Yorktown Green

Community Impact Assessment in York County, Virginia

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Prepared for:

Mid-Atlantic Communities, LLC

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YORK COUNTY
PLANNING DIVISION

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EXECUTIVE SUMMARY

As part of a rezoning application by **Mid-Atlantic Communities, LLC** for a planned-unit development (PUD) submitted to York County, this report from ***The Wessex Group, Ltd.*** (TWG) presents estimates on population, school-aged children, demand on parks and recreation facilities, fire and police services, and the fiscal impact of the development on the community. The development site consists of approximately 12 acres and is located at 113 Battle Road in York County, Virginia. The proposed community consists of up-scale town homes, condominiums, and retail and office space and is referred to as Yorktown Green. This report also presents the fiscal results of the development as an age-restricted community as requested by the developer. Development plans provided by the developer are presented below in Table A.

Table A
Yorktown Green
Development Plans

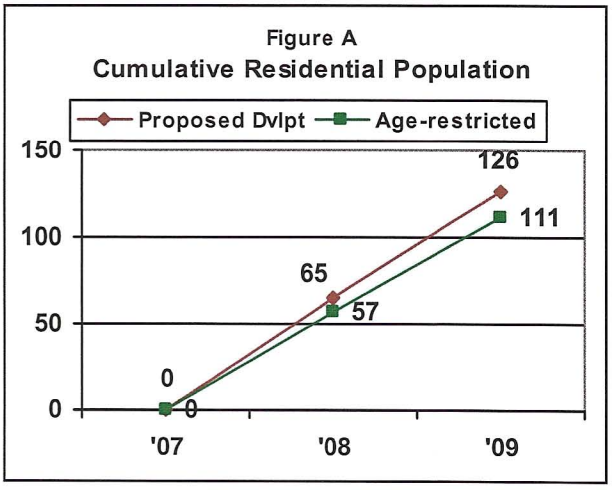
Development Components	Number of Homes and Square Feet	Construction Costs	Average Market Value
Up-scale town homes	49 homes averaging 2,000 square feet	$240,000	$400,000
Condominiums	25 homes averaging 1,400 square feet	$165,000	$250,000
Variety of retail space	16,000 square feet	$1,600,000	n/a
Office space	8,000 square feet	$800,000	n/a
Residential amenities	Park and pavilion	$100,000	n/a
Off-site improvements	Turn lane	$50,000	n/a

Development Schedule and Construction Investment: The developer anticipates that the construction of the development will begin in 2007 and end in 2008 with buildout in 2009. Cumulative residential construction investment is estimated at $15.9 million, $1.6 million in retail development, $800,000 in office space, and $150,000 in off-site improvements and community amenities. Total construction investment for Yorktown Green will be approximately $18.4 million. Details of the development schedule and construction investment are presented on the following page in Table B.

Table B
Yorktown Green
Development Schedule and Construction Investment

Development Components	2007	2008	Buildout
Cumulative Residential Units	38	74	74
Cumulative Residential Population **(Proposed)**	0	65	126
Cumulative Residential Population **(Age-restricted)**	0	57	111
Cumulative retail sq. ft.	8,000	16,000	16,000
Cumulative office sq. ft.	4,000	8,000	8,000
Construction Investment			
Off-site improvements/amenities	$150,000	$0	$0
Residential	8,145,000	7,740,000	0
Retail sq. ft.	800,000	800,000	0
Office sq. ft.	400,000	400,000	0
Total Construction Investment	**$9,495,000**	**$8,940,000**	**0**
Cumulative Total Investment	**$9,495,000**	**$18,435,000**	**$18,435,000**

Residential Population: Total population is expected to be 126 at buildout for Yorktown Green. To arrive at this estimate, an average household size of 1.7 persons has been used (source: other comparable communities in the study area). If the development is age-restricted, 1.5 persons per household have been assumed totaling 111 persons once construction ends (source: other age-restricted communities in the study area). Figure A displays the population estimates under both of these scenarios.



Estimated Employees and Payroll: Table C contains employment and payroll estimates for construction of Yorktown Green and its ongoing operations. Assuming that payroll is 40% of construction costs and that construction workers earn an average of $38,592 (source: Virginia Employment Commission), the construction efforts will provide jobs for an average of approximately 140 employees per year. It has been assumed that 50% of construction workers are full-time and 50% part-time.

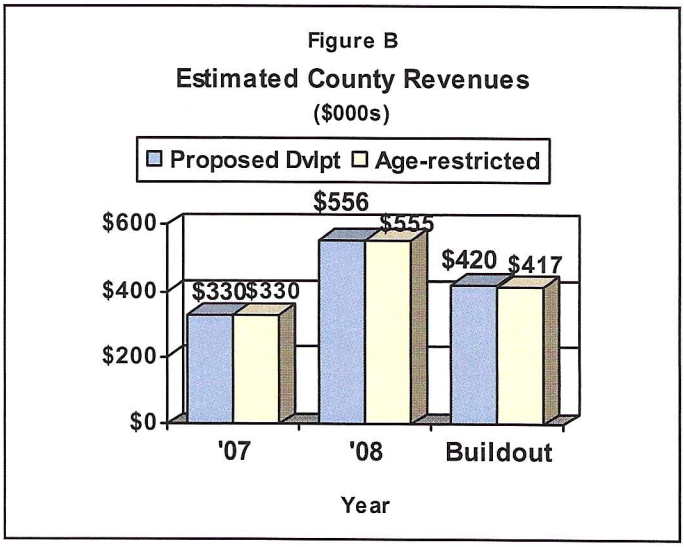
Approximately 46 permanent jobs also will be generated directly by the development and operations of this development once buildout occurs. In this analysis, it is assumed that 50% of the retail and office employment is net new to the county versus being shifted from one part of the county to another.

On a Full Time Equivalent (FTE) basis, the construction employment estimate starts off at 116 positions and permanent employment will total about 35 annual positions once construction ends. Annual payroll is expected to average $4.3 million during construction, and about $850,500 at buildout and beyond for the retail and office jobs.

Table C
Yorktown Green
Employment Estimates

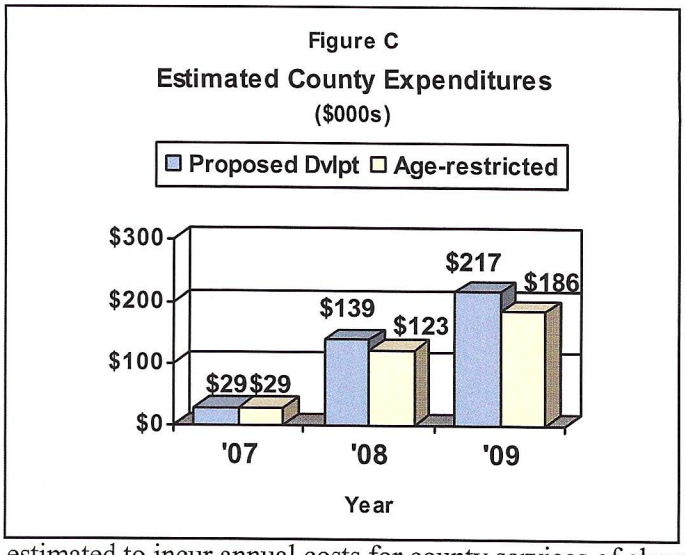
	2007	2008	Buildout
Average Annual Full-Time Jobs	49	46	0
Average Annual Part-Time Jobs	98	93	0
Average Annual Total Construction Jobs	**148**	**139**	**0**
Average Annual Full-Time Jobs	12	24	24
Average Annual Part-Time Jobs	11	22	22
Average Annual Total Permanent Jobs	**23**	**46**	**46**
Average Annual FTE Employment	**116**	**128**	**35**
Average Annual Payroll ($Thousands)	**$4,223**	**$4,426**	**$850**

Estimated Fiscal Revenues: Residential developments in York County generate several types of revenues just as the non-residential development. These revenues include real estate tax, personal property tax, retail sales tax and miscellaneous revenues. Figure B illustrates the annual government revenues generated by this development as an age-restricted community and not age restricted. Miscellaneous revenues are computed on a per capita basis unlike real estate taxes, personal property taxes, meals taxes, and retail sales taxes which are accounted for on a per household basis. Since comparable households generate more residents (1.7 persons/household) than age-restricted (1.5 persons/household), miscellaneous revenues are slightly higher in the non age-restricted scenario.



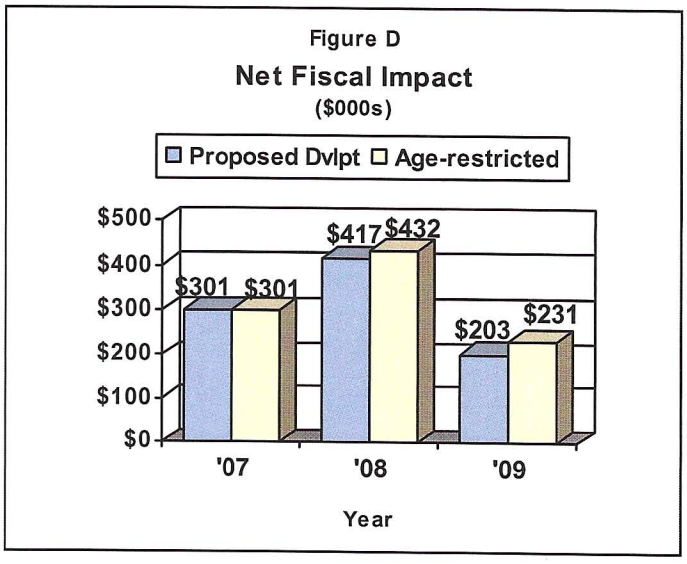
During the development phase of this proposed project in either scenario, it is estimated that the county's revenues will total about $886,000. At buildout and beyond, this development will provide between $417,000 and $420,000 in new annual revenues for the county. Figure B illustrates the annual government revenues the county can expect from the proposed development and the age-restricted community.

Estimated Fiscal Expenditures: In turn, the services that York County will provide to this community include general government administration, public works, police protection, and fire protection. Estimated expenditures are higher in the non age-restricted scenario than the age-restricted for two reasons. First, expenditures, excluding public education costs, are estimated on a per capita basis and the non age-restricted scenario generates more people. Secondly, it is estimated that the non age-restricted development will generate two children incurring public education costs for the county, unlike the age-restricted development which generates no children.



Throughout construction, the development is estimated to cost the county $167,000 as a non age-restricted development and $152,000 if an age-restricted community. Once fully developed and occupied, this PUD is estimated to incur annual costs for county services of about $217,000 or $186,000 (age-restricted). The annual government expenditures for this development are presented in Figure C.

Net Fiscal Impact: The net fiscal impact is calculated by subtracting estimated expenditures from estimated revenues. Figure D shows that the annual net cash flows from this project is likely to be quite positive during development, at buildout and thereafter in both scenarios. During Years 2007 and 2008, the cumulative net fiscal impact to the county is estimated at $733,000 and $719,000 if age-restricted. Once buildout occurs, the county can expect about $203,000 from this development if it is not age-restricted ($231,000 if age-restricted-Figure D).



Projected Cumulative Fiscal Impact: In an effort to illustrate the net fiscal benefit or cost of this PUD to the county, ***The Wessex Group*** has calculated the net present value based only on the ongoing revenues and expenditures of this development starting at buildout. Beginning this calculation at buildout excludes the short term revenues and expenditures incurred by the construction activity of Yorktown Green such as building permit fees and BPOL taxes collected from developers based on the value of the construction. Carried over a 20-year period and discounted at 5%, the net present value of this development is $3.3 million versus $3.8 million if age-restricted.