

# Biscuit Run

## PROFFER COST SUMMARY

<i>Proffered Item</i>	<i>Cash</i>	<i>Units</i>	<i>Quantity</i>	<i>Unit Value</i>	<i>Total Value</i>
<b>GREENWAYS/TRAILS/PARKS/PLAYFIELDS</b>					
Greenway dedication	Dedicate	Ac.	120	\$4,000	\$480,000
Greenway trail within Biscuit Run	Construct	LF	24,000	\$25	\$600,000
Greenway trail extension to I-64	Cash	LF	4,000	\$25	\$100,000
Soccer/Lacrosse field dedication	Dedicate	Ac.	3	\$110,000	\$330,000
Soccer/Lacrosse field improvements contribution	Cash			\$1,550,000	\$1,550,000
District Park	Dedicate	Ac.	402	\$12,800	\$5,145,600
District Park master plan	Cash			\$200,000	\$200,000
<b>Subtotal</b>					<b>\$8,405,600</b>
<b>LEARNING CENTER/LIBRARY</b>					
School site	Dedicate	Ac.	12	\$110,000	\$1,320,000
School site improvements	Construct			\$869,691	\$869,691
Library	Cash			\$500,000	\$500,000
<b>Subtotal</b>					<b>\$2,689,691</b>
<b>TRANSPORTATION</b>					
General transportation fund contribution	Cash				\$7,750,000
ITS improvements	Cash			\$150,000	\$150,000
Sunset/Fontaine Connector	Cash			\$1,550,000	\$1,550,000
Old Lynchburg Road contribution	Cash			\$1,550,000	\$1,550,000
Habitat for Humanity contribution	Cash			\$1,000,000	\$1,000,000
Off-site signal – 5th Street Ext/Sunset	Construct			\$160,000	\$160,000
Off-site signal – Rt. 20/Avon	Construct			\$160,000	\$160,000
Off-site Turn lanes – 5th Street/I-64	Construct	EA	4	\$100,000	\$400,000
East-West/Southwood Connector @15% (excl. Southwood ROW)	Construct	LF	10,650		\$2,293,050
Stream crossing - East-West Connector @ 15%	Construct	EA	1	\$2,500,000	\$375,000
Stream crossing – District Park crossing @ 100%	Construct	EA	1	\$2,500,000	\$2,500,000
<b>Subtotal</b>					<b>\$17,888,050</b>
<b>TRANSIT/FIRE &amp; RESCUE</b>					
Transit contribution	Cash			\$1,000,000	\$1,000,000
Ambulance & fire engine	Cash			\$875,000	\$875,000
<b>Subtotal</b>					<b>\$1,875,000</b>
<b>Revised Total</b>					<b>\$30,858,341</b>
Cash					\$16,225,000
Direct construction					\$7,357,741
Dedications					\$7,275,600
<b>Per Maximum market rate unit value (85% of 3,100 units – 2,635 units)</b>					<b>\$11,711</b>

## PROFFER IMPACT ANALYSIS (Residential portion of proposed project)

<i>As adopted by board of supervisors:</i>	<i># of units</i>	<i>Proffer \$ per unit</i>	<i>Total \$ Proffer</i>
SFD	650	\$17,500	\$11,375,000
SFA/TH	1,210	\$11,900	\$14,399,000
MF	1,240	\$12,400	\$15,376,000
<b>Affordable housing unit (15%) proffer exemption</b>			
MF	465	\$12,400	-\$5,766,000
<b>Total proffer need per BOS</b>			<b>\$35,384,000</b>
<b>Total applicant proffers</b>			<b>\$30,858,341*</b>
<i>*see itemized Proffers Cost Summary (at cost or mutually agreed-upon value, as applicable)</i>			
<b>Difference before qualitative credits</b>			<b>\$4,525,659</b>
<b>LEED units (10% on-site) proffer exemption</b>			
ALL (Avg.)	310	\$13,933	-\$4,319,333
<b>Neighborhood model development principles &amp; transit design<sup>1</sup>: 10% of total</b>			<b>-\$3,538,400</b>
<b>Surplus proffers after credits</b>			<b>\$3,332,075</b>

**Source:** Derived from Table VII, Fiscal Impact Analysis; Albemarle County staff report.

**Note:** *Constituent unit mix taken from Albemarle County's assumptions; exact unit mix unknown at this time.*

<sup>1</sup>*Adherence to Neighborhood Model Design principles and guidelines and substantial additional ongoing commitments to transit through incorporation of design elements, commitments to car sharing, commitments to construct transit facilities, including "kiss & ride" and "park & ride" lots, commitments to provide service and monetary/funding considerations. Such practices were designed and implemented so as to effectively reduce project impacts.*

