

Summary of Enhancements and Proffers

In support of the requested rezoning for the North Pointe Property, the Applicant has submitted information concerning proposed enhancements and proffers, including those relating to phasing, that are in addition to what is specifically required by the Zoning Ordinance. The enhancements and proffers are set forth in a separate Proffer Statement and in separate Special Use Permit conditions. Following are brief summaries thereof.

Owner Associations

Value

Applicant will put in place one or more owner association(s) to provide for preservation and maintenance of all common and conservation areas.

N/A

Densities

Applicant commits to a maximum density at full build out, with a range for various housing styles, and to a mix of uses, including residential, within the "Downtown" area.

Market
Risk

Stormwater Management and Stream Bed Conservation

Applicant commits to preservation of the existing 100-year flood plain and to implementation of a stormwater management plan which will, in addition to meeting Ordinance requirements, treat a significant amount of stormwater which originates outside North Pointe as though it originated within North Pointe. Applicant also commits to the maintenance of buffer areas around designated stream beds within North Pointe.

\$390,000

Transportation

Internal

Applicant commits to provide an internal road network generally in accordance with the layout shown on the Application Plan. This will include construction of the main "spine" road and the extension of Worth Crossing from Proffit Road as public (instead of private) roadways through the commercial area, as well as from the middle entrance to Lewis & Clark Drive, thereby linking neighboring communities with North Pointe. In addition, Applicant agrees to:

2,543,581

- Provide locations for ten (10) public bus turn-offs and contribute toward the cost of County and Applicant agreed upon improvements at these stops.

25,000

External

Applicant commits to construct improvements and additions to public highways, within VDOT right-of-way or within right-of-way provided by others unless already owned by Applicant, and to make financial contributions for additional public highway improvements as follows:

- construction of (i) a third northbound lane along all of the U.S. Route 29 between Proffit (Airport) Road and the proposed northern entrance to North Pointe opposite Lewis & Clark Drive, including across the frontage of property owned by others; (ii) northbound right turn lanes at all three entrances into North Pointe and a left hand turn lane at the middle entrance; (iii) a third southbound lane along U.S. Route 29 1,000 feet north and 1,000 feet south of the middle entrance; (iv) dual left hand turn lanes and a right hand turn lane at the middle entrance; (v) a frontage road from Cypress Drive to SR 1570; and (vi) a signalized intersection (traffic light) at the middle entrance. **5,232,757**

- the (i) construction of the remaining portion of a continuous third lane along U.S Route 29 beginning 1,000 feet south of the proposed middle entrance and extending to Proffit (Airport) Road; (ii) correction of the vertical curve on the southbound lanes of U.S. Route 29 just north of the southernmost (commercial) entrance; (iii) construction of dual left hand turn lanes southbound into such entrance and a right hand turn lane into SR 1515; and (iv) installation of a signalized intersection (traffic light) at the southern entrance. **2,966,394**

- Improvements along Proffit Road from U.S. Route 29 North to the Leake Road/Worth Crossing entrance into North Pointe. **400,000**

- contribution of money, as follows, for work to be done by VDOT or others:
 - Wireless Radio System Linking Traffic Signals **35,000**
 - Regional Transportation Study **100,000**

Total Cash Contribution for Road Improvements **135,000**

Summary of Enhancements and Proffers cont'd.

Conservation Areas; Flood Plain and Green Way

Applicant commits to restrict the development of the Conservation Areas shown on the Open Space Plan which, together with the other undeveloped areas shown on such Plan, will not total less than 35% of the total land to be developed for single-family residences. The Flood Plain, Green Way and access trails, intermittent stream buffers and lake, totaling more than 48 acres, have been proffered for dedication to the County.

653,400

Urban Streetscapes with Landscaping and Buffering

Applicant commits to sidewalks, curb and gutter, planting strips and street trees along all interior roads, and either to add plantings or to leave buffer areas undisturbed (except for the removal of certain underbrush) along Pritchett Lane and other areas, as detailed on the Application Plan.

2,884,800

Elementary School

Applicant has proffered dedication to the County of a fully graded neighborhood elementary school pad site with access roads and all utilities in place, in a location desired by the County School Administration.

2,679,000

Branch Library

- Dedicate land to the County for a Jefferson-Madison Regional Library Branch with all access roads and utilities in place, and construct and perpetually maintain appurtenant parking areas.

1,170,000

Affordable Housing

- Offer a minimum of 9% of the North Pointe residential units at affordable and moderate price points plus make a cash contribution to Albemarle County Housing Initiative Fund.

718,825

Access to Adjacent Properties

Applicant commits to (i) reserve land for non-exclusive access easements across Applicant's land to allow three adjacent properties fronting on U.S. Route 29 access to roads within North Pointe; (ii) reserve land for possible future accesses to the Northwoods Mobile Home Park, the existing New Hope Community Church and to property

fronting on Proffit Road that is adjacent to the residential area in the southeastern portion of North Pointe; and (iii) reserve land for and provide emergency accesses to Pritchett Lane. All of the reservations include a commitment for future dedication

324,000

Total Estimated Value of Enhancements and Proffers

\$20,122,757