



MEMORANDUM

DATE: June 18, 2015

TO: Joe Bane, James Roncaglione (via e-mail)

CC: Alex Vanegas, CPM, Director of Public Works (via e-mail)

FROM: Patrick Sullivan, Director of Community Development

RE: Annexation Requests for Purcellville West and RSR Gateway Farm

Community Development staff has reviewed the following:

1. Application for annexation.
2. **THIS APPLICATION IS DEEMED INCOMPLETE.**

Based on our review of the plans submitted, we offer the following comments:

1. The two parcels are considered too dissimilar in nature and impact to be accepted as a joint application.
 - a. The two parcels are approximately 2 miles apart.
 - b. Each parcel is in separate ownership/control.
 - c. Access points are dissimilar. The eastern parcel will have significant impacts on the Route 7 bypass ramp. Purcellville West will have significant access impacts on business 7, the downtown and Hirst Road.
 - d. Traffic circulation will have different impacts as they are at different ends of the Town. Each site will require a separate traffic impact plan.
 - e. Points of attachment to town water and sewer and the need for pump stations will be different. Each site will have its own unique requirements.
 - f. Different comprehensive plan designations. Under PUGAMP eastern section was designated light industry/office, the western site was designated residential.
 - g. Each site will have its own unique issues with storm water management.
 - h. Each site will require its own unique easements and deeds.
 - i. Each site will require separate plats.
 - j. Power requirements and access will be different for each parcel. The eastern parcel abuts a power substation and has potential available power for large data centers. The western parcel does not have equivalent power access.
 - k. Because of the dissimilarities each site will need to be reviewed based on each sites particular location and what impact that will have on the Town. For example, the western site abuts a large, dense subdivision located in the Town

(.4 acres per house). The eastern site abuts a low density subdivision that is located in the County (3 acres per house).

- l. Because of the significant separation, emergency services have to be reviewed separately.
 - m. Since each site is unique and there is no intent or possibility of joining the properties. The proposed annexation will require significant review for each specific site even though they have been submitted as a joint application. Staff review is expected to take twice as long as a result of including both sites in one submission. There are no economies of scale regarding staff review.
2. General Comments. Please provide the following additional submittals:
- a. A complete application for **each site**.
 - b. Fees for the western site. \$13,950 (= \$10,000 for first 5 acres and \$50 per additional 79 acres = \$13,950)
 - c. Submit concept plans in a 24" x 36" format along with high definition digital files.
 - d. In addition to the concept plan you submitted we will need a plat of the proposed boundary line adjustment (*see page 1 and 2 of the "Town of Purcellville Process for Annexation"*). The plat should contain the following:
 - i. Existing use
 - ii. Parcel id number
 - iii. Ownership information with addresses
 - iv. Existing streets and driveways if available
 - v. In a digital format that is readable.
 - e. The concept development plan should include in, addition to what you have provided, the following (*see page 2 of the "Town of Purcellville Process for Annexation"*):
 - i. Proposed land uses
 - ii. A vehicular and pedestrian circulation plan
 - iii. Open space
 - iv. Proposed Town zoning designations
 - v. Special amenities
 - vi. Existing site features including flood plain, steep slopes, tree cover
 - vii. Site location
 - viii. Approval box on front page of concept plan
 - ix. Trip generation placed on front page of plan along with financials
 - x. Need trip generation for each site
 - xi. Name of project, owner, address, Annexation number from Town (Annex15-02) placed on front page
 - xii. A vicinity map
 - xiii. Location of potential water and sewer tap locations
 - f. Evidence of Community Briefing (e.g newspaper advertisement would suffice)
 - g. It appears that RSR Gateway Farm will have a 4 story apartment complex for seniors. Given the square footage proposed it could house up to 200 people. Was this population taken into account when the traffic counts were done? It doesn't seem to include them.

3. Suggestions.

- a. Expand on the justification statement.
 - i. Include how it will meet the Comp Plan goals.
 - ii. This is your chance to convince the Town Council that this annexation is important to the Town and why. You have used about a quarter of a page for your justification statement. I would suggest a more detailed statement.
- b. It would be helpful if you could provide backup for your assertion that the Data Centers would have business assets of \$450,000,000 that would produce 2.5 million in business taxes. A more detailed explanation would be helpful.
- c. Explain and provide background for the assumption that data centers will produce square foot values of \$230 per square foot.
- d. The tax revenue assumptions are based on a total buildout of the data centers. It would be helpful to have a progressive assumption for the centers. What if only one gets built, what does that do to the numbers? My quick calculations show that without the data centers we can only expect an additional ½ million dollars in tax revenue from the residential and commercial portions of the site.
- e. All the financial projections need to be broken down by site.

Once the comments noted in this review have been addressed, the applicant should resubmit. Once I have complete applications I will send them out to the various agencies for review.