



Legislation Text

File #: 20-0027, Version: 1

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 25, 2019

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: MARK B. JINKS, CITY MANAGER /s/

DOCKET TITLE:

Introduction and First Reading. Consideration. Passage on First Reading of an ordinance to technically amend the Parcel 506 boundaries established for Tax Tier I Section 3-2-189 (Tier I Potomac Yard Metrorail Station Special Services District) in Division 1 (Real Estate) of Article M (Levy and Collection of Property Taxes) of Chapter 2 (Taxation) of Title 3 (FINANCE, TAXATION, AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

ISSUE: Updating the Tier I tax district boundary so as not to bisect the planned Parcel 506 residential building.

RECOMMENDATION: That City Council pass the proposed ordinance that connects the boundary of Tier I tax district which currently bisects a planned residential building on Parcel 506 on first reading, and schedule it for second reading, public hearing and final passage on October 19, 2019.

BACKGROUND: During the preparation of the Tier II abolition ordinance last year, it was realized that in the Tier I District one development area (Parcel 506) in Landbay I (between Swann Avenue and Bluemont Avenue), which had been converted from the original commercial state to a planned condominium building plan, remained in Tier I. Further research revealed that the original boundaries of Tier I, which were created by metes and bounds (since the creation of the Tier preceded the construction of the current road network) resulted in this parcel straddling both Tier I and the former Tier II, which was abolished by City Council in December 2018. Upon adoption of this proposed amendment, Parcel 506 will no longer straddle both districts and will exist entirely outside of Tier I and will no longer be subject to the special tax associated with this District, as are the adjacent townhouse and condominium parcels.

Staff is proposing a technical adjustment to the boundaries of the Tier I Potomac Yard Metrorail Station Special Services District to reflect the contemporary road network as well as the planned conversion from commercial

to condominium use. The recommended boundaries are Four Mile Run from the western boundary of the CSX railroad track property to Richmond Highway; Richmond Highway from Four Mile Run to Bluemont Avenue; Bluemont Avenue from Richmond Highway to Main Line Boulevard; northward along Main Line Boulevard from Bluemont Avenue to the midpoint of Swann Avenue; the midpoint of Swann Avenue from Main Line Boulevard to the western boundary of Potomac Avenue; southward along Potomac Avenue to the midline of Watson Street; from Watson Street to the western boundary of the CSX railroad track property; and the western boundary of the CSX railroad track property from Watson Street to Four Mile Run. Attachment 3 (Exhibit A) provides the public hearing notification of the amended boundaries of Tier I. No amendments are needed to Tier II, since it was abolished in December 2018. Properties that are not within the boundaries of Tier I are not within any Special Services District.

FISCAL IMPACT: There is no significant fiscal impact from this action. It clarifies the established boundaries of the Tier I Potomac Yard Special Services Tax District.

ATTACHMENTS:

1. Ordinance Cover
2. Ordinance to Modify Section 3-2-189
3. Exhibit A - Public Hearing notification depicting the Boundaries of Tier I Potomac Yard Metrorail Rail Special Services District
4. Parcel Map

STAFF:

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