

**STAFFORD COUNTY, VIRGINIA
APPLICATION FOR ZONING RECLASSIFICATION AMENDMENT APPLICATION
IMPACT STATEMENT**

Applicant: NVR, Inc.

Owner: Augustine South Associates, LLC

Properties: See attached list marked as Exhibit A

Rezoning Request: Planned, Traditional Neighborhood Development (“P-TND”)

Project Name: George Washington Village

Date: August 12, 2016

File No. RC1400155

I. Rezoning Application Request:

The Applicant hereby requests a rezoning of the properties listed and generally described on attached Exhibit A to Planned Traditional Neighborhood Development (“P-TND”) in accordance with the Stafford County, Virginia (“County”) zoning ordinance, including without limitation Article III, Sections 28-31, et seq., 28-35, Article X, Section 28-161, et seq., and Article XII Section 28-201, et seq.:

Rezoning of parcels listed on Exhibit A (collectively the “Property”), consisting in the aggregate of approximately 534.523 acres, and generally located just west of the current I-95 interchange, intersecting south with Rt. 630 (Courthouse Road), and located within the Hartwood Magisterial District, all as more particularly described on that attached generalized development plan entitled “General Development Plan George Washington Village” dated April 2014, as last revised August 12, 2016, and prepared by Bowman Consulting and marked as Exhibit B (“GDP”)¹ and the attached regulating plan entitled “Regulating Plan George Washington Village”, dated April 2014, as last revised August 12, 2016, and prepared by Bowman Consulting, marked as Exhibit C (“Regulating Plan”).

¹The GDP is a general overview of the proposed development and improvements to the Property in accordance with Article XIII, Section 28-221, et seq., of the County zoning ordinance. Applicant reserves the right to make modifications or amendments to the GDP in order to address final site engineering, architectural and design issues, internal road placements and entry areas, RPA requirements, and to ensure compliance with applicable federal, state and county regulations, laws and ordinances. A final site plan submitted by the Applicant and approved by the County will supersede the GDP.

The project is known as “George Washington Village” and will be a pedestrian friendly, mixed use community proposed to be located at or near the new designed I-95/Courthouse Road Interchange, in the heart of the County. This project is very unique in that over 534 acres are under the control of one property owner within a significant portion of the Courthouse Planning Area (“CPA”), which includes both the Courthouse Target Growth Area (“Courthouse TGA”) and Courthouse Economic Development Priority Focus Area “Courthouse PFA”). In this regard, the CPA includes a total of approximately 2,580 acres and the George Washington Village portion includes approximately 400 acres of this amount. The remaining 134 acres +/- of the proposed George Washington Village is located south and west of Accokeek Creek. Please note that accompanying this application is a request for an amendment to the County’s Comprehensive Plan to expand in this area the Courthouse TGA.

The advantage to having one owner of consolidated parcels within the CPA are as follows: (i) provides an extensive advantage to develop this area in accordance with the County’s comprehensive plan and long term vision for mixed uses in this area; (ii) avoids piecemeal development and leap frogging of necessary parcels, which could hinder the long term vision of this area; (iii) facilitates the County’s goal in the near term to develop the CPA at or near planned major road artery and utility improvements, including the new I-95 Interchange at Courthouse Road and the widening project of Courthouse Road going west from Austin Ridge to Winding Creek Road and Ramoth Church Road; (iv) will generate expansive economic development opportunities, including the investment in new transportation infrastructure including the control of most of the Mine Road extension area from Courthouse to Ramoth Church Road, (v) will expand new utility infrastructure in this area which can benefit the entire CPA and the County Central Stafford Business Area “CSBA” (as the County Comp Plan admits that the CSBA includes limited infrastructure and public facilities and requires new investment), and (vi) will assist in shaping a true center and place of being for the County.

Again, by combining all of these aforesaid aspects, George Washington Village will improve the quality of life for its residents and those in the surrounding community, ensure that essential elements of modern life will be in close proximity of residents’ homes, and significantly expand the County’s tax base by attracting new and more viable commercial development.

George Washington Village will also have excellent access to the aforesaid interchange, Courthouse Road and with the extension of Mine Road will open new access to Centerport Parkway, thus creating another link between South and North Stafford that runs parallel to Rt. 1 and I-95. This new link will assist in alleviating traffic congestion along Rt. 1 and Rt. 630, and provide new opportunities for commercial investment outside of the Rt. 1 corridor, all as contemplated under the County’s Comp Plan (see Sections 3.6, 4.2 & Figure 4.3 of County Comp Plan).

II. Key Features. This application provides the following key development features:

- (1) Creates Stafford County’s first true civic, cultural and economic center at or near the Courthouse interchange, which will have significant positive economic ripple effects for commercial office, restaurant and retail investment for this area.

- (2) Approximately 758,000 square feet of new commercial space, including retail, office, shopping and restaurant, plus a potential of additional 350,000 square feet of office/commercial space within parcels already zoned B-2 (much like Stonebridge at Potomac Town Center in Prince William County. Please see www.stonebridgeptc.com).
- (3) 818 single-family detached units, which is consistent with the amended comp plan.
- (4) 300 attached single family units, which is consistent with the amended comp plan.
- (5) 750 multifamily units, which is consistent with the amended comp plan.
- (6) \$25,450,000.00 in total proffered transportation infrastructure improvements, including with extension of Mine Road, which is consistent with the County's amended comp plan.
- (7) \$13,416,000.00 in total cash proffers for schools, parks and recreation, and fire and rescue; plus \$5,604,000.00 in transportation impact fees for a total cash contribution toward County capital facilities of **\$19,020,000.00**.
- (8) Proffered architectural and design features and neighborhood design standards.
- (9) Extension and connection to public water and sewer for the entire project, which is located within the County's urban service area and will generate approximately \$21.3 million in new taps fees.
- (10) At full build-out, the project will generate an estimated total of \$1.88 million in new tax revenues to the county and creation of 3,870 new jobs upon complete build-out.
- (11) Phased development to promote orderly growth and manage traffic considerations.
- (12) Extensive on site walking paths and trails totaling 3.26 miles, and 9.2 acres of athletic fields and multiple pool and clubhouse areas within the different portions of the project.

III. Zoning Reclassification: The Applicant, through this Application, is proposing a rezoning of the Property from rezoning the designations shown on Exhibit A to P-TND which zoning district provides as follows:

“The purpose of the P-TND zoning district is to provide areas of the county which are suitable for an approach to land-use planning and urban design that promotes the development or redevelopment of pedestrian friendly neighborhoods with a mix of uses, housing types and prices, lot sizes and density, architectural variety, a central civic building and use, a network of streets and alleys that may include on-street parallel parking, and defined development edges.”, see Section 28-33 of County zoning ordinance “Ordinance”).

Section 28-35 of the Ordinance provides for the district uses and general standards. Under said section, the proposed uses described in this Application are authorized permitted uses with an approved rezoning and generally consistent with the County's Comp Plan. The minimum acreage required for PTND zoned property is twenty (20) and maximum density is twelve (12)

units to the acre. The required open space ratio is 0.20. George Washington Village consists of over 534.52 acres and provides an average of less than 3.5 units per acre. The design also exceeds the required open space ratio, preserving approximately 240.53 acres (45%) of the Property in open space.

In addition, Section 28-38 of the Ordinance, "Performance regulation", specifically subsection (q) provides for additional regulations for PTND zoned property, including Tables 3.5 (a) through (g) regarding transect zones.

IV. Proposed Land Uses. The Applicant is proposing several mixed land uses under the PTND district, including the following: (i) single family detached ("SFD"), (ii) single family attached ("SFA"), (iii) multifamily ("MF"), and (iv) several urban commercial uses including retail, restaurants, shopping and office ("Commercial"). All of the proposed uses, with an approved P-TND zoning reclassification, are by-right, permitted uses under Section 28-35 and Section 28-38, et al.

For purposes of Section 28-38 (q), the project will be developed as follows:

- (1) **SFD.** The applicant is proposing 818 SFD homes to be generally located in the areas shown on the GDP. Further, the SFD homes are proposed to be phased in accordance with the enclosed proffer statement, all as generally shown on the GDP. All homes will be constructed in accordance with those certain Neighborhood Design Standards, entitled "George Washington Village", dated June 2016, as last revised, and prepared by Bowman Consulting, which standards are enclosed with this Application and by this reference are made a material part thereof and marked as Exhibit D ("Neighborhood Design Standards").
- (2) **SFA.** The applicant is proposing 300 SFA townhomes to be generally located in the areas shown on the GDP. Further, the SFA homes are proposed to be developed in accordance with the attached proffer statement, all as generally shown on the GDP. All homes will be constructed in accordance with the Neighborhood Design Standards.
- (3) **MF.** The applicant is proposing 750 MF Units to be generally located in the areas shown on the GDP. All MF Units will be constructed in accordance with Neighborhood Design Standards.
- (4) **Commercial.** The Commercial portion of the development will include retail, restaurant, shopping and office space. The rezoning will permit a total maximum of approximately 758,000 square feet of Commercial space. The Commercial Town Center will be developed in accordance with market forces over time as the residential phases of the project build-out and the area near George Washington Village continues to expand. All of the Commercial uses will be constructed in accordance with Design Standards. The Owner also owns a 30 acre tract adjacent to the proposed Town Center which is presently zoned B-2, which could provide additional commercial square footage for potential offices uses. Please note this

aforesaid 30 acre tract is not of this rezoning application, but will be part of the overall development scheme.

- (5) **Streets**. All streets within the development (excluding publicly dedicated streets and major road arteries) will be constructed and located in general accordance with the GDP and in compliance with Section 28-38 (q) (2), et seq. of the County Ordinance.
- (6) **Pedestrian Sheds**. The development will also include certain pedestrian sheds, as required under Section 28-38 (q) (3), et seq., of the County Ordinance, all as generally shown on the Regulating Plan (“RGP”).
- (7) **Transect Zones**. The development will also include certain transect zones, as required under Section 28-38 (q) (4), et seq., of the County Ordinance, all as generally shown on the GDP and RGP and include T1, T4, T6, and SD-C transect zones.
- (8) **Parking**. This project will be developed in accordance with all parking and loading requirements under Section 28-38 (q) (6) and (7), et seq., including without limitation the construction of any required parking and storage for bicycles.
- (9) **Architectural Standards**. The project will be developed and constructed in accordance with Section 28-38 (q)(8) et. seq., and the Design Standards.
- (10) **Phasing**. The project’s proposed uses and infrastructure will be developed and constructed in accordance with the attached proffer statement.
- (11) **Open Space**. The gross preserved open space areas of the development will be approximately 240.53 acres (45%) of the overall development, all as more generally shown on the GDP.
- (12) **Building Height**. No building will exceed the maximum height requirements under Section 28-38 (q) of the County’s Ordinance.

V. **Fiscal Impact Analysis**. The Applicant retained professional economic consultant, Dr. Stephen S. Fuller, Ph.D., of the Dwight Schar Faculty Chair and University Professor, Director, Center for Regional Analysis George Mason University, to perform an economic impact analysis of the project. The report, entitled “The Economic and Fiscal Impact of George Washington Village on Stafford County, Virginia” dated July 2016 and marked as Exhibit E, (“Economic Analysis”), is enclosed with this application and describes the following key economic benefits:

- Construction outlays associated with George Washington Village, including all residential and commercial buildings, infrastructure, site preparation, environmental mitigation, and public facilities will total \$440.5 million;

- These direct outlays would contribute \$664.1 million to Stafford County’s economy over the construction period, generate new labor income totaling \$169.6 million to the benefit of workers residing in the County, and support a total of 3,870 jobs of which approximately 2,590 would be located in Stafford County;
- The new residents of George Washington Village would have a combined annual household income estimated at \$252.4 million;
- The 1,521 jobs accommodated within retail uses planned for George Washington Village would add an estimated \$129.7 million or 1.7% annually to the County’s gross county product;
- The proposed single-family residential development program for George Washington Village, consisting of 1,118 units, would be fiscally beneficial to Stafford County generating revenues totaling \$5.9 million while increasing the demand for county-funded services (expenditures) by only \$5.8 million for an annual net fiscal benefit of \$114,322.54; and,
- The commercial retail uses proposed for George Washington Village were found to generate an estimated annual net fiscal benefit of \$1.967 million while the proposed 750 multi-family residential units, reflecting the application of countywide average household size and school-age children generation rates, were found to generate an annual fiscal deficit of \$199,578.26; combined this mix of proposed multi-family and retail uses would generate a net positive fiscal impact of \$1.768 million for Stafford County.
- Combined total annual net tax revenue generation between the single family residential development and commercial retail uses is \$1.88 million.

VI. Transportation Impact Analysis. This project requires a VDOT Chapter 527 review, in accordance with Section 15.2-2222.1 of the Code of Virginia, 1950, as amended. Green Light Solutions, LLC, was retained to perform the analysis, which is attached hereto and entitled “George Washington Village Traffic Impact Analysis”, dated [REDACTED], 2016 and incorporated herein as a material part of this Application and marked as Exhibit F (“Transportation Study”).²

The Transportation Study includes the following key components:

- When complete, on an average weekday, the proposed development would generate approximately 884 new primary trips during the AM peak hour (221 in and 663 out), 1,495 new primary trips during the PM peak hour (882 in and 613 out), and 11,334 new primary daily trips over a 24-hour period.
- As part of the proposed George Washington Village development, the Applicant has committed to constructing the following improvements over the course of the

² The Transportation Study shall be submitted as a final draft soon after submission of the amended application.

development of the site:

- ✓ Full section (4-lane) from Courthouse Road to Town Center Drive and partial section (2-lane) of Mine Road from Town Center Drive to Ramoth Church Road with a dedication of right way for a full 4 lane section.
- ✓ At the Courthouse Road/Mine Road Intersection:
 - Dual Southbound left turn lanes
 - Dual Northbound left turn lanes
 - Eastbound right turn lane
 - Northbound separate left and right lanes plus two through lanes
 - Associated traffic signal modifications
- ✓ At the Courthouse Road/Austin Ridge Road Intersection:
 - Construction of a second westbound left turn lane and dual eastbound left turn lanes
 - Construction of a single eastbound right turn lane and additional through lanes (3 total)
 - Northbound separate left and right lanes plus two through lanes
 - Associated traffic signal modifications
- ✓ Extend Austin Ridge Road into the site at 425,000sf of retail and all residential completed (1,868 units)
- ✓ At the Mine Road Extended/Town Center Drive:
 - Northbound right and left turn lanes
 - Southbound right and left turn lanes
 - Westbound left turn, through and right turn lanes with right turn lane to operate as free flow (assumes Mine Road is four lanes between Courthouse Road and Town Center Drive)

There are numerous improvements within the study area that are funded and will be completed by 2030. These improvements include the I-95/Courthouse Road interchange reconstruction, the widening of Courthouse Road to a four-lane section west of I-95, and improvements proffered by other approved developments.

Analysis indicates that if all approved development (other than the subject project) occurs in the area, additional improvements beyond those detailed above are expected to be necessary to maintain acceptable intersection operations at all study intersections.

Analysis indicates that if Embrey Mill and George Washington Village develop at similar rates, the Courthouse Road/Mine Road intersection would be able to accommodate all of the residential traffic for both developments and up to approximately 758,000 s.f. of commercial space in each development or 1,516,000 s.f. in total) as a standard intersection.

The improvements proffered by George Washington Village are expected to mitigate the traffic generated by the development to similar or better than background conditions. Additionally, this traffic study identifies several improvements that are beyond the scope of George Washington Village but would improve the operations of the Courthouse Road corridor from I-95 to Mine Road.

VII. Environmental Features. The Applicant retained Bowman Consulting to conduct a review of environmental features and resources on the subject parcels.

Bowman Consulting conducted preliminary field evaluations for potential wetlands and streams on the subject parcels in November 2010, November 2011, and December 2013 using the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Eastern Mountains and Piedmont* (Version 2.0, 2012) as guides; the approximate locations and extent of those areas that are most likely within the regulatory purview of the U.S. Army Corps of Engineers (USACE) are depicted on the Environmental Conditions Plan. The Preliminary Critical Resource Protection Area (CRPA) boundaries depicted on the Environmental Conditions Plan are based on the results of the preliminary wetland and stream evaluation, preliminary stream classifications based on visual observations made by Bowman Consulting using the *North Carolina Division of Water Quality Identification Methods for the Origins of Intermittent and Perennial Streams* (Version 4.11, September 2010) as a guide, and the requirements of Section 28-62(b)(1) of the County's Chesapeake Bay Preservation Area (CBPA) Policy and the Virginia Department of Conservation and Recreation's Resource Protection Areas: Nontidal Wetlands, Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations.

Impacts to wetlands, streams, and CRPA are proposed with the subject project (see attached Exhibit H, Environmental Impacts), and appropriate Federal and State Permits will be obtained from the USACE, Virginia Department of Environmental Quality (DEQ), and Virginia Marine Resources Commission (VMRC) prior to the commencement of construction activities in jurisdictional areas. Appropriate compensatory mitigation will be provided through the purchase of wetland and/or stream credits from USACE and DEQ-approved mitigation bank(s), or as otherwise required by the USACE and DEQ permits. Water Quality Impact Assessments will be conducted as required under the CBPA Policy for proposed encroachments to the CRPA associated with road crossings and other allowed uses, and appropriate mitigation measures will be provided as warranted.

Bowman Consulting also conducted an evaluation of the likelihood of Federal and State-listed threatened and endangered species occurring on, or in the vicinity of, the subject parcels; study is entitled "George Washington Village, Stafford County, Virginia, Threatened and Endangered Species Review, dated December 16, 2013, and included with this Application. The

subject study included the review of existing habitat conditions, project specific information obtained from US. Fish and Wildlife Service, the Virginia Department of Conservation and Recreation and the Virginia Department of Game and Inland Fisheries, a field review of general habitat conditions on the site, and an evaluation of the likelihood of those identified listed species occurring on, or in the vicinity of the proposed project. The study generally concluded that the potential for occurrences of, or potential impacts to, Federal and/or State-listed threatened and endangered species is considered low. The Applicant is further planning to conduct a more detailed field study to determine the existence of the Federal-listed threatened and State-listed endangered Small Whorled Pogonia (*Isotria medeoloides*) on the subject parcels during the plant's flowering period of June 1st through July 20th.

The Applicant is in the process of completing the CRPA boundary area analysis. This analysis should be completed prior to the first public hearing before the planning commission.

By Right Development Impact: In the event the overall site was to be developed for the By Right Development as described herein, the environmental impact to the site would be as follows:

1. Critical Resource Protection Areas: It is estimated that approximately 15.50 acres of CRPA would be impacted should the property be developed by-right.

2. Perennial Stream: It is estimated that approximately 9,026 linear feet of perennial stream would be impacted should the property be developed by-right.

3. Wetlands: It is estimated that approximately 5.33 acres of wetlands would be impacted should the property be developed by-right.

4. Endangered Species: The potential for impacts to listed threatened and endangered species would be the same for either the proposed plan or by-right development. As required during the Section 404/401 permitting process, a detailed habitat assessment and field survey would be conducted for those listed species(s) that are deemed as having the potential to occur onsite should suitable habitat be present (currently, only Small Whorled Pogonia). While listed species are not anticipated to be occur onsite or be adversely impacted by the project based on the Review dated December 16, 2013, should a listed species be found onsite, it would need to be avoided under either development scenario, as required under the Endangered Species Act and Federal and State regulations.

5. Clearing of Forested Area: It is estimated that approximately 287 acres of existing forested area would be cleared should the property be developed by-right.

6. Impervious Areas: It is estimated that approximately 287 acres of land would become impervious area should the property be developed by-right.

VIII. Cultural Resources. The Applicant retained Dovetail Cultural Resources, Ltd., to perform a cultural resource reconnaissance study on the subject parcels. It was determined there

are no documented archaeological sites, architectural resources, cemeteries, or other known historic sites within the subject parcels, and only one abandoned structure perceived to be over 50 years of age is located within the project limits along Ramoth Church Road.

In addition, the Applicant has retained Dovetail Cultural Resources to perform a Phase 1 Cultural Resources study of the areas identified in County staff comments dated September 4, 2014. The study will be provided upon completion.

IX. Utilities Overview. The project is within the Urban Services Area and thus has access to public water from an existing twelve inch watermain on Courthouse Road as well as an eight inch watermain on Ramoth Church Road. These existing watermains will be connected together to provide upgraded water pressures and fire flows. Access to public sewer is provided by an eighteen inch interceptor line that runs through the portions of the development. In addition, the following utility features will be required for the project: The existing pump station will require an upgraded pump and generator; and the force main will also need to be upsized from a ten inch to a fourteen inch and equipped with new odor control equipment.

By-Right Development Impact: In the event the overall site was to be developed for the By Right Development as described herein, the impact to County utilities for the site would be as follows:

The current by-right build out for this area of the County is approximately 291 residential units and 708,939 square feet of commercial space. The existing pump station would not be adequate for development of this size. The storage tanks and all major piping would need to be upgraded. The existing 110 HP pumps would need to be replaced with 200 HP pumps and controls. The ten inch force main would also need to be upsized to twenty-four inch piping. In addition, a larger generator and new odor control equipment would be required.

X. Storm Drainage. The following storm water management features will be required for the project: Stormwater Management Ponds (Extended Detention, Enhanced Retention, etc.), Underground SWM storage facilities, Rain Gardens, and Manufactured BMP's.

By Right Development Impact: In the event the overall site was to be developed for the By Right Development as described herein, the environmental impact to the site would be as follows:

(1) If by-right development occurs, then a mix of bio-retention basins, bio-filters and conventional stormwater management methods will be required in various areas across the development.

XI. Schools. Based on the County's most recent school aged per unit analysis, it is anticipated that an aggregate of 969 school aged children would be generated from the proposed project based on the County's most recent students per household analysis. Below is a breakdown of said analysis.

County Planning Analysis	ES	MS	HS	Totals
SFD (818 units)	213	131	196	540
SFA (300 units)	93	42	54	189
MF (750 units)	135	45	60	240

At full build-out the project will generate approximately \$1.88 million in new total annual tax revenues for the county, which should further offset potential school impacts. In addition, the applicant proposes to provide \$11,548,000.00 in school cash proffers as provided in the attached proffer statement.

By Right Development Impact: The By Right Development, without any proffers, would generate 192 (e.g. students per unit) school aged children if all housing units were developed as single family detached units.

XII. Parks. The project at full build-out will generate approximately 5,361 people. The county guidelines for parks is that 20 acres of park land is required for every 1,000 people, which would equate for purposes of this project being 268.5 acres of park land. To offset any park and recreation impacts, the Applicant proposes to develop approximately 9.2 acres in athletic fields, and approximately 240.53 acres in passive open space park land, which includes nature, walking and running trails and pathways, and the inclusion of three (3) pools and clubhouses throughout various sections of the development, all as generally provided on the attached GDP.. In addition, the applicant has proffered \$934,000.00 in cash for parks and recreation to further offset impacts. Further, the recently opened and nearby Embrey Mill park includes 50 acres in recreational land, 6 lighted rectangular fields (4 synthetic) for youth soccer, lacrosse, and field hockey, a new state of the art aquatic center, a playground; concession stand, parking lots and restrooms, which could also be utilized by the applicant. The park improvements provided under this Application will significantly offset any impacts the project may have on parks and recreation services.

By Right Development Impact: In the event the overall site was to be developed for the by right development as described herein, 291 single family detached units would be developed and 1,164 persons would be generated from the project, which would require approximately 23.28 acres of parkland.

XIII. Comprehensive Plan Overview.

(1) General Overview. This project is (1) consistent with the County’s Comprehensive Plan, as amended August 16, 2016, (“Comp Plan”), and will provide positive net benefits to the County, including (i) the generation of approximately \$1.88 million in annual net tax revenue at full build-out; (ii) development of 1,868 mix residential uses and 758,000 square feet of commercial space for purposes of developing a town center concept within the center of the county in close proximity to planned improvements at the I-95 Interchange and widening of Courthouse Road; (iii) construct an extension of Mine Road from Courthouse Road to Ramoth Church Road, which will assist in completing two-thirds of the third north/south lineal connection within the County; (iv) provide millions in new cash proffers, and utility tap,

permitting and construction fees; (v) attract new employers to our area and sustain a live, work, play and shop environment.

As noted above, George Washington Village is located within the Courthouse Planning Area (“CPA”), which is one of six targeted growth areas (“TGA”) within the County. The purpose for TGAs is to identify the County’s preferred location for future high residential density and concentrated commercial growth areas. TGAs are typically near and have access to the County’s current and future planned infrastructure and other public facilities. The CPA also includes the Courthouse Economic Development Priority Focus Area (“Courthouse PFA”) and the Courthouse Redevelopment Area (“Courthouse RDA”).

The CPA includes a total of approximately 2,580 acres and the George Washington Village portion includes approximately 400 acres of this amount and is designated as area “37A” on the County’s future land use map (see figure 3.6 of the Comp Plan). The remaining 134 acres +/- of the proposed George Washington Village is located south and west of Accokeek Creek. Please note that accompanying this application is a request for an amendment to the County’s Comp Plan for purposes of requesting an expansion in this aforesaid area within the Courthouse TGA.

(2) Urban Service Area. George Washington Village is also located within the County’s urban service area (“USA”). The Comp Plan encourages more compact growth within the USA as this area includes County public facilities and infrastructure, including access to public water and sewer. Certainly, the George Washington Village project, as proposed will compact growth within the USA and connect to public utilities and provide new public infrastructure.

(3) Courthouse TGA: George Washington Village is located within the Courthouse TGA. TGA’s encourage concentrated urban or higher density growth as these areas will support a more intense, pedestrian, and transit oriented form of development, located in close proximity to primary road networks, transportation hubs and along the rail corridor. The Courthouse TGA encourages an urban form of development, including a development that allows residents to live, work, shop and play within a particular project. George Washington Village further incorporates principals of traditional neighborhood design standards like pedestrian-friendly road design, interconnection of new and existing streets, connectivity of road and pedestrian networks, preservation of natural resources and mixed neighborhood environments, including a towncenter approach.

The target densities for TGAs are 11-14 units to the acre for multifamily, 5-8 units to the acre for townhouses and 3-6 units to the acre for single family homes. Further, the commercial floor area ratio (“FAR”) range for TGAs is 0.4 to 1.0, which encourages a greater urban type footprint. More specifically under the Courthouse TGA, the Comp Plan encourages approximately 1500 single family units, 750 townhouse units, 1500 multifamily units with a total of 3,750 units and up to 5 million square feet of commercial space.

The George Washington Village is a model project for the Courthouse TGA and fits within the goals of the Courthouse TGA. In this regard, the project is owned by one property owner, which allows it to be more conducive to meet the County’s vision within the Courthouse

TGA and further leads to a more consistent development model vs. a traditional model of leap frogging or disjointed development patterns. Further, George Washington Village will develop a mix of residential units including 750 multifamily units, 300 townhouses and 818 single family detached units. George Washington Village also proposes approximately 758,000 SF of commercial retail space all within a town center concept, plus an additional 300,000 Sf in potential office uses, which will likely attract employers to this area. The George Washington Village also proposes extensive infrastructure improvements, including the extension of Mine Road, which is encouraged under the County's Comp Plan (see Section 4.2) as a future and important intra-county infrastructure facility. The Mine Road extension could benefit county citizens desiring to avoid congested I-95 or Rt. 1 as it would allow movement from Rt. 610 to Centerport Parkway, and eventually to Rt. 17 without having to travel on I-95.

The George Washington Village project will also, at full build-out, generate extensive economic benefits for the County, including approximately 2500 new jobs and close to \$2 million annually in net tax revenue, which will assist in creating the fiscal balance the County desires under its Comp Plan (see Page 3-28). This project will assist the County in establishing a new center and sense of place, which will attract new employers and investment to the County.

In conclusion, we believe the George Washington Village project is consistent with the County's Comp Plan and the goals for the Courthouse Planning Area as it includes densities and mix of uses consistent with the said planning area and will develop a towncenter and employment center concept, which will facilitate a true center and sense of place for the County.

XIV. Proffers. The Applicant is proposing in the aggregate \$38,866,000.00 in cash and in-kind proffers plus \$5,604,000.00 in transportation impact fees for a grand total of **\$44,470,000.00** to apply to certain and required County capital cost improvements, all as more particularly provided in the attached proffer statement of even date herewith and submitted with this Application.

XV. List of Exhibits. The following exhibits are enclosed with this impact statement and application as material components to the same and are all incorporated herein by this reference:

1. Exhibit A. List of subject parcels and current zoning designation for each parcel.
2. Exhibit B. General Development Plan, entitled "General Development Plan George Washington Village", prepared by Bowman Consulting, dated April 2014, as last revised August 12, 2016 ("GDP"). The GDP includes the following sheet numbers 1-20.
3. Exhibit C. "Regulating Plan George Washington Village", dated April 2014, as last revised August 12, 2016, and prepared by Bowman Consulting ("Regulating Plan").
4. Exhibit D. Neighborhood Design Standards, entitled "George Washington Village", prepared by Bowman Consulting, dated June 2016.

5. Exhibit E. Fiscal impact analysis prepared by Dr. Stephen S. Fuller, Ph.D., entitled “The Economic and Fiscal Impact of George Washington Village on Stafford County, Virginia” dated July 2016.
6. Exhibit F. Transportation impact study prepared by Green Light Solutions, LLC, dated _____, 2016³
7. Exhibit G: CPRA & Environmental Analysis. ⁴

³ Will be completed prior to first public hearing
⁴ Will be completed prior to final public hearing

EXHIBIT A

LIST OF SUBJECT PARCELS

1. TM Parcel 29-32 (portion), zoned R-3
2. TM Parcel 29-36, zoned A-2
3. TM Parcel 29-38A, zoned A-2
4. TM Parcel 29-39C, zoned A-2
5. TM Parcel 29-81, zoned A-2
6. TM Parcel 29-82, zoned A-2
7. TM Parcel 29-83, zoned A-1
8. TM Parcel 38-1 (portion), zoned A-1
9. TM Parcel 38-55, zoned A-2
10. TM Parcel 38-58C, zoned A-2
11. TM Parcel 38-58D, zoned A-2
12. TM Parcel 38-66, zoned M-1
13. TM Parcel 38-69, zoned A-1
14. TM Parcel 38-70, zoned A-1
15. TM Parcel 38-70A, zoned A-1
16. TM Parcel 38-71, zoned M-1

Exhibit B

General Development Plan

Exhibit C

Regulating Plan

Exhibit D

Neighborhood Design Standards

Exhibit E

Fiscal Impact Analysis

Exhibit F

Transportation Impact Study

Exhibit G

CPRA & Environmental Analysis

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