



COMMONWEALTH GREEN

Building Materials Palette

General:

Exterior colors and materials for all sections of Commonwealth Green will be selected by the builder and/or developer, in conjunction with the project Architect, in order to implement the intent of the design program.

Townhomes:

The townhomes at Commonwealth Green will be constructed with a combination of brick, stone and cement board siding on the exteriors. Brick colors will be compatible, but varied throughout the community. Some buildings may be brick and some will be a combination of brick and siding units depending on the architectural style and arrangement of the building. Garages and accessory building, if any, will be primarily siding with brick foundations.

Brick colors will be selected from samples similar to those attached.

Exterior trim colors on the town homes will be white, off white and cream.



The roof materials will be a dimensional shingle. Roof colors will be consistent on all town homes within a building, but may vary between buildings. Roof colors will be selected from the following choices: Weathered Wood, Bark Wood, Aged Wood, Charcoal or Slate (TAMCO, GAF Timberline, or similar).

Exterior Siding Colors will be selected from the Martin Senour, Williamsburg Exterior Color Selection or the Sherwin Williams Preservation Exterior Palette, Yorktown Color Palette (copy attached).

Commercial/Residential Condominiums

The commercial and residential condominium buildings will be primarily brick with some cement-board siding on gables and secondary elevations. Siding may be used on primary elevations for the purpose of breaking up the mass of the building on the streetscape and on the rear, provided it is consistent with the architecture of the building. Brick colors will be use consistently for the various components of the buildings, for example the major store fronts and gables will use the same brick colors, and a complimentary colored cement board will be used in between each brick portion of the structure.

Brick colors will be selected from samples similar to those attached.

Trim colors will be white, off-white or cream.

The roof materials will be a dimensional shingle and will be the same color for all the commercial/residential condominium units. Roof color will be selected from the following choices: Weathered Wood, Barkwood, Charcoal or Slate (GAF Timberline or similar).



Exterior siding colors will be selected from the Martin Senour, Williamsburg Exterior Color Selection.

Commonwealth Green

Fiscal Impact on the County of York

EXECUTIVE SUMMARY

This report, prepared by *The Wessex Group, Ltd (TWG)*, presents an assessment of the fiscal impact of the proposed mixed-use development on **York County, Virginia**. The development, to be named **Commonwealth Green**, is proposed by **Commonwealth Green LLLP**. At completion **Commonwealth Green** is planned to create a total of 41,000 square feet of Retail/Restaurant and Commercial Office space, 94 Town Home units for sale, 397 apartments for rent with 16 of the residential units for rent (to be located over the commercial property). Of this total, 347 residential units and all of the commercial property are to be located in York County and 50 residential units in Newport News. This report describes the fiscal impact analysis of only those units to be located in York County. Two (2) related analyses of the likely fiscal impact of the proposed property are described: herein: one (1) derived from the use of the County Average residency generators and the second (2) developed using residency generators obtained from three (3) comparable properties. They are separately identified as...

1. “**County Average**” analysis.
2. “**Comparable**” analysis.

Both analyses are driven by industry standard fiscal impact analysis methods. The only differences between the two (2) analyses are (a) the assumed “generators” for number of people per household and (b) the number of school-age children per household. The “**County Average**” analysis applies the county-wide average generators (as provided by the York County Planning Department) for (1) number of persons per household by type of residence and (2) number of school age children per household by type of residence (single family, town home, apartment, etc.). The “**Comparable**” analysis uses generators derived from an examination of several “comparable” facilities (similar in price, size and character of the neighborhood). For the “**Comparable**” analysis four (4) properties were surveyed and the generators derived from the weighted averages for (1) number of people per household and (2) number of school age children per household for these properties.

The following provides a summary description of selected aspects of the proposed project and the results of an analysis of the net fiscal impact expected to be created by **Commonwealth Green** for **York County**.

- Construction of the proposed project is planned to begin in 2013 and continue for four (4) years through 2016. By the end of 2017 all units are assumed to be occupied.
- At completion, the proposed development is expected to have a real property value of \$64.5 million.
- The cumulative residential population of **Commonwealth Green**, at build-out, based on the York “**County Average**” generator by type of housing unit of 2.78 persons per household is estimated to be 1,225 people. The “**County Average**” school age child generators by the type of housing units are 0.40 for Town Homes and 0.33 for Multi Family and Apartments for Rent.
- The “**Comparable**” analysis applies population and school age children generators derived from the survey of three (3) similar properties. A total of 60 school age children reside in the three (3) properties collectively representing 718 total units yielding a generator of 0.084 for Multi Family and Apartments for Rent. Applying the “**Comparable**” generators, at full occupancy, the proposed development is expected to provide housing for a total of 705 persons and 37 school-age children.
- Construction employment is estimated to create jobs for up to 145 persons during the period 2013-2017 with a annual payroll ranging from \$2.9 million in 2013 to \$7.3 million in 2015 and \$2.0 million by

2017. When complete, **Commonwealth Green** is planned to create commercial business space (retail and office) for up to 70 employees.

- At full occupancy in 2017 and assuming the **County Average** generators, **Commonwealth Green** is estimated to annually generate \$865,540 in revenues for the York County (Table A) and create estimated public expenses of \$1,675,080 yielding a projected net annual fiscal impact for York County of -\$809,540 in 2017. When the stream of revenues and expenditures are projected over 20 years and discounted back to 2013 (using a 3% discount rate), the Net Present Value of the cash flows to the County over the twenty year period is a negative - \$1.66 million (including the construction period).

Table A
Net Fiscal Impact – Commonwealth Green – County Average Analysis
(\$ thousands)

Cash Inflow and Outflow	2013	2014	2015	2016	2017
Total County Revenues	\$5,350,670	\$1,031,490	\$1,457,390	\$1,008,260	\$865,540
Total Public Service Expenditures	319,290	969,020	1,668,200	1,706,240	1,675,080
Net Fiscal Impact	\$5,031,380	\$62,470	-\$210,810	-\$697,980	-\$809,540
Net Present Value of Cash Flows (2013-2035 – includes construction)					-\$1,656,070

- At full occupancy in 2017 and assuming the **Comparable** generators, **Commonwealth Green** is estimated to annually generate \$832,530 in revenues for the York County (Table A) and create estimated public expenses of \$775,430 yielding a projected net annual fiscal impact for York County of \$57,100 in 2017. When the streams of revenues and expenditures are projected over 20 years and discounted back to 2013 (using a 3% discount rate), the Net Present Value of the cash flows to the County over the twenty year period is a positive \$6.6 million (including the construction period).

Table B
Net Fiscal Impact – Commonwealth Green – Comparable Analysis
(\$ thousands)

Cash Inflow and Outflow	2013	2014	2015	2016	2017
Total County Revenues	\$5,345,270	\$1,014,350	\$1,426,600	\$975,250	\$832,530
Total Public Service Expenditures	176,900	505,690	834,110	806,590	775,430
Net Fiscal Impact	\$5,168,370	\$508,660	\$592,490	\$168,660	\$57,100
Net Present Value of Cash Flows (2013-2035 – includes construction)					\$6,605,390

The striking difference between these two analytic results is purely driven by the application of two (2) different set of assumptions about (1) the number of people and (2) the number of school age children that ultimately will reside in the development. The net result, if the development is approved and constructed, is most likely to be different from either of these two (2) estimates. Nevertheless, an analysis based on the actual experience of similar types of properties appears to offer a strong basis for projecting the likely future experience than one based on the average experience (by type of housing) for the entire County.

Commonwealth Green
Fiscal Impact on York County
TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
<i>Executive Summary</i>	<i>i</i>
INTRODUCTION TO THE STUDY	i
DEVELOPMENT PLANS AND CONSTRUCTION INVESTMENT	1
LOCAL GOVERNMENT REVENUES	2
LOCAL GOVERNMENT PUBLIC SERVICE EXPENDITURES	4
EDUCATION EXPENDITURES	5
NET FISCAL IMPACT.....	6
PROJECTED CUMULATIVE NET FISCAL IMPACT.....	7
APPENDIX.....	9

Commonwealth Green

Fiscal Impact on York County, Virginia

As part of a development application to be submitted to York County by Commonwealth Green LLLP, this report from *The Wessex Group, Ltd.* (TWG) presents the results of a fiscal impact analysis of the proposed mixed use development to be known as **Commonwealth Green**.

Introduction to the Study

Fiscal impacts are those cash flows that directly affect a municipality's budget. New developments attract new County residents who, in turn, generate the need for public services such as emergency medical services, police, and fire protection. In turn, the development also creates additional tax revenue for the locality from real estate taxes, other local taxes and from resident household spending. The purpose of a fiscal impact analysis is to estimate the net financial impact (net of projected locality revenues and expenditures) of the proposed property on the jurisdiction's budget. All dollar amounts in this report are expressed in 2011 dollars, and all fiscal impact estimates are based on Revenues and Expenditures as shown in the York County FY 2012 Adopted Budget. As no attribution for economic inflation has been made, the estimates provided here represent current dollar amounts. In effect, the revenues and expenditures shown in this report are the amounts the locality would expect to receive (or expend) if the development were completed and occupied in this budget year. Where future projections are discussed, in an attempt to derive an estimate of the long term-fiscal impact, real property values have been adjusted to reflect the expected real growth (not including inflation) in real estate property values. Those values are then discounted back to the present.

For this study two (2) sets of Fiscal Impact estimates have been developed. One uses generators for household size and numbers of school age children obtained from the York County Development office. These estimates are based on the average County population by type of housing. The second fiscal impact estimate applies generators obtained from a survey of properties considered to be comparable (in price and neighborhood) to the proposed development. The descriptors applied to each of the two (2) estimates and the generators used in the two (2) analyses are...

- **County Average Model**
 - Number of Persons per Household: 2.78
 - Number school age children per household
 - Town Homes: 0.40
 - Multi-family and Apartments 0.33
- **Comparable Model**
 - Number of Persons per Household: 1.39
 - Number school age children per household
 - Town Homes & Apartments 0.84

The comparable generators were developed from three (3) Apartment and Town Home developments as shown in Table 1 below.

**Table 1
Comparable Developments – Population Generators**

Type Development	Name	Location	No. of Units	Number of Residents	Number School Age Children
Apartment/Town Homes	Alexandria	Carmel, Indiana	174	242	6
Apartment/Town Homes	Brickshire	Merriville, Indiana	296	411	34
Apartment/Town Homes	Trophy Club	Midlothian, Virginia	248	345	20
Total			718	998	60
Comparable Generators (Persons and School Age Children per Household)				1.39	0.084

Development Plan and Construction Investment

The development plan for **Commonwealth Green** consists of both residential and commercial components. It also includes the construction of the buildings and improvements to the land surrounding the buildings. When complete **Commonwealth Green** will contain...

- 94 Town Home Units
- 331 Apartments for Rent
- 16 Apartments for Rent (located over commercial structures)
- 24,000 SF Retail/Restaurant Commercial space
- 10,000 SF Office – Type B
- 7,000 SF Clubhouse with a Swimming Pool and Maintenance Building

At build-out, the real property value for **Commonwealth Green** is expected to total \$64.5 million in market value. The cumulative construction investment for the development is projected at \$52.8 million.

Residential Population

As proposed and applying the York County's Development Management specified population and school age children generators (2.78 persons and 0.336 school age children per household for Multi-family and Apartments and 2.78 persons and 0.40 for school age children per household for Town Homes and Apartments) the development is expected, at build-out, to provide housing for 1,225 people including 152 public school students.

However, when the Comparable generators are applied in the analysis, **Commonwealth Green** is expected to provide residency for only 705 people including 37 school age children.

Employment and Payroll

The incremental FTE construction employment is included in the analysis as it is, in part, the basis for estimating local government expenditures related to the development of the property.

Construction employment is determined by assuming that payroll is 40% of total construction costs and that annual expense for a construction worker including benefits is \$55,095 (Virginia Employment Commission 2010 average annual construction wage of \$42,580 plus 30% payroll expense such as payroll taxes and benefits). New construction activity is expected to generate as many as 145 jobs and \$6.8 million in payroll during 2015.

In addition, approximately 70 permanent jobs also are expected to be generated through the management and operation of the property creating an estimated additional \$2.0 million in payroll when fully occupied.

Local Government Revenues

Government revenues for real estate developments normally are generated from two (2) sources: construction activities and from the spending by the residents of the new residences. Activities associated with the project's construction generates revenues such as retail sales tax on purchases of construction materials, building fees, and Business Professional and Occupational License (BPOL) fees.

Residential units generate locality revenues including real estate tax, personal property tax, retail sales tax, meals tax from residents and other miscellaneous revenues. Figure 1 below shows the annual revenue streams that the County may expect from this development based on the County Average Generators. At full-occupancy in 2017, the proposed development is expected to generate an estimated \$865,540 in local tax revenues. The annual line-item estimates are shown in Table 2 below. Assumptions associated with the various components of the revenue stream are identified in the Appendix.

Figure 1
Commonwealth Green
Estimated York County Public Revenues
County Average Generators
 \$(000)

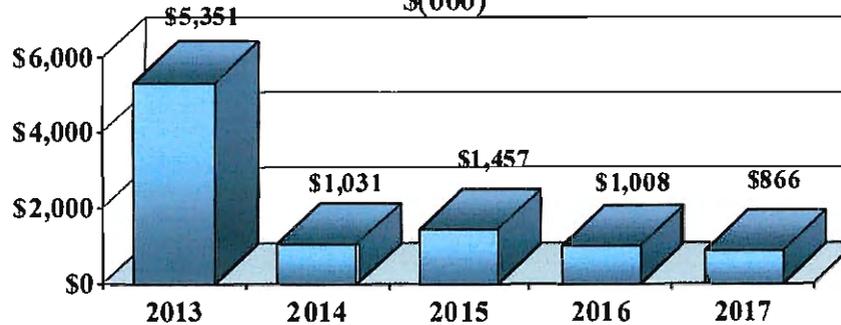


Table 2

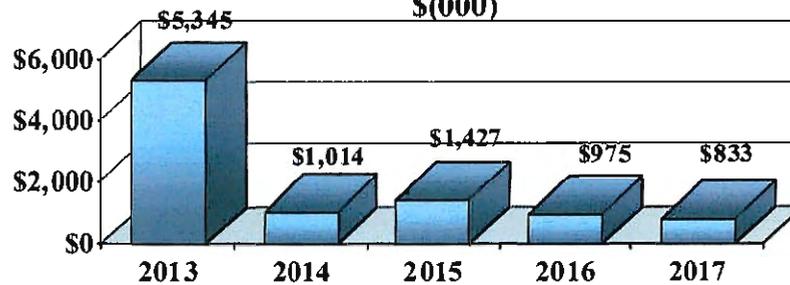
Commonwealth Green
Estimated York County Public Revenues
County Average Generators

Revenue Source	2013	2014	2015	2016	2017
Real Estate Tax	\$32,360	\$186,340	\$362,540	\$416,230	\$420,230
Personal Property	25,970	85,190	154,780	169,010	169,010
Retail Sales Tax	26,190	81,270	134,500	132,600	127,760
Meals Tax	7,300	20,650	33,740	32,210	30,810
Building Permits	5,210,420	532,500	589,170	121,000	0
Business and Professional Licenses	20,290	45,910	63,580	43,670	34,950
Recordation Taxes	10,560	28,350	32,920	8,260	0
Other Local Revenues	17,580	51,290	86,160	85,290	82,780
Total Revenues	\$5,350,670	\$1,031,490	\$1,457,390	\$1,008,260	\$865,540

Table 3
Commonwealth Green
Estimated York County Public Revenues
Comparable Generators

Revenue Source	2013	2014	2015	2016	2017
Real Estate Tax	\$32,360	\$186,340	\$362,540	\$416,230	\$420,230
Personal Property	25,970	85,190	154,780	169,010	169,010
Retail Sales Tax	26,190	81,270	134,500	132,600	127,760
Meals Tax	7,300	20,650	33,740	32,210	30,810
Building Permits	5,210,420	532,500	589,170	121,000	0
Business and Professional Licenses	20,290	45,910	63,580	43,670	34,950
Recordation Taxes	10,560	28,350	32,920	8,260	0
Other Local Revenues	12,180	34,150	55,370	52,290	49,780
Total Revenues	\$5,345,270	\$1,014,350	\$1,426,600	\$975,250	\$832,530

Figure 2
Commonwealth Green
Estimated York County Public Revenues
Comparable Generators
\$(000)



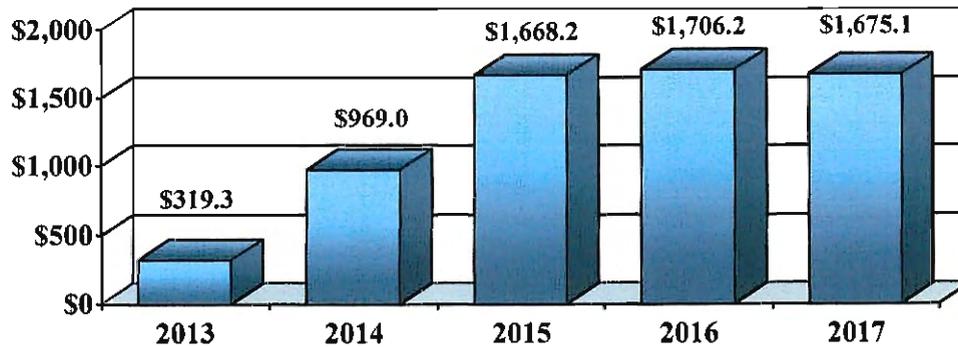
Local Government Public Service Expenditures

Current per capita operating costs based on the FY2012 York County budget have been applied to the projected residential population to obtain the estimated cost of public service expenditures (not including education) that the County will incur in providing services to the expected residents at **Commonwealth Green**. Education expenditures are based on the projected number of school age children expected to be housed at the new development. These costs have been estimated using the County Average generators and are shown in Table 4 and Figure 3 below. At build-out, 1,225 residents are expected to reside at **Commonwealth Green** including 152 school age children. The combined value of public service and estimated education expenditures are shown in Table 4 below. At full occupancy by the end of 2017, residents of **Commonwealth Green** are expected annually to use public services, including education, valued at \$1,675,080.

Table 4
Commonwealth Green
Estimated York County Public Service Expenditures
County Average Generator

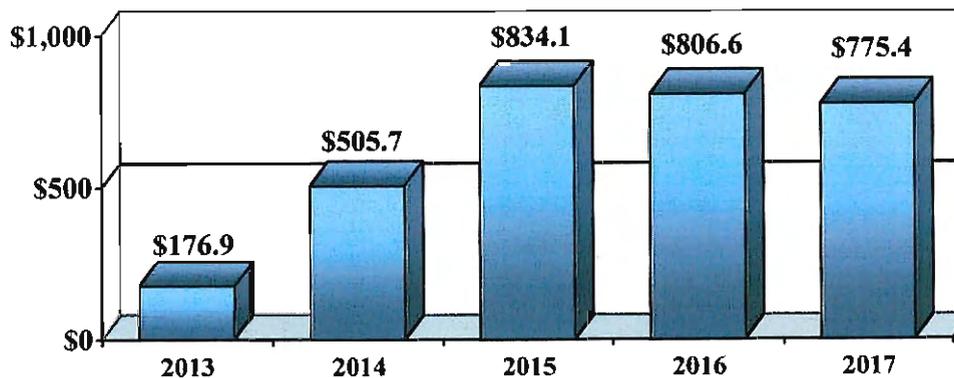
Public Service Expenditures	2013	2013	2014	2015	2016
General Administration	\$6,340	\$18,510	\$31,090	\$30,780	\$29,870
Judicial Services	8,280	24,160	40,580	40,170	38,990
Public Safety	88,100	257,090	431,850	427,540	414,950
Environmental & Development	21,850	63,770	107,120	106,050	102,930
Finance & Planning	25,400	74,130	124,520	123,280	119,650
Human Services	9,900	28,900	48,540	48,060	46,640
General Services	22,310	65,110	109,370	108,280	105,090
Community Services	18,780	54,820	92,080	91,160	88,480
Debt Service	7,700	22,470	37,740	37,370	36,260
Non-departmental	9,430	27,510	46,210	45,750	44,410
Total Public Service Expenditures	\$218,100	\$636,450	\$1,069,110	\$1,058,440	\$1,027,270
Education Expenditures					
Operations	\$86,160	\$283,160	\$510,080	\$551,560	\$551,560
Debt Service	15,030	49,410	89,010	96,250	96,250
Total Education Expenditures	\$101,190	\$332,570	\$599,090	\$647,810	\$647,810
Total Expenditures	\$319,290	\$969,020	\$1,668,200	\$1,706,240	\$1,675,080

Figure 3
Commonwealth Green
Estimated York County Public Service Expenditures
County Average Generator
(\$000)



When the Comparable generator is applied to the analysis, the costs estimated to be expended by the County for Public Services to **Commonwealth Green** are shown in Figure 4 below. At full occupancy in 2017, 705 residents are expected to reside in **Commonwealth Green** including 37 school age children. They are expected to use public services, including education, valued at \$775,430. These estimates are graphed in Figure 4 below and shown in Table 5 on the following page.

Figure 4
Commonwealth Green
Estimated York County Public Service Expenditures
Comparable Generator
(\$000)



Education Expenditures

For this analysis, education expenditures have been calculated through use of the County specified generator of 0.40 school age children per Town Home unit and 0.36 school age children per Town Home unit (York County Planning). Because the analysis includes only the expenditures that affect the fiscal impact of this development on County expenditures, the per student amounts cited in the analysis reflect only those expenditures funded from local sources and not those from other sources.

Operating costs associated with public education (including debt service) are expected to generate the largest single expenditure, estimated to be \$647,810 annually at full occupancy in 2016, and beyond, based on the County student generators of 0.40 students per Town Home household and 0.33 for Multi-Family and Apartments (York County Planning).

Table 5
Commonwealth Green
Estimated York County Public Service Expenditures
Comparable Generator

Public Service Expenditures	2013	2013	2014	2015	2016
General Administration	\$4,390	\$12,320	\$19,980	\$18,870	\$17,960
Judicial Services	5,740	16,080	26,080	24,630	23,440
Public Safety	61,060	171,180	277,540	262,090	249,500
Environmental & Development	15,140	42,460	68,840	65,010	61,890
Finance & Planning	17,610	49,360	80,030	75,570	71,940
Human Services	6,860	19,240	31,200	29,460	28,050
General Services	15,460	43,350	70,290	66,370	63,190
Community Services	13,020	36,500	59,180	55,880	53,200
Debt Service	5,340	14,960	24,260	22,910	21,810
Non-departmental	6,530	18,320	29,700	28,050	26,700
Total Public Service Expenditures	\$151,150	\$423,770	\$687,080	\$648,830	\$617,670
Education Expenditures					
Operations	\$21,930	\$69,750	\$125,190	\$134,320	\$134,320
Debt Service	3,830	12,170	21,850	23,440	23,440
Total Education Expenditures	\$25,760	\$81,920	\$147,030	\$157,760	\$157,760
Total Expenditures	\$176,900	\$505,690	\$834,110	\$806,590	\$775,430

Net Fiscal Impact

The *net* fiscal impact of a development on the local government is calculated by subtracting expected government expenditures from expected government revenues. The annual estimated net fiscal impact of **Commonwealth Green** during the development period and at build-out are shown in Table 4 and graphically displayed in Figure 3 following. At full occupancy in 2016 the net fiscal impact, based on the use of the County Average generator, is estimated to be a negative -\$809,540. However, when the Comparable generators for number of people and school age children are used in the analysis the results are very different as shown in Table 5 below (graphed in Figure 5 and 6 below). The extraordinary differences between the two (2) analyses illustrates the sensitivity of the results to the estimated number of residents and school age children expected to reside in the proposed development. The comparable model is based on the actual experience of three (3) comparable properties while the York County model is based on the average of Town Homes and Apartments in York County.

Table 4
Net Fiscal Impact – Commonwealth Green
County Average Generator

Cash Inflow and Outflow	2012	2013	2014	2015	2016
Total Revenues	\$5,350,670	\$1,031,490	\$1,457,390	\$1,008,260	\$865,540
Total Expenditures	319,290	969,020	1,668,200	1,706,240	1,675,080
Net Fiscal Impact	\$5,031,380	\$62,470	-\$210,810	-\$697,980	-\$809,540

Table 5
Net Fiscal Impact – Commonwealth Green
Comparable Generator

Cash Inflow and Outflow	2012	2013	2014	2015	2016
Total Revenues	\$5,345,270	\$1,014,350	\$1,426,600	\$975,250	\$832,530
Total Expenditures	176,900	505,690	834,110	806,590	775,430
Net Fiscal Impact	\$5,168,370	\$508,660	\$592,490	\$168,660	\$57,100

Figure 5
Commonwealth Green
York County - Net Fiscal Impact
County Average Generators

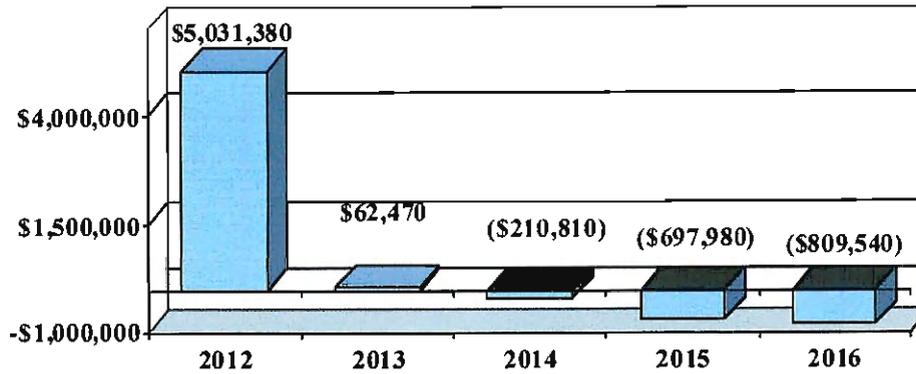
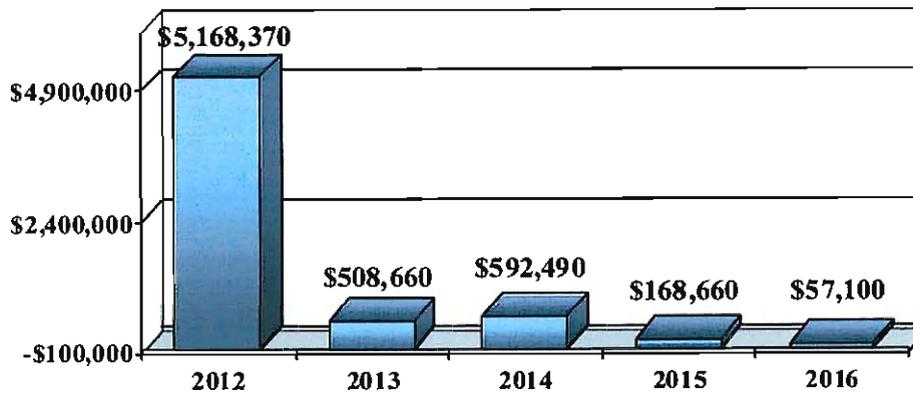


Figure 6
Commonwealth Green
York County - Net Fiscal Impact
Comparable Generator



Projected Cumulative Fiscal Impact

In an effort to illustrate the long-term net fiscal benefit or cost of this development to York County, TWG also calculates the Net Present Value of a 20-year series of projected annual cash flows from 2013 through 2033. A modest 3.0% real appreciation (not including inflation) has been included in the real estate valuation for residential property. All other costs and revenues are estimated in 2011 dollars and projected over a 20-year period and then discounted back to 2011 at 3%. Based on the “County Average” people per household and number of school age children for town homes in York County, the estimated net present value of the projected net fiscal impact for **Commonwealth Green**, including construction, is an estimated negative **-\$ 1,656,070**. However, when the household size and school age child generators derived from “Comparable” properties are applied to the analysis a very different picture emerges and the proposed project is projected generate a net positive fiscal impact of **\$57,100** and, in the long run, produces a cumulative positive net fiscal impact of **\$6,605,390**.

**Commonwealth Green
APPENDIX**

**Table A-1
Demographic Characteristics of York County**

Demographic Characteristic	Amount	Source
Population	65,464	York County 2010
No of Households	22,745	ditto
Number of People per Household	2.78	ditto
Median Household Income	\$77,662	U.S Census 2009
School Enrollment	12,410	York County Planning Department
Number of School-age Children per Town Home	0.40	ditto
Number of School-age Children per Multi-family Condo & Apartment	0.36	ditto
Employment - Total	20,963	Virginia Employment Commission

**Table A-2
Assumptions Used in the Analysis**

Construction – Cost Allocation	Assumed Value	Rationale for Assumption
Labor (percent total construction cost)	40%	Interviews with area builders
Materials	50%	ditto
Overhead	10%	ditto
Salaries FTE Employees		
Construction Payroll Expense	\$ 55,094	VEC avg. weekly wage York County *52 weeks +30% payroll cost
Cost of Money		
Discount Rate	3.00%	TWG Assumption

**Table A-3
Locality Revenue Generators**

Real Property Tax	Value	Source
Real Estate Rate (per \$100 of Assessed Value)	\$.006575	York County Adopted Budget FY 2011
Annual Appreciation Rate for Residential Property	2.0%	TWG Assumption
Personal Property Tax		
Personal Property Rate (per \$100 of Assessed Value)	\$4.00	York County Adopted Budget FY 2011
Personal Property Tax Collections	\$ 11,162,000	
Percent residential	80.0%	
Residential (per Household)	\$361	(Total Personal Pty * % Residential)/No of Households
Commercial (per Employee)	\$141	(Total Personal Pty * % Commercial)/Employment
Retail Sales Tax		
Sales Tax Rate - Local Portion	1.0%	York County Adopted Budget FY 2011
Retail - Percent Residential	30%	TWG Assumption
% Construction Materials purchased Locally	20%	
Meals Tax		
Meals Tax Rate	4.0%	York County Adopted Budget FY 2011
Budget Amount	\$5,200,000	
Percent residential	80%	
Meals Tax/HH	\$182.90	(Total Meals Tax* % Residential)/No. of Households
Percent of Employees who purchase meals	50%	TWG Assumption
No of Working Days	200	
Cost per meal	\$10	Virginia Travel Corporation

**Table A-4
Locality Revenue Generators (cont'd)**

Business and Professional Licenses		
Contractor (per \$100 Gross Revenues)	\$0.0016	York County Adopted Budget FY 2011
Retail (per \$100 Gross Revenues)	\$0.0020	
Business Services (per \$100 Gross Revenues)	\$0.0036	
Professional Services (per \$100 Gross Revenues)	\$0.0058	
Building Fees		
Rezoning Fee	\$5,000,250	
Building Permit Fees	\$86,430	
Utility (Sewer & Water) Hook up per Residential Unit	\$1,366,400	
Recordation Taxes		
Recordation Tax Rate (per \$100 Sale Price)	\$ 0.00083	York County Clerk of Court
Turnover of Residential Property every 5 years	5.0%	TWG Assumption
Other Local Tax Revenues		
Budget Amount	\$ 5,652,878	York County Adopted Budget FY 2012
Amount Per Capita	\$ 63.48	(Total Other Income* % Residential) / Population
Amount per Employee	71.43	Total Other Income*Percent Employee/ Employment

Methodology for Estimating Net Fiscal Impact

The construction and occupancy of this development and its supporting infrastructure will generate incremental County expenditures and revenues.

Revenues for the study derive, in general, from three sources – spending by the developer of the property, spending by the employees or residents of the development and spending by customers of the commercial enterprises that occupy the property. Estimates of each have been derived by examining each individual revenue category (real property, personal property, retail sales tax, meals tax, business and professional license fees, permits and recordation tax fees) and estimating the incremental revenues that are likely to be generated by the development. The analysis uses a “build-up” method by summing together the separate estimates for each source of revenue and expenditure. Care is exercised at each step in the process to insure that revenues are incremental to the existing revenue stream for the locality. For example, Real Property revenues are based on the projected valuations of the property as it is developed less the current values that the undeveloped property generates. Retail Sales taxes revenues are based on the estimated net new revenues generated for the County by the spending of new residents. To the extent possible, expenditures and revenues also are assessed in the year in which they occur and the revenue stream over time is discounted to provide a cumulative measure of impact.

Proffers by the developer are discussed separately to identify non-recurring revenue sources intended to compensate the locality for the capital expenses of increasing its service capacity, both for increasing the capacity of the school system for any new children expected to be added to the community (in the case of residential development) and for expanding the ability of the locality to provide government services to the net new residents that are expected to be added by the development. As is generally accepted practice for fiscal impact studies that no assumption is made as to whether the employees of commercial development will reside within the locality or not, since existing housing already has been assessed for expanding the capacity of the County government and schools. However, to the extent that the development includes new housing units, the cost of increasing the capacity of the County government and schools has been assessed and included in the analysis.

Expenditures for residential and for commercial development have been allocated on a per capita and per employee basis. Total expenditures from the FY 2011 York County budget have been separated into separate amounts based on the proportion of residential vs. commercial real property value. According to the York County Land Book, 85.1% of total property value is due to residential development and the remaining proportion is allocated to commercial development.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
1700 North Main Street
SUFFOLK, VIRGINIA 23434

Gregory A. Whirley
Acting Commissioner

December 9, 2011

Mr. Timothy C. Cross, AICP, Principal Planner
County of York – Planning Division
Post Office Box 532
Yorktown, Virginia 23690

**RE: Commonwealth Green Traffic Impact Analysis
Route 17, York County**

In accordance with §15.2-2222.1 of the Code of Virginia and the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, a traffic impact analysis was prepared by URS Corporation dated October 31, 2011 on the rezoning application for the proposed development project entitled Commonwealth Green.

We have evaluated this traffic impact analysis and prepared a report that summarizes the key findings and includes our comments on the accuracy of the methodologies, assumptions and conclusions presented in the analysis. Our report is attached to assist the City in their decision making process regarding this rezoning application.

It is asked you arrange to have VDOT's comments included in the official public records, and to have both this letter and the VDOT report placed in the official file for the subject case. VDOT will make these documents available to the public through various means, including posting them to the VDOT website.

Please contact me at the Hampton Roads District Office at (757) 925-2629 if you have any further questions regarding this report.

Sincerely,

A handwritten signature in black ink that reads "Rachel Cox".

Rachel Cox, P.E.
Area Land Use Engineer
VDOT Hampton Roads District Office

EVALUATION REPORT OF COMMONWEALTH GREEN TRAFFIC IMPACT ANALYSIS

- 1) We concur with the proposed trip generation rates as provided in the submitted study based on the following development schedule:
 - 375 Multi-Family Residential Units
 - 230 Townhouse Residential Units
 - 41,000 sf of Specialty Retail Development

The proposed uses have the potential to generate 4,857 daily, 513 AM peak hour, and 487 PM peak hour trips on the roadway network. As outlined in Table 7 of the study, these trips are reduced by allowable internal capture rates to represent new trips on the roadway network of 4,312 daily, 494 AM peak, and 445 PM peak.

- 2) We concur with the proposed site traffic distribution, assignment, and background traffic growth methodology as provided in the submitted study.
- 3) Included in the development is the extension of Commonwealth Drive from its current termini to the eastern property boundary. The design of this roadway segment should comply with the Commonwealth Drive future extension to the intersection of US Route 17 at Coventry Boulevard, as described in the *Comprehensive Plan for the County of York*, Section J. Transportation, p. 12-13. Traffic calming measures such as on street parking and a roundabout appear to be consistent with these recommendations.
- 4) The proposal did not illustrate possible scenarios for the future extension of Commonwealth Drive to Route 17. We recommend that the proposed layout of the developer constructed segment of Commonwealth Drive be evaluated to determine if it allows for reasonable future extension to Route 17. As described in the Comprehensive Plan, the future roadway corridor should be reserved.
- 5) We note that the conceptual plan provides access to Route 17 by extending Keener Drive, a proposed internal development street, to a new unsignalized, partial access entrance. This access creates an additional conflict point on Route 17 between Production Drive and Coventry Boulevard. In addition, the roadway design allows for a “choppy” cut through from Commonwealth Drive to Route 17 and should not be pursued.

The more appropriate connection would be to provide access by extending Commonwealth Drive to the signalized intersection at Coventry Boulevard as identified in the Comprehensive Plan. In addition to providing the necessary connection to Route 17, the connection would enhance the transportation network of surrounding areas as well. We encourage the County to consider actively pursuing the Commonwealth Drive connection in response to a significant land development opportunity that is elevating the priority of this identified transportation need.

EVALUATION REPORT OF COMMONWEALTH GREEN TRAFFIC IMPACT ANALYSIS

- 6) Although we concur with the submitted traffic impact analysis in that this development will have a minimal impact on the surrounding roadway network, we note that levels of service are projected to be failing in both the future No Build and Build scenarios. This highlights the need to pursue transportation improvements of the surrounding roadway network in order to support land development proposals such as this one.
- 7) The conceptual plan depicts a roadway network that results in an intersection with a stub. The purpose of this stub is not evident and we recommend it be removed and replaced with a properly designed curve. Note that SSAR regulations are due to be revised on January 1, 2012. Connectivity Index requirements will no longer be a part of the regulations.
- 8) Any streets proposed for future acceptance into the state-maintained system must be designed and constructed to VDOT standards and specifications including Appendix A and Appendix B(1) of the VDOT Road Design Manual. The following deficiencies in the conceptual plan are noted below; however, detailed construction site plans will need to be submitted for review and contain but not be limited to: intersection geometrics, lane configurations, corner radii, intersection sight distances, right of way etc.
 - a) Per Appendix B(1), 4.G.6 and 4.I.1.A.(4) - *Sidewalk placed adjacent to curb shall be 8 feet in width to allow vehicle doors to open and people to exit from the vehicle without blocking the pedestrian access route.*
 - b) Per Appendix B(1), 4.L.1 – *The minimum width of the right of way shallextend at least one (1) foot behind any feature to be maintained by VDOT.*
 - c) Utility locations/corridors have not been identified and could impact the width of the required right of way.
- 9) Note that VDOT has adopted the *FHWA Roundabouts: An Informational Manual* as our design manual. Information regarding VDOT's policies can be found in Appendix F of the VDOT Road Design Manual.
- 10) Care should be taken to ensure that all proposed pedestrian facilities meet or exceed ADA standards and specifications. Any non-standard items within the public right-of-way will not be maintained by VDOT.

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2012:

Present

Vote

M. Sean Fisher, Chair
Richard M. Myer, Jr. , Vice Chair
Christopher A. Abel
Alexander T. Hamilton
Mario C. Buffa
Melissa S. Magowan
Mark B. Suiter

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO REZONE APPROXIMATELY 45.9 ACRES LOCATED AT 501 COMMONWEALTH DRIVE FROM ECONOMIC OPPORTUNITY TO PLANNED DEVELOPMENT MIXED USE

WHEREAS, Commonwealth Green LLLP has submitted Application No. PD-31-12, which is a request to amend the York County Zoning Map by reclassifying approximately 45.9 acres of land located at the end of Commonwealth Drive (Route 1839) on the east side of the York County-City of Newport News boundary, further identified as Assessor's Parcel Nos. 36-A-A (GPIN S02a-2195-3879), from Economic Opportunity (EO) to Planned Development Mixed Use (PDMU) for the purpose of developing a mixed-use development consisting of a maximum of 334 rental apartments, 94 townhouses, 16 "live-above" condominium or rental units, and a minimum of 40,610 square feet of commercial space; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of ___, 2012, that Application No. PD-31-12 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying approximately 45.9 acres of land located at the end of Commonwealth Drive (Route 1839) on the east side of the York County-City of Newport News boundary, further identified as Assessor's Parcel Nos. 36-A-A (GPIN S02a-2195-3879), from Economic Opportunity (EO) to Planned Development Mixed Use (PDMU) for the purpose of developing a mixed-use development consisting of a maximum of 334 rental apartments, 94 townhouses, 16 "live-above" condominium or rental units, and a minimum of 40,610 square feet of commercial space, subject to the following conditions:

1. General Layout, Design, and Density

- a) The development shall be designed and constructed in accordance with the provisions of 24.1-361.1, Planned Development Mixed Use district, except as modified herein.
- b) A site plan, prepared in accordance with the provisions of Article V of the Zoning Ordinance, shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance prior to the commencement of any land clearing or construction activities on the site. Except as modified herein, said site plan shall be in substantial conformance with the overall development master plan titled "Master Concept Plan of Commonwealth Green," prepared by Davis & Associates, P.C., dated October 25, 2011 and received by the York County Planning Division December 2, 2011, supplemented by the Narrative Description, Residential Design Guidelines, Sign Guidelines, and Building Materials Palette, copies of which shall be kept on file in the office of the York County Planning Division.
- c) The maximum number of residential units shall be 444, including 334 rental apartments, 94 townhouses, and 16 "live-above" units. No accessory apartment, as defined by Sections 24.1-104 and 24.1-407 of the Zoning Ordinance, shall be permitted in conjunction with any residential unit in the development.
- d) The development shall include a minimum of 40,610 square feet of commercial/office/civic/institutional (i.e., non-residential) floor area.
- e) Architectural design of all buildings shall be in substantial conformance with the building elevations and "Building Materials Palette" submitted by the applicant, copies of which shall be kept on file in the office of the York County Planning Division, and with the standards set forth in Zoning Ordinance Section 24.1-361.1(f), Planned Development Mixed Use district.

- f) Off-street parking for the rental apartment buildings shall be provided in accordance with the minimum numerical standards set forth in Section 24.1-606(a) of the Zoning Ordinance (1.5 spaces per unit plus one space for every 3 units for visitor parking). Any proposed deviation from this minimum standard may be approved by the Zoning Administrator following the submission of a site- and use-specific parking space analysis and plan in accordance with the provisions set forth in Section 24.1-604(b) of the Zoning Ordinance.

2. Signs

- a) Freestanding signage shall be limited to one development identification sign at each entrance to the project. Said signs shall be monument-style and shall not exceed forty (40) square feet in area and six feet (6') in height. Materials and colors shall be compatible with overall development architecture.
- b) In accordance with the Zoning Ordinance standards applicable to development in the LB (Limited Business) district, wall and marquee/canopy signs having a maximum cumulative area of 1.25 square feet for each linear foot of principal building width shall be permitted.

3. Streets and Roads

Subject to approval by the Virginia Department of Transportation (VDOT), the developer shall install a 200-foot southbound right-turn lane on George Washington Memorial Highway (Route 17) at the entrance to the project. All public road improvements shall be constructed in accordance with all applicable VDOT standards.

4. Fire and Life Safety

- a) In accordance with Section 503.1.1 of the 2009 International Fire Code, approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- b) The roundabout, sidewalks, inside and outside curbs, traffic islands, parking lot islands, etc. shall be designed to accommodate the turning radius (33' inside) of large fire and rescue apparatus.
- c) A water supply shall be established with a minimum of 2500 GPM (gallons per minute) in accordance with Newport News Waterworks requirements.

5. Open Space and Recreation

- a) A minimum of 10.16 acres of common open space shall be provided as depicted on the overall development master plan and in accordance with the provisions set forth in Section 24.1-361.1(g)(2) of the Zoning Ordinance.
- b) Indoor recreational amenities shall consist of, at a minimum, a 1,800-square foot town center with a kitchenette, dining area, office, exercise room, and restrooms. Said facility shall be available without additional charges or fees (i.e., in addition to normal property owners' association dues) to all residents of the development and their guests and shall be completed and available to residents prior to the issuance of a Certificate of Occupancy for the 67th townhouse unit.

6. Utilities

The proposed sanitary sewer shall connect into existing York County Manhole #039208 at the lowest invert possible. The sanitary pipeline shall be designed with minimal slope (0.4% slope for 8 inches in diameter) with sufficient depth for future expansion.

7. Environment

- a) Prior to the approval of any site plans for this development, the developer shall submit a Natural Resources Inventory of the property prepared in accordance with Section 23.2-6 and evidence of all environmental permits.
- b) Any proposed disturbance of wetlands on the property shall require a permit from the U.S. Army Corps of Engineers and/or Virginia Department of Environmental Quality.
- c) Development of the property shall be in accordance with the provisions of the Watershed Management and Protection Area overlay district set forth in Section 24.1-376 of the Zoning Ordinance.

8. Proffered Conditions

The reclassification shall be subject to the conditions listed in the proffer statement titled "Commonwealth Green Proffers" signed by Jeanette J. Keener and Thomas R. Tucker and dated December 1, 2011.

BE IT STILL FURTHER RESOLVED that in accordance with Section 24.1-114(e)(1) of the York County Zoning Ordinance, a certified copy of the ordinance approving this application, together with a duly signed copy of the proffer statement, shall be recorded at the expense of the applicant in the name of the property owner as

grantor in the office of the Clerk of the Circuit Court prior to application for site plan approval.