

MOTION:

**June 3, 2014
Regular Meeting
Res. No. 14-**

SECOND:

**RE: ADOPT THE 2014 POLICY GUIDE FOR MONETARY
CONTRIBUTIONS**

ACTION:

WHEREAS, the Comprehensive Plan includes level of service components for schools, parks, fire and rescue, libraries and transportation chapters; and

WHEREAS, a Policy Guide for Monetary Contributions was created to establish the suggested monetary contributions for development applications to address levels of service in 1998; and

WHEREAS, pursuant to the Board's request to update the policy guide, it was updated in 2000, 2002, 2004 and 2006; and

WHEREAS, on October 8, 2013, the Board of County Supervisors initiated a review and update of the 2006 Policy Guide for Monetary Contributions (Resolution No. 13-604); and

WHEREAS, the Policy Guide for Monetary Contributions has been updated to reflect updated demographic and supporting statistical information necessary to complete the required computations for each suggested proffer amount; and

WHEREAS, staff has coordinated the update with the associated level of service agencies;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby adopt the updated 2014 Policy Guide for Monetary Contributions to become effective July 1, 2014;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors does hereby initiate an amendment to the Schools Chapter of the Comprehensive Plan to address the school capacity issue.

ATTACHMENT: 2014 Policy Guide for Monetary Contributions

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Res. No. 14-
Page Two

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

ATTEST: _____
Clerk to the Board

Policy Guide for Monetary Contributions

POLICY GUIDE for MONETARY CONTRIBUTIONS

Prince William County Office of Planning

Revised _____
Effective _____

Revised
Effective

Policy Guide for Monetary Contributions

I. Background

The Virginia General Assembly, at its 1974 session, enacted legislation allowing counties having an urban county executive form of government to accept the voluntary proffering of certain conditions in writing from a zoning applicant. Va. Code Section 15.2-2303. In a subsequent action, the State Code was amended allowing a handful of other jurisdictions, including Prince William County, to accept proffers. In 1976, the Prince William County Zoning Ordinance was amended to include provisions for the acceptance and enforcement of proffers submitted with rezoning applications. The purpose of the legislation, known as conditional zoning, is to provide additional flexibility to local jurisdictions. The concept intends that the negative effects of a particular zoning application be offset to some degree through the proffering of mitigative conditions by the applicant. Proffers have become an increasingly significant factor in the County's land use regulation process.

II. Purpose of This Document

As part of the 1990 Comprehensive Plan, Prince William County established level of service (LOS) criteria for the various chapters of the Comprehensive Plan. LOS is a standard or benchmark by which to measure the quantity and/or quality of service provided by a government agency. LOS criteria were established for the Transportation, Parks and Open Space, Fire and Rescue Plans and an LOS standard for the Library Plan was adopted in 1994.

LOS standards are measured on a Countywide basis. The LOS standards provide an objective justification for mitigation requests. If a proposal does not meet the established LOS for a particular chapter of the Plan, either a monetary, facility and/or site proffer is expected to be provided. Such a proffer seeks to mitigate the demand on Countywide schools, parks, roads, fire and rescue services, and libraries presented by the proposed development.

In most cases, LOS standards have been computed on a "per capita" or per resident basis. According to Prince William County's Demographer, the population of Prince William County was 419,577 as of September 30, 2013. The purpose of this document is to provide a guide to the methodologies used for those equitable monetary contributions for the Schools, Fire and Rescue, Libraries, Parks and Open Space, and Transportation Plans in the Comprehensive Plan.

Policy Guide for Monetary Contributions

SUMMARY OF REQUESTED MONETARY PROFFER AMOUNTS

Single Family	<u>Amount</u>
Service	
Schools	\$20,694
Parks	\$5,591
Libraries	\$812
Fire and Rescue	\$1,053
Transportation	\$16,780
Subtotal	\$44,930
Townhouse	
Service	
Schools	\$17,489
Parks	\$5,144
Libraries	\$805
Fire and Rescue	\$974
Transportation	\$15,425
Subtotal	\$39,837
Multifamily	
Service	
Schools	\$10,300
Parks	\$3,792
Libraries	\$597
Fire and Rescue	\$718
Transportation	\$11,371
Subtotal	\$26,778

These suggested voluntary monetary contributions reflect 2013 data. Actual proffer contributions may be adjusted to account for inflation, based on the Consumer Price Index. The Board of County Supervisors reaffirms its commitment to address workforce affordable housing either by requesting affordable units with new development or requesting an increased contribution in lieu of construction of affordable units.