



Benefit-Cost Analysis

Project Name: Ore Branch Floodplain Restoration Phase II



Map Marker ▲	Mitigation Title	Property Type	Hazard	Discount Rate (%)	Benefits (B)	Costs (C)	BCR (B/C)
1	Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014		Riverine Flood	3.1	\$ 9,161,542	\$ 1,228,754	7.46
2	Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014		Riverine Flood	3.1	\$ 4,701,842	\$ 471,052	9.98
TOTAL (SELECTED)					\$ 13,863,384	\$ 1,699,806	8.16
TOTAL					\$ 13,863,384	\$ 1,699,806	8.16

Property Configuration

Property Title:	Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014
Property Location:	24014, Roanoke City, Virginia
Property Coordinates:	37.25388599431788, -79.95133899150012
Hazard Type:	Riverine Flood
Mitigation Action Type:	Acquisition
Property Type:	Non-Residential Building
Analysis Method Type:	Modeled Damages

Cost Estimation

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Discount Rate (%):	3.1%	Use Default:Yes
Project Useful Life (years):	100	
Project Cost:	\$1,050,636	
Number of Maintenance Years:	100	Use Default:Yes
Annual Maintenance Cost:	\$5,795	

Hazard Probabilities Parameters - Flood

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Lowest Floor Elevation of the Property (ft):	934.57	
Use Default Recurrence Intervals:	Use Default:Yes	
Include Future Precipitation Impacts:	Yes	
Future Precipitation Scenario:	8.5	
Delta Change Factor (%):	59.7	Use Default:Yes

Discharge

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

BEFORE MITIGATION				
Recurrence Interval (years)	Surface Elevation (ft)	Future Water Surface Elevation Due to Climate Change (ft)	Discharge (cfs)	Future Discharge Due to Climate Change (cfs)
10	933.9	936.26	1688	2696
50	937.5	939.74	3354	5356
100	938.5	941.11	4401	7028
500	942	944.29	8229	13142

AFTER MITIGATION				
Recurrence Interval (years)	Surface Elevation (ft)	Future Water Surface Elevation Due to Climate Change (ft)	Discharge (cfs)	Future Discharge Due to Climate Change (cfs)
10	933.9	936.26	1688	2696
50	937.5	939.74	3354	5356
100	938.5	941.11	4401	7028
500	942	944.29	8229	13142

Estimated Annual Damages by Category  
Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Before Mitigation					
Flood Depth (ft)	Recurrence Interval (yr)	Building (\$)	Contents (\$)	Displacement (\$)	Loss of Function (\$)
-5.43	1.11	\$ 0	\$ 0	\$ 0	\$ 0
-2.45	2	\$ 0	\$ 0	\$ 0	\$ 0
-2	2.3	\$ 1,744	\$ 0	\$ 0	\$ 0
0	4.72	\$ 345	\$ 0	\$ 0	\$ 0
0.14	5	\$ 7,743	\$ 2,316	\$ 1,340	\$ 12,348
1.26	8	\$ 7,980	\$ 3,085	\$ 1,064	\$ 17,487
1.86	10.44	\$ 17,261	\$ 6,536	\$ 2,480	\$ 44,167
3.25	20	\$ 11,365	\$ 2,990	\$ 1,444	\$ 23,857
4.09	30	\$ 8,647	\$ 1,687	\$ 967	\$ 14,297
4.68	40	\$ 3,219	\$ 657	\$ 393	\$ 5,848
4.94	45.67	\$ 5,428	\$ 1,143	\$ 715	\$ 10,681
5.48	60	\$ 2,470	\$ 534	\$ 351	\$ 5,262
5.79	70	\$ 1,853	\$ 408	\$ 275	\$ 4,146
6.05	80	\$ 1,441	\$ 323	\$ 223	\$ 3,359
6.28	90	\$ 318	\$ 72	\$ 50	\$ 757
6.34	92.55	\$ 6,023	\$ 1,414	\$ 1,058	\$ 16,040
7.83	200	\$ 1,729	\$ 420	\$ 390	\$ 5,367
8.61	300	\$ 865	\$ 211	\$ 234	\$ 2,902
9.16	400	\$ 917	\$ 224	\$ 267	\$ 3,317
9.99	618.84	\$ 1,677	\$ 436	\$ 497	\$ 0
Total (\$)		\$ 81,024	\$ 22,457	\$ 11,747	\$ 169,836

After Mitigation					
Flood Depth (ft)	Recurrence Interval (yr)	Building (\$)	Contents (\$)	Displacement (\$)	Loss of Function (\$)
Total (\$)		\$ 0	\$ 0	\$ 0	\$ 0

Building Information  
Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Non-Residential Occupancy Type:	COM1: Commercial - Retail Trade
Building is outside hundred-year flood area:	No
Building Type:	Non-Fast Food
Building Is Engineered:	No
NFIP:	No

Standard Benefits - Building

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Depth Damage Curve:	Non-Fast Food (Default)	Use Default:Yes
Building Size (sq.ft):	5,188	
Building Replacement Value (BRV) (\$/sq.ft):	\$100	Use Default:Yes
BRV Distributional Weight Multiplier:	2	
Demolition Threshold (%):	50.00%	Use Default:Yes
Expected Annual Losses due to Building Damages before Mitigation:	\$81,024	
Expected Annual Losses due to Building Damages after Mitigation:	\$0	
Expected Annual Benefits - Building:	\$81,024	

Depth Damage Curve - Building

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Flood Depth (ft)	BEFORE MITIGATION				AFTER MITIGATION			
	Percent (%)	Damage Value (\$)	NFIP (\$)	ICC Fees (\$)	Percent (%)	Damage Value (\$)	NFIP (\$)	ICC Fees (\$)
-2	0.3	3,112.79	0	0	0	0	0	0
-1	0.3	3,112.79	0	0	0	0	0	0
0	1.9	19,714.39	0	0	0	0	0	0
1	19.4	201,294.4	0	0	0	0	0	0
2	32.4	336,182.39	0	0	0	0	0	0
3	41	425,416	0	0	0	0	0	0
4	49.6	514,649.60	0	0	0	0	0	0
5	56.3	1,037,600	0	0	0	0	0	0
6	63.9	1,037,600	0	0	0	0	0	0
7	67.2	1,037,600	0	0	0	0	0	0
8	71.3	1,037,600	0	0	0	0	0	0
9	72.7	1,037,600	0	0	0	0	0	0
10	73.5	1,037,600	0	0	0	0	0	0
11	73.5	1,037,600	0	0	0	0	0	0
12	73.5	1,037,600	0	0	0	0	0	0
13	73.5	1,037,600	0	0	0	0	0	0
14	73.5	1,037,600	0	0	0	0	0	0
15	73.5	1,037,600	0	0	0	0	0	0
16	73.5	1,037,600	0	0	0	0	0	0

## Standard Benefits - Contents

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Contents Value in Dollars: \$0 Use Default: Yes

Expected Annual Losses due to Content  
Damages before Mitigation: \$22,457

Expected Annual Losses due to Content  
Damages after Mitigation: \$0

Expected Annual Benefits - Content: \$22,457

## Depth Damage Curve - Contents

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Flood Depth (ft)	BEFORE MITIGATION		AFTER MITIGATION	
	Percent (%)	Damage Value (\$)	Percent (%)	Damage Value (\$)
-2	0	0	0	0
-1	0	0	0	0
0	0	0	0	0
1	28	75,537.28	0	0
2	49	132,190.24	0	0
3	57	153,772.32	0	0
4	72	194,238.72	0	0
5	80	215,820.8	0	0
6	85	229,309.6	0	0
7	93	250,891.68	0	0
8	93	250,891.68	0	0
9	94	253,589.44	0	0
10	94	253,589.44	0	0
11	94	253,589.44	0	0
12	94	253,589.44	0	0
13	94	253,589.44	0	0
14	94	253,589.44	0	0
15	94	253,589.44	0	0
16	94	253,589.44	0	0

## Standard Benefits - Displacement

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Monthly Displacement Cost (\$/sq.ft/month): 1.55 Use Default: Yes

One-Time Displacement Cost (\$/sq.ft): 1.46 Use Default: Yes

Expected Annual Losses due to Displacement  
Damages before mitigation: \$11,747

Expected Annual Losses due to Displacement  
Damages after Mitigation: \$0

Expected Annual Losses - Displacement: \$11,747

## Depth Damage Curve - Displacement

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Flood Depth (ft)	BEFORE MITIGATION		AFTER MITIGATION	
	Days	Damage Value (\$)	Days	Damage Value (\$)
-2	0	0	0	0
-1	0	0	0	0
0	0	0	0	0
1	45	18,836.70	0	0
2	90	37,673.40	0	0
3	135	56,510.11	0	0
4	180	99,140.54	0	0
5	225	123,925.68	0	0
6	270	148,710.82	0	0
7	315	173,495.95	0	0
8	360	245,868.55	0	0
9	405	276,602.12	0	0
10	450	307,335.69	0	0
11	450	307,335.69	0	0
12	450	118,968.65	0	0
13	450	118,968.65	0	0
14	450	118,968.65	0	0
15	450	118,968.65	0	0
16	450	118,968.65	0	0

## Standard Benefits - Loss of Function/Loss of Income

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Annual Operating Budget: \$3,181,496

Loss of Function/Loss of Income Per Day: \$0

Expected Annual Losses due to Loss of  
Function/Loss of Income before mitigation: \$169,836Expected Annual Losses due to Loss of  
Function/Loss of Income after mitigation: \$0Expected Annual Benefits - Expected Annual  
Benefits - Loss of Function/Loss of Income: \$169,836

### Depth Damage Curve - Loss of Function/Loss of Income

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Flood Depth (ft)	BEFORE MITIGATION		AFTER MITIGATION	
	Days	Damage Value (\$)	Days	Damage Value (\$)
-2	0	0	0	0
-1	0	0	0	0
0	0	0	0	0
1	45	392,239.23	0	0
2	90	784,478.46	0	0
3	135	1,176,717.69	0	0
4	180	1,568,956.93	0	0
5	225	1,961,196.16	0	0
6	270	2,353,435.39	0	0
7	315	2,745,674.63	0	0
8	360	3,137,913.86	0	0
9	405	3,530,153.09	0	0
10	450	3,922,392.32	0	0
11	450	3,922,392.32	0	0
12	450	3,922,392.32	0	0
13	450	3,922,392.32	0	0
14	450	3,922,392.32	0	0
15	450	3,922,392.32	0	0
16	450	3,922,392.32	0	0

### Standard Benefits - Street Maintenance Costs

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Total Annual Street Maintenance Budget (\$): \$0

Number of Street Miles Maintained: 0

Street Miles that will not require future maintenance: 0

Expected Annual Street Maintenance Benefits: \$0

### Standard Benefits - Volunteer Costs

Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014

Number of Volunteers (volunteers/event): 0

Number of Days of Lodging: 0

Expected Annual Volunteer Benefits: \$0



Standard Benefits - Ecosystem Services		
Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014		
Total Project Area (acres):	0.35	
Percentage of Urban Green Open Space:	0.00%	
Percentage of Rural Green Open Space:	0.00%	
Percentage of Riparian:	100.00%	
Percentage of Coastal Wetlands:	0.00%	
Percentage of Inland Wetlands:	0.00%	
Percentage of Forests:	0.00%	
Percentage of Coral Reefs:	0.00%	
Percentage of Shellfish Reefs:	0.00%	
Percentage of Beaches and Dunes:	0.00%	
Expected Annual Ecosystem Services Benefits:	\$13,020	

Benefits-Costs Summary		
Acquisition @ 1953 Franklin Rd SW, Roanoke, Virginia, 24014		
Discount Rate (%):	3.1%	Use Default:Yes
Total Standard Mitigation Benefits:	\$9,161,542	
Total Social Benefits:	\$0	
Total Mitigation Project Benefits:	\$9,161,542	
Total Mitigation Project Cost:	\$1,228,754	
Benefit Cost Ratio - Standard:	7.46	
Benefit Cost Ratio - Standard + Social:	7.46	

Property Configuration

Property Title:	Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014
Property Location:	24014, Roanoke City, Virginia
Property Coordinates:	37.25408699235604, -79.95118702759555
Hazard Type:	Riverine Flood
Mitigation Action Type:	Acquisition
Property Type:	Non-Residential Building
Analysis Method Type:	Modeled Damages

Cost Estimation

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Discount Rate (%):	3.1%	Use Default:Yes
Project Useful Life (years):	100	
Project Cost:	\$405,741	
Number of Maintenance Years:	100	Use Default:Yes
Annual Maintenance Cost:	\$2,125	

Hazard Probabilities Parameters - Flood

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Lowest Floor Elevation of the Property (ft):	932.41	
Use Default Recurrence Intervals:	Use Default:Yes	
Include Future Precipitation Impacts:	Yes	
Future Precipitation Scenario:	8.5	
Delta Change Factor (%):	59.7	Use Default:Yes

Discharge  
Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

BEFORE MITIGATION				
Recurrence Interval (years)	Surface Elevation (ft)	Future Water Surface Elevation Due to Climate Change (ft)	Discharge (cfs)	Future Discharge Due to Climate Change (cfs)
10	933.5	935.83	1688	2696
50	937	939.47	3354	5356
100	938	940.91	4401	7028
500	942	944.23	8229	13142

AFTER MITIGATION				
Recurrence Interval (years)	Surface Elevation (ft)	Future Water Surface Elevation Due to Climate Change (ft)	Discharge (cfs)	Future Discharge Due to Climate Change (cfs)
10	933.5	935.83	1688	2696
50	937	939.47	3354	5356
100	938	940.91	4401	7028
500	942	944.23	8229	13142

Estimated Annual Damages by Category  
Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Before Mitigation					
Flood Depth (ft)	Recurrence Interval (yr)	Building (\$)	Contents (\$)	Displacement (\$)	Loss of Function (\$)
-4.01	1.11	\$ 0	\$ 0	\$ 0	\$ 0
-2	1.53	\$ 130	\$ 0	\$ 0	\$ 0
-0.92	2	\$ 256	\$ 0	\$ 0	\$ 0
0	2.63	\$ 3,189	\$ 0	\$ 0	\$ 0
1.8	5	\$ 6,170	\$ 2,322	\$ 876	\$ 22,533
2.97	8	\$ 2,985	\$ 1,095	\$ 459	\$ 12,385
3.6	10.44	\$ 7,343	\$ 2,045	\$ 1,042	\$ 25,372
5.06	20	\$ 3,933	\$ 843	\$ 543	\$ 11,857
5.93	30	\$ 1,967	\$ 445	\$ 307	\$ 6,744
6.54	40	\$ 732	\$ 172	\$ 122	\$ 2,692
6.82	45.67	\$ 1,235	\$ 296	\$ 218	\$ 4,824
7.39	60	\$ 562	\$ 136	\$ 105	\$ 2,334
7.71	70	\$ 421	\$ 102	\$ 82	\$ 1,819
7.98	80	\$ 328	\$ 79	\$ 73	\$ 1,462
8.22	90	\$ 72	\$ 18	\$ 18	\$ 328
8.28	92.55	\$ 1,370	\$ 334	\$ 376	\$ 6,808
9.85	200	\$ 393	\$ 96	\$ 118	\$ 2,148
10.66	300	\$ 197	\$ 48	\$ 60	\$ 1,082
11.24	400	\$ 209	\$ 51	\$ 40	\$ 1,148
12.11	618.84	\$ 381	\$ 99	\$ 113	\$ 0
Total (\$)		\$ 31,873	\$ 8,181	\$ 4,555	\$ 103,536

After Mitigation					
Flood Depth (ft)	Recurrence Interval (yr)	Building (\$)	Contents (\$)	Displacement (\$)	Loss of Function (\$)
Total (\$)		\$ 0	\$ 0	\$ 0	\$ 0

Building Information  
Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Non-Residential Occupancy Type:	COM1: Commercial - Retail Trade
Building is outside hundred-year flood area:	No
Building Type:	Non-Fast Food
Building Is Engineered:	No
NFIP:	No

Standard Benefits - Building

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Depth Damage Curve:	Non-Fast Food (Default)	Use Default:Yes
Building Size (sq.ft):	1,180	
Building Replacement Value (BRV) (\$/sq.ft):	\$100	Use Default:Yes
BRV Distributional Weight Multiplier:	2	
Demolition Threshold (%):	50.00%	Use Default:Yes
Expected Annual Losses due to Building Damages before Mitigation:	\$31,873	
Expected Annual Losses due to Building Damages after Mitigation:	\$0	
Expected Annual Benefits - Building:	\$31,873	

Depth Damage Curve - Building

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Flood Depth (ft)	BEFORE MITIGATION				AFTER MITIGATION			
	Percent (%)	Damage Value (\$)	NFIP (\$)	ICC Fees (\$)	Percent (%)	Damage Value (\$)	NFIP (\$)	ICC Fees (\$)
-2	0.3	708	0	0	0	0	0	0
-1	0.3	708	0	0	0	0	0	0
0	1.9	4,484	0	0	0	0	0	0
1	19.4	45,784	0	0	0	0	0	0
2	32.4	76,464	0	0	0	0	0	0
3	41	96,760	0	0	0	0	0	0
4	49.6	117,056	0	0	0	0	0	0
5	56.3	236,000	0	0	0	0	0	0
6	63.9	236,000	0	0	0	0	0	0
7	67.2	236,000	0	0	0	0	0	0
8	71.3	236,000	0	0	0	0	0	0
9	72.7	236,000	0	0	0	0	0	0
10	73.5	236,000	0	0	0	0	0	0
11	73.5	236,000	0	0	0	0	0	0
12	73.5	236,000	0	0	0	0	0	0
13	73.5	236,000	0	0	0	0	0	0
14	73.5	236,000	0	0	0	0	0	0
15	73.5	236,000	0	0	0	0	0	0
16	73.5	236,000	0	0	0	0	0	0

## Standard Benefits - Contents

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Contents Value in Dollars: \$0 Use Default: Yes

Expected Annual Losses due to Content  
Damages before Mitigation: \$8,181

Expected Annual Losses due to Content  
Damages after Mitigation: \$0

Expected Annual Benefits - Content: \$8,181

## Depth Damage Curve - Contents

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Flood Depth (ft)	BEFORE MITIGATION		AFTER MITIGATION	
	Percent (%)	Damage Value (\$)	Percent (%)	Damage Value (\$)
-2	0	0	0	0
-1	0	0	0	0
0	0	0	0	0
1	28	17,180.8	0	0
2	49	30,066.4	0	0
3	57	34,975.2	0	0
4	72	44,179.2	0	0
5	80	49,088	0	0
6	85	52,156	0	0
7	93	57,064.8	0	0
8	93	57,064.8	0	0
9	94	57,678.4	0	0
10	94	57,678.4	0	0
11	94	57,678.4	0	0
12	94	57,678.4	0	0
13	94	57,678.4	0	0
14	94	57,678.4	0	0
15	94	57,678.4	0	0
16	94	57,678.4	0	0

## Standard Benefits - Displacement

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Monthly Displacement Cost (\$/sq.ft/month): 1.55 Use Default: Yes

One-Time Displacement Cost (\$/sq.ft): 1.46 Use Default: Yes

Expected Annual Losses due to Displacement  
Damages before mitigation: \$4,555

Expected Annual Losses due to Displacement  
Damages after Mitigation: \$0

Expected Annual Losses - Displacement: \$4,555

## Depth Damage Curve - Displacement

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Flood Depth (ft)	BEFORE MITIGATION		AFTER MITIGATION	
	Days	Damage Value (\$)	Days	Damage Value (\$)
-2	0	0	0	0
-1	0	0	0	0
0	0	0	0	0
1	45	4,284.36	0	0
2	90	8,568.73	0	0
3	135	12,853.10	0	0
4	180	22,549.31	0	0
5	225	28,186.64	0	0
6	270	33,823.97	0	0
7	315	39,461.30	0	0
8	360	55,922.30	0	0
9	405	62,912.58	0	0
10	450	69,902.87	0	0
11	450	69,902.87	0	0
12	450	27,059.17	0	0
13	450	27,059.17	0	0
14	450	27,059.17	0	0
15	450	27,059.17	0	0
16	450	27,059.17	0	0

## Standard Benefits - Loss of Function/Loss of Income

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Annual Operating Budget: \$1,053,504

Loss of Function/Loss of Income Per Day: \$0

Expected Annual Losses due to Loss of  
Function/Loss of Income before mitigation: \$103,536Expected Annual Losses due to Loss of  
Function/Loss of Income after mitigation: \$0Expected Annual Benefits - Expected Annual  
Benefits - Loss of Function/Loss of Income: \$103,536

### Depth Damage Curve - Loss of Function/Loss of Income

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Flood Depth (ft)	BEFORE MITIGATION		AFTER MITIGATION	
	Days	Damage Value (\$)	Days	Damage Value (\$)
-2	0	0	0	0
-1	0	0	0	0
0	0	0	0	0
1	45	129,884.05	0	0
2	90	259,768.10	0	0
3	135	389,652.16	0	0
4	180	519,536.21	0	0
5	225	649,420.27	0	0
6	270	779,304.32	0	0
7	315	909,188.38	0	0
8	360	1,039,072.43	0	0
9	405	1,168,956.49	0	0
10	450	1,298,840.54	0	0
11	450	1,298,840.54	0	0
12	450	1,298,840.54	0	0
13	450	1,298,840.54	0	0
14	450	1,298,840.54	0	0
15	450	1,298,840.54	0	0
16	450	1,298,840.54	0	0

### Standard Benefits - Street Maintenance Costs

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Total Annual Street Maintenance Budget (\$): \$0

Number of Street Miles Maintained: 0

Street Miles that will not require future maintenance: 0

Expected Annual Street Maintenance Benefits: \$0

### Standard Benefits - Volunteer Costs

Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014

Number of Volunteers (volunteers/event): 0

Number of Days of Lodging: 0

Expected Annual Volunteer Benefits: \$0



Standard Benefits - Ecosystem Services	
Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014	
Total Project Area (acres):	0.13
Percentage of Urban Green Open Space:	0.00%
Percentage of Rural Green Open Space:	0.00%
Percentage of Riparian:	100.00%
Percentage of Coastal Wetlands:	0.00%
Percentage of Inland Wetlands:	0.00%
Percentage of Forests:	0.00%
Percentage of Coral Reefs:	0.00%
Percentage of Shellfish Reefs:	0.00%
Percentage of Beaches and Dunes:	0.00%
Expected Annual Ecosystem Services Benefits:	\$4,836

Benefits-Costs Summary	
Acquisition @ 1941 Franklin Rd SW, Roanoke, Virginia, 24014	
Discount Rate (%):	3.1%    Use Default:Yes
Total Standard Mitigation Benefits:	\$4,701,842
Total Social Benefits:	\$0
Total Mitigation Project Benefits:	\$4,701,842
Total Mitigation Project Cost:	\$471,052
Benefit Cost Ratio - Standard:	9.98
Benefit Cost Ratio - Standard + Social:	9.98