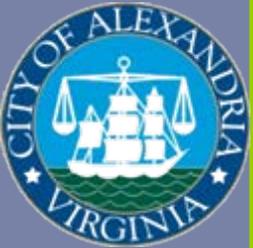


Community Meeting February 26, 2009





- Award-winning real estate economists and public benefit development advisors
- Experts in transit oriented development, industrial land use and reuse, and fiscal Impact analyses

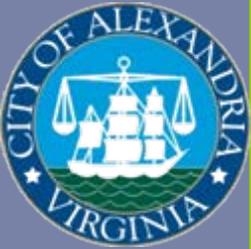


- Industry leader in engineering, environmental, and construction services to public and private clients worldwide

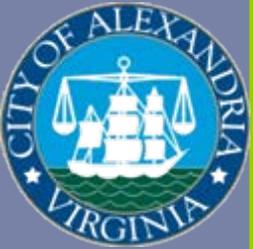


- Leading national employee-owned architectural, engineering and consulting firm





- Focus on the costs and opportunities involved in redeveloping industrial sites into mixed-use communities
 - Study will provide the background information necessary to begin the Eisenhower West small area plan
-



■ Covanta Energy From Waste (EFW) Facility

- Serves Alexandria and Arlington County
- Processes about 975 tons of municipal waste daily
- Produces about 23 MW of electricity
- Four acre site
- About 48 employees
- Development Site Plan (DSP) approved in 1998
- Zoning: OCM(100) - Office Commercial Medium (public utilities allowed with SUP)
- HDR will perform analysis

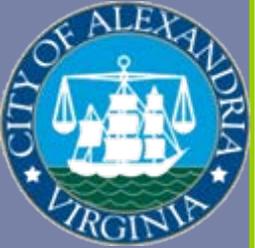




■ Virginia Paving Company

- Established in 1960
- Subsidiary of Lane Construction Corporation, since 2001
- Provides asphalt and recycles used road material for reuse
- 10 acre site
- About 150 employees
- Most recent Special Use Permit (SUP) approved in 2006
- Zoning: I - Industrial (allowed with SUP)
- Established Virginia Paving Liaison Committee

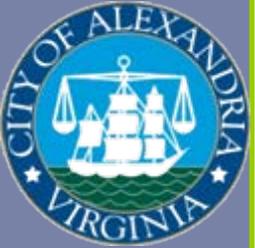




■ Vulcan Materials

- Provides aggregate for construction
- Transfer point: quarry material brought in by rail for distribution to customers
- Publicly traded company headquartered in Birmingham, AL
- 14 acre site
- About 5 employees
- Most recent SUP approved in 2006
- Zoning: I - Industrial (allowed with SUP)

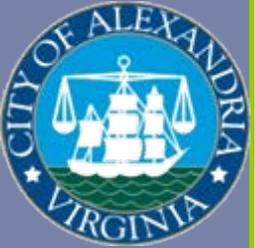




■ Norfolk Southern Ethanol Transloading Facility

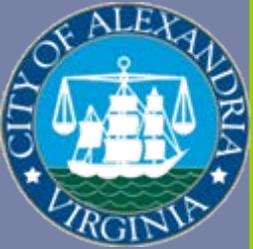
- Transloading facility for several decades
- Ethanol transloading began operation in April, 2008
- Ethanol comes in on Norfolk Southern rail cars and is later transferred to tanker trucks
- Established Norfolk Southern Community Monitoring Group
- Subject of pending litigation
- Recent NTSB decision
- Zoning: UT - Utilities and Transportation





Compare Economic and Environmental Conditions: Existing Industrial Uses and Redevelopment Alternatives

- Direct Costs of Redevelopment
 - Relocation
 - Remediation, new infrastructure
 - Market Feasibility of New Mixed Use Development
 - Market potential for new development over time
 - Take into account ULI Study, Landmark/Van Dorn Small Area Plan, and other relevant City initiatives
 - Impacts
 - Net change in jobs, net change in tax revenue
 - Net change in air quality from vehicles and operations
 - Environmental sustainability
 - Economic sustainability
 - Quality of life
-



- Role of Industry in Community, City and Region
- Attraction of Private Capital to Fund Clean Up and Redevelopment
- City Actions to Accelerate or Create the Market
- Tax Benefits of Mixed-Use Communities
- Cost of Additional Infrastructure and Municipal Services



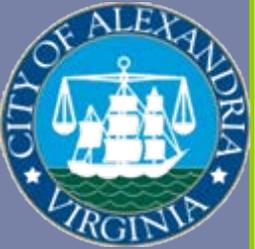


- **Analyze the Costs / Impacts of Changing Heavy Industrial Uses**
 - Direct Costs:
 - Relocation - replacement sites and moving costs
 - Remediation or clean up of existing sites
 - Impacts:
 - Cost of industrial goods and services to Alexandria and Region
 - Loss of tax revenue from industrial uses
 - Community benefits and drawbacks of relocation
 - Loss of industrial jobs
 - Environmental impacts
-



- **Analyze Market and Financial Feasibility of New Urban Mixed-Use Development**
 - Market (short and longer term)
 - Financial Return Over Time
 - Use of Private Capital for Remediation/Redevelopment

 - **Summarize and Compare Costs and Benefits of Status Quo Versus Future Alternative**
 - Short Term Costs and Benefits
 - Longer Term Costs and Benefits
 - Strategies for Further Study
-

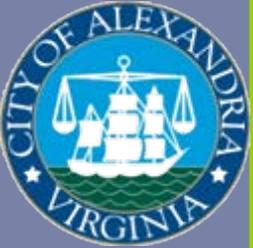


■ Stakeholder Interviews

- Seventeen interviews conducted
- Representatives of nearby residential communities, business organizations, the businesses under study, and City staff
- Concerns included
 - Employment
 - City's Fiscal Health
 - Long Term Environmental Sustainability
 - Access to goods and services
 - Quality of Life

■ Next Steps – Community Meetings

- Next community meeting: May 2009
 - Report on findings
 - Elicit community comments
 - Presentation to City Council: June 2009
-



For More Information

<http://alexandriava.gov/industrialstudy>

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- Call (703) 838-4666





Questions, Comments, Ideas...

