



Associations in the City of Alexandria

Information Compiled from an AEDP Survey in

October 2005

The City of Alexandria has over 400 associations employing nearly 12,000. These impressive figures have significant impacts on the City's economy. The Alexandria Economic Development Partnership, Inc. (AEDP) recently contacted representatives from all of these Associations in an effort to determine the magnitude of these impacts. The AEDP created a survey and over 20% of the Associations responded. Information compiled from this survey is presented below.

Total Number of Associations in the City of Alexandria (number of surveys sent): 418

Number of Survey Respondents: 91

Survey Response Rate: 22%

Percentage of employees who live in the City of Alexandria, as reported by respondents: 21%

Annual Payroll information

Less than \$1 million	64%
Between \$1 million and \$3 million	28%
Over \$3 million	8%

Tax Exemption Information

Sales and Use Tax	17%
Real Estate Tax	8%
Personal Property Tax	7%
Utility Taxes	1%

Lease vs. Own

Lease	64%
Own	36%

Plans for When Lease Expires

Renew Existing Lease	35%
Expand & Remain in Alexandria	21%
Consider Locations Outside of Alexandria	16%
Purchase a Building in Alexandria	4%
Locate Outside of Alexandria	4%
Other	14%
Explore other options in Alexandria	
Would like to remain in Old Town but will consider options	
Too far in the future to say	
Do not know	

Ownership Plans

Remain in Existing Building	88%
Purchase a Different Building in Alexandria	6%
Relocate Outside of Alexandria	3%
Other	9%
Purchase a different building in Alexandria or DC	
Looking at options	
Keep what we have and buy another building in Alexandria	

Key Reasons Associations Originally Located in Alexandria:

Location- Proximity to DC	45%	Concentration of Associations	9%
Access to Metro, Airport, highways and other transit	26%	Co-location with another organization	6%
Cost- Favorable lease rates, affordability of real estate	21%	Attractive financing, tax breaks	6%
Alexandria "charm" and amenities	21%	Timing- space/building was available	5%
CEO, employees live/lived in Alexandria	9%	Availability of workforce	3%

Important Incentives to Offer to Retain Associations

Ease traffic congestion	22%
Tax Reductions/Competitiveness with other jurisdictions	16%
Affordable Rent	14%
Tax Exemptions- Real Estate & Personal Property	8%
Parking-more, affordable, access to	7%
Maintain and Promote a vibrant business community-more restaurants & retailers	6%
No incentives needed	6%
Improved transportation/free shuttles to metro	5%
Financial Incentives	3%
Other:	7%
Coupons for food, entertainment & parking	
Ability to co-purchase with other organizations	
Upkeep of Old Town area	
Provide City trash collection	
Better pool of employees	
Keep Association/Non-profits here	
Help to cover technology costs related to telecommuting	

Suggestions Made:

Accessibility to get to the office. Traffic lights need to be synchronized in order to move traffic through Old Town. Traffic jams in the morning and evening rush hours are unacceptable to our business as well as the residents of Old Town and commuters. We can not schedule meetings until 10:00 AM or later because traffic can not get our offices. If the traffic jams aren't alleviated, we would entertain the thought to relocate. In addition, local residents won't patron local business because they can't get out of their homes and Old Town businesses will not prosper. Then everybody loses.

Parking is an issue, lack of available parking at a reasonable cost for employees. We need a city lot with bus service to specific locations. Traffic on Duke Street has gotten much worse with the new building on Eisenhower. Construction frequently reduces Duke to one lane which creates gridlock.

We are actually having a hard time identifying a slightly larger office property in Alexandria. Emphasis in development seems to be leaning toward residential and mega-offices. More facilities to accomodate the homeless people and lessen their prevalence in our parking area. Better transportation service from east of GW Parkway to Metro station at Braddock Road.

Letters to business owners in addition to posting items on trees to be cut down or trimmed. Signs are frequently put up late, face the street, hence building owners have little or no information as to issues directly impacting our business, employee safety and our property. More communication with business owners. Helpful hints on improving communication with the city.

Availability of electricity is not always constant. Power grid needs improving so our computers do not shut down so frequently.

How about additional day-time parking at King Street Metro? There is only two-hour parking on the street (if the lot is full) and you can't get downtown and back for lunch without getting a ticket.

A vibrant small business community in Old Town Alexandria and beyond is critical to the success of Alexandria as a whole. Work closely with the local chamber of commerce and other business groups to stay abreast of our agenda and priorities.

Allow us parking on street for associaton meetings. We are isolated and not in the normal parking areas. Very limited public traffic in our area.

Improve pedestrian and bicyclist safety by adding bike lanes to the main West-East corridors of King and Duke, add speed bumps on cross streets, enforce vehicle speed restrictions, move HOV lane on Washington Street to center lane - rather than have the fastest (read: speeding) cars closest to pedestrians, enforce vehicles stopping before the crosswalks, enforce pedestrian right-of-way within crosswalks, pedestrianize King Street from Washington St to the Potomac. Alexandria can become a model for the rest of the nation if just some of these ideas are instituted. In addition to making Alexandria a more livable city (work-live-play), we will reduce the consumption of fossil fuels and make a healthier cleaner environment for all of us. (You could close Mirant, while you are at it.)

Traffic has become a real problem with the patent office and other new buildings around it. It has added up to 10-15 minutes to the commute. Traffic lights need to be better coordinated to increase flow on Duke Street and Telegraph Road
our building does not have cable - need cable to all areas

More attention to students in Alexandri; help them see Alexandria businesses as good opportunities Similaly, work with businesses to get more formally linked to the schools and students.

Recognition of the economic impact of the associations industry by city and Chamber actions.

Replace the remaining public housing between Royal and Fairfax about 500 North

Begin recycling program for office cans, bottles, plastics. Currently employees haul materials to their homes where local government provides recycling collections. Shame on Alexandria.

