

# PUBLIC SPACES MASTER PLAN UPDATE: Chat About Land Acquisition

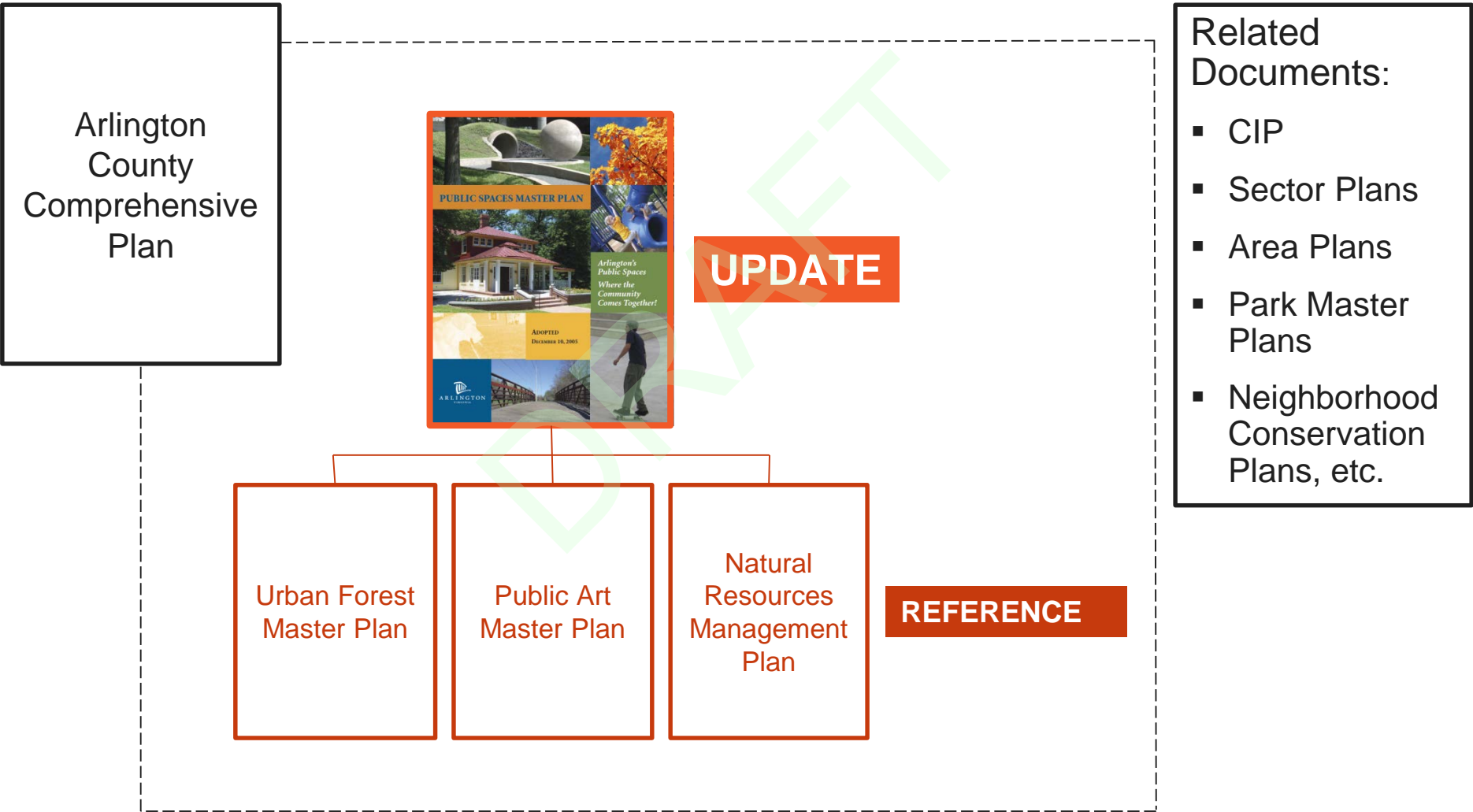
December 1, 2017

# AGENDA

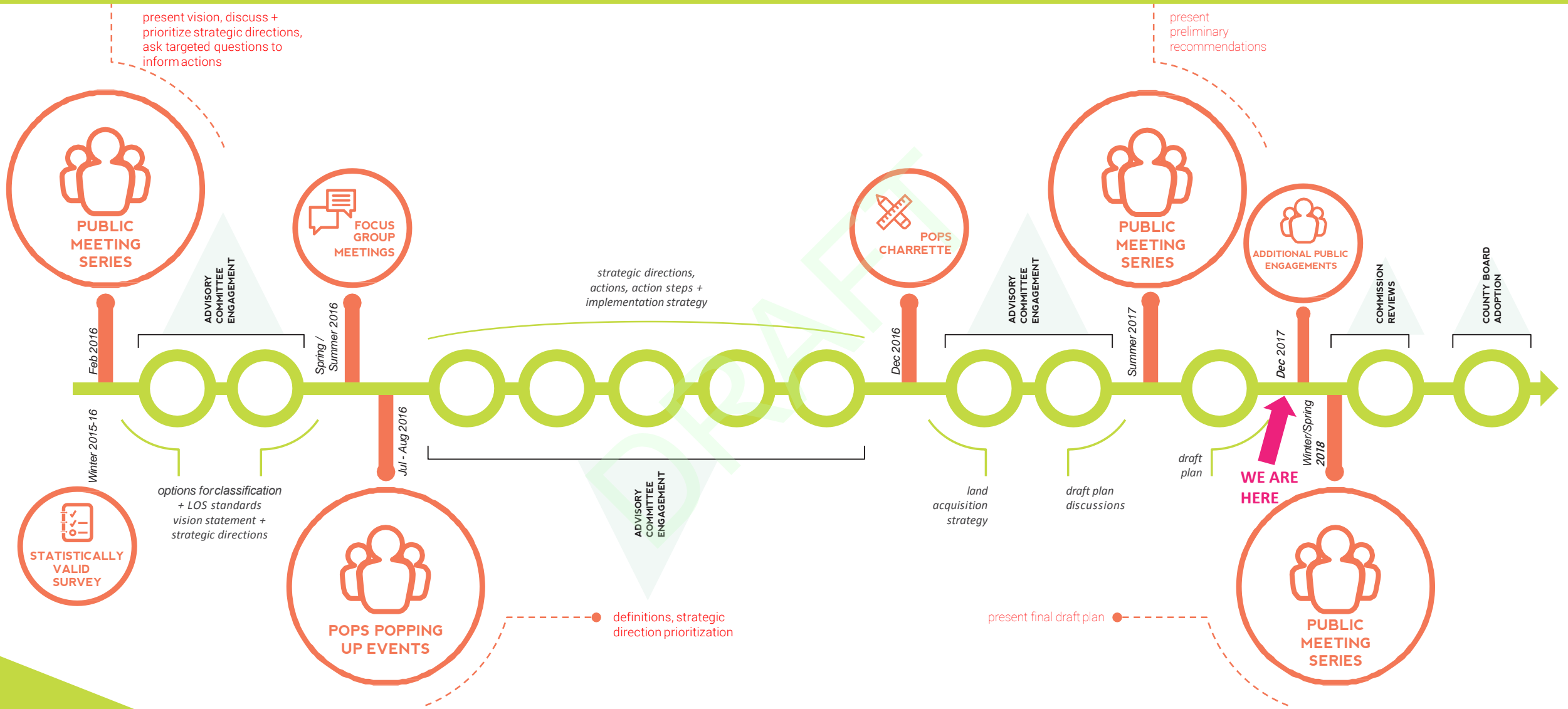


- Planning Context
- Timeline
- Public Input
- Existing Public Space System
- Land Acquisition
- Q & A

# PLANNING CONTEXT



# TIMELINE



# PUBLIC INPUT TO DATE

Public Meeting Series 1

Langston-Brown CC  
Courthouse  
Whitlow's on Wilson  
Arlington Mill CC

Stakeholder Interviews

Advisory Committee  
APS  
Aquatics  
BIDs & Partners  
Bike/Ped  
Dog Parks  
Gymnastics  
Natural Resources  
Urban Forestry  
Sports

Statistically Valid Survey

Goal: 800  
Actual: 1,470

POPS Popping Up

July 4th @ Long Bridge Park  
Central Library  
Fairlington Farmers Market  
Clarendon Farmers Market  
Arlington Farmers Market  
Columbia Pike Farmers Market  
Westover Farmers Market  
Ballston Farmers Market

Focus Groups

Millennials  
Seniors  
Teens  
Gen Xers

Charrette

Over 90 participants

Public Meeting Series 2

Arlington Mill CC  
Courthouse  
Washington-Lee HS

# PRELIMINARY DRAFT

- Online feedback gathered July 11 to August 31

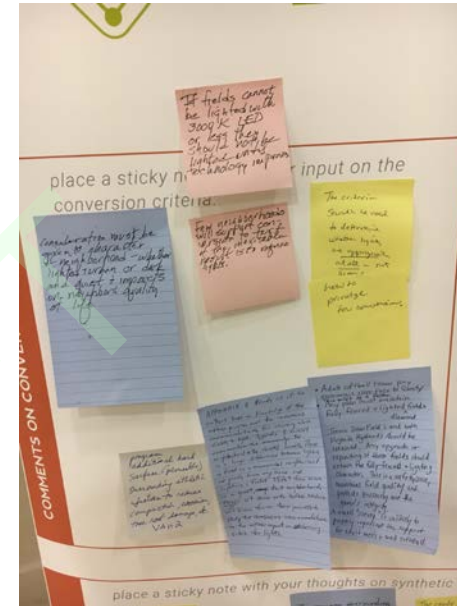


# PUBLIC FEEDBACK

- Over 1,100 overall comments

Land Acquisition Feedback Focused on:

- Funding Sources & Acquisition Mechanisms
- Priority areas
- List of potential acquisitions
- Focus of acquisition (natural resource vs. recreational amenities)



# ADDITIONAL PUBLIC MEETINGS IN DECEMBER

## Help Arlington Plan for our Parks and Recreation Places and Spaces

COME TO ANY OR ALL OF THESE PUBLIC MEETINGS. YOUR INPUT WILL HELP US FINE-TUNE OUR PUBLIC SPACES MASTER PLAN.

Get more information at [parks.arlingtonva.us](http://parks.arlingtonva.us), search POPS.

Chat about Land Acquisition  
**FRIDAY**  
**December 1**  
COURTHOUSE PLAZA  
11:30am – 1pm

Deeper Dig on Strategies to Expand Field Capacity with Synthetic Turf & Lights  
**WEDNESDAY**  
**December 6**  
NAVY LEAGUE BUILDING  
6:30 – 9pm

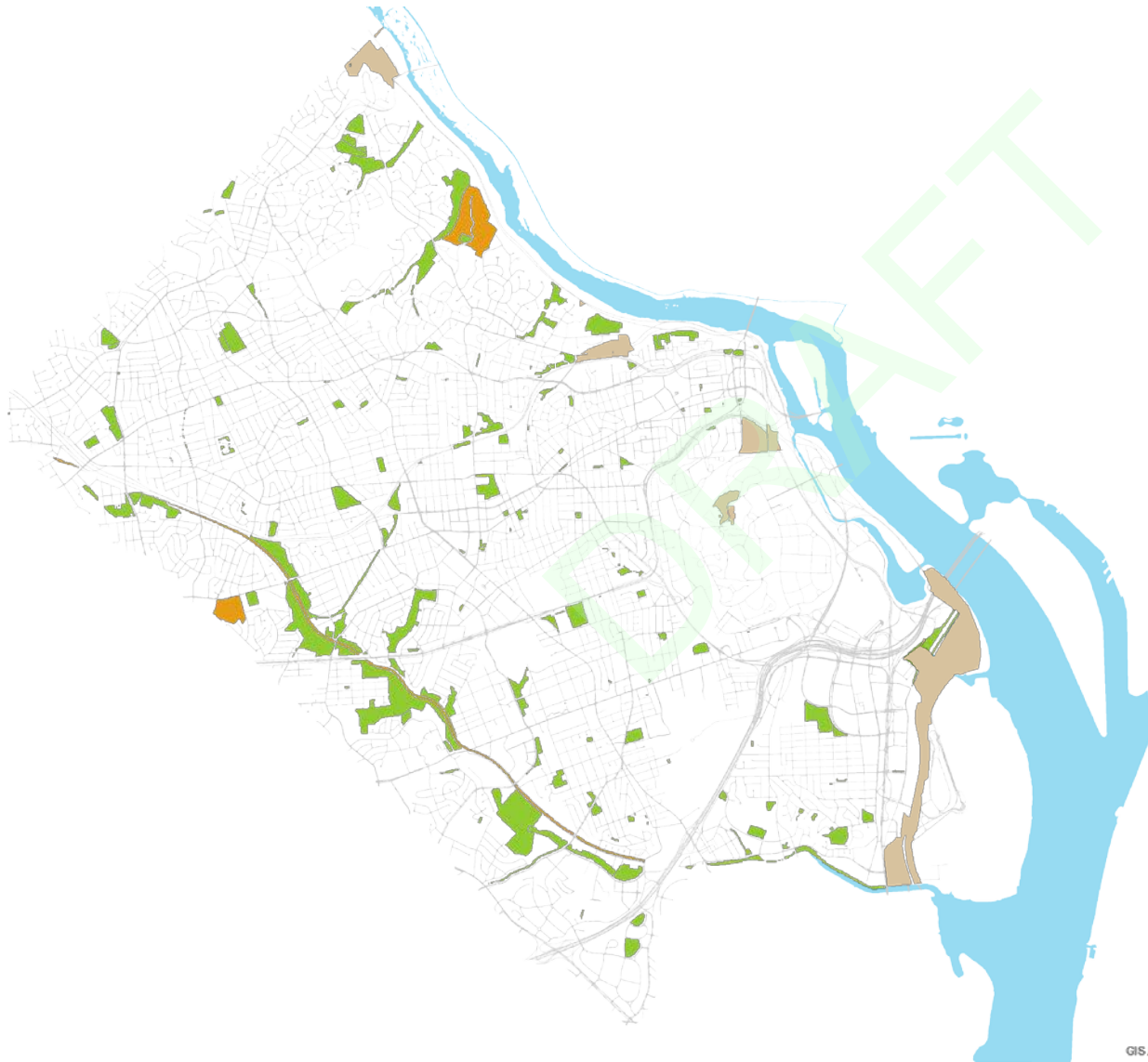
Stewarding Tree Canopy, Natural Resources & Casual Use Spaces  
**THURSDAY**  
**December 14**  
CENTRAL LIBRARY  
6:30 – 9pm





# EXISTING PUBLIC SPACE SYSTEM

# PUBLIC SPACE SYSTEM BY OWNERSHIP



**2,281 acres**

1,150 acres Federal

932 acres County

145 acres Nova Parks

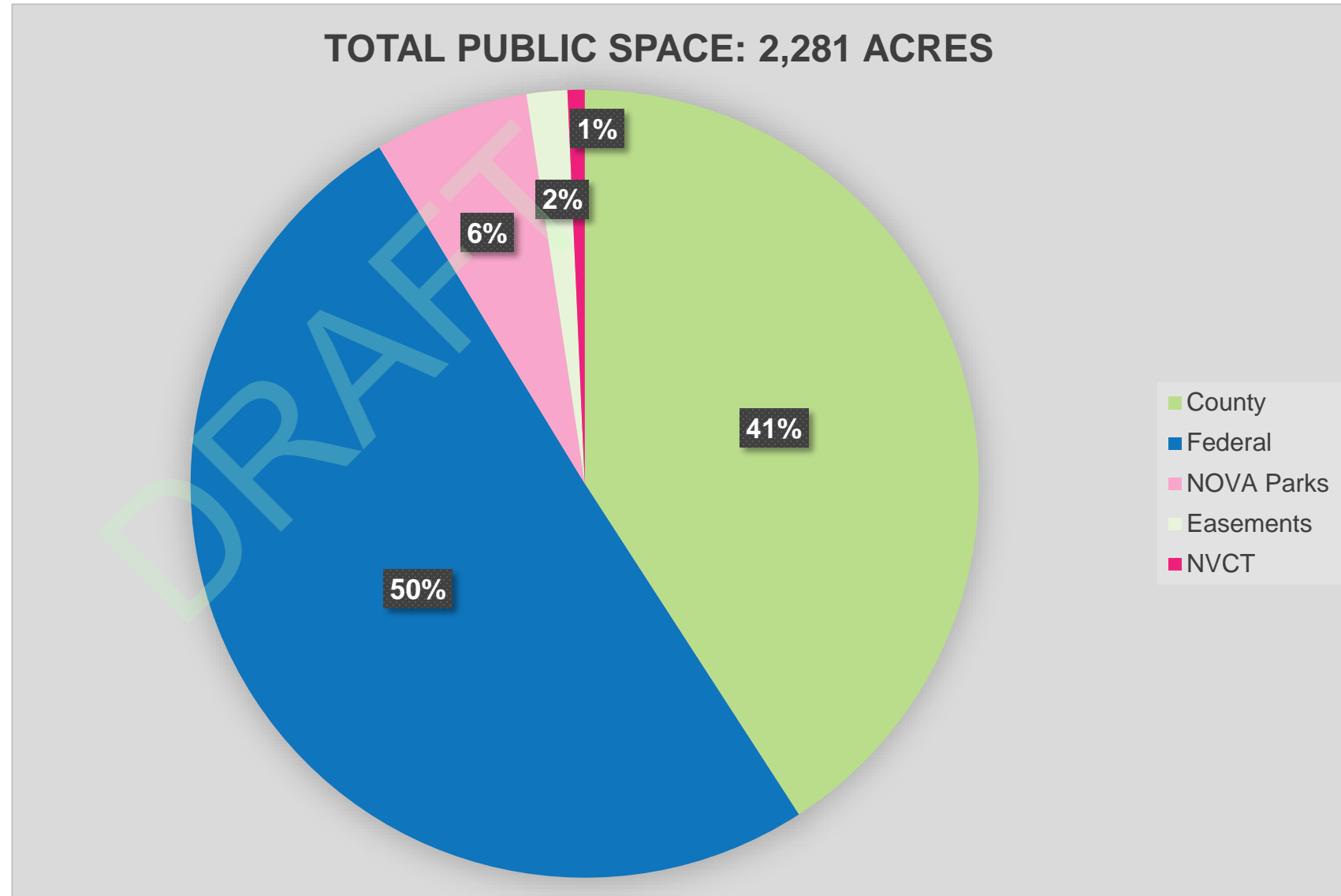
38 acres easements

16 acres NVCT

+ Over 350 acres of school campuses (including buildings)

# PUBLIC SPACES IN ARLINGTON COUNTY BY THE NUMBERS



- County-owned: 932 acres
- Northern Virginia Regional Park Authority (NOVA Parks)-owned: 145 acres
- Federally-owned: 1,150 acres Includes:
  - Arlington Cemetery
  - George Washington Memorial Pkwy
  - Iwo Jima Memorial
  - Theodore Roosevelt Island
- Public Access Easements: 38 acres (inventory not complete)
- Northern Virginia Conservation Trust (NVCT) Easements: 16 acres



# COUNTY-OWNED PUBLIC SPACES

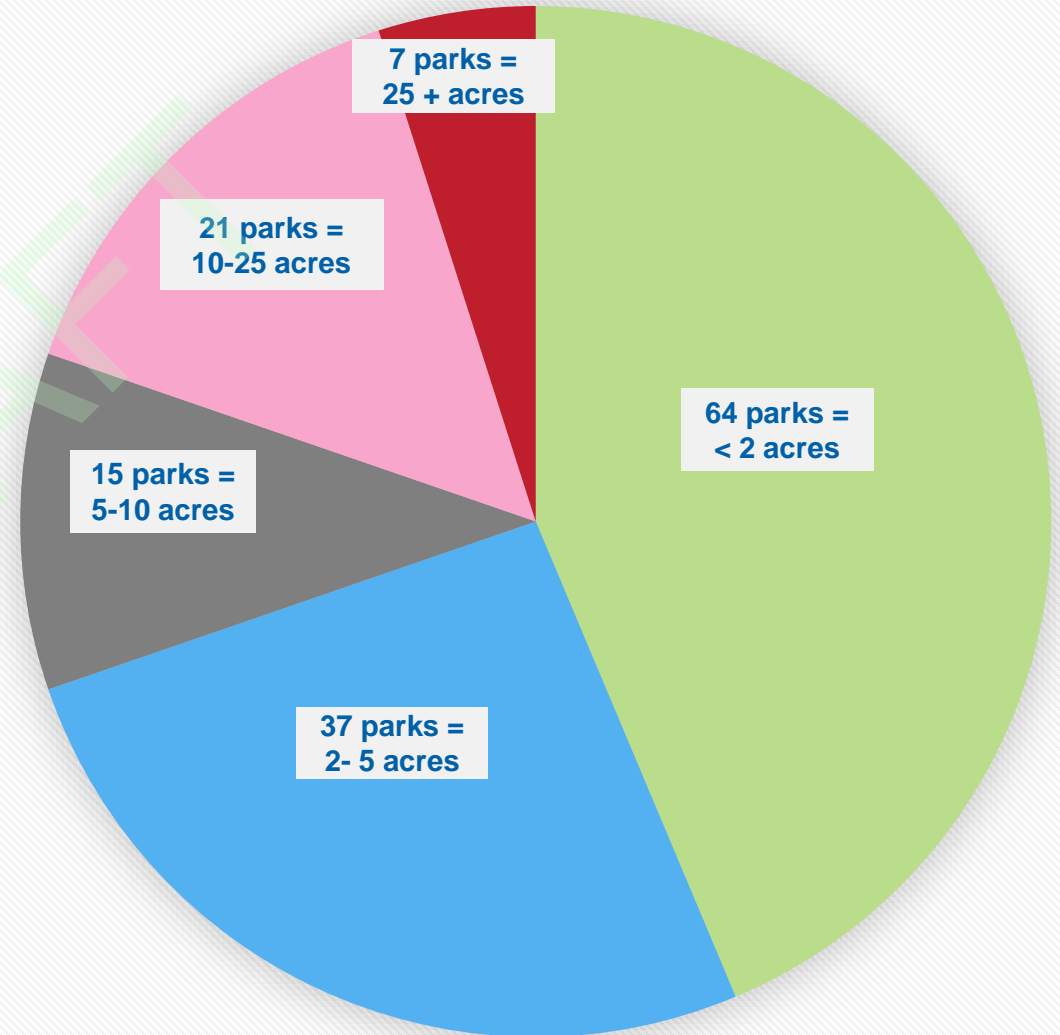


## Legend

-  Arlington Parks
-  Other Parks

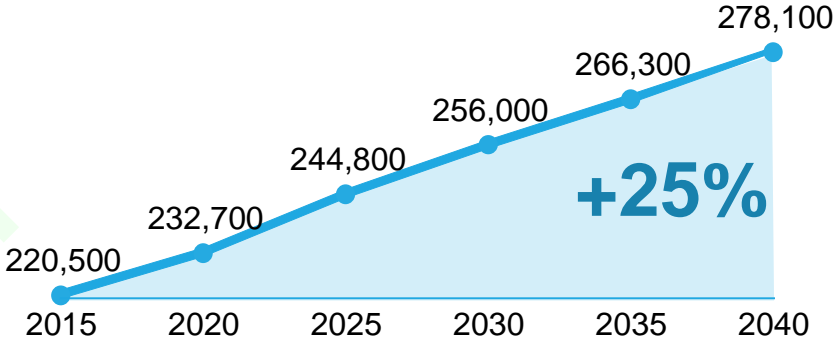
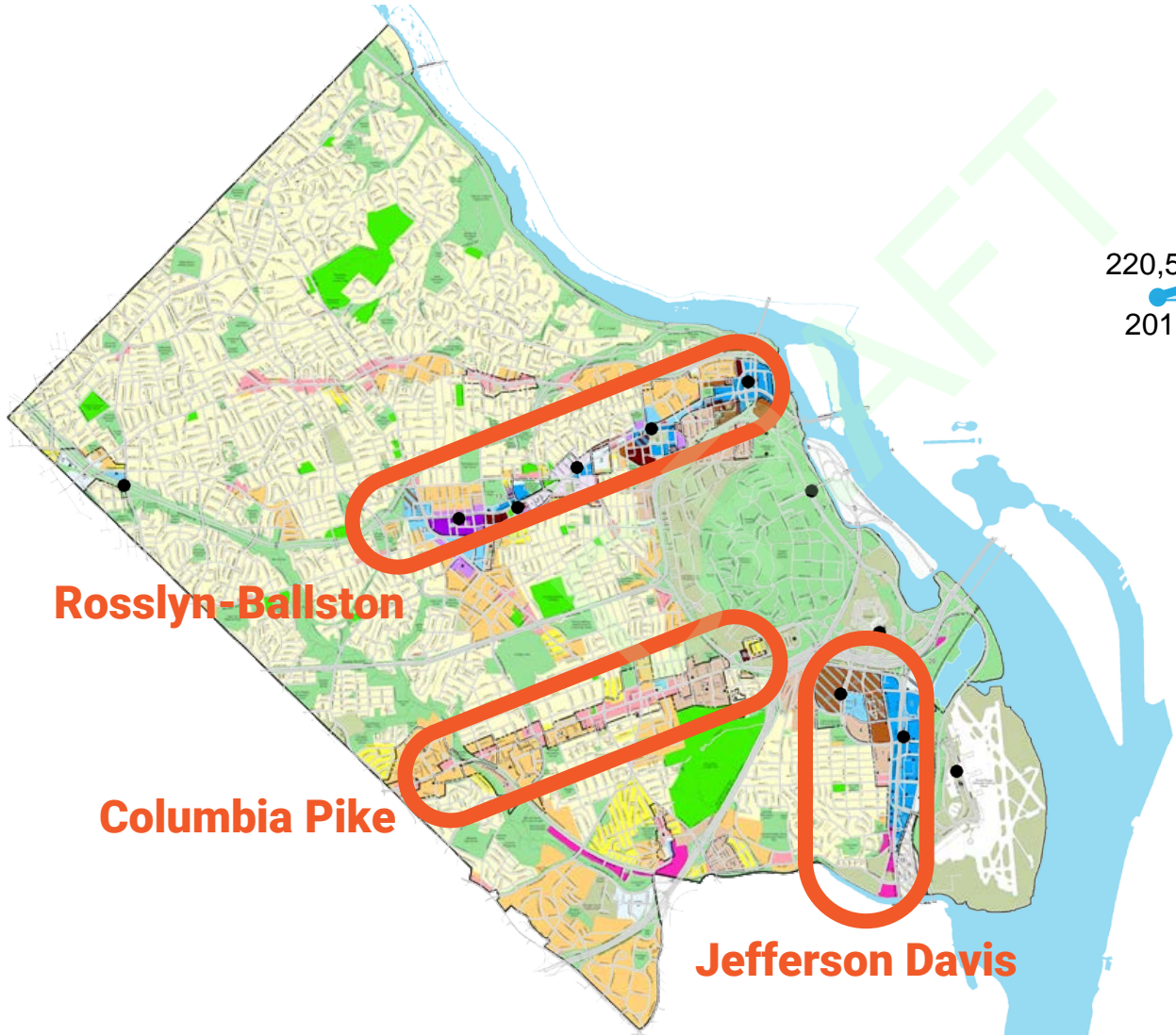
- Natural Resource Conservation Areas: 130 acres (14 % of Total County-owned Parkland)
- Resource Protection Areas: 320 acres (34% of Total County-owned Parkland)

TOTAL COUNTY-OWNED PARKLAND = 932 ACRES / 144 PARKS



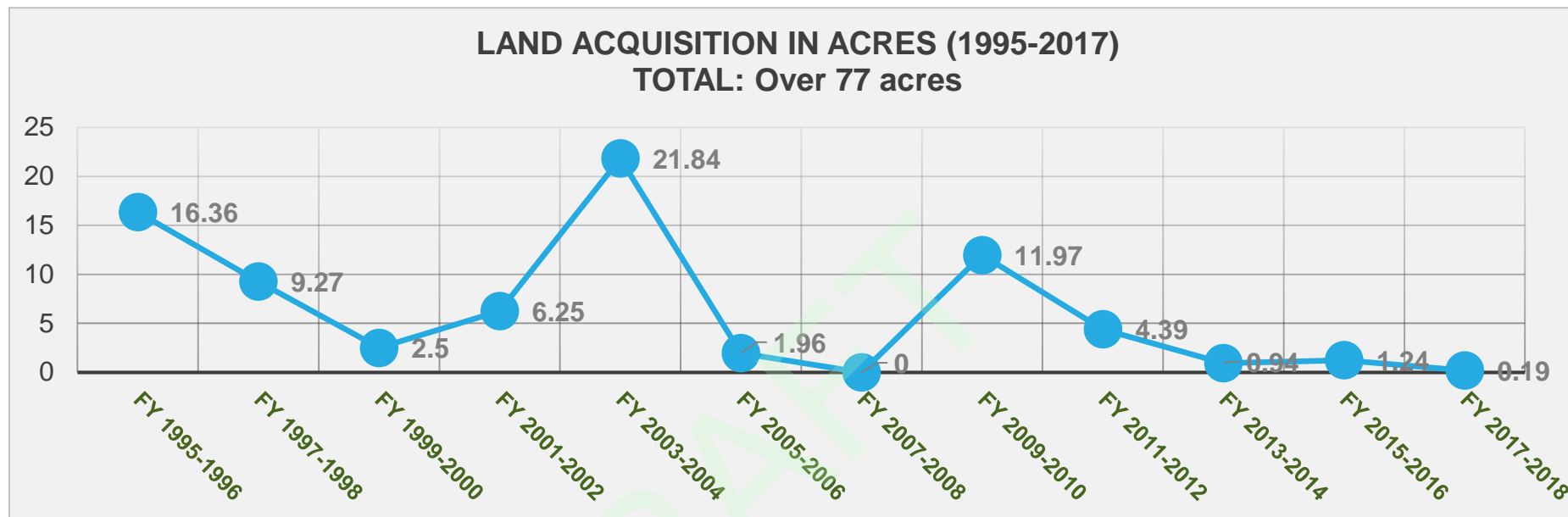
# LAND ACQUISITION

# GENERAL LAND USE PLAN



Forecasted population growth

# SUCCESSFUL PUBLIC SPACES SYSTEM REQUIRES STRATEGIC PLANNING



## EXAMPLES :

FY 1995-1996 Total: 16.36 acres	FY 1999-2000 Total: 2.5 acres	FY 2001-2002 Total: 6.25 acres	FY 2003-2004 Total: 21.84 acres	FY 2005-2006 Total: 1.96 acres	FY 2015-2016 Total: 1.24 acres
<ul style="list-style-type: none"> <li>▪ 10.6 acres: Fort Bennett Park</li> <li>▪ 4.3 acres: Fort C.F. Smith Park</li> <li>▪ 0.9 acres: Douglas Park</li> <li>▪ 0.1 acres Clarendon Triangle</li> <li>▪ 0.06 acres: Butler Holmes Park</li> <li>▪ 0.4 acres: Chestnut Hills Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1 acre: Jennie Dean Park</li> <li>▪ 0.2 acres: Jennie Dean Park</li> <li>▪ 0.9 acres: Chestnut Hills Park</li> <li>▪ 0.2 acres: Zachary Taylor</li> <li>▪ 0.2 acres: Cherry Valley Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ 0.1 acres: Cherry Valley Park</li> <li>▪ 0.7 acres: Wakefield HS</li> <li>▪ 0.2 acres: Drew Park</li> <li>▪ 2.45 acres: Bluemont Park/Reevesland</li> <li>▪ 1.85 acres: Jennie Dean Park</li> <li>▪ 0.95 acres: Oakgrove Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ 21.45 acres: Long Bridge Park</li> <li>▪ 0.22 acres: Bluemont Junction Park</li> <li>▪ 0.17 acres: Benjamin Banneker Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ 0.13 acres: James Hunter Park</li> <li>▪ 0.67 acres: Long Bridge Park</li> <li>▪ 0.5 acres: Jennie Dean Park</li> <li>▪ 0.45 acres: Jennie Dean Park</li> <li>▪ 0.21 acres: Maury Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ 0.19 acres: Benjamin Banneker Park</li> <li>▪ 0.22 acres: Lang Street Community Gardens</li> <li>▪ 0.22 acres: Chestnut Hills Park</li> <li>▪ 0.19 acres: Benjamin Banneker Park</li> <li>▪ 0.24 acres: Chestnut Hills Park</li> <li>▪ 0.18 acres: N. Quantico and N. 18th Street (Highland Park-Overlee Knolls Civic Association- no official name)</li> </ul>

# ACQUISITION OPPORTUNITIES

- « sites identified in adopted County plans
- « sites strategically identified by the County to meet a particular need that supports the actions in the PSMP
- « opportunities identified by the public

## POPS Draft Recommendation:

1.1.

Add at least 30 acres of new public space over the next 10 years.



# PUBLIC SPACES IDENTIFIED IN ADOPTED PARK MASTER PLANS

## EXAMPLE: MOSAIC PARK MASTER PLAN (ADOPTED IN 2009)



# PUBLIC SPACES IDENTIFIED IN SECTOR PLANS

## EXAMPLE: CRYSTAL CITY SECTOR PLAN (ADOPTED IN 2010)



**TABLE 3.7.1 - OPEN SPACE DESIGN CONCEPTS**

PARK NUMBER*	NAME	SIZE (SQ. SF.)**	DEFINED BY BUILD-TO LINES	PARK DESIGN RECOMMENDATION
1	NORTH GATEWAY PLAZA	14,200	NO	OPEN SPACE WITH A PATH, BENCHES AND OTHER PARK ELEMENTS SUCH AS A WATER ELEMENT OR OTHER ATTRACTIVE FEATURE
2	GATEWAY PARK	54,500	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 84
3	GARDEN PARK	33,500	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 80
4	WATER PARK (IMPROVEMENTS)	60,000	YES (EXISTING)	DESIGN CONCEPT PROVIDED, SEE PAGE 85
5	POCKET PARK	7,800	NO	LANDSCAPED SPACE WITH INTERACTIVE ELEMENTS (SEE DEFINITION BELOW) TO ACTIVATE THE SPACE, A PATH, AND SEATING
6	METRO MARKET SQUARE	43,900	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 83
7	CENTER PARK	74,200	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 81
8	PARK/PLAZA	9,700	NO	PARK WITH TREES, GARDENS AND BENCHES ALONG A PATH CONNECTING THE PARK TO CRYSTAL DRIVE
9	POCKET PARK	8,400	NO	LANDSCAPED SPACE WITH INTERACTIVE ELEMENTS TO ACTIVATE THE SPACE, A PATH, AND SEATING
10	23RD ST PLAZA	13,000	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 82
11	PLAZA	3,300	NO	LANDSCAPED PLAZA WITH TABLES AND SEATING FOR OUTDOOR DINING

# PRIVATELY OWNED PUBLIC SPACES



Welburn Square in Ballston

## POPS Draft Recommendations:

1.2.18.

Develop design guidelines for privately-owned public spaces.

1.2.20.

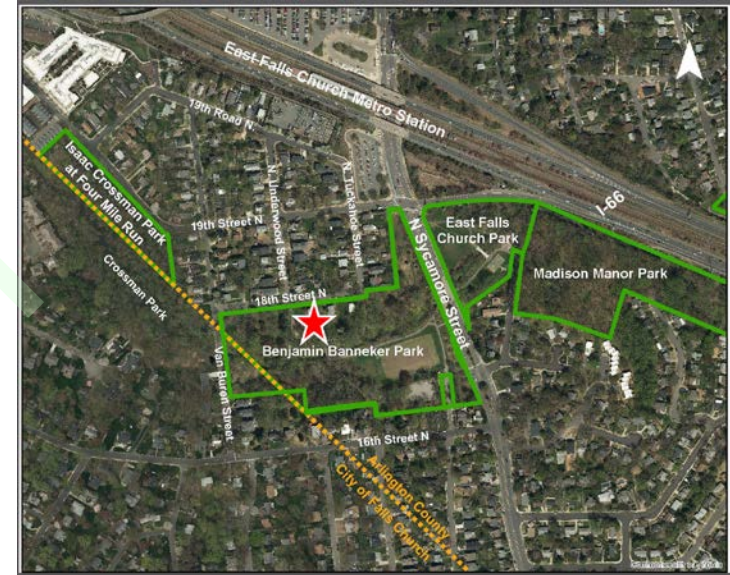
Complete and routinely update a database of all privately-owned public spaces that includes an assessment of their quality, design, function, signage and accessibility, and create an interactive map to raise awareness of such spaces.

# MOST ACQUISITIONS HAPPEN OVERTIME (BENJAMIN BANNEKER PARK EXAMPLE)

- Parcels were identified as potential land acquisitions in the 1994 Open Space Master Plan & 2005 Public Spaces Master Plan

## Acquisition History Since 1995

- FY 1997/1998- 0.4 acres
- FY 2003/2004- 0.17 acres
- FY 2015/2016- 0.19 + 0.19 acres
- FY 2017/2018- 0.19 acres



# POTENTIAL ACQUISITION MECHANISMS AND FUNDING SOURCES

## Acquisition Mechanisms

- Negotiated Purchase & Sale
- Dedication in Fee Simple
- Deed of Gift
- Acquisition of State or Federal Surplus Real Property
- Right of First Offer
- Right of First Refusal
- Option to Purchase
- Life Estate with Reversion to the County
- Acquisition with Restrictive Covenant
- Easement
- Eminent Domain/Condemnation

## Acquisition Funding Sources

- Park Bonds
- PAYG
- Close out funds
- Funds from TDR
- Developer Contributions
- Donations
- Sponsorships
- Reassign Revenue Stream
- Business Improvement District (BID)
- Partnerships with Non-County Entities:
  - Conservation Org and Land Trusts
  - Development Partners

# TRANSFER OF DEVELOPMENT RIGHTS (EXAMPLES)



Long Bridge Park



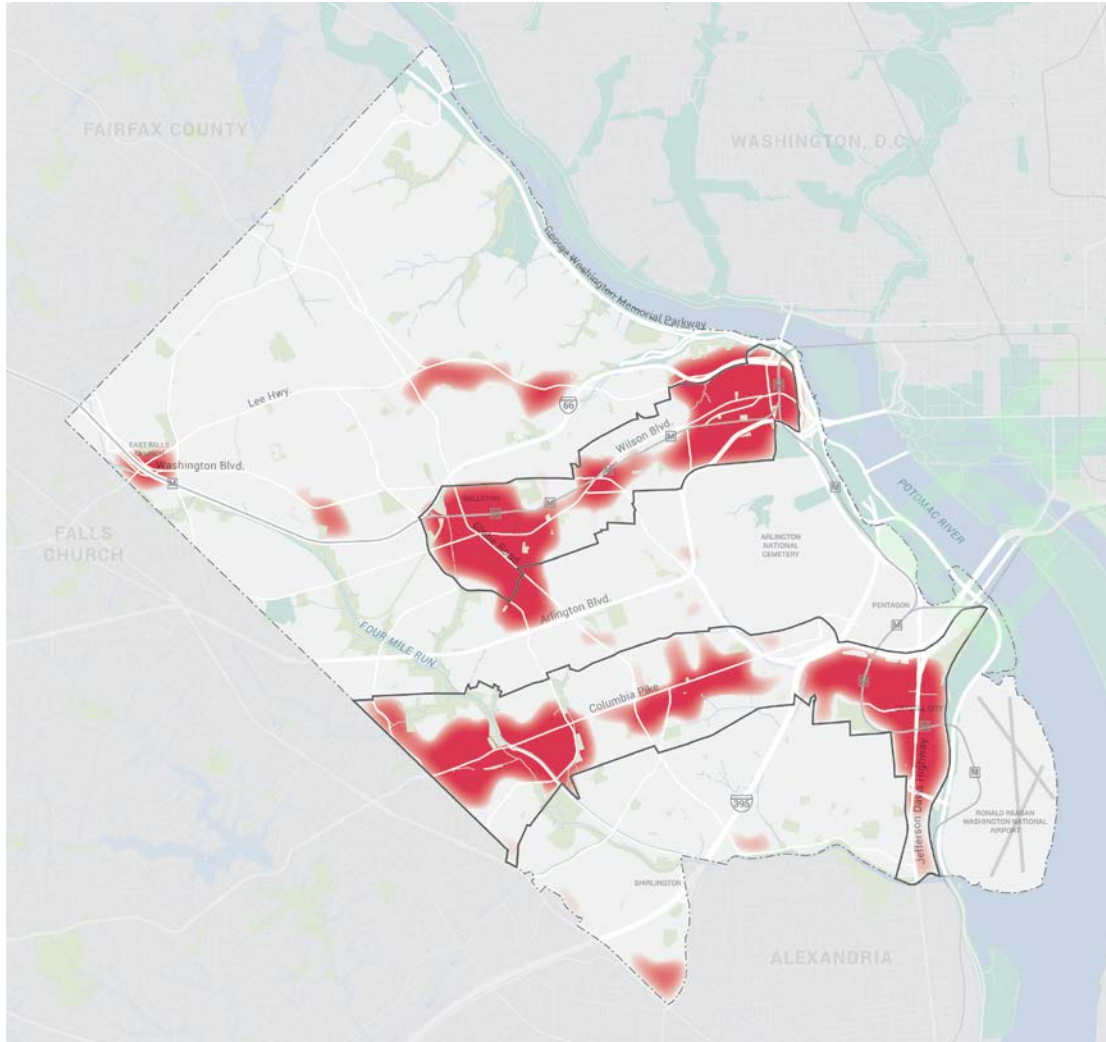
Mosaic Park

POPS Draft Recommendations:  
1.1.6.

Explore strengthening and expanding the use of the County's Transfer of Development Rights policy as a tool to create and consolidate future public space.



# WHERE & HOW DO WE CREATE NEW PUBLIC SPACES? HOW LONG WILL IT TAKE TO CREATE NEW PUBLIC SPACES? HOW MUCH FUNDING SHOULD WE BE SPENDING?



Overlying the maps that result from applying the POPS access standards, several hotspots come into focus, where access gaps exist for several amenities.



# Q & A