

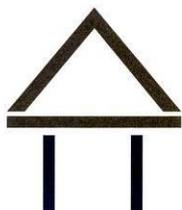
**Proffer Analysis**  
**Accokeek Furnace Townhomes**  
**Stafford County, Virginia**

**Prepared for:**

**Mr. Scott Gookin**  
**BrookField Washington, LLC**

**October, 2017**

**S. Patz and Associates, Inc.**  
**46175 Westlake Drive, Suite 400**  
**Potomac Falls, Virginia 20165**



■ S. PATZ & ASSOCIATES, INC ■  
■ REAL ESTATE CONSULTANTS ■

October 30, 2017

Mr. Scott Gookin  
Brookfield Washington, LLC  
3201 Jermantown Road  
Suite 150  
Fairfax, Virginia 22030

Dear Mr. Gookin:

Attached is our Proffer Analysis for the proposed 350 townhome community, Accokeek Furnace Subdivision, to be built on Accokeek Furnace Road in 2018 and 2019 near the 630 corridor of Stafford County, Virginia and in close proximity to the very successful, and nearly built out, Colonial Forge mixed-use community. The report follows the guidelines required by Section 15.2-2303.4 of the Code of Virginia 1950, as amended.

The proposed Proffer costs are shown below, based on the new state code, as described in the report. The total cost of \$16,198 per townhome unit to cover County costs for schools, fire and rescue services, and parks and recreation facilities. This total is based on data provided by staff and officials of Stafford County, as presented in the attached report, and based on calculations prepared by S. Patz & Associates.

<u>County Facilities</u>	<u>Proffer Amount</u>
Public Schools	\$15,161
Fire and Rescue	\$972
Parks and Recreation	\$65
Total Proffer Amount	\$16,198.00

The detailed data and analyses in support of the Proffer Analysis are presented in the attached report. Please call if additional data or clarification are required.

Sincerely,

Stuart M. Patz  
President

## Introduction

Following is our proffer analysis of the 350-unit townhouse subdivision proposed for an 73.9-acre site on Accokeek Furnace Road, which is located nearby the Route 630 corridor in Stafford County, Virginia. The report presents the calculation of the recommended proffer costs associated with the development proposal. The report includes an introduction that describes our methodology for evaluating the proffer cost to the County for the 350-townhome development that the developer should contribute due to its direct impact to certain county public services.

The proposal is for 350 new construction townhomes with two model types offered:

- 175 homes with 20-foot widths and three-bedrooms/2.0 baths with an “end” price of \$310,000.
- 175 homes with 22-foot widths and three-bedrooms/2.5 baths with an “end” price of \$360,000.

The end price refers to the closing cost price with all upgrades added.

Up until June 30, 2016, Stafford County staff calculated a proffer cost for new residential development, by housing type, and the County costs to provide services for new residents based on the actual cost to construct the various public facilities needed for new residents. However, on July 1, 2016, new state code revisions, specifically Section 15.2 2303.4, requires the applicant and County to evaluate proffers based on capacity impacts directly attributable to the project. For purposes of this report, and in accordance with state code, we have evaluated impacts to public schools, fire and rescue and parks and recreation facilities.

The methodology to be used for determining appropriate proffer costs is to determine cost and capacity issues for each of these three identified public facilities. The study methodology determines the magnitude of the overage for public facility capacity that can be directly attributed to the new development. If it is determined these are

capacity impacts, the applicant must then evaluate the cost of such impacts. Data on public facility costs are provided by senior staff of each County department related to issues under study and related to facility capacity.

Existing capacity information is also provided by County staff based on recent studies undertaken for this region. Cost data used for selected public costs are from prior proffer analyses by County staff, as that is the best and most current data. No new cost data have been established for the three public facilities under study, according to County staff.

The following report calculates the anticipated impacts and recommended proffer costs for the proposed townhome subdivision. As required, we based our analysis on input from senior County staff and their past calculations of the cost of public facilities for various housing types. Cost data come primarily from the County's most recent Capital Improvement Plans for different departments.

The Stafford County staff has up-to-date school enrollment, capital cost data for schools, fire and rescue service and annual cost estimates, and patronage and cost factors for parks. Also of greater value is their calculation of student generation rates per housing type.

### **Stafford County Public School Analysis**

The Accokeek Furnace Road property is located in the attendance areas of the following schools -- Winding Creek Elementary School, Rodney Thompson Middle School, and Colonial Forge High School. According to the County's 2016-2017 School Accommodations Report, of July 25, 2016, these schools have some current available capacity of a combined total of about three hundred additional students, as shown in the Table 1, below (as of July, 2016). The number of public school students to be generated from the 350 townhomes could cause over-capacity for certain schools.

The current proffer legislation, in general, states that new developments that do not generate over capacity should not have to pay proffer costs for that specific public facility. However, the County considers schools that are at 90 percent of capacity, or over, to be effectively at full capacity. This is true of Winding Creek Elementary School and Colonial Forge High School, as Table 1 shows. So actual capacity is not the full issue. The key determinant is school capacity at 90% of design capacity.

<b>Table 1. <u>Present Public School Capacity by School Classification within Accokeek Furnace Road Attendance Area, Stafford County, 2016-2017</u></b>					
	<u>Design Capacity</u>	<u>Percent of Capacity (rounded)</u>	<u>Capacity at 90%</u>	<u>Enrollment Totals</u>	<u>Available Capacity</u>
Winding Creek Elementary	925	0.92	833	855	0
Rodney Thompson Middle	1,100	0.85	990	938	52
Colonial Forge High	<u>2,175</u>	0.97	<u>1,958</u>	<u>2,099</u>	<u>0</u>
All Area Schools	4,200	(0.93)	3,781	3,892	52

Source: Student Accommodation Report 2016-2017, July, 2016, Stafford County, Va. p. 13-14

Overall, current school capacity in the study area is slightly above 90 percent, with only the area middle school being below the 90 percent figure. These figures show that currently the three area schools are at 112 students over the desired 90 percent capacity, with the largest capacity issue being at the high school.

While the area schools have gross capacity available of 308 students, based on school design capacity, when capacity is calculated at 90 percent of design, the elementary and high schools become over-capacity, by 164 students, as Table 2 shows:

**Table 2. Capacity Utilization and Availability at 90 Percent of Capacity, 2017**

	<u>Student Enrollment</u>	<u>90% of Capacity</u>	<u>Current Level of Over Capacity</u>
Winding Creek Elementary	855	833	22
Rodney Thompson Middle	938	990	--
Colonial Forge High	<u>2,022</u>	<u>1,958</u>	<u>142</u>
All Area Schools	3,892	3,780	164

Sources: Student Accommodation Report 2016-2017 and S. Patz & Assoc. Inc.

Using the ratio of 0.63 students per townhome, the new homes to be built on Accokeek Furnace Road are expected to generate 221 public school pupils, as shown in the following table and based on current County data. The pupil generation rate of pupils per townhouse is the current rate provided by County planners.

The calculations in Table 3 show more elementary school students compared with middle and high school students. This is the likely result of families with children purchasing homes at the townhome subdivision under study. The highest capacity currently at the high school is due to existing families in the area with students “aging in place”.

**Table 3. Number of Students Generated per DU by School Category, Accokeek Furnace Road Townhome Proposal, Stafford County**

<u>Accokeek</u>	<u>Number Of DU</u>	<u>Pupils Per DU</u>	<u>Number of Pupils</u>
Elementary School	350	0.31	109
Middle School	350	0.14	49
High School	350	<u>0.18</u>	<u>63</u>
Total		0.63	221

The number of pupils anticipated from the Accokeek Furnace Road townhomes would be more than the available capacity at 90 percent for the elementary and high schools. Table 4 shows that the new townhomes will generate the demand for 172 new students, with new student demand at the elementary and high school, but not the middle school.

Data in Table 4 compares the current area school enrollment totals, by school, with the student generation from the new townhomes under study. The result is the need for additional school capacity of 172, as shown by school classification.

The result is the need for the applicant of the 350 new townhomes to support the cost for 172 new students. The applicant is only responsible, by code, for excess capacity that they generate, not current excess capacity.

<b><u>Table 4. Derivation of Additional Pupil Capacity Required From Accokeek Furnace Road Townhomes, 2017</u></b>			
<b><u>Area Schools</u></b>	<b><u>90% Capacity Available Enrollment</u></b>	<b><u>Generated from Current Students</u></b>	<b><u>New Responsive Demand</u></b>
Winding Creek Elem.	0	109	109
Rodney Thompson MS	52	49	0
Colonial Forge High	<u>0</u>	<u>63</u>	<u>63</u>
All Area Schools	52	221	172

The County’s Capital Improvement Plan gives a cost of new schools that are planned for the future. These are likely to be in 2017 dollars. For these costs, the same student enrollment capacity by school is assumed.

The derivation of the costs per pupil for the proposed townhomes, as is planned, is shown in Table 5 below. The pupils per housing unit data have been revised to incorporate the most recent standards from the Stafford County planning department.

Data presented in Table 5 assumes the same capacity for schools as currently exists. The school construction cost per student is shown.

There are no new schools in active planning. A new high school is planned for 2023, five years in the future. A new elementary and middle school are planned for 2028. While these construction dates may change, current specific cost data are not known. Thus, we assume, in constant dollars, similar school sizes as being built currently.

<b>Table 5. <u>Derivation of the Costs of New Schools Per Townhome by Type of School, Stafford County, 2017</u></b>			
	<u>School Capacity</u>	<u>School Cost</u>	<u>Cost Per Pupil</u>
Elementary School	925	\$23,400,000	\$25,297
Middle School	1,100	\$40,300,000	\$36,636
High School	<u>2,175</u>	\$88,000,000	\$40,460
All Schools	4,200		

Source: Capital Improvement Plan for Stafford County, Virginia, FY2018; and Planning Department of Stafford County.

Following are the costs and sizes of a new elementary (#18) school and high (#6) school planned for the County. There is no middle school in active planning at this time. The costs are from the County’s CIP and provide a per student cost for future schools at some undetermined date. Costs for those schools are considerably higher than the standard cost cited in Table 5.

<b><u>New Schools</u></b>			
	<u>Cost</u>	<u>Pupil Capacity</u>	<u>Cost per Pupil</u>
EM School #18	\$37,973,000	986	\$38,512
HS School #6	\$120,327,000	2,100	\$57,297

The proffer cost is shown next. The proffer cost for the study proposal is \$7,878 per housing unit for the elementary school and \$7,283 for the high school based on the

analysis presented below. The average proffer cost per housing unit per student, based on these numbers, is \$15,161.

<b>Table 6. Calculation of Per Housing Unit Costs for Public Schools From the Accokeek Furnace Road Townhouse Proposal, 2017</b>				
	<b><u>Elementary</u></b>	<b><u>Middle</u></b>	<b><u>High</u></b>	<b><u>Total</u></b>
Accokeek Required	109	0	63	172
Cost Per Pupil	\$25,297	NA	\$40,460	NA
Total Cost	\$2,757,373	\$0	\$2,548,966	\$5,306,339
Number of Units	350	350	350	350
Cost Per Unit	\$7,878	\$0	\$7,283	\$15,161

**Other Public Facilities**

In addition to the schools, two other public facilities are to be considered for proffers from the Accokeek Furnace Road proposal. These are fire and rescue stations and public park and recreation facilities.

**Fire and Rescue.** The site is in the service area of Station No. 14 (North Stafford), for which improvements are underway to allow increase in staffing, based on expected service requests. The cost of the improvements is \$8,023,000. The service area population is 23,886. This equals to an average cost of \$335 per capita. With an average household size of 2.9 per dwelling unit (from the U.S. Census). The average cost per dwelling unit is \$971.50. This cost includes an increase in expected staffing and service calls, as noted.

There are no other fire and rescue stations or capital improvements to current stations in process. County staff reports that with this one expansion, adequate capacity exists within the Accokeek Furnace Road service area and throughout the County.

**Parks and Recreation**

The two existing parks closest to the Accokeek Furnace Road site, which are roughly equidistant from the site, are Willowmere Park on Willowmere Road, and Smith Lake Park on Dock Stone Road. County Parks and Recreation staff report that these two parks are heavily used but not to the extent of overcapacity. Therefore, they will not be impacted by the new townhomes.

A future sports center to serve the northern part of the County is proposed for the Embrey Mills subdivision for FY 2018 to serve the northern part of the County. Construction of the Embrey Mills sports center is likely to coincide with the construction of the townhomes, so that the subdivision will impact the sports center. The cost of the sports center will be \$2.96 million to serve the entire county of 45,000 households. This is an average cost of \$65± per household.

In this analysis, the amount of \$65 per dwelling unit, although small, will be taken as the parks and recreation per dwelling unit proffer for parks and recreation for Accokeek.

**Summary of Proffers**

As the following chart below shows, the full proffer amount (excluding transportation) for a single-family dwelling at Accokeek would come to \$16,198.

<b><u>County Facilities</u></b>	<b><u>Proffer Amount</u></b>
Public Schools	\$15,161
Fire and Rescue	\$972
Parks and Recreation	<u>\$65</u>
Total Proffer Amount	\$16,198.00