

EXHIBIT NO. 1

W.S.  
4-20-04

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 19, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER

SUBJECT: OPEN SPACE STEERING COMMITTEE RECOMMENDATION ON THE  
SECOND PRESBYTERIAN CHURCH PROPERTY

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Attached is a memo on the Open Space Steering Committee recommendations for the Second Presbyterian Church Property.

cc: Members of the Planning Commission

April 19, 2004

MEMORANDUM

TO: Philip Sunderland  
City Manager

FROM: Judy Guse-Noritake and Eric R. Wagner  
Co-Chairs, Open Space Steering Committee

RE: **SECOND PRESBYTERIAN CHURCH PROPERTY**

As you know, the Open Space Steering Committee has been working on several tasks pursuant to its charter, including the development of recommendations concerning priorities for property in the City to be preserved as open space through acquisition, donation, easements, and other vehicles. We understand that, in light of a pending development proposal, City Council has requested a separate recommendation from the Committee concerning the Second Presbyterian Church property. The purpose of this memorandum is to provide you with the Committee's recommendation and background information concerning its consideration of this issue.

The Open Space Steering Committee has discussed the Second Presbyterian Church property on several occasions, and devoted most of its April 5 meeting to a lengthy discussion of the merits of the property. The Committee's consideration of this property was spurred initially by its mention in the Open Space Master Plan, as well as the belief of many members of the Committee that portions of the property should be preserved as open space.

After an initial discussion on March 25 and an intense, but free flowing discussion of various perspectives at our April 5 meeting, the Committee decided to score the property using the 11 criteria outlined under Goal 2 (Privately-Owned Land Suitable for Acquisition) in the Open Space Master Plan.<sup>1</sup> Each criterion was scored using a three-point scale as follows:

Low priority	=	1
Medium priority	=	2
High priority	=	3

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<sup>1</sup> The Committee decided not to include the criterion from the Plan concerning "abandoned right-of-way" since none of the sites under consideration fall into that category.

The score for each criterion was based on a consensus score for all members of the Committee. The maximum potential score for the property was 33 (if each criterion was ranked “high priority”) and the minimum potential score was 11. The following table provides a summary of the Committee’s scoring for each of the 11 criteria:

Criterion	Discussion	Score
1. Adjacency to existing parks and trails		Low (1)
2. Near existing schools	Near Macarthur School, but not adjacent, not near enough to be used by a class without transportation.	Low-Medium (1 ½)
3. Near or adjacent to natural resource areas		Low (1)
4. Street ends allowing connections	Provides potential to make pedestrian connection at Cathedral Drive. The proposed plan does not provide for this connection. A road connection would not be desirable.	Medium (2)
5. Next to institutional properties with extensive green space.	Separation by Quaker Lane and Seminary Road/Janney’s Lane from Virginia Theological Seminary, Episcopal High School, but this site is specifically in the Open Space Plan because of its proximity.	High (3)
6. Adjacent to or linking existing trails or greenways		Low (1)
7. Small lots in dense areas for pocket parks, gardens, green spaces and playgrounds		Low (1)
8. Lands with significant trees, sloping terrain, natural resources.	The site has a number of significant trees, slope does not meet the original intent of sites threatened by erosion	Medium (2)
9. Known or potential cultural significance	The existing house is old, but of limited value compared to other resources in the City.	Medium (2)
10. Area with high need identified in needs assessment		Low (1)
11. Open space and trail connections adjacent to or linking open spaces, natural areas, greenways and trails [to Arlington, Fairfax County]		Low (1)
Total Average Score		16 ½ 1.5 (low)

Based on the scoring by the Committee, the property received a composite score of 16.5 points, with an average score of 1.5 points. This score resulted in a low to medium priority for acquisition of the property in the view of the Committee. Based on both the prior and ensuing discussions, the numerical ranking was consistent with the majority view of members of the Committee. The Committee understands the limitations of the numerical ranking approach it used for this site, particularly the lack of comparative rankings for other open space preservation candidates. Nevertheless, most members of the Committee believe that the use of the criteria in

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the Open Space Master Plan provided a useful framework for evaluating the priority to be assigned to the Second Presbyterian Church property.

In summary, a clear majority of the Committee did not believe that the Second Presbyterian Church property merited higher priority consideration for expenditure of limited funding resources over other sites that were identified in the Open Space Master Plan and that are under consideration by the Committee. While there were one or two members of the Committee who believed that the City should acquire the entire Second Presbyterian Church property despite the anticipated high costs of acquisition, a majority of the Committee believed that the pending site plan with its proposed donation of more than one acre of the site to the City would satisfy the goals of the Plan. The Committee does not recommend that the City acquire the Second Presbyterian Church property.

The Committee understands that some individuals have proposed the acquisition of one additional one-half acre lot to consolidate with the land to be donated by the developer. Some members of the Committee supported this proposal, while others believed that the limited funding available for open space acquisition should be used on other sites. In the end, the Committee was divided and neither recommends nor opposes the proposal to acquire an additional lot.

City of Alexandria, Virginia

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DATE: APRIL 19, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER <sup>RS</sup>

SUBJECT: SECOND PRESBYTERIAN PROPERTY APPRAISAL

As previously indicated to Council, the City has obtained a professionally appraised value for the Second Presbyterian property.

The City retained an independent appraiser to provide an appraisal for the Second Presbyterian site now under contract to Elm Street Development. The appraiser has completed his analysis and has concluded that the fee simple market value of this site "as-is" is \$6,350,000. If the City were to purchase a single lot, the market value of a single lot would be \$635,000.

However, based upon statements by the developer about expecting to recoup forgone development profits in a sale, it is likely that the developer's expected price in any voluntary sale to the City would be higher than the above stated figures. For example, for a single lot the developer may seek up to as much as 20 percent over the lot's appraised value. While lost profits are not a compensable damage in condemnation proceedings and are not a component of a property's "fair market value," we expect that, in any negotiated sale, the developer would seek a price that would include some of such profits and, thus, would be higher than the values provided by our appraisal.

At the April 20 work session, staff will be ready to discuss, if Council so desires, possibilities as to the public use of whatever portion of the property that Council may decide to receive or acquire.

The Open Space Steering Committee's recommendation on the Second Presbyterian property is addressed in a separate memorandum.

- cc: Members of the Planning Commission  
 Eileen Fogarty, Director, Planning and Zoning  
 Kirk Kincannon, Director, Recreation, Parks and Cultural Activities  
 Mark Jinks, Assistant City Manager  
 Michele Evans, Assistant City Manager