

Town of Vienna Economic Impact Information Form

Applicant Information	
Applicant Name	Vienna Development Associates, LLC Attn : Chris Bell
Applicant contact information	Phone: 410-626-9607 Email: Cbell@hekemian.com
Property Address	444, 440, 446 Maple Ave
Proposed Completion Date	August 2020 All information contained herein subject to change based upon market demand and leasing at time of project construction.
Annual Impact	
Residential Units	Type: Studio, One Bedroom and 2 Bedroom Multifamily Units All rental units
	Number of Units: +/- 160
	Estimated Sale Price Per Unit (Range): Rents from \$1,450 to \$3,000 per month
Commercial Units	Number of Units up to 11 tenant spaces Number of Restaurants 5 to 7 Square Footage 19,237 Estimated Real Estate Tax Assessment Est. +/- \$6,540,000.00
Commercial Units - Other than Restaurant (Attach one for each Commercial Unit)	Type of Business: See below
	Estimated full year gross receipts: +/- \$2.6 M
Commercial Units - Restaurants (Attach one for each Restaurant)	Name: Pizza
	Number of seats: +/- 97
	Estimated full year gross receipts: +/- \$3,000,000 per year
	Estimated full year revenue for meals tax:
	Alcoholic beverage types (Circle) On / Off

	Wine / Beer
	On, Wine & Beer
Additional Restaurants	
Property Address:	
Commercial Units – Restaurants	Name: Juice Bar
	Number of seats: 35
	Estimated full year gross receipts: \$750,000.00
	Estimated full year revenue for meals tax:
	Alcoholic beverage types (Circle) On / Off Wine / Beer None
	Name: Smoothies
	Number of seats: +/- 39
	Estimated full year gross receipts: \$750,000.00
	Estimated full year revenue for meals tax:
	Alcoholic beverage types (Circle) On / Off Wine / Beer None
	Name: Take Out Restaurant
	Number of seats: 25
	Estimated full year gross receipts: \$650,000.00
	Estimated full year revenue for meals tax:
	Alcoholic beverage types (Circle) On / Off Wine / Beer None

Additional Restaurants

Property Address:

Commercial Units - Restaurants

Name:

Breakfast / Lunch

Number of seats:

85

Estimated full year gross receipts:

\$2,000,000.00

Estimated full year revenue for meals tax:

Alcoholic beverage types (Circle) On / Off

Wine / Beer

On - Wine & Beer

Name: Lunch / Dinner / Wine Bar

Number of seats:

+/- 81

Estimated full year gross receipts:

\$2,500,000.00

Estimated full year revenue for meals tax:

Alcoholic beverage types (Circle) On / Off

Wine / Beer

On - Wine & Beer

Name:

Number of seats:

Estimated full year gross receipts:

Estimated full year revenue for meals tax:

Alcoholic beverage types (Circle) On / Off

Wine / Beer

Additional Commercial Units

Property Address:

Commercial Units - Other than Restaurant

Type of Business:

Nail Salon / Spa

Estimated full year gross receipts:

\$1.2 Million

Type of Business:

Dry Cleaner - Drop Off

Estimated full year gross receipts:

\$350K / year

Type of Business:

General Services

Estimated full year gross receipts:

\$750K / year

Type of Business:

Yoga, Fitness

Estimated full year gross receipts:

\$300K / year

Type of Business:

Estimated full year gross receipts:

Type of Business:

Estimated full year gross receipts:

New Water and Sewer Fixtures	Number: Tap Fees: Other Fees:
Zoning Fees	\$12,000
New Water and Sewer Setup	\$50
Stormwater Fees	

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• **Assessed Tax Implications**

	Existing	Proposed	Note
Realestate Tax	\$14,000	\$250,000 - \$300,000	3% increase in Taxes. Based on assessed value of \$118million
BPOL	\$6,000	\$20,000	BPOL for both Tequila Grande and Wolftrap
Meal Tax	\$82,000	\$275,000 - \$290,000	10% increase in Meals Taxes. Based on Estimated Gross Receipts of \$11 million