

STATEMENT FROM THE CITY OF ALEXANDRIA
MARCH 4, 2010

CONFIRMATION THAT OLD TOWN GREENS IS NOT SUBJECT TO POTOMAC
YARD CDD METRORAIL STATION SPECIAL TAX DISTRICT CONDITION

There have been several questions regarding which developments within Potomac Yard should be required to participate within a special taxing district to help finance the construction of a future Metrorail station. All of Potomac Yard (*Attached*) is located within the Potomac Yard/Potomac Greens Small Area Plan and the zoning designation for Potomac Yard is a Coordinated Development District (“CDD”).

The current condition regarding participation within a special taxing district was approved in 1999 as part of the approval of the CDD Concept Plan. The CDD Concept Plan requires the area of Potomac Yard subject to the 1999 approval to cooperate, if requested, in establishing a special tax district to assist in the financing of the construction of a Metrorail station.

The special use permit for the 273 units within Old Town Greens was approved in 1995. The subsequent Potomac Yard approval in 1999 specifically excludes the Old Town Greens development because it had already been approved and was substantially complete. Therefore, Old Town Greens is not subject to the 1999 CDD - zoning condition which requires cooperation and participation within a special taxing district. The remainder of Potomac Yard, including Potomac Greens, was contemplated in City Council’s 1999 actions to participate in a special taxing district if one was created.

The zoning conditions do not require Old Town Greens to participate as a part of a special taxing district. While the zoning condition is not a prerequisite for the City to include an area in a special taxing district, City and consultant staff building the Metrorail station financial model will now exclude Old Town Greens from any further special tax district consideration. New options to be considered at the staff level in further refining the model include possibly creating for other low density Potomac Yard land bays (such as Potomac Greens) a lower special tax district rate than the modeled 20¢ per \$100 of value, as well as a start date for such a different special tax district to be coincident with the opening of the Metrorail station (about 2017). These new options will also have to undergo a financial, policy and legal review.

