



Open Space: Task 3

December 12, 2022



Agenda

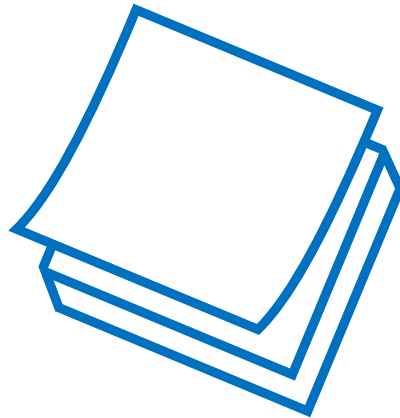
1. Call to Order: Kurt Moser, Co Chair
2. Public Comments on Non-Agenda Items – Limit to three minutes
3. Committee Task Updates:
 - a. Approval of September 22, 2022, Meeting Minutes
 - b. Edits to Tasks: Denise Tennant, Co Chair
 - c. Agenda Alexandria Summary: Kurt Moser, Co Chair
 - d. Schedule and next steps: Ana Vicinanza, Urban Planner III
1. Discussion Items and Actions
 - a. Open Space Account Update: Judy Lo, Principal Planner
 - b. Development Process: Nathan Imm, City Landscape Architect
 - c. Prior Year Contributions: Ana Vicinanza, Urban Planner III
 - d. Contribution Research
2. Next meeting: Tuesday, January 31 – Location TBD
3. Adjourn



Public Comment

- Limit to three minutes

Approval of September Meeting Minutes





Edits to Draft Tasks

Agenda Alexandria Summary

What about the Open Space?

Since 2002, Alexandria has pursued a goal of 7.3 acres of open space per thousand residents. This ratio of public land for the people's use was reaffirmed in the 2019 Open Space Master Plan. "But what about the Open Space?" Agenda Alexandria has assembled a panel of experienced and knowledgeable Alexandrians to address this question.

REGISTER NOW

Monday November 28, 2022 • 7:00 PM
George Washington Memorial
101 Callahan Dr, Alexandria, VA 22301

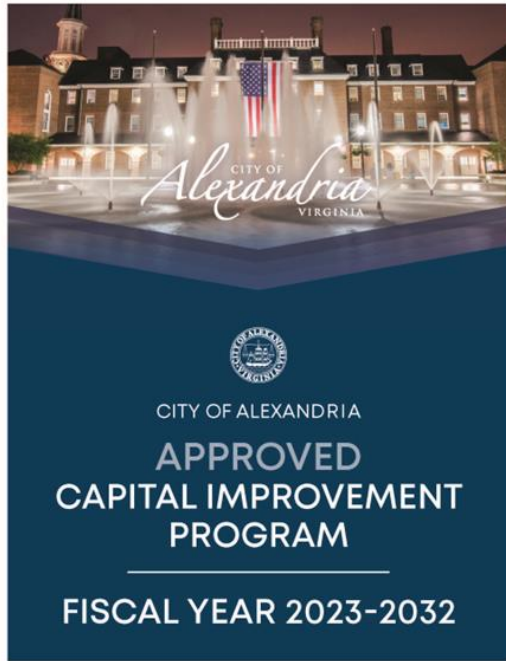
**AGENDA:
ALEXANDRIA**

REGISTER AT: registration.AgendaAlexandria.org

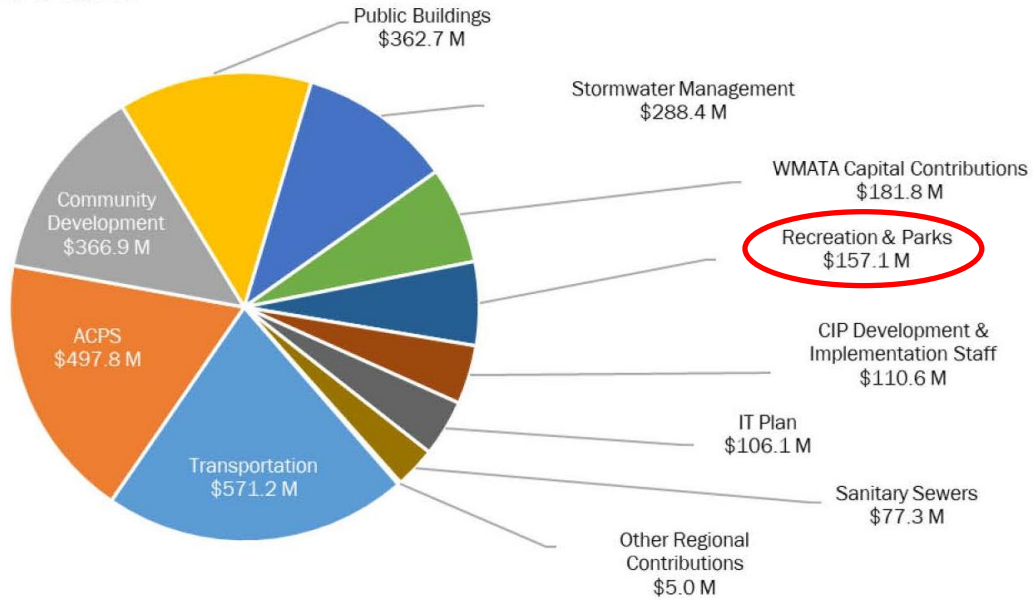
Schedule and Next Steps

- January 31: Task 3 draft
- Last week of February: Committee approval of Draft Task 3
- March: Committee Work session (review of Tasks 1, 2, and 3, and supporting documents)
- April: Adoption of Tasks 1, 2, and 3 by Committee

FY 2023 – FY 2032 Approved Capital Improvement Program Budget



FY 2023 - FY 2032 CIP Expenditures \$2.73 billion

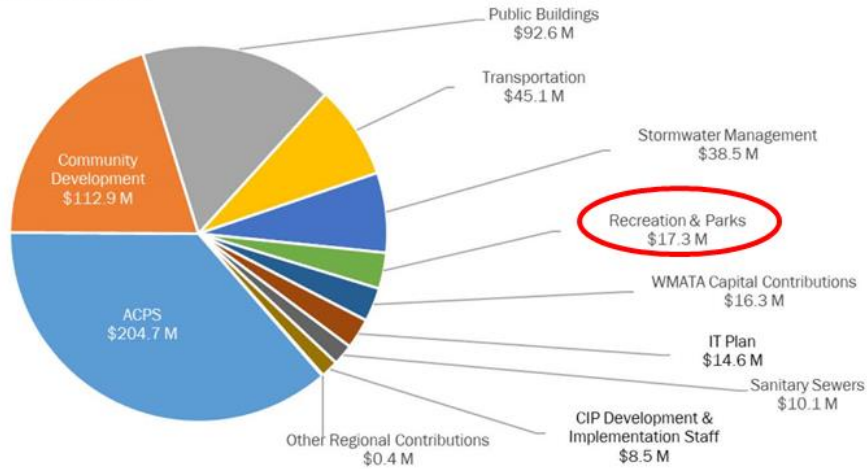


Budget Links:

- [Approved FY 2023 – 2032 Capital Improvement Budget Documents](#)
- [FY 2024 Budget Development](#)

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

Next Steps

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.

Development Process Planning Process by Intensity

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

Categories of Open Space Requirements

Required

- Small Area Plan designated
- RPAs (private, negotiable)
- City-owned land

Negotiable

- Rezoning
- Master Plan Amendments
- DSUPs

Not Applicable

- DSPs
- SUPs
- Building Permits
- Grading Permits



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

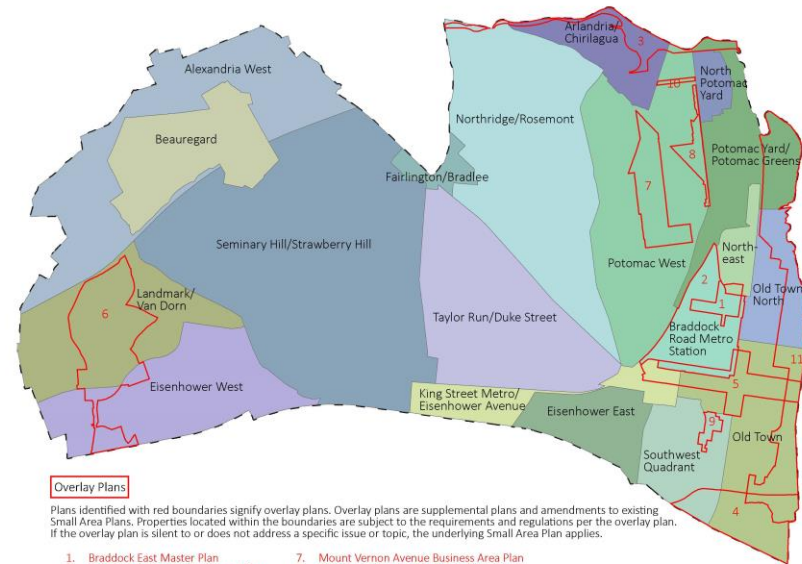
Open Space Contributions

Small Area Plan Implementation Funds

- Arlandria
- Beauregard
- Braddock
- Eisenhower East
- North Potomac Yard
- Oakville Triangle
- Old Town North
- Waterfront



City of Alexandria, Virginia Master Plan



Overlay Plans

Plans identified with red boundaries signify overlay plans. Overlay plans are supplemental plans and amendments to existing Small Area Plans. Properties located within the boundaries are subject to the requirements and regulations per the overlay plan. If the overlay plan is silent to or does not address a specific issue or topic, the underlying Small Area Plan applies.

- | | |
|-------------------------------------|---|
| 1. Braddock East Master Plan | 7. Mount Vernon Avenue Business Area Plan |
| 2. Braddock Metro Neighborhood Plan | 8. Oakville Triangle & Route 1 Corridor Plan |
| 3. Four Mile Run Master Plan | 9. South Patrick Housing Affordability Strategy |
| 4. Hunting Creek Area Plan | 10. Upper Potomac West Task Force Report |
| 5. King Street Retail Strategy | 11. Waterfront Area Plan |
| 6. Landmark/Van Dorn Corridor Plan | |

March 2022



When an applicant has been unable to meet its open space requirement, and an alternative is not already guided by the Small Area Plan, staff has previously recommended the use of the following options to satisfy the requirement:



Prior Open Space Contributions

Contribution Alternative	Description	Example
Monetary contribution for park improvements	Provide a monetary contribution to a nearby park for improvements to the open space.	Hunter Miller Park
In kind contribution for park improvements	Provide in kind improvements to a nearby park/open space.	Harris Teeter
Monetary contribution for park maintenance	Provide a monetary contribution for park maintenance to a nearby park/open space.	Harris Teeter
Land/Park deed	Dedicate land to the City to be used as open space.	ParkView
Purchase of open space off site	Purchase open space off site.	Polk Avenue Park
Monetary contribution	Provide a monetary contribution to the Open Space Fund.	



Contribution Research

- City of Chesapeake
- City of Falls Church
- Fairfax County
- Arlington County



Next Meeting

- January 31, 2023

Information & Questions

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