CODE CREATE VIENNA

Development Impacts and Factors

March 31, 2023

Town Staff Involved

- Marion Serfass, *Director of Finance*
- Gwen Riddle, *Finance Operations Manager*
- Natalie Monkou, *Director of Economic Development*
- Christine Horner, *Acting Director of Public Works*
- Andrew Jinks, *Transportation Engineer*
- Marvin Lawrence, *Water and Sewer Supervisor*
- David Levy, AICP, *Director of Planning & Zoning*

Analysis to Inform Regulations Decisions

- What are the impacts of additional development?
  - ➢ Traffic Impacts
  - ➢ Water and Sewer Impacts
  - ➢ Net Fiscal Impacts
- What do businesses say about how the current and potential new regulations affect decisions to invest?

Caveats

- Staff did what was possible given the time frame and the in-house technical skills.
- Additional areas of analysis could easily be imagined, and staff has imagined some of them.
- Additional business interviews could potential have informed the study further.

Methodology (1)
Traffic, Water+Sewer and Fiscal

- Identify a model "story" to estimate impacts
- 10,000 gross sf (20,000 sf to test scalability)
  - ➢ 8 res. units – 3 2-BR and 5 1-BR/Eff.
  - ➢ 8,500 square feet leasable office space

Big Thanks

Assistance on Assumptions and Inputs

- Steve Kenney, RV Architects and member of Vienna Planning Commission and Wyndover Heights Board of Review

- Jim Voelzke of MV&A Architects

Methodology (2)
Economic Development

- Interview businesses to receive their input on key Code Create topics and describe results.

Traffic Impacts

Scenario 1: Residential 10,000 square feet

- Weekday rate: 5.44 daily trips per dwelling unit, <u>43.52 daily trips for 8 units</u>

Scenario 2: Residential 20,000 square feet

- Weekday rate: 5.44 daily trips per dwelling unit, <u>87.04 daily trips for 8 units</u>

Scenario 3: Office 10,000 square feet

- Weekday rate: 9.74 daily trips per 1,000 Gross Square Feet (GFA), <u>97.04 daily trips for 10,000 SF</u>

Scenario 4: Office 20,000 square feet

- Weekday rate: 9.74 daily trips per 1,000 Gross Square Feet (GFA), <u>194.80 daily trips for 20,000 SF</u>

Context – 2019 Traffic Count on Maple Ave estimated at 32,000 adt

Water and Sewer Impacts

<u>Residential – 10,000 square feet</u>

- 300 GPD X 8 Multifamily Units =2,400 GPD
- Increase of 2,400 GPD water & sewer
- 2,400 GPD of water is 0.08% of the regulated 2.9 MGD.
- 2,400 GPD of sewer is 0.19% of the allocated 1.25 MGD.

<u>Office – 10,000 square feet</u>

- 0.29 GPD X 10,000 SF Commercial Office = 2,900 GPD
- Increase of 2,900 GPD water & sewer
- 2,900 GPD of water is 0.10% of the regulated 2.9 MGD.
- 2,900 GPD of sewer is 0.23% of the allocated 1.25 MGD.

Conclusion: Vienna's infrastructure can easily manage the volumes for 10,000sf or 20,000sf. Assessing overall capacity would take outside expertise.

Annual Net Fiscal Impacts

MODEL	LOW VALUE	HIGH VALUE
Residential Condo Ownership – 8 units	$6,800	$9,600
Residential Apartment Ownership – 8 units	$11,900	$15,700
Commercial Condo Ownership – 10,000sf	$9,900	$11,900
Commercial Apartment Ownership - 10,000sf	$15,900	$19,300

Business Interviews (1)
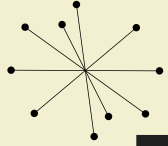
Under Current Zoning

- 1-story projects, either new or to improve the façade of existing buildings for commercial uses (e.g., retail, bank, restaurant), would be viable.
- 2-story projects, to include commercial ground floor and either office or residential uses on the second floor, would remain financially infeasible and not attractive to the market.
- 3-story projects would remain financially infeasible, when considering what the market demands for commercial ground floor ceiling heights (e.g., retail national standard of 16-18 feet) and residential or office uses for the second and third floor.

Business Interviews (2)

What would prompt redevelopment?

- 3-story projects would be considered if the maximum allowed building height were to increase to at least 42 feet.

- Extra height desired for amenities, parapets, or other decorative elements, if the Town would want something other than flat roofs.

- Eliminating requirement for more than 50% to be commercial.

Discussion and Questions