



*City of Alexandria, Virginia.*

*301 King Street, Suite 2300  
Alexandria, Virginia 22314*

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10-14-03



MEMORANDUM

DATE: October 9, 2003

TO: MAYOR AND MEMBERS OF CITY COUNCIL

CC: PHILLIP SUNDERLAND, CITY MANAGER  
EILEEN FOGARTY, PLANNING DIRECTOR  
PLANNING COMMISSION

FROM: COUNCILMEN ROBERT KRUPICKA AND PAUL SMEDBERG *RS*

SUBJECT: DEVELOPMENT PLANNING & EVALUATION

Below is a discussion of two items we will mention during orals at the upcoming City Council meeting. We ask for your consideration and support for both items.

**Item 1:** We share concern about the enforcement of SUP's, particularly SUP provisions that are critical for the safe and effective implementation of the overall SUP plan as well as the general public good. We ask you to join with us in asking that City staff develop procedures to identify and enforce critical SUP elements, with specific attention to those SUP provisions that provide critical infrastructure enhancements as well as benefits to the greater Alexandria community. In addition, we ask that city staff develop monitoring plans to ensure that such provisions are implemented on time and according to plan and to also develop incentives and appropriate penalties to further encourage compliance with the designated provisions.

**Item 2:** We ask for Council support in our request to City staff to report back to Council with a recommended format for Project Impact Statements to accompany development projects reviewed by City Council.

We request staff's input on the implementation of project impact statements for development in Alexandria. In order for us to appropriately balance Alexandria's resources during the decision making process, we need to understand the fiscal and infrastructure impacts of new development projects. We believe that Alexandria's land use evaluation processes would benefit from impact statements on projects that meet pre-determined criteria of size and/or location.

We recognize that some of this information is already provided as part of development analysis. We are not looking to re-invent information that is already available. Instead, we simply want to pull it together with other relevant information so that a complete

picture of each development project can be presented in an easy to understand and consistent format.

We also understand the limitations of staff resources and time, so would appreciate feedback regarding the most efficient approach for such a report. In general, we believe it would be beneficial for impact reports to address:

- The economic impact of the project for Alexandria's tax base.
- Community benefits gained from the project (e.g., Does it create new parks or public open space, increase/improve City infrastructure, provide new pedestrian benefits, add to Alexandria's tree canopy or provide funds to the open space fund, provide affordable housing, provide new recreation opportunities? etc.)
- Projected economic externalities from the project (e.g., Will it encourage small business growth, support existing businesses?)
- Projected transportation infrastructure impacts associated with the project and its compatibility with existing infrastructure (e.g., Does the project impact the rating of city roads? Does it impact infrastructure?)
- Mass transit impact (e.g. Will it lead to an increase in ridership? Does it create a need for new a bus stop or other capacity? etc.)
- Projected impact on School resources.
- Projected impact on fire and police resources.
- Impact on sewer and storm water infrastructure.

As an example of another jurisdiction's activities in this regard, we have attached the summary of a Project Impact statement used in Las Vegas, NV.



## CURRENT PLANNING DIVISION

### PROJECT IMPACT STATEMENTS (S.B. 191)

#### Impact Statements S.B. 191 (Excerpts)

A person who proposes to develop a project of significant impact as described below within the Las Vegas urban growth zone, shall submit an **impact statement** to the County. The **impact statement** must be submitted along with the appropriate application form *at the time of filing*.

**Project of Significant Impact** as used here means a project that would create:

- (a) Final maps or planned unit developments of 500 units or more;
- (b) Tourist accommodations of 300 units or more;
- (c) A commercial or industrial facility generating more than 3,000 average daily vehicle trips; or
- (d) A nonresidential development encompassing more than 160 acres.

An **impact statement** must set forth:

- (a) The number of vehicle trips that the project will generate, estimated by applying to the proposed project the average trip rates for the peak days and hours established by the Institute of Transportation Engineers or its successor.
- (b) The estimated number of additional pupils for each elementary school, junior high or middle school, and high school that the project will cause to be enrolled in local schools.
- (c) The quantity of sewage effluent that the project will generate, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that will be created by the project.
- (d) The quantity of water that the project will demand during and after its construction, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project.
- (e) The increase in quantity of storm water runoff that the project will generate, estimated by using standard hydrologic methods.
- (f) The distance from the site on which the project will be located to the nearest facilities from which fire-fighting, police and emergency services are provided, including, without limitation, facilities that are planned, but not yet constructed, and facilities which have been included in a plan for capital improvements prepared by the appropriate local government pursuant to NRS 278.0226.
- (g) The existing and planned capacities of schools, roads, sources of water supply and facilities for wastewater and flood control that will be affected by the project. This information must be obtained from the appropriate local providers of those services.

(h) A brief statement setting forth the anticipated effect of the project on housing, mass transit, open space and recreation.

The **impact statement** may include by reference any information or data relevant to such a statement that is a matter of public record or is generally available to the public, including, without limitation, information:

(a) Contained in a report required by another federal or state law or local ordinance, or as a condition imposed as a part of the process for approving the project; or

(b) Regarding a phase of a project that consists of multiple phases of construction, if information pertaining to that phase has already been disclosed in a report pertaining to another phase or to the project as a whole.

**The County shall not approve such a project unless:**

(a) An impact statement has been submitted for the project.

(b) The County determines that the appropriate local school district has been given an opportunity to review the project pursuant to NRS 278.346, if the provisions of that section are applicable.

(c) The County determines that the capacities of roads, sources of water supply and facilities for wastewater and flood control will be sufficient to support the project. The County may approve a project with respect to which the capacities of roads, sources of water supply or facilities for wastewater and flood control will not be sufficient to support the project if the County requires the person who proposes to develop the project to carry out appropriate measures of mitigation to reduce the impact of the project on those elements of infrastructure.

The rules concerning impact statements do not apply with respect to real property that is subject to a development agreement with a local government if the development agreement became effective before the effective date of this act.



*This page was last revised: July 12, 2001*

