



# CITY OF MANASSAS, VIRGINIA

Community Development · 9027 Center Street, Manassas, VA 20110 · 703-257-8223

REZ #: \_\_\_\_\_

DATE: \_\_\_\_\_  
(Completed by City Staff)

## REZONING APPLICATION

Site Address: 10201 and 10221 Godwin Drive, \_\_\_\_\_ Manassas, VA 20110

Tax Map No(s): 091-01-00-7C1 and 091-01-00-7D  
Street

Site Acreage: 3.1483 ac. and 1.5413 ac. Zoning District: R2

Comprehensive Plan Designation: Suburban Neighborhood Character Area

Proposed Zoning: R3

This is a proffer amendment to existing REZ #: \_\_\_\_\_

### APPLICANT

NVP, Inc.

Name (Please Print)

Signature 

9300 Grant Avenue, Suite 300

Address

Manassas VA 20110

City State Zip Code

703-369-4993

Phone # Fax #

hghadban@nvpinc.com and bghadban@nvpinc.com

E-mail Address

### OWNER

(Leave Blank if Same as Applicant)

Michael R. Vanderpool, Trustee

Name

Company

120 Ruffed Grouse Court

Address

Lake Frederick VA 22630

City State Zip Code

703-732-7243 703-369-3653

Phone # Fax #

mvanderpool@vfnlaw.com

E-mail Address



# CITY OF MANASSAS, VIRGINIA

Community Development · 9027 Center Street, Manassas, VA 20110 · 703-257-8223

CASE # \_\_\_\_\_  
(Completed by City Staff)

## CONFLICT OF INTEREST AFFIDAVIT

STATE OF Virginia  
City \_\_\_\_\_ of Manassas, to wit:

Tax Map No. 091-01-00-7C1 and 091-01-00-7D

Property Address: 10201 and 10221 Godwin Drive, Manassas, Virginia 20110

I hereby certify that no member of the City Council or the Planning Commission of the City of Manassas, Virginia, has any interest in the above property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation, owning such land, directly or indirectly by such member or members of his immediate household.

Michael R. Vanderpool, Trustee

Name of Representative

Company Name

703-732-7243

Telephone

120 Ruffed Grouse Court, Lake Frederick, VA 22630

Address

*M, Trustee*  
Signature of Representative

STATE OF Virginia

COUNTY OF City of Manassas

I, Rebecca Gaber Spencer, a Notary Public in and for the State and County aforesaid, do hereby certify that Michael R. Vanderpool, Trustee whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 6 day of May, 2020

**REBECCA GABER SPENCER**  
NOTARY PUBLIC  
REG. #161382  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JULY 31, 2022

*Rebecca Gaber Spencer*  
Notary Public

My Commission expires: 7/31/22

ID: 161382



# CITY OF MANASSAS, VIRGINIA

Community Development · 9027 Center Street, Manassas, VA 20110 · 703-257-8223

CASE # \_\_\_\_\_  
(Completed by City Staff)

## SPECIAL/LIMITED POWER OF ATTORNEY

THIS 6th day of May, 2020, I, Michael R. Vanderpool, Trustee, the owner of Tax Map Number 091-01-00-7C1 and 091-01-00-7D, make, constitute and appoint NVP, Inc. and Vanderpool, Frostick & Nishanian, PC, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said NVP, Inc. and Vanderpool, Frostick & Nishanian, PC full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for (circle one) (Special Use Permit), (Rezoning), (Architectural Review Board), (Board of Zoning Appeals) in connection with the above described real property.

The right, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on May 6, 2020, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Community Development of the City of Manassas stating that the terms of this power have been revoked or modified.

Michael R. Vanderpool, Trustee

Owner's Name (Please Print)

Owner's Signature

STATE OF Virginia

~~COUNTY OF~~ City of Manassas

I, Rebecca Gaber Spencer, a Notary Public in and for the State and County aforesaid, do hereby certify that Michael R. Vanderpool, Trustee whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 6th day of May, 2020.

**REBECCA GABER SPENCER**  
NOTARY PUBLIC  
REG. #161382  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JULY 31, 2022

Notary Public

My Commission expires: 7/31/22

ID: 161382

**DRAFT**  
**WRITTEN NARRATIVE**  
**Kings Landing Rezoning**  
**10201 and 10221 Godwin Drive, Manassas, VA 20111**  
**May 1, 2020**

Applicant: \* NVP Inc.  
9300 Grant Ave. Suite 300, Manassas, VA 20110  
Subject Property: \* 10201 and 10221 Godwin Drive, Manassas, VA 20110  
Owner: \* Michael R. Vanderpool, Trustee  
Tax Map: \* 091-01-00-7C1 (Lot A) and 091-01-00-7D (Lot B)  
Lot Acreage: \* Lot A (3.148 acres), Lot B (1.5413 acres) = Total (4.6896 acres)

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**OVERVIEW**

NVP Inc. requests rezoning of a 4.6896-acre property located at the intersection of Godwin Drive and Hastings Drive in Manassas to R-3 zoning to facilitate construction of a small townhome development. The development will be known as Kings Landing. The project will feature a low-density enclave of high-end townhouses in a transitional area between single family homes, institutional uses and heavy industrial uses.

The property is located within the Suburban Neighborhood Character Area in the Comprehensive Plan and is currently zoned R-2 permitting a by-right use of single-family detached dwellings at a density of approximately 3.6 units per acre, or 17 units, although the configuration of the property limits development to 11 units. A rezoning to R-3 would provide the opportunity for the property to be improved with a total of 28 townhouses at a density of approximately 5.6 units per acre. This density is far less than the 12 units per acre maximum density for townhouses provided for in the Comprehensive Plan. The design as shown on the GDP and rendering is fully compliant with the R-3 zone, so no modifications or waivers are requested.

The Kings Landing development will add to the diversity of the housing stock in the City of Manassas and, in many ways, will be unique. The property is a small natural enclave created by the intersection of Hastings Drive and Godwin Drive. It is relatively isolated, sharing a common boundary with only one other user, Round Elementary School. The proposed development will maintain this enclave feeling with a single entrance and landscaped berms on all street frontages. While the homes will face the adjacent streets, the heart of the community will be a central park providing a meeting place and a play area. In addition, a significant green area will be maintained in the center of the project and may be available for a variety of uses such as a community garden. The quality of construction will be enhanced by extensive landscaping well beyond what is typically provided, an internal travel/sidewalk system with a number of benches, a dog walking area and plentiful parking. Units are distributed throughout the project in an arrangement that will create a much more open feeling than other townhouse developments in the City. A color rendering of the site is included with the application.

The size, setting, landscaping, amenities, architecture and projected selling point of the units are intended to appeal to a combination of those seeking to move up from smaller homes and to those

who want to downsize to an attractive development and stay in the City of Manassas. Thus, this enclave project will add a unique option to the current housing stock by providing citizens who are downsizing while seeking a particular type of architecture in an upscale setting. There are few townhouse projects available for this demographic. It is anticipated that the project will also be attractive to those working in nearby employment centers, such as the companies located at the airport and Micron. Easy access is provided to the new northern Virginia Amazon headquarters in Arlington and the museums and sport and entertainment venues in the District of Columbia by the property's close proximity to the VRE station at the Manassas Airport. The project is also located in walking distance to several recreational facilities, including those at Round Elementary School, nearby tennis courts, and the Winter Branch trail that leads to the enhanced park planned adjacent to the Jennie Dean Elementary School. The Freedom Aquatics and Fitness Center and the Hylton Performing Arts Center are a ten-minute drive from the project.

### **COMPREHENSIVE PLAN CONSISTENCY**

A low-density townhome project in this location is consistent with the Suburban Residential Comprehensive Plan land-use designation as well as many other design and neighborhood character goals adopted by the City of Manassas. Kings Landing would be an appropriate transitional use that would be compatible with the City's stated desire to assure there is a diverse and healthy balance of housing options for citizens of all ages and means. A transitional land-use at this location is also justified given the following:

- 1) The Suburban Residential land-use designation permits townhomes, making the project consistent with the Comprehensive Plan.
- 2) There are no single-family developments adjacent to this property.
- 3) The site is adjacent to Round Elementary School and across the street from a planned church. It is in close proximity to heavy industrial uses and planned data centers.
- 4) This property is at the edge of a character area where transitional uses are encouraged.
- 5) The City has approved other townhouse transitional use projects at the edge of character areas, including adjacent to Metz Middle School.

### **COMPREHENSIVE PLAN CONSISTENCY BY CHAPTER**

#### **CHAPTER 3 – LAND-USE**

The Kings Landing project is consistent with many of the goals and objectives as stated in Chapter 3 Land-Use. Specifically:

**“LU 3.3.4 The edges of character areas should be considered transitional so that any change to the development pattern between the areas is gradual. The transition should be accomplished through building orientation, height step-downs and landscaping; however, the use limitations of each character area should be maintained”.**

The Kings Landing site is located on the edge of the Suburban Neighborhood Character Area and located adjacent to a school and across Godwin Drive from a planned church, with single family homes across the street and heavy industrial and data center uses close by. A small enclave of

townhomes is the perfect use to transition between the single-family neighborhood and near-by institutional and industrial centers.

Similar townhome transitional uses with limited number of units have been previously approved in Manassas such as the Liberty Grove townhouse project (also located between a school and single-family residential neighborhood) and Grant Corner Residential townhomes located between a single-family neighborhood and Walgreens shopping area.

The Suburban Neighborhood Character Area permits townhomes as appropriate uses.

**“New attached or multifamily residential uses in Suburban Neighborhoods should *generally* occur in the form of redevelopment of existing townhouse/apartment sites. When such redevelopment occurs, density of attached residential should not exceed 12 units per acre and multifamily residential should not exceed 15 units per acre. • Attached and multifamily residential redevelopment should incorporate modern amenities, usable open space, and improved landscaping to offset density and compliment the character of existing neighborhoods.”** (emphasis added)

The word “generally” and the transitional edge language were added to the Comprehensive Plan to permit flexibility for properties, such as this parcel, which may be appropriate for townhouse development at the edge of a Character Area.

**“Residential areas, including detached, attached, and multifamily residential developments, share characteristics of moderate to low-density neighborhoods with substantial private yards, off-street parking, and wide, curving streets with cul-de-sacs. This form creates pods rather than rectilinear and regular blocks.”**

Design principles embodied in the Kings Landing townhome proposal are consistent with those set forth in Chapter 3 for attached residential units in Suburban Residential areas. However, the Kings Landing density (5.6 units per acre) is less than half of the 12 units per acre the recommended maximum density. Consistent with the Comprehensive Plan guidance, the inclusion of pocket parks, extensive landscaping and perimeter berms all work together to assure that amenities and benefits are available to perspective buyers while minimizing the impact on the surrounding neighborhood.

## **CHAPTER 4- HOUSING AND NEIGHBORHOODS**

The Housing and Neighborhoods Chapter of the Comprehensive Plan begins with a quote from one of the citizen participants who stated: **“Communities need all types of housing--a healthy balance of housing options.”** Kings Landing provides a portion of that healthy balance. The Chapter Introductory Statement goes on to say:

**“The City is home to richly diverse housing types, sizes, and densities that offer broad housing choice. Expanding this choice will help Manassas remain an attractive destination for new homeowners and allow current residents more opportunity to “move up” within the housing market. In addition, options should be maintained and expanded to reduce the**

**impact of rising housing cost burden, particularly for renters, the elderly, and young adult family members”.**

The Chapter Goal Statement further supports housing options noting:

**“Manassas neighborhoods will be the building blocks of a sustainable community that offers quality housing opportunities for the full lifecycle of the City’s residential needs and provides equitable investment and support to enhance community character.”**

The Chapter also calls for housing balance:

**“HOU 4.5 Foster a healthy balance of high quality and attractive housing types, including starter, work force, move-up, executive, and senior housing, to serve an increasingly diverse population.”**

The Kings Landing proposal is consistent with all these housing goals, objectives and action strategies identified above by providing move-up, executive and housing for mature individuals in a very attractive enclave setting near parks and trails, the airport VRE station, employment centers, and George Mason University.

## **CHAPTER 5- ECONOMIC DEVELOPMENT**

The introductory statement of the Economic Development Chapter highlights the importance of having **“a range of housing options”** and a mix of amenities that drive business location decisions. The quality and setting of the proposed Kings Landing project in proximity to existing and emerging employment centers such as Micron and the Manassas Airport is consistent with and supportive of the City of Manassas’s economic development strategies.

## **CHAPTER 6- MOBILITY**

The project will have little impact on surrounding roads as it is a relatively small development and is limited to one entrance. It should be noted that a by-right single-family residential development could have several private driveways negatively impacting Godwin Drive.

The additional townhouse units will not generate sufficient traffic to warrant a traffic impact analysis indicating that current capacity is available and that the project will not have a significant impact on the road network. Currently, Godwin Drive has been widened south of the proposed development, but not adjacent to the property. In addition, the portion of existing Godwin Drive that is adjacent to the property is located on a prescriptive easement. While this segment of roadway was repaved recently, the City plans to widen the road adjacent to the property which will permit continuation of a bicycle lane and construction of a sidewalk and curb and gutter to match the road section to the south. The western half of this improvement is to be the responsibility of the project located in Prince William County on the west side of the road.

The applicant will provide right-of-way for the existing roadbed and that which is needed for road improvements, including a bike lane, along the property’s Godwin Drive frontage. The applicant

has also agreed to fund sidewalks along the frontage of Hastings Drive and Godwin Drive, all consistent with the Multimodal Connectivity goals.

**“MOB 6.2 Advance the City’s integrated, multimodal transportation system to offer residents, businesses, and visitors of all ages and abilities a range of mobility choices.”**

## **CHAPTER 7- COMMUNITY FACILITIES**

The proposed Kings Landing project will contain only 28 townhomes. The 17 proposed units (above the 11 potential units) will only generate a population increase of 56 new residents, which includes 14 additional students. A full analysis of the impact on City facilities is included in the Land Use Impact Analysis Report submitted with the rezoning application.

### **SCHOOLS**

As to schools, the Comprehensive Plan states “...all new development shall assess impacts specifically attributable to the development and in excess of permanent facilities.” However, as to proffers, it is noted that the Code of Virginia does not distinguish between permanent and temporary facilities in measuring capacity and the proffer statute requires a direct and material impact from and benefit to the project. The applicable caselaw also limits proffers to the specific schools that will serve the proposed development.

### **Projected Student Generation**

Based on fall enrollment numbers for the 2019-2020 school year, the total school population for Manassas City Public Schools was 7,778 students as of September 30, 2019. The schools in the system are classified as follows: elementary serving pre-kindergarten through 4<sup>th</sup> grade, intermediate serving grades 5 and 6, middle serving grades 7 and 8, and high school serving grades 9 through 12.

In order to determine student generation factors for each individual school level, the student generation factor of 0.80 for single family attached (SFA) was allocated across school levels using the 2019-2020 student population by school level. The results are as follows:

Elementary - 6 students (Round Elementary School)  
Intermediate - 2 students (Mayfield Intermediate School)  
Middle - 2 students (Metz Middle School)  
High School - 4 students (Osborn High School)

According to the findings of the Land Use Impact Analysis Report included in this application, the schools that would serve these 14 students are currently below capacity and can accommodate the students.



## **POLICE**

### **Police Facility Capacity and Development Impact**

The existing police facility contains 36,389 square feet. The Comprehensive Plan states that the new police facility will consist of 72,000 square feet in a main facility and 23,600 square feet in an auxiliary facility for a total of 95,600 square feet. Given the fact that the current facility is 36,389 square feet, capacity will be expanded by 59,211 square feet. Proffers are only available for expanding facility capacity.

In order to determine the development impact on police facilities, the expected population increase resulting from the proposed development was determined using an average household size of 3.29 persons multiplied by 17 townhouse units in excess of the 11 single family proposed for construction. The new development will incrementally add 56 new residents. The Land Use Impact Analysis Report determined that the project will be responsible for 81 square feet of new police facility space.

## **FIRE AND RESCUE**

### **Capacity**

The City is constructing a new fire and rescue station (Fire & Rescue Station 21) at 10306 Dumfries Road. The project will be within the 4-minute first until travel time for Station 21.

## **CHAPTER 8- ENVIRONMENTAL SUSTAINABILITY AND HEALTH**

No wetlands or environmentally sensitive areas appear to be present on-site.

## **CHAPTER 9- PARKS CULTURE AND RECREATION**

The proposed project is located at the intersection of Godwin Drive and Hastings Drive. There are a significant number of park resources located in relatively close proximity to the project that would serve the new residents generated by the development. These include the Lee Manor neighborhood park, Round Elementary School, Jennie Dean Park, the E.G. Smith baseball complex, Winters Branch Trail and the Freedom Aquatics and Fitness Center. In addition, the applicant has proposed internal and external sidewalks/ trails, benches, a central pavilion, and play and dog walking areas.

## Nearby Park and Recreational Facilities

The existing nearby parks provide the following facilities:

Park Name	Miles from Project	Walk Time	Drive Time	Facilities	Type
Lee Manor Park	0.4	8 min	2 min	3 lighted tennis courts	Neighborhood (4.8 acres)
Jennie Dean Park	0.8	17 min	6 min	Basketball & Tennis Courts Playground Two lighted ball fields (by reservation only) T-ball Field Batting Cages Playground Football Field Running Track Picnic Pavilion Skate Park Boys & Girls Club Manassas Industrial School/Jennie Dean Memorial	Regional (77.15 acres)
E.G. Smith Baseball Complex	1.0	21 min	4 min	Eight diamond fields	Specialty (23 acres)
Winters Branch Trail	200 ft.	2 min	2 min	.9-mile paved trail	Trail
Round Elementary	Immediately adjacent	< 2 min	< 2 min	Trails, basketball courts, playgrounds	Elementary School

In addition, George Mason Freedom Aquatics and Fitness Center is located a short drive from the project and provides a regional indoor swimming pool as well as a multi-purpose gymnasium and extensive fitness equipment.

The Land Use Impact Analysis Report determined that the existing park land near the development currently meets the level of service standards in the Comprehensive Plan for park land. However, the Comprehensive Plan identifies a current shortage of facilities that will be resolved by the planned expansion of facilities at the Jennie Dean Park.

## **CONCLUSION**

The proposed Kings Landing townhome project is consistent with the goals and objectives set forth in the City of Manassas Comprehensive Plan. A low-density townhome project in this location is consistent with the Suburban Residential Comprehensive Plan land-use designation as well as many other design and neighborhood character goals adopted by the City. Kings Landing would be an appropriate transitional use that would be compatible with the City's stated desire to assure there is a diverse and healthy balance of housing options for citizens of all ages and means. The addition of 17 units in this area above those that could be built by right will have little impact on the local community. The City has encouraged and approved several transitional use projects on the edges of character areas. Kings Landing is similar in size and scope with those previously approved transitional use projects.

# *Land Use Impact Analysis Report*

## *Kings Landing City of Manassas, VA May 7, 2020 Phase One Analysis*



Submitted by NVP, Inc

Prepared by Virginia Proffer Solutions™, a division of  
Impact Analysis, LLC  
Utilizing the ProfferPro™ System.

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# Land Use Impact Analysis Report

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## **Purpose of the Report and Phasing of the Analysis**

The purpose of this report is to (a) specifically identify the impacts of the proposed rezoning on schools, parks, police and fire and rescue facilities and transportation (without utilization of a separate traffic impact analysis), (b) propose specific and detailed mitigation strategies and measures to address those impacts, (c) specifically address whether all of the mitigation strategies and measures are consistent with all applicable law, including, but not limited to, Virginia Code 15.2-2303.4 and (d) specifically demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including relevant data and information.

This report will be submitted in two phases. Phase I, which is this submission, analyzes the impacts of the proposed project. Once there is an agreement between the applicant and the City on the accuracy and sufficiency of the impact analysis, then proffer amounts will be calculated based upon the City's CIP and other relevant data. Virginia Proffer Solutions has developed this approach to minimize the need for the jurisdiction to suggest proffer amounts which is problematic under the *Koontz* case referenced herein. In order to permit a holistic view of the impacts and the proffers, the additional information presented during Phase II will be integrated into this Phase I report.

## **Consistency Statement**

Susan Roltsch is the principal author of the analysis set forth in this report. Moses Kaplan was the chief researcher for this report. It is the opinion of Virginia Proffer Solutions, a division of Impact Analysis, LLC, that the analysis set forth in this report is consistent with applicable law, including, but not limited to, Virginia Code 15.2-2303.4. Nothing set forth in this report is intended to constitute legal advice. To the extent legal advice is required, it shall be provided by counsel for the City and the Applicant.

Virginia Proffer Solutions,  
A Division of Impact Analysis, LLC

## About Virginia Proffer Solutions™

Virginia Proffer Solutions, a division of Impact Analysis, LLC, specializes in providing developers and local governments with a rigorous analysis of the land use impacts of specific real estate developments on capital facilities located in that jurisdiction. As a matter of policy, local governments seek to obtain monetary contributions from developers to help pay for the capital costs that will be generated by the development. These contributions may take the form of voluntary proffers, specific conditions imposed by the government, or impact fees.

While the courts and Virginia legislature have recognized the need for and legality of the contributions, the courts and state governments have imposed limits on what contributions can be requested. Examples of this include the United States Supreme Court *Koontz* case and its progeny in Virginia, Section 15.2-2303.4 of the code of Virginia. These limits require that the requested contributions must relate to the specific impacts of a particular development and must not be greater than is necessary to mitigate those impacts. Consequently, for mitigation contributions to be valid, they must be based upon verifiable data and predictive analytics.

Most jurisdictions have revoked their monetary proffer policies, leaving the private sector with a conundrum as to how to proceed with zoning cases. Impact Analysis, LLC, was formed to step into the gap that has disrupted the zoning process by providing the in-depth, high quality analysis that is required by the *Koontz* case and the new proffer legislation.

Virginia Proffer Solutions gathers the necessary data and uses predictive analysis to determine the impacts of each development upon the infrastructure of a locality described in the proffer legislation. For each Virginia Proffer Solutions engagement, the data that is gathered and the predictive analysis that is conducted takes into consideration the legal and policy constraints and requirements applicable to the project. The result is a detailed and substantiated *Land Use Impact Analysis Report* that permits developers to scientifically present the impacts of their development and the level of mitigation that is appropriate and defensible to the jurisdiction where the project is located. The report does not address proffers by developers in excess of those necessary to mitigate a development's impacts.

The Virginia Proffer Solutions team combines the talents of outstanding individuals in the areas of law, land use planning, analytics, fiscal impacts and research. Mike Vanderpool has been a zoning and land use attorney in Virginia for more than 40 years and has handled numerous rezonings, special use permits and variances. He represents both developers and local governments and is a Martindale Hubble AV rated attorney. For eight years, he was an adjunct professor at George Mason University, teaching in the Masters of Real Estate Development program, where he taught the program's law class. He was recognized three times as the faculty member of the year in that program. Virginia Business Magazine and other publications have recognized him for many years as a Legal Elite business and land use attorney. Mike is a Phi Beta Kappa graduate of Penn State University and earned his law degree from the Georgetown University Law School.

Mike has participated in a Virginia Local Governments Attorneys panel discussion on proffer reform, led the presentation of a webinar on how to deal with the proffer law to over 200 local government attorneys and planners, testified before the Virginia Senate Subcommittee on



Local Laws, written a published article on the topic, advised several jurisdictions and the mayors and chairs in northern Virginia with regard to the law and presented a seminar on proffers at the 2019 Virginia Planning Association annual meeting.

Rick Lawson, a former professional planner, brings the perspective of a former government planning official to the Virginia Proffer Solutions team. He was the Director of Planning for Prince William County from 1996 to 2003 where he managed and directed the activities of the Planning Office. In this capacity he managed the successful update and adoption of the Comprehensive Plan. Rick is experienced with fiscal economic analysis having worked with George Mason University to create a Fiscal Impact Model for development applications. He is a Phi Beta Kappa graduate of Wayne State University. He helps prepare, critique and quality control each Virginia Proffer Solutions report. According to Rick, “impact modeling has become much more complex and detailed than the original work that we did several years ago. The Virginia Proffer Solutions model is much more sophisticated than all of the prior modeling systems.”

Chris Garcia, PhD is the Associate Dean of the College of Business at The University of Mary Washington. He is a specialist in analytics and big data and has published works in the areas of computational economics. He specializes in providing advanced analytics consulting and technology development. Chris is responsible for vetting and improving the Proffer Pro™ computational model developed by Impact Analysis, LLC and reviewing the computations set out in each report provided by the team. He said, “I have been teaching advanced analytics and consulting in the field for several years. I am excited to bring that experience and my expertise to Virginia Proffer Solutions.” Chris received his B.S. degree from Old Dominion University and holds Masters’ degrees from NOVA Southeastern University and Florida Institute of Technology; his doctorate degree is from Old Dominion University. Dr. Garcia has published articles in the journals *International Series in Operations Research and Management Science*, *Engineering Optimization*, *AIS Educator Journal*, and *Computational Economics*

Susan L. Roltsch received her undergraduate degree in Economics from The University of Virginia and her Master’s in Public Administration from George Mason University. She has 30 years of public sector experience serving most recently as Deputy County Executive for Prince William County responsible for oversight of the community development functions of county government. She began her career as a research/economic analyst before joining the Prince William County Planning Office. In that role, she became a member of the Cooperative Forecasting and Data Sub-Committee of the Metropolitan Washington Council of Governments. She later became the assistant Prince William County Zoning Administrator in charge of Proffer Administration. During her career, Susan also served as the Development Manager of the Department of Economic Development. Susan brings her economic, planning, managerial and proffer expertise to Virginia Proffer Solutions to manage the preparation of Impact Analysis Reports.

Moses Kaplan is a graduate of New York University He has served as an assistant to Judith Berman, a leading professor of microbiology. Moses gained experience in research and data analysis while working for Chelsea Corporate Limited in London and Ruben Consulting in San Francisco. He joined the Virginia Proffer Solutions team in 2018. In addition to performing data

mining services for the company, he has developed research templates and archives that are utilized in the preparation of each report.

Eileen Settlemyer is a Phi Beta Kappa graduate of The University of Mary Washington, where she double majored in Business Administration and English. As an undergraduate, she completed two research-oriented internships, one in Shanghai, China, with Web2Asia, and one with TechInt Solutions Group in Virginia. Upon graduation, she was accepted into a dual Master's program at the McIntire School of Commerce at The University of Virginia. Through this innovative program, involving attendance at three universities around the world, Eileen earned a Master's degree in Global Commerce from The University of Virginia, a Master's degree in Global Strategic Management from ESADE University in Barcelona, Spain and a certificate in International Management from Lingnan University in Guangzhou, China. As the former Chief Research Analyst for Virginia Proffer Solutions, she developed the research protocols for mining the data that is at the core of every Virginia Proffer Solutions report.

## About the ProfferPro™ System

At the heart of the ProfferPro™ System developed by Impact Analysis, LLC, is a deep understanding of the federal, state, and local levels of legal scrutiny that must now be applied to each zoning case involving any proffer, condition or impact fee. The foundational legal principals are based in the jurisprudence that has evolved around the “takings” clause in the 5<sup>th</sup> Amendment to the United States Constitution and Article I, Section 11 of the Virginia Constitution. These legal principals have given birth to the Virginia proffer legislation, which has, in turn, spawned local regulations. Together they require a factual and economic analysis to support every governmental extraction in a land use case.

According to Mike Vanderpool, “Much has changed in zoning and land use during my 40 plus years of practice. With that said, the *Koontz* case is truly revolutionary. Even without legislation at the state level, it has created the potential for liability at the local government level. And because *Koontz* was decided under the 5<sup>th</sup> Amendment of the Constitution, it cannot be legislated away. Essentially, the *Koontz* case is another step in the evolving jurisprudence that requires local governments to rely on and be able to demonstrate a factual, statistical basis for their decisions, including proffers, conditions and impact fees.”

The ProfferPro™ System provides that factual and statistical basis through an independent, well-researched, rigorous analysis that can be relied upon by developers and local jurisdictions. The ProfferPro™ System builds on the prior work performed by localities in the creation of monetary proffer guidelines but corrects several of the defects that made them subject to attack on constitutional grounds. Each ProfferPro™ report documents the facts required to show a nexus between the impacts of a project and the proffer condition or impact fee that is offered and also demonstrates their proportionality to the impacts. Each report is individually prepared and reflects the unique characteristics of each development and each jurisdiction.

A key component of the ProfferPro™ System is its recognition of the interplay between the nexus requirement expressed in the case law and the definition of a reasonable proffer in the Virginia proffer legislation. That definition includes a requirement that “...each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements.” Taken together, these provisions require the recognition of what Virginia Proffer Solutions describes as a Development Impact/ Benefit Zone™. Stated simply, the measurement of impacts of a development must now relate to a constrained geographic area that is impacted by the project and the specific facilities within that area that will be affected by and which directly and materially benefit the project. System wide impact calculations are no longer granular enough to satisfy the nexus/direct and material benefit requirements. Virginia Proffer Solutions has developed a proprietary methodology for identifying the Development Impact/Benefit Zone for each project.

## Applicable Law

Proffers are governed by federal and state constitutional law and Virginia Statutes. The 5<sup>th</sup> Amendment to the U.S. Constitution and Article 1 of the Virginia Constitution provide that private property cannot be taken for public purposes without appropriate compensation. Several U.S. Supreme Court and Virginia Supreme Court decisions have applied these constitutional provisions to the real estate development process. At the federal level, the Nolan, Dolan and Koontz cases have established a three-part test for determining when land use exactions are valid or invalid. Under those cases, an exaction is constitutional only if it has a nexus to the impacts of a development, the amount of the exaction is roughly proportionate to the impacts of the development and the determination is made on a case by case basis. The Virginia Cupp and Rowe cases embody the same tests under the Virginia Constitution. Of particular note is the Koontz case. In that case, the U.S. Supreme Court determined that a suggestion by a locality for a voluntary monetary contribution triggers the Nolan/Dolan analysis. If that test is not met, a locality can face liability under federal and state law. The Koontz case resulted in the Virginia legislature adopting section 15.2-2303.4 of the Code of Virginia and amending it during the 2019 legislative session. That code section incorporates the constitutional test by specifying that a voluntary proffer is unreasonable unless it “addresses an impact to an offsite public facility, such that (i) the new residential development or new residential use creates a need, or an identifiable portion of a need in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment and (ii) each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. A locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development or new residential use.” These requirements are in addition to those required under the applicable case law. For example, while the proffer legislation also specifies that communications between a jurisdiction and locality cannot be used as a basis for deeming a proffer to be unreasonable, that language does not erase the holding of the cases under the U.S. Constitutions to the contrary. It should be noted, however, that the amended proffer statute specifically permits jurisdictions to accept proffers voluntarily offered by developers in excess of those necessary to mitigate impacts. The failure to offer what Virginia Proffer Solutions calls “Super Proffers™” cannot be the basis for denying the rezoning.

Thus, the application of the constitutional, case and statutory law requires an individualized determination, limits the applicable impacts to capital impacts as opposed to operating impacts, deems proffers unreasonable where there is existing capacity, requires a nexus and a direct and material benefit and proportionality between the impact and the amount of the proffer.

## **Description of the Project**

The proposed project will be the development of 28 townhouse units on approximately 4.7 acres within the City of Manassas located at 10201 and 10221 Godwin Drive. The property is located within a Suburban Neighborhood Character Area in the Comprehensive Plan and is currently zoned R-2 permitting a by-right use of single-family detached dwellings at a density of approximately 4.3 units per acre and a minimum lot size of 10,000 square feet. This analysis will consider public facility impacts of the proposed development resulting from additional units beyond those currently permitted by right pursuant to the R-2 zoning of the property. Although the by right zoning would permit 20 units, a sketch plan prepared for the property indicates the current R-2 zoning would yield 11 single family dwellings. As a result, this report analyzes the impact of 17 above right units, rather than 8.

## **Relationship to the Comprehensive Plan**

This analysis was prepared utilizing the 2040 Comprehensive Plan adopted by the Manassas City Council on February 24, 2020. The analysis also relied upon information from other planning and policy documents including: Manassas City Public Schools Facility Plan 2020-2030; Budget and 5 Year Capital Improvement Program; Parks, Recreation, and Cultural Needs Assessment and Facilities Plan.

**Impacts of the Proposed Zoning on Public Schools**

## Schools Introduction and Methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the public school system facilities and propose specific mitigation strategies to address those impacts. Because public schools in the City of Manassas are classified as elementary, intermediate, middle and high school, a separate analysis is set forth for each school level. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will only consider the impacts on public school facilities as defined by the Code of Virginia, excluding any impacts on operating expenses. For purposes of this report, it is assumed that none of the units will be age restricted.

The school analysis has been conducted in phases, one for each school level—elementary, intermediate, middle and high school. Virginia Proffer Solutions gathered base data about the capacity at existing schools and the cost and capacity of future facilities that will serve the project. By focusing on schools that will serve the project, the analysis looks at proffers that will directly and materially benefit the project, so the proffer will provide funding to the specific schools that will serve the students generated by the project. Utilizing the best available student generation information, the number of students that will be produced by the project in excess of existing capacity at schools serving the proposed development was determined. This satisfies not only the nexus requirement but also the requirement that the proffered improvements directly and materially benefit the project, provided that the actual proffer limits the use of the funds for schools that currently serve or will serve the project. The public facility impacts of the students will be evaluated based upon actual costs (where available) or CIP projections for additional facilities that meet the definition of “public facility improvement” under the new proffer law. This evaluation satisfies the proportionality requirement. The proffers necessary to mitigate the impacts at each level of school are then rolled up to a final proffer recommendation for schools. This report uses actual fall enrollment data for the 2019-2020 school year, current student generation factors set forth in the 2040 Comprehensive Plan, and school capacities included in City of Manassas Schools Facility Plan 2020-2030.

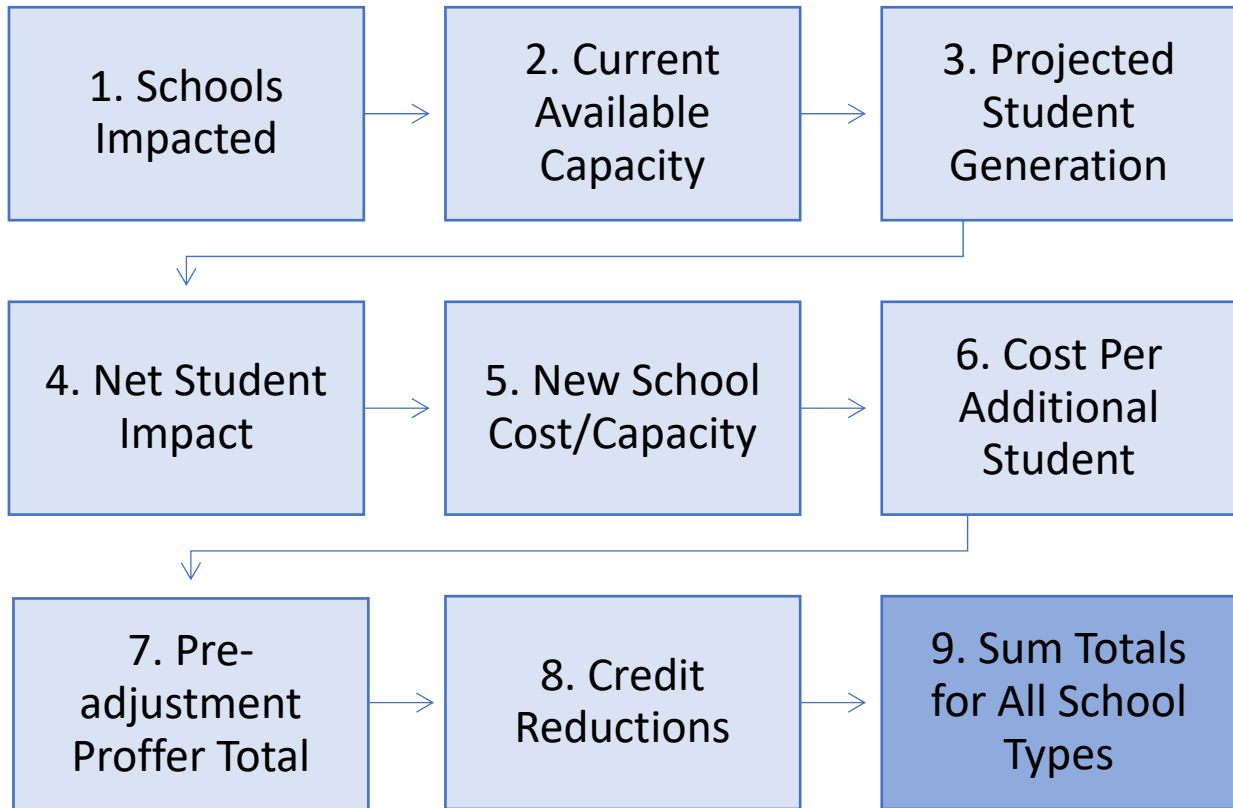
The following steps comprise the methodology for each school level and type of housing unit.

1. Determine which schools will be impacted by the development based upon school boundaries.
2. Collect current capacity and enrollment for each applicable school to determine if there is any available capacity at that school.
3. Use Student Generation Rates set forth in the 2040 Comprehensive Plan to determine the number of students that will be generated by the project.
4. *If the school is already over capacity or if the addition of students from the project exceeds an existing school's capacity, determine the projected costs for additional capacity.\**

5. For each level of school, multiply the student impact from the project by the applicable cost per student to determine an appropriate total proffer amount for that level of school. If applicable, calculate and apply credits to prevent double payment.\*
6. Calculate the recommended school proffer amount for the project by adding the proposed proffer contributions for each school level.\*

\*Steps 4, 5 and 6 will be performed as part of the Phase II analysis.

### **School Impact Modeling™**





## Schools Level of Service

The Community Facilities Chapter of the City’s 2040 Comprehensive Plan indicates desired Level of Service Standards for schools as follows:

1. Maintain no more than 100% utilization of facilities on a citywide-basis; and,
2. Maintain no more than 100% utilization per school type (e.g. Pre-Kindergarten, Elementary, Intermediate, Middle, and High School).
3. For the purposes of calculating student generation rates for new development, the following generation numbers shall be used:

Single family detached: 0.43 Students Per Unit

Single family attached: 0.80 Students Per Unit

Multifamily: 0.33 Students Per Unit

Age-Restricted Residential: Not Required

The Comprehensive Plan also states “...all new development shall assess impacts specifically attributable to the development and in excess of existing permanent facilities.” However, as to proffers, it is noted that the Code of Virginia does not distinguish between permanent and temporary facilities. Further, the requirement for a direct and material impact requires a focus on the specific school that will serve the proposed development rather than on a system-wide basis.

### Projected Student Population

Based on fall enrollment numbers for the 2019-2020 school year, the total school population for Manassas City Public Schools was 7,789 students as of September 30, 2019. The schools in the system are classified as follows: elementary serving pre-kindergarten through 4<sup>th</sup> grade; intermediate serving grades 5 and 6; middle serving grades 7 and 8; and high school serving grades 9 through 12.

The Comprehensive Plan provides overall student generation rates by unit type. For the purpose of this analysis, which focuses on specific schools serving the proposed development, it was necessary to determine student generation factors for each school level. This was accomplished by allocating the overall student generation factor of 0.80 for single family attached across school levels on a proportionate basis using the 2019-2020 student population by school level. The results are as follows:

School Level	Single Family Attached (SFA) Student Generation Factor
Elementary	.3279 elementary school students per SFA
Intermediate	.1223 intermediate school students per SFA
Middle	.1230 middle school students per SFA
High School	.2268 high school students per SFA
Total	.8000 students per SFA

## **Elementary School Analysis**

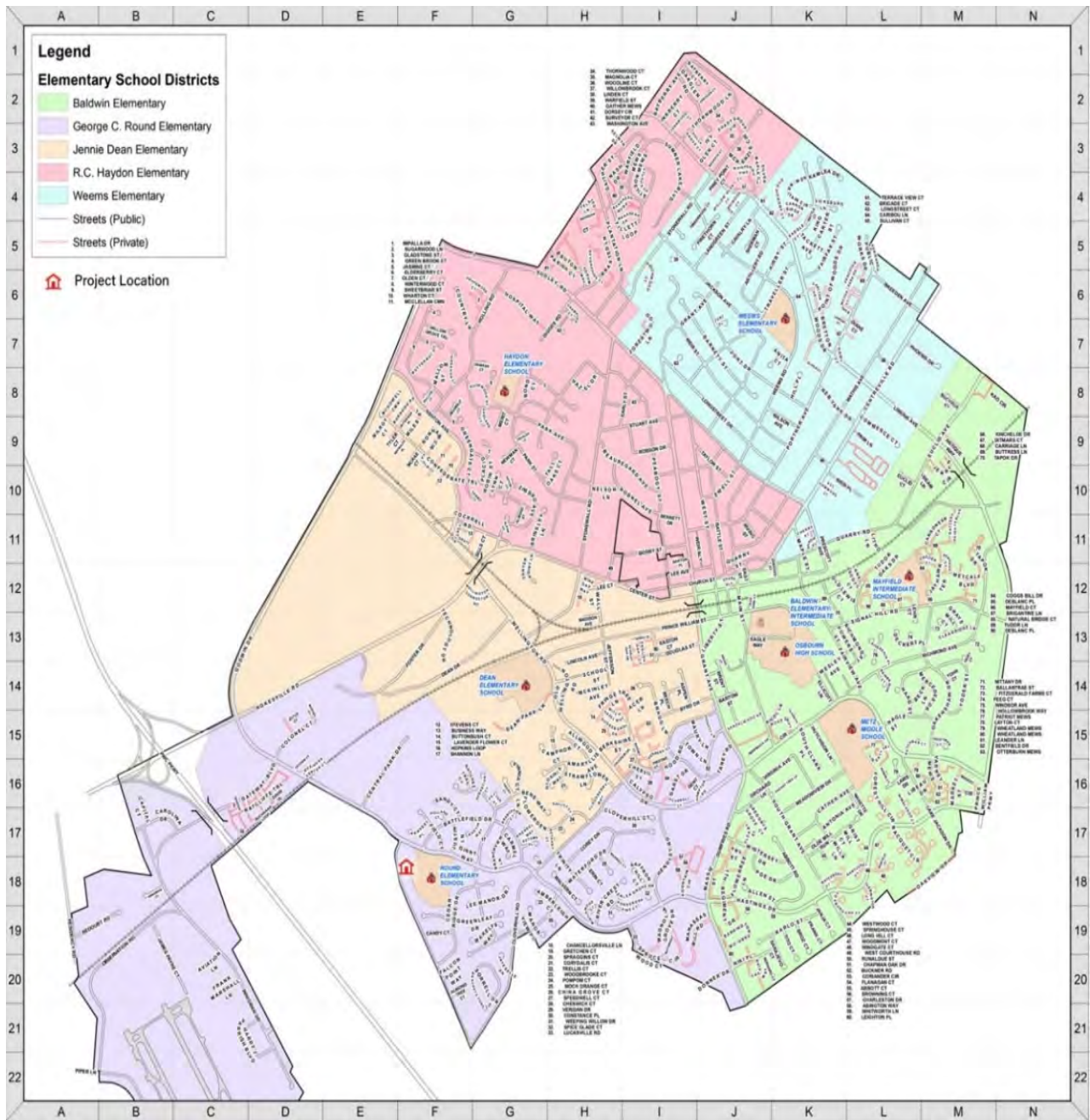
### **Existing Elementary School that Serves the Project Area and Capacity Analysis**



**George C. Round Elementary School**

### **Elementary School Capacity Analysis**

The project will be constructed within the established boundary of Round Elementary School, which is located on Hastings Drive immediately adjacent to the project. The school has a planning capacity of 669 students and a current enrollment of 596 students. This leaves an unused building capacity of 73 students.



Using student generation factors (SGF), it was determined that this project will generate a total of 6 elementary school (ES) aged students from the project’s 17 above right townhouse dwellings (SFD).

### Projected Number of Elementary Students

Townhouse Dwellings		Student Generation Factor		New ES Students
17	X	.3279	=	<b>6</b>

The impact of 6 new students generated by this project on Round Elementary School does not exceed the school's available capacity of 73 students.

### Intermediate (Grades 5 and 6) School Analysis

#### Existing Intermediate School that Serves the Project Area and Capacity Analysis



**Mayfield Intermediate School**

#### Intermediate School Capacity Analysis

The project is located within the established boundary of Mayfield Intermediate School. The school has a planning capacity of 1,104 and a current enrollment of 863 students resulting in an unused building capacity of 241 students. In order to project the number of new intermediate school students resulting from the development, a student generation factor of .1223 was multiplied by 17 townhouse units proposed for construction resulting in a total of 2 new intermediate school students.

### Projected Number of Intermediate School Students

Townhouse Dwellings		Student Generation Factors		New Students
17	X	.1223	=	2

The impact on Mayfield Intermediate of 2 new students resulting from this project is less than the unused capacity of 241 students. Thus, adequate capacity currently exists to serve the 2 new students.

## Middle School Analysis

### Existing Middle School that Serves the Project Area and Capacity Analysis



**Grace E. Metz Middle School**

### Middle School (Grades 7 and 8) Capacity Analysis

Metz Middle School serves the entire City. The school has a planning capacity of 1,543 and a current enrollment of 1,196 students resulting in an unused capacity of 347. In order to project the number of new middle school students resulting from the development, a student generation factor of .1230 was multiplied by 17 townhouse units proposed for construction resulting in a total of 2 new middle school students. The calculation is as follows:

**Projected Number of Middle School Students**

<b>Townhouse Dwellings</b>		<b>Student Generation Factors</b>		<b>New Students</b>
17	X	.1230	=	<b>2</b>

The impact on Metz Middle School of 2 new student resulting from this project is less than the unused capacity of 347 students. Thus, adequate capacity currently exists to serve the 2 new students.

# High School Analysis

## Existing High School that Serves the Project Area and Capacity Analysis



**Osbourn High School**

### High School (Grades 9 through 12) Capacity Analysis

Osbourn High School serves the entire City. The school has a planning capacity of 2,428 and a current enrollment of 2,223 students resulting in an unused capacity of 205. In order to project the number of high school students resulting from the development, a student generation factor of .2268 was multiplied by 17 townhouse units proposed for construction resulting in a total of 4 new high school students. The calculation is as follows:

#### Projected Number of High School Students

Townhouse Dwellings		Student Generation Factors		New HS Students
17	X	.2268	=	<b>4</b>

The impact on Osbourn High School of 4 new students resulting from this project is less than the unused capacity of 205 students. Adequate capacity currently exists to serve the 4 new students.

## **Impacts of the Proposed Zoning on Police Facilities**





## **Police Proffer Introduction and Methodology**

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the City's police facilities and, if necessary, propose mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will only consider the impacts on police building facilities as defined by the Code of Virginia, excluding any impacts on operating and equipment expenses.

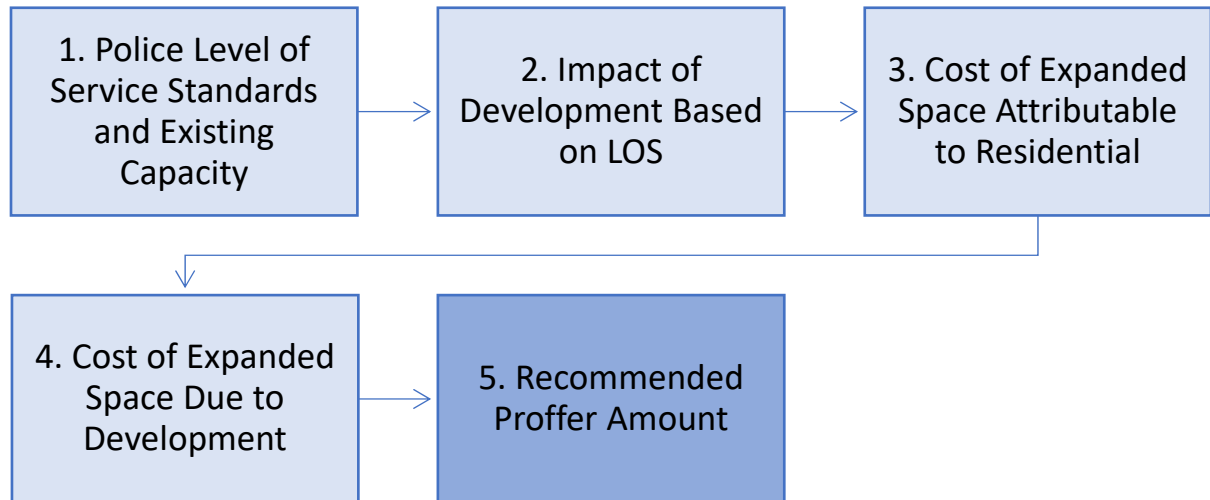
### **Methodology**

The following steps are used to determine the projected impact of the new development on the capacity of local policing facility resources:

1. Determine capacity of existing police facilities.
2. Calculate the impact on police facilities expected with the new development.
3. *If necessary, determine the cost to be incurred for expanded police space. Allocate expansion cost between residential and commercial.\**
4. *Calculate the per capita costs of the expanded police space attributable to residential.\**
5. *Calculate recommended proffer amount based on development impact exceeding existing capacity.\**

*\* Steps 3, 4, and 5 will be performed as part of the Phase II analysis.*

## Police Impact Modeling™



### Police Level of Service (LOS)

Under the 2040 Comprehensive Plan, the desired LOS standards for Police facilities are as follows:

1. Maintain a ratio of 750 square feet per 1,000 residents for sworn officers.
2. Maintain a ratio of 700 square feet per 1,000 residents for administrative and training space.
3. Maintain a ratio of 70 square feet per 1,000 residents for animal control facilities.

### Existing Police Facility Capacity

Using the Weldon Cooper Center's projected population for 2020 of 43,099, the Police LOS standards indicate the need for 32,324 square feet of facility space for sworn officers and 30,169 square feet for administrative and training space for a combined total of 62,493 square feet. The existing police facility located at 9518 Fairview Drive consists of 36,389 square feet of space, well below the desired LOS standard. Under current law, proffers are not available for

replacement of existing capacity or to catch up current deficiencies, but only for expansion of capacity. Therefore, this analysis will address the incremental need for expanded capacity generated by the impact of this development.

The LOS standards also indicate the need for 3,017 square feet for animal control. The existing animal control facility located at 10039 Dean Drive consists of approximately 6,500 square feet of space. Since the current amount of space is in excess of the desired LOS standard of 3,017 square feet and the minimal impact of this project on animal control facilities of 4 square feet is within the remaining capacity.

### **Impact Calculation**

In order to determine the development impact on police, the expected population increase resulting from the proposed development was determined using an average household size of 3.29 persons multiplied by 17 townhouse units in excess of the 11 by right units proposed for construction. The new development will incrementally add 56 new residents. Applying the current LOS standard of 750 square feet per 1,000 residents for sworn officers, and 700 square feet per 1,000 residents for administrative and training space, the development's impact would be 42 square feet and 39 square feet respectively for a combined total of 81 square feet.

#### **LOS Impact:**

**3.29 avg. household size X 17 units = 56 new residents;**

**750 sf per /1,000 residents X 56 new residents = 42 sf for sworn officers;**

**700 sf per/1,000 residents X 56 new residents = 39 sf for admin & training;**

**42 sf for sworn officers + 39 sf for admin & training = 81 sf total.**

Using calls for service information provided by the Police Department, the cost of the expanded space was allocated between commercial and residential uses since police services are provided to both. During 2018, there were a total of 52,305 calls for service of which 20,493 were to business locations; the remainder were either calls to residential locations, traffic stops at various locations, or calls where the data did not indicate a location. For the purpose of this analysis, only the 20,493 calls to business locations were subtracted from the total number of calls leaving the remainder allocated to residential. This resulted in a percentage of calls attributable to residential of 61% and, accordingly, 61% of costs for the additional capacity to be provided by the new building should be attributed to residential users.

**Impacts of the Proposed Zoning on  
Fire/Rescue Facilities**



## **Fire and Rescue Proffer Introduction and Methodology**

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the area's fire and rescue facilities and propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include "all of the impacts" but will only consider the impacts on fire and rescue building facilities as defined by the Code of Virginia, excluding any impacts on operating and equipment expense.

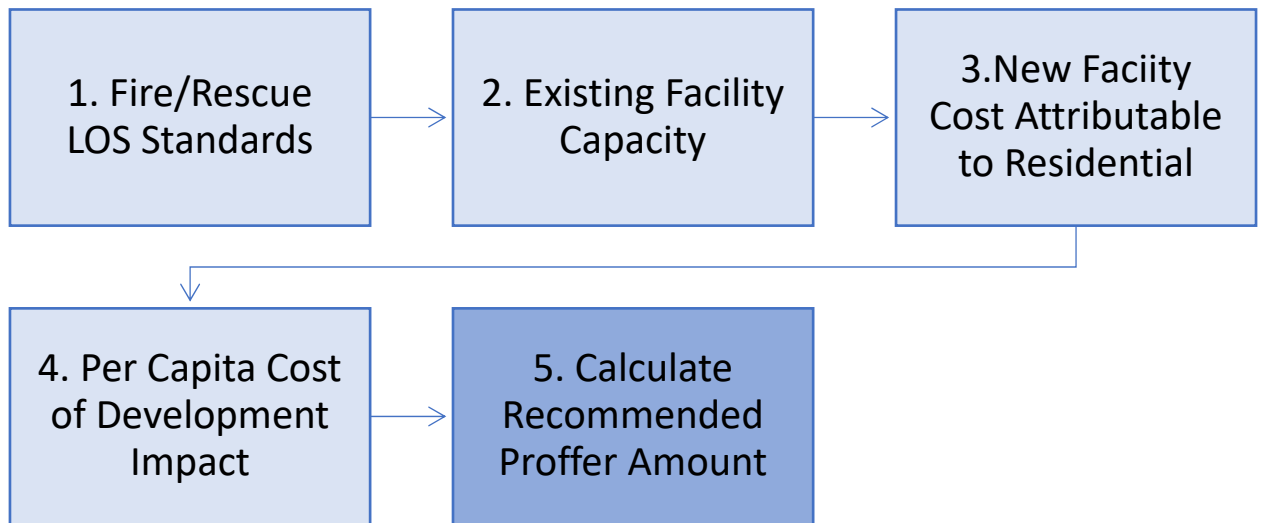
### **Methodology**

The following steps were used to determine the projected impact of the new development on the capacity of local fire and rescue facility resources:

1. Determine existing capacity of station serving the proposed development.
2. If necessary, determine the cost to be incurred for additional fire and rescue capacity. Allocate cost of increased capacity between residential and commercial.
3. *Determine per capita cost of development impact attributable to residential.\**
4. *Calculate recommended proffer amount based on development impact exceeding existing capacity.\**

*\* Steps 3 and 4 will be performed as part of the Phase II analysis.*

## Fire and Rescue Impact Modeling™



### Fire and Rescue Capacity Analysis

#### Fire and Rescue Level of Service

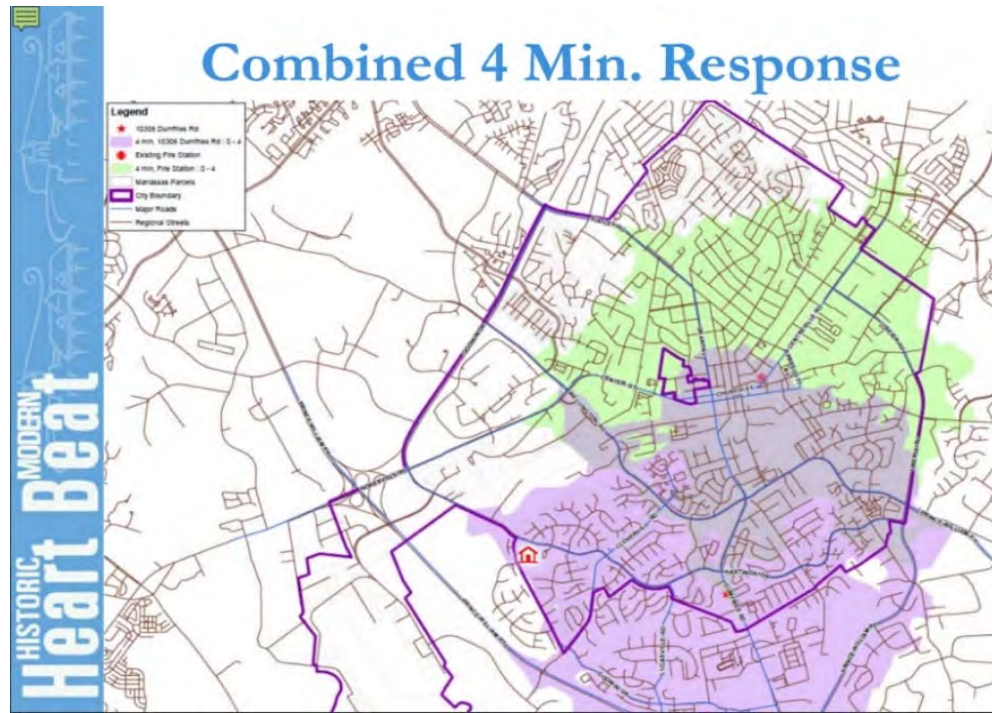
The Level of Service for Fire and Rescue is as follows:

- Maintain a 4-minute fire and rescue first unit travel time for 90% of all incidents.

#### Capacity and Development Impact Analysis

The City is currently served by an existing fire station located at 9322 Centreville Road and existing rescue station at the same address. The proposed townhouse development is located outside of the 4-minute first unit travel time for both services. In fiscal year 2019, Fire and Rescue responded to 70% of incidents within 4 minutes of dispatch. The City is constructing a new fire and rescue station (Fire & Rescue Station 21) at 10306 Dumfries Road. The graphic

below, which was originally included in a 2017 staff update to City Council, has been modified to show the project location relative to the 4-minute first until travel time for Station 21.



### **Fire and Rescue Impact Calculation**

The cost of constructing the new Station 21 is estimated at \$14,166,000. The project is fully funded through a combination of \$11,500,000 in bond funds, \$2,566,000 in general funds, and \$100,000 in other funding sources. For the purpose of calculating a reasonable proffer amount for Station 21, residential workload was first determined by applying residential factors of 38% fire, and 70% rescue to the number of calls for service handled in fiscal year 2019, resulting in a blended percentage of 61% residential calls for service. Station 21 will serve approximately half the City under the 4-minute response level of service correcting a current deficiency. However, the station will also serve as the secondary station for the rest of the City.

The City's adopted Five-Year Capital Improvement Program also anticipates a future project (beyond 2024) to replace Fire & Rescue Station 1 at a cost of \$17,500,000 and a third station, tentatively located on the northern boundary of the city on or near Sudley Road. The issuance of bonds is the anticipated funding source. As noted, the residential project lies within the 4-minute first unit travel time of future Station 21; however, Station 1 is located 3.2 miles from the development and would likely be a second responding unit when necessary. Based on the City's Capital Improvement Program and the amended Comprehensive Plan, a site location and space needs study will be conducted prior to site selection and design. As noted previously in this report, proffers are not available for the replacement of existing capacity, but only for expansion of capacity. At this time, it is not possible to determine if the replacement of Fire and Rescue Station 1 will increase capacity or to determine the ultimate funding mix or the

percentage of calls that will backup Station 21. Information about a third future station is also not yet available. For these reasons, an appropriate proffer contribution for the replacement of station 1 and the future third station, if any, cannot be reasonably calculated.



**Impacts of the Proposed Zoning on Parks and Recreation**

**Parks and Recreation**



## **Parks and Recreation Proffer Introduction and Analysis**

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the county’s parks and recreations spaces and propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” but will only consider the impacts on parks and recreation spaces as defined by the Code of Virginia, excluding any impacts on operating expenses. Since park and recreation amenities are numerous, scattered across the City and vary from neighborhood parks to regional parks, it will be necessary to determine an appropriate impact zone.

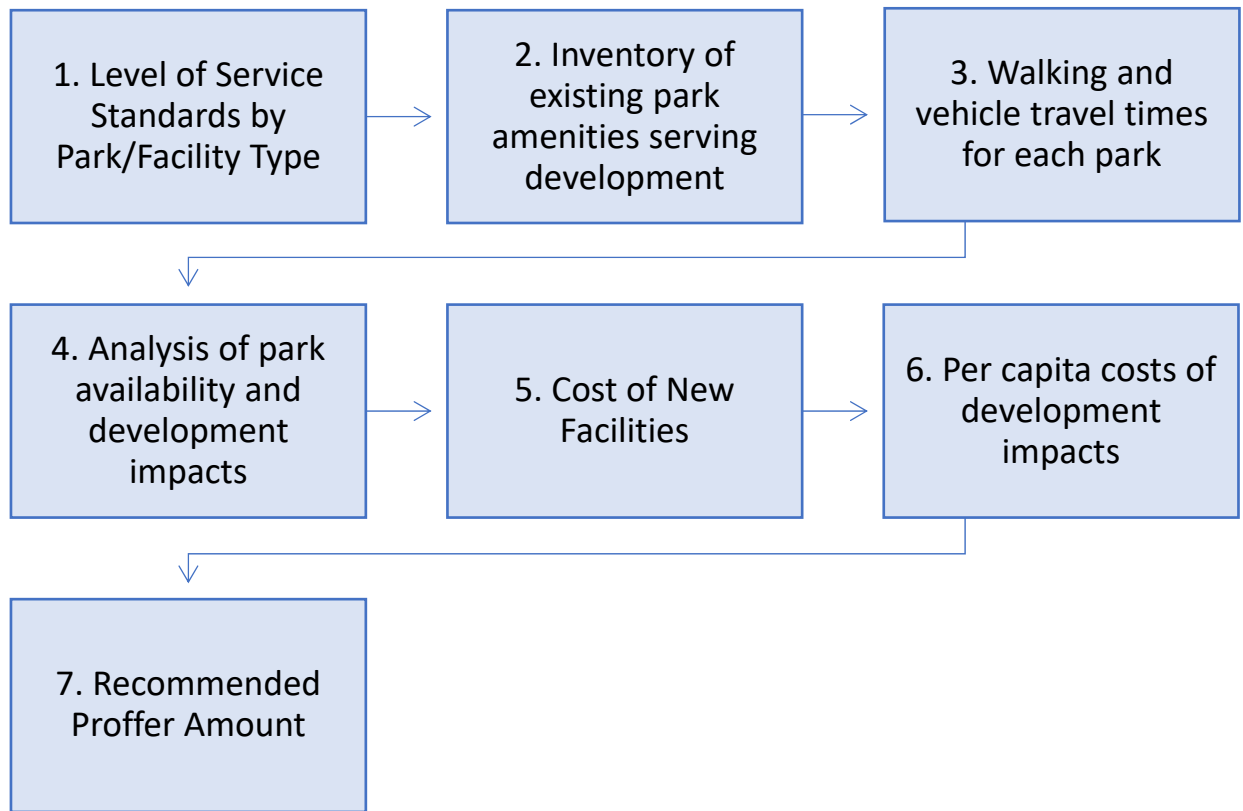
### **Methodology**

The following steps comprise the methodology for determining the projected impact of the proposed development on park and recreation resources:

1. Identify parks and recreation resources directly impacted by the development. Calculate walking and driving time from proposed development to each park and recreation resource.
2. Using LOS standards and the Parks, Recreation, Cultural Needs Assessment and Facilities Plan, to determine if there is any current capacity available at each applicable park and recreation facility.

3. Determine projected population increase from the development.
4. *If the addition of residents from the development exceed existing capacity of park facilities, determine appropriate mitigation.\**
5. *Determine the cost for additional facilities.\**
6. *Calculate the cost per resident\*.*
7. *Multiplied projected number of news residents by the cost per resident to determine the recommended proffer amount for increased capacity in park facilities.\**

*\* Steps 4, 5, 6 and 7 will be performed as part of the Phase II analysis.*



## Parks and Recreation

### Impact Zone for Parks

There are numerous park and school site sites with varying types of facilities spread across the City’s 10 square miles of land area. Depending on park acreage and nature of available facilities, these parks are classified as mini-parks, neighborhood parks, community parks, regional parks, and specialty parks. Through a multi-jurisdictional agreement, City residents have use of George Mason Freedom Aquatics and Fitness Center, which provides an indoor swimming pool and fitness venue. The Comprehensive Plan also recognizes the park and recreation value of amenities located at school sites.

The proposed project is located at the intersection of Godwin Drive and Hastings Drive. There are a significant number of park resources located in relatively close proximity to the project that would serve the new residents generated by the development. These include the Lee Manor neighborhood park, Round Elementary School, Jennie Dean Park, the E.G. Smith Baseball Complex, Winters Branch Trail, and the Freedom Aquatics and Fitness Center. The following table provides more details regarding proximity to the proposed development and facilities within each park.

### Park Amenities Located Within Reasonable Distance of Development

Park Name	Miles From Project	Walk Time	Drive Time	Facilities	Type
Lee Manor Park	0.4	8 min	2 min	3 lighted tennis courts	Neighborhood (4.8 acres)
Jennie Dean Park	0.8	17 min	6 min	Basketball & Tennis Courts Playground Two lighted ball fields (by reservation only) T-ball Field Batting Cages Playground Football Field Running Track Picnic Pavilion Skate Park Boys & Girls Club Manassas Industrial School/Jennie Dean Memorial	Regional (77.15 acres)

E.G. Smith Baseball Complex	1.0	21 min	4 min	Eight diamond fields	Specialty (23 acres)
Winters Branch Trail	200 ft.	2 min	2 min	.9 mile paved trail	Trail
Round Elementary	Immediately adjacent	< 2 min	< 2 min	Trails, basketball courts, Playgrounds	Elementary School

### Parks and Recreation Level of Service

The Parks, Recreation, and Cultural Resource Chapter of the City’s Comprehensive Plan includes the level of service standards:

Facility	LOS Standard	Existing Facilities	2020 Deficit	2040 Deficit
Park Acreage	8 ac. / 1,000	264 acres	-81 acres	-128 ac.
Basketball	1 / 5,000	22	+16	+15
Diamond Field: Adult	1 / 20,000	3	+1	+1
Diamond Field: General/Softball/T-Ball	1 / 3,000	14	0	-2
Dog Park	1 / 30,000	1	0	-1
Playgrounds	1 / 3,000	14	0	-2
Rectangle: Football	1 / 15,000	1	-2	-2
Rectangle: Multipurpose	1 / 4,000	1	-10	-11
Swimming (Indoor/Outdoor) *	1 / 20,000	2	0	0
Skate Parks	1 / 25,000	1	-1	-1
Tennis	1 / 3,000	23	+9	+7
Trails	1 mi / 4,000	5.2 mi	-6 mi	-7 mi
Volleyball (Indoor/Outdoor)	1 / 20,000	0	-2	-2

### Capacity and Development Impact Analysis

In order to determine the impact of the proposed development on existing parks and recreation facilities, the expected population increase was calculated using the average household size of 3.29 multiplied by the 17 incremental townhouse units to be constructed, resulting in a total project population of 56 new residents. The following analysis includes LOS standards along with the expected development impacts based on the addition of 56 new residents. The table also indicates the proximity of existing parks and recreation facilities to the project and provides related service area classifications for individual parks (i.e., regional, community, or neighborhood).

Facility/Activity	LOS Standard (facilities per pop)	Existing Facilities	2020 Surplus/Deficit	Development Impact	Park Name w Facility Closest to Project	Distance from Project to Park (Miles)
Park Acreage (value in acres)	8 acres/1,000	264	-81	.44	3 parks totaling 105 acres (see park acreage discussion below)	w/in 1 mile
Basketball	1/5,000	25	+16	.011	Jennie Dean (Regional) Round Elem.	0.8 /0.4
Diamond Field: Adult	1/20,000	3	+1	.003	Jennie Dean (Regional)	0.8
Diamond Field: General/Softball/T-Ball	1/3,000	14	0	.019	E.G. Smith (Specialty )	1.0
Dog Park	1/30,000	1	0	.002	Jeannie Dean (Regional)	0.8
Playgrounds	1/3,000	14	0	.019	Jennie Dean (Regional) Round Elem.	0.8 .04
Rectangle: Football	1/5,000	1	-2	.011	Jennie Dean (Regional)	0.8
Rectangle: Multipurpose	1/4,000	1	-10	.014	Stonewall (Regional)	5.0
Swimming (Indoor/Outdoor) *	1/20,000	2	0	.003	Freedom Center (Regional)	2.3
Skate Parks	1/25,000	1	-1	.002	Jennie Dean (Regional)	0.8

Tennis	1/3,000	23	+9	.019	Lee Manor (Neighborhood)	<0.4
Trails (value in MILES)	1 mile/4000	5.2 miles	-6 miles	.014	Winters Branch (Trail)	<0.4
Volleyball (Indoor/Outdoor)	1/20,000	0	-2	.003	Freedom Center (Regional)	2.3

As noted previously, Jennie Dean Park, Lee Manor Park, E.G. Smith Baseball Complex, and Winters Branch Trail are located in close proximity to the development and provide a mix of recreational opportunities. In addition, George Mason Freedom Aquatics and Fitness Center is located a short drive from the project and provides a regional indoor swimming pool as well as a multi-purpose gymnasium and extensive fitness equipment. Round Elementary School is located immediately adjacent to the development and provides additional nearby recreational resources including trails, basketball courts and playgrounds.

**Park Acreage**

The established level of service standard for park acreage is 8 acres per 1,000 population. Using this standard, there exists a current shortfall of 81 acres on a citywide basis. Park acreage for the park properties serving the project (Jennie Dean Park, Lee Manor Park, and E.G. Smith) totals approximately 105 acres. As there are no defined service areas in the Comprehensive Plan for the distribution of parkland across the City, census tract geography was used for the purpose of determining the adequacy of park acreage reasonably accessible to future residents of the proposed development. The three parks closest to the development, along with the proposed development, are located within Census Tract 9104.02. In 2010, the census population for this Census Tract was 5,013, which amounted to approximately 13% of the City population at that time. The level of service for park acreage would indicate the current need for 40 acres of parkland within this particular geography. The 105 acres of existing park land is more than twice that amount and is located in close proximity to the proposed development.

**Parks and Recreation Impact Calculations**

After applying LOS standards and reviewing existing parks and recreation resources within a reasonable walking and/or driving distance from the development including those at the Freedom Center, there appears to be a need for the following facilities based on the expected development population of 56 new residents:

- 1 Multipurpose Rectangle per 4,000 pop.
- 1 Volleyball Court per 20,000 pop. = 56 new residents divided by 20,000 residents



The City's Five-Year Capital Improvement Program includes a project to improve Jennie Dean Park. The Dean Park Master Plan dated March 2017 reflects enhanced park facilities that will address the needs identified by this analysis. Specifically, additional multi-purpose fields and sand volleyball courts are included in the Master Plan, along with a number of other park amenities.

## **Impacts of the Proposed Zoning on Transportation**

## **Transportation Proffer Introduction and Methodology**

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the city's transportation network and, if necessary, propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will only consider the impacts on transportation facilities directly impacted by the new development. In addition, the anticipated trip generation is below that requiring a formal traffic impact analysis.

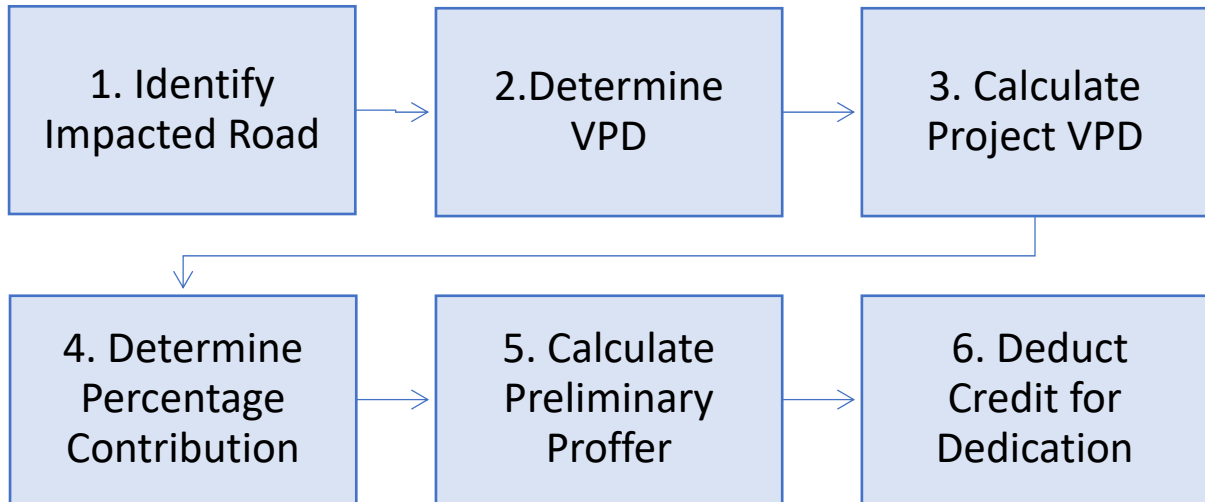
### **Methodology**

The following steps are used to determine the projected impact of the new development on the capacity of local transportation network:

1. Determine the capacity of the existing transportation network directly impacted by the new development
2. If necessary, calculate the impacts associated with the new development on the transportation network
3. *Determine the extent and cost of improvements to the transportation network.\**
4. *Using vehicles per day, calculate the proportionate share of capital costs for the new improvements.\**
5. *Subtract the value of any improvements identified in step #4 that are constructed by the developer and/or any related land dedications from the proportionate share of capital costs.\**

*\* Steps 3, 4, and 5 will be performed as part of the Phase II analysis.*

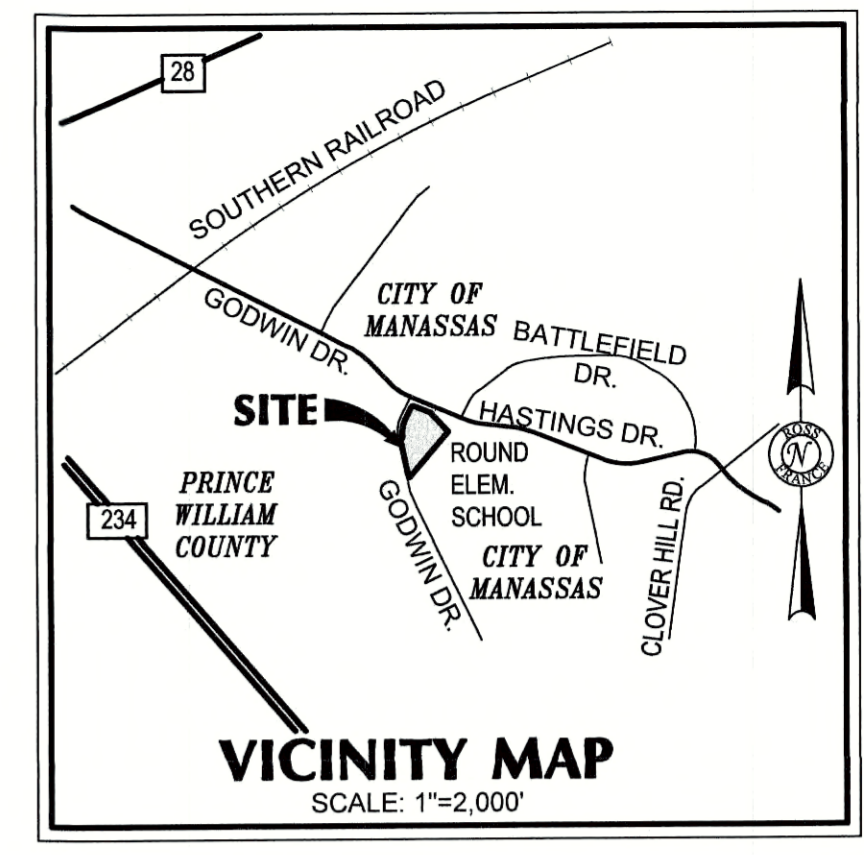
## Transportation Methodology





Using an ITE trip generation rate of 7.32 vehicles per day for townhouse units, the additional 17 units are expected to generate 124 vehicles per day on Godwin Drive representing approximately 5% of the 2,500 total vehicles per day on this segment of road. The additional townhouse units will not generate sufficient traffic to warrant a traffic impact analysis indicating that current capacity is available and that the project will not have a significant impact on the road network. Currently, Godwin Drive has been widened south of the proposed development, but not adjacent to the property. In addition, the portion of Godwin Drive that is adjacent to the property is located on a prescriptive easement. While this segment of roadway was recently repaved, the City plans to widen the road adjacent to the property, which will permit continuation of a bicycle lane and construction of a sidewalk and curb and gutter to match the

road section to the south. The western half of this improvement is to be the responsibility of the project located in Prince William County on the west side of the road.



OWNER: MICHAEL R. VANDERPOOL, TRUSTEE  
 10201 GODWIN DRIVE  
 MANASSAS, VA. 20110

CURRENT ZONE: R-2  
 PROPOSED ZONE: R-3

**LEGEND**

A=	ARC
AC.	ACRES
B.R.L.	BUILDING RESTRICTION LINE
C.O.	CLEANOUT
CONC.	CONCRETE
D.B.	DEED BOOK
ESM'T	EASEMENT
E.P.	EDGE OF PAVEMENT
EM	ELECTRIC METER
EX.	EXISTING
G.F.	GARAGE FLOOR
GM	GAS METER
INSTR. #	INSTRUMENT NUMBER
L.P.F.M.	LOW PRESSURE FORCE MAIN
PG.	PAGE
PCV	POLYVINYL CHLORIDE
R=	RADIUS
RCP	REINFORCED CONCRETE PIPE
SAN.	SANITARY
SEW.	SEWER
STM.	STORM
SQ. FT.	SQUARE FEET
TRANS.	TRANSFORMER
(TYP.)	TYPICAL
△	PARKING SPACE COUNT
▨	ASPHALT
▩	CONCRETE

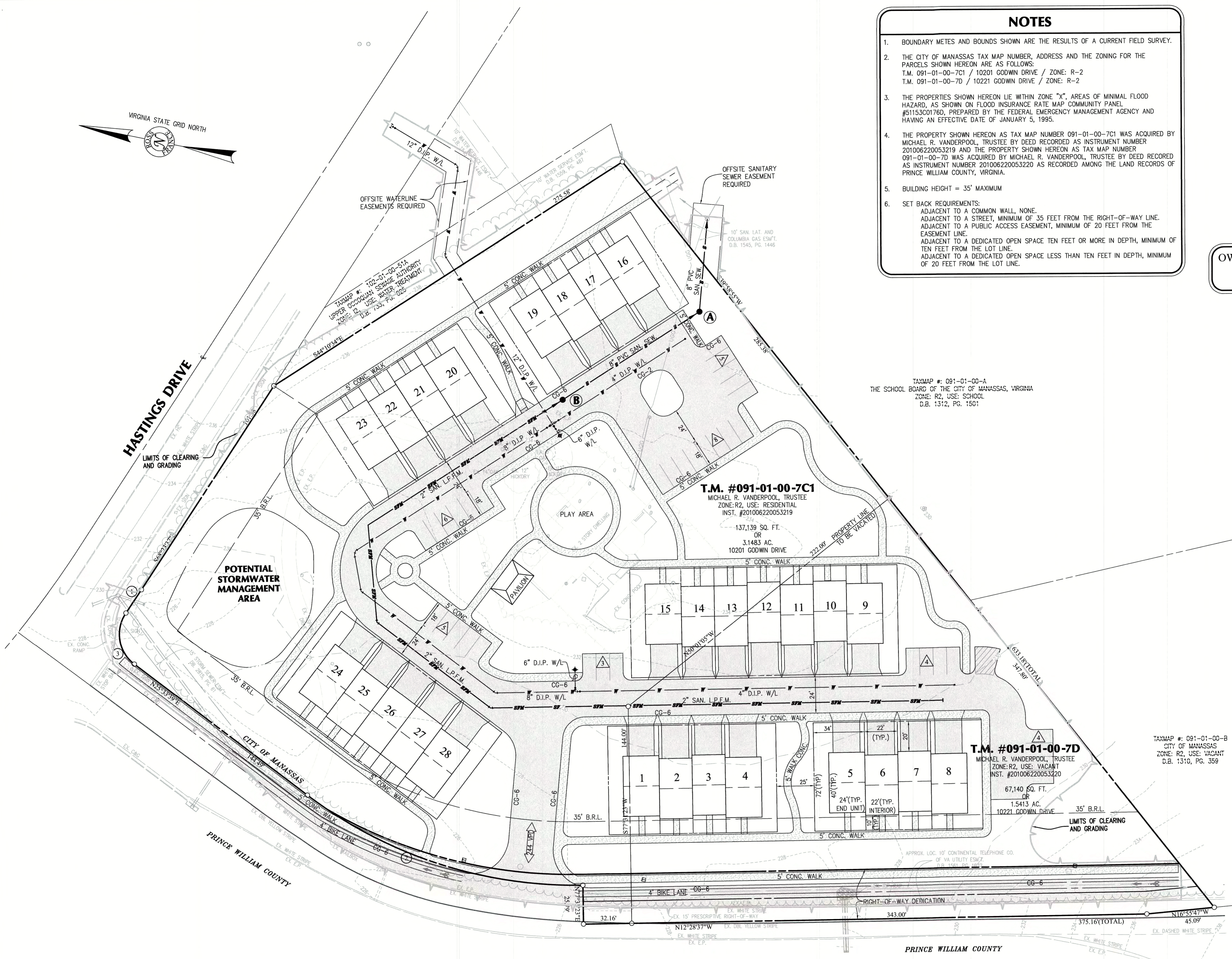
NOTE: UNITS 1 THRU 15 AND 20 THRU 28 ARE ON L.P.F.M. WITH GRINDER PUMPS.

**PARKING TABULATION**  
 REQUIRED SPACES: 2.5 SPACES/DWELLING UNIT  
 =28(2.5)=70 SPACES REQUIRED  
 SPACES PROVIDED: 2 SPACES IN EACH GARAGE + 35 SPACES  
 =2(28)+35 = 91 SPACES PROVIDED

**TRIP GENERATION TABULATION**  
 SINGLE FAMILY ATTACHED = 8.7 ADT  
 8.7(28 UNITS) = 244 TRIPS

**DENSITY TABULATION**  
 DENSITY=6 UNITS/ACRE  
 4.7 AC.(6)=28.2=28 UNITS

- NOTES**
- BOUNDARY METES AND BOUNDS SHOWN ARE THE RESULTS OF A CURRENT FIELD SURVEY.
  - THE CITY OF MANASSAS TAX MAP NUMBER, ADDRESS AND THE ZONING FOR THE PARCELS SHOWN HEREON ARE AS FOLLOWS:  
 T.M. 091-01-00-7C1 / 10201 GODWIN DRIVE / ZONE: R-2  
 T.M. 091-01-00-7D / 10221 GODWIN DRIVE / ZONE: R-2
  - THE PROPERTIES SHOWN HEREON LIE WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #51153C0176D, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND HAVING AN EFFECTIVE DATE OF JANUARY 5, 1995.
  - THE PROPERTY SHOWN HEREON AS TAX MAP NUMBER 091-01-00-7C1 WAS ACQUIRED BY MICHAEL R. VANDERPOOL, TRUSTEE BY DEED RECORDED AS INSTRUMENT NUMBER 201006220053219 AND THE PROPERTY SHOWN HEREON AS TAX MAP NUMBER 091-01-00-7D WAS ACQUIRED BY MICHAEL R. VANDERPOOL, TRUSTEE BY DEED RECORDED AS INSTRUMENT NUMBER 201006220053220 AS RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
  - BUILDING HEIGHT = 35' MAXIMUM
  - SET BACK REQUIREMENTS:  
 ADJACENT TO A COMMON WALL, NONE.  
 ADJACENT TO A STREET, MINIMUM OF 35 FEET FROM THE RIGHT-OF-WAY LINE.  
 ADJACENT TO A PUBLIC ACCESS EASEMENT, MINIMUM OF 20 FEET FROM THE EASEMENT LINE.  
 ADJACENT TO A DEDICATED OPEN SPACE TEN FEET OR MORE IN DEPTH, MINIMUM OF TEN FEET FROM THE LOT LINE.  
 ADJACENT TO A DEDICATED OPEN SPACE LESS THAN TEN FEET IN DEPTH, MINIMUM OF 20 FEET FROM THE LOT LINE.



**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
1	766.20'	01°23'03"	18.51'	9.26'	18.51'	S67°42'05"E
2	296.03'	38°02'18"	196.53'	102.04'	192.94'	N06°32'31"E
3	25.00'	87°25'48"	38.15'	23.90'	34.55'	N89°16'33"E

**GODWIN DRIVE - VIRGINIA ROUTE 661**  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 POSTED SPEED = 25MPH  
 VPD=2,800

P:\Engineer\Manassas\Vanderpool Subdivision\KINGS LANDING-SP\DWG\KINGS LANDING-GDP.DWG Thu, Apr 30, 2020 ggarci

SCALE: 1"=30'  
 CONTOUR INTERVAL = 2'  
 APRIL 30, 2020



24' WIDE TH

22' WIDE TH

22' WIDE TH

22' WIDE TH

22' WIDE TH

24' WIDE TH