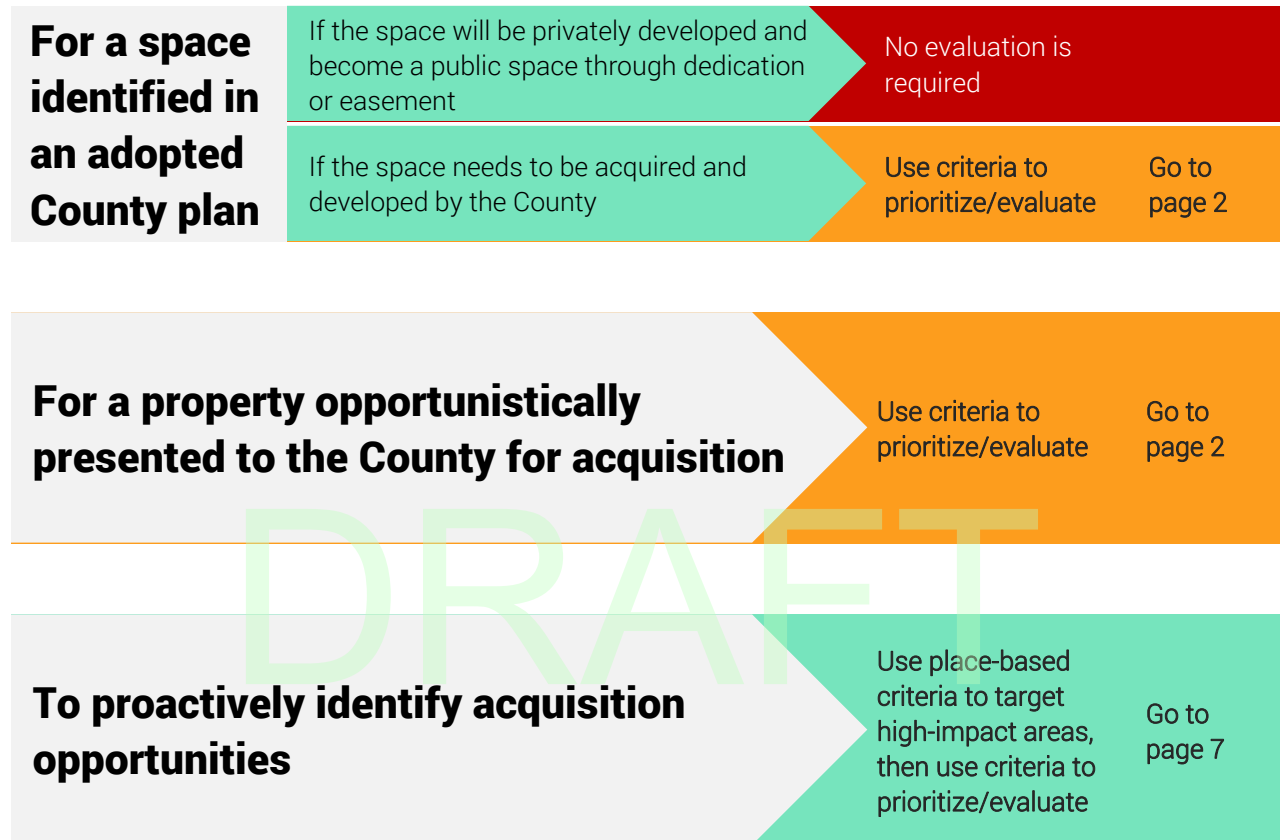


LAND ACQUISITION STRATEGY

Draft December 20, 2016



NOTE: This is a working document, and some recommendations or ideas may have evolved or changed based on continued discussions and additional analysis.

LAND ACQUISITION CRITERIA

Draft December 20, 2016

Part I: Alignment with Other County Priorities

- The site is identified as future parkland in an adopted sector, area, or corridor plan. (POSAPP Acquisition Criteria #2) 1.1.2.
- The site is identified within an existing approved park master plan or park framework plan. (includes POSAPP Acquisition Criteria #1) 1.2.1., 1.2.2., 1.2.3.
- The site is in an area that is projected to grow. *[blocks projected to grow by at least 10% between 2015 and 2045]*

Part II: Alignment with POPS Priorities

Context

- The site is adjacent to a school, library, or transit station.
- The site is in a job center. *[blocks projected to have at least 200 jobs in 2045]*
- The site is vacant.
- The site is at risk of development. (broader interpretation of POSAPP Preservation Criteria #2)

Strategic Direction 1: Public Spaces

- The site shares at least 50% of its perimeter with an existing public space. (POSAPP Acquisition Criteria #5, 6, 7 [in part]) 1.1.
- The site is or will be accessible by at least three of the following: 1.2.12., 1.3.6.
 - walking
 - bicycle
 - public transportation
 - car
- The site will facilitate adding amenities that maximize the appeal of an existing public space (e.g., seating, drinking fountains, restrooms, concessions). 1.4.
- The site will provide high-quality visual or physical access to the Potomac River, Four Mile Run, and their tributaries. 1.5.

Strategic Direction 2: Trails

- The site will include a segment of planned trail.
- The site will complete a portion of the “inner loop” or “outer loop” of protected trail routes. 2.1.1., 2.1.2.

- The site will 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. 2.1.3.
- The site will improve connections to adjacent trail systems beyond the county. 2.1.6.
- The site will widen trail rights of way to ensure enough space for passing and pulling over. 2.2.3.
- The site will facilitate mode separation. 2.2.5.
- The site will provide or make better connections to hiking trails. (2.3.) 2.3.

Strategic Direction 3: Resource Stewardship

- The site has less than 40% tree canopy and will increase tree canopy to 40% or more. 3.2.1.
- The site will be at least 40% shaded by natural or synthetic shade structures.
- The site will protect the health of a watershed or contribute to improvements in watershed health.
- The site will include green infrastructure to manage stormwater runoff from surrounding sites or rights of way.
- The site will preserve a natural, cultural, or historic viewshed.

Strategic Direction 4: Partnerships

- The site is part of a planned joint-use facility with Arlington Public Schools. (4.1.4.) 4.1.4.
- The site will facilitate more seamless connections between County and National Park Service spaces. (4.2.1.) 4.2.1.
- The site will facilitate better connections between County and National Park Service trails. (4.2.2.) 4.2.2.

Strategic Direction 5: Programs

- The site will be part of a countywide eco-tourism initiative.

Strategic Direction 7: Fiscal Sustainability

- Non-County funding sources are identified to support at least X% of capital improvement and program costs. 7.2.
- The site will generate revenue through concessions or user fees. 7.2.1.
- The site is in a location identified to spur economic development or redevelopment. 7.4.1.
- Up-front and ongoing capital and maintenance costs are identified. 7.6.

Strategic Direction 8: Operations & Maintenance

- The site will reduce greenhouse gas emissions compared to the existing site use. 8.3.1.
- The site will reduce energy usage compared to the existing site use or produce energy through renewable sources. 8.3.1.
- The site will reduce water consumption compared to the existing use. 8.3.1.

Part III: Resource Value

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

For a site that will be acquired *primarily* for its **recreational resource value**

- The site is in an area that does not meet access standards for one or more amenities, and will provide one or more of those amenities. (reframing of POSAPP Acquisition Criteria #3) 1.3.
- The site will facilitate the development of larger recreation centers or sports complexes. 1.2.10., 1.2.11.
- At least 50% of the site will be available to the community for use without a permit at least 50% of operating hours. 1.3.1.
- The site will provide opportunities for recreational boating and fishing. 1.5.4.
- The site will provide opportunities for fitness or recreational sports. 5.4.1.

Do not continue with below criteria.

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III.B. For a site that will be acquired *primarily* for its **natural resource value**

- The site has a resource that is at risk of deterioration.
[broader interpretation of POSAPP Preservation Criteria #2]
- The site will protect or expand areas identified in the Natural Heritage Resource Inventory.
[POSAPP Acquisition Criteria #8]
- The site will protect or expand a Natural Resource Conservation Area.
[POSAPP Preservation Criteria #6]
- The site will protect, restore, or expand a Resource Protection Area along County waterways and tributaries. 3.1.
- The site will increase the diversity of habitats for critical species.
[POSAPP Preservation Criteria #1, #4 in part] 3.2.6.

The site will provide linkages between habitats / wildlife corridors.
[POSAPP Acquisition Criteria #7 in part, Preservation Criteria #3]

The site includes one or more of the following:

- stream valley / floodplain
- wetland
- nesting site
- champion tree site
- natural outcrops

[includes POSAPP Preservation Criteria #4 in part, 5]

Do not continue with below criteria.

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III.C. For a site that will be acquired *primarily* for its **historic resource value**

The site has a resource that is at risk of deterioration.
[broader interpretation of POSAPP Preservation Criteria #2]

The site is listed in the Historic Resources Inventory as being essential and can be used without affecting its resource value.
[The "essential" ranking category in the Historic Resources Inventory is for the County's top priorities for preservation that include the most significant, best preserved, and key resources that best define Arlington history. Number of essential historic resources: 23.]

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Threshold (Example)

The site meets at least 10 of the above criteria, including a minimum of one each from Parts I, II, and III.

Final Score

DRAFT

PROACTIVE ACQUISITION OPPORTUNITY IDENTIFICATION

Use the place-based criteria below to target high-impact areas.

- The site is in an area that is projected to grow.
[blocks projected to grow by at least 10% between 2015 and 2045]
- The site is adjacent to a school, library, or transit station.
- The site is in a job center.
[blocks projected to have at least 200 jobs in 2045]
- The site is vacant.
- The site is adjacent to or will provide connections to an existing public space. 1.1.
(POSAPP Acquisition Criteria #5, 6, 7 [in part])
- The site is or will be accessible by at least three of the following: 1.2.12., 1.3.6.
 - walking
 - bicycle
 - public transportation
 - car
- The site has less than 40% tree canopy and will increase tree canopy to 40% or more. 3.2.1.
- The site is in an area that does not meet access standards for one or more amenities, and will provide one or more of those amenities. (reframing of POSAPP Acquisition Criteria #3) 1.3.
- The site will protect or expand areas identified in the Natural Heritage Resource Inventory.
[POSAPP Acquisition Criteria #8]
- The site will protect or expand a Natural Resource Conservation Area.
[POSAPP Preservation Criteria #6]
- The site will protect, restore, or expand a Resource Protection Area along County waterways and tributaries. 3.1.
- The site includes one or more of the following:
 - stream valley / floodplain
 - wetland
 - nesting site
 - champion tree site
 - natural outcrops*[includes POSAPP Preservation Criteria #4 in part, 5]*

With properties identified in high-impact areas

Use criteria to
prioritize/evaluate

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