

**WALNUT HILL
KING GEORGE COUNTY, VA**

PROFFER JUSTIFICATION NARRATIVE

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— PUBLIC FINANCE —

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I. INTRODUCTION

The purpose of this Proffer Impact Analysis is to satisfy portions of King George County’s (the “County”) requirements as they relate to the 2016 legislation (as subsequently described, and as subsequently amended) for the Walnut Hill Development (the “Development”) and its associated residential rezoning submission. More specifically, this document addresses legislative requirements and County policy related to “proffers” that the applicant has elected to propose with the rezoning for the Development.

LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS

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

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

- ***Public school facility improvements:*** construction of new primary and secondary public schools or expansion of existing primary and secondary schools, to include all buildings, structures, parking, and other costs directly related thereto;
- ***Public safety facility improvements:*** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities, to include all buildings, structures, parking and other costs directly related thereto;
- ***Public park facility improvements:*** construction of public parks or improvements and/or expansion of existing public parks, with “public parks” including playgrounds and other recreational facilities; and
- ***Public transportation facility improvements:*** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

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

This document addresses the projected impact of the Development on three of the foregoing infrastructure categories to which residential proffers may be directed. A separate traffic impact analysis (the “Traffic Impact Analysis”) should be prepared that addresses impacts to public transportation facility improvements.

PROFFER JUSTIFICATION NARRATIVE REQUIREMENT

In response to the Residential Proffer Legislation, the County adopted policies to ensure any required proffer meets the standards mandated by the legislation. This document focuses on the identification of potential impacts to public facility improvements resulting from the proposed Development. As subsequently discussed, calculations of proposed proffers included herein will be reviewed after the County has had the opportunity to provide comments to this document.

Later sections of this document describe the Development and its potential impacts on public facility improvements in more detail. This document also includes a thorough explanation of the methodology employed in calculating these impacts.

II. THE DEVELOPMENT

DEVELOPMENT SUMMARY

As proposed by Jarrell Properties (the “Developer,” or the “Applicant”), the rezoned Development is expected to include 25 single-family detached units and 75 single-family attached units.

According to the current zoning ordinances in King George County and open space and wetland requirements, there are 42 single family detached units allowed “by-right” on the agricultural portion of the Development site.

THE SITE

The site of the proposed Development is bounded by wooded areas and farmland to the north, State Route 624 to the west, Dahlgren Road and commercial development to the south and residential and US-301 to the east. The site includes the following GPINs:

9 10 1	9 10 13	9 10 25	9 10 37
9 10 2	9 10 14	9 10 26	9 10 38
9 10 3	9 10 15	9 10 27	9 10 39
9 10 4	9 10 16	9 10 28	9 10 40
9 10 5	9 10 17	9 10 29	9 10 41
9 10 6	9 10 18	9 10 30	9 10 42
9 10 7	9 10 19	9 10 31	9 10 A
9 10 8	9 10 20	9 10 32	9 10 B
9 10 9	9 10 21	9 10 33	9 10 C
9 10 10	9 10 22	9 10 34	9 10 D
9 10 11	9 10 23	9 10 35	
9 10 12	9 10 24	9 10 36	

The site is currently zoned with 118.02 acres as A-2 (Agricultural 2, which allows for one detached single-family detached unit per two acres).

The Applicant is requesting a rezoning to R-3 (Residential 3), which, according to King George County ordinance, is designed to “recognize those areas within the county where multifamily and office development exists and to provide areas for additional development of a similar character and density which may be established.”

Exhibit A on the following page shows the Development site plan.

III. PUBLIC FACILITY IMPROVEMENT IMPACTS

OVERVIEW

This document includes a calculation of public facility impacts, which are detailed in the accompanying sub-sections. Included in each sub-section is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

- **Public school facility improvements** – Impacts are calculated collectively for elementary, middle, and high schools, and are based on projected incremental students added by the Development.
- **Public safety facility improvements** – Impacts are calculated for the Sheriff's Department as well as fire and rescue services and are based on projected incremental residents added by the Development.
- **Public park facility improvements** – Impacts are based on projected incremental residents added by the Development.

A separate traffic impact analysis should be prepared that addresses impacts to public transportation facility improvements.

III-A. PUBLIC SCHOOL FACILITY IMPROVEMENT IMPACTS

METHODOLOGY

The purpose of this analysis is to evaluate comparable jurisdictions for data to be used in estimating future students created by the proposed Walnut Hill development. The development is anticipated to include 25 single-family detached units and 75 single-family attached units. Existing zoning allows for 42 single family detached units by-right, resulting in 58 net new units for purposes of calculating additional student capacity within King George County.

Due to the unavailability of student generation data in King George County, prior discussions with the King George County Public Schools former Superintendent were relied upon for assistance in evaluating student generation data in comparable jurisdictions. This evaluation resulted in selecting Spotsylvania County data to estimate projected students resulting from the 58 net new residential units. Further research has been completed to evaluate an appropriate jurisdiction. This analysis summarizes the additional research conducted by MuniCap, Inc., the resulting outcome, and estimated students from the projected net new development.

COMPARABLE JURISDICTIONS

The prior County Superintendent suggested Spotsylvania County, Virginia for purposes of estimating future student generation at the Walnut Hill project. When evaluating comparable jurisdictions, information such as population size and area median income per household is considered. As shown in the table below, the Spotsylvania County population make-up is considerably higher than the subject site County, King George County. Also shown below, Goochland County population and area median income figures are similar to that of the subject site County, King George County. For this reason, Goochland County was selected as the most comparable County for purposes of estimating student generation factors for the new development.

TABLE III-A.1
Comparable Jurisdictions County Data

<i>County</i>	<i>Household AMI^(a)</i>	<i>Population^(b)</i>	<i>Residents per Household^(c)</i>
Subject County - King George	\$101,599	27,856	2.79
Goochland County	\$100,517	26,109	2.46
Spotsylvania County	\$98,973	146,688	2.88

^(a)Source: US Census Bureau, QuickFacts, 2017-2021 in 2021 dollars.
^(b)Source: US Census Bureau, QuickFacts, July 1, 2022.
^(c)Source: US Census Bureau, QuickFacts, 2017-2021.

To project impacts to public school facility improvements, MuniCap researched the student generation factors used by Goochland County Public Schools. These factors are calculated separately by school type (elementary, middle, and high school) and by unit type (single-family detached, single-family attached, and multi-family). The student generation factors are shown below in Table III-A.2.

TABLE III-A.2
Current Student Generation Factors^(a)

<i>Unit Type</i>	<i>Goochland County^(a)</i>			
	<i>Elementary School</i>	<i>Middle School</i>	<i>High School</i>	<i>Total</i>
Single-family detached	0.1633	0.1000	0.1200	0.3833
Single-family attached	0.1633	0.1000	0.1200	0.3833
Multi-family	0.0033	0.0033	0.0033	0.0100

^(a) Source: Goochland County Capital Impacts Study, February 2018. Based on an average of East, Central, and West data.

MuniCap then applied these student generation factors to the proposed units within the Development that exceed development allowed under the current zoning designation. For purposes of this exercise, MuniCap assumed that all the projected students are new to the County, rather than relocated from elsewhere within the King George County Public Schools system.

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

PROJECTED NET STUDENT IMPACTS

As previously described, the Development includes the addition of 25 single-family detached units and 75 single-family attached units. Based on projected development and the student generation factors identified in Table III-A.1, the proposed development will generate an estimated 22 students above by-right, as shown in Table III-A.3 on the following page.

TABLE III-A.3
Projected Student Generation – Walnut Hill

<i>School Type</i>	<i>Units^(a)</i>	<i>Unit Type</i>	<i>Goochland County</i>	
			<i>Generation Factor</i>	<i>Total Projected Students</i>
Elementary	25	Single-family detached	0.1633	4.0833
Middle	25	Single-family detached	0.1000	2.5000
High	25	Single-family detached	0.1200	3.0000
Total - single-family detached			0.3833	9.5833
Elementary	75	Single-family attached	0.1633	12.2500
Middle	75	Single-family attached	0.1000	7.5000
High	75	Single-family attached	0.1200	9.0000
Total - single-family attached			0.3833	28.7500
Total projected students				38.3333
Elementary	42	Single-family detached	0.1633	(6.8600)
Middle	42	Single-family detached	0.1000	(4.2000)
High	42	Single-family detached	0.1200	(5.0400)
Less: Total- by-right			0.3833	(16.1000)
Elementary	58	-		9.4733
Middle	58	-		5.8000
High	58	-		6.9600
Total- projected students				22.2333

^(a) Source: Jarrell Properties

The construction of the development is anticipated to occur over three years. Using the unit take down schedule as provided by the Developer, table III-A.4 on the following page shows the estimated students to be created over the construction period, net of by-right.

TABLE III-A.4
Projected Student Generation by Year – Walnut Hill

<i>Year^(a)</i>	<i>Potomac Elementary</i>	<i>King George Middle School</i>	<i>King George High School</i>	<i>Total</i>
2024 - 2025	0	0	0	0
2025 - 2026	0	0	0	0
2026 - 2027	2.9	1.8	2.2	6.9
2027 - 2028	3.3	2.0	2.4	7.7
2028 - 2029	3.3	2.0	2.4	7.7
Total:	9.5	5.8	7.0	22.3

(a)Pace of construction of 20 units per year (42 "by right", 58 rezoned).

CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES

According to King George County Public Schools’ Zoning Map, the potentially impacted County school facilities are: Potomac Elementary School, King George Middle School, and King George High School. Table III-A.5 shows the current capacity and enrollment at each of these schools.

TABLE III-A.5
County School Facilities – Current Capacity and Enrollment

<i>School</i>	<i>Capacity^(a)</i>	<i>Current Enrollment^(b)</i>	<i>Excess Capacity</i>
Potomac Elementary School	900	540	360
King George Middle School ^(c)	1,545	1,002	543
King George High School	1,700	1,391	309
Total	4,145	2,933	1,212

^(a) Source: King George County Comprehensive Plan Adopted October 1, 2019.

^(b) *School Quality Profiles*, Virginia Department of Education. Enrollment as of 2021-2022.

^(c)Based on numbers from the King George County Superintendent, Dr. Jesse Boyd.

Elementary School Facilities

The Development site is located within the Potomac Elementary School boundaries (see Exhibit C). According to the King George County Comprehensive Plan, the school has an estimated capacity of 900 students. The Virginia Department of Education School Quality Profile for Potomac Elementary notes that enrollment as of the 2021 – 2022 school year was 540 students, meaning that the school has excess capacity for an additional 360 students (900 - 540). Therefore, the ten projected elementary school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for King George County Public Schools facilities.

Middle School Facilities

King George County currently has one middle school that serves all students in the County (See Exhibit D). According to the King George County Comprehensive Plan, King George Middle School has an estimated capacity of 900 students. The current King George County Superintendent, Dr. Jesse Boyd, notes that King George Middle enrollment as of the 2022-2023 school year was 1,023 students, meaning that the school has excess capacity for an additional 543 students (1,545 – 1,002). Therefore, the six projected middle school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for King George County Public Schools facilities.

High School Facilities

King George County currently has one high school that serves all students in the County (See Exhibit D). According to the King George County Comprehensive Plan, King George High School has an estimated capacity of 1,700 students. The Virginia Department of Education School Quality Profile for King George High notes that enrollment as of the 2021 – 2022 school year was 1,366 students, meaning that the school has excess capacity for an additional 309 students (1,700 – 1,391). Therefore, the seven projected high school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for King George County Public Schools facilities.

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

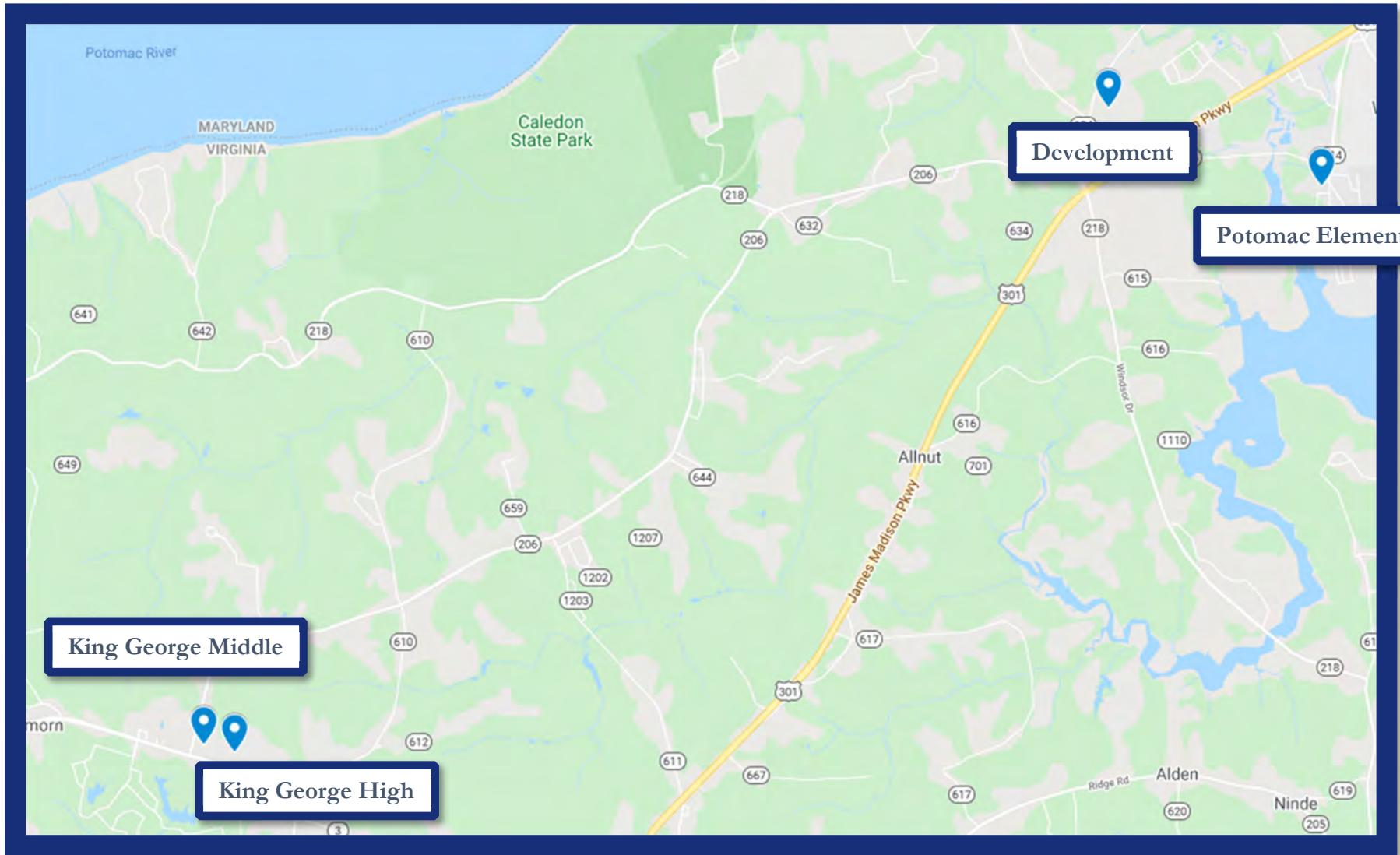
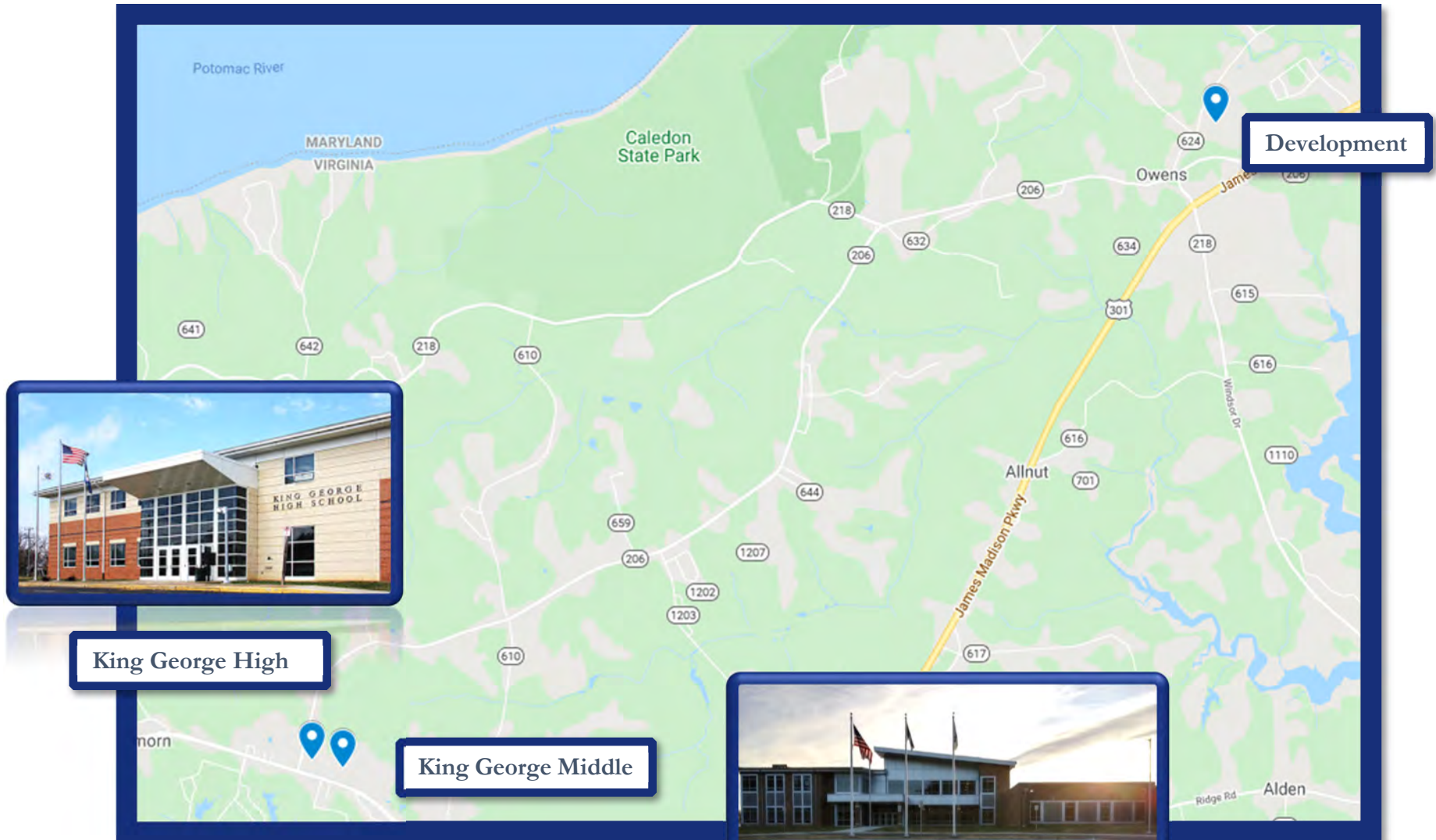


EXHIBIT C: AREA MAP (DEVELOPMENT SITE, POTOMAC ELEMENTARY)



EXHIBIT D: AREA MAP (DEVELOPMENT SITE, KING GEORGE MIDDLE & KING GEORGE HIGH)



MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proposed proffers must be reasonable. The Residential Proffer Legislation also stipulates that the new residential Development or residential use must receive a direct and material benefit from a proffer made with respect to any such public facility improvements. As previously mentioned, the projected students resulting from the Development do not create a need for additional facilities to the County, and therefore proffer contributions for these facilities would be inappropriate under the Residential Proffer Legislation.

After appropriate County staff has had the opportunity to review this document and provide comments, the Applicant will coordinate with the County to confirm the appropriate proffer amount necessary to mitigate the additional prorated costs of eligible school facility improvements. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-B. PUBLIC SAFETY FACILITY IMPROVEMENT IMPACTS

METHODOLOGY

To estimate impacts to public safety facilities, MuniCap first estimated the total population that will reside within the proposed Development based on Spotsylvania County Planning Department data, since King George County’s data by development type was not available as of this writing. MuniCap reviewed existing capacity and the identified needs of the public safety facilities as presented in the Comprehensive Plan and forecasted increases in required services resulting from the proposed Development.

PROJECTED NET RESIDENT IMPACTS

As previously described, Development includes the addition of 25 single-family detached (including one existing farmhouse) and 75 single-family attached units with 42 single-family detached units allowed by-right. Based on the projected development and Spotsylvania County’s resident generation factors, the proposed development will house an estimated 129 total residents that will reside in units exceeding the current zoning allowance, as shown below in Table III-B.1.

TABLE III-B.1
Projected Residents – Development

<i>Unit Type</i>	<i>Units^(a)</i>	<i>Residents Per Unit^(b)</i>	<i>Total Projected Residents</i>
Proposed new single-family detached units	25	2.32	58
Proposed new single-family attached units	75	2.32	174
Less: SFD units allowed by-right	42	2.32	98
Total units (above by-right)	58	2.31	134
^(a) Source: Jarrell Properties			
^(b) Based on information provided by Spotsylvania County (King George County did not make this information readily available for each development type).			

CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

Sheriff’s Department Facilities

According to the County’s Comprehensive Plan as adopted October 1, 2019, the Sheriff’s Department (see Exhibit E) supported by the Virginia State Police and other public safety entities.

The County Capital Improvement Plan does not include any improvements that increase the current capacity of Sheriff’s Department facilities. Accordingly, any calculation of proffers related to Sheriff’s Department facility improvements would be inappropriate, as any such proffer would not address an impact caused by or result in a direct benefit to the Development.

The Applicant will coordinate with appropriate County staff to confirm that the Development does not create an impact on Sheriff's Department facility space that exceeds current capacity and the County does not have imminent plans to increase the capacity of the facility space.

Fire and Rescue Facilities

According to the King George County Fire Department, Company 2 will serve the Development (see Exhibit F). The station is approximately 1.7 miles from the Development site.

TABLE III-B.2
Projected Fire and Rescue Facility Impacts

<i>Facility Type</i>	<i>Call Volume Per Unit^(a)</i>	<i>Projected Call Volume Increase</i>
Fire and Rescue	0.178	23
<small>^(a) Source: Comment letter from Chief David W. Moody, Dated March 15, 2023.</small>		

Based upon the calculations set forth in Chief David A. Moody's comment letter dated March 15, 2023; King George County has an approximate 10,570 residential addresses and 513 commercial businesses. In 2022 the Fire & Rescue Department responded to 4,321 calls for service within County limits (excluding 27 mutual-aid calls). Based on this data and the proposed development, we estimate .39 calls for service annually per residence and business (4,321 ÷ 11,083). Accordingly, the 58 new residential units will generate 23 new calls per year (.39 × 58).

EXHIBIT E: AREA MAP (DEVELOPMENT SITE & SHERIFF'S DEPARTMENT FACILITY)

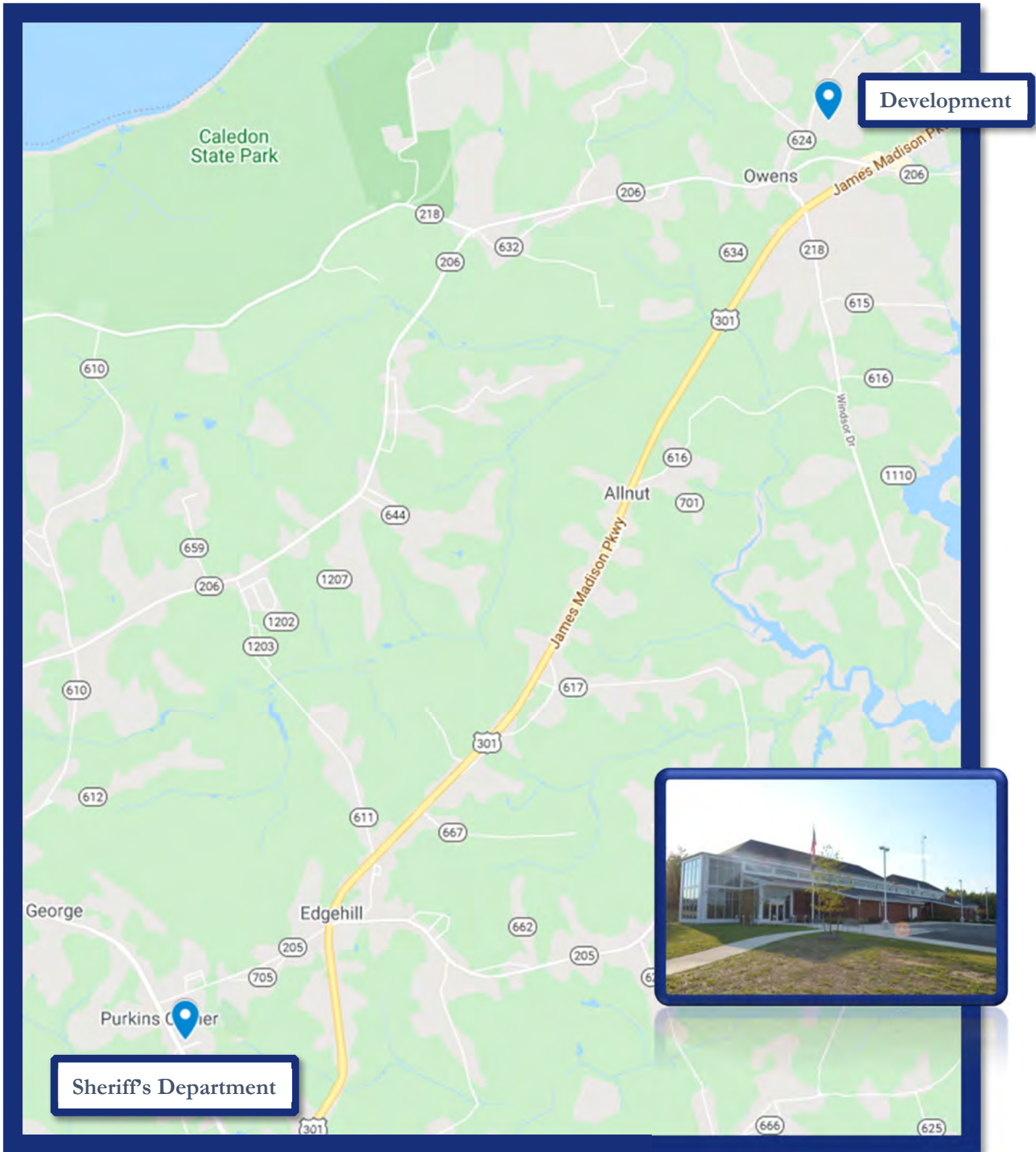
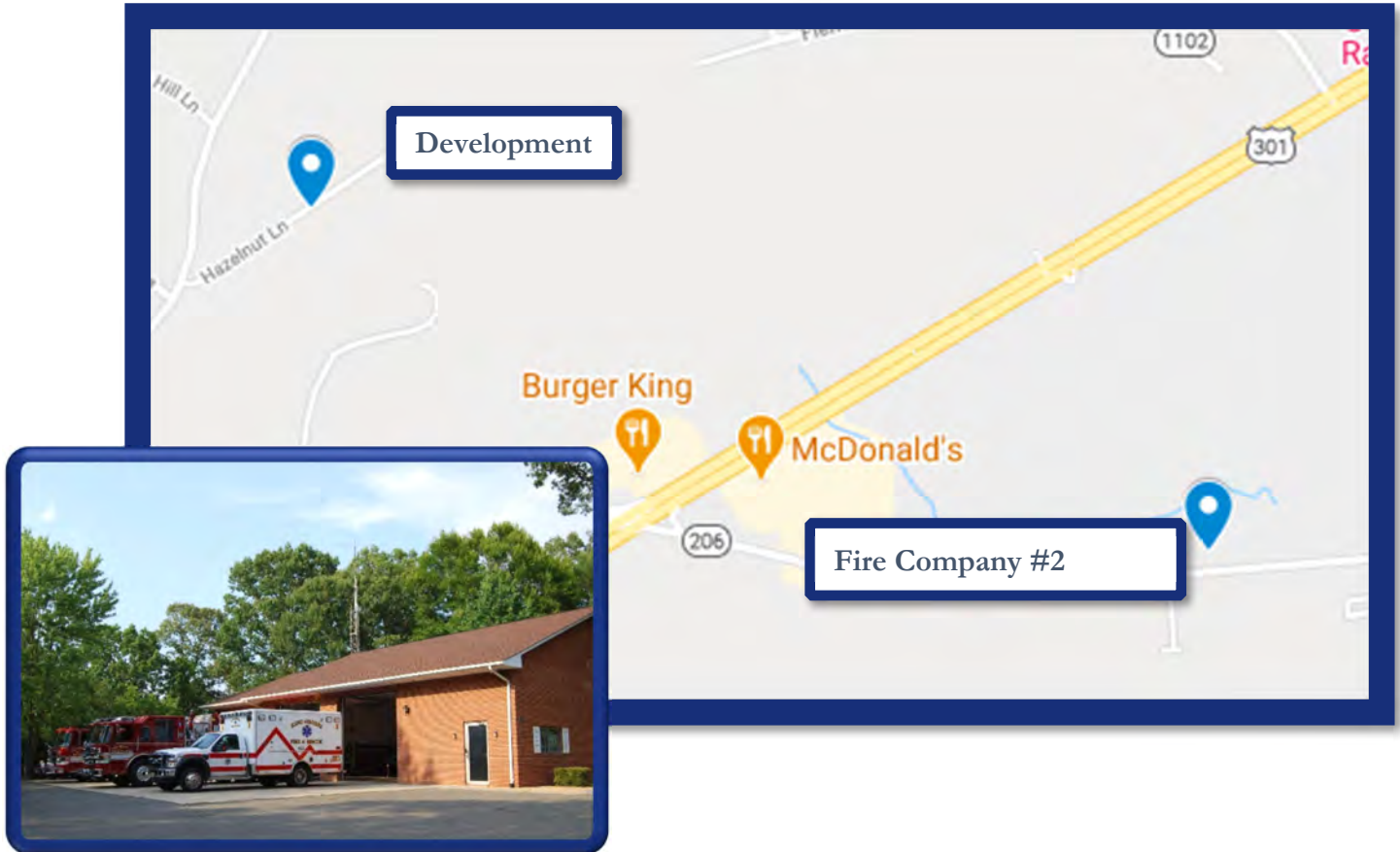


EXHIBIT H: AREA MAP (DEVELOPMENT SITE & FIRE & RESCUE STATION #2 FACILITY)



MITIGATION STRATEGIES

The County Capital Improvement Plan does not include any capital improvements to the Sheriff's Department facilities that increase capacity in the Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

The capital costs of the Fire and Safety apparatus upgrades and the new station as outlined in the Capital Improvement Project Request for Fire and Rescue for 2022 – 2026 are \$16,425,000. As these facilities will ultimately serve the entire County and the Company #2 service population, costs are apportioned based on a per resident basis.

- The current County population is 27,856.
- The projected resident increase from all units at the Development is 232 (as shown in Table III-B.3) and the total projected County population, including the Development, is 28,088 (calculated as 27,856 current residents + 232 new residents).
- The projected resident increase from the units above by-right at the Development site is 134 (as shown in Table III-B.1) and the total projected County population, including the Development in excess of the by-right units, is 27,990 (calculated as 27,856 current residents + 134 new above by-right residents)
- The per capita cost related to the Fire & Safety upgrades is \$584.77 (calculated as \$16,425,000 ÷ 27,856 total projected County residents).
- The calculated costs from by-right units not attributable to Development are \$57,307.46 (calculated as \$584.77 × 98 by-right residents).
- The estimated cost for single-family detached residents is \$33,916.66 (calculated as \$584.77 × 58 total single-family detached residents).
- Accordingly, this proffer amount was reduced by the allocable by-right costs, not attributable to the Development, of \$57,307.46.
- The total proffer cost per single-family detached unit is \$783.59 (\$19,589.80 ÷ 25 units).
- The total proffer cost per single-family attached unit is \$783.59 (\$58,769.39 ÷ 75 units).
- The total proffer cost for the development is \$78,359.18 (\$19,589.80 estimated costs for single-family detached units + \$58,769.39 estimates costs for single-family attached units).

This information is summarized in Table III-B.3 on the following page.

TABLE III-B.3
Projected Fire and Rescue Facility Impacts

Fire & Rescue Impacts	
a) Total cost of fire and rescue 2022 - 2026 capital improvement project requests ^(a)	\$16,425,000
Residents	
b) Current County residents ^(b)	27,856
c) Total projected resident increase at Development ^(c)	232
d) Total projected residents at Development above by-right ^(c)	134
e) Total projected County population (b + c)	28,088
f) Total projected County population above by-right (b + d)	27,990
Estimated Cost Per Home	
g) Estimated cost per resident (a ÷ e)	\$584.77
h) By-right residents at the Development	98
i) By-right costs not attributable to Development (g × h)	\$57,307.46
j) Projected residents: single-family detached units ^(c)	58
k) Estimated cost: single-family detached residents (g × j)	\$33,916.66
l) Projected residents: single-family attached units ^(c)	174
m) Estimated cost: single-family attached residents (g × l)	\$101,749.98
n) Percentage of total residents generated: single-family detached units (j ÷ c)	25%
o) Percentage of total residents generated: single-family attached units (l ÷ c)	75%
p) Estimated costs allocable to by-right units (i)	\$57,307.46
q) Estimated proffer cost: single-family detached unit (k - (n × p))	\$19,589.80
r) Estimated proffer cost: single-family attached unit (m - (o × p))	\$58,769.39
s) Total estimated Development proffer cost (q + r)	\$78,359.18
t) Total estimated Development proffer cost per single-family detached unit (q ÷ 25)	\$783.59
u) Total estimated Development proffer cost per single-family attached unit (r ÷ 75)	\$783.59
^(a) Represents the costs of Fire and Rescue project requests as provided in the King George County Fire and Rescue Proposed Capital Improvement Project Requests FY 22 - 26.	
^(b) Source: US Census Bureau, QuickFacts, July 1, 2022.	
^(c) See Table III-B.1.	

After appropriate County staff has had the opportunity to review this document and provide comments, the Applicant will coordinate with the County to confirm the proper amount necessary to mitigate the added prorated costs of eligible public safety facility improvements. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-C. PUBLIC PARKS FACILITY IMPROVEMENT IMPACTS

METHODOLOGY

As with public safety facilities impacts, to project impacts on public park facilities, MuniCap first estimated the total population that will reside within the proposed Development based on data included in the County's Comprehensive Plan. MuniCap then reviewed existing capacity and the identified needs of the public parks facilities as presented in the Comprehensive Plan and forecasted increases in required services resulting from the proposed Development.

PROJECTED NET RESIDENT IMPACTS

Based on projected development and Spotsylvania County Planning Department data, the proposed development will house an estimated 134 total residents above current zoning allowances, as shown in Table III-B.1 of the preceding section.

CURRENT CAPACITY OF PUBLIC PARKS FACILITIES

King George County's Comprehensive Plan as adopted October 1, 2019 indicates that there is an immediate and long-term need for park facilities in King George County, especially related to community accessibility of these facilities.

The proposed County Capital Improvement Project Request for 2021 - 2025 includes requests for upgrades to existing park facilities and the addition of new facilities County-wide. This study includes a proffer based on the cost of these upgrades on a per capita basis.

MITIGATION STRATEGIES

Any proffer related to public parks must only mitigate the costs reasonably attributable to the increase in population caused by the Development. The capital costs of the requested Parks and Recreation upgrades and expansions as outlined in the Capital Improvement Project Request for Parks and Recreation for 2022 – 2026 are \$14,450,000. As these facilities will ultimately serve the entire County and the population of the development, costs are apportioned based on a per resident basis.

- The current County population is 27,856.
- The projected resident increase from all units at the Development is 232 (as shown in Table III-B.1) and the total projected County population, including the Development, is 28,088 (calculated as 27,856 current residents + 232 new residents).
- The projected resident increase from the units above by-right at the Development site is 134 (as shown in Table III-B.1) and the total projected County population, including the Development in excess of the by-right units, is 27,990 (calculated as 27,856 current residents + 134 new above by-right residents)
- The per capita cost related to the Parks and Recreation projects is \$514.45 (calculated as \$14,450,000 ÷ 28,088 total projected County residents).
- The calculated costs from residents in excess of by-right units is \$68,936.30 (calculated as \$514.45 × 134 residents).

- The total proffer cost per single-family detached unit is \$689.36 ($\$68,936.30 \times 30\% \div 25$ units).
- The total proffer cost per single-family attached unit \$689.36 ($\$68,936.30 \times 70\% \div 75$ units).

This information is summarized in Table III-C.1 below.

TABLE III-C.1
Projected Public Parks Facility Impacts

Public Park Facilities	
a) Total cost of Parks and Recreation 2022 - 2026 capital improvement project requests ^(a)	\$14,450,000
Residents	
b) Current County residents ^(b)	27,856
c) Total projected resident increase at Development ^(c)	232
d) Total projected residents at Development above by-right ^(c)	134
e) Total projected County population (b + c)	28,088
f) Total projected County population above by-right (b + d)	27,990
Estimated Cost Per Home	
g) Estimated cost per resident (a ÷ e)	\$514.45
h) Estimated total cost related to Development- public park facilities	\$68,936.30
i) Percentage of total residents generated: single-family detached units^(d)	25%
j) Percentage of total residents generated: single-family attached units^(d)	75%
k) Total estimated Development proffer cost per single-family detached unit (h x i ÷ 25)	\$689.36
l) Total estimated Development proffer cost per single-family attached unit (h x j ÷ 75)	\$689.36
^(a) Represents the costs of Parks and Recreation project requests as provided in the King George County Parks and Recreation Proposed Capital Improvement Project Requests FY 22 - 26.	
^(b) Source: Source: King George County Comprehensive Plan Adopted October 1, 2019.	
^(c) See Table III-B.1.	
^(d) See Table III-B.3.	

After appropriate County staff has had the opportunity to review this document and provide comments, the Applicant will coordinate with the County to confirm the proper amount necessary to mitigate the added prorated costs of eligible public park facility improvements. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-D. PUBLIC TRANSPORTATION FACILITY IMPROVEMENT IMPACTS

METHODOLOGY

A separate traffic impact analysis should be prepared that addresses impacts to public transportation facility improvements.

IV. CONCLUSIONS

SUMMARY OF ANALYSIS

Based on MuniCap’s analysis, the estimated cash proffer that may be collected from the Development is as shown below in Table IV-A.

TABLE IV-A
Summary of Analysis

<i>Public Facilities</i>	<i>Estimated Proffer</i>
a) Public school facilities cost per unit after by-right distribution^(a)	
i) Single-family detached unit	\$0.00
ii) Single-family attached unit	\$0.00
b) Public safety facilities cost per unit after by-right distribution^(b)	
i) Single-family detached unit	\$783.59
ii) Single-family attached unit	\$783.59
c) Public parks facilities cost per unit after by-right distribution^(c)	
i) Single-family detached unit	\$689.36
ii) Single-family attached unit	\$689.36
d) Public transportation facilities	N.A.
e) Total estimated proffer per unit (a + b + c + d)	
i) Single-family detached unit	\$1,472.95
ii) Single-family attached unit	\$1,472.95
f) Total estimated proffer	
i) Single-family detached unit (e.i x 25)	\$36,823.87
ii) Single-family attached unit (e.ii x 75)	\$110,471.61
Total	\$147,295.48
^(a) See Page 9.	
^(b) See Table III-B.3.	
^(c) See Table III-C.1	

ASSUMPTIONS AND LIMITATIONS

The preceding narrative provides projections of impacts to public facility improvements as mandated by the Residential Proffer Legislation. This narrative is being submitted for review and comment by the appropriate County staff. Upon receipt of such review and commentary, the Applicant will augment this submission with specific mitigation strategies as appropriate.

This narrative does not contemplate public transportation facility improvement impacts, which is addressed in a separate transit impact analysis.

In preparation of this narrative, MuniCap relied on multiple sources for the information presented and used herein. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of any such information.

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