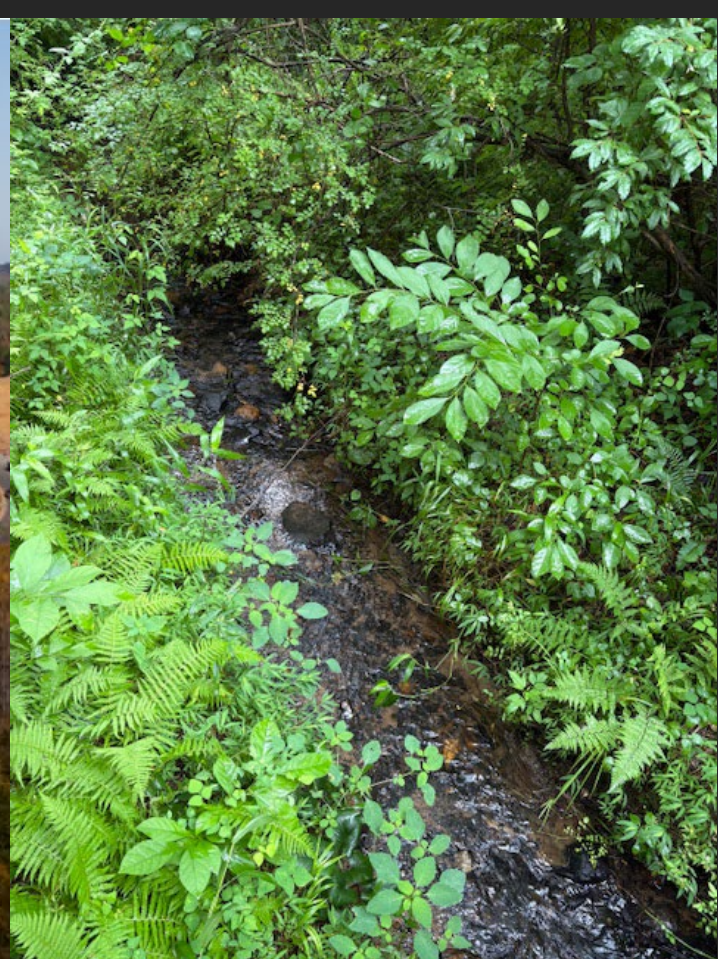




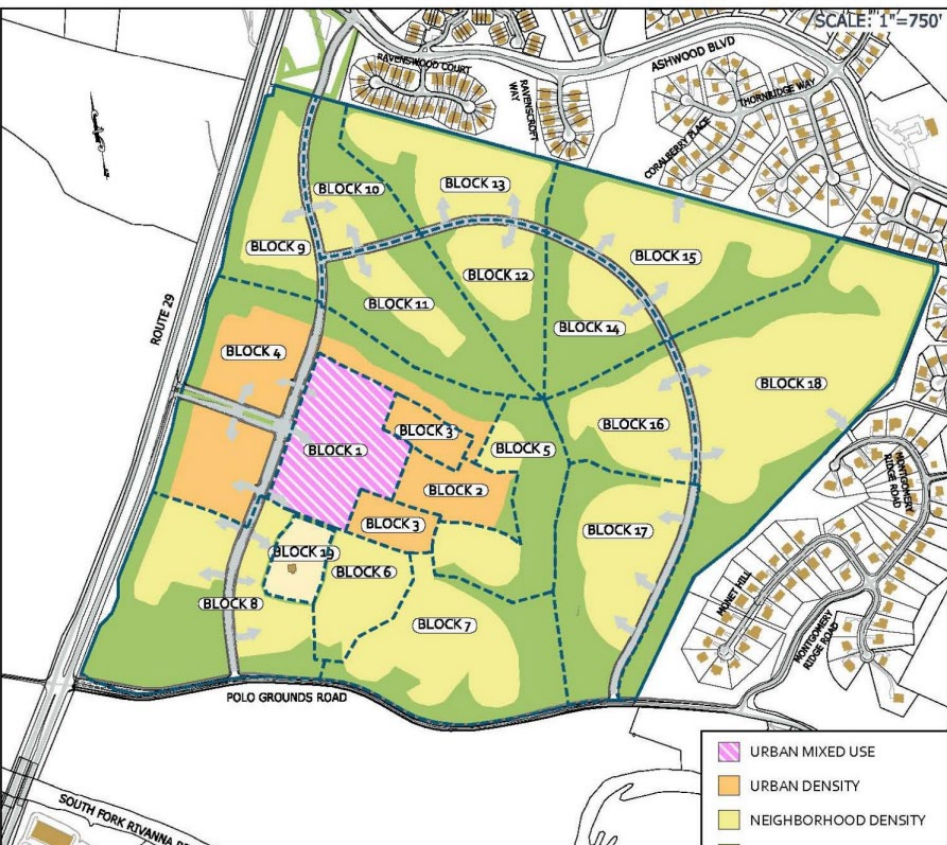
BROOKHILL

Board of Supervisors Meeting

9/3/2025



BROOKHILL



- 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.

Conservation and Environmental Responsibility:

- Thoughtful neighborhood design that protects critical salamander habitat, including preserving woodland corridors and ensuring safe crossing access to perennial pools for breeding.
- Preservation of 75 acres of stream corridors immediately north of the Rivanna River.
- Pods of development between green fingers



Overall Amenity Spaces

BROOKHILL COMMUNITY

- ■ ■ ■ ■ NATURAL SURFACE TRAIL
- ■ ■ ■ ■ EXISTING AMENITY SPACES
- ■ ■ ■ ■ PROPOSED AMENITY SPACES

APPROXIMATE AREA

- 4 MILES OF LINEAR TRAILS
- 11 ACRES OF AMENITY SPACES
- 75 ACRES OF PRESERVED GREENWAY, BUFFERS AND FORESTED AREAS



0 100 200 400
scale: 1" = 200'

Brookhill Zoning Request:

New housing at a variety of price points

- Request for 300 additional units in 27 acres of Town Center (above commercial)
- Utilize existing Code of Development and Proffers
- Minor proffer modification to increase to 20% affordability
- Commercial areas retained
- No impact to greenways
- **New privately maintained public park on future elementary school site.**



Construction Update:

- Senior Living
- 762 Residential Units Constructed
- 49 Single Family Dwellings
- 316 Apartments
- 397 Attached units
- 301 Existing Affordable Units in 2025 (apartments)

BROOKHILL DEVELOPMENT PLAN



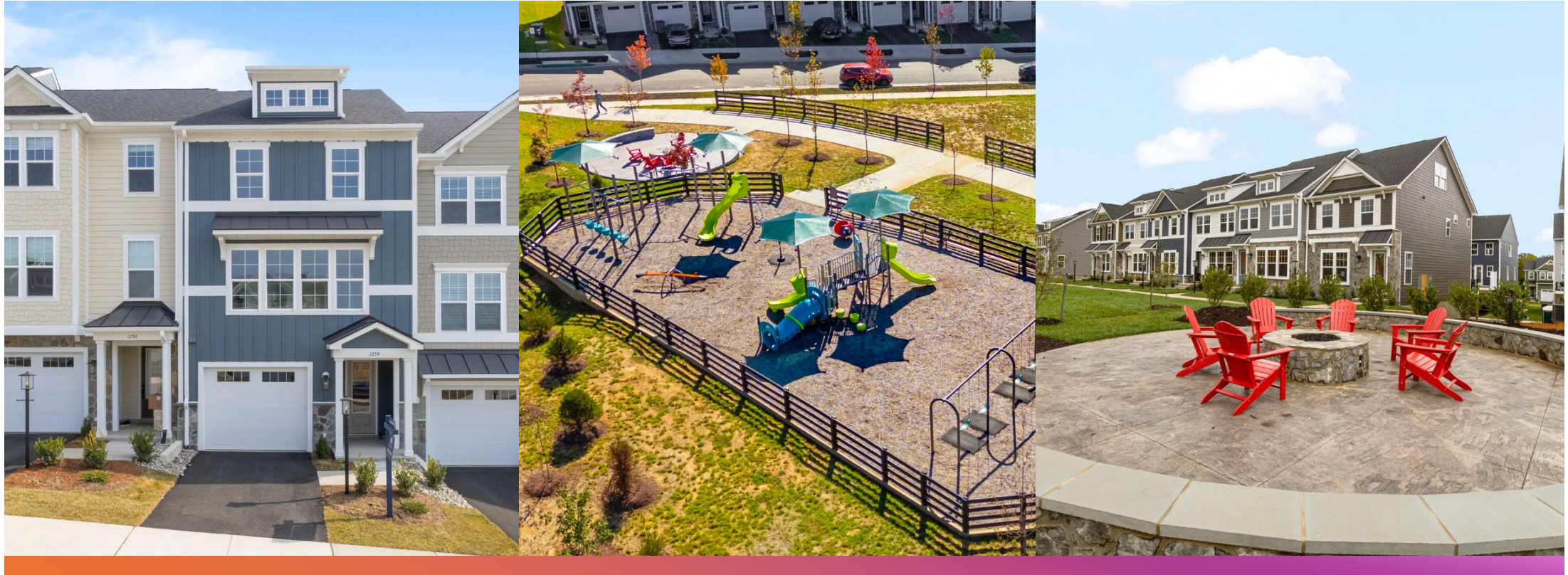


Senior Living: Complete



Archer Apartments: Complete





New Neighborhoods:
Complete, Under Construction and Under Review



Brookhill Town Center: Under Review
Construction to begin late 2025

BROOKHILL DEVELOPMENT PLAN



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.

Existing Amenity Spaces

BROOKHILL COMMUNITY

- NATURAL SURFACE TRAIL
- EXISTING AMENITY SPACES

- 3** EXISTING AMENITY SPACE
- SPORT COURTS AND FIELD
 - FIRE PIT & SEATING
 - PLAYGROUNDS



- 2** EXISTING AMENITY SPACE
- DOG PARK
 - OPEN LAWN
 - SEATING & FIREPIT
 - GRILLS



- 1** EXISTING POOL
- POOL WITH PLAZA
 - SEATING



- 4** EXISTING AMENITY SPACE
- PATIO
 - SEATING & WALKING PATHS

- 5** AMENITY SPACE (UNDER CONSTRUCTION)
- PLAYGROUND
 - LAWN & PATHS
 - SEATING AREA

- 6** AMENITY SPACE (UNDER CONSTRUCTION)
- BENCHES
 - WALKING PATH

- 7** AMENITY SPACE
- PLAYGROUND
 - FIREPIT & SEATING
 - WALKING PATH



0 100 200 400
scale: 1" = 200'

Proposed Amenity Spaces

BROOKHILL COMMUNITY

- NATURAL SURFACE TRAIL
- PROPOSED AMENITY SPACES

- 4**
- PROPOSED AMENITY SPACE
 - PLAYGROUND
 - SEATING & WALKING PATH



- 3**
- PROPOSED AMENITY SPACE
 - FIREPIT & SEATING
 - WALKING PATH



- 2**
- PROPOSED AMENITY SPACE
 - STREETSCAPE PLAZA
 - OUTDOOR AMPHITHEATER
 - CLUBHOUSE
 - POOL

- 1**
- PROPOSED PARK
 - RECREATION FIELD
 - SPORT COURTS
 - SHADE STRUCTURE
 - WALKING PATHS
 - PLAYGROUND

- 6**
- PROPOSED AMENITY SPACE
 - PLAYGROUND
 - SEATING
 - WALKING PATH



- 5**
- PROPOSED AMENITY SPACE
 - FIREPIT & SEATING AREA



0 100 200 400
Scale: 1" = 200'

