

Special Service District Discussion

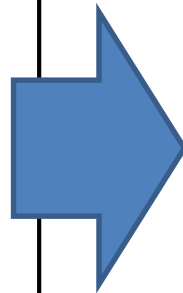
Board of Supervisors

July 11, 2017

Establishing a SSD

The ordinance must:

- Identify the boundaries of the SSD,
- Identify any areas excluded,
- Describe purpose and proposed facilities,
- Include a plan for providing facilities, and
- Describe the expected benefit(s) from the provision of the facilities



Steps to develop ordinance:

- Identify purpose of district
- Determine project list & project costs
- Determine area of benefit
 - Will any zones / areas be excluded?
- Define boundary of district (contiguous area that includes the project area)
- Analyze potential tax revenues

Concept District

Purpose:

Generate funds to apply toward transportation improvements in the Route 1 & Route 2/17 corridors

- Concept is to apply funds as “match” to other funding rather than raise the total amount to fund projects

Project List

\$600M*

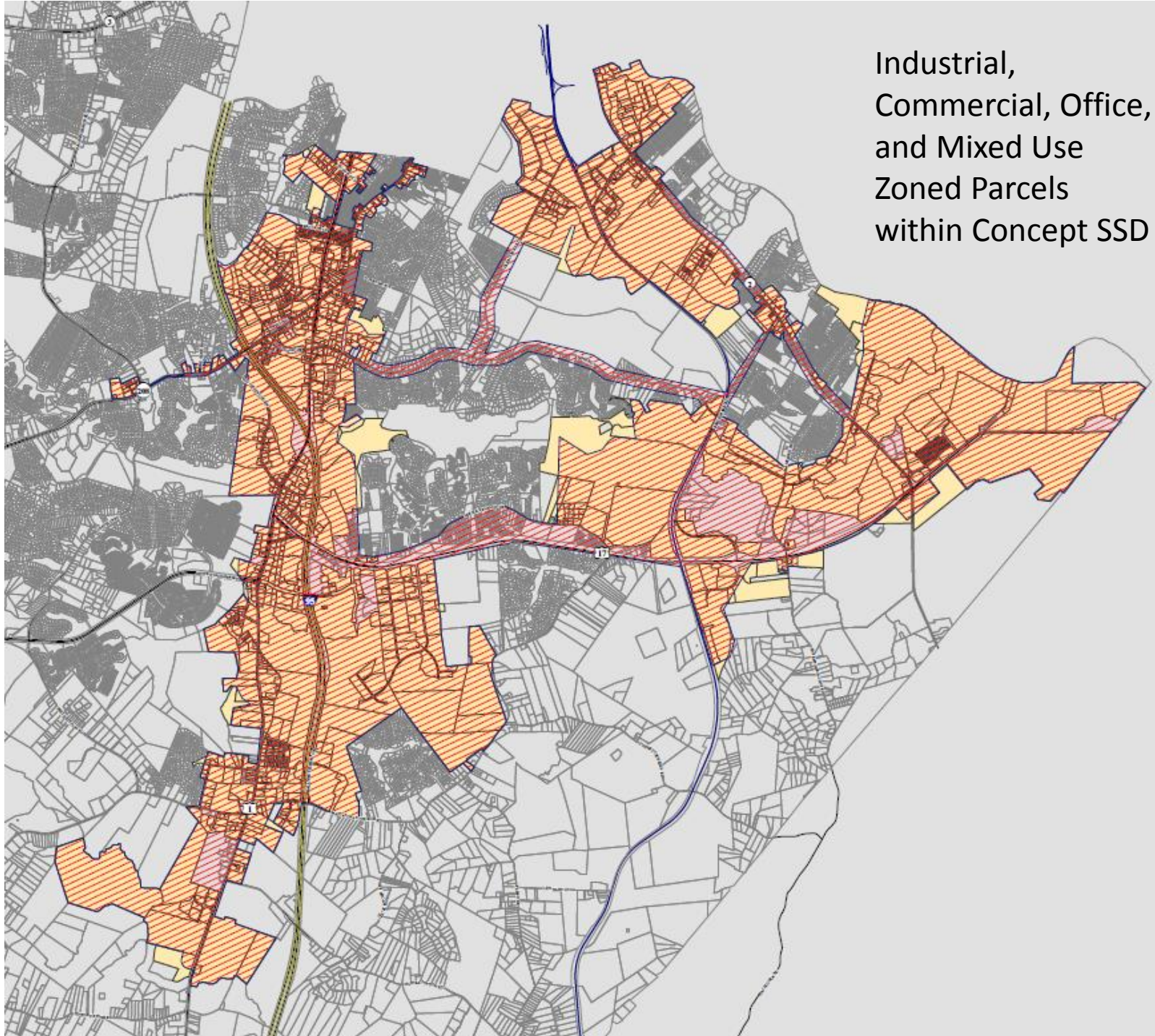
- Mills Drive (17) Widening – Hospital Boulevard to County Line
- Jeff. Davis Hwy. (1) Widening - Massaponax Church Road to Harrison Road
- Hood Drive Widening - Courthouse Road to Jefferson Davis Highway
- Harrison Road Widening - Jefferson Davis Highway to Lafayette Boulevard
- Germanna Point Extension - Cotter Road to Spotsylvania Avenue
- Lee Hill School Drive Widening - Germanna Point Drive to Eagle Drive
- Lafayette Boulevard Widening – Rt 1 to County Line
- Jackson Village / Alexander's Crossing Bridge over I-95
- Exit 126 IMR implementation
- Route 1/208 Corridor Study implementation
- Route 2/17 Corridor Study implementation
- Mine Road Widening
- Lansdowne Road Widening

*Planning level construction estimate

Cost Concepts

- Entire project list = \$600M
- Need referendum authority to issue GO bonds (lowest rate option)
- For every \$1 million borrowed, the County can expect \$71,000 in annual debt service for 25 years on transportation projects
- Maximum debt capacity beyond existing CIP is an additional \$50M

Industrial,
Commercial, Office,
and Mixed Use
Zoned Parcels
within Concept SSD

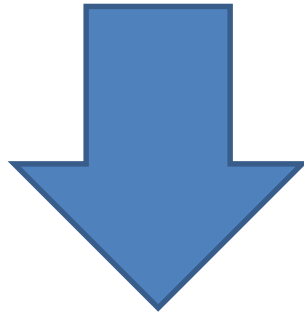


Potential Service District

- Approximately 1,870 parcels that would be taxed
 - Zoned Commercial, Industrial, Mixed Use, Office, Planned Development Commercial
 - Total current assessed value of \$1.69 Billion
 - Every penny on a special tax rate for the area identified on the map would bring \$169,000 annually at current assessed values
 - \$50M = \$3.55M in annual debt service
 - Would require a special tax rate of \$0.21 on mapped service district area
- OR, FOR COMPARISON
- Every penny on the base real estate tax rate across the entire County would bring in \$1.3M annually at current assessed values
 - Would require a \$0.03 increase on base real estate rate for whole County

Range of Approaches

Specific - SSD established expressly to fund a particular project (Harrison Crossing SSD)



General - Funding for planning → construction of transportation infrastructure, including roads, sidewalks, trails, transit, etc. (Fairfax County)

DIRECTION?