



**County of Albemarle
Department of Community Development**

Memorandum

To: Megan Yaniglos, Principal Planner

From: Mark Graham, PE (acting as Engineering reviewer)

Date: 04 August 2016

Subject: ZMA2015-00007, Brookhill
Analysis of Proffers

I have reviewed the proffer summary for the subject project dated July 25, 2016. My findings are:

1. The spreadsheet appears to accurately list the improvements that should be considered as above and beyond what is required for "by right" development. Those improvements are what are typically included in an analysis of offsets to impacts.
2. The proposed project appears to have adequately addressed the direct impacts to the transportation network, natural resources, and utilities, indicating that the offsets are also available to address indirect impacts associated with the development.
3. I calculated the credit value of the proffered improvements as \$28,281,000. This number includes the \$500K for transit and the "in kind" additional proffers from the high school site through the Rio Mills connection, as listed on the proffer summary. I note that some of this is somewhat subjective on my part, as it would be necessary to have complete and approved plans to precisely estimate the value of constructed improvements. That said, I believe the stated values are reasonable and reflect the anticipated costs.
4. Lacking an adopted proffer policy, the suggested amounts for a dwelling unit cash proffer appear consistent with the FY16 analysis under the previous cash proffer policy. This is consistent with work done earlier this year by the County's FIAC. I note that an updated analysis based on the FY17 CIP has not been performed due to resource limitations and time constraints, but I do not consider this a significant issue, as demonstrated in #5 below.
5. Noting the total estimated credits of \$28,281,000 and the number of residential dwelling units in the Code of Development, this equates to a range of \$21- \$41Thousand per dwelling unit, excluding the affordable housing units. This assumes a minimum of 680 dwelling units and a maximum of 1,317 dwelling units for a distribution of the credits.

Based on this analysis, I conclude the proffers have adequately address the impacts associated with this development.

Brookhill Proffer Calculations

Export Date

10/10/2016

Escalation Rate

3%

CASH PROFFER COMPUTATION	TOTAL	\$/UNIT	UNITS	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Residential Houses - Construction Timeline																								
Single Family Detached			425		25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25			
Single Family Attached			213		12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5			
CASH PROFFERS DUE BASED ON ABOVE TIMELINE																								
Single Family Detached	3,989,541	7,333	425		183,330	188,829	194,494	200,329	206,339	212,529	218,905	225,472	232,236	239,203	246,380	253,771	261,384	269,226	277,302	285,621	294,190	-	-	-
Single Family Attached	1,481,847	5,448	213		68,095	70,137	72,242	74,409	76,641	78,940	81,309	83,748	86,260	88,848	91,513	94,259	97,087	99,999	102,999	106,089	109,272	-	-	-
Multifamily A	1,576,731	7,420	213			1,576,731																		
Multifamily B	1,939,180	7,420	276										1,939,180											
Total Cash Proffers Due	8,987,299			-	251,424	1,835,698	266,736	274,738	282,980	291,469	300,214	309,220	2,257,677	328,051	337,893	348,030	358,471	369,225	380,302	391,711	403,462	-	-	-

NON-CASH & IN KIND COMPUTATION																								
High School Site (County Value)	5,250,000					5,250,000																		
Polo Grounds / 29 Improvements	9,307,281					9,307,281																		
Route 29 Signalization						600,000																		
Ashwood Connection	3,994,360						3,994,360																	
Brookhill Elementary (Grading / Utilities)	3,111,000					3,111,000																		
Brookhill Elementary School (Land - Appraisal Grou	1,820,000					1,820,000																		
Brookhill Trail Network (Grading)	1,965,105					1,965,105																		
Rio Mills Connection (VDOT - HB2)	2,750,000					2,750,000																		
Total Non-Cash & In Kind Proffers	28,797,746	-	-			24,803,386	-	3,994,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

CREDITS AVAILABLE AGAINST CASH PROFFERS																			
Non-Cash and In Kind Proffers	(28,797,746)	-	-	(24,803,386)	-	(3,994,360)	-	-	-	-	-	-	-	-	-	-	-	-	-
By-Right Credit (Estimated lots sold/period)	269		25	25	25	25	25	25	25	25	25	25	19						
By-Right Credit (total)	(2,288,916)		(183,330)	(188,829)	(194,494)	(200,329)	(206,339)	(212,529)	(218,905)	(225,472)	(232,236)	(239,203)	(187,248)						
TOTAL AVAILABLE CREDIT AGAINST CASH PROFFERS	(31,086,662)	-	(183,330)	(24,992,216)	(194,494)	(4,194,689)	(206,339)	(212,529)	(218,905)	(225,472)	(232,236)	(239,203)	(187,248)	-	-	-	-	-	-

CASH PROFFERS DUE AND CREDITS AVAILABLE COMPUTATION																								
Cash Proffers Due	8,987,299			-	251,424	1,835,698	266,736	274,738	282,980	291,469	300,214	309,220	2,257,677	328,051	337,893	348,030	358,471	369,225	380,302	391,711	403,462	-	-	-
Credits Available against Cash Proffers	(31,086,662)			-	(183,330)	(24,992,216)	(194,494)	(4,194,689)	(206,339)	(212,529)	(218,905)	(225,472)	(232,236)	(239,203)	(187,248)	-	-	-	-	-	-	-	-	-
Overpayment of Cash Proffers thru Credits	(22,099,363)			-	68,095	(23,156,518)	72,242	(3,919,951)	76,641	78,940	81,309	83,748	2,025,440	88,848	150,645	348,030	358,471	369,225	380,302	391,711	403,462	-	-	-

ADDITIONAL PROFFERS																						
Affordability Proffer (If Cash in Lieu is paid)	4,725,782	24,375	156		217,162	223,676	230,387	237,298	244,417	251,750	259,302	267,081	275,094	283,347	291,847	300,602	309,621	318,909	328,476	338,331	348,481	
Transit	500,000	323	1,550		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000								
TOTAL ADDITIONAL PROFFERS	5,225,782			-	267,162	273,676	280,387	287,298	294,417	301,750	309,302	317,081	325,094	333,347	291,847	300,602	309,621	318,909	328,476	338,331	348,481	-

OTHER COUNTY FEES																						
Multifamily Water / Sewer Tap Fees	4,710,609			-	2,112,500	-	-	-	-	-	2,598,109	-	-	-	-	-	-	-	-	-	-	
Residential Tap Fees	13,099,308		487,500	502,125	517,189	532,704	548,686	565,146	582,100	599,564	617,550	636,077	655,159	674,814	695,058	715,910	737,387	759,509	782,294	805,763	829,936	854,834
Commercial Tap Fee Estimate	1,500,000				1,500,000																	
Estimated Rollback Taxes	1,554,830		1,554,830																			
Building Permit Fees	1,240,000	180,000	140,000	40,000	40,000	40,000	40,000	40,000	40,000	120,000	120,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
TOTAL	22,104,746	180,000	2,182,330	2,654,625	2,057,189	572,704	588,686	605,146	622,100	719,564	3,335,659	676,077	695,159	714,814	735,058	755,910	777,387	799,509	822,294	845,763	869,936	894,834

Summary	
Cash Proffers Due	8,987,299
Overpayment of Cash Proffers Due thru Non-Cash and In Kind Contribs	22,099,363
Affordability Proffer (If Cash in Lieu is paid)	4,725,782
Transit	500,000
Other County Fees	22,104,746
Total Value of Proffers and Fees to the County of Albemarle	58,417,190