

LAND BAY BREAKDOWN				
LAND BAY	POTENTIAL LAND USE	APPROX. ACREAGE	RESIDENTIAL MIN/MAX ACREAGE %	COMMERCIAL MIN/MAX ACREAGE %
1	Uses allowed in B-1; B-2; B-3 Districts and Design Modification Document	7.51 acres	0% MIN. AC. 0% MAX. AC	100% MIN. AC. 100% MAX. AC
2	Uses allowed in B-1; B-2; B-3 Districts and Design Modification Document	8.03 acres	0% MIN. AC. 0% MAX. AC	100% MIN. AC. 100% MAX. AC
3	Uses allowed in B-1; B-2; B-3; RP Districts and Design Modification Document	9.73 acres	5% MIN. AC. 95% MAX. AC	5% MIN. AC. 95% MAX. AC
4	Uses allowed in B-1; B-2; B-3 Districts and Design Modification Document	21.94 acres	0% MIN. AC. 0% MAX. AC	100% MIN. AC. 100% MAX. AC
5	Uses allowed in B-1; B-2; B-3; RP Districts and Design Modification Document	29.91 acres	80% MIN. AC. 90% MAX. AC	10% MIN. AC. 20% MAX. AC
6	Uses allowed in B-1; B-2; B-3 Districts and Design Modification Document	6.83 acres	0% MIN. AC. 0% MAX. AC	100% MIN. AC. 100% MAX. AC
7	Uses allowed in B-1; B-2; B-3; RP Districts and Design Modification Document	53.95 acres	0% MIN. AC. 90% MAX. AC	10% MIN. AC. 100% MAX. AC
Buffalo Lick Run	Open Space; Trail System; Utilities; Road Crossings	12.35 acres	N/A	N/A

















The Reserve

<http://vimeo.com/petervonkahle/review/104347739/21ef54726f>

Table Trends and Projections of Population and Households by Tenure and Income,
Heritage Commons, VA Market Area, 1990-2018 (Constant 2013 Dollars)

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2018</u>
Market Area Population	67,670	82,790	104,510	118,800
Winchester City	21,950	23,590	26,200	--
Frederick County	45,720	59,210	78,310	--
Group Quarters Population	1,220	1,570	1,940	2,100
Household Population	66,450	81,220	102,570	116,700
Persons Per Household	2.60	2.53	2.60	2.53
Households	25,550	32,100	39,470	46,130
Percent Renters	32.9%	30.5%	30.2%	30.7%
Renter Households	8,500	9,780	11,940	14,160
Renters Within Income Category 1/	4,220	4,530	5,140	6,070
Percent Within Income Category 1/	49.6%	46.4%	43.1%	42.9%

Note: 1/ Renter households with incomes exceeding \$40,000.

Source: 1990, 2000 and 2010 U.S. Department of Commerce, Bureau of the Census; and S. Patz and Associates, Inc.

Table Summary of Tax Revenues, Tax-supported Costs, and Net Fiscal Benefits, On-site and Off-site, by Development Components at Buildout, Heritage Commons, Frederick County, Virginia (constant \$2014)

<u>Development Component</u>	<u>Tax Revenue</u>	<u>Tax-supported Costs</u>	<u>Net Fiscal Benefit</u>
<u>Apartments</u>			
On-site Impacts	\$1,847,790	\$1,778,000	\$69,790
Off-site Impacts	<u>\$453,980</u>	<u>\$146,590</u>	<u>\$307,390</u>
Total Impact	\$2,301,770	\$1,924,590	\$377,180
<u>Townhouses</u>			
On-site Impacts	\$404,140	\$446,770	-\$42,630
Off-site Impacts	<u>\$138,590</u>	<u>\$41,090</u>	<u>\$97,500</u>
Total Impact	\$542,730	\$487,860	\$54,870
<u>Commercial Floor Space</u>			
On-site Impacts	\$612,030	\$73,980	\$538,050
Off-site Impacts	<u>\$515,440</u>	<u>\$146,590</u>	<u>\$368,850</u>
Total Impact	\$1,127,470	\$220,570	\$906,900
<u>Office Floor Space</u>			
On-site Impacts	\$1,409,750	\$554,850	\$854,900
Off-site Impacts	<u>\$1,877,450</u>	<u>\$490,730</u>	<u>\$1,386,720</u>
Total Impact	\$3,287,200	\$1,045,580	\$2,241,620
<u>Total Heritage Commons</u>			
On-site Impacts	\$4,273,710	\$2,853,600	\$1,420,110
Off-site Impacts	<u>\$2,985,460</u>	<u>\$825,000</u>	<u>\$2,160,460</u>
Total Impact	\$7,259,170	\$3,678,600	\$3,580,570

Sources: FY2015 Adopted Budget of Frederick County, Virginia; U.S. Department of Commerce; and S. Patz & Associates, Inc.

Table Total On-site and Off-site Net Fiscal Benefits for Heritage Commons, By Five-Year Phase, at Buildout, Frederick County, Virginia (constant \$2014)

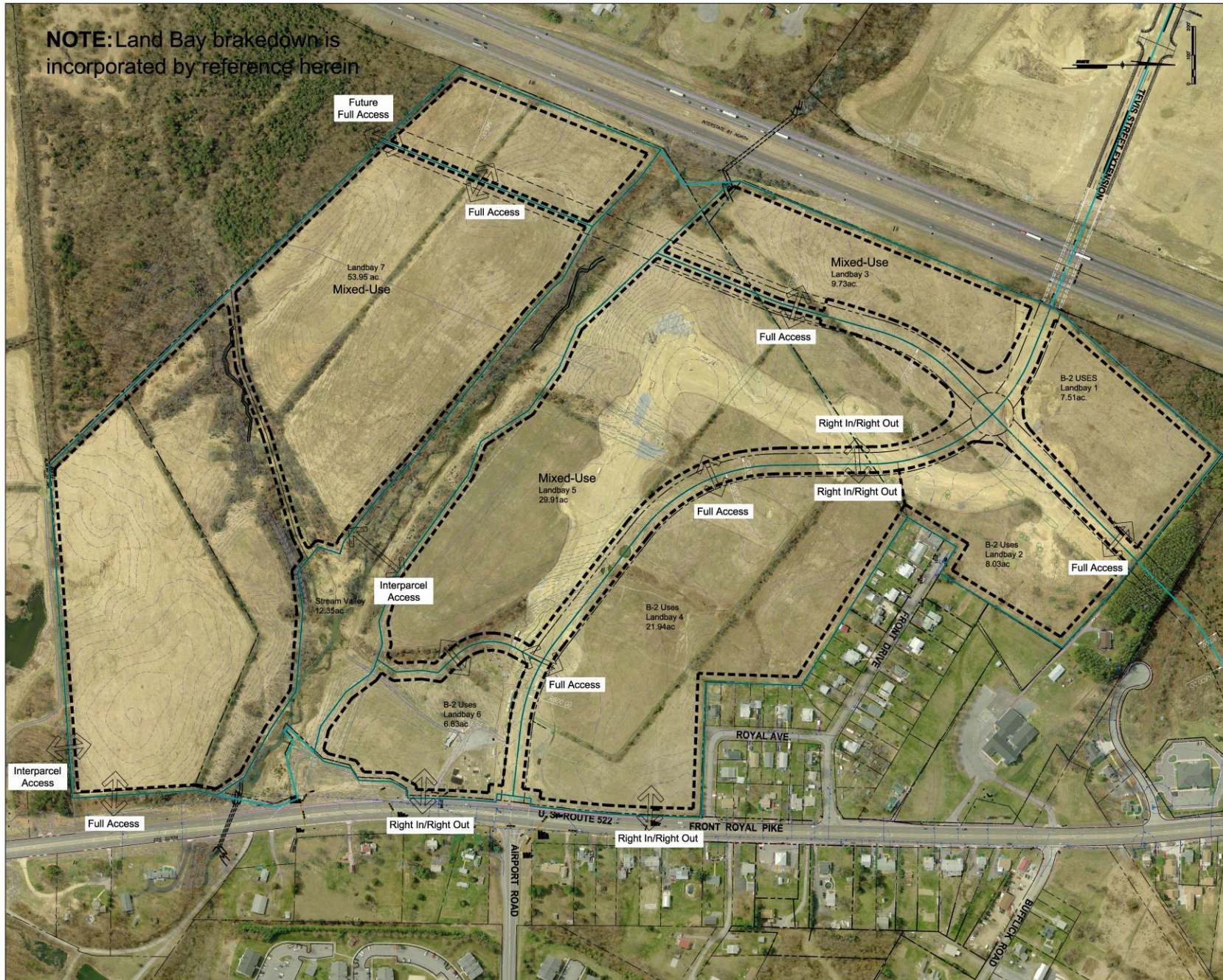
<u>Phases</u>	<u>1st 5 yrs</u>	<u>2nd 5 Yrs</u>	<u>3rd 5 Yrs</u>	<u>Total</u>
Apartments	\$125,720	\$125,720	\$125,720	\$377,180
Townhouses	\$36,580	\$18,290		\$54,870
Commercial Floor Space	\$453,450	\$226,725	\$226,725	\$906,900
Office Floor Space	<u>\$498,140</u>	<u>\$871,740</u>	<u>\$871,740</u>	<u>\$2,241,620</u>
Total Net Benefit	\$1,113,895	\$1,242,473	\$1,224,183	\$3,580,570

Source: S. Patz & Associates, Inc.

<u>Annual Amounts in Constant 2014 Dollars</u>	<u>Original Report</u>	<u>Modified Report</u>	<u>All County Changes</u>
Total Tax Revenue	\$7,259,170	\$6,852,210	\$6,604,710
Tax-supported Costs	<u>-\$3,678,600</u>	<u>-\$3,678,600</u>	<u>-\$3,678,600</u>
Net Fiscal Benefit	\$3,580,570	\$3,173,610	\$2,926,110

<u>Pupils Per Apartment Unit</u>			
	<u>Pupils</u>	<u>No. of Units</u>	<u>Ratio</u>
Stuart Hill Apartments	9	180	0.050
Pepper Tree	<u>20</u>	<u>194</u>	0.103
Total/Average	29	374	0.078
Rate for Heritage Commons	184	1,050	0.175
Note: Using 0.175 as opposed to 0.100 reduces the tax revenue to the County by \$440,000 annually at build out.			

NOTE: Land Bay breakdown is incorporated by reference herein



General Development Plan
HERITAGE COMMONS

FREDERICK COUNTY, VA

Pennoni

Engineers • Surveyors • Planners • Landscape Architects

ALL DIMENSIONS AND LOCATIONS ARE BASED ON THE 2014 AERIAL PHOTOGRAPHY AND FIELD SURVEY DATA. THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN FOR THE PURPOSES OF THE PROJECT.

DATE: 7 AUGUST 2014
BY: [Signature]
CHECKED BY: [Signature]

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN		
2	FINAL PLAN		
3	AS-BUILT PLAN		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		