

Proposed Annexation Cooper Workshop 5-16-2024

Determine if the City wants to annex an additional 23.98+/- ac. of R-1 zoned land combined with existing 126.21 +/- ac. Cooper Property at this time to develop 550 +/- age restricted units, if no, then as annexation are discretionary, follow the process to deny annexation application.

If yes consider,

Proffer #1 Water & Sewer capacities fees of \$13,597 per unit (550 X 13,597 = \$7,478,350.00) of which 75 taps or \$1,019,775.00 shall be purchased within 90 days of the Preliminary Phase III APFO approval under a water and sewer agreement. An additional 150 taps or 2,039,550.00 shall be purchased at the time of recording of the first plat. The remaining balance of taps (325) will be paid at the time of zoning certificates for each dwelling.

Note that these payments only apply to the Cooper 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 The Proposed Development shall require improvements to MD 464 (Souder Road & Point of Rocks Rd) along the frontage of the Cooper Farm Property to accommodate access to the property and may require improvements to the intersection of MD 464 Souder Road and Point of Rocks Road. The scope of and requirements for said frontage and/or intersection improvements shall be determined at the time of preliminary plan review for the Proposed Development and following testing required under the City's Adequate Public Facilities Ordinance. The Developer agrees to enter into an agreement with Brunswick Crossing LLC. to provide all the required right of way to complete road improvements at the intersection 9th Ave., Souder Rd., Md Rte. 464 and Cummings Dr. and coordinate improvements for the Proposed Development accordingly.

Proffer #3 Applicant agrees to contribute \$35,000.00 to assist the City in preparation of a small area eastern gateway plan which illustrates utility and road improvements (to include alignment of entrances, internal connectivity and access easements, sidewalk connections, pedestrian movement through and around intersections, turn lanes etc.), include water, sewer and traffic adequacy. All efforts should be made to locate the water & sewer line within the properties within a utility easement rather than in SHA R/W. Corridor improvements (planting and fencing) to be considered. Limitations to protect the view shed should be considered as well as full architectural review. Consideration of applying PUD overlay should also be explored with the concept of creating a gathering place.

Consideration for the location, design and construction of a welcome to Brunswick sign along Md Rte. 464 must be included. Contribution to be paid with the recording of the first plat.

Proffer #4 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) as part of the Phase 3 Preliminary Plan process.

Proffer #5 Comply with all APFO Traffic and Water & Sewer requirements to provide adequate connections to existing infrastructure. All APFO requirements will be met and approved during the Phase 2 and 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.

Proffer #6 In the design and construction of sidewalk along the north side of Souder Road a SHA approved crossing shall be located at 2nd Ave. the crossing must include activation device, lighted stop signs, lighted road markers to accommodate pedestrians, cyclist, golf carts or similar approved crossings. Developer shall work with the City and State Highway Administration to identify improvements to the Souder Road/2nd Avenue intersection that will improve bicycle and pedestrian crossings and, if all necessary right-of-way and easements are secured by the City and/or SHA, either construct the improvements or contribute to the future construction of the improvements by paying a per unit fee-in-lieu at the time of building permits, with the total cost of improvements not to exceed \$150,000.

Proffer #7 PARK SITE. The Petitioners and Developer agree to transfer and convey to the City good and marketable fee simple title to a parcel of land, containing no less than ten (10) acres to be utilized as a public neighborhood park for active use at a location acceptable to Petitioners and Developer and the City. Petitioners and Developer agree to design and develop the park parcel with amenities to be utilized by the community. Petitioners and Developer agree to transfer and convey the park parcel to the City, upon the City's request, following recordation of the first subdivision plat adjacent to the area in which the park parcel is located; provided that the park site may be utilized to provide for Forest Resource Ordinance (FRO) plantings, Stormwater Management (SWM) facilities, open space and other regulatory requirements for the Proposed Development. The Developer agrees to work with Frederick County Public Schools to seek to have the property located between Galyn Manor and the Cooper Farm Property, Tax ID 25-490630, currently owned by Board of Education of Frederick County and containing 7.52 acres, transferred back to the City no later than at the recordation of the 300th lot. Should the developer contribute financially to purchase the BOE site the City agrees to credit those amounts against service, recreation, police and municipal impact fees in proportionate amounts.

LAND TRANSFER The Petitioners and Developer agree to transfer and convey to the City good and marketable fee simple title to a parcel of land, containing no less than three and a half (3 1/2) acres to be utilized as a public neighborhood senior/community center and recreation area (Center) for active use at a location acceptable to Petitioners and Developer and the City. Petitioners and Developer agree to transfer and convey the parcel to the City, following recordation of the first subdivision plat adjacent to the area in which the Center parcel is located. The Petitioners and Developer agree to include the Center parcel in all the pre and post development calculations for Forest Resource Ordinance (FRO) plantings, Stormwater Management (SWM) facilities, open space, grading and other regulatory requirements for the Proposed Development. The preferred location for the Center is the northeast corner of the development adjacent to the property located between Galyn Manor and the Cooper Farm Property, Tax ID 25-490630, currently owned by Board of Education of Frederick County and containing 7.52 acres.

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

Proffer #9 Explore trail connections into and through Galyn Manor to points east.

Proffer #10 Consider if the existing pump station at Galyn Manor could be expanded to accommodate gravity flow sewer to the existing pump station.

Reminder: Include indoor or covered pickleball courts and trail network connections with the amenities of the development. Water Storage Tank, sidewalks along Souder Road and Point of Rocks Road must all be public access.

- 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**