

**Nauck Village Center  
(Shirlington Road Special Revitalization District)  
Public Infrastructure Investment**

The following information is required to be submitted to CPHD and Arlington Economic Development in order to evaluate requests for public infrastructure investment in revitalization projects within the Nauck Village Center (Shirlington Road Special Revitalization District). All provided project cost and income information is considered “CONFIDENTIAL” for the purpose of initial staff reviews and analyses.

***Public Infrastructure Investment:***

A “Public Infrastructure Investment” within the meaning of this Policy may include one or more of the following activities directly affecting properties and infrastructure within the District:

- Utility under-grounding in the public right of way, public property, or on private property under an approved Special Exception Use Permit or Site Plan Development.
- Landscaping, parks, open space, plaza, water features and art improvements within the public right of way, on public property, or on easements given to the public.
- Lighting, signage, benches, trash receptacles, bollards, kiosks, shelters and other street furniture within the public right of way, on public property, or on easements given to the public.
- (Streetscaping) Paving, pavers, bricks and other stone treatments; and/or reconfiguration of sidewalks and curbs; within the public right of way, on public property, or on easements given to the public.
- Bus shelters and other transit related improvements including bike lanes, striping and other safety and directional features. Traffic signalization, specialized crosswalks, gateways, and other related features.
- Development of public, shared and/or freestanding parking facilities; and development of on-street parking spaces.
- Planning, legal, administrative, and architectural, appraisal, financial and economic consulting, and other professional services related to any of the above or to the planning and implementation of activities for the overall District.
- Acquisition and/or landscaping of the Town Square Plaza, and/or construction of associated public buildings.

## **Qualifying Criteria for Uses of Commercial Revitalization Funds (CRF) to Support a Project:**

Projects shall be eligible for designation and potential assistance under this Policy, provided they meet the following criteria, and such other terms and conditions as the County Board, on the Manager's recommendation, may require:

- The private project will be reviewed by the County Staff and the Nauck Revitalization Organization (NRO) for consistency with the principles, objectives and guidelines set forth in the "Nauck Village Center Action Plan" adopted by the Arlington County Board on July 10, 2004.
- The project must generate a clearly visible positive community benefit.
- The feasibility of the project's private investment component must benefit greatly from Public Infrastructure Investments.
- Preference will be given to those private projects specifically concentrated in certain geographical areas (as may be specified by the Manager) within the District and where County's Public Infrastructure Investments are projected to most greatly stimulate private investment in other projects, as measured by the projected ratio between private investment most likely to be induced over the next 10 to 15 years and the amount of Public Infrastructure Investment needed to support it.
- The amount of Public Infrastructure Investment offered in support of a particular Project shall be limited to the amount needed to enable the developer and/or owners of the associated Designated Project to achieve in the first stabilized year of operation a commercially competitive and prevailing return on total Project private development costs (as such costs and return are documented in a manner satisfactory to the County Manager), or such lesser amount as the County Manager may propose.

Program Priorities Include:

- Affordable Housing
- Additional Parking
- Small Business Assistance

Recommendations as to the priorities of the program and allocations to specific projects will be made by the County Staff (Nauck Village Center Implementation Team) and the Nauck Revitalization Organization (NRO) working in conjunction with the Nauck Civic Association.

The required information should be submitted to the County Staff at least thirty (30) Days prior to the NRO meeting. These meetings are held on the third Wednesday of each month.

Applications will be accepted on a first come first serve basis based on the availability of funding.

<p style="text-align: center;"><b>Nauck Village Center (Shirlington Road Special Revitalization District) Required Project Information for Public Infrastructure Investment</b></p>
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**Project Description:**

Written description of project  
Gross Square Footage  
Rentable Square Footage  
Number of Stories  
Number of Residential Units (if applicable)  
Number of Parking Spaces, Above Grade  
Number of Parking Spaces, Below Grade  
Parking Square Footage, Above Grade  
Parking Square Footage, Below Grade

**Renderings:**

Project renderings, if available. Such renderings will be used in staff presentations when the project is discussed.

**Project Budget Estimate:**

Land Acquisition

Construction Costs

- Site Work
- Off-Site Work
- Below-Grade Construction
- Above-Grade Construction
- Tenant Improvement Allowances

Secondary Costs

- Architectural & Engineering Fees
- Legal and Accounting
- Appraisal Fees
- Development Fees
- Loan Fees, Acquisition
- Loan Fees, Construction
- Marketing and Promotion
- HOA Documentation (if necessary)
- Permit Fees
- Utility and Tap Fees
- Residential Leasing/Sales Commissions
- Retail Leasing/Sales Commissions

## Interest

### **Project Income Estimate:**

Income from Sales  
Income from Rentals  
Sales per SF and per Unit (where applicable)  
Rental rate per SF and per Unit (where applicable)  
Leasing Commissions  
Sales Commissions  
Gross Sales or Gross Income  
Net Sales or Net Income

### **Monthly Budget Schedule:**

Month by month budget schedule for project through construction and occupancy

### **Schematic Plans/Design Development Plans:**

Submission of project cost data must include set of schematic design or design development drawings indicating plan views and elevations.

### **For Further Information, Please Contact:**

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