

## **Summary of North Pointe Proffers and Special Use Conditions:**

1. Fully-graded elementary school site (including land for playfields) with all roads and utilities in place, and including installed mains for an underground irrigation system.
2. Land to accommodate a 25,000 square foot building for a public library and other governmental services. The land will be fully graded and have all roads and utilities in place, parking areas constructed and will include an obligation to maintain the parking areas in perpetuity.
3. Extensive U.S. Route 29 road improvements over 12,400 lineal feet of frontage (7,200 feet on the north side, 5,200 feet on the south side), a significant amount of which the Applicant does not own. Improvements include:
  - A continuous third lane on Route 29 northbound from Proffit/Airport Road to Lewis & Clark Dr./Northwest Passage, which creates an important interconnection to the University of Virginia Research Park.
  - A continuous third lane on Route 29 southbound from a point 1,000 feet north of the middle entrance at Northside Drive all the way to Proffit/Airport Road
4. The costly removal of a “vertical curve” in the Route 29 southbound lanes, which will eliminate an existing significant safety hazard.
5. Improvements to Proffit Road, which is on the current six-year County road plan, including construction of an additional travel lane westbound from Leake Road to Route 29, and construction of a roundabout at Leake Road and Worth Crossing - - an important interconnection to the Forest Lakes and Hollymead communities.

6. Relocation of the Route 29 median crossover at Cypress Drive as requested by the County and VDOT to accommodate other land owners in the area and to provide for potential additional future access into the University of Virginia Research Park. Also, construction of a frontage road from Cypress Drive to Northside Drive to allow businesses and landowners along Cypress and Northside access to Route 29 at a signalized intersection.
7. Construction of an 8,000 foot “spine” road parallel to Route 29 extending from Proffit Road to Lewis & Clark Drive deemed critical by the County (North Pointe Boulevard and Northwest Passage).
8. \$100,000 cash contribution to the County to fund a regional transportation study for the Route 29 corridor.
9. The stormwater management and water quality facilities for North Pointe will accommodate not only all on-site discharge, but also all current stormwater discharge from several other off-site parcels that the Applicant does not own. The stormwater discharge from these off-site parcels is currently untreated.
10. An urban streetscape for 26,000 feet of interior roads, including curb and gutter, bike paths, planting strips, street trees and sidewalks, at an additional road construction cost of well over \$100 per lineal foot.
11. Reservation and future dedication of right-of-way for road interconnections to eight adjacent parcels.
12. A commitment to provide affordable and “workforce” housing:
  - 36 for-sale dwelling units (including single family detached)

- 40 for-rent dwelling units
  - 4 Carriage House units (more if they do not count against density)
  - \$300,000 cash payable within 60 days of rezoning approval to fund down payment assistance for qualifying families.
13. Preservation of 67 acres of Open Space within the residential areas of North Pointe:
- 37% of the residential areas
  - Approximately 30% more open space than required by the Ordinance
14. In addition to bike paths, 10½ miles of pedestrian trails, paths and sidewalks.
15. Construction of 10 bus stop turnoffs, and \$25,000 cash to fund the construction of bus stop shelters and benches.
16. In the residential areas, a mixture of housing types and price points at an average density of about 5 units per acre, at the upper end of the Comprehensive Plan density recommendations. An efficient use of the growth area land that compares with a build out density of only about two units per acre in Forest Lakes.
17. As determined by an independent fiscal impact study performed by Integra-Realty Resources, North Pointe has the potential to provide the County with \$3.0 million in **net** revenues after all associated costs, including school costs, before any benefit the County may receive as a result of the recent statewide tax increases.

North Pointe is a unique mixed-use, pedestrian-oriented community, where multiple generations of families can live, work, play, shop, exercise, go to school, play at parks, attend church, and visit the library, all without having to access U.S. Route 29 or even use an automobile, and where grandparents can live within walking

distance of children and grandchildren. And, as evidenced by the proffers, it accomplishes what DISC and many county residents envision with respect to infrastructure being put in place concurrent with development.