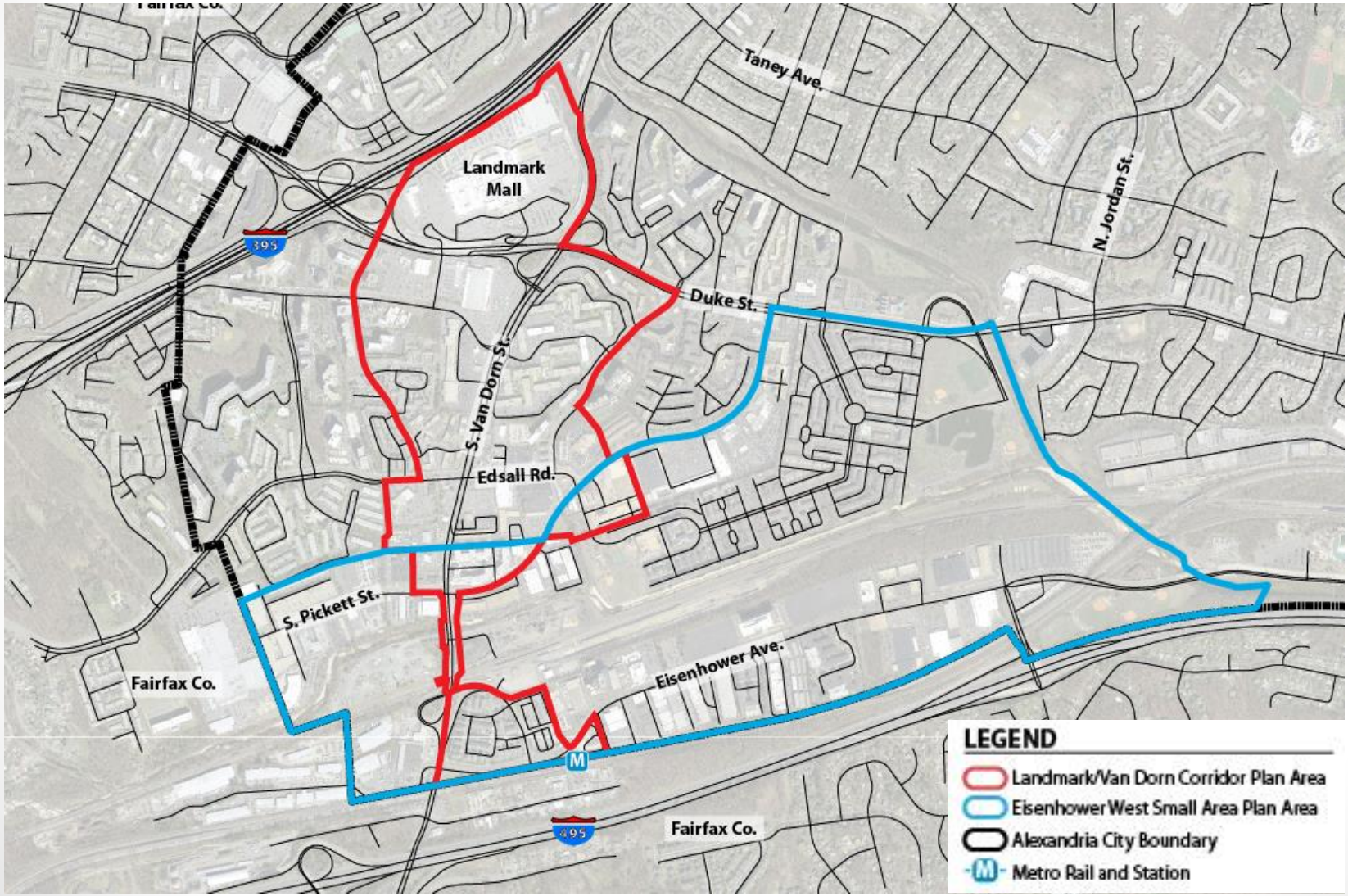
Eisenhower West/Landmark Van Dorn Developer Contribution Policy

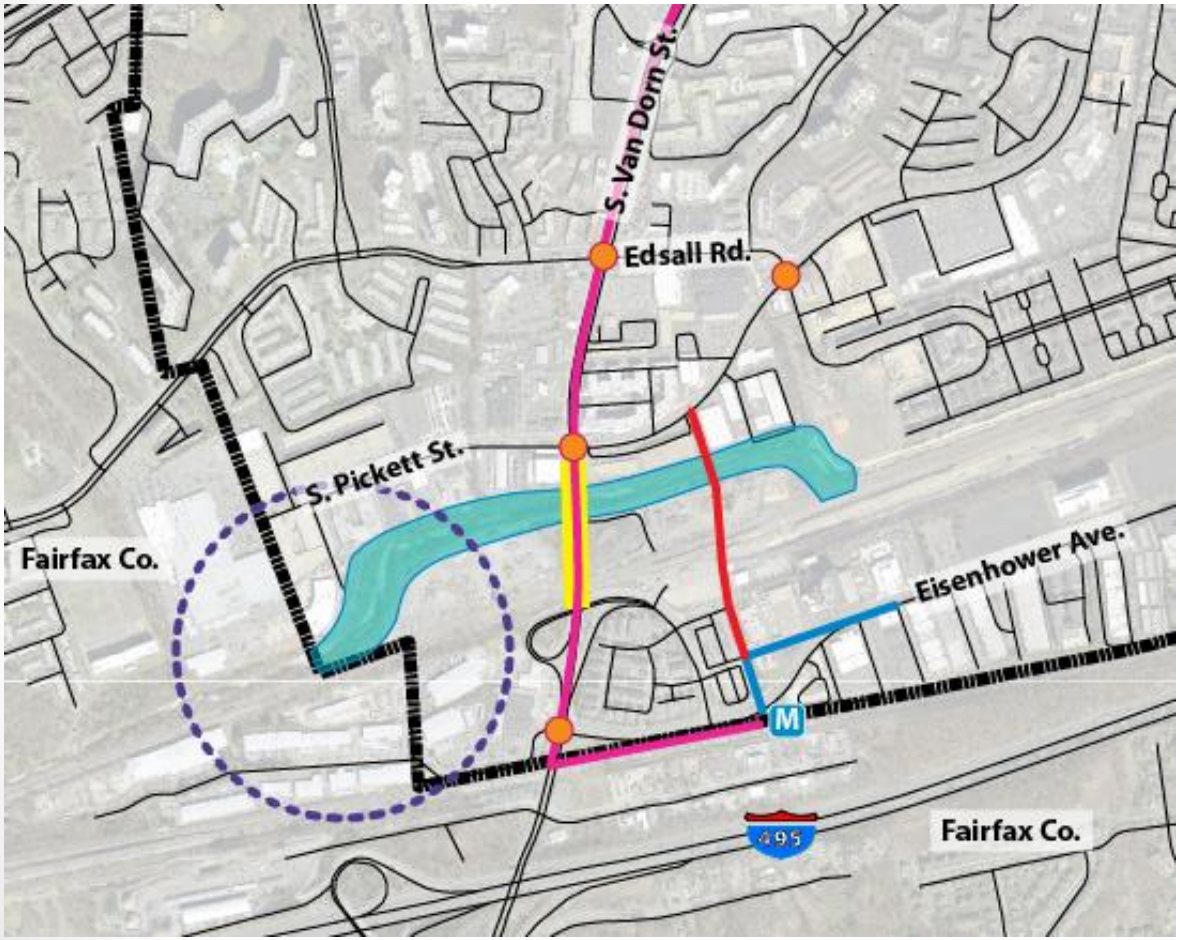
City Council Hearing

11/17/2018

Eisenhower West/Landmark Van Dorn Plan Areas



Recommended Infrastructure Improvements

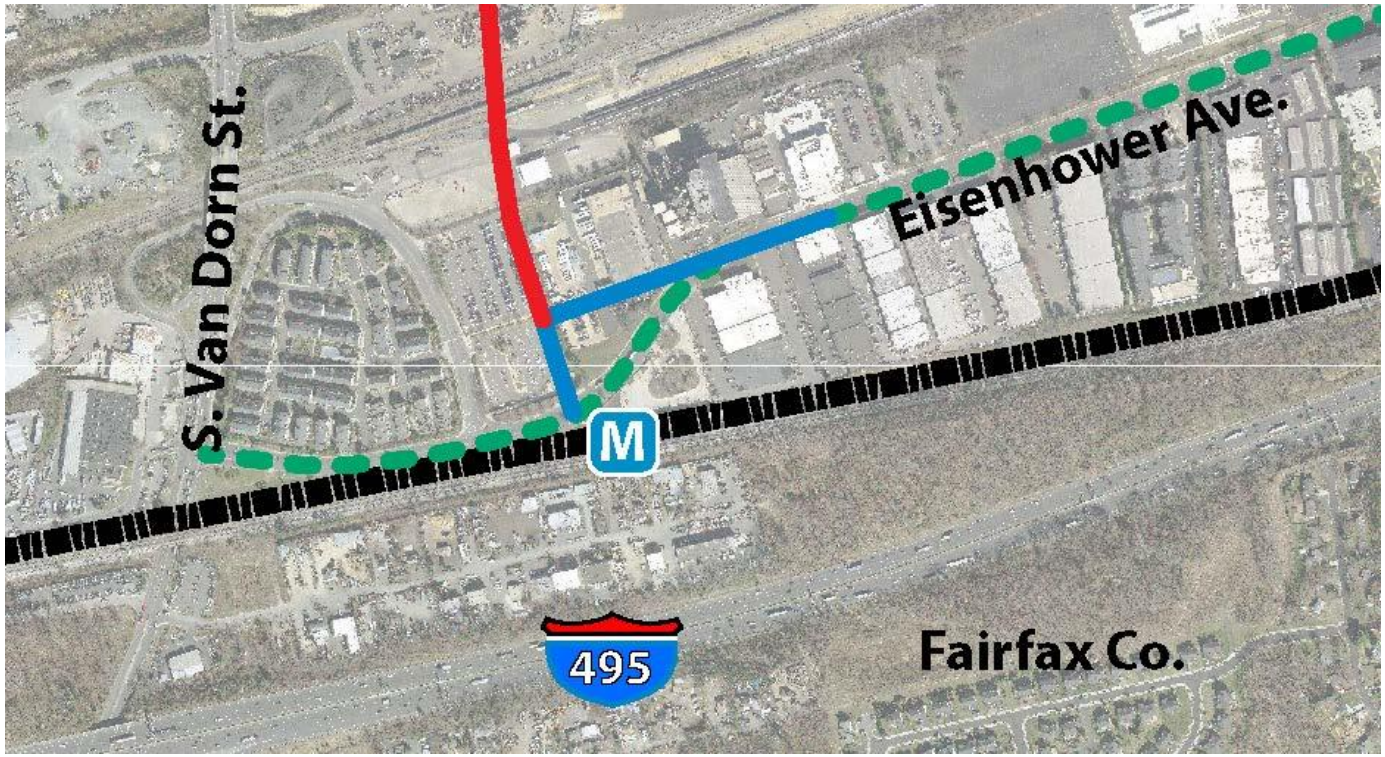


LEGEND

- Spot Improvements
- Van Dorn Bridge Widening
- Backlick Run Park Improvements
- Eisenhower Ave. Straightening
- Multimodal Bridge
- West End Transit Way
- Farrington Connector Area
- Alexandria City Boundary
- Metro Rail and Station

A Revitalized Backlick Run

Realignment of Eisenhower Avenue



LEGEND

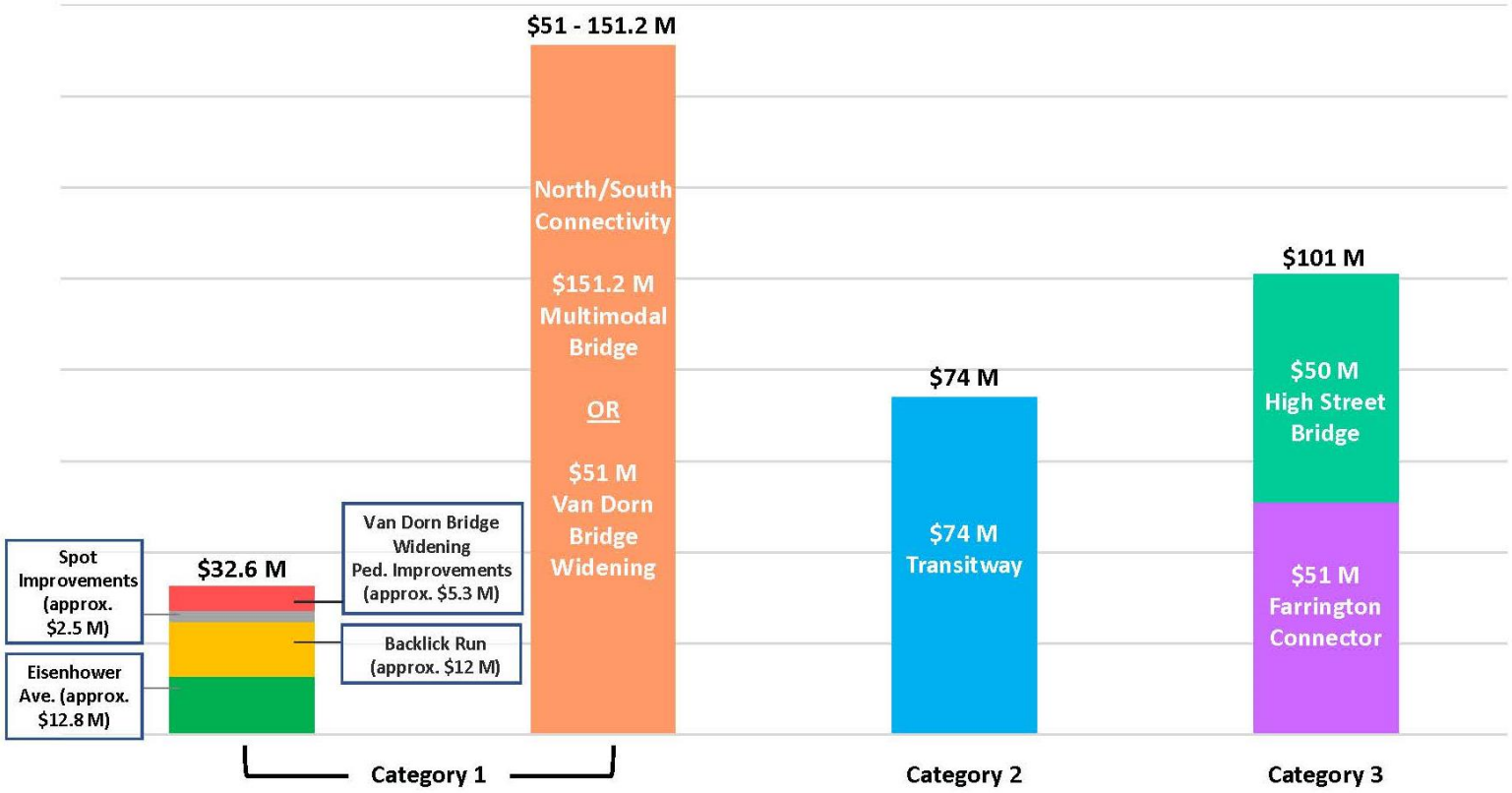
- Eisenhower Ave. Straightening
- Existing Eisenhower Ave. Alignment
- Multimodal Bridge
- Alexandria City Boundary
- M Metro Rail and Station

Sources of Funding for Recommended Improvements

- Developer contributions through new development
- City incremental tax revenue (20%) as budgeted through the CIP program
- Federal and state grant funding

Source	Total Estimated Revenue in 2018 Dollars (millions)
Redevelopment – Catalyst Phase ($3.00/SF)	$ 9.0
Redevelopment – Non-Catalyst Phase ($7.00/SF)	$ 42.0
City 20% Incremental Tax Revenue	$ 38.0 – $ 45.0
Total	$ 89.0 – $ 96.0

Projected Estimated Costs (2018 Dollars)



Milestones for Policy Development

Trigger (Year or SF)	Task
2018	Adoption of Developer Contribution Policy and Implementation Fund
1.5 Million SF	Review of developer contributions received to date and prioritization of plan improvements; Review of Multimodal Bridge, Van Dorn widening and Alternative options; based on cost estimates
3 Million SF	Evaluation and further traffic analysis of remaining infrastructure improvements, including Multimodal Bridge; Updated cost estimates; Prioritize plan improvements; review contribution rate
7-9 Million SF	Multimodal Bridge, Van Dorn widening, or other alternatives design and construction

Note: SF referenced above is based on approved development special use permits.

Summary of Recommendations

Phase	Redevelopment Threshold (Square Feet - SF)	Rate per SF (Notes 1-5 as applicable below)
Catalyst	Up to 3,000,000	$3.00
Non-Catalyst	> 3,000,000	$7.00

1. SF is defined as Net FAR as defined by the Zoning Ordinance.
2. Projects that have filed a complete preliminary Development Special Use Permit prior to the approval of this policy are not subject to the developer contribution formula.
3. The Catalyst rate is vested with the approval of a Development Special Use Permit (DSUP) and is subject to expiration if the DSUP approval expires; a DSUP extension does not lock in the Catalyst rate.
4. Bonus density achieved through Section 7-700 of the Zoning Ordinance will not be required to pay the developer contribution.
5. Rate is subject to annual adjustment for inflation using the CPI-U index for the Washington metro area.