

**CANDIDATE NAME: Timothy Lovain**

QUESTION	ANSWER	
	Re West End	Re Eisenhower Valley
<p>1. <b>Modes of transportation:</b> Which modes of public transportation and ease-of-use solutions for private transportation do you support which will encourage local residents and visitors to increase their purchases from businesses in –</p>	<p>I support implementation of High Capacity Transit Corridors B and C, enhanced DASH service and circulator buses operating from the Van Dorn Metro station. I wish the City had chosen the option of extending the Pike Transit streetcar south from Skyline through the NOVA campus and Mark Center to the new Beauregard Town Center, instead of leaving a ½ mile gap between the two systems--we need to think more like a region!</p>	<p>I support implementation of High Capacity Transit Corridor B, but I thought the process was too dismissive of high-capacity transit on Eisenhower Avenue. Done right, rail transit especially can induce economic development and generate ridership. Streetcars can be especially useful to local businesses because riders can “hop on and hop off” when they see interesting businesses. Long term, we should consider a new Metro station in the central portion of Eisenhower Valley.</p>
<p>a. By when?</p>	<p>as soon as possible</p>	<p>as soon as possible</p>
<p>2. <b>Attracting new businesses:</b> Which mechanisms do you support which will attract new businesses to and encourage them to locate in -</p>	<p>We should re-examine our BPOL categories to make sure we are encouraging the right kind of businesses. Building on one-stop permitting, we need to accelerate efforts to make City processes business-friendly, e.g. tax forms and procedures.</p>	<p>In addition to the mechanisms discussed re: the West End: The Eisenhower Valley is ideally suited for large-scale mostly-commercial development. Alexandria already has the lowest commercial tax rate in the region, so tax incentives might have limited utility. But perhaps we should consider “reverse proffers”, where the City promises to dedicate a certain portion of tax revenues from a new large employer for infrastructure improvements, especially transportation, that would benefit them</p>

		(and the rest of the City), e.g. expanded DASH service, subsidized shuttles to and from Metro, turn lanes, etc.
a. By when?	as soon as possible	as soon as possible
3. <b>Master Plan:</b> What timeframe do you support for the completion of a submarket Master Plan for -	I would be pleased to learn more about this proposal and support it if it's worthwhile.	I would be pleased to learn more about this proposal and support it if it's worthwhile.
4. <b>Small Area Plans:</b> What initiatives and timeframes do you support for the completion of development for the:	This small-area plan is quite detailed. I support implementation of its plans as soon as possible	n/a
a. Beauregard Small Area Development Plan.		
b. Landmark Shopping Mall	Now that the Howard Hughes Corporation has purchased most of the Mall area from General Growth and has expressed an interest in redevelopment, the City should work closely with them, Sears and Macy's to implement the Landmark Small Area Plan as soon as possible. The Mall is clearly in a bad condition.	n/a
c. Eisenhower West End Development Plan: What is your commitment to maintaining the schedule of the City's Eisenhower West End Development Plan and, specifically, economic development in the Eisenhower Valley?	n/a	This is the last City small area plan and needs to be developed and approved as soon as possible. We need to focus on mostly commercial development, especially near the Van Dorn Metro station. We should pursue all opportunities for increased mixed-use, but commercial-heavy development throughout the Valley, but especially near our Metro stations.
5. <b>Help for existing businesses:</b> Which specific measures will you promote which will increase the growth, customer base, revenue, and expense minimization of businesses currently located in -	I think the City does a good job of helping Alexandria businesses through the Small Business Development	I think the City does a good job of helping Alexandria businesses through the Small Business Development

	Center, AEDP and ACVA, but we could always do more, especially by learning from other jurisdictions. We need to make sure our City processes are business-friendly, especially for small businesses. We need to keep City taxes under control and pursue more economic development, especially near our Metro stations.	Center, AEDP and ACVA, but we could always do more, especially by learning from other jurisdictions. We need to make sure our City processes are business-friendly, especially for small businesses. We need to keep City taxes under control and pursue more economic development, especially near our Metro stations.
a. By when?	As soon as possible	as soon as possible
6. <b>Developer Taxes:</b> Will you encourage that taxes which are raised from developers be spent on (1) matters pertaining specifically to the developer's project or (2) City-wide infrastructure services?	Both. As noted earlier, infrastructure improvements, especially for transportation, that benefit a particular development usually also benefit other residents of the City.	Both. As noted earlier, infrastructure improvements, especially for transportation, that benefit a particular development usually also benefit other residents of the City.
7. <b>National Science Foundation:</b> How do you plan to encourage the NSF's coming to Eisenhower Valley and selecting one of the three sites it is considering there?	<i>Same answer as for Eisenhower Valley.</i>	See my discussion above about "reverse proffers". That could be one way we could reduce the gap between Alexandria's and Arlington's transportation infrastructure.
8. <b>Victory Center:</b> What are the <u>tangible</u> solutions you will implement to promote Victory Center for immediate tenancy and development?	<i>Same answer as for Eisenhower Valley.</i>	One course we should consider would be to convince the owner to lease a portion of Victory Center to the City. The City could use some of that space for City business, but also sub-lease other space to other tenants. Some experts believe that bringing some life to an empty building can have positive repercussions for economic development throughout the area.

a. By what date do you expect first tenant to assume occupancy in Victory Center because of those solutions?	<i>Same answer as for Eisenhower Valley.</i>	If the owner is agreeable to this idea, perhaps May 15, 2013?
9. <b>Campaign Signs:</b> What is your plan to remove all of your political campaign signs following the election?	As usual, our campaign volunteers will remove all signs.	As usual, our campaign volunteers will remove all signs.
a. By when?	As soon as possible after the election, but certainly within the deadline set by Alexandria ordinance.	As soon as possible after the election, but certainly within the deadline set by Alexandria ordinance.
10. <b>In 30 words or fewer</b> , why should Alexandria business-owner voters vote for you?	I am a transportation expert and a great believer in smart growth---mixed-use, transit-oriented development--- with a track record of fiscal responsibility and keeping taxes under control.	I am a transportation expert and a great believer in smart growth---mixed-use, transit-oriented development--- with a track record of fiscal responsibility and keeping taxes under control.

*Timothy Corin*

*10 / 26 / 12*

Candidate Signature/Date