



# Ordinance to Establish Economic Revitalization and Redevelopment Zones

Board Revitalization Committee

Elizabeth Hagg, Deputy Director, Office of Community Revitalization

March 12, 2019

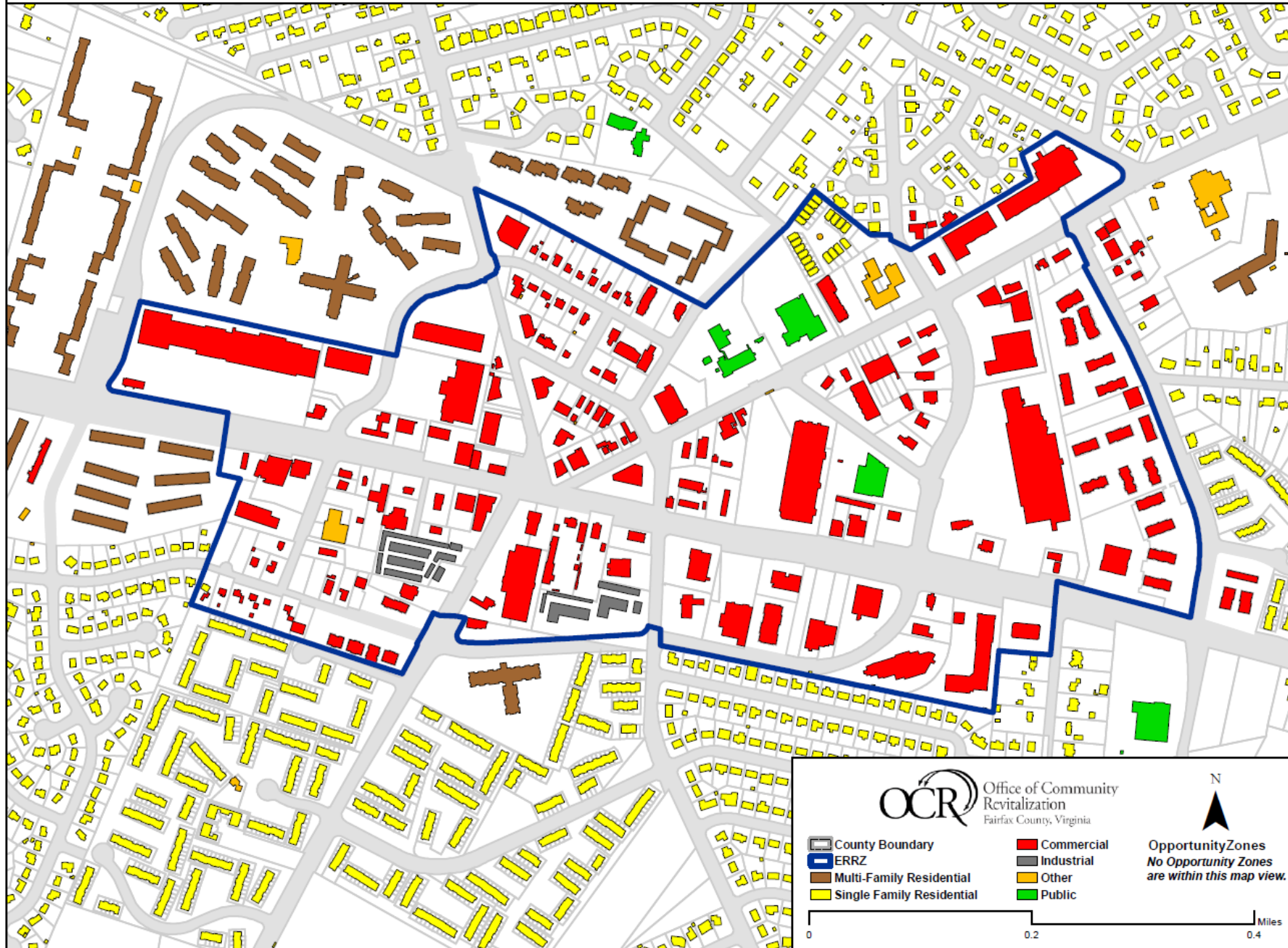
# Enabling Legislation and Authority

- HB1970 provides for counties to create Economic Revitalization Zones
- VA Code 15.2-1232.2 provides for the creation of local economic revitalization zones
- VA Code 58.1-3219.3 provides for a partial exemption for structures in redevelopment or conservation areas or rehabilitation districts
- Proposed Title - Economic Revitalization and Redevelopment Zone (ERRZ)

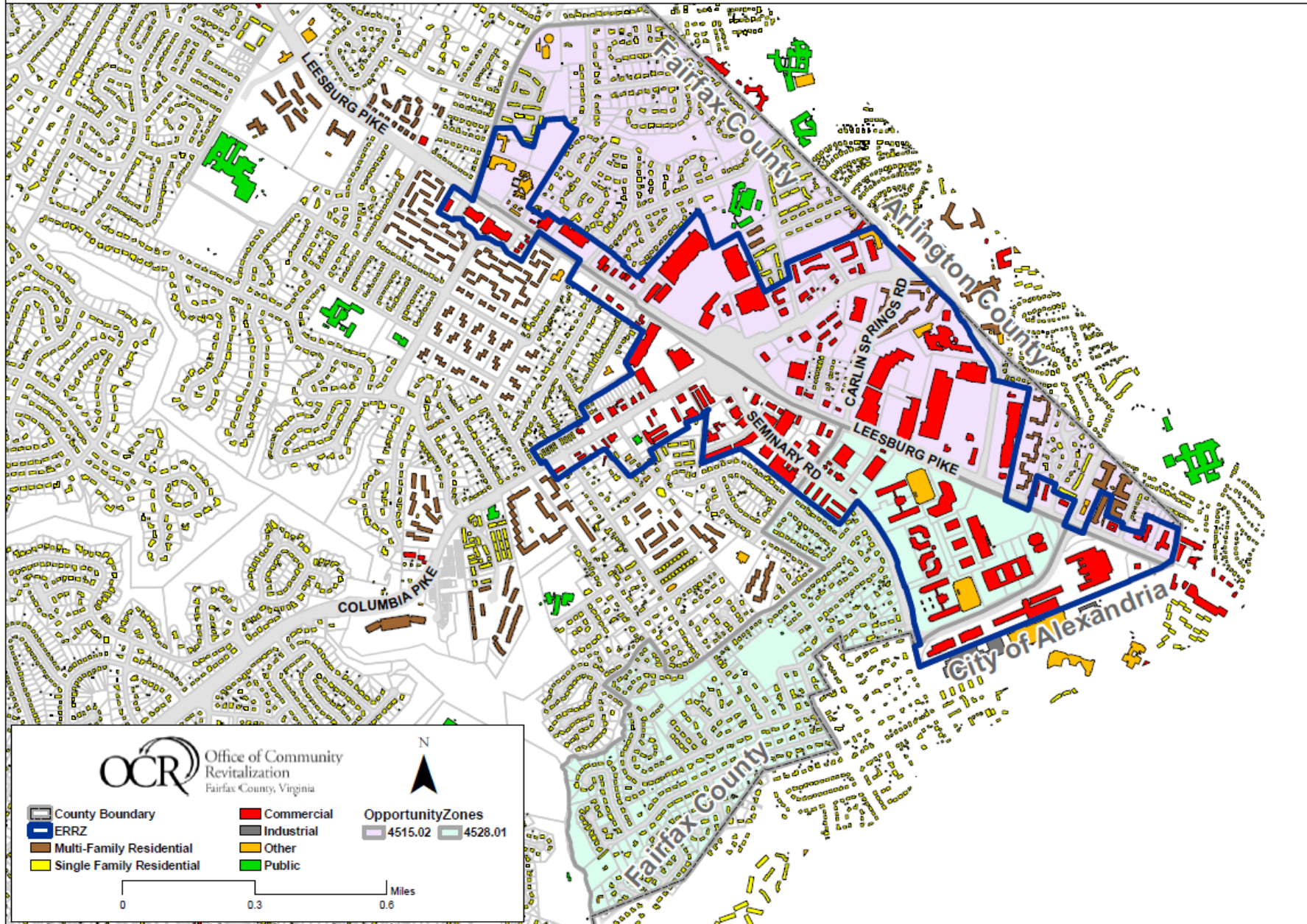
# Proposed Ordinance

- Amends the County Code to add a new Article 29 – Incentives to Encourage Economic Growth
- Purpose - to provide economic revitalization and redevelopment opportunities by offering regulatory and financial incentives to the private sector to assemble, revitalize and redevelop property for economic development purposes

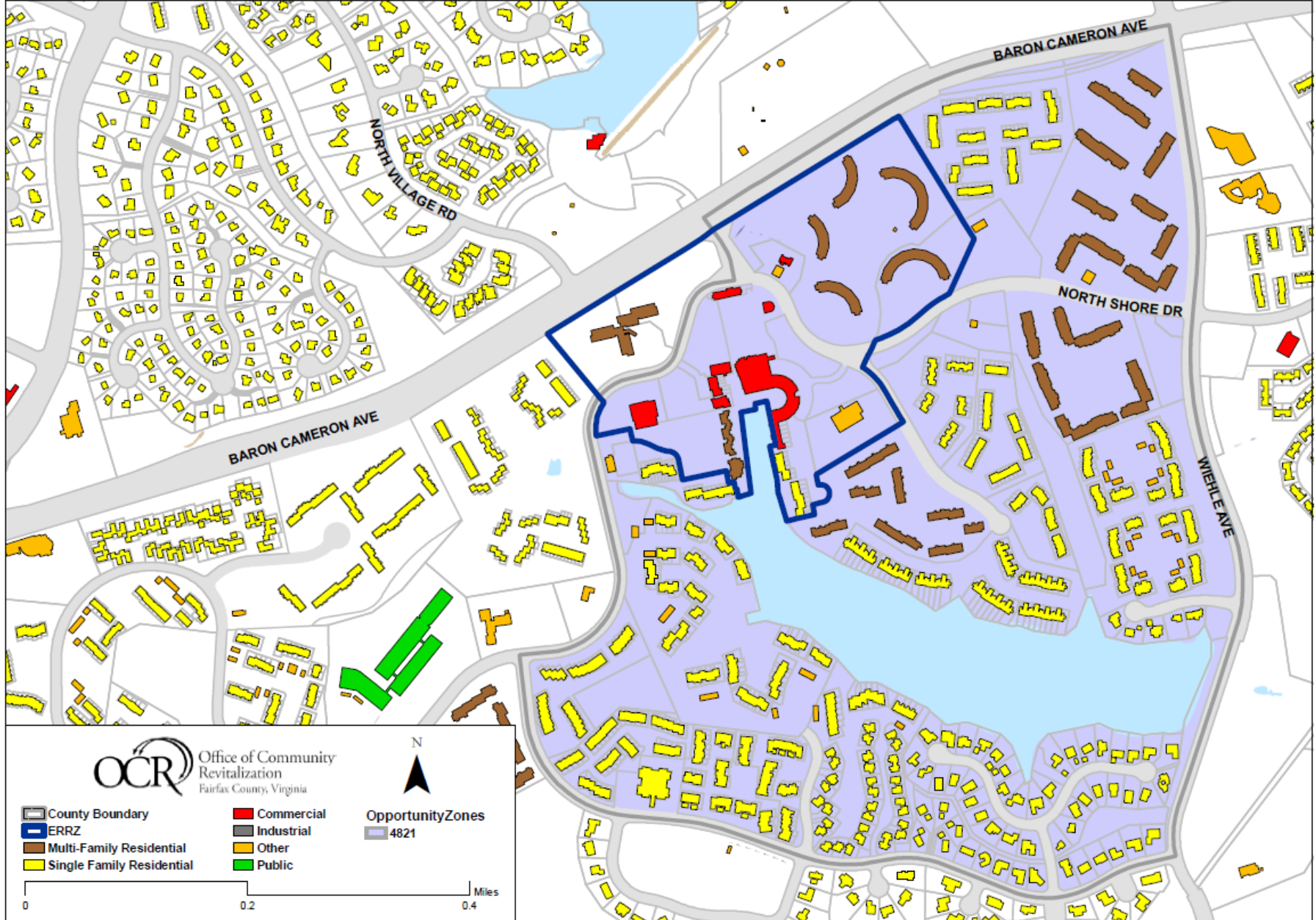
# Annandale Economic Revitalization and Redevelopment Zone (ERRZ)



# Bailey's Crossroads Economic Revitalization and Redevelopment Zone (ERRZ) and Opportunity Zones 4515.02 and 4528.01



# Lake Anne Economic Revitalization and Redevelopment Zone (ERRZ) and Opportunity Zone 4821



**OCR** Office of Community Revitalization  
Fairfax County, Virginia

County Boundary  
 ERRZ  
 Multi-Family Residential  
 Single Family Residential  
 Commercial  
 Industrial  
 Other  
 Public

Opportunity Zones  
 4821

0 0.2 0.4 Miles

# Lincolnia Economic Revitalization and Redevelopment Zone (ERRZ)

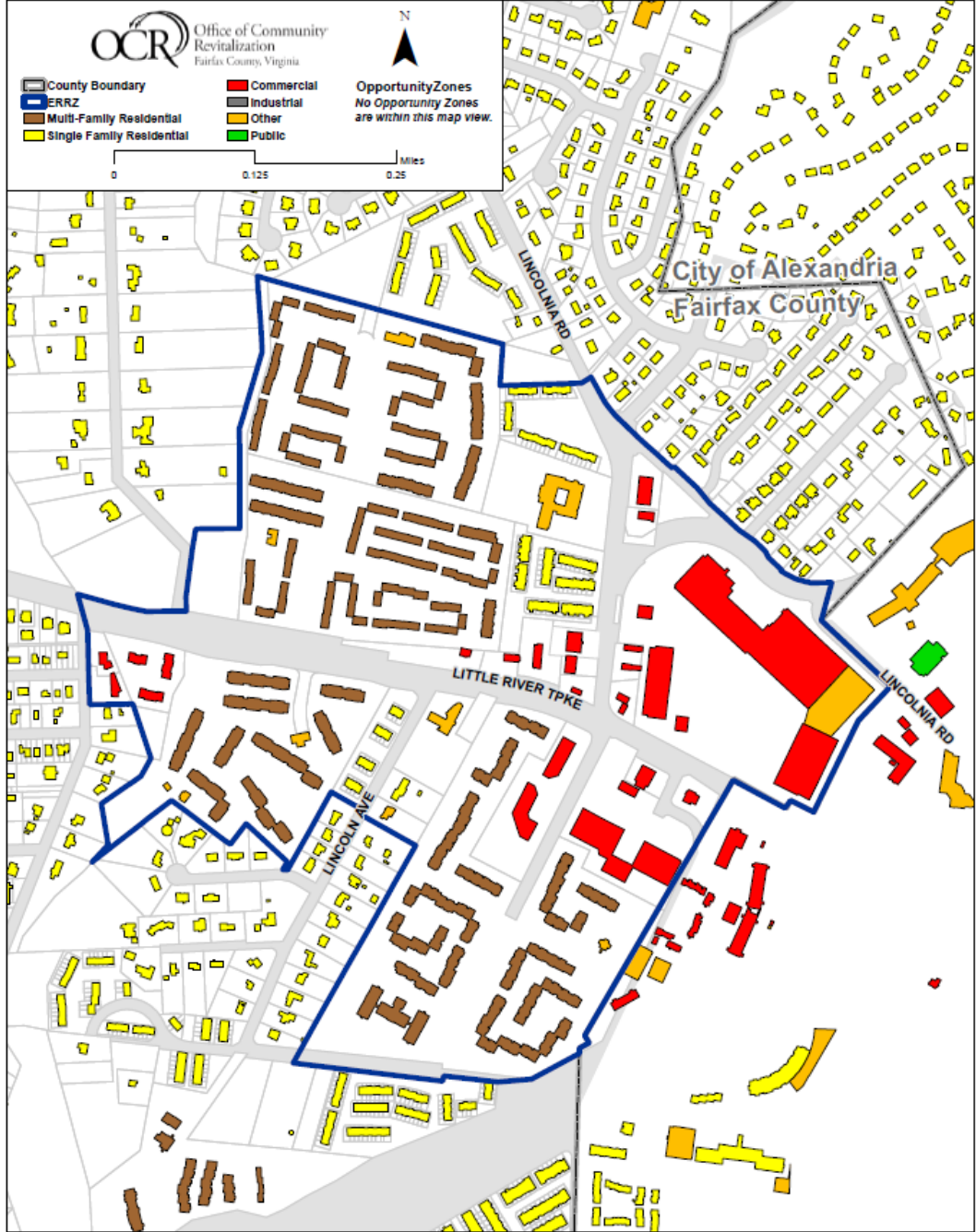


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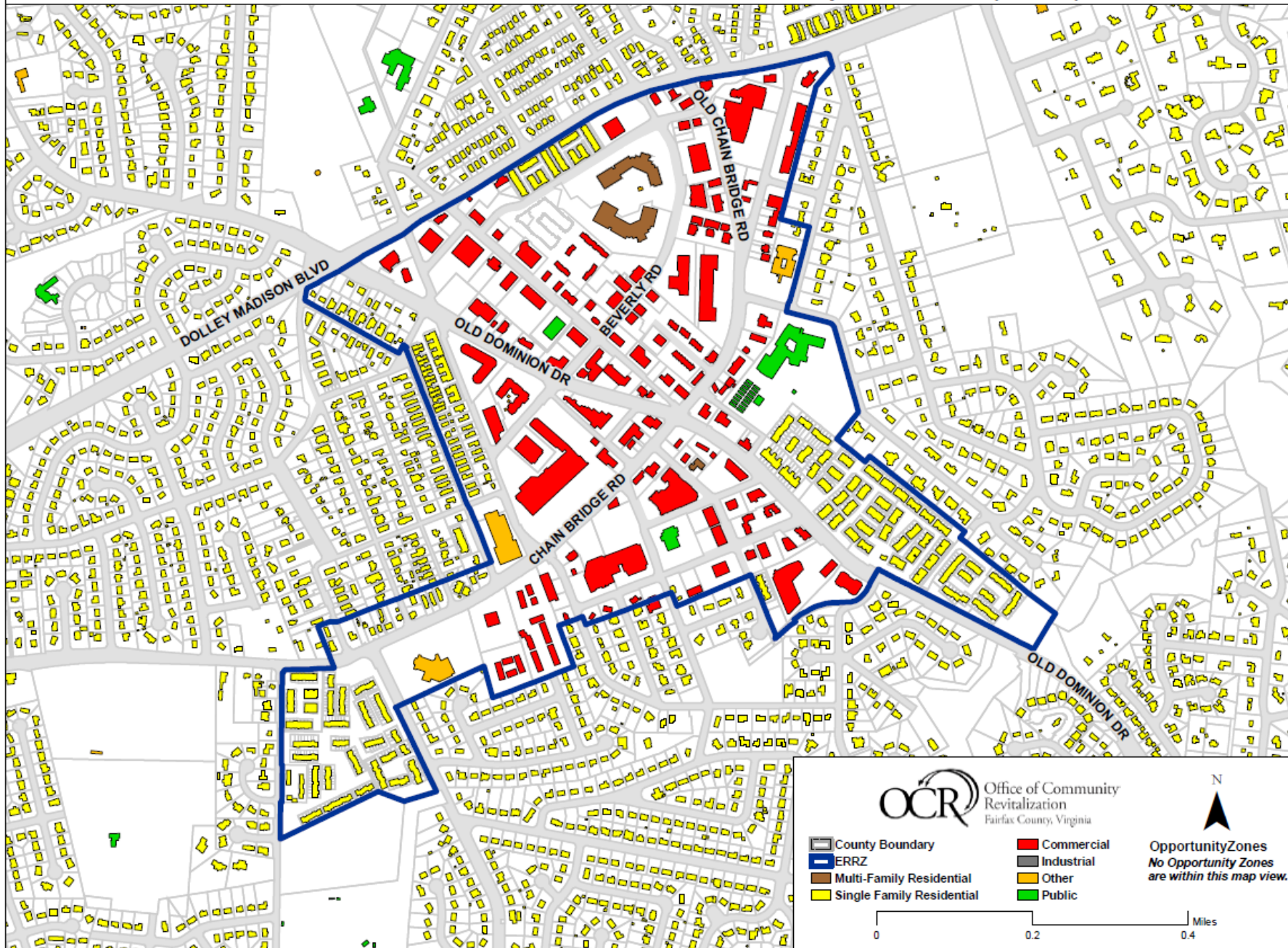
- County Boundary
- ERRZ
- Multi-Family Residential
- Single Family Residential
- Commercial
- Industrial
- Other
- Public

Opportunity Zones  
No Opportunity Zones are within this map view.

0 0.125 0.25 Miles

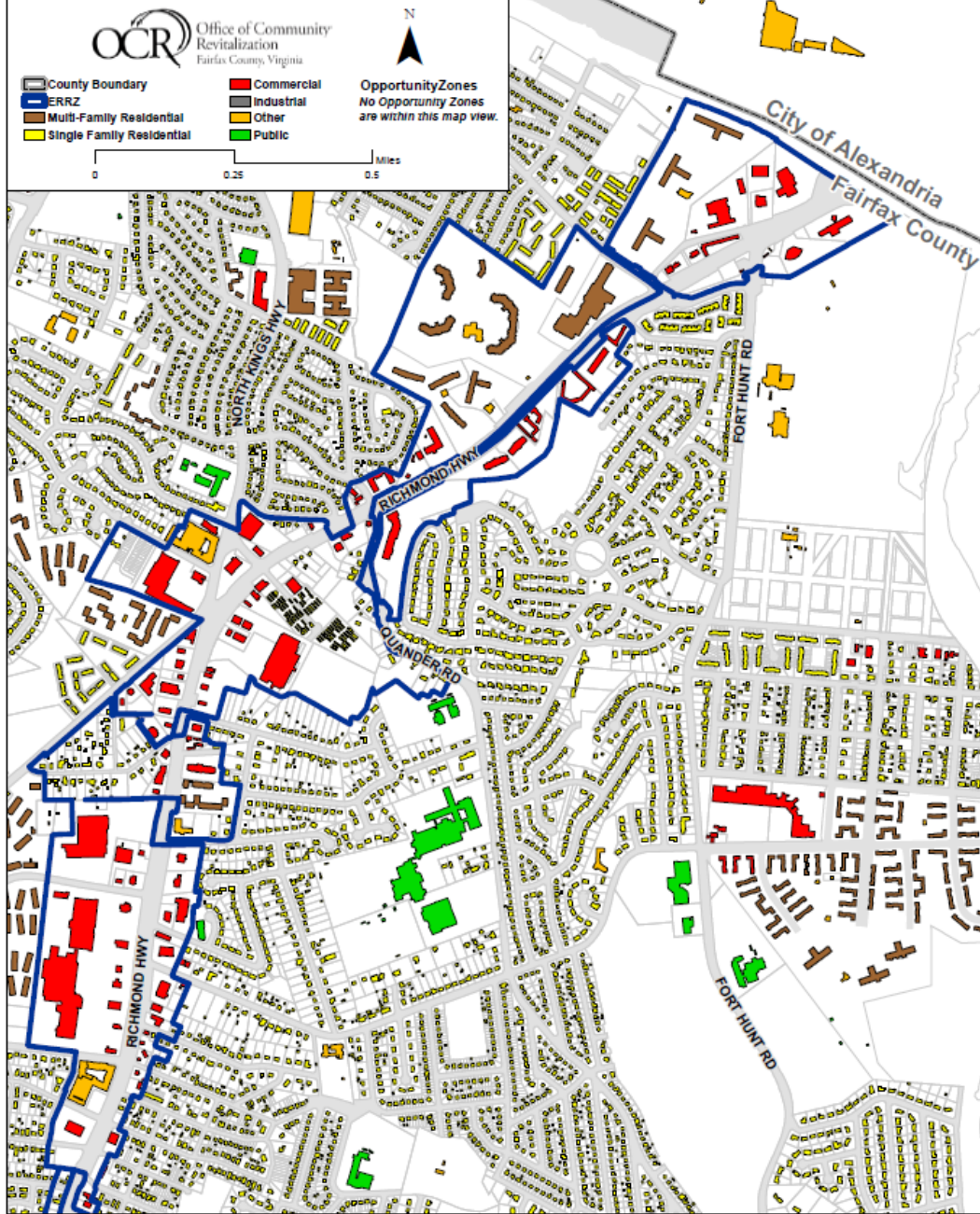


# McLean Economic Revitalization and Redevelopment Zone (ERRZ)

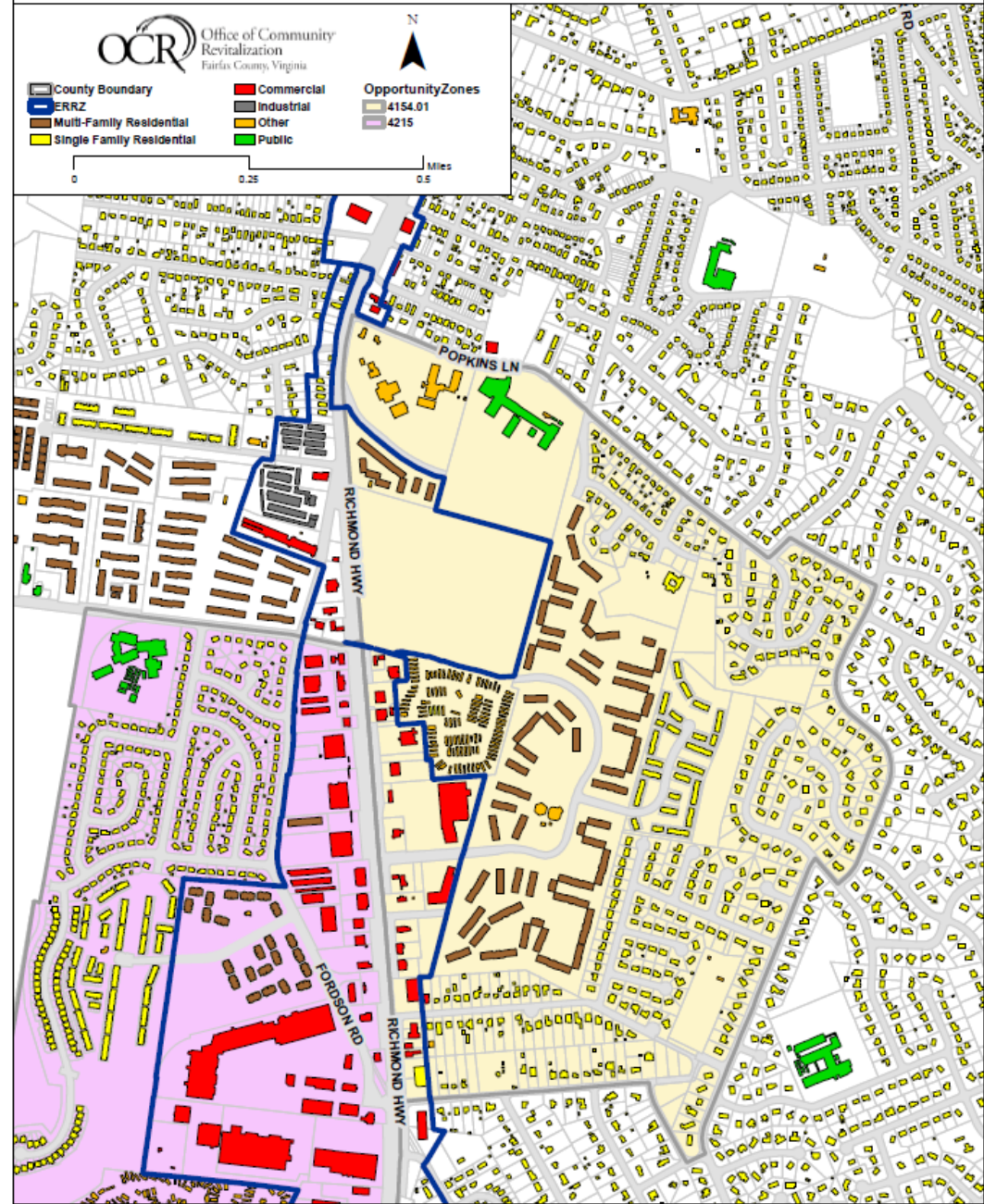




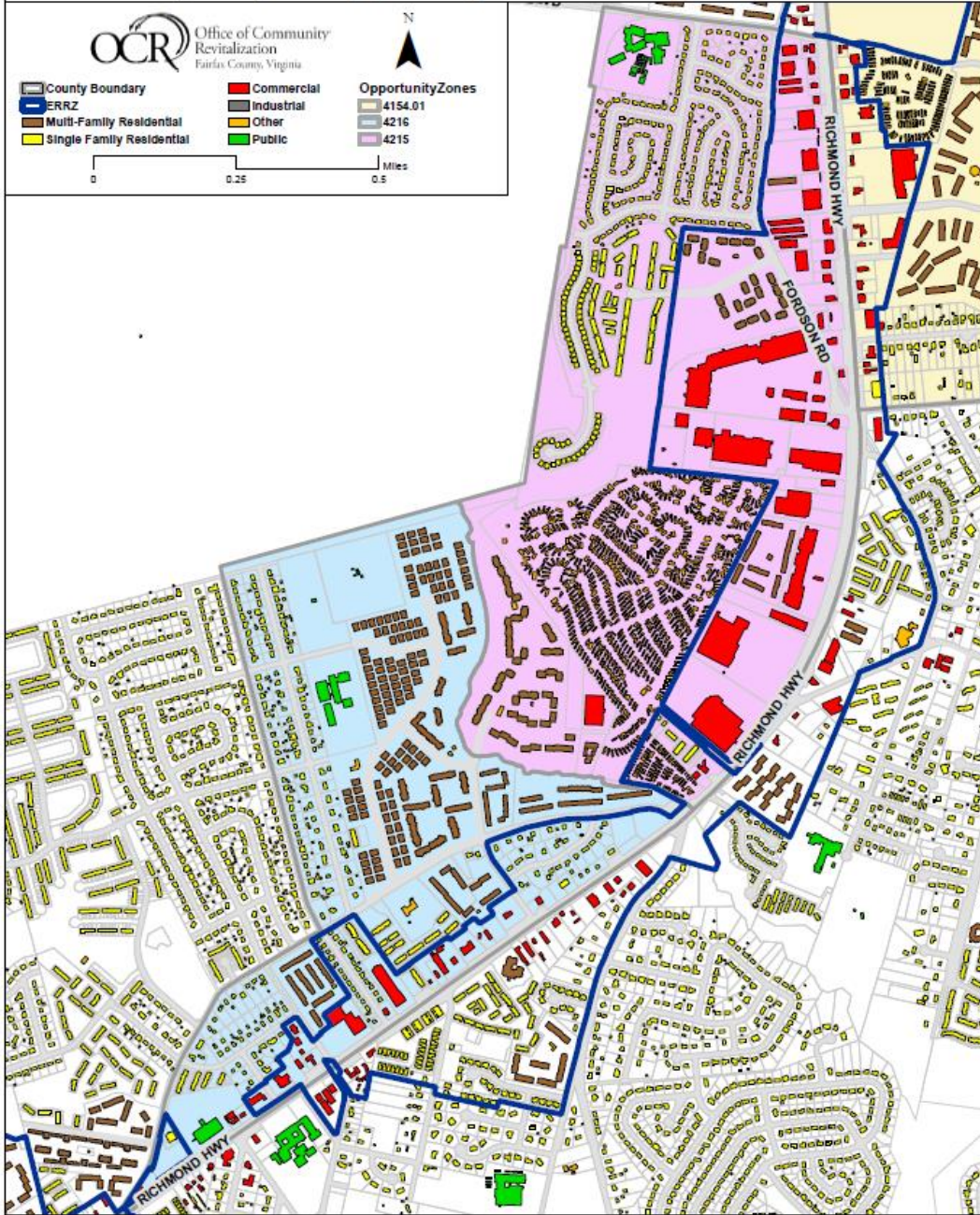
# Richmond Highway Economic Revitalization and Redevelopment Zone (ERRZ)



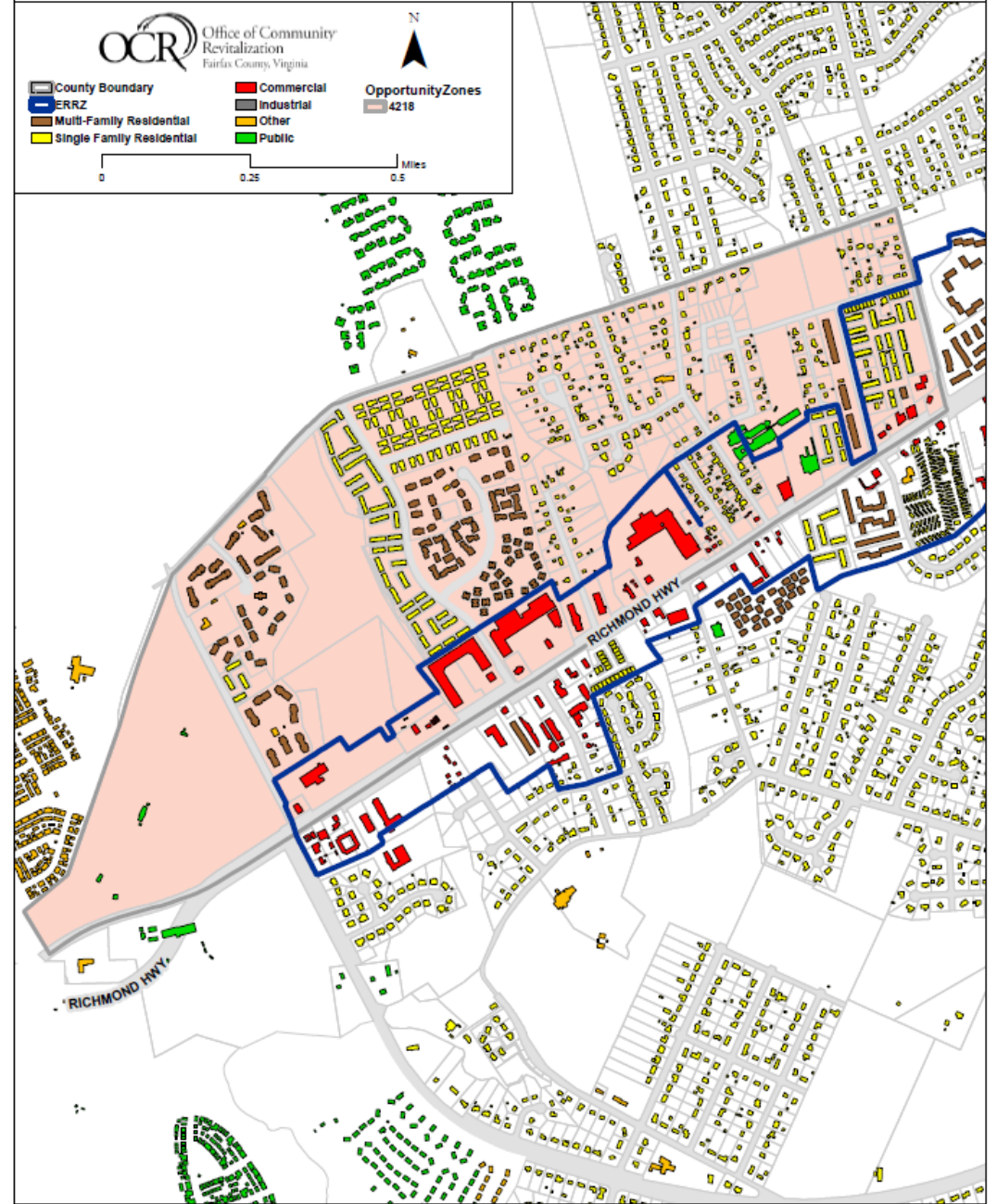
# Richmond Highway Economic Revitalization and Redevelopment Zone (ERRZ) and Opportunity Zones 4154.01 and 4215



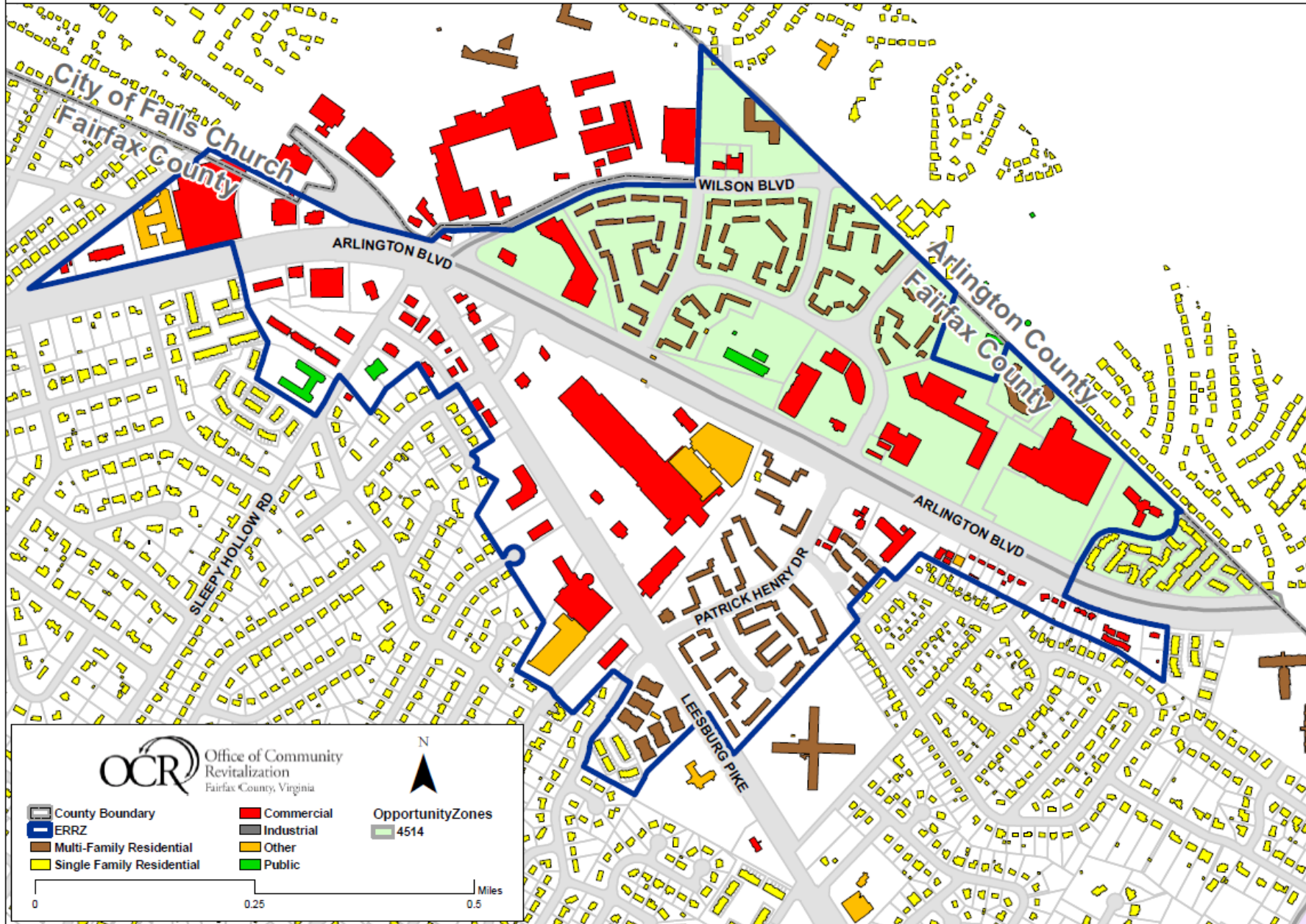
# Richmond Highway Economic Revitalization and Redevelopment Zone (ERRZ) and Opportunity Zones 4154.01, 4215, and 4216



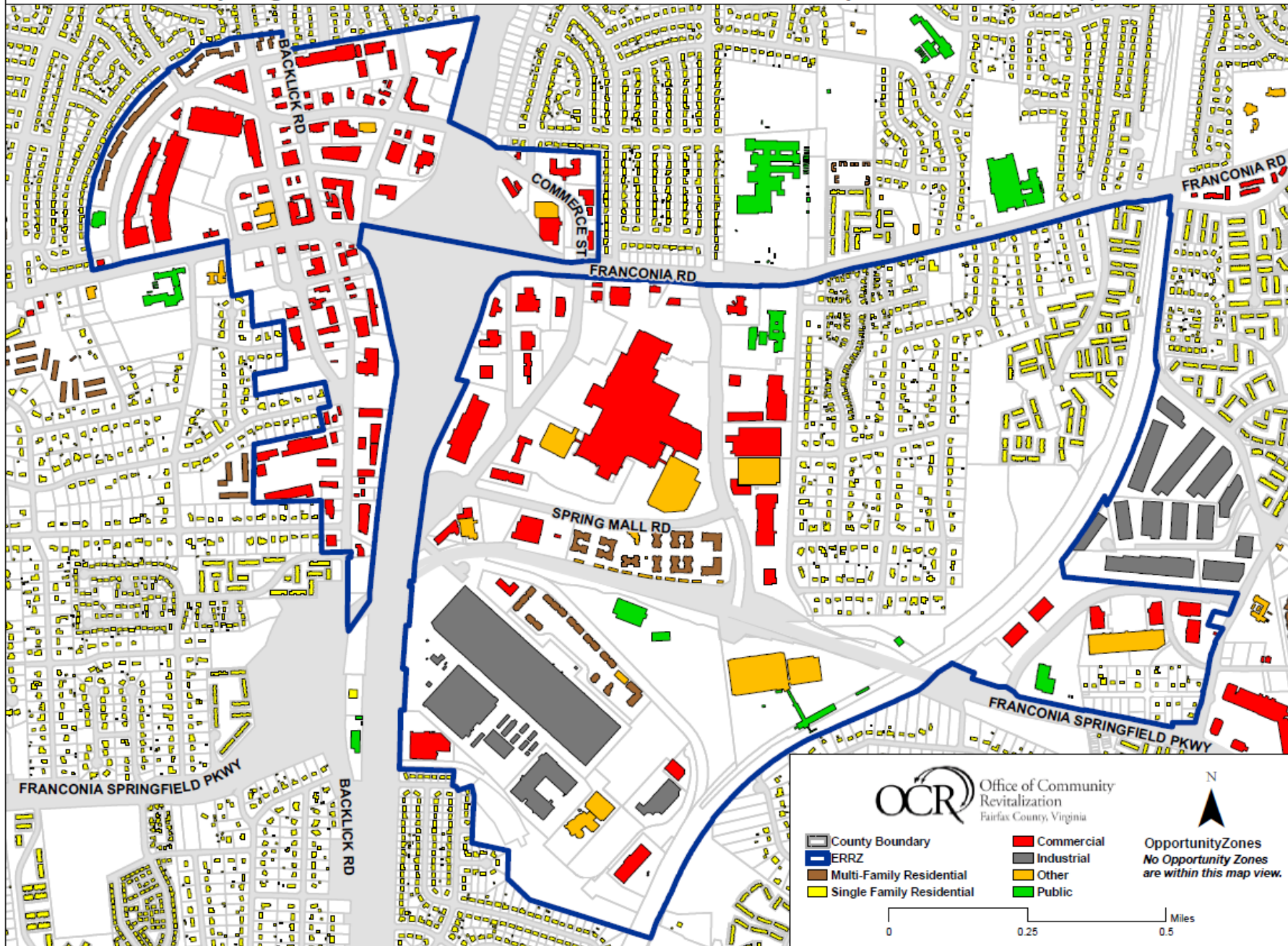
# Richmond Highway Economic Revitalization and Redevelopment Zone (ERRZ) and Opportunity Zone 4218



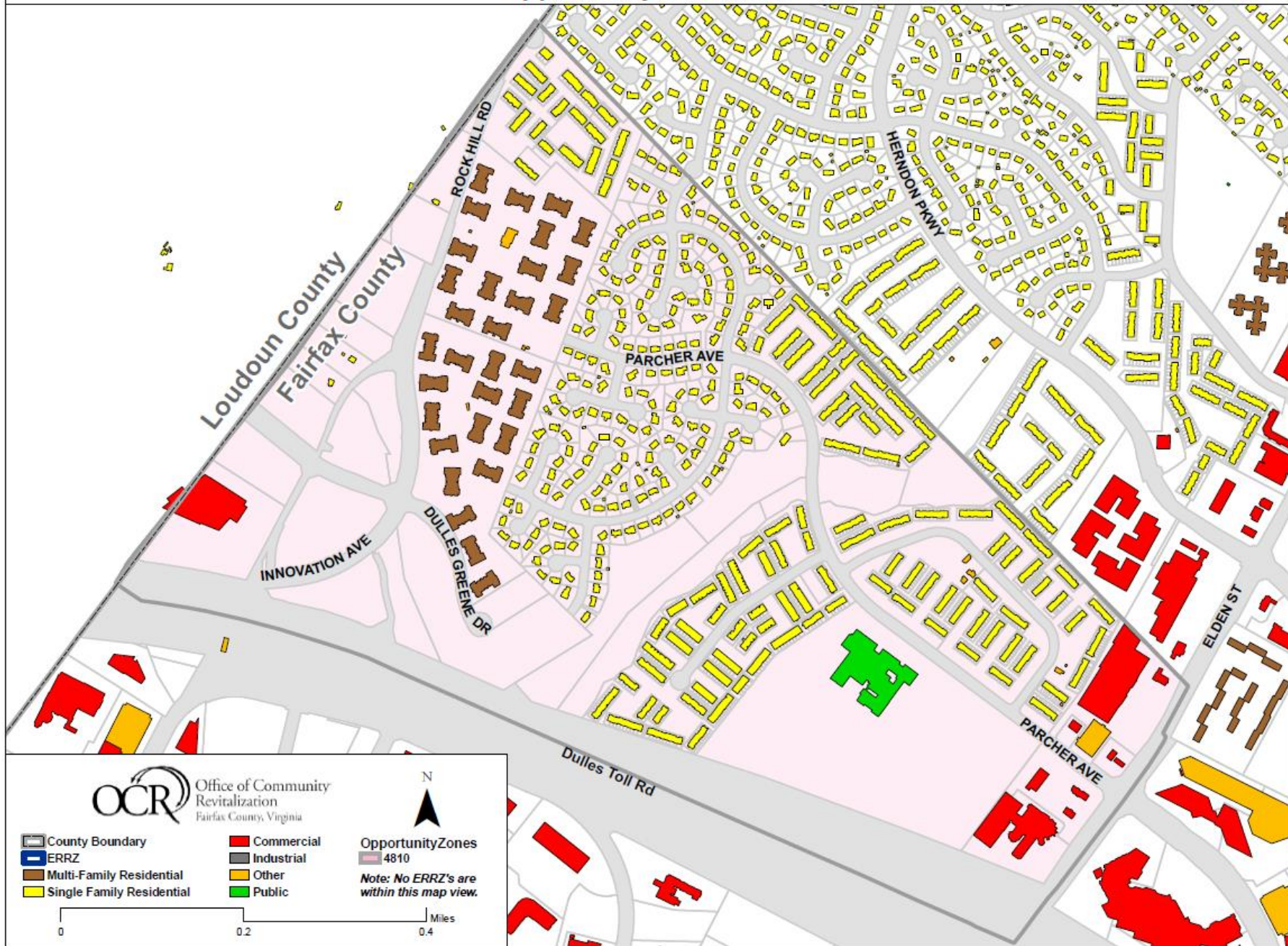
## Seven Corners Economic Revitalization and Redevelopment Zone (ERRZ) and Opportunity Zone 4514



# Springfield Economic Revitalization and Redevelopment Zone (ERRZ)



# Opportunity Zone 4810



# ERRZ Locational Considerations

- The legislation specifically targets incentivizing property assemblage
- The CRDs/CRAs are Activity Centers in the Comprehensive Plan that are targeted for future growth
- The CRDs/CRAs are generally characterized by smaller, more irregularly shaped parcels, with multiple owners, putting them at a disadvantage when it comes to redevelopment
- Richmond Highway is viewed as a continuous corridor and so the area was expanded beyond the CRDs to encompass the Suburban Neighborhood Areas (SNAs) and Land Units R & Q of the Huntington Transit Station Area (TSA)
- The Springfield CRD is intertwined with the TSA of Springfield and collectively is called the Greater Springfield Area, so the TSA was included

# Eligibility Requirements

- Development must be commercial, industrial and/or multifamily located within one of the ERRZs
- Development must be a newly proposed assemblage, not previously submitted for rezoning or site plan approval
- Minimum parcel consolidation of two parcels that collectively total at least two acres in size\*
- Conformance with any Comprehensive Plan recommendations regarding consolidation and use
- A minimum of 20% of existing development may be retained and/or repurposed\*

\*Exceptions may apply

# Regulatory Incentives

- Expedited processing of zoning applications and any associated Comprehensive Plan amendments
- Inclusion in the LDS Project Management Program
- Expedite site review processing to 45 days for 1<sup>st</sup> review and 28 days for 2<sup>nd</sup> review, presuming that the project is in the ESI program
- Priority processing through building plan review (for best results it is recommended that applicant pays for inclusion in the EPR program)



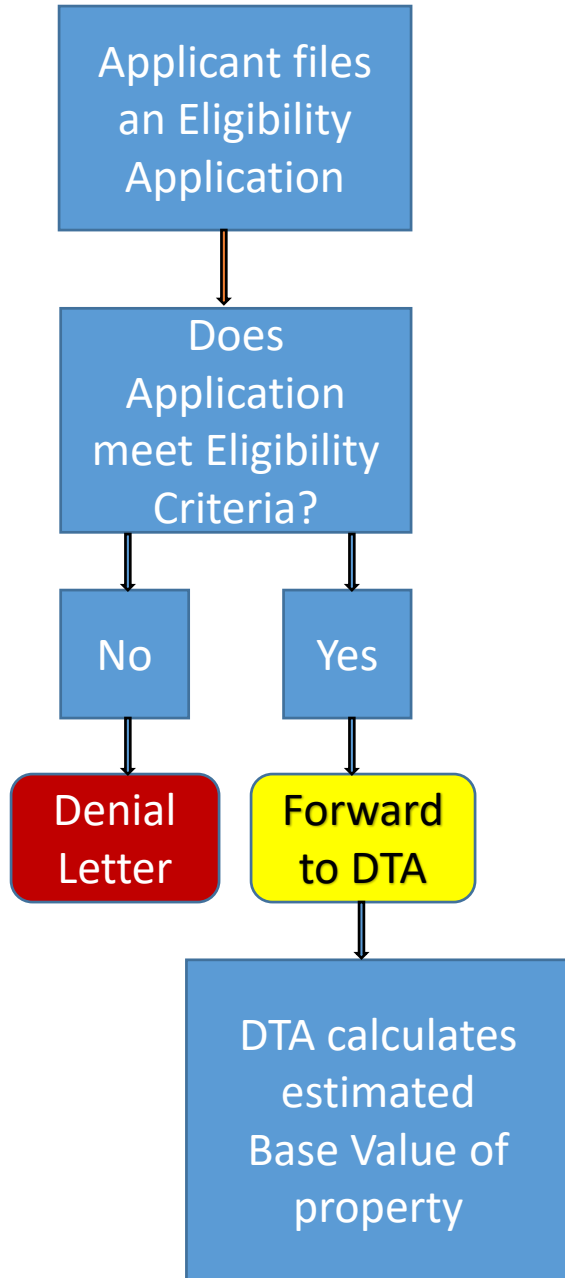
# Financial Incentives

- Reduction of Site Plan Fees by 10%
- Partial Real Estate Tax Abatement equal to increment between the Base Value (pre-development) and the Fair Market Value (post-development)
  - At the end of abatement period, the assessment would revert to full market value
  - The abatement would be applied beginning January 1<sup>st</sup> of the next tax year following the abatement trigger
  - Abatement for up to 10 years or the number of years left in the program
  - The abatement runs with the land

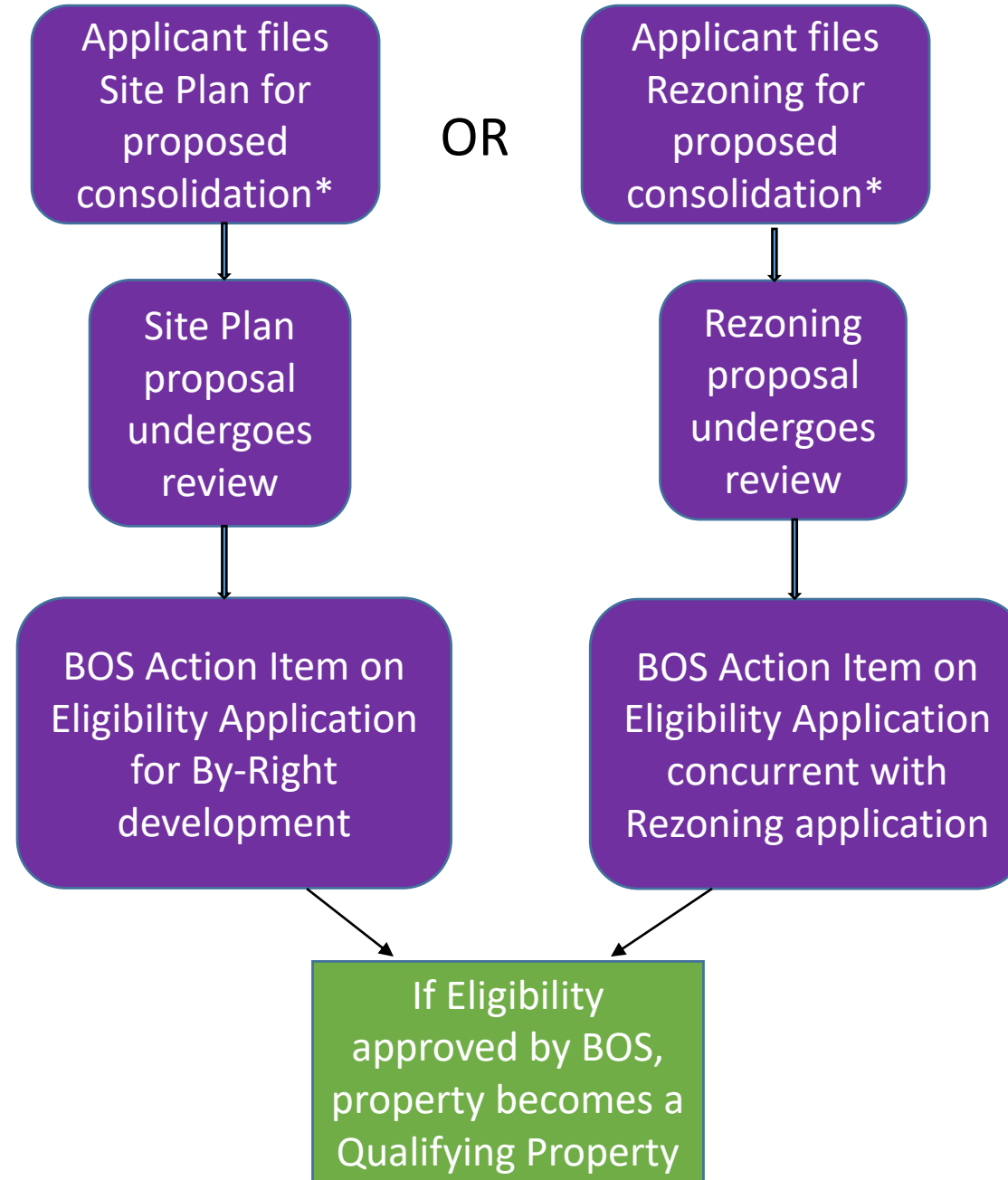
# Eligibility Process

- Applicant submits application to County requesting determination of eligibility in the program
- The applicant could be one or more of the property owners or a third-party developer; all owners would have to concur
- The request will be reviewed by staff to determine if all eligibility criteria are met
- Staff will issue a provisional approval or rejection letter regarding eligibility
- Proposals would be discussed at an intervening BOS Committee meeting to provide initial feedback on the proposal from the Board
- Final approval of eligibility rests with the Board of Supervisors, who have the discretion to deny applications that are not favorable to the county

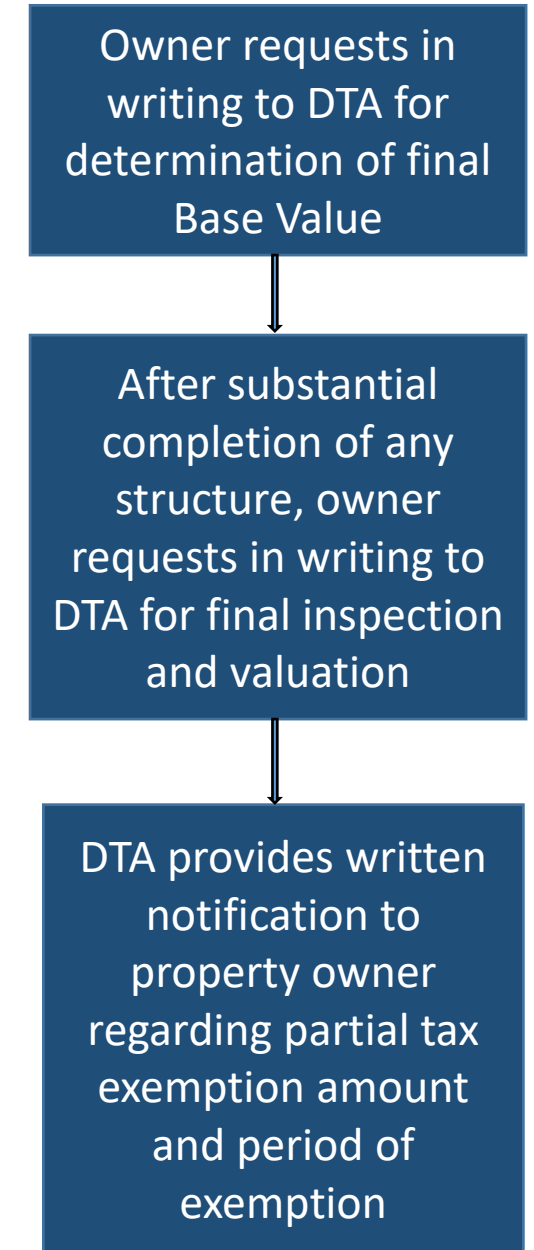
## Step 1A



## Step 1B



## Step 2



\* All structures must be fully contained within its parcel lot lines before approval of an application; therefore, a subdivision may be required.

# Next Steps

- Board conducts public hearing to establish zones with a delayed effective date of January 1, 2020 year
- Program is advertised; community outreach and education
- Meet with potential applicants to be primed to take maximum advantage of time limits of the program

After BOS adoption of new ordinance,

- Prepare application forms and procedures
- Conduct internal training
- Conduct extensive outreach and education to residents and the business community about the new program
- Develop tracking system

# Questions and Discussion