



**County of Albemarle  
Department of Community Development**

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**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

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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 7/25/2016  
Escalation Rate 3%

	TOTAL		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Residential Houses		Units																					
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			

PROFFERS / IMPACT FEES	TOTAL	\$/UNIT	UNITS	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
PROFFERS																								
Single Family Detached	2,675,587	4,918	425		122,950	126,639	130,438	134,351	138,381	142,533	146,809	151,213	155,749	160,422	165,235	170,192	175,297	180,556	185,973	191,552	197,299	-	-	-
Single Family Attached	1,045,916	3,845	213		48,063	49,504	50,990	52,519	54,095	55,718	57,389	59,111	60,884	62,711	64,592	66,530	68,526	70,581	72,699	74,880	77,126	-	-	-
Multifamily A	1,118,175	5,262	213			1,118,175																		
Multifamily B	1,375,214	5,262	276										1,375,214											
Affordability Proffer	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 PROFFERS	11,440,674				438,174	1,567,994	461,814	474,168	486,893	500,000	513,500	527,405	1,916,942	556,479	521,674	537,324	553,443	570,047	587,148	604,763	622,906	-	-	-
ADDITIONAL PROFFERS																								
High School Site (County Value)	(5,250,000)					(5,250,000)																		
Polo Grounds / 29 Improvements	(10,208,333)					(10,208,333)																		
Route 29 Signalization						(1,100,000)																		
Ashwood Connection	(3,441,667)					(3,441,667)																		
Brookhill Elementary (Grading / Utilities)	(3,111,000)					(3,111,000)																		
Brookhill Elementary School (Land - Appraisal Group)	(1,820,000)					(1,820,000)																		
Brookhill Trail Network (Grading)	(1,200,000)					(1,200,000)																		
Rio Mills Connection (VDOT - HB2)	(2,750,000)					(2,750,000)																		
By-Right Credit (#/period)	269				25	25	25	25	25	25	25	25	25	25	19									
By-Right Credit (total)	(1,535,062)				(122,950)	(126,639)	(130,438)	(134,351)	(138,381)	(142,533)	(146,809)	(151,213)	(155,749)	(160,422)	(125,578)									
TOTAL CREDIT FROM CASH PROFFERS	(30,416,062)				(122,950)	(29,007,639)	(130,438)	(134,351)	(138,381)	(142,533)	(146,809)	(151,213)	(155,749)	(160,422)	(125,578)	-	-	-	-	-	-	-	-	-

CASH PROFFERS																								
Total Cash Proffers	6,214,893				171,013	1,294,318	181,427	186,870	192,476	198,250	204,198	210,324	1,591,848	223,133	229,826	236,721	243,823	251,138	258,672	266,432	274,425	-	-	-
Less: Total Credits from Cash Proffers	(30,416,062)				(122,950)	(29,007,639)	(130,438)	(134,351)	(138,381)	(142,533)	(146,809)	(151,213)	(155,749)	(160,422)	(125,578)	-	-	-	-	-	-	-	-	-

OVERPAYMENT OF CASH PROFFERS IN KIND	24,201,169
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OTHER PROFFERS AND FEES																								
PROFFERS																								
Affordability Proffer	4,725,782				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				50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-	-	-	-	-	-	-	-	-	-
IMPACT 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																	
TOTAL	19,309,916				487,500	2,614,625	2,017,189	532,704	548,686	565,146	582,100	599,564	3,215,659	636,077	655,159	674,814	695,058	715,910	737,387	759,509	782,294	805,763	829,936	854,834

SUMMARY	
Value of in kind contributions	28,881,000
Affordability Proffers	4,725,782
Transit Proffers	500,000
Water and Sewer Impact Fees	19,309,916
TOTAL	53,416,698