

**Sweetspire Rezoning
Community Meeting
February 19, 2025**

FAQ's

Is Sweetspire a low-cost housing community?

No. KCG Development is proposing a market rate development, but is including a commitment that 20% of the dwelling units will be affordable to households earning up to 80% of the area median income for the Washington Metropolitan Area.

The Area Median Income (AMI) for the Washington Metropolitan Area is based on a Median Family Income (MFI) of \$154,700 for a household of four, as published by the U.S. Department of Housing and Urban Development (HUD). Eighty percent (80%) of the AMI is \$123,760 annually.

How many apartments are proposed?

The total number of apartments being proposed has been reduced to 164 (a reduction of 22 units; 12%)

$$\begin{array}{r} + 22 \\ \hline 186 \end{array}$$

Are the existing parking spaces in Prince William County Center being used for parking?

No. The parking standard for apartments in Prince William County is more than is required in other Northern Virginia jurisdictions. Based on KCG's experience with other multifamily communities, less parking is needed than is required by Prince William County. KCG provided parking studies comparing the Prince William County parking standards to other jurisdictions and had offered to reserve surplus parking from the commercial properties to appease concerns about parking, but later reduced the number of apartments so that the Prince William County parking standard is met within the property boundaries. The request for a parking reduction has been withdrawn.

How will the development of Sweetspire benefit Prince William County Center?

1. Sweetspire will share the cost of maintaining Marblestone Drive and Cavallo Way. The principal costs up until now have been maintenance of the landscaping, mowing and snow removal. Marblestone Drive and Cavallo Way are private roads that must be maintained by Prince William County Center, and eventually will need to be repaved, curbing, gutters and sidewalks will ultimately require replacement. Sweetspire will share in the cost of maintenance and repairs.
2. The Sweetspire site is currently approved for an office building. The conditions of approval for that office allow parking on the streets within Prince William County Center.

3. Indoor and outdoor amenities are proposed and can be shared by Prince William County Center residents. Committed specific secondary and accessory uses for use by the larger community. These include:

Pocket Park. A park with seating area is proposed at the corner of Marblestone and Cavallo Way and is available for community-wide use. Sweetspire will be responsible for maintenance of this facility, but will coordinate with the Prince William County Center Owners Association for community-wide special events and holiday celebrations such as:

- farmers markets
- arts and crafts sales and activities
- yard sales other pop-up retail
- music and entertainment
- food and beverage sales and consumption

Additional Community Use Areas. The following will be open for use by residents of Prince William County Center:

- Perimeter walkways, sidewalks and green areas including benches and exercise stations
- On a reservation basis, residents of Prince William County Center can use:
 - Roof top deck
 - Ground level patio
 - Fitness facilities

Will there be time limits and noise controls to prevent negative impacts on the existing neighbors?

In addition to coordinating events with the Prince William County Center Owners Association, maximum sound level standards and time constraints are imposed for the outdoor activities to assure minimal impact on neighbors.

Will there be mixed uses in the multifamily buildings?

Up to 2,000 square feet in the multifamily building next to Prince William Parkway may be used for nonresidential activities. A specific use or service is not proposed at this time, but a broad range of neighborhood-serving uses are permitted. The applicant's intention is to create sustainable opportunities for Prince William County Center and Sweetspire residents, but not attract more traffic to the property. A coffee bar or art guild or program has been discussed.