

## Proposed Annexation Vista Pointe Workshop 8/13/2024

Determine if the City wants to annex an additional 71+/- ac. of R-1 zoned land combined with existing 113.50 +/- ac. Daugherty Property at this time to develop 660 +/- age restricted units, if no, then as annexation are discretionary, follow the process to deny annexation application.

If yes consider,

**Proffer #1 Revised** Water & Sewer capacities fees of \$13,597 per unit (660 X 13,597 = \$8,974,020.00) of which 150 taps or \$2,039,550.00 shall be purchased within 90 days of the Preliminary Phase III APFO approval under a water and sewer agreement. An additional 75 taps or 1,019,775.00 shall be purchased at the time of recording of the first plat. The remaining balance of taps will be paid at the time of zoning certificate for each building permit. All prepaid water and sewer capacity fees shall be applied starting with the first building permit until all prepaid taps have been credited.

Note that these payments only apply to the Vista Pointe Development capacity and does not reserve or transfer any capacity to any other property the applicant may own, nor does it restrict the City from allocating surplus capacity to any other property as the City deems necessary for sustainable growth.

**Proffer #2** Address downstream storm drainage through New Addition to West End Park to ensure drainage pipes are properly sized to handle flash flooding and address ground and storm water behind the properties located from 719 to 825 Brunswick Street to properly convey excess water away from street and back yards.

**Response** - During the Workshop Existing Residents in the Knoxville/New Addition area reported drainage issues along Brunswick Street and Tritapoe Drive. After an in-depth look at the downstream storm drainage for Vista Pointe it was found that the system, if properly maintained, will sufficiently convey the 10-year storm. While walking the subject area during a rain event it was discovered that the current culverts were full of leaf and road debris which limited the capacity of the culverts. The open channels located at the outfall of each culvert were either full of debris or non-existent. Two Residents were encountered during this site visit, and both indicated that they have never seen the culverts or outfall channels cleaned. They also indicated that there are flooding problems during high intensity storms (one Resident indicated it was due to lack of water channelization at the culvert outfalls). A summary of this visit is attached along with pictures. As a good faith effort, we will, with the approval from the City, **clean the twin 21" culvert area north and south of Brunswick Street before the project begins.**

The properties from 719 to 825 Brunswick Street appear to be related to groundwater issues and potentially diversion of water from the prior construction of the existing Potomac Edison substation, Unfortunately, we are unable to solve local naturally occurring groundwater issues. However, to help with surface water diversion, adding a swale (or similar measure(s)) from the back of the substation, along the rear property line of 719 to 825, to the culvert channel west of 825 should help to lessen the water flow across the rear yards.

Please note: per state and county requirements, Vista Pointe is required to have post development discharges from the site equal to or less than the current 10-year rate.

### **City Response Acknowledged**

**Proffer #3 Revised** Applicant agrees to contribute \$45,000.00 to assist the City in preparation of a small area western gateway plan which illustrates utility and road improvements (to include alignment of entrance with Sheetz on the west side of Rt. 17, internal connectivity and access easements, sidewalk connections, pedestrian movement through and around circle, turn lanes, ramp improvements etc.), include water, sewer and traffic adequacy. All efforts should be taken to locate the water & sewer line within the properties of within a utility easement rather than in SHA R/W. The four properties to be included are as follows, 12-292848 GBR Brunswick LLC, 14.62 ac., 12-289693 McDonalds Corp., 8.03 ac, 12-290950 Five Star Equity LLC, 2.70 ac., and 12-298188 Bonla Revathy, 12.30 ac. Totaling 37.65 acs.

Corridor improvements (planting and fencing) to be consistent with existing along Brunswick Crossing. Limitations to protect the view shed should be considered as well as full architectural review. Consideration of applying MXD overlay should also be explored. Contribution to be paid with the recording of the first plat.

### **Response**

**Proffer #4 Revised** Provide a mix of age restricted housing types to maximize density and conserve green space, this mix should create easy walkability for connectivity, courtyard spaces for gathering (small and large) and 10% affordable senior house component to the Vista Pointe development at a minimum. The City also wants every effort to be taken to provide condos and or apartment options with the mix of housing provided.

**Response** As indicated in the Maryland Planning Blog and Maryland Needs Assessment; The State of Maryland has made it a priority to "Create a balanced housing supply" to align housing production and stabilization activities with projected growth and promote housing that serves a broad range of incomes and households. They also encourage to "Create context specific approaches" to meet specific housing needs for low-income households and the need for constructing both affordable and market rate housing across the state.

Our company's business development model is focused on market rate housing while incorporating affordable and workforce housing opportunities. Due to increasing challenges with labor, materials, and regulatory constraints, we feel the best way to keep pace with growing demand is to provide a mix of housing types marketable to both affordable and market rate homebuyers.

After researching market conditions and demand for Age-Restricted Communities, we are proposing a mix of both attached and detached single family product types. By varying the size and square footage of both products, we can create a balanced housing supply. Additionally, per the request of the City, Applicant agrees to study the viability of including a multifamily option within the project to be reviewed and evaluated at the site plan phase.

The 2023 Brunswick Comprehensive Plan defines affordable housing as a household with an annual income below 60 percent (60%) of the area median income (AMI) and workforce housing as a household with an annual income between 50-120 percent (50%-120%) of AMI.

Therefore, to comply with the 2023 Brunswick Comprehensive Plan and City request, we are proposing to sell 10 percent {5%} of the approved age-restricted units in Vista Pointe to buyers with an annual income at or below 60 percent (60%) AMI and {5%} of the approved age-restricted units in Vista Pointe to buyers with an annual income at or below 80 percent (80%) AMI. All final unit counts shall be approved on the Phase 3 Preliminary Plan,

As a consideration we request to help offset the affordability the City hereby waives the Water and Sewer Capacity Fees on these affordable housing lots.

**City Response** City agrees to waive the service, parks and recreation, police and municipal development impact fees for affordable units in the following amounts Single Family Home \$7,061.00, Townhouse/Duplex \$6,668.00, Other Residential \$4,355.00. The Water & Sewer Capacity Fee will be required for all units.

**Proffer #5 Revised** Comply with all APFO Traffic and Water & Sewer requirements to provide adequate connections to existing infrastructure.

**Response** All APFO requirements will be met and approved during the Phase 3 Preliminary Plan process. The multi-year tap agreement shall cap the total number of building permits at 100 per year. Unused totals in a given year may be rolled to later years and affordable/workforce housing will not count against building permit yearly totals.

**Proffer #6** In the design of a closed section street to tie Vista Pointe development to Knoxville Road (Md. Rte. 478). The newly created intersection with Brunswick Street will become a 4-way stop. Sidewalk will need to be extended from Vista Pointe to Knoxville Road on both sides of the road and extend to the west to 811 West Potomac St. and to the East to connect to the existing sidewalk at the bridge. In addition, a reconfiguration of the west side parking lot of the Dollar General property will be required to provide better flow of traffic from the new connection road to the parking lot and eliminate the existing west side ingress/egress to Knoxville Rd. and close a portion of rear section of parking lot along Brunswick Street to prevent a cut through.

**Response** Vista Pointe will construct a new road along the paper street, between Brunswick Street and Knoxville Road. We will work within the existing right of way and adjacent property owners in attempt to construct sidewalks on both sides of the paper street roadway extension and extend to the west to 811 West Potomac Street and to the east to connect to the existing bridge sidewalk, We will also work with the existing Dollar General property owner to better restrict cut through traffic. In addition, we will look at connecting to west end park and the south end of the Brunswick Crossing trail from the west along Brunswick St. for pedestrian and bicycle traffic.

Site topography, existing right of way limits, SWM requirements and ownership will

require additional coordination with the City for feasibility during the Phase 3 Preliminary process,

**Proffer #7 Revised** The City of Brunswick requests the property located in Rosemont tax id 12-293380 owned by Brunswick Crossing LLC containing 21.14 acres be dedicated to the City of Brunswick or Frederick County for Community Uses (Community Center, Senior Center, athletic fields etc.). The City agrees that the offer for land dedication shall satisfy all requirements in lieu of transfer of land for school construction and/or payment/contribution of school impact fees. Dedication of land **may** occur **anytime but no later than** 90 days upon the release of the last residential building permit in Brunswick Crossing.

**Proffer #8 Added** All Decorative Street lights must be approved acorn style LED lights for Potomac Edison or HOA acceptance of utility bill and maintenance upon transfer.

**Reminder:** Include indoor or covered amenities and trail network connections with the amenities of the development.

With regards to the City of Brunswick proposed Water and Sewer Capacity fees and Impact fees, all as approved per City Resolution(s) \_\_\_\_\_, Applicant agrees to the payment of such fees, subject to applicable offsets and credits as defined above. Such payments shall be payable at the time of building permit, subject to the prepayment of a portion of the Water and Sewer Capacity fees. Impact fee unit rate amounts shall be fixed for the duration of the project.

- City Water & Sewer Capacity fee **13,597.00** per dwelling unit
- City Impact fee for Community facility development  
SFD **480**, Other Residential **330**
- City Impact fee for Police  
SFD **478**, Other Residential **328**
- City Impact fee for Parks and Recreation  
SFD **1,596**, Other Residential **1,096**
- City Impact fee for services(schools, affordable housing, infrastructure etc..)   
SFD **4,507**, TH/Duplex **4,914**, Other Residential **2,601**