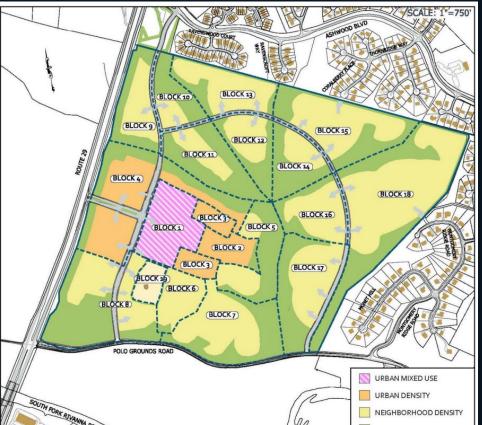


Board of Supervisors Meeting

9/3/2025







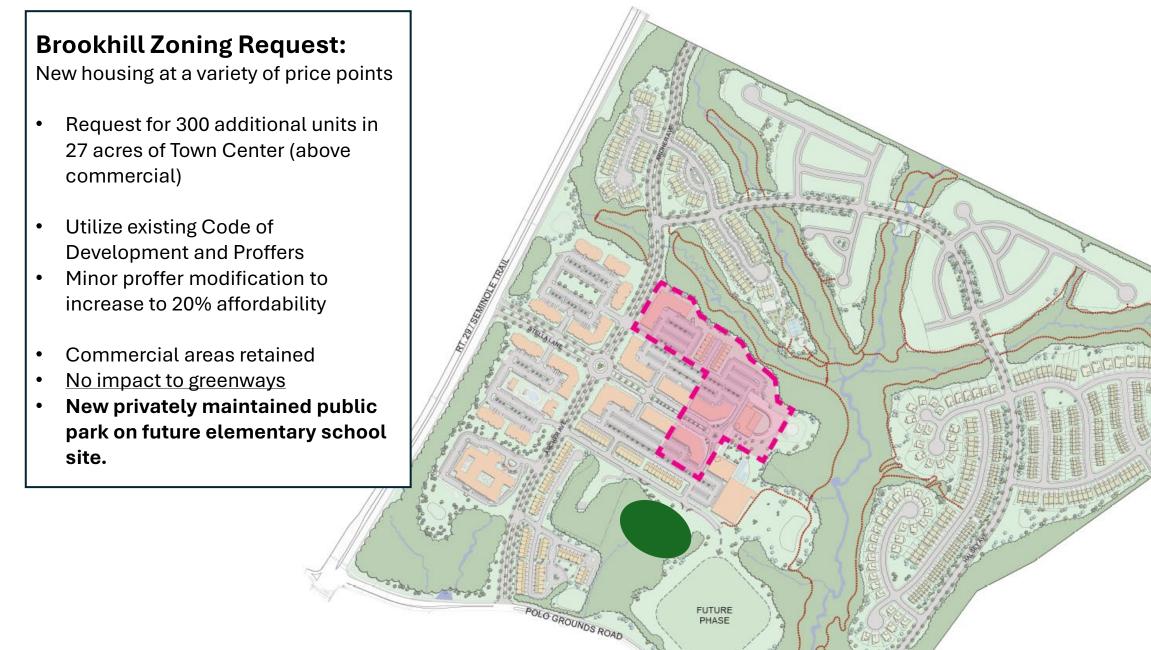
- 277 acres NMD Zoning approved on November 9, 2016
- Extensive Proffer Package and Code of Development
- \$30MM in-kind/transportation improvements
- 50-acre high school site
- 7-acre Elementary school site
- Transit stop in Block 1, \$500k donation to transit
- 15-20 year build out
- Over 1/3 of site currently constructed
- 1/3 of site in open space and 4 miles of trails
- Salamander Tunnels/Habitat protection



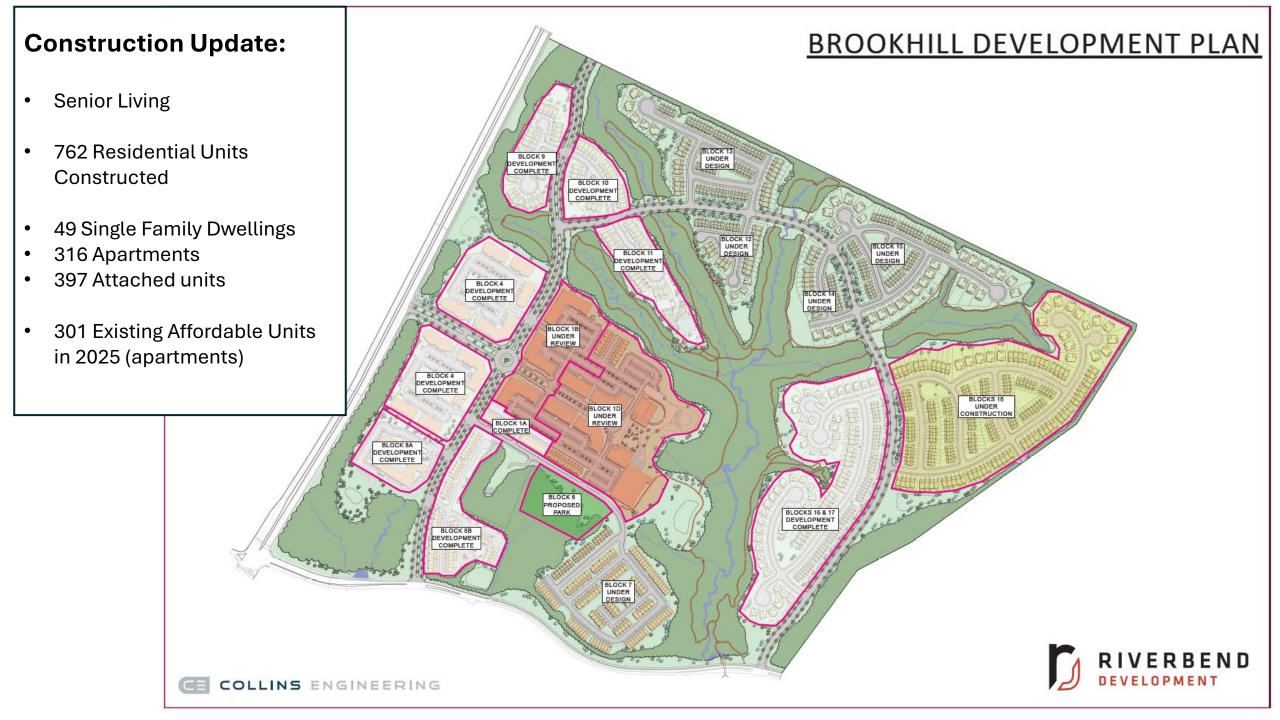
- Smart Growth Location with existing amenities: Ideal location within the designated growth area for additional housing that is close to major employment centers, retail, schools, and future transit routes.
- Only 7% of the land in development areas is developable and existing rezonings have only provided 58% of the recommended units contemplated in the Comprehensive Plan.
- New privately maintained 7-acre public park in addition to existing amenities and trails.
- Affordable Housing Commitment: 20% of the proposed new units—60 homes in total—will be designated as affordable, helping address the countywide housing affordability crisis. Over 300 affordable units already occupied. Demand continues to outpace supply, driving the price of housing up by 36.4% between 2019 and 2023, while the median household income only increased by 19.7%.
- Efficient Use of Previously Zoned Land: Modest increase within an existing, previously zoned neighborhood. By building in the development area where infrastructure already exists or is planned, we reduce sprawl and make better use of public investments while protecting the rural areas.













Senior Living: Complete



Archer Apartments: Complete





New Neighborhoods: Complete, Under Construction and Under Review



Brookhill Town Center: Under Review Construction to begin late 2025



Appendix

Proffer Update

- For the additional three hundred (300) residential units requested with ZMA202400008, the Owner shall provide affordable housing equal to twenty percent (20%) of the residential units (a maximum of sixty (60) units) constructed above the one thousand five hundred and fifty (1550) units that were approved in ZMA 201500007 ("Additional Affordable Units").
- Of the Additional Affordable Units, one half of the units shall be offered at rates affordable to households with incomes less than eighty percent (80%) of the area median income and one half of the units shall be offered at rates affordable to households with incomes less than sixty percent (60%) of the area median income.



