

ORDINANCE NO. 4722

AN ORDINANCE to authorize creation of Tier II Potomac Yard Metrorail Station Special Services District, pursuant to Va. Code Section 15.2-2400, et seq.

WHEREAS, pursuant to Va. Code Section 15.2-2400, et seq., the City of Alexandria is authorized to establish service districts for portions of the City for the purpose of providing additional, more complete or more timely governmental services than may be needed or desired in the remainder of the City; and

WHEREAS, based upon the development approvals previously recommended by the Planning Commission and passed by City Council, as well as other approvals passed by City Council related to the Potomac Yards area in the City, the City Council has determined that a need exists to fund the research, planning, approvals and construction of a Metrorail Station as a feature of Potomac Yards, as well as other infrastructure related thereto, through the creation of a service district to be known as the Tier II Potomac Yard Metrorail Station Special Services District (hereafter the "PYM-II Service District");

NOW, THEREFORE, THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the PYM-II Service District is hereby established, with the boundaries thereof and parcels included therein as described in the notice previously published pursuant to Va. Code Section 15.2-2400 and -2402, which is attached hereto as Exhibit A, with a service tax rate not to exceed ten cents per one hundred dollars of assessed value exclusive of all other applicable taxes. This tax is not to be applicable until January 1 of the first calendar year after the Potomac Yard Metrorail Station is open to the public for revenue service.

Section 2. That the PYM-II Service District is established for the purpose of providing facilities and services related to the construction of the Potomac Yard Metro Station, including, but not limited to, studies, assessments and analysis of environmental and other impacts, any required local, state or federal governmental approvals, environmental preservation and mitigation, acquisition of real property or temporary and permanent easements therein, temporary or permanent relocation of roadways, rail lines or other infrastructure, and construction of the station, rail crossings, bridges, walkways and any other related infrastructure. The City will use revenues from the PYM-II Service District to construct a pedestrian bridge over the existing rail lines from Potomac Greens to Potomac Yards, whether or not the other infrastructure referenced herein is completed.

Section 3. That the planned facilities may be constructed and planned services provided by the City alone, in partnership with or by the Washington Metropolitan Area Transit Authority, via contractors or other third parties, subject to applicable management and oversight by the City pursuant to appropriate governing contracts, leases, or other agreements.

Section 4. That the benefits to be expected from the creation of the PYM-II Service District and the provision of the aforesaid facilities and services within said District include,

without limitation, increased and more timely transit capacity, minimizing impact on neighboring areas, increased quality of life for area residents, reduction in vehicular traffic and the creation of a vibrant, dynamic urban mixed-use development within Potomac Yards.

Section 5. That staff is directed to promptly prepare an appropriate implementation ordinance codifying the PYM-II Service District in Title 3 of the City Code.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Final Passage: June 25, 2011



A Public Hearing will be held by the City Council of the City of Alexandria, Virginia, in the Council Chambers, City Hall, City of Alexandria, Virginia, on Saturday, June 25, 2011, at 9:30 a.m., or as soon thereafter as may be heard on the hereinafter described ordinance.

AN ORDINANCE of the City of Alexandria, Virginia authorizing and establishing the Tier II Potomac Yard Metrorail Station Special Services District effective July 1, 2011.

The District's area is proposed to include all of Landbay J and the area of Landbay I not included in the Tier I Potomac Yard Metrorail Station Special Services District. The Tier II District's boundaries are proposed to be Jefferson Davis Highway from the future Bluemont Avenue to Potomac Avenue; Potomac Avenue from Jefferson Davis Highway to the northern boundary of Landbay I; the northern boundary of Landbay I from Potomac Avenue to Main Line Boulevard; Main Line Boulevard from the northern boundary of Landbay I to the future Bluemont Avenue; and Bluemont Avenue from Main Line Boulevard to Jefferson Davis Highway.

The Potomac Yard real property parcels within this proposed Tier II Special Services District would be parcels: 506 (part), 507 (part), 508, 509, 510 and 511. The public is advised that amendments or additions may be made to the proposed ordinance without further publication.