, COLUCCI,
LUBELEY & WALSH, P.C.
4310 PRINCE WILLIAM PARKWAY
WOODBIDGE, VA 22192
(703) 680-4664
(703) 690-6067 (FAX)**

ENGINEER:

**THE ENGINEERING GROUPE, INC.
19580 GROUPE DRIVE
SUITE 200
WOODBIDGE, VA 22192
(703) 670-0985**

WETLAND CONSULTANT:

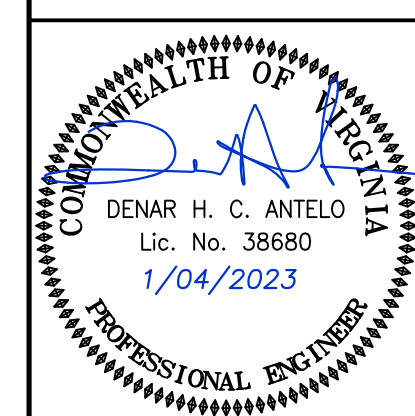
**TNT ENVIRONMENTAL
4455 BROOKFIELD CORPORATE DRIVE
SUITE 100
CHANTILLY, VIRGINIA 2151
(703) 466-5123 (FAX)**

TRANSPORTATION ENGINEER:

**WELLS + ASSOCIATES
1420 SPRING HILL ROAD
SUITE 610
TYSONS, VA 22102
(703) 917-6620**

| NO. | DATE | COUNTY REVISIONS |
|-----|------|------------------|
| | | |
| | | |

COVER SHEET
HAYMARKET CROSSING II
REZONING #REZ2022-00014
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



| DATE | ACTION | ENGINEERING GROUPE PROJECT STATUS |
|----------|-------------------------|-----------------------------------|
| 1/04/23 | ADDRESS COUNTY COMMENTS | |
| 12/30/22 | ADDRESS COUNTY COMMENTS | |
| 11/07/22 | ADDRESS COUNTY COMMENTS | |
| 7/05/22 | ADDRESS COUNTY COMMENTS | |

DATE: SEPT 20, 2021
 SCALE: AS SHOWN
 DESIGNER: DA
 DRAFTSMAN: DMB
 FILE NO. M-3367
 SHEET 1 OF 5

DEVELOPMENT SUMMARY:

PARCEL GPIN.....7298-54-4528
 (A PORTION OF)

AREA TO BE REZONED.....±50.85 ACRES

EXISTING ZONE.....PBD
 PROPOSED ZONE.....PMR
 PROPOSED USE.....VILLA (TOWNHOUSE)
 CONDOMINIUM (MULTI-FAMILY)

OPEN SPACE REQ'D.....30%
 OPEN SPACE PROV'D.....32%

TREE CANOPY REQ'D:*

LAND BAY 1.....15%
 LAND BAY 2.....20%

*TREE CANOPY CALCULATIONS WILL BE PROVIDED WITH THE SITE PLAN, SHOWN IN ACCORDANCE WITH PWC DCSM STANDARDS.

GENERAL NOTES:

1. THE REZONING BOUNDARY IS SHOWN HEREON IN ACCORDANCE WITH THE ZONING PLAT PREPARED BY THE ENGINEERING GROUPE, INC. ON SEPTEMBER 13, 2021.
2. THE LAND BAY LIMITS ARE PRELIMINARY, SUBJECT TO MINOR MODIFICATION WITH THE FINAL SITE PLAN.
3. OPEN SPACE, ACTIVE AND PASSIVE RECREATION AREAS WILL BE PROVIDED IN LAND BAYS 1 AND 2, AS GENERALLY SHOWN ON SHEET 3 OF 5.
4. THE LOCATION OF THE PRIMARY ROAD NETWORK AND UTILITY CONNECTIONS, AS SHOWN ON SHEET 4 OF 5, ARE PRELIMINARY, SUBJECT TO MINOR MODIFICATIONS WITH THE FINAL SITE PLAN.
5. FINAL MONUMENT SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT FINAL SITE OR SIGN PERMIT STAGE.

LAND BAY SUMMARY:

| | APPROX. AREA | PROP. ZONE | PROP. USE | MAX. DENSITY | PROP. UNITS |
|------------|--------------|------------|----------------------|--------------|-----------------------|
| LAND BAY 1 | ±9.26 ACRES | PMR, HDR | CONDO (MULTI-FAMILY) | 16 DU/AC | 125 UNITS (±14 DU/AC) |
| LAND BAY 2 | ±41.59 ACRES | PMR, MDR | VILLA (TOWNHOUSE) | 6 DU/AC | 209 UNITS (±5 DU/AC) |

LJ CLAVELLI TRUSTEE,
 EDWARD LAIOS
 GPIN: 7298-54-4528
 (A PORTION OF)
 INST. 202002270015678
 EX. ZONE: A-1
 EX. USE: VACANT LAND

PHASE 26
 HAYMARKET CROSSING
 CONDOMINIUM
 GPIN: 7298-64-7413
 INST. 202102170019969
 EX. ZONE: R-16
 EX. USE: TOWNHOUSE DEVELOPMENT

CONSERVATION PARCEL 1 LLC
 GPIN: 7298-74-0282
 INST. #201801260006120
 EX. ZONE: A-1
 EX. USE: VACANT LAND

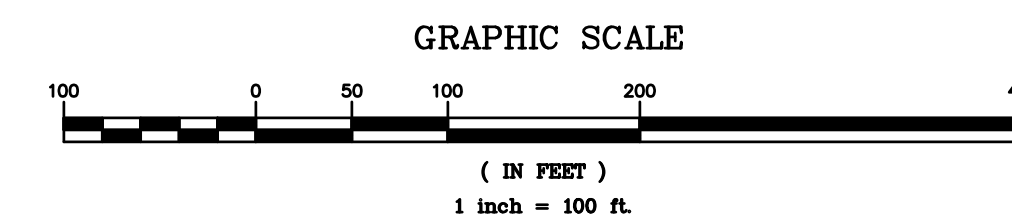
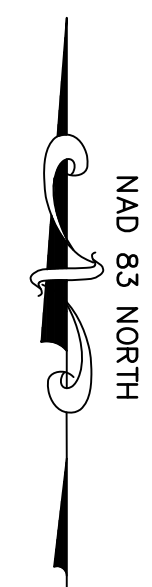
LAND BAY 2
 LAND BAY AREA: ±41.6 ACRES
 PROPOSED ZONE: PMR, MDR
 (MEDIUM DENSITY RESIDENTIAL)
 PROPOSED USE: VILLA (TOWNHOUSE)
 MAXIMUM DENSITY: 6 DU/AC

LAND BAY 1
 LAND BAY AREA: ±9.3 ACRES
 PROPOSED ZONE: PMR, HDR
 (HIGH DENSITY RESIDENTIAL)
 PROPOSED USE: CONDO (MULTI-FAMILY)
 MAXIMUM DENSITY: 16 DU/AC

PRINCE WILLIAM HEALTH SYSTEM
 GPIN: 7298-73-3814
 INST. 201711280089021
 EX. ZONE: PMD
 EX. USE: HOSPITAL

INTERSTATE 66
 (VARIABLE WIDTH RIGHT-OF-WAY)
 VDOT PROJECT 0066-076-003, RW-201, C-501

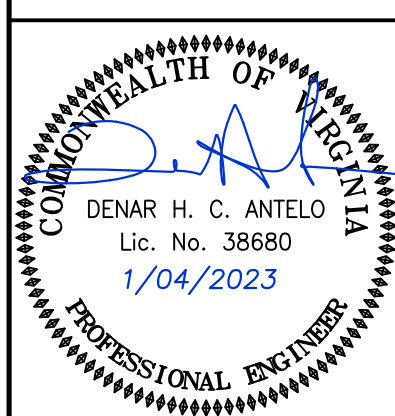
HEATHCOTE BOULEVARD
 STATE ROUTE 2602
 (VARIABLE WIDTH RIGHT-OF-WAY)



The Engineering Groupe Inc.
 Engineers | Surveyors | Planners
 www.enggroupe.com
 West Office: 42795 Generation Drive, Suite 200, Ashburn, VA 20148, PH: 703.670.0985
 Central Office: 13550 Conroy Drive, Suite 200, Woodbridge, VA 22192, PH: 703.670.0985
 South Office: 10333 Southpoint Landing, Suite 121, Prince William, VA 22131, PH: 703.670.0985









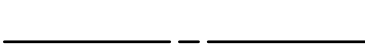
| NO. | DATE | COUNTY REVISIONS |
|-----|------|------------------|
| | | |
| | | |
| | | |

LAND USE PLAN
HAYMARKET CROSSING II
REZONING #REZ2022-00014
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



| ENGINEERING GROUPE | PROJECT STATUS | DATE |
|--------------------|-------------------------|-----------------|
| 1/04/23 | ADDRESS COUNTY COMMENTS | SEPT 20, 2021 |
| 12/30/22 | ADDRESS COUNTY COMMENTS | SCALE: 1"=100' |
| 11/07/22 | ADDRESS COUNTY COMMENTS | DESIGNER: DA |
| 7/05/22 | ADDRESS COUNTY COMMENTS | DRAFTSMAN: DMB |
| | | FILE NO. M-3367 |
| | | SHEET 2 OF 5 |

LEGEND:

-  REZONING BOUNDARY
-  APPROXIMATE LIMITS OF DISTURBANCE
-  LAND BAY LINE
-  POCKET PARK
-  OPEN SPACE AREAS
-  BUFFERS
-  HEATHCOTE GREENWAY AREA
-  UNDISTURBED BUFFER AREAS
-  PRINCIPAL STREET



The Engineering Group Inc.
 Engineers | Surveyors | Planners

West Office: 42795 Generation Drive, Suite 200, Westfield, NY 12145, PH: 703.670.0985
 Central Office: 13580 Conquest Drive, Suite 200, Westfield, NY 12145, PH: 703.670.0985
 South Office: 10333 Southpoint Landing, Suite 200, Westfield, NY 12145, PH: 703.670.0985

| NO. | DATE | COUNTY REVISIONS |
|-----|------|------------------|
| | | |
| | | |
| | | |

OPEN SPACE AND BUFFER PLAN
HAYMARKET CROSSING II
 REZONING #REZ2022-00014
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

NAD 83 NORTH



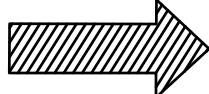

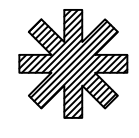


GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
 DENAR H. C. ANTELO
 Lic. No. 38680
 1/04/2023
 PROFESSIONAL ENGINEER

| ENGINEERING GROUPE | PROJECT STATUS | DATE | ACTION |
|--------------------|-------------------------|------|--------|
| | | | |
| 1/04/23 | ADDRESS COUNTY COMMENTS | | |
| 12/30/22 | ADDRESS COUNTY COMMENTS | | |
| 11/07/22 | ADDRESS COUNTY COMMENTS | | |
| 7/05/22 | ADDRESS COUNTY COMMENTS | | |

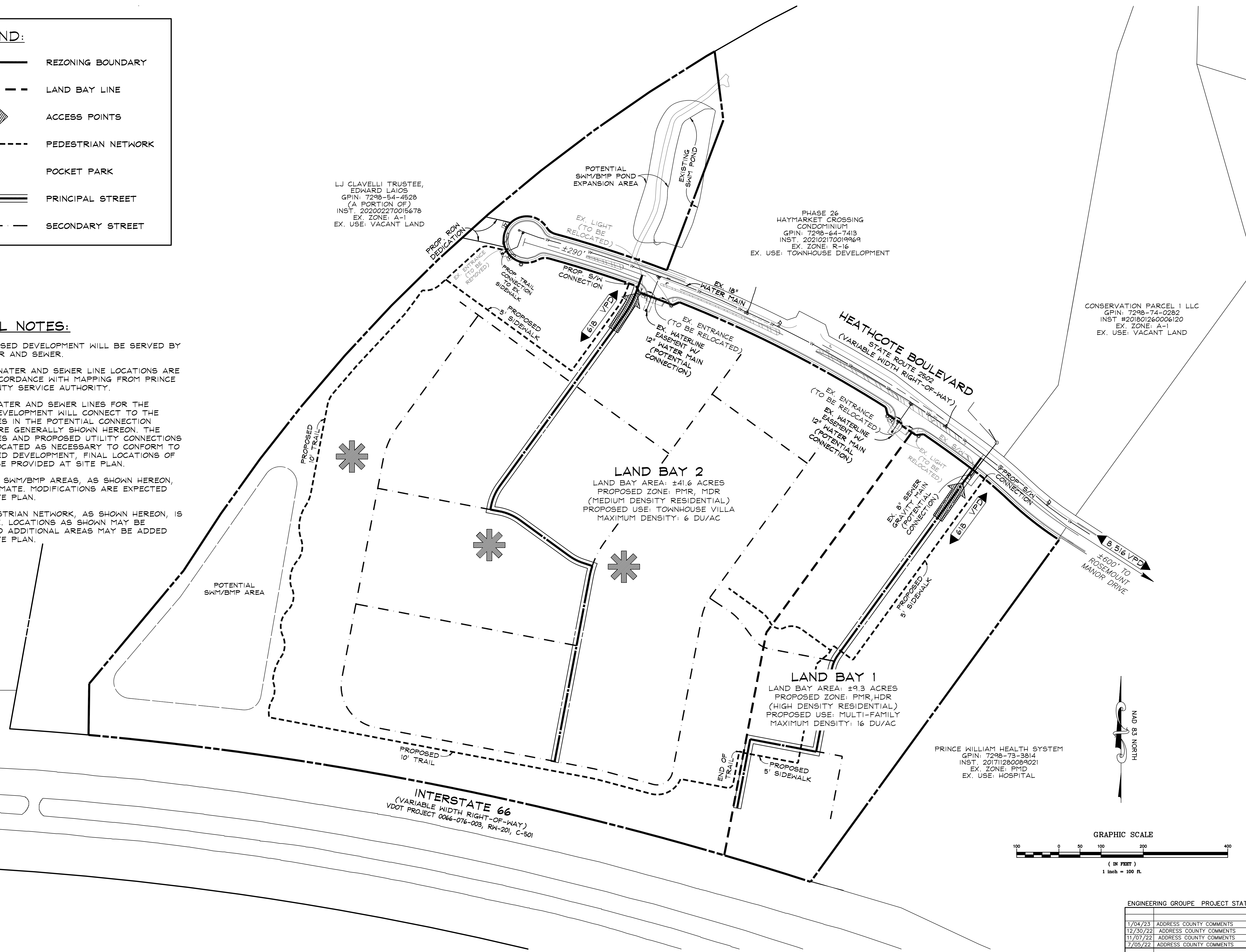
DATE: SEPT 20, 2021
 SCALE: 1"=100'
 DESIGNER: DA
 DRAFTSMAN: DMB
 FILE NO. M-3367
 SHEET 3 OF 5

LEGEND:

-  REZONING BOUNDARY
-  LAND BAY LINE
-  ACCESS POINTS
-  PEDESTRIAN NETWORK
-  POCKET PARK
-  PRINCIPAL STREET
-  SECONDARY STREET

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER.
2. EXISTING WATER AND SEWER LINE LOCATIONS ARE SHOWN IN ACCORDANCE WITH MAPPING FROM PRINCE WILLIAM COUNTY SERVICE AUTHORITY.
3. FUTURE WATER AND SEWER LINES FOR THE PROPOSED DEVELOPMENT WILL CONNECT TO THE EXISTING LINES IN THE POTENTIAL CONNECTION LOCATIONS ARE GENERALLY SHOWN HEREON. THE EXISTING LINES AND PROPOSED UTILITY CONNECTIONS MAY BE RELOCATED AS NECESSARY TO CONFORM TO THE PROPOSED DEVELOPMENT, FINAL LOCATIONS OF WHICH WILL BE PROVIDED AT SITE PLAN.
4. PROPOSED SWM/BMP AREAS, AS SHOWN HEREON, ARE APPROXIMATE. MODIFICATIONS ARE EXPECTED WITH THE SITE PLAN.
5. THE PEDESTRIAN NETWORK, AS SHOWN HEREON, IS APPROXIMATE. LOCATIONS AS SHOWN MAY BE MODIFIED AND ADDITIONAL AREAS MAY BE ADDED WITH THE SITE PLAN.



LJ CLAVELLI TRUSTEE,
EDWARD LAIOS
GPIN: 7298-54-4528
(A PORTION OF)
INST. 202002270015678
EX. ZONE: A-1
EX. USE: VACANT LAND

PHASE 26
HAYMARKET CROSSING
CONDOMINIUM
GPIN: 7298-64-7413
INST. 202102170019969
EX. ZONE: R-16
EX. USE: TOWNHOUSE DEVELOPMENT

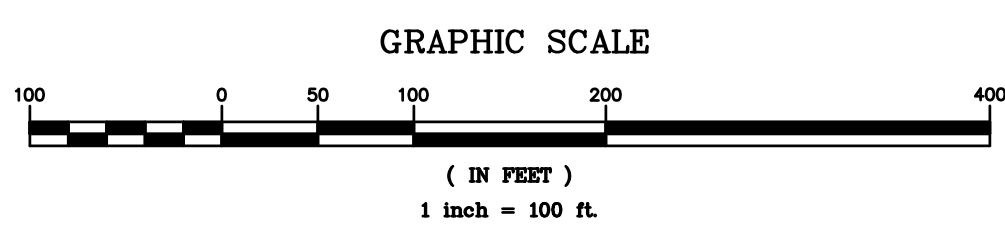
CONSERVATION PARCEL 1 LLC
GPIN: 7298-74-0282
INST. #201801260006120
EX. ZONE: A-1
EX. USE: VACANT LAND

LAND BAY 2
LAND BAY AREA: ±41.6 ACRES
PROPOSED ZONE: PMR, MDR
(MEDIUM DENSITY RESIDENTIAL)
PROPOSED USE: TOWNHOUSE VILLA
MAXIMUM DENSITY: 6 DU/AC

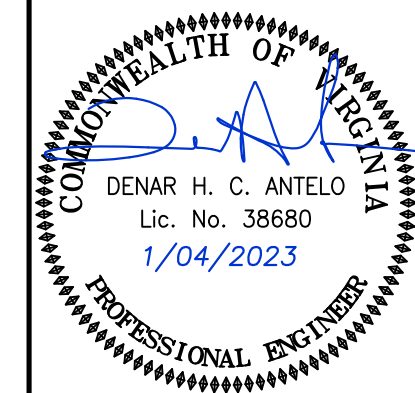
LAND BAY 1
LAND BAY AREA: ±9.3 ACRES
PROPOSED ZONE: PMR, HDR
(HIGH DENSITY RESIDENTIAL)
PROPOSED USE: MULTI-FAMILY
MAXIMUM DENSITY: 16 DU/AC

INTERSTATE 66
(VARIABLE WIDTH RIGHT-OF-WAY)
VDOT PROJECT 0066-076-003, RW-201, C-501

PRINCE WILLIAM HEALTH SYSTEM
GPIN: 7298-73-3814
INST. 201711280089021
EX. ZONE: PMD
EX. USE: HOSPITAL



TRANSPORTATION, PEDESTRIAN CIRCULATION AND UTILITIES PLAN
HAYMARKET CROSSING II
REZONING #REZ2022-00014

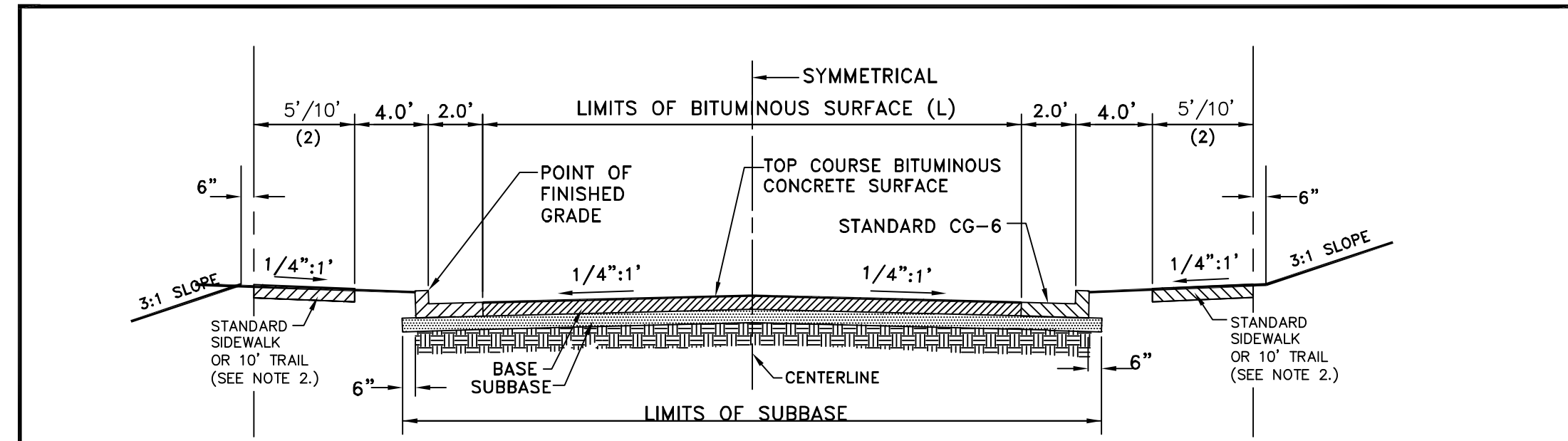


| DATE | ACTION | SHEET | OF |
|----------|-------------------------|-------|----|
| 1/04/23 | ADDRESS COUNTY COMMENTS | 4 | 5 |
| 12/30/22 | ADDRESS COUNTY COMMENTS | | |
| 11/07/22 | ADDRESS COUNTY COMMENTS | | |
| 7/05/22 | ADDRESS COUNTY COMMENTS | | |

ENGINEERING GROUPE PROJECT STATUS
DATE: SEPT 20, 2021
SCALE: 1"=100'
DESIGNER: DA
DRAFTSMAN: DMB
FILE NO. M-3367
SHEET 4 OF 5

The Engineering Group Inc.
Engineers | Surveyors | Planners
www.enggroup.com
West Office: 42795 Generation Drive, Suite 200, Ashburn, VA 20147, PH: 703.670.0985
Central Office: 13550 Conquest Drive, Suite 200, Manassas, VA 20108, PH: 703.670.0985
South Office: 10333 Southpoint Landing, Suite 200, Prince William, VA 22031, PH: 703.670.0985

| NO. | DATE | COUNTY REVISIONS |
|-----|------|------------------|
| | | |
| | | |
| | | |
| | | |
| | | |



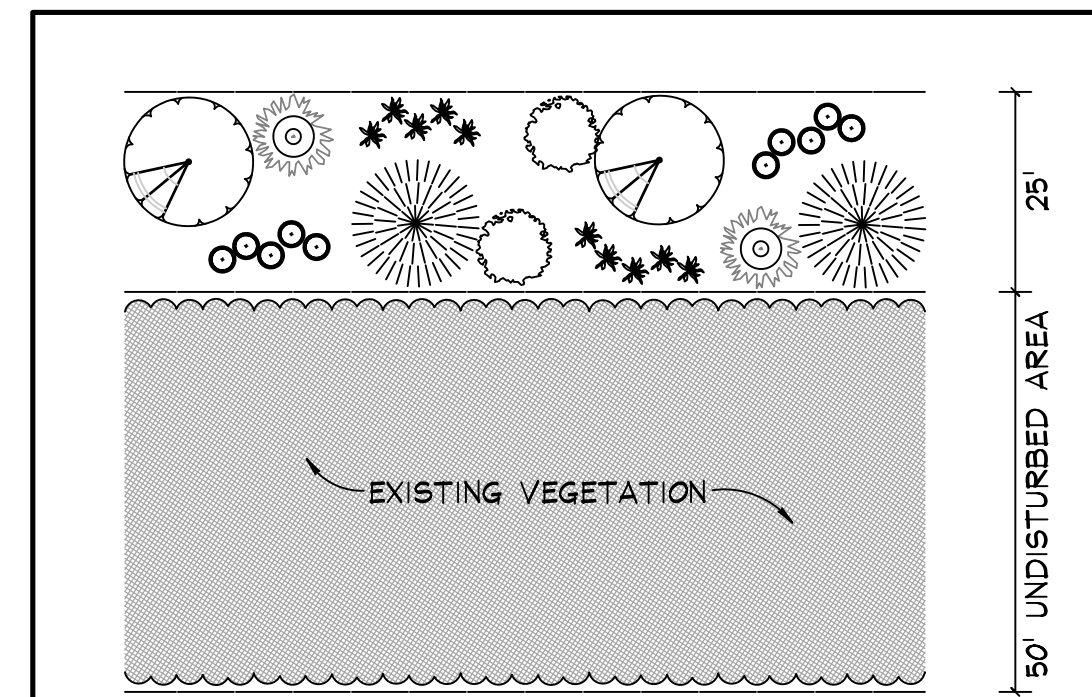
| TRAFFIC VOLUME (VPD) | PARKING | L | PAVEMENT SECTION |
|----------------------|----------------------------|-----------|------------------|
| 0 TO 250 | No Parking Allowed | 22 ft | CATEGORY I |
| 0 TO 250 | Parallel (one side) | 35 ft | CATEGORY I |
| 0 TO 250 | Parallel (both sides) | 35 ft | CATEGORY I |
| 0 TO 250 | Perpendicular | 22 ft (1) | CATEGORY I |
| 251 TO 400 | Perpendicular (both sides) | 24 ft (1) | CATEGORY II |
| 251 TO 400 | No Parking Allowed | 22 ft | CATEGORY II |
| 401 TO 600 | Parallel (one side) | 30 ft | CATEGORY III |
| 401 TO 600 | Perpendicular | 24 ft (1) | CATEGORY III |
| 601 TO 1000 | No Parking Allowed | 24 ft | CATEGORY III |

GENERAL NOTES:

- These dimensions are for travelways only, exclusive of parking spaces.
- Sidewalk locations to be determined during final site plan review. A 10' trail may be provided in place of a sidewalk along one side of the street.
- Stone material shall be extended under the curb and gutter a minimum of six inches (6 in.), beyond the back of curb. The aggregate thickness under the curb and gutter shall be in excess of the depth of the gutter face or a minimum of four inches (4 in.), whichever is greater.
- Refer to Detail 650.01 for alternative pavement sections.
- Maximum grade eight percent (8%).
- Design of this type of roadway shall conform to current VDOT requirements.
- If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.

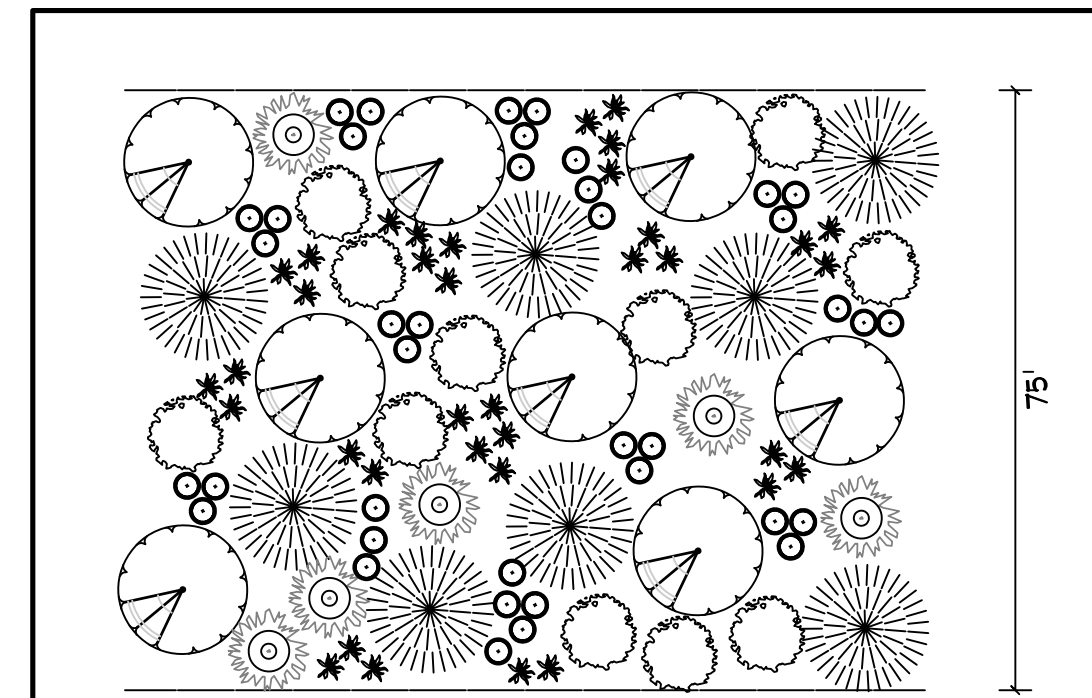
| | | | | | |
|-----------------------------|---------------------------|--|--|--|-----------------|
| Detail No. 650.06 | TS-1 (MODIFIED) | | COUNTY OF PRINCE WILLIAM VIRGINIA | TRAVELWAY STANDARDS FOR INDUSTRIAL, INSTITUTIONAL OFFICE, COMMERCIAL, SINGLE FAMILY ATTACHED, AND MULTIFAMILY DEVELOPMENTS | Date 7/15/14 |
|-----------------------------|---------------------------|--|--|--|-----------------|

NOTE: RIGHT-OF-WAY IS REDUCED BY 5 FEET IN ACCORDANCE WITH NOTE 7 AS SHOWN IN THE TS-1 DETAIL HEREON.

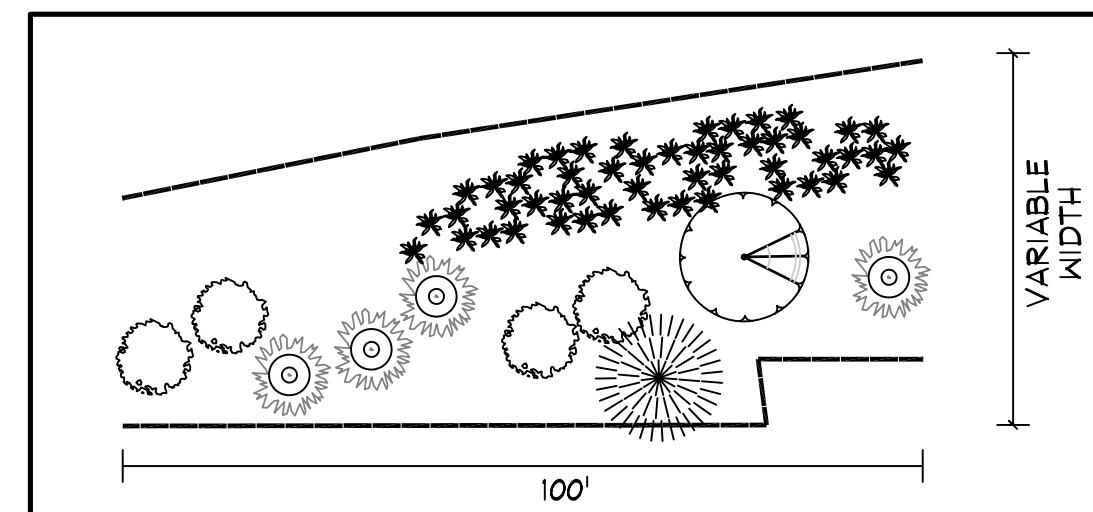


75' BUFFER W/50' UNDISTURBED AREA
N.T.S.

NOTE: SUPPLEMENTAL PLANTINGS MAY BE PROVIDED TO MEET THE MINIMUM 400 PLANT UNITS PER 100'.

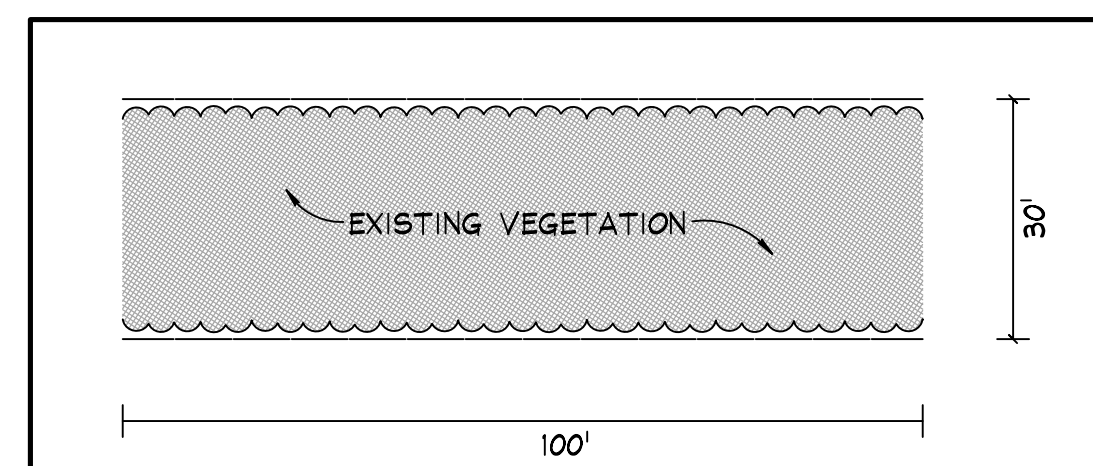


75' BUFFER
RESIDENTIAL BUFFER FOR RIGHT-OF-WAYS
400 PLANT UNITS PER 100'
N.T.S.



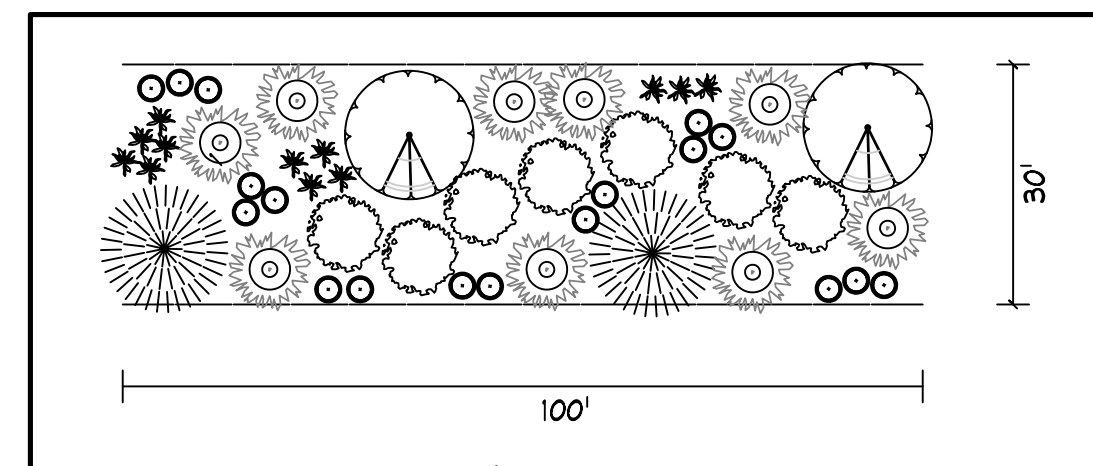
HEATHCOTE GREENWAY AREA
N.T.S.

NOTE: THE VARIABLE WIDTH GREENWAY WILL BE LANDSCAPED, ON AVERAGE, AT 130 PLANT UNITS PER 100'.



30' UNDISTURBED BUFFER
N.T.S.

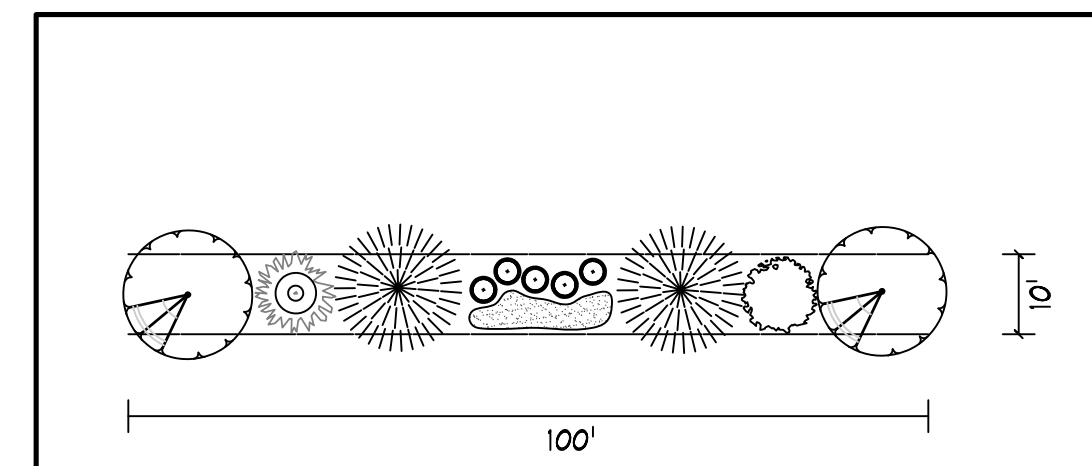
NOTE: SUPPLEMENTAL PLANTINGS MAY BE PROVIDED TO MEET THE MINIMUM TYPE B STANDARD 180 PLANT UNITS PER 100'.



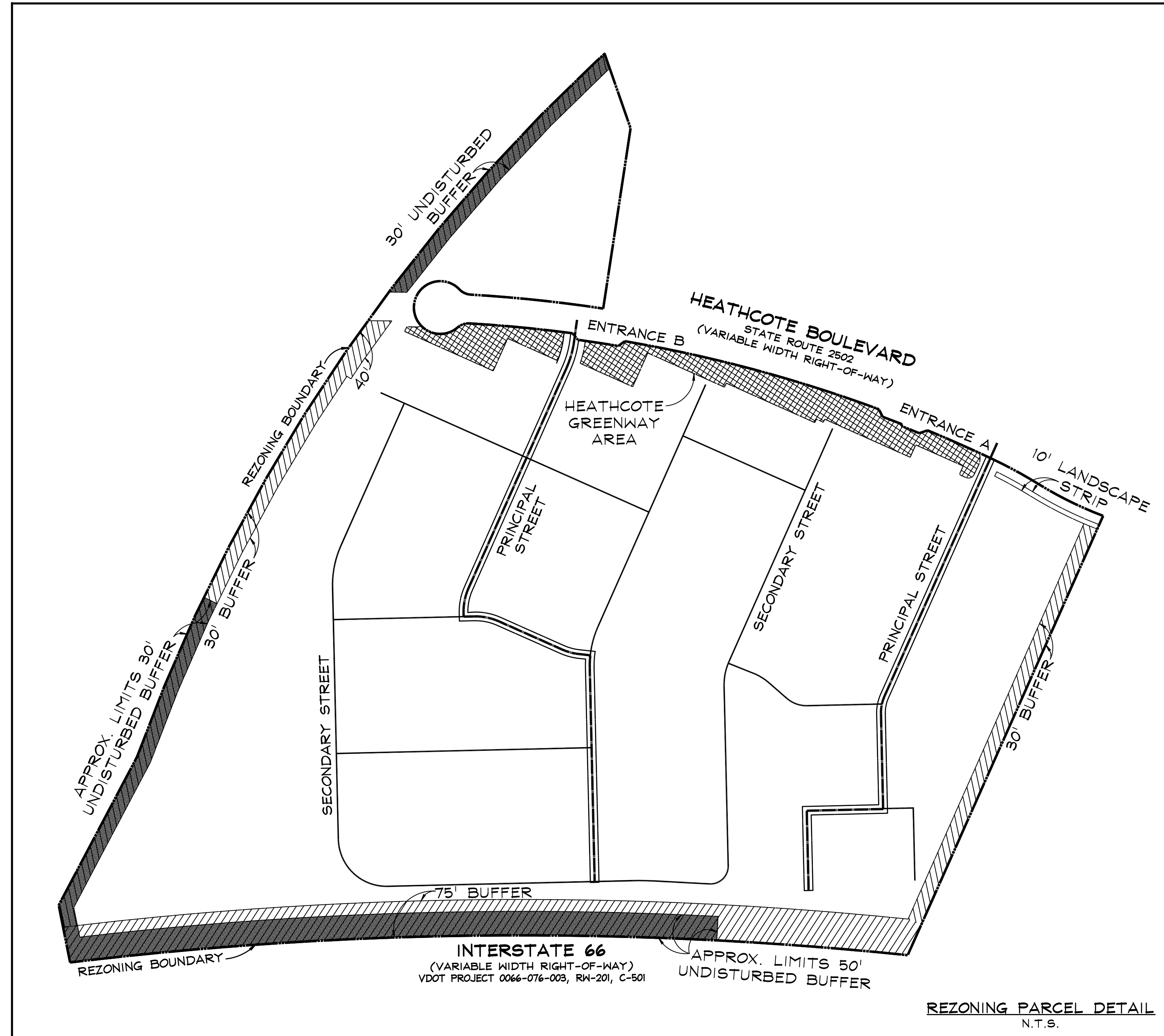
30' BUFFER
STANDARD TYPE B BUFFER
180 PLANT UNITS PER 100'
N.T.S.
(SEE LANDSCAPE NOTE 3)

LANDSCAPE NOTES:

- PROPOSED TREES, SHRUBS AND GROUNDCOVER ARE SHOWN IN THE DETAILS HEREON FOR ILLUSTRATIVE PURPOSES ONLY. THE TYPE, NUMBER AND LOCATION OF PROPOSED VEGETATION WILL BE PROVIDED WITH THE FINAL SITE PLAN, WITH PLANTING STANDARDS PROVIDED IN ACCORDANCE WITH THE PWC DCSM.
- ADDITIONAL LANDSCAPING MAY BE PROVIDED AROUND THE SITE, IN ACCORDANCE WITH THE DESIGN GUIDELINES AND REQUIREMENTS OF THE PWC DCSM, AT SITE PLAN.
- THE PORTION OF THE 30' BUFFER NORTH OF THE TRAIL ENCUMBRANCE WILL BE 40' IN WIDTH, PLANTED IN ACCORDANCE WITH THE TYPE B BUFFER STANDARD, AS SHOWN HEREON.



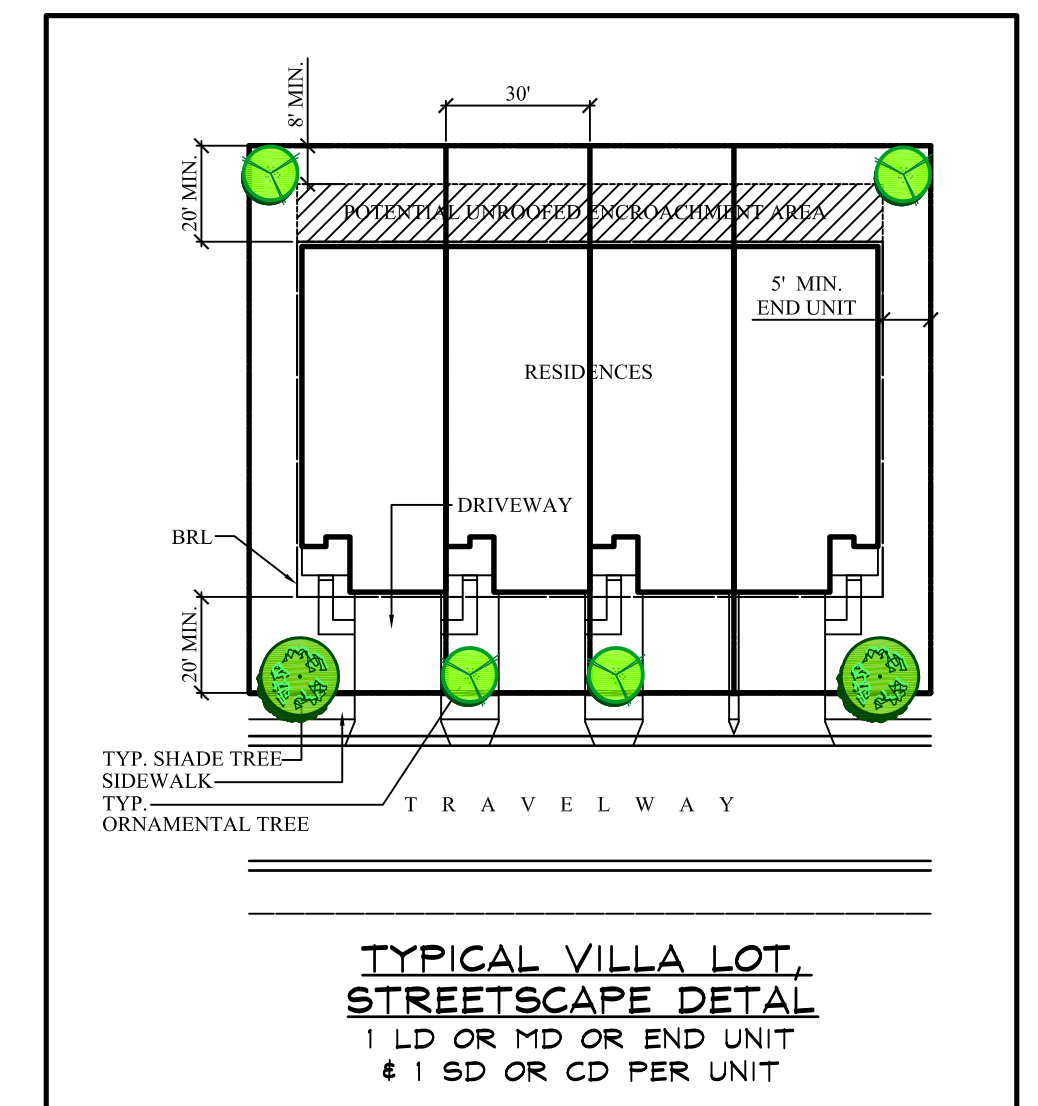
10' LANDSCAPE STRIP
80 PLANT UNITS PER 100'
N.T.S.



REZONING PARCEL DETAIL
N.T.S.

LANDSCAPE LEGEND:

- LARGE DECIDUOUS
- LARGE EVERGREEN
- EVERGREEN/DECIDUOUS UNDERSTORY TREE
- SHRUBS
- ORNAMENTAL GRASSES/PERENNIALS/MULCH



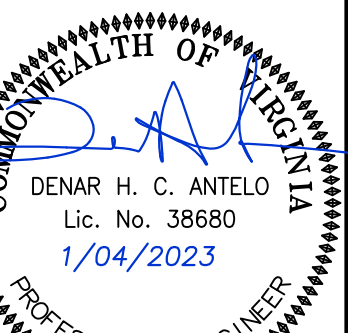
TYPICAL VILLA LOT, STREETSCAPE DETAIL
1 LD OR MD OR END UNIT
1 SD OR CD PER UNIT

| DATE | ACTION |
|----------|-------------------------|
| 1/04/23 | ADDRESS COUNTY COMMENTS |
| 12/30/22 | ADDRESS COUNTY COMMENTS |
| 11/07/22 | ADDRESS COUNTY COMMENTS |
| 7/05/22 | ADDRESS COUNTY COMMENTS |

| DATE | REVISIONS |
|------|-----------|
| | |
| | |
| | |
| | |

DETAILS SHEET
HAYMARKET CROSSING II
REZONING #REZ2022-00014

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



| | |
|-----------------------------------|---------------------|
| ENGINEERING GROUPE PROJECT STATUS | DATE: JULY 26, 2021 |
| SCALE: N.T.S. | DESIGNER: DA |
| | DRAFTSMAN: DMB |
| | FILE NO. M-3367 |
| | SHEET 5 OF 5 |

The Engineering Groupe Inc.
Engineers | Surveyors | Planners

South Office
4936 Southpointe Parkway
Friederichs, VA 22007
PH: 540.713.9287

Central Office
www.enggroupe.com
13580 Groups Drive, Suite 200
Woodbridge, VA 22192
PH: 703.670.0885

West Office
21001 Sycolin Road, Suite 200
Arlington, VA 22207
PH: 703.670.0885

THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

Attachment E

PARKING SUMMARY

SINGLE FAMILY ATTACHED:
 TOTAL LOTS.....209 LOTS
 PARKING REQUIRED.....502 SPACES
 @2.4 SP/LOT*
 PARKING PROVIDED.....925 SPACES
 GARAGE: 418 SPACES
 DRIVEWAY: 418 SPACES
 SURFACE: 89 SPACES

*2 SPACES PER UNIT, PLUS 0.4 FOR EVERY UNIT TOWARD VISITOR PARKING.

MULTI-FAMILY:
 TOTAL UNITS.....125 UNITS
 1 BEDROOM: 5 UNITS
 2+ BEDROOM: 120 UNITS
 PARKING REQUIRED.....272 SPACES
 1 BEDROOM: 8 SPACES
 2+ BEDROOM: 264 SPACES
 PARKING PROVIDED.....272 SPACES
 GARAGE: 80 SPACES
 DRIVEWAY: 80 SPACES
 SURFACE: 112 SP

RECREATIONAL FACILITY:
 PARKING REQUIRED.....101 SPACES
 CLUBHOUSE (±9,400 SQ. FT.): 47 SPACES
 COURTS (x4): 16 SPACES
 POOL (±5,700 SQ. FT.): 38 SPACES
 PARKING PROVIDED.....101 SPACES

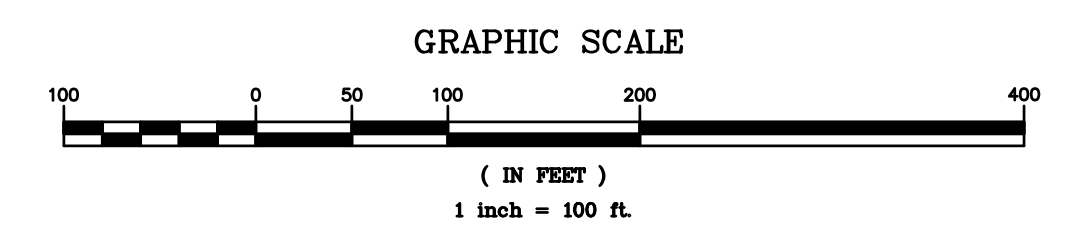
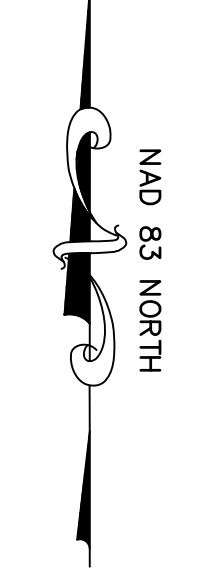
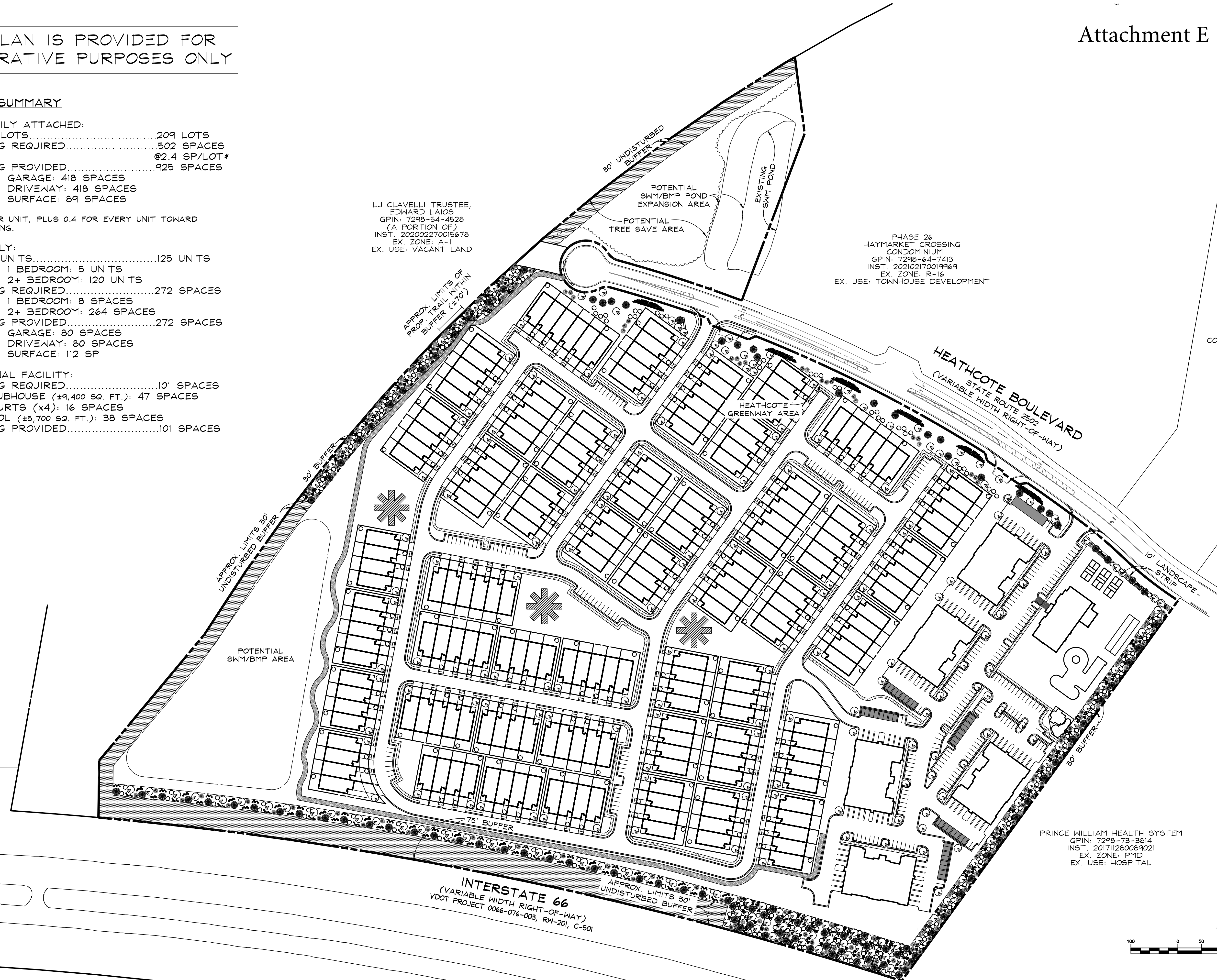
LJ CLAVELLI TRUSTEE,
 EDWARD LAIOS
 GPIN: 7298-54-4528
 (A PORTION OF)
 INST. 202002270015678
 EX. ZONE: A-1
 EX. USE: VACANT LAND

PHASE 26
 HAYMARKET CROSSING
 CONDOMINIUM
 GPIN: 7298-64-7413
 INST. 202102170019469
 EX. ZONE: R-16
 EX. USE: TOWNHOUSE DEVELOPMENT

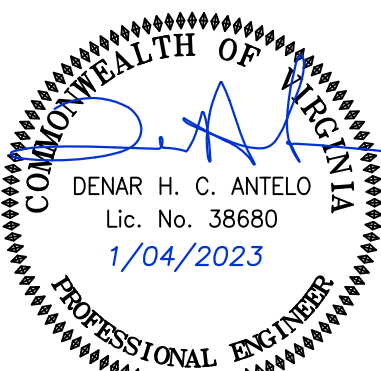
CONSERVATION PARCEL 1 LLC
 GPIN: 7298-74-0282
 INST. #201801260006120
 EX. ZONE: A-1
 EX. USE: VACANT LAND

PRINCE WILLIAM HEALTH SYSTEM
 GPIN: 7298-73-3814
 INST. 201711280089021
 EX. ZONE: P1MD
 EX. USE: HOSPITAL

INTERSTATE 66
 (VARIABLE WIDTH RIGHT-OF-WAY)
 VDOT PROJECT 0066-076-003, RW-201, C-501



ILLUSTRATIVE PLAN
HAYMARKET CROSSING II
REZONING #REZ2022-00014
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



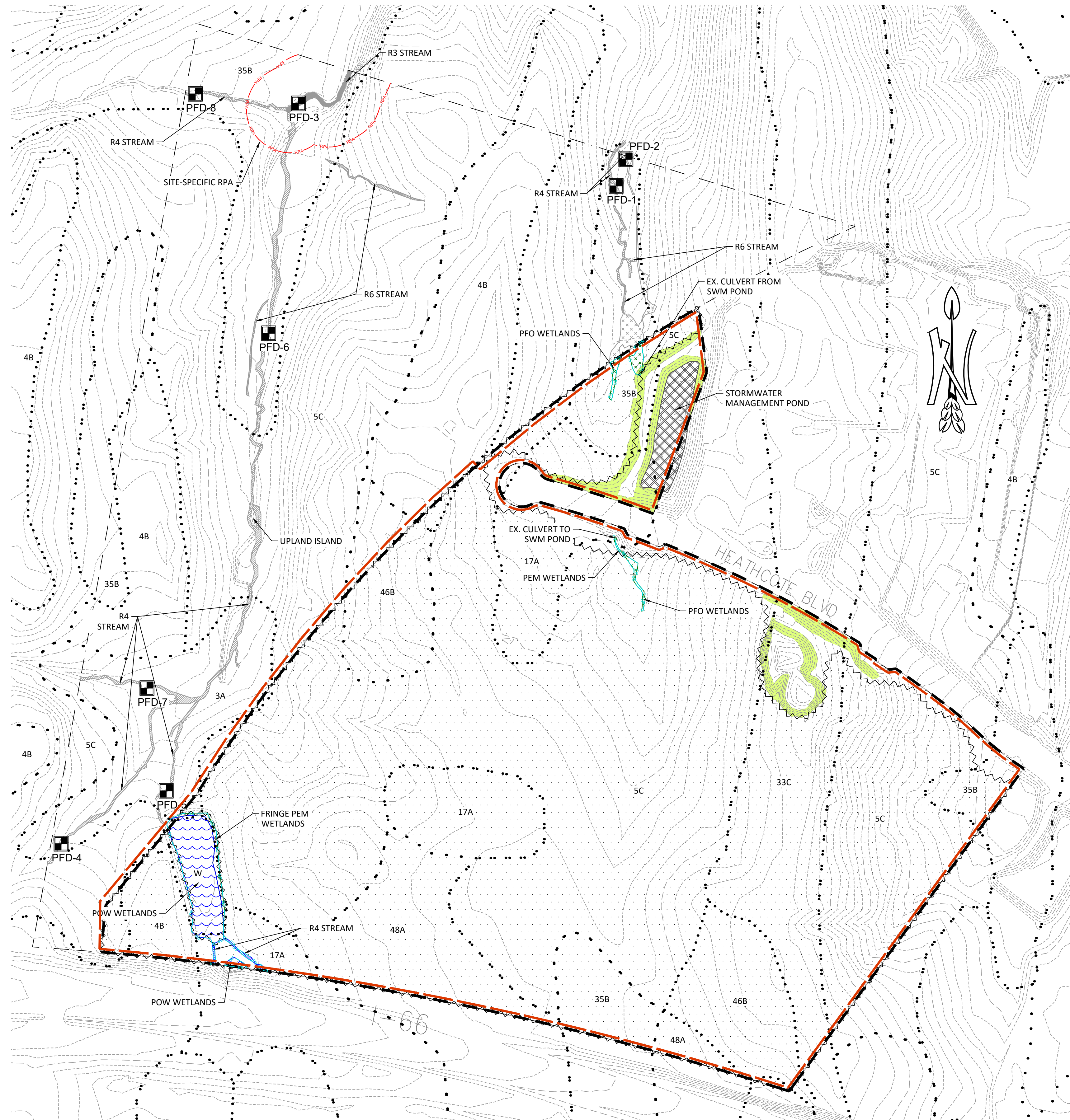
| ENGINEERING GROUPE | PROJECT STATUS | DATE | ACTION |
|--------------------|----------------|---------------|-------------------------|
| | | SEPT 20, 2021 | |
| | | 12/30/22 | ADDRESS COUNTY COMMENTS |
| | | 11/07/22 | ADDRESS COUNTY COMMENTS |
| | | 7/05/22 | ADDRESS COUNTY COMMENTS |

DATE: SEPT 20, 2021
 SCALE: 1"=100'
 DESIGNER: DA
 DRAFTSMAN: DMB
 FILE NO. M-3367
 SHEET 1 OF 1

The Engineering Group Inc.
 Engineers | Surveyors | Planners
 www.enggroup.com
 West Office: 42795 Generation Drive, Suite 200, Ashburn, VA 20147, PH: 703.670.0985
 Central Office: 13550 George Drive, Suite 200, Woodbridge, VA 22192, PH: 703.670.0985
 South Office: 10333 Southpoint Landing, Suite 200, Fredericksburg, VA 22407, PH: 703.670.0985

| NO. | DATE | COUNTY REVISIONS |
|-----|------|------------------|
| | | |
| | | |
| | | |

Attachment F



NOTES:

- PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY THE ENGINEERING GROUPE (2021).
- THE TOTAL PARCEL AREA CONSISTS OF APPROXIMATELY 91.9 ACRES. THE PROPOSED SITE AREA THAT IS SUBJECT TO REZONING CONSISTS OF APPROXIMATELY 50.85 ACRES. APPROXIMATELY 34.58 ACRES OF IMPERVIOUS SURFACE IS PROPOSED. THE REMAINING 41.85 ACRES OF THE PARCEL ARE OUTSIDE THE LIMITS OF REZONING, WILL REMAIN ZONED AS A-1, AND WILL NOT BE IMPACTED IN THIS DEVELOPMENT.
- THE WETLANDS AND WATERS LOCATED ONSITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN JUNE 2021 PER THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & PIEDMONT REGION. A JURISDICTIONAL DETERMINATION, PERENNIAL FLOW DETERMINATION, AND PRESERVATION AREA SITE ASSESSMENT FOR THE ENTIRE PARCEL ARE CURRENTLY PENDING. THERE IS NO RESOURCE PROTECTION AREA (RPA) LOCATED WITHIN THE APPROXIMATELY 51.5 ACRES RELATED TO THIS APPLICATION.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 51153C0059D, DATED JANUARY 5, 1995, A 100-YEAR FLOODPLAIN IS NOT MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
- TNT CONDUCTED A SEARCH OF THE VIRGINIA DGF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS; THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGF. THE WOOD TURTLE AND HENSLAW'S SPARROW, STATE-THREATENED SPECIES, THE AMERICAN BLACK DUCK, AND THE AMERICAN WOODCOCK WERE LISTED AS HAVING POTENTIAL HABITAT WITHIN TWO MILES OF THE SUBJECT SITE. THERE WERE NO CONFIRMED SIGHTINGS OF ANY SPECIES WITHIN THE SEARCH DISTANCE. ADDITIONALLY, THE SITE APPEARS TO HAVE BEEN PREVIOUSLY CLEARED DUE TO THE EARLY-SUCCESSIONAL VEGETATION LOCATED ONSITE. IT IS IN TNT'S OPINION THAT NO ADVERSE EFFECTS TO THESE SPECIES WILL OCCUR AS A RESULT OF THE PROPOSED PROJECT.
- AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY THE ENGINEERING GROUPE) INDICATES THAT SLOPES GREATER THAN 25 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN. THESE SLOPES APPEAR TO BE IMMEDIATELY ADJACENT TO MANMADE FEATURES WHICH WERE RECENTLY CONSTRUCTED AND SHOULD NOT BE CONSIDERED AS ER.
- HIGHLY ERODIBLE SOILS ONSITE INCLUDE ARCOLA SILT LOAM (4B), ARCOLA-NESTORIA COMPLEX (5C), AND LEGORE-OAKHILL COMPLEX (33C). NO HIGHLY PERMEABLE SOILS ARE MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.
- VEGETATION COVER TYPES WERE CLASSIFIED ONSITE BY TNT CERTIFIED ARBORISTS AS DEPICTED HEREON. AN EARLY TO MEDIUM-AGED (5'-20" DBH) EASTERN REDCEDAR STAND COMPRISES MUCH OF THE AREA SUBJECT TO REZONING AND CONTAINS VIRGINIA PINE, WHITE OAK, BLACK WALNUT, AND RUSSIAN OLIVE SPECIES. SPECIMEN TREES (> 30" DBH) WERE NOT OBSERVED AT THE TIME OF SITE RECONNAISSANCE.

PERVIOUS VS IMPERVIOUS SURFACES TABLE

| | Impervious Acreage | Pervious Acreage | Total |
|---------------------|--------------------|------------------|--------------|
| Existing Conditions | ±0.00 Acres | ±50.85 Acres | ±50.85 Acres |
| Proposed Conditions | ±34.58 Acres | ±16.27 Acres | ±50.85 Acres |

NOTE: THE TOTAL PARCEL AREA IS +/- 91.9 ACRES. THE SUBJECT AREA THAT IS SUBJECT TO REZONING AND SHOWN HEREON EQUALS +/- 50.85 ACRES. THE REMAINING +/- 41.05 ACRES ARE OUTSIDE THE LIMITS OF REZONING AND WILL REMAIN ZONED AS A-1.

SOIL SUMMARY TABLE

| Map Unit | Map Unit Name | Highly Erodible ? |
|----------|-------------------------|-------------------|
| 3A | Albano silt loam | No |
| 4B | Arcola silt loam | Yes |
| 5C | Arcola-Nestoria complex | Yes |
| 17A | Dulles silt loam | No |
| 33C | Legore-Oakhill complex | Yes |
| 35B | Manassas silt loam | No |
| 46B | Panorama silt loam | No |
| 48A | Reaville silt loam | No |

ENVIRONMENTAL RESOURCES (PER COMPREHENSIVE PLAN)

| Environmental Resources (ER) | Tabulation |
|------------------------------------|----------------------|
| Intermittent Waters (R4) | 185 LF (911 SF) |
| Palustrine Forested (PFO) Wetlands | 3,850 SF (0.09 AC.) |
| Palustrine Emergent (PEM) Wetlands | 2,888 SF (0.07 AC.) |
| Palustrine Open Waters (POW) | 27,469 SF (0.63 AC.) |

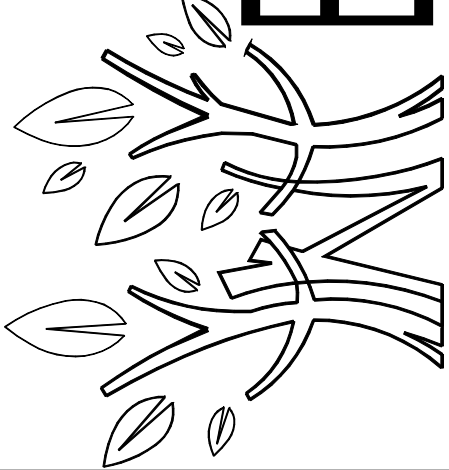
PROPOSED APPROXIMATE WETLAND IMPACTS TABLE

| WETLANDS AND WATERS | TOTAL |
|------------------------------------|--------------------------|
| INTERMITTENT WATERS (R4) | 185 LINEAR FEET (911 SF) |
| PALUSTRINE FORESTED WETLANDS (PFO) | 3,850 SF (0.09 AC.) |
| PALUSTRINE EMERGENT WETLANDS (PEM) | 2,888 SF (0.07 AC.) |
| PALUSTRINE OPEN WATERS (POW) | 27,469 SF (0.63 AC.) |

LEGEND

- INTERMITTENT WATERS (R4)
- PALUSTRINE FORESTED (PFO) WETLAND
- PALUSTRINE EMERGENT (PEM) WETLAND
- PALUSTRINE OPEN WATER (POW)
- STORMWATER MANAGEMENT POND
- OFFSITE PERENNIAL WATERS (R3)
- OFFSITE INTERMITTENT WATERS (R4)
- OFFSITE EPHEMERAL WATERS (R6)
- OFFSITE PALUSTRINE FORESTED (PFO) WETLAND
- OFFSITE PALUSTRINE OPEN WATER (POW)
- RESOURCE PROTECTION AREA (RPA)
- TREELINE
- EARLY-MEDIUM EASTERN REDCEDAR STAND
- APPROX. 25% AND GREATER SLOPES
- APPROX. SOIL MAP UNIT BOUNDARY
- APPROX. PFD LOCATION
- AREA SUBJECT TO REZONING
- PROPOSED LIMITS OF CLEARING
- ENVIRONMENTAL RESOURCES (ER)

4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM



HAYMARKET
CROSSING II
PRINCE WILLIAM COUNTY

ENVIRONMENTAL
CONSTRAINTS ANALYSIS

REVISIONS

| DATE | COMMENTS |
|------|----------|
| | |
| | |
| | |
| | |
| | |

SHEET 1 OF 1

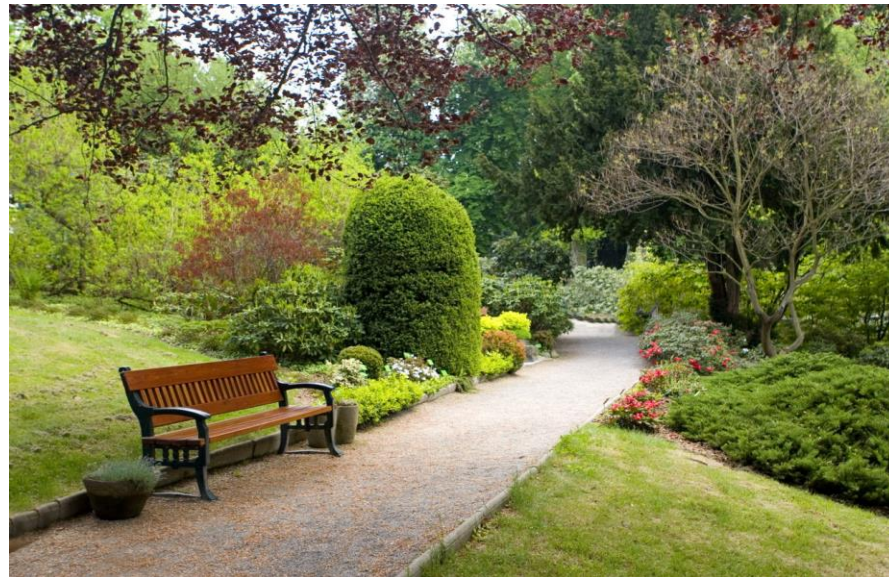
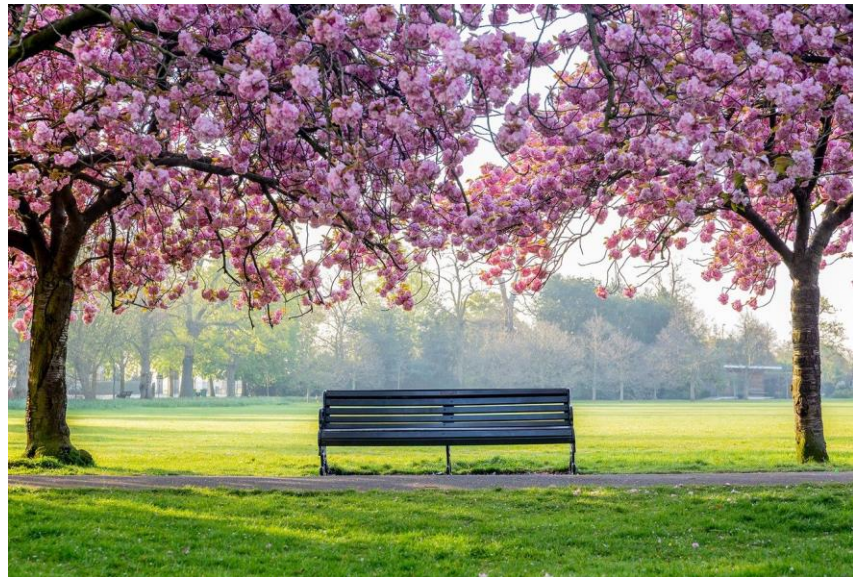
SCALE: 1" = 150'

PROJECT DATE: 9/20/21

DRAFT: T/W CHECK: AMS

FILE NUMBER: 2468





Haymarket Crossing PULTE ACTIVE ADULT

PREPARED 01.03.23

Attachment G

COMMUNITY DESIGN GUIDELINES

PULTE HOMES

9302 LEE HIGHWAY SUITE 1000
FAIRFAX, VA 22031

TABLE OF CONTENTS

INTRODUCTION.....3

SECTION ONE: OVERVIEW

Overall Site.....4

Land Use Plan.....5

SECTION TWO: DEVELOPMENT DESIGN CRITERIA

Design Principles.....6

Residential Layout.....6

Building Height.....6

Pedestrian Network Plan.....7

SECTION THREE: ARCHITECTURE

General Design Criteria8

Villa Lot- Single Family Attached (SFA).....9

Villa Lot Typical.....10

Multi-Family (MF).....11

Multi-Family Typical.....12

SECTION FOUR: STREETScape

Design Criteria.....13

Streetscape Layout.....13

Streetscape.....14

Site Furnishings14

Parking14

Entrance Feature.....15

SECTION FIVE: OPEN SPACES AND LANDSCAPE DESIGN

Design Criteria.....16

Passive Pocket Park Design A.....17

Passive Pocket Park Design B18

Passive Pocket Park Design C.....19

Recreation Area and Buffer.....20

Heathcote Greenway.....21

Landscape Material Selections22

NOTES:

1. All architectural elevations shown herein are illustrative. Their purpose is to illustrate: 1) a commitment to general type, character, and quality of architectural design, details, and materials, and 2) the types of architectural and decorative elements and features that may be included. They do not necessarily depict the actual elevations that will be provided.

2. All other illustrations and images shown herein are illustrative in nature and illustrate the general type, character, and quality of finishes, furnishings, amenities, and landscaping to be provided in the community. They do not depict specific products to be provided or actual designs.

DEVELOPER/APPLICANT

Pulte Group
 9302 Lee Highway, Suite 1000
 Fairfax, VA 22031

PLANNING AND LANDSCAPE ARCHITECTURE

The Land Planning & Design Homes
 PO Box 1232
 Berlin, MD 21811

CIVIL ENGINEERING

The Engineering Groupe, Inc.
 13580 Groupe Drive, Suite 200
 Woodbridge, VA 22192

LAND USE ATTORNEY

Walsh, Colucci, Lubeley, and Walsh, PC
 4310 Prince William Parkway, Suite 300
 Prince William, Virginia 22192

Prepared by:



THE LAND PLANNING & DESIGN GROUP, INC.

LAND PLANNING & ZONING · SITE PLANNING · LANDSCAPE ARCHITECTURE

TEL (301) 695-6172

DEVELOPMENT DESCRIPTION

Pulte Group (the ‘Applicant’) is proposing an age-restricted active adult development known as Haymarket Crossing II (the “Community”) located on approximately 50.85 acres at 15401 Heathcote Boulevard (the “Property”). The Applicant is proposing a development comprised of a mix of housing types, including villa lots and multi-family residences. Villa lots are to be traditional in character, designed to represent an urban cluster of homes that have grown over time, allowing for a unified appearance while creating individual identities. They are placed close to the street to encourage pedestrian movement and to help foster a sense of community- in some instances sharing common green spaces. The multi-family units are to be clustered on one side of the development, giving them an individual identity within the Community. The project entrance shall be delineated with monumentation and landscaped accordingly. A pedestrian network will link the Community together by providing sidewalks/trails along both sides of all neighborhood streets. Open space pocket parks will be distributed throughout the Community, while a larger community recreation area will provide a more diverse grouping of recreational amenities.

PURPOSE OF THE GUIDELINES

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

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

ORGANIZATION OF THE GUIDELINES

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

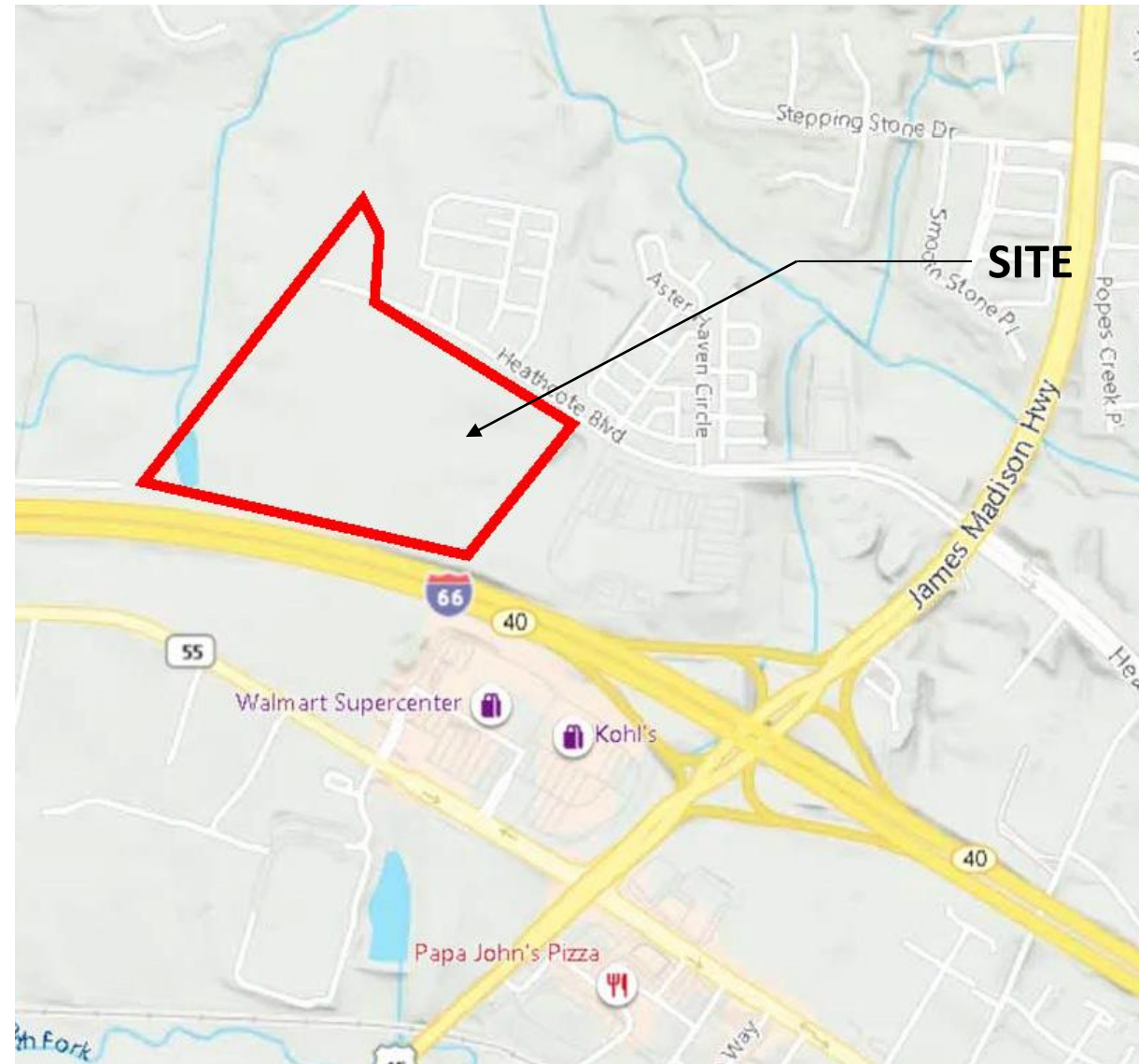
PROJECT SUMMARY

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

These Design Guidelines illustrate the design concepts carried forth in the plan. It provides vision to the design concept and how the process was implemented.

Note: Design and development of Haymarket Crossing shall be in substantial conformance with the design elements outlined herein. Photographs and illustrations shown throughout this design guideline booklet are provided to show examples and to illustrate design intent

VICINITY MAP

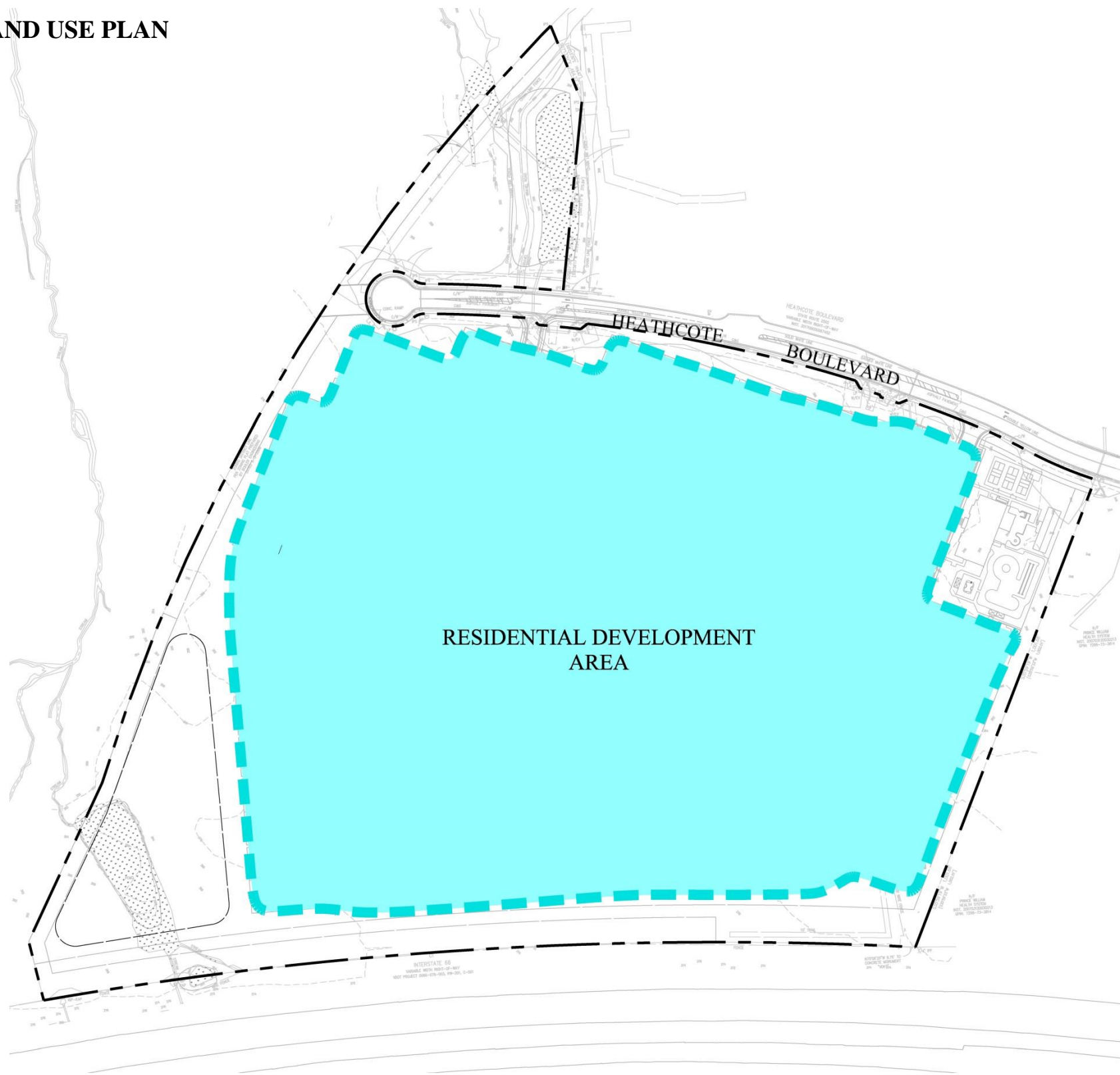


OVERALL SITE

The Property is located on a portion of 15401 Heathcote Boulevard in the Gainesville Magisterial District in Prince William County, Virginia. The Property is located near the intersection of Heathcote Boulevard and James Madison Highway.

The Property is surrounded by existing residential development to the North, hospital to the East, undeveloped land to the West, and Interstate 66 with additional commercial development to the South.

LAND USE PLAN



ZONING CATEGORY

The Property is currently zoned PBD, Planned Business District, and the Applicant proposes to rezone the Property to PMR, Planned Mixed Residential.

SITE DATA

The Property is comprised of 50.85 acres, and is proposed to be developed as an active adult residential community with a private street system. The property will include areas dedicated for Recreation and Open Space, with all required buffers.



FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT FINAL SITE PLAN

DESIGN PRINCIPLES

The overall Community theme will have pedestrian oriented design elements tying the Community together with a mix of traditional architecture. The homes will be oriented towards the street allowing for private rear yards. Through a series of trails and sidewalks the Community will have a pedestrian friendly environment which provides easy walkable access to all the open space and recreational amenities.

RESIDENTIAL ELEVATIONS

Building elevation treatment will be designed to orient the best facade toward the street.

BUILDING HEIGHT

The maximum building height for townhomes will be 35 feet and the maximum building height for the multifamily condominium buildings will be 65 feet. The building height and massing will be designed to complement the character of the land and overall design of the Community. There will be a variety of rooflines and projections that will help to improve aesthetics and the architectural fenestration, minimizing the massing of any one building plane.

PEDESTRIAN NETWORK PLAN



LEGEND

- 10' TRAIL
- SIDEWALKS
- POCKET PARK TRAILS
- - - CROSSWALK

PEDESTRIAN CIRCULATION

The Community design will provide a sidewalk system along the streets, which link directly to the recreation center and the three pocket parks. The pocket parks will provide a trail system within the parks, tying into the sidewalks, providing a cross connection through the center of the community. This connection links to the perimeter ten foot wide trail that will connect to the sidewalk system providing a 4800± linear foot pedestrian loop around the entire community. The pedestrian network plan to the left shows the hierarchy and location of the proposed pedestrian circulation.

FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT FINAL SITE PLAN



GENERAL DESIGN CRITERIA

GENERAL ARCHITECTURAL GUIDELINES

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

GENERAL ARCHITECTURAL MASSING

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

GENERAL BUILDING ORIENTATION

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

GENERAL BUILDING ELEVATIONS

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

UNIT TYPES PROPOSED

Villa Lots- Single Family Attached
Multi-Family



VILLA LOTS - SINGLE FAMILY ATTACHED

DESCRIPTION

The villa lots consists of a single-family attached unit, with individual outside access. Rows of villa lots will contain no more than six (6) dwelling units in a group. The vehicular access will be served in the front with an attached garage. The styles are designed to be oriented in close proximity to the street. The siting of the homes in this manner encourages pedestrian movement.

MATERIALS

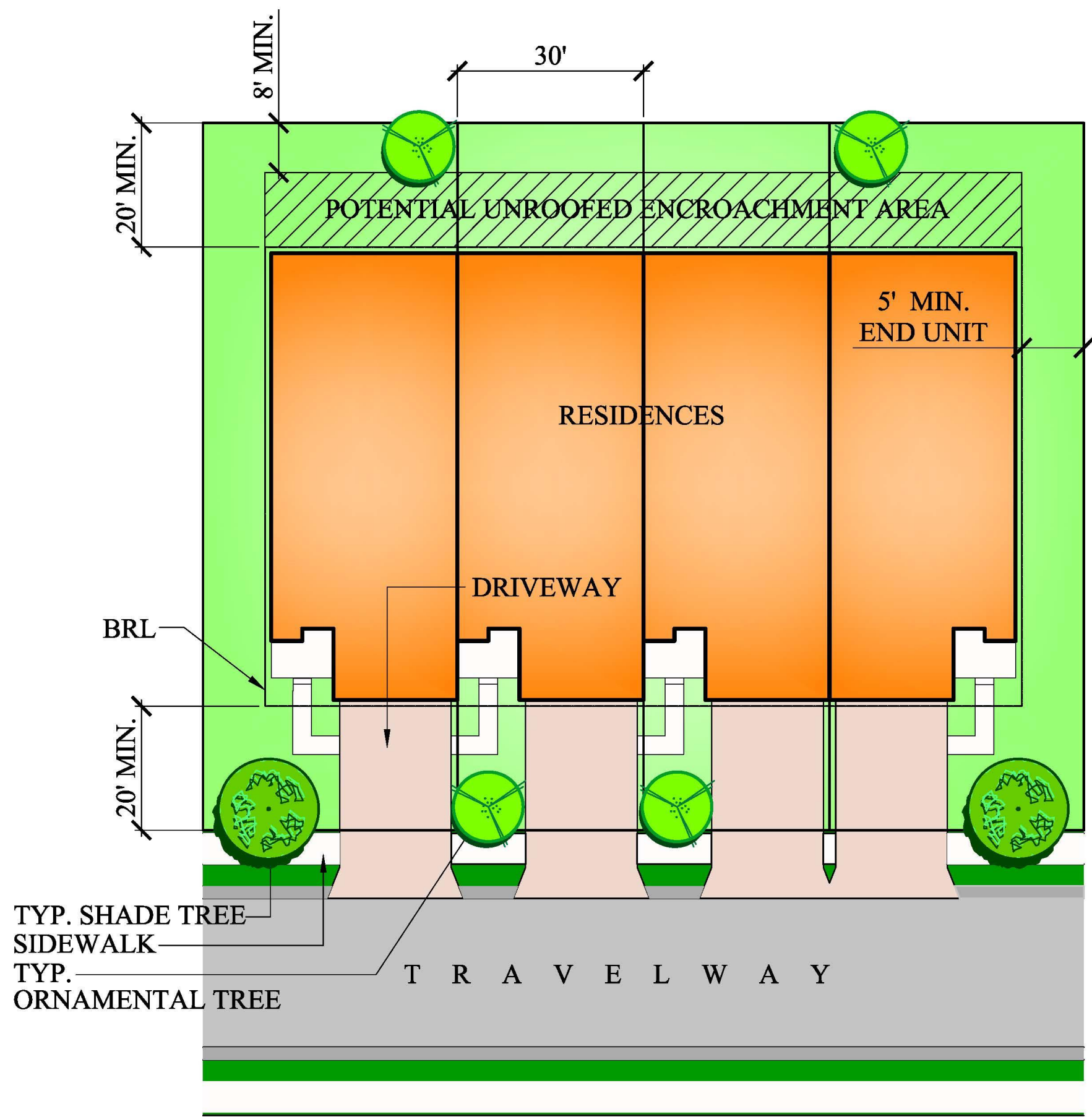
A variety of architectural materials and textures will be used for each building facade. Acceptable elevation materials shall include, but are not limited to, brick, stone, wood, and vinyl. Additional materials may be substituted by approval of the Applicant or ARB.

COLORS

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

DOORS, WINDOW OPENINGS, AND GLAZING

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



VILLA LOT TYPICAL

| | |
|-----------------------------|--------|
| Minimum Building Footprint: | 720 SF |
| Maximum Building Height: | 35 FT |
| Minimum Lot Width: | 20 FT |

| | |
|------------------------------|-------|
| Minimum Setbacks: | |
| Front (with garage): | 20 FT |
| Side (end unit) | 5 FT |
| Side (corner lot end units): | 10 FT |
| Rear: | 20 FT |

Minimum setbacks for the following conditions: unroofed decks, stoops, landings, and similar features.

| | |
|-----------------------------|-------|
| Front (with garage): | 15 FT |
| Side (end unit): | 5 FT |
| Corner Lot End Unit (side): | 10 FT |
| Rear: | 8 FT |

No setback shall apply to unroofed patios, walkways, sidewalks, areaways, HVAC units, driveways, and similar features.

Architectural features such as, but not limited to, windows, sills, cornices, eaves, gutters, masonry veneer, chimneys, steps, and bay windows may encroach into the setbacks.

ON SITE RESIDENTIAL PLANTING REQUIREMENTS

- Townhouse:
- 1 LD or MD per end unit
 - 1 SD or CD per unit



MULTI-FAMILY

DESCRIPTION

The multi-family consists of multi-family attached units, with individual interior access. Individual buildings shall be separated with green space and parking courts. The vehicular access will be served with traditional parking courts. The units are designed to be oriented in close proximity to the street. The siting of the buildings in this manner encourages pedestrian movement.

MATERIALS

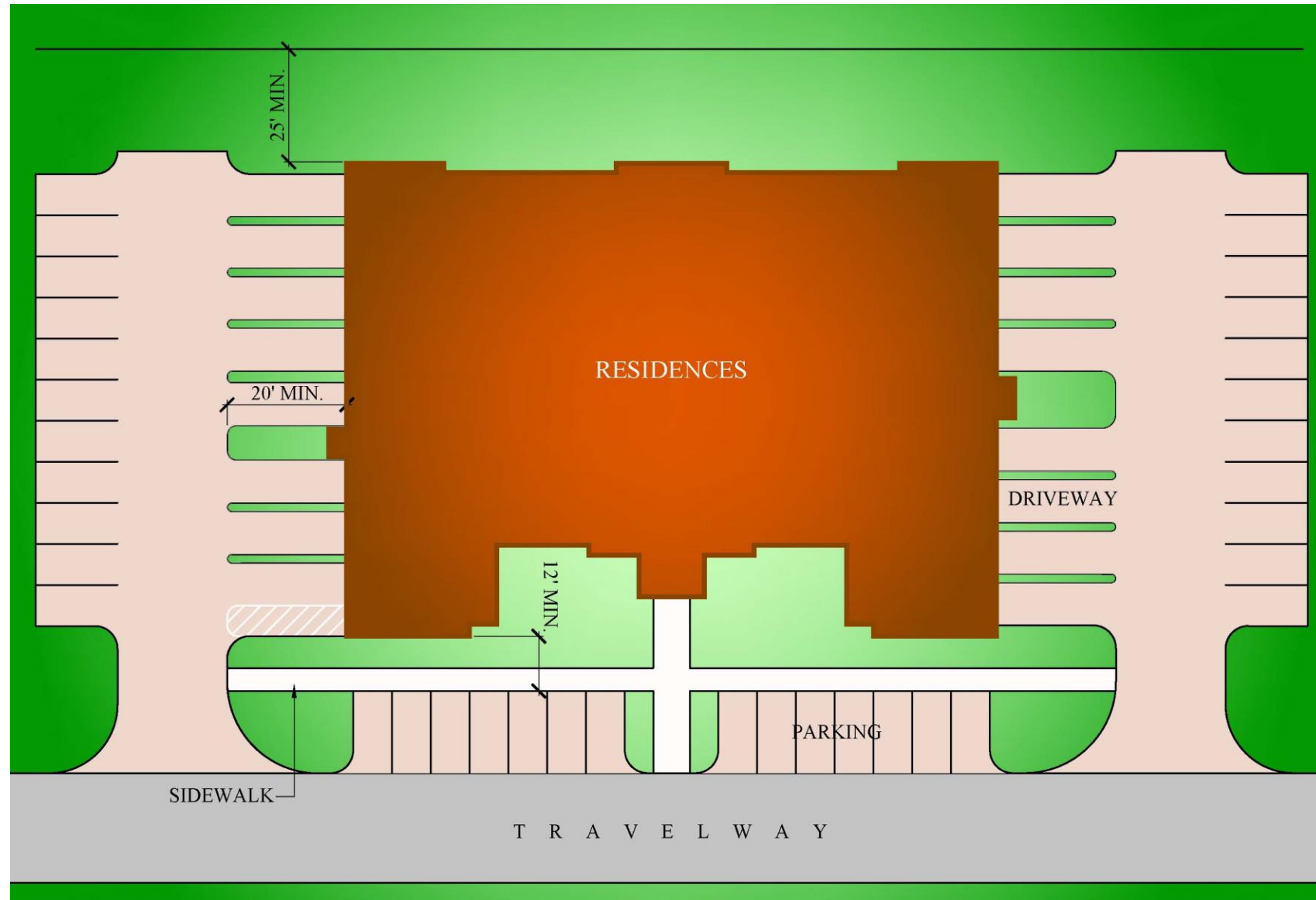
A variety of architectural materials and textures will be used for each building facade. Acceptable elevation materials shall include but not be limited to brick, stone, wood, and vinyl. Additional materials may be substituted by approval of the Applicant or ARB.

COLORS

Colors or tones that are characteristic of the architectural style selected, and which will complement the character of the Community will be used. Limited accent colors will be used to complement the building design. The use of garish colors shall be prohibited.

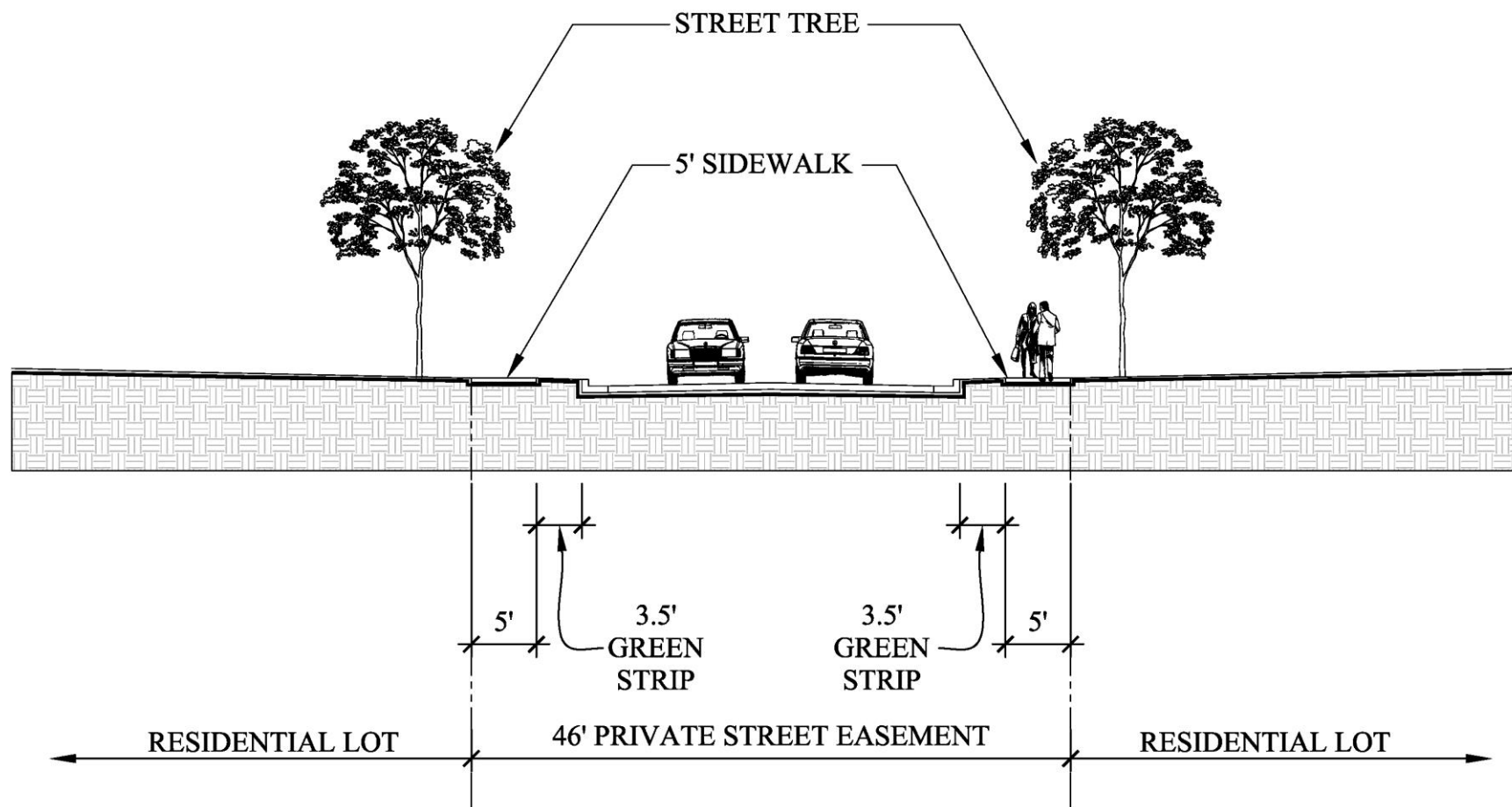
DOORS, WINDOW OPENINGS, AND GLAZING

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



MULTI-FAMILY TYPICAL

| | |
|------------------------------------|---------|
| Minimum Lot Area (4 Story): | 1450 SF |
| Maximum Lot Coverage: | 75% |
| Maximum Building Height: | 65 FT |
| Minimum Setbacks: | |
| Front (street or travel easement): | 28 FT |
| Side: | 20 FT |
| Corner Lot (Side): | 20 FT |
| Rear: | 25 FT |
| Parking to Dwelling: | 12 FT |



TYPICAL SECTION OF PRIVATE RESIDENTIAL STREET

DESIGN CRITERIA

The streetscape will complement the pedestrian oriented character of the Community through the use of canopy tree themes along the main streets and sidewalks where appropriate. The selection of any hardscape elements should assist in setting the tone for the overall Community theme.

STREETSCAPE LAYOUT

The Applicant will utilize a private street cross section detail (modified TS-1 typical section) as shown to the left. This design has a green strip between the curb and sidewalk. Any street trees will be located outside of the green strip and on the residential properties, which will allow the street tree the ability to expand its root system into the front yard of each residential property. This condition is an improvement for the health of the tree. Villa lots shall have either one large deciduous tree or one medium deciduous tree per end unit and one small deciduous tree or one compact deciduous tree per interior unit occurring somewhere on the lot. If, due to engineering constraints and safety concerns, the end unit trees cannot be placed on the lot then they may be located in common open space. Driveway conflicts may limit the quantity of street trees for Villa front yards. Final site engineering will determine parking and landscaping potential. A 5 foot wide pedestrian sidewalk will be located along both sides of the street.



STREETSCAPE

The landscape treatment for the streetscape may occur on the private lots. The plantings will occur as a repeated pattern of street trees or will be clustered in more naturalistic groupings. Streetscape lighting will be a fixture selected to complement the pedestrian-oriented character of the community and will direct light downward to minimize the upward glare.

SITE FURNISHINGS

Lighting, benches, mailbox kiosks, trash receptacles, and bicycle racks, help define the character of the streetscape and serve as a unifying element throughout the Community. All selections should be durable fixtures and all metal work will be the same color. Final selections may vary depending on selection availability, but should be of similar style and quality as indicated by the proposed examples.

PARKING

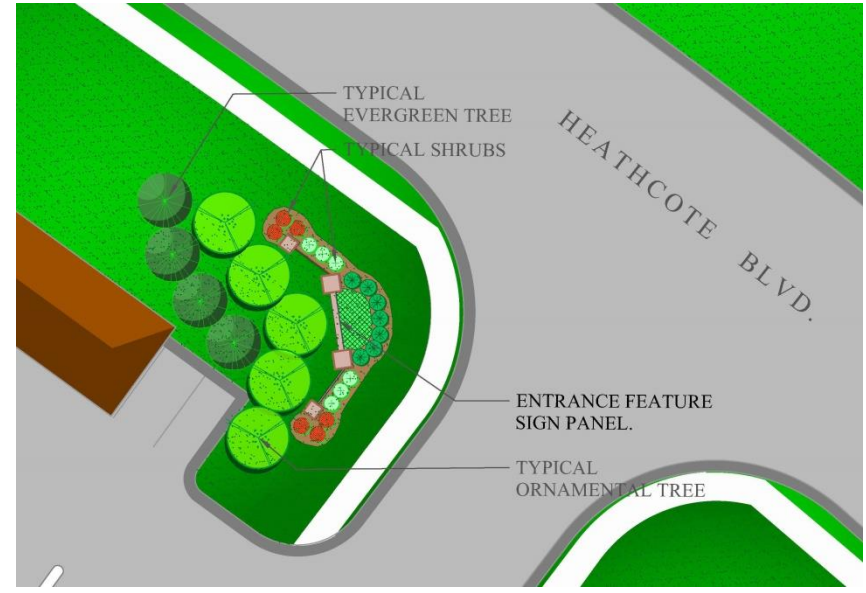
Parking spaces are provided near the condominium and villa units as well as the community building/recreation facility. The pedestrian network will provide a means of access that does not require the use of a vehicle, therefore excessive parking areas will be minimized. The spaces that are provided will utilize a minimalist approach to reduce the visual effect on the surrounding homes. Where possible, the parking design will be in a linear and efficient fashion to minimize disturbance and grading. Signage will be provided to indicate emergency access and handicap parking.



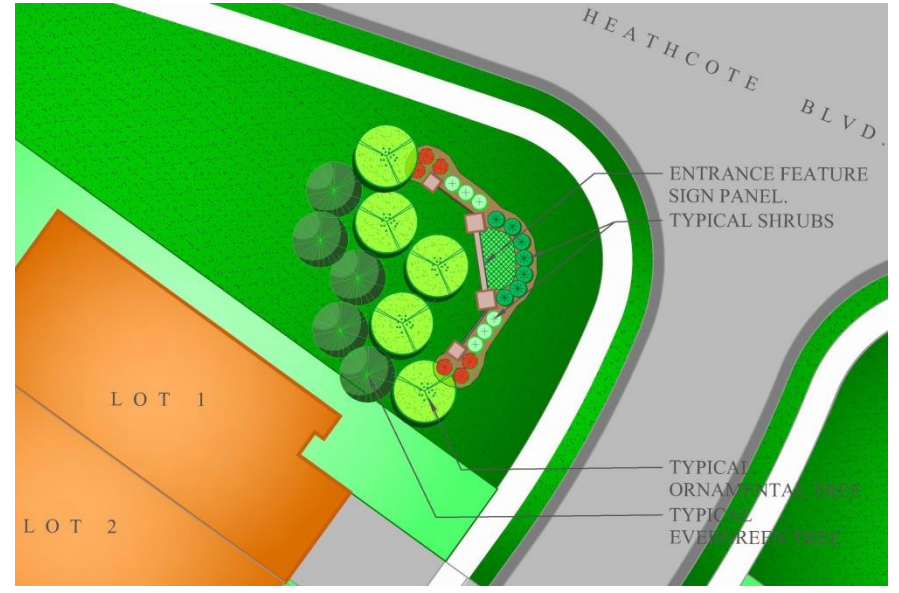
TYPICAL ENTRANCE FEATURE ELEVATION

ENTRANCE FEATURE

At the option of the Applicant, the entrance feature elevation as proposed to the left will be placed at each of the two entrances into the community as shown on the Layout Plan rendering of page 6 in this document. The illustrative landscape concept plan shows how the entrance feature will be enhanced with plantings to improve the overall appearance. The Applicant will provide a low-level lighting of the sign panel and entrance feature, which will be hidden within the planting areas. The style of signage and materials will be compatible with and closely related to the themes established for the overall Community. The Community name as indicated is for illustrative purposes only. The maximum height of the sign will be 8'-0" and signage maximum sq. ft. of 64 per sign will follow the standards set forth in Sec. 32-250.28, Schedule B for a freestanding residential project. Final design may vary due to site constraints at time of site plan submission but will be of similar quality indicated in the illustrative elevation.



**HEATHCOTE BLVD.
ENTRANCE FEATURE A**



**HEATHCOTE BLVD.
ENTRANCE FEATURE B**



WALKING TRAIL



PASSIVE PARK



POOL

PICKLEBALL COURTS



DESIGN CRITERIA FOR LANDSCAPE

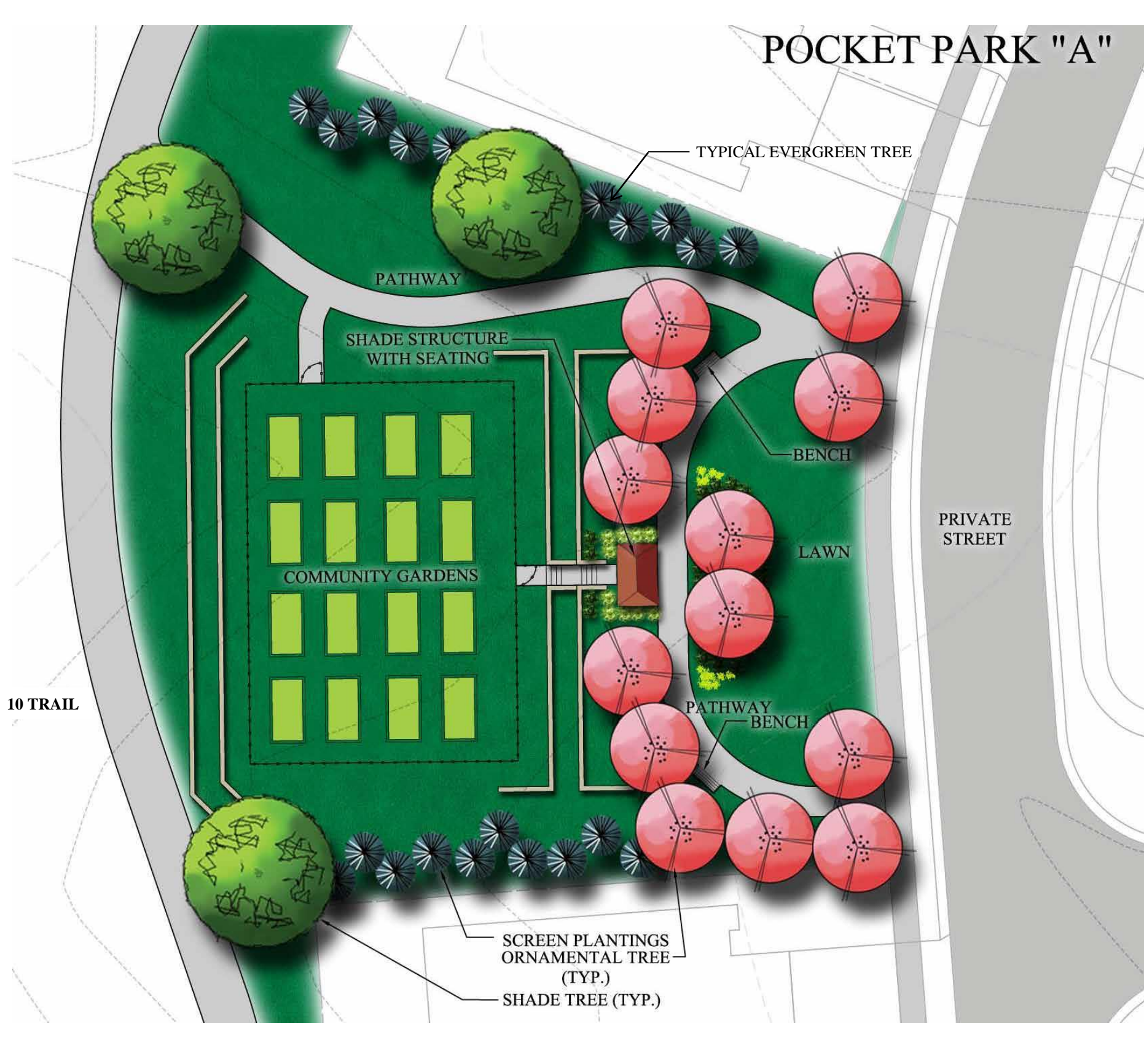
Landscaping is one of the key elements to be used throughout the development to connect and enhance the design themes. Several design concepts are to be adhered to while considering the potential landscape designs for the residential areas and different uses. Each design should be simplistic and clear. The landscape is intended to enhance the development from a vehicular and a pedestrian standpoint. All plant material is to be of high quality and show vigor at the time of installation. All landscape plantings are to be designed with routine maintenance taken into account, to ensure the planting palette and overall design will not degrade over time. Plant selections that are native to Virginia and plantings that have proven to be successful and non-invasive should be utilized within the overall community landscape palate. Notwithstanding the above, Crape Myrtles will be permitted to be planted within the project area.

PEDESTRIAN NETWORK

A pedestrian network will be provided throughout the community, and consist of proposed sidewalks and trails. These will link within the Community to active and passive recreation.

DESIGN CRITERIA FOR OPEN SPACE

As a result of the pedestrian oriented design, the public open space is restricted to a more passive activity of walking along sidewalks and street trails. The more active recreation will primarily be at the clubhouse/recreation area and passive pocket parks will be located along the trail/sidewalk pedestrian network. The community may also include other active and passive recreation to be determined.



DESIGN CRITERIA FOR PASSIVE PARKS

Pocket Park A, will include: structured garden plots for residents, a shelter with seating, benches along the trail, and landscape plantings. The pocket park may include additional amenities to be determined.

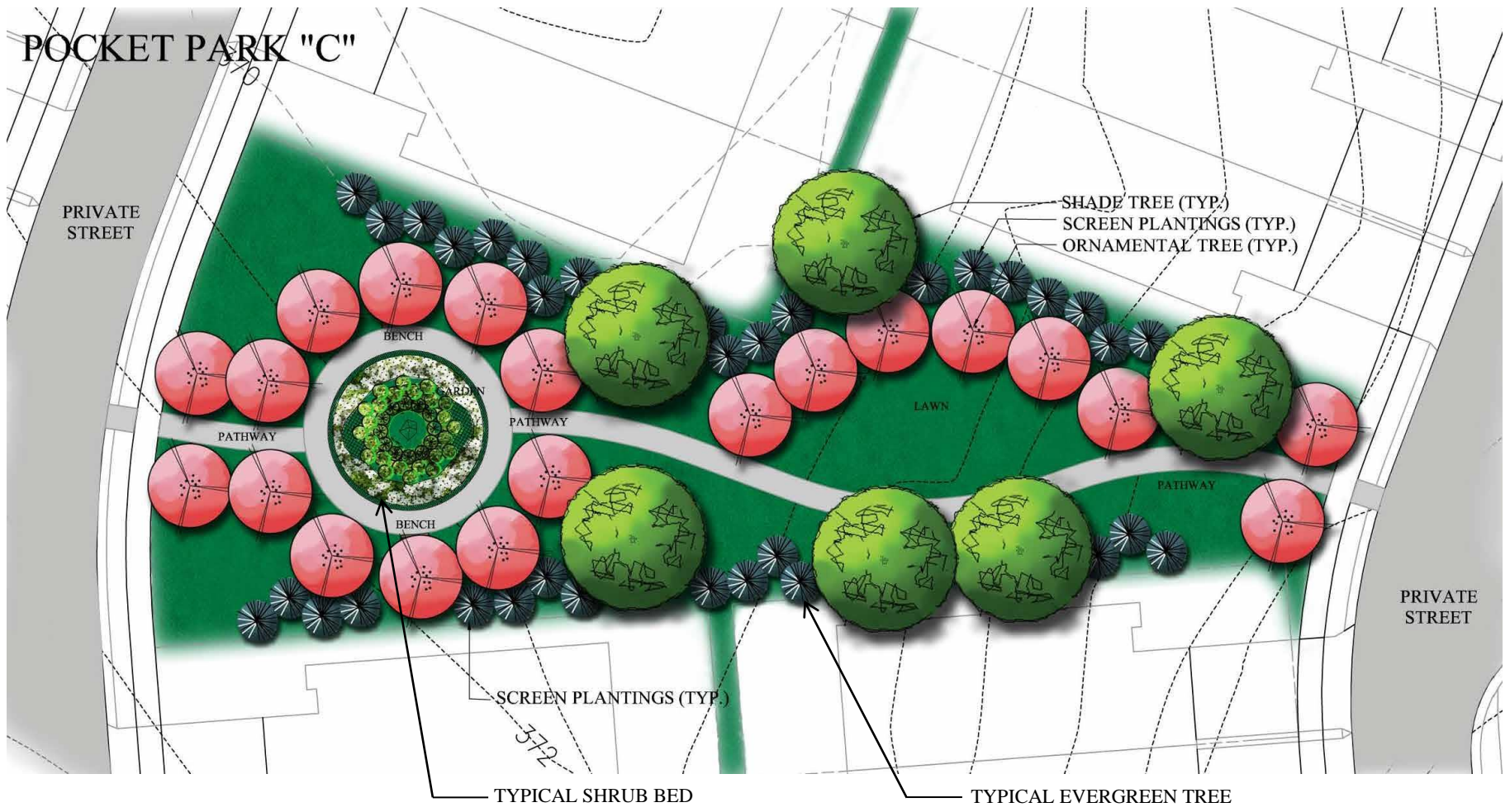


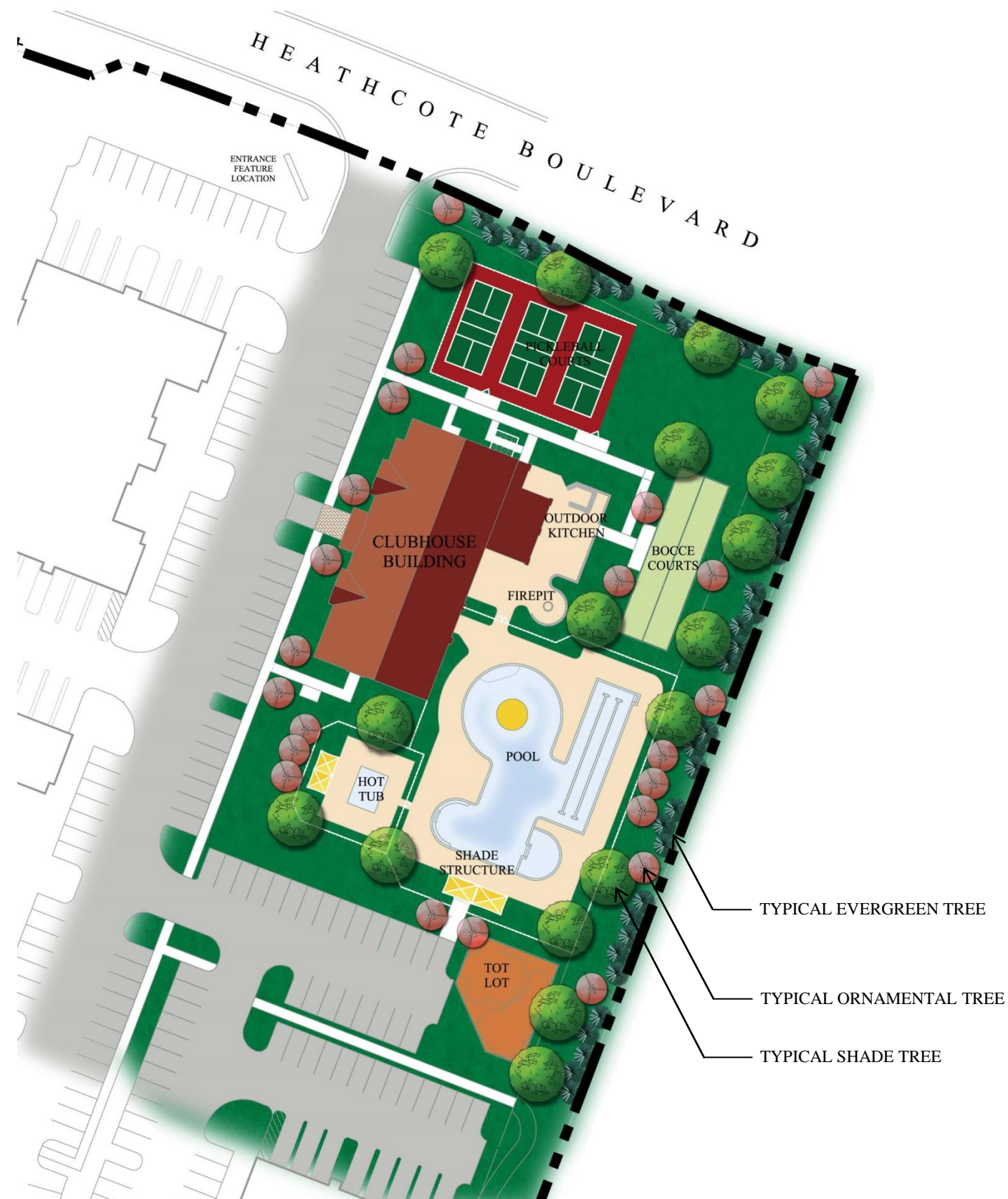
DESIGN CRITERIA FOR PASSIVE PARKS

Pocket Park B will include: a shade structure with seating to enjoy the passive park open space. Based upon postal approval a covered mail box kiosk with bench and landscape treatment may be provided as shown. The pocket park may include additional amenities to be determined.

DESIGN CRITERIA FOR PASSIVE PARKS

Pocket Park C will include benches along the trail that encircles a flower garden with landscape treatment. The pocket park may include additional amenities to be determined.



RECREATION AREA**RECREATION AREA**

Located at one of the entrances, this facility will be the centerpiece of the Community. The recreation area will offer a variety of indoor and outdoor amenities. The following items may be included: swimming pool, hot tub, pickleball courts, bocce courts, fire pit, outdoor kitchen, shade structures, and a tot lot for grandchildren. The recreation areas may have additional amenities to be determined.

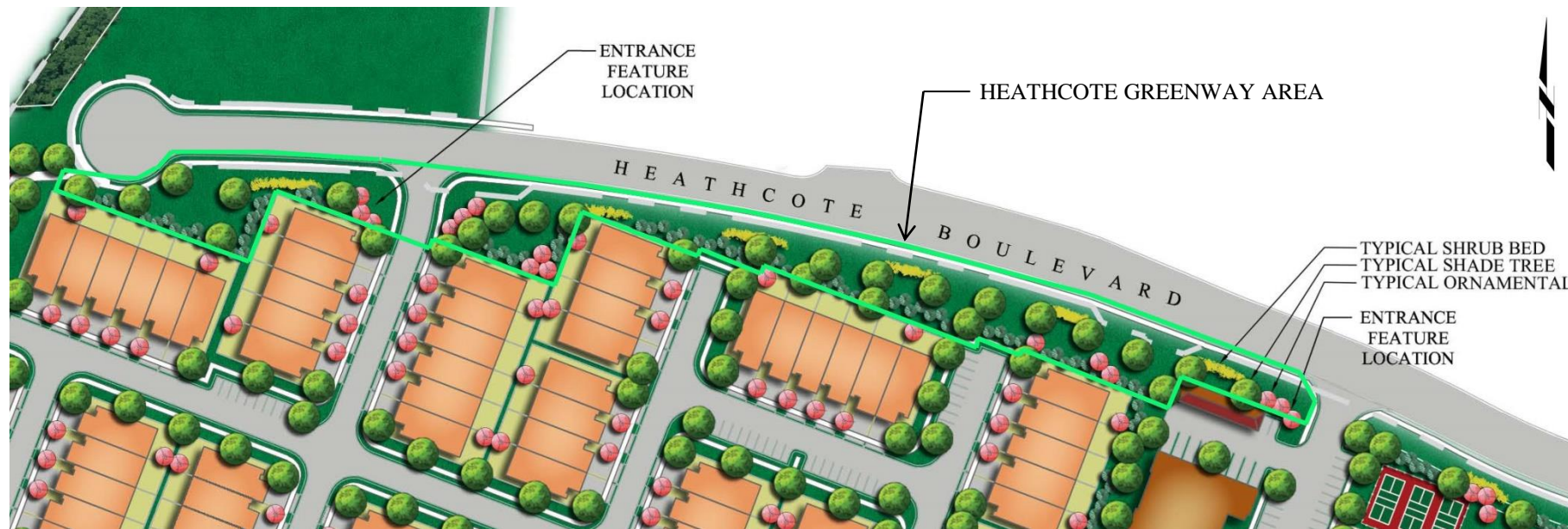
BUFFER PLANTING

Several buffer areas exist within the overall Community. Along the eastern property line a 30 foot buffer is being provided, along the southern property line adjacent to I-66 a 75 foot buffer will be provided, and along the western property line a 30 foot buffer will be provided. Along the northern property line between the pickleball courts and Heathcote Blvd. a 10 foot landscape strip will be provided. All of the buffers and the 10 foot landscape strip will utilize combinations of plant selections that are native to Virginia and plantings that have proven to be successful in Virginia. The selections will be non-invasive species and approved by the county arborist. The plant quantities and sizes will meet or exceed the minimum requirements of the DCSM. Perpendicular utility and trail crossings shall be permitted within said buffer areas.

EXISTING VEGETATION

Existing plantings and screening that occur within any buffer or preserved open space area may be retained and utilized to meet the buffer requirements. The Applicant reserves the right to remove any existing plantings if they are found to be dead, dying, invasive, noxious, or adversely affected due to engineering constraints during the construction phase.

HEATHCOTE GREENWAY



HEATHCOTE GREENWAY AREA

The greenway area is located between the Villa Homes and Heathcote Blvd. as shown with the green outline on the image to the left. The landscaping proposed for this area will provide a visual separation to soften and screen the Villa Homes from Heathcote Blvd. The planting density will be based on an average of 130 pu/100 linear feet. The plant selections will be a combination of Shade Trees, Ornamental Trees, and Evergreen Trees. The planting mixture will utilize 40 – 60% Evergreen Trees, 20 – 40% Shade Trees, and 10 – 30% Ornamental Trees. The illustration to the left represents a design which falls within these percentages and may be modified at time of final site plan submission.



Images are for illustrative purposes only and the final tree species will be determined at final site plan.

MATERIAL SELECTIONS

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

SHRUBS

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

ORNAMENTAL TREES

Ornamental trees are to be used at key focal points to help provide seasonal color. The growth habits of the plant material will also assist in creating a vertical element in the landscape. Ornamental trees are to be a minimum of 1.5" caliper at the time of installation.

SHADE TREES

Shade trees are to be used along the streetscape and in open space. Said trees are to be large deciduous trees. Shade trees are to be a minimum of 2"-2 1/2" caliper at the time of installation.

EVERGREEN TREES

Evergreen trees are to be used as appropriate for screening purposes to provide a visual barrier. Evergreen trees are to be a minimum of 6 – 7 feet in height at the time of installation.

HISTORICAL COMMISSION RESOLUTION**MOTION: PORTA****December 14, 2021****SECOND: SHOCKLEY****Regular Meeting****Res. No. 21-058****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> |
|---------------------------|--------------------------|--|
| REZ2021-00014 | Wellington Glen Parcel K | No Further Work |
| REZ2022-00014 | Haymarket Crossing II | No Further Work |
| CPA2021-00004 | PW Digital Gateway | For Comprehensive Plan Amendment (CPA): Recommend splitting the parcel into South and North sections (see attached map). Southern Section - keep existing land use or change to Parks and Open Space (P&OS). Northern Section – before decision on the CPA, request an Architectural Survey and Evaluation of above ground resources; those above ground resources eligible for listing on the National Register of Historic Places should be preserved in place. |

| | | |
|---------------|---------------------------|---|
| | | <p>Northern Section - mitigation so any new buildings, structures, power lines, towers are not visible from the Manassas National Battlefield Park.</p> <p>Northern Section - request Phase I study with a rezoning application and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.</p> <p>If rezoning is requested: Southern section same as CPA recommendation.</p> <p>Cemeteries - in all sections to be preserved in place with enhanced preservation area/buffers.</p> |
| SUP2022-00013 | Potomac Mills Mobil | No Further Work |
| SUP2022-00011 | Dunkin - Richmond Highway | No Further Work |

Votes:

Ayes: by acclamation

Nays: None

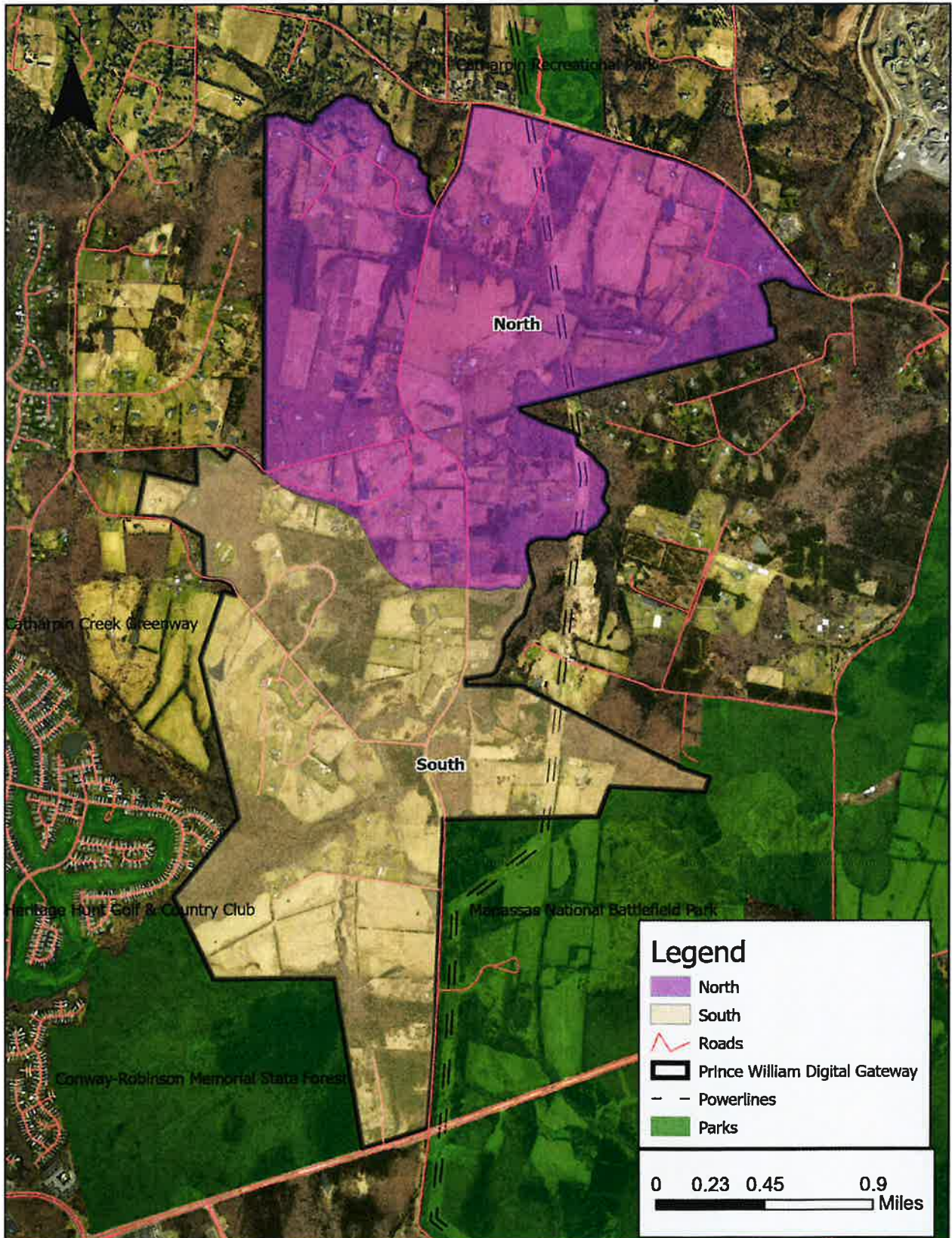
Absent from Vote: None

Absent from Meeting: Carter, Davis, Henson, Johnson

MOTION CARRIED

ATTEST: 
 Secretary to the Commission

Historical Commission Map




PLANNING COMMISSION RESOLUTION
MOTION: BERRY
February 8, 2023
SECOND: GORDY
Regular Meeting
Res. No. 23-009
**RE: REZONING #REZ2022-00014, HAYMARKET CROSSING II
 GAINESVILLE MAGISTERIAL DISTRICT**
ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±50.85 acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, with associated development waivers and modifications, for a planned mixed residential community, to include up to 334 age-restricted residential units; and

WHEREAS, the subject ±50.85-acre property is located ±0.45 miles west of the intersection of Heathcote Boulevard and James Madison Highway (Route 15) and north of Interstate 66; is currently addressed as 15401 Heathcote Boulevard; and is identified on County maps as GPIN 7298-54-4528 (portion); and

WHEREAS, the site is currently designated RN-3, Residential Neighborhood, in the Comprehensive Plan, and is located within the Haymarket Activity Center; and

WHEREAS, the site is zoned PBD, Planned Business District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this rezoning for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 8, 2023, 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 #REZ2022-00014, Haymarket Crossing II, subject to the proffers dated January 26, 2023, and with the following additional items prior to consideration by the Board of County Supervisors:

- Provide 4 electric vehicle (EV) charging stations (2 at the clubhouse and 2 elsewhere on the property).
- Provide a grill at the clubhouse.
- Further study the feasibility of an indoor pool.

ATTACHMENT: Proffer Statement, dated January 26, 2023

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd, Sheikh

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

Attest:

Oly Peña

Oly Peña

Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2022-00014, Haymarket Crossing II Rezoning

Record Owner: L.J. Clavelli, Trustee
Contract Purchaser: Pulte Home Company LLC (“Applicant”)
Property: 7298-54-4528 (part) (hereinafter the “Property”)
Gainesville Magisterial District
± 50.85 acres
PBD, Planned Business District to PMR, Planned Mixed Residential

Date: January 26, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto, including proffers associated with Rezoning #PLN2008-00668, Haymarket Crossing. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void and proffers associated with Rezoning #PLN2008-00668 shall remain in full force and effect on the applicable portion of the Property.

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.

“Final Rezoning”, as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court. If contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

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

- A. Master Zoning Plan entitled “Haymarket Crossing II,” prepared by The Engineering Groupe, Inc., dated September 20, 2021, and last revised January 4, 2023, consisting of the following sheets (the “MZP”):
- Cover Sheet
 - Existing Conditions Plan
 - Land Use Plan
 - Open Space and Buffer Plan
 - Transportation, Pedestrian Circulation and Utilities Plan
 - Details Sheet
- B. Design Guidelines entitled “Haymarket Crossing Pulte Active Adult,” prepared by The Land Planning and Design Group, Inc., dated January 26, 2023 (the “Design Guidelines”).

USES AND SITE DEVELOPMENT

1. Development of the Property shall be in substantial conformance with the Land Use Plan. The exact boundaries and acreage of the Land Bays may be increased or decreased at the time of final site plan/subdivision review and approval, not to exceed ten percent (10%) of the gross area of the larger Land Bay impacted by each such change.
2. The maximum number of residential units constructed on the Property shall not exceed 334 units.
3. The Applicant may use the Property in accordance with the PMR, Planned Mixed Residential zoning district, as waived/modified in accordance with these Proffers.
4. The Property shall be developed as an age-restricted adult community and shall be subject to the following conditions:
 - a. In accordance with the Housing for Older Persons Act of 1995 and the Fair Housing Act, as amended, (collectively the “Fair Housing Act”), at least 80% of the age-restricted units shall be occupied by at least one person 55 years of age or older and within such age-restricted units, the following conditions shall apply:

- i. All other residents must reside with a person who is 55 years of age or older, and be a spouse, a cohabitant, an occupant's child 18 years of age or older or provide primary physical or economic support to the person who is 55 years of age or older.
 - ii. Guests under the age of 55 years are permitted for periods of time not to exceed 90 days total for each such guest in any calendar year.
 - iii. If title to an age-restricted unit shall become vested in any person under the age of 55 years by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not work a forfeiture or reversion of title, but rather such person thus taking title shall not be permitted to reside on such age-restricted unit until he has attained the age of 55 years or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling on an age-restricted unit without regard to age in accordance with the Fair Housing Act regulations and requirements.
- b. A maximum of twenty percent (20%) of the occupied residential age-restricted units shall be allowed to be occupied by at least one person forty-five (45) years of age or older and within such age-restricted units the following conditions shall apply:
- i. All other residents must reside with a person who is 45 years of age or older, and be a spouse, a cohabitant, an occupant's child 18 years of age or older or provide primary physical or economic support to the person who is 45 years of age or older.
 - ii. Guests under the age of 45 years are permitted for periods of time not to exceed 90 days total for each such guest in any calendar year.
 - iii. If title to an age-restricted unit shall become vested in any person under the age of 45 years by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not work a forfeiture or reversion of title, but rather such person

thus taking title shall not be permitted to reside on such age-restricted unit until they have attained the age of 45 years or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy an age-restricted dwelling unit without regard to age in accordance with the Fair Housing Act regulations and requirements.

- c. The above-described use restrictions may be amended from time to time in accordance with applicable local and state regulations governing age-restricted housing and the Federal Fair Housing Act so long as the substantive intent as set forth herein is maintained.
- d. The Applicant shall record a document among the Prince William County Land Records memorializing the age-restricted commitments as set forth in this proffer.

AFFORDABLE HOUSING

- 5. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,500.00 per residential unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each residential unit constructed on the Property.

COMMUNITY DESIGN

- 6. The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association or multiple associations for the Property to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP Facilities installed by the Applicant for the Property, if not otherwise maintained by the County, in accordance with adopted County policies.

7. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines, which include architectural design criteria for building massing, building orientation, building elevations, building materials and building colors. Minor modifications to the Design Guidelines may be made at the time of final site/subdivision plan. More substantial modifications to the Design Guidelines may be approved by the Prince William County Planning Director, or designee, who shall notify the Applicant what has been determined in regard to the modification's consistency with the Design Guidelines. Changes to allow additional building materials may be approved by the Planning Director, or designee, prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter.
8. Landscaping: Landscaping shall be provided in substantial conformance with the Open Space and Buffer Plan. All new plantings shall be drought-resistant and native to Virginia. The aforementioned, does not prohibit the plantings of Crape Myrtles. Within the areas outside of the limits of clearing and grading, the Applicant reserves the right to remove any existing vegetation if they are found to be dead, dying, invasive, noxious, or adversely affected due to engineering constraints during the construction phase.
9. Noise Mitigation: All residential units on the Property shall be constructed so they have a maximum daily averaged indoor level of 45 dBA Ldn. Compliance with this proffer shall be demonstrated prior to the issuance of a building permit release letter.
10. Side Yard Setback: In accordance with Section 32-306.12.3 of the Zoning Ordinance, the side setback may be reduced to 5 feet. so long as the exterior sidewall construction is (i) non-combustible, (ii) has a minimum fire resistive rating equivalent to two-hours between dwelling units; or (iii) each dwelling unit is modified to have a fire sprinkler system.
11. 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.

ENVIRONMENTAL

12. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre to conduct water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of each final site plan.
13. The Applicant shall limit clearing and grading on the Property to those areas depicted on the MZP, subject to minor revisions in accordance with final engineering considerations, subject to County concurrence, at the time of final site plan review and approval. No clearing or improvements shall be made outside of the limits of clearing and grading on the Property with the exception of:
(a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees at the Applicant's sole discretion; and (b) the installation and maintenance of waterlines, sanitary sewer, storm sewer outfalls, in accordance with the Design and Construction Standards Manual ("DCSM").

PARKS AND RECREATION

14. Amenities: The Applicant shall provide an on-site amenity package for the residents that shall include, at a minimum, walking trails in the general areas as shown on the MZP, a clubhouse with swimming pool and three pocket parks. In each pocket park, the Applicant shall provide at a minimum lawn areas, seating, and trails.
 - a. Clubhouse: The clubhouse shall be constructed prior to and as a condition of issuance of an occupancy permit for the 125th residential unit constructed on the Property.
15. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$130.00 per residential unit constructed on the Property to be used for parks and recreation purposes. Said contribution shall be paid prior to and as a condition of the occupancy permit issuance for each said unit constructed on the Property.

PUBLIC SAFETY

16. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$122.00 per residential unit constructed on the Property to be used for public safety purposes. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each said residential unit constructed on the Property.

TRANSPORTATION

17. Access: Subject to Prince William County Department of Transportation ("PWCDOT") and the Virginia Department of Transportation ("VDOT") approval, access to the Property shall be as shown on the Transportation, Pedestrian Circulation and Utilities Plan.
18. Bicycle Facilities: The Applicant shall provide bicycle parking in accordance with the DCSM. Bicycle facilities may, at the sole discretion of the Applicant, be provided within a multifamily residential building and the amount of parking spaces shall be shown on each site plans submitted for the Property.
19. Interparcel Connection: If requested by the County at the time a final site plan is submitted for the Property, the Applicant shall reserve land for an ingress/egress easement to provide for an interparcel connection from the Property to a single location along the western boundary in a location to be determined by the Applicant in cooperation with the adjacent affected property owner at the time the first site plan is filed for that portion of the Property that abuts the said adjacent property. In the event the affected property owners cannot reach agreement on a location, the Prince William County Department of Transportation shall determine the specific location of the interparcel connection.

WATER AND SEWER

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

MISCELLANEOUS

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

WAIVERS & MODIFICATIONS

22. Pursuant to Section 32-700.25 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:
- a. Waiver of Sections 32-201.18 of the Zoning Ordinance and 802.47 of the DCSM requirement for a 15-foot wide landscape area around public use and community recreation sites.
 - b. Waiver of Section 601.01.C of the DCSM requiring an interparcel connection to the east.
 - c. Waiver of Section 32-306.21 of the Zoning Ordinance requiring at least one area of non-residential secondary uses within the area designated for residential uses on the MZP.
 - d. Modification of Section 32-302.12.6.F of the Zoning Ordinance to allow a five foot (5') side yard setback pursuant to Proffer 10 above, and as shown in the Design Guidelines.
 - e. Modification of Section 32-306.12.6.H of the Zoning Ordinance to allow for a reduction in the minimum lot area in square feet (per dwelling unit) as shown in the Design Guidelines.

MOTION: WEIR

**April 4, 2023
Regular Meeting
Res. No. 23-171**

SECOND: BODDYE

**RE: WAIVE THE RULES OF PROCEDURE AND REMAND REZONING #REZ2022-00014,
HAYMARKET CROSSING II, TO THE PLANNING COMMISSION – GAINESVILLE
MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, Rezoning #REZ2022-00014 is a request to rezone ±50.85 acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, with associated development waivers and modifications, for a planned mixed residential community, to include up to 334 age-restricted residential units; and

WHEREAS, a Prince William Board of County Supervisors' (Board) public hearing, duly advertised in a local newspaper for a period of two (2) weeks, was scheduled for April 4, 2023 at 7:30 p.m.; and

WHEREAS, the applicant requested that the Board remanded the case to the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby Waives the Rules of Procedure and remands Rezoning #REZ2022-00014, Haymarket Crossing II, to the Planning Commission.

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Vega, Weir, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

ATTEST: _____

Andrea P. Madden

Clerk to the Board