Fund 315
Commercial Revitalization Program

Focus

The Commercial Revitalization Program funds the development and promotion of competitive, attractive and stable commercial centers leading to improved facilities for communities. Improvements include underground utilities, sidewalk construction, street lighting, tree planting and other pedestrian amenities. In the November 1988 bond referendum, Fairfax County voters approved $22.3 million for public improvements in commercial and redevelopment areas of the County. Of this amount, $17.1 million was dedicated to fund utility and street landscaping projects in three designated revitalization districts: Central Annandale, Central Springfield and Bailey's Crossroads. The remaining amount of $5.2 million was divided among the revitalization projects in the Town of Vienna, the McLean Central Business District and along a portion of the Route 1 corridor. In addition to bond proceeds, revenue from the Virginia Department of Transportation (VDOT) and developer contributions support improvement efforts within this fund.

Revitalization is one part of an overall County strategy to accomplish the economic rejuvenation of older retail and business centers. Through targeted efforts of the Revitalization Program it is anticipated that these areas will become more competitive commercially, offer better services and improved shopping opportunities and will become viable candidates for private reinvestment.

The Board of Supervisors approved the creation of the Office of Community Revitalization and Reinvestment (OCRR) to coordinate commercial and residential revitalization efforts in the County. This office is responsible for coordinating efforts of County staff and community organizations related to the renovation and restoration of not only large commercial development, but also neighborhood commercial development, older residential areas and neighborhood capital improvements. Staff has been working to provide recommendations on strategies to enhance the effectiveness of the programs, to identify and make available appropriate financing mechanisms and to put in place the organizational supports necessary to sustain the programs.

No funding is included in Fund 315, Commercial Revitalization Program, in FY 2010. Work will continue on existing and previously funded projects.

Changes to FY 2009 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2009 Revised Budget Plan since passage of the FY 2009 Adopted Budget Plan. Included are all adjustments made as part of the FY 2008 Carryover Review and all other approved changes through September 15, 2008:

- As part of the *FY 2008 Carryover Review*, the Board of Supervisors approved an increase of $4,421,752 due to the carryover of unexpended project balances of $3,508,374 and an adjustment of $913,378. This adjustment is due to the appropriation of developer contributions in the amount of $907,517 received in FY 2008 for road improvements in the Merrifield area of the County and $5,861 associated with miscellaneous revenues received for the sale of plans for various projects.

A Fund Statement and a Summary of Capital Projects are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project).

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FUND STATEMENT

Fund Type G30, Capital Project Funds **Fund 315, Commercial Revitalization Program**

	FY 2008 Actual	FY 2009 Adopted Budget Plan	FY 2009 Revised Budget Plan	FY 2010 Baseline Budget
Beginning Balance	**$583,543**	**$0**	**$557,955**	**$0**
Revenue:				
Sale of Bonds[1]	$0	$0	$2,124,243	$0
VDOT Revenues[2]	113,220	0	1,275,333	0
Developer Contributions[3]	907,517	0	464,221	0
Miscellaneous	5,861	0	0	0
Total Revenue	$1,026,598	$0	$3,863,797	$0
Total Available	**$1,610,141**	**$0**	**$4,421,752**	**$0**
Total Expenditures	$1,052,186	$0	$4,421,752	$0
Total Disbursements	**$1,052,186**	**$0**	**$4,421,752**	**$0**
Ending Balance[4]	**$557,955**	**$0**	**$0**	**$0**

[1] The sale of bonds is presented here for planning purposes. Actual bond sales are based on cash needs in accordance with Board policy. In the fall of 1988, the voters approved a $22.3 million Commercial Revitalization bond referendum. Including prior sales, a balance of $2.26 million remains in authorized but unissued bonds associated with the fall 1988 referendum.

[2] Represents funds anticipated from Transportation Enhancement grants for Project 008912, McLean Streetscape.

[3] Developer contributions anticipated in FY 2009 include $250,000 for undergrounding utilities along Chain Bridge Road within Project 008914, Route 1 Streetscape and $214,221 for Project 008911, Baileys Crossroads Streetscape.

[4] Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

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FY 2010 Summary of Capital Projects

Fund: 315 Commercial Revitalization Program

Project #	Description	Total Project Estimate	FY 2008 Actual Expenditures	FY 2009 Revised Budget	FY 2010 Baseline Budget
008903	Springfield Streetscape Phase I	$3,169,236	$458.89	$231,234.76	$0
008909	Annandale Streetscape	6,935,596	(10,591.87)	737,225.07	0
008911	Baileys Crossroads Streetscape	6,355,829	20,408.88	112,670.34	0
008912	McLean Streetscape	3,894,629	167,210.67	2,978,254.20	0
008914	Route 1 Streetscape	1,642,160	1,204.59	328,345.96	0
008919	Road Redevelopment	907,517	873,495.15	34,021.85	0
Total		**$22,904,966**	**$1,052,186.31**	**$4,421,752.18**	**$0**