

## APPENDIX A

# Land Acquisition

*The following land acquisition guidelines give County staff and leadership an objective framework for seeking and responding to acquisition opportunities that can grow Arlington's system of public spaces. The framework and associated land acquisition criteria encourage a strategic and transparent decision-making process designed to help the County ensure that its investments in acquisition align with the recommendations of this plan so that it can achieve the most public space benefits.*

## ACQUISITION SCENARIOS

While there are ways in which the County can grow its public space system without actively acquiring land—most notably through the private development process—this land acquisition strategy focuses on the three scenarios in which Arlington can arrive at an opportunity for it to acquire additional land for public space:

- spaces identified in adopted County plans that are not tied to private development
- spaces opportunistically presented to the County for acquisition
- spaces the County proactively identifies for new public space

## ACQUISITION OPPORTUNITIES LIST

The County will use the following objective criteria to assess acquisition opportunities. The County will maintain a list of acquisition opportunities that meet a minimum threshold of criteria. Based on funding availability from year to year, the County will pursue acquisition of the highest ranked opportunities on the acquisition opportunities list, with approval from the County Board.

The acquisition opportunities list is meant to change over time—not just because spaces on the list may be acquired but because the above acquisition scenarios inherently account for the possibility of new opportunities to arise.

## ACQUISITION CRITERIA

The acquisition criteria are divided into three parts:

- Part I gauges alignment with other County priorities.
- Part II gauges alignment with the strategic directions of this plan.
- Part III gauges alignment with goals particular to the intended use of the site.

All land acquisition opportunities will be evaluated by all three parts of the criteria. In Parts I and II, all criteria apply. Part III is divided into three sections, one for each of three areas in which the opportunity may primarily provide value to the County: recreational value, natural resource

value, or historic resource value. Only one of these three subsections of Part III will be used to evaluate each opportunity.

Some of the criteria (indicated with a ⊕) are place-based and can be met only if the opportunity is located in a specific area. These place-based criteria will be evaluated using corresponding maps that may change from time to time as conditions change in Arlington.

To the right of each of the criteria is a point value. If an opportunity meets the criterion, it receives that number of points. The total number of points an opportunity receives will be used to determine if it belongs on the acquisition list and, if so, its rank on the list.

In addition to being used by the County to assess current acquisition opportunities, these criteria can be used proactively in each of the three acquisition scenarios above:

- to inform future County plans
- to give others insight into how the County will evaluate opportunistic acquisition opportunities,
- to guide the County in identifying new public space opportunities.

## Part I: Alignment with Other County Priorities

All criteria apply.

- |                                     |  |     |
|-------------------------------------|--|-----|
| <input type="checkbox"/>            | The site is identified as future parkland in an adopted sector, area, or corridor plan, or a neighborhood conservation plan. | +10 |
| <input type="checkbox"/>            | The site is identified within an existing approved park master plan or park framework plan.                                  | +9  |
| <input checked="" type="checkbox"/> | The site is in an area that is projected to grow (blocks projected to grow by at least 10% between 2015 and 2045).           | +8  |

## Part II: Alignment with PSMP Priorities

Criteria from all subsections apply.

### Context

- |                                     |   |    |
|-------------------------------------|---|----|
| <input checked="" type="checkbox"/> | The site shares at least 50% of its perimeter with a school, library, or transit station. | +1 |
| <input checked="" type="checkbox"/> | The site is in a job center (a block projected to have at least 200 jobs in 2045).        | +1 |
| <input type="checkbox"/>            | The site is vacant (not actively being used by the owner).                                | +1 |

**Strategic Direction 1: Public Spaces**

- |                                     |   |    |
|-------------------------------------|---|----|
| <input checked="" type="checkbox"/> | The site shares at least 50% of its perimeter with an existing public space and is essential to the expansion of an existing park, regardless of its inclusion in a park master plan. | +1 |
| <input checked="" type="checkbox"/> | The site is or will be made accessible by walking.  | +1 |
| <input checked="" type="checkbox"/> | The site is or will be made accessible by bicycle.  | +1 |
| <input checked="" type="checkbox"/> | The site is or will be made accessible by public transportation.  | +1 |
| <input checked="" type="checkbox"/> | The site could facilitate adding amenities that maximize the appeal of an existing public space (e.g., seating, drinking fountains, rest rooms, concessions).                         | +1 |
| <input type="checkbox"/>            | The site is in a location that could provide high-quality visual or physical access to the Potomac River, Four Mile Run, and their tributaries.                                       | +1 |

**Strategic Direction 2: Trails**

- |                          |   |    |
|--------------------------|---|----|
| <input type="checkbox"/> | The site could include a segment of planned trail.  | +1 |
| <input type="checkbox"/> | The site could complete a portion of the "inner loop" or "outer loop" of protected trail routes.  | +1 |
| <input type="checkbox"/> | The site is in a location that could create better connections across or around current barriers, including the George Washington Memorial Parkway, I-395, Joint Base Myer-Henderson Hall, Arlington National Cemetery, and the Army Navy Country Club. | +1 |
| <input type="checkbox"/> | The site could improve connections to trail systems within or beyond the county.  | +1 |
| <input type="checkbox"/> | The site could widen trail rights of way to ensure enough space for passing and pulling over or to facilitate mode separation.  | +1 |

**Strategic Direction 3: Resource Stewardship**

- |                                     |  |    |
|-------------------------------------|--|----|
| <input checked="" type="checkbox"/> | The site could be used to preserve or increase tree canopy so that the site is at least 40% covered.             | +1 |
| <input checked="" type="checkbox"/> | The site could protect the health of a watershed or contribute to improvements in watershed health.              | +1 |
| <input checked="" type="checkbox"/> | The site could include green infrastructure to manage stormwater runoff from surrounding sites or rights of way. | +1 |
| <input type="checkbox"/>            | The site could preserve a natural, cultural, or historic viewshed.   | +1 |

**Strategic Direction 4: Partnerships**

- |                          |  |    |
|--------------------------|--|----|
| <input type="checkbox"/> | The site is part of a planned joint-use facility with Arlington Public Schools.                      | +1 |
| <input type="checkbox"/> | The site could facilitate more seamless connections between County and National Park Service spaces. | +1 |

**Strategic Direction 7: Fiscal Sustainability**

- |                          |  |    |
|--------------------------|--|----|
| <input type="checkbox"/> | Non-County funding sources are identified to support at least X% of capital improvement and program costs. | +1 |
| <input type="checkbox"/> | Up-front and ongoing capital and maintenance costs are identified.   | +1 |

- |                          |   |    |
|--------------------------|---|----|
| <input type="checkbox"/> | The site will could generate revenue through concessions or user fees.              | +1 |
| <input type="checkbox"/> | The site is in a location identified to spur economic development or redevelopment. | +1 |

### Strategic Direction 8: Operations & Maintenance

- |                          |   |    |
|--------------------------|---|----|
| <input type="checkbox"/> | The site could reduce greenhouse gas emissions compared to the existing site use.                                 | +1 |
| <input type="checkbox"/> | The site could reduce energy usage compared to the existing site use or produce energy through renewable sources. | +1 |
| <input type="checkbox"/> | The site could reduce water consumption compared to the existing use.   | +1 |

## Part III: Resource Value

Use only the criteria from the subsection below that corresponds with the **primary** value of the site.

### Recreational Resource Value

- |                                     |   |    |
|-------------------------------------|---|----|
| <input checked="" type="checkbox"/> | The site is in an area that does not meet access standards for one or more amenities, and could provide one or more of those amenities. | +7 |
| <input type="checkbox"/>            | The site could facilitate the development of larger recreation centers or sports complexes.   | +4 |
| <input type="checkbox"/>            | The site could be designed to support casual, impromptu use and connection with nature.   | +4 |
| <input type="checkbox"/>            | The site could provide opportunities for recreational boating and fishing.  | +4 |
| <input type="checkbox"/>            | The site could provide opportunities for fitness or recreational sports.  | +4 |
| <input type="checkbox"/>            | The site meets at least one of the natural resource value criteria below.   | +2 |
| <input type="checkbox"/>            | The site meets at least one of the historic resource value criteria below.  | +2 |

Skip to the Final Score section.

### Natural Resource Value

- |                                     |   |    |
|-------------------------------------|---|----|
| <input type="checkbox"/>            | The site has a resource that is at risk of deterioration.   | +3 |
| <input checked="" type="checkbox"/> | The site could protect or expand areas identified in the Natural Heritage Resource Inventory.                 | +4 |
| <input checked="" type="checkbox"/> | The site could protect or expand a Natural Resource Conservation Area.  | +4 |
| <input checked="" type="checkbox"/> | The site could protect, restore, or expand a Resource Protection Area along County waterways and tributaries. | +2 |
| <input type="checkbox"/>            | The site could increase the diversity of habitats for critical species.                                       | +2 |
| <input type="checkbox"/>            | The site could provide linkages between habitats / wildlife corridors.  | +4 |

- ☐ The site includes one or more of the following: +4
  - stream valley / floodplain
  - wetland
  - nesting site
  - champion tree site
  - natural outcrops
- ☐ The site meets at least one of the recreational resource value criteria above. +2
- ☐ The site meets at least one of the historic resource value criteria below. +2

Skip to the Final Score section.

**Historic Resource Value**

- ☐ The site is a locally designated historic district, or is eligible for listing as a locally designated historic district. +5
- ☐ The site is listed on or eligible for listing on the National Register of Historic Places. +4
- ☐ The site is listed on the County's Cemetery Inventory and/or the Arlington Genealogical Society's Cemetery List. +2
- ☐ The site is listed on the County's Large-Lot Survey. +2
- ☐ Acquisition of the site would be supported by the goals of the County's Historic Preservation Master Plan. +6
- ☐ The site is called out for acquisition based on its historical and/or cultural value by an adopted Neighborhood Conservation Plan. +4
- ☐ The site meets at least one of the recreational resource value criteria above. +2
- ☐ The site meets at least one of the natural resource value criteria above. +2

Continue to the Final Score section.

**Final Score**

\_\_\_\_\_

**Threshold**

The site must have a final score of at least 20 and meet at least one of the criteria from each of Parts I, II, and III to be included on the acquisition opportunity list.