

Open Space: Task 3

January 31, 2023

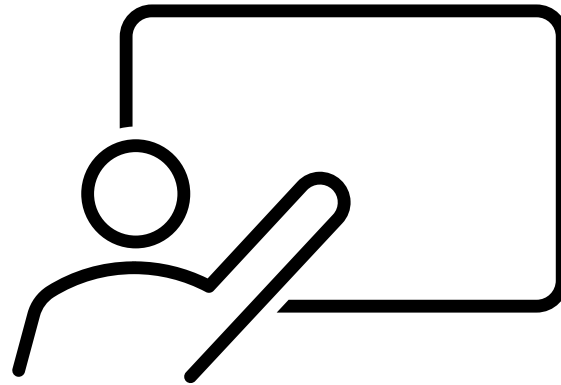


Agenda

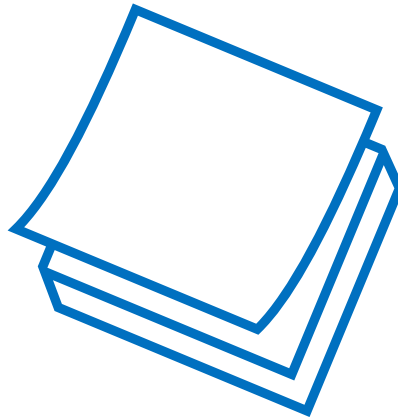
1. Call to Order: Denise Tennant, Co-Chair
2. Public Comments on Non-Agenda Items – Limit to three minutes
3. Committee Task Updates:
 - a. Approval of December 12, 2022, Meeting Minutes
 - b. New staff introductions
 - c. Schedule and next steps
 - d. Public Open Space Zone Text Update
4. Discussion Items and Actions
 - a. Electronic Meeting Policy
 - b. Open Space Historical Budget
 - c. Draft Task 2 Acquisition Criteria Trigger
 - d. Draft Task 3 Presentation and Discussion
5. Next meeting: February 28 at the Mt Vernon Recreation Center
6. Adjourn

Public Comment

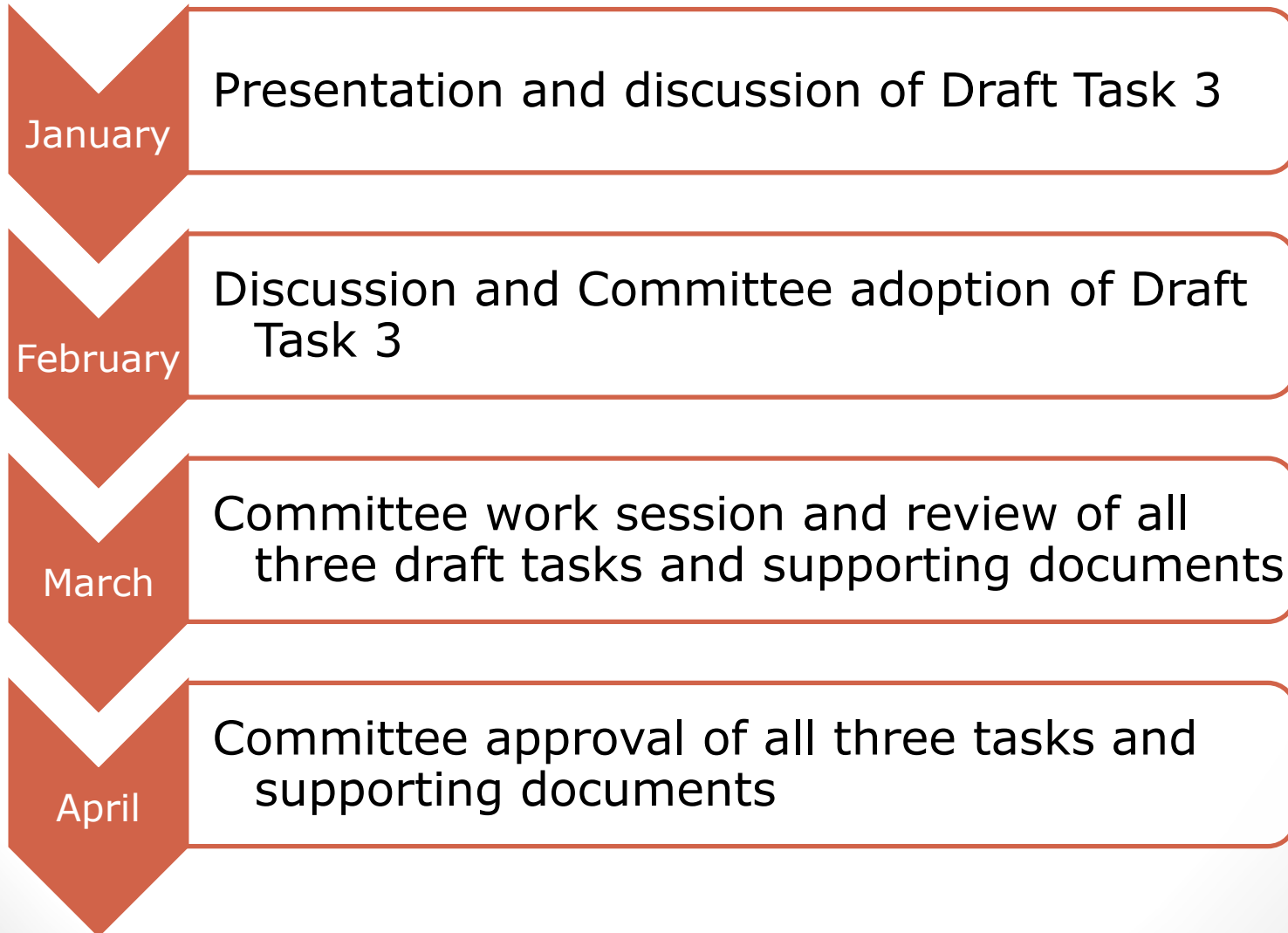
Limit to three minutes



Approval of December Meeting Minutes



Schedule and Next Steps



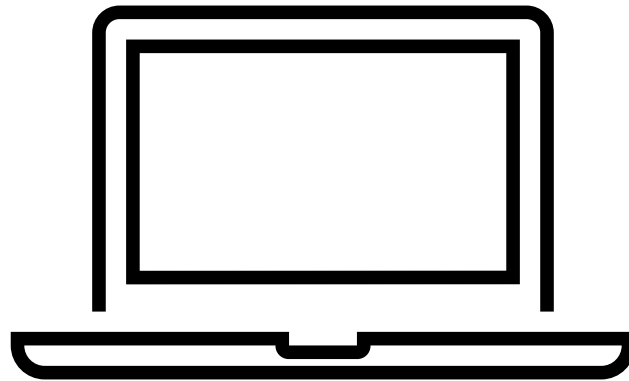
Public Open Space Zone Text Amendment

Timeline

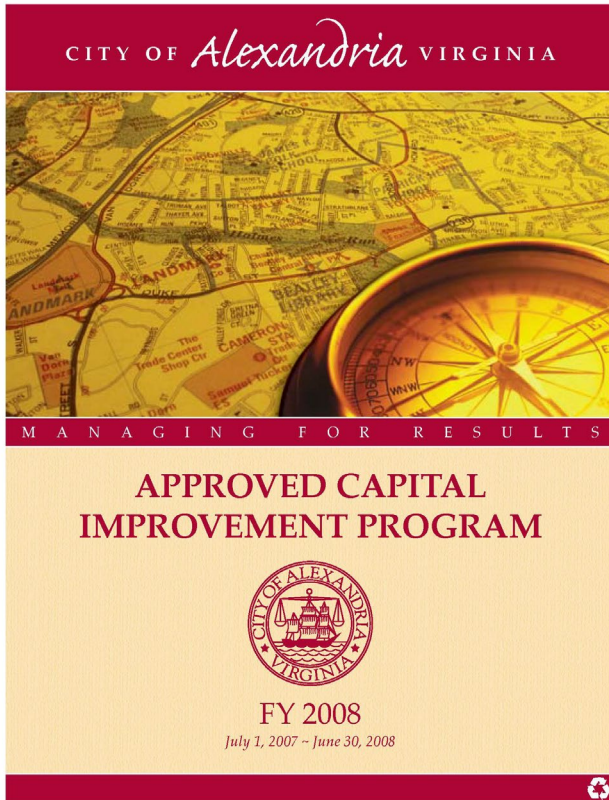
- **February/March:** Public engagement
- **March:** Public engagement findings, Open Space Steering Committee text review, and edits to text amendment
- **April:** File text amendment application
- **May/June:** Planning Commission and City Council hearings



Approval Electronic Meeting Policy



Open Space Trust Fund FY 2004 - FY 2014



- **4/29/2003:** Ordinance establishes the Open Space Trust Fund account (Sec. 3-1-2 of the City Code). The account will receive the sum of \$0.01 on each \$100 of assessed value of all real estate subject to tax.
- **6/26/2007:** Ordinance updated, changing the funding to 1% of the total real estate taxes collected
- **4/27/2009:** Set aside from real estate tax reduced to cover debt service only
- **6/15/2013:** Set Aside from Real Estate Tax **Eliminated**; future funding sources will be general obligation bonds or cash capital

Open Space Trust Fund

FY 2004 - FY 2014



FY	Real Estate Tax Funding	General Obligation Bonds	Cash Capital
2004	\$2,905,000	\$0	
2005	\$2,296,000	\$10,000,000	
2006	\$2,760,185	\$500,000	
2007	\$2,934,311	\$0	
2008	\$2,876,042	\$0	
2009	\$2,719,869	\$0	
2010	(\$814,305)*	\$0	
2011	(\$798,386)*	\$0	
2012	(\$778,395)*	\$0	
2013	(\$758,404)*	\$0	
2014		\$600,000	\$0
2015		\$0	\$0
2016		\$0	\$0
2017		\$450,000	\$875,000
2018		\$0	\$700,000
2019		\$555,000	\$500,000
2020		\$0	\$200,000
2021		\$0	\$0
2022		\$250,000	\$0
2023		\$0	\$400,000

*Debt Service



Acquisition Criteria Trigger

Step 1: If the site is identified within an existing approved park master plan or a City plan (Small Area Plan, pedestrian/bike plans, etc.), the land can be reviewed for potential acquisition.

Acquisition Criteria Trigger

Step 2: Land is not identified in a plan, but meets at least one of the criteria listed below:

- **The property is associated with existing parks:**
 - The site shares its perimeter with an existing public space and is essential to the expansion of that public space.
 - The site is an infill property of an existing park, located on the corner of a park or would serve to normalize a park boundary or shape.
 - The site will allow the creation of new trail connections to improve pedestrian and bicycle access to the existing park or other nearby City facilities - like schools.

OR

Acquisition Criteria Trigger

- **The property would result in the creation of a new park:**
 - The site could be used to create a new park and offers future potential expansion opportunities that would result in a park of at least 0.25 acres.
 - The site is a unique (generational) opportunity, which if not acquired at the time of availability, would likely redevelop, and the opportunity would be lost for a generation or more.
 - The site is located in an area of the City with a walkability gap (there are no publicly accessible open spaces within a 10-minute walk) or serves as an inherent community gathering place.
 - The site has an existing perpetual conservation easement on it, serving as the first step towards making the site permanently open space.

Task 3

Task 3: Building on the work of the “Open Space in New Development” discussion, provide guidance for new development’s contribution to publicly accessible open space where it is not already guided by the small area plan, particularly to clarify:

- When new development is contributing to off-site publicly accessible open space;
- What they are contributing toward and;
- How a reasonable contribution from new development will be determined.



When an applicant has been unable to meet its open space requirement, and an alternative is not already guided by the Small Area Plan, the following options are to be used to satisfy the requirement:



Contribution Alternatives

Option 1: Land is dedicated as publicly accessible open space by deeding land to the City or a public open space easement.

Option 2: Open space is purchased off-site and either deeded to the City, or a public open space easement is placed on it.

Options 1 and 2 directly contribute to the City's publicly accessible open space, and therefore should be the first option applied. However, when it is not possible to gain more land, the land that is being provided is undesirable, or it is determined by RPCA staff, the applicant may pursue Option 3.

Contribution Alternatives

Option 3: Monetary or in-kind contribution for park improvements and maintenance. Provide a monetary or in-kind contribution to a nearby park for improvements and maintenance to the open space. Contributions for park improvements will be guided by the Park Improvement Plans, gap analysis maps, and staff.

Option 4: When the above options cannot be satisfied, a development provides a monetary contribution to the Open Space Fund.

Monetary Open Space Contributions

Monetary open space contributions will be determined by City staff and will be used to fulfill the recommendations of the City's Park Improvement Plans, Public Open Space Assessments (Walkability, Condition, Design, and Equity Assessments), and/or meet amenity needs within the City (amenities include, but are not limited to, playgrounds, sports courts, athletic fields, dog parks, and fitness equipment).



Recommendations

Development Contribution Task Force

Task Force established to review the City's contribution policies and needs that are the direct result of development with the goal to create a comprehensive development contribution policy for new development. The development contribution task for would evaluate other departments contributions and establish a policy that balances the City's needs.

Recommendations

Open Space Policy – Development contributions

- Open space contributions with the intent of providing relief on development's increasing impact on existing open space by requiring development to provide funds towards the Open Space Fund.
- Use contributions towards open space acquisition, maintenance, and improvements to the open space system.
- Acquisitions, maintenance, and improvements guided by Park Improvement Plans, Public Open Space Assessments (Walkability, Condition, Design, and Equity Assessments), and/or meet amenity needs within the City (amenities include but are not limited to, playgrounds, sports courts, athletic fields, dog parks, and fitness equipment).
- Policy should distinguish between residential and non-residential development.

Recommendations

Building conversions from office/commercial to residential

- Most of these conversions are carried out administratively without the review for open space needs within the development.
- Residential development open space needs are greater than with other uses.
- Recommendation: City review building conversions and create a policy that reflects new development needs



Discussion



Next Meeting

- February 28 Mt Vernon Recreation Center

Information & Questions

- Information
 - [Open Space Planning](#)
- Questions
 - Ana Vicinanza, Urban Planner III
ana.Vicinanzo@alexandriava.gov
 - Judy Lo, Principal Planner
judy.lo@alexandriava.gov
 - Beth Znidersic, Division Chief
Bethany.znidersic@alexandriava.gov



Reference



Development Process

Planning Process by Intensity

Administrative (City Staff Review)

- Grading Plans
- Building Permits
- Administrative SUPs

Public Hearing, Short Version

- SUPs
- DSPs ("By-Right")

Public Hearing, Long Version

- DSUPs
- Zoning Changes
- Master Plan Amendments



Development Process

Open Space Negotiation

When can we Negotiate for Open Space

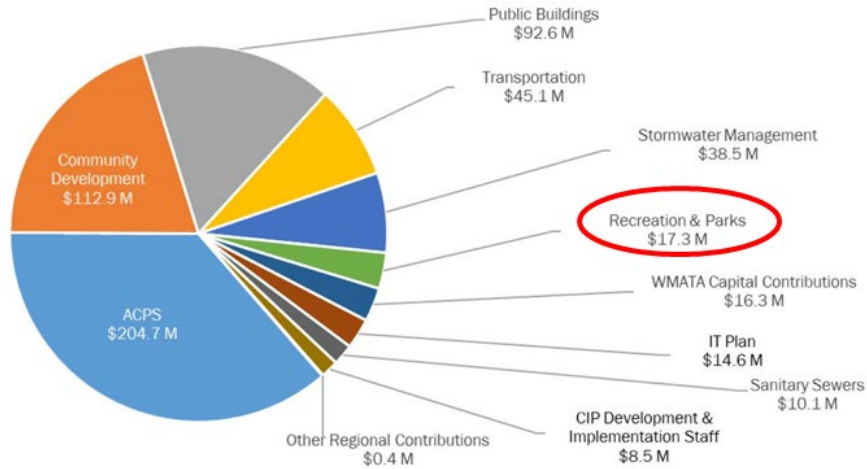
- Nexus
- Identified Need
- Competing City Priorities
- Opportunity

Why Negotiate vs. Require

- Property Rights
- Dillon Rule
 - Power expressly granted, implied by power granted, indispensable

FY 2023 Approved Capital Improvement Program Budget – Open Space Fund

FY 2023 Capital Budget Expenditures
\$561.2 million



- The City’s Capital Improvement Program (CIP) provides annual funding for planning, acquisition, and development of new open space.
- **Approved FY 2023 Budget:** \$400,000
- **10-year CIP (FY 2023 - FY 2033):** \$3.63M
- **Open Space Fund balance as of 12/12/2022:** \$1.37M
- Sources of Funding to the Open Space CIP Fund:
 - Cash Capital (General Revenue Transfer)
 - General Obligation Bonds
 - Lease of City Land
 - Public right-of-way vacations
- Funding for two full time staff are not included in these figures and are a separate item in the budget



Open Space Fund Land Acquisitions since 2004

Location	Year Approved	Recorded Sales Price	Square Feet
2200 Ivor Lane	2004	\$750,000	203,748
210 Strand Street	2006	\$1,025,000	4,524
200 Strand Street and 0 Prince Street*	2006	\$2,800,000	18,251
4630 Raleigh Avenue	2006	\$15,000	6,223
4109,4115,4121,4125 Mt. Vernon Avenue	2007	\$4,800,000	23,153
48 South Early Street	2007	\$385,000	17,424
1 & 7 East Del Ray Avenue	2008	\$1,100,000	16,021
3550 Commonwealth Avenue	2009	\$850,000	22,964
600 North Henry Street	2010	\$2,350,000	20,995
840 North Alfred Street	2012	\$1,313,672	11,915
518 East Bellefonte Avenue	2015	\$193,000	5,750