

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 4, 2007

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: REVISED POTENTIAL PROPOSED VOLUNTARY CONSERVATION EASEMENT SITES

ISSUE: Revised potential proposed voluntary conservation easement sites in the City of Alexandria.

RECOMMENDATION: That City Council:

- (1) Receive the revised list of 2007 Voluntary Conservation Easement Sites included within this report;
- (2) Schedule a public hearing on February 24, 2007, on the revised list; and
- (3) Following the public hearing:
 - a. approve the list of 2007 Voluntary Conservation Easement Sites, as the list of voluntary conservation easement properties in Alexandria that the Council will agree to consider for possible future voluntary conservation easements by the City; and
 - b. request staff to proceed with the work to achieve the goals of the City's Open Space Master Plan through working with owners on a voluntary basis to implement additional voluntary conservation easements.

BACKGROUND: At the September, 2005 City Council public hearing on voluntary conservation easements, City Council members voiced concern that there were a number of property owners who had notified Council that they did not wish to have their properties included on the Open Space Steering Committee's Voluntary Conservation Easement list. As a result, staff was requested by Council to remove all properties from the list when property owners had requested such action. Staff conducted outreach to all property owners whose properties were included on the 2005 Voluntary Conservation Easement list to alert them of the opportunity to remove their property from this list, or to keep it on the list. The intent of the voluntary

conservation easement list was explained to each property owner, with an emphasis on the fact that the program is intended only for interested parties who wish to preserve in perpetuity open space on their property. It was also explained that the intent of the establishing such a list is only to allow for the Northern Virginia Conservation Trust (NVCT) to work with the owners if and when they indicate an interest in recording a conservation easement on their properties.

The proposed properties remaining on the 2007 Voluntary Conservation Easement list are as follows:

- a. 2027 Scroggins (oversize lot)
- b. 614 Oakland Terrace (oversize lot)
- c. 614 West Braddock Road (oversize lot)
- d. 622 West Braddock Road (oversize lot)
- e. 1200 Russell Road (oversize lot)
- f. Park Fairfax Intersections (including North Overlook and Cameron Mills)
- g. 1118 Janneys Lane

City staff and the Open Space Steering Committee do not believe these properties are appropriate for acquisition at this time, but as part of the City's open space effort, they would provide value to the City if protected by a voluntary conservation easement approved by the owners of these properties. Therefore staff and NVCT have initiated discussions regarding the benefits of a conservation easement for the property with the property owners.

FISCAL IMPACT: None.

STAFF:

Mark Jinks, Deputy City Manager
Michele Evans, Deputy City Manager
Kirk Kincannon, Director, RPCA
Aimee Vosper, Landscape Architect Supervisor, RPCA
Laura Durham, Open Space Coordinator, RPCA

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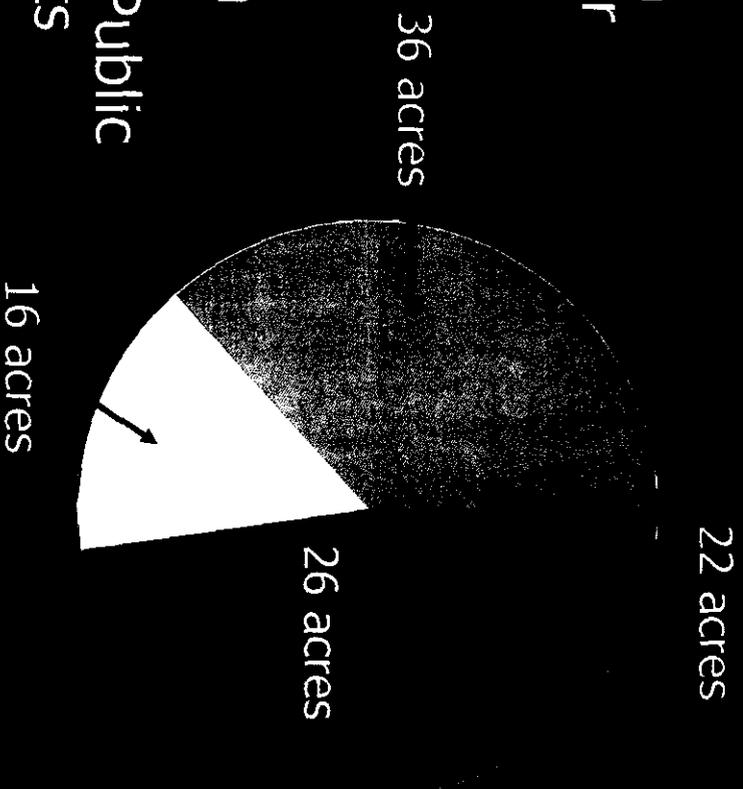
Open Space Plan Implementation

Status Report on the City of
Alexandria's Open Space Activities
January 9, 2007 City Council Meeting

Open Space Preserved — 100 Acre Goal

- 48 Acres of Open Space acquired or dedicated.

- 16 Acres of Open Space under Conservation or Public Access Easements



- Acquired or Dedicated
- Planned Acquisition or Dedication
- Conservation Easement
- Balance of Ten Year Goal

Open Space Acquired



- Ivor Lane – Seminary Forest
- 2600 Business Center Drive
- Strand – Waterfront (three parcels)
- Mount Vernon Avenue - Four Mile Run
- Raleigh Avenue - Holmes Run Park

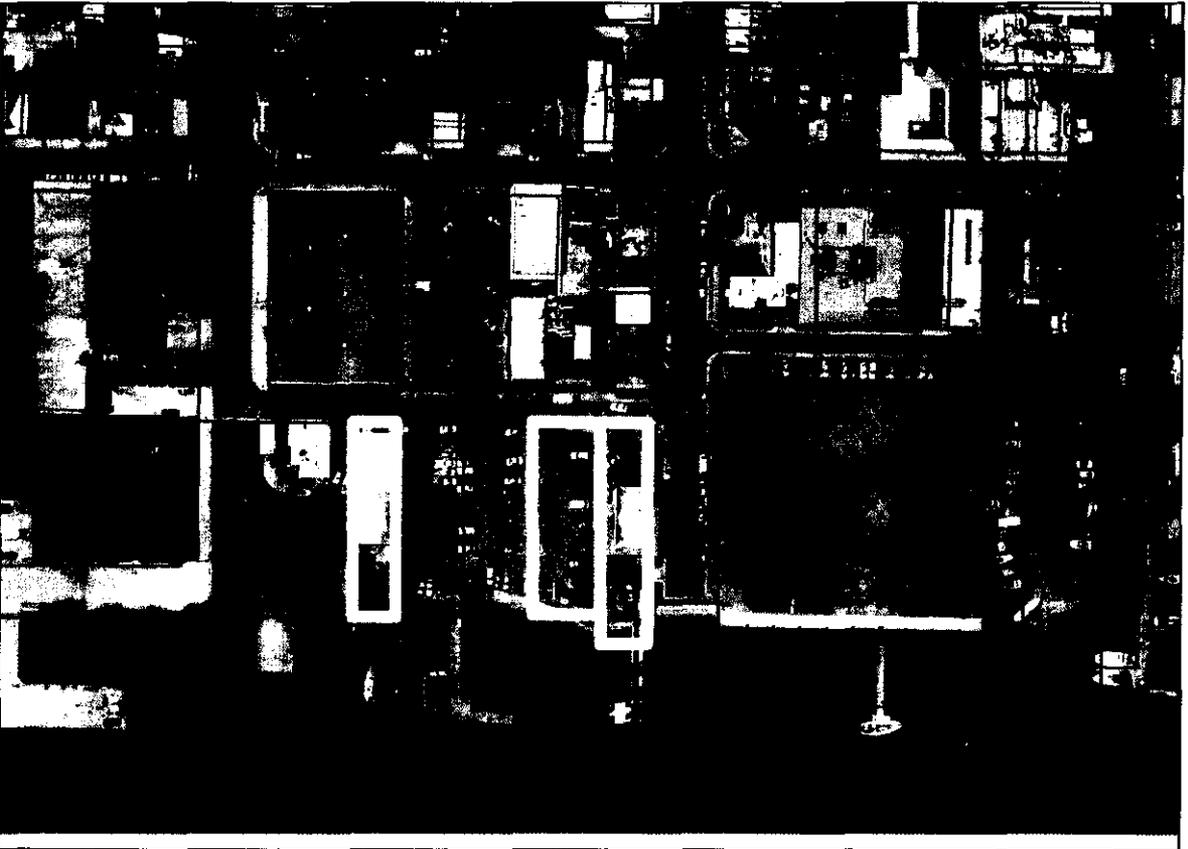
2200 Ivor Lane – Seminary Forest



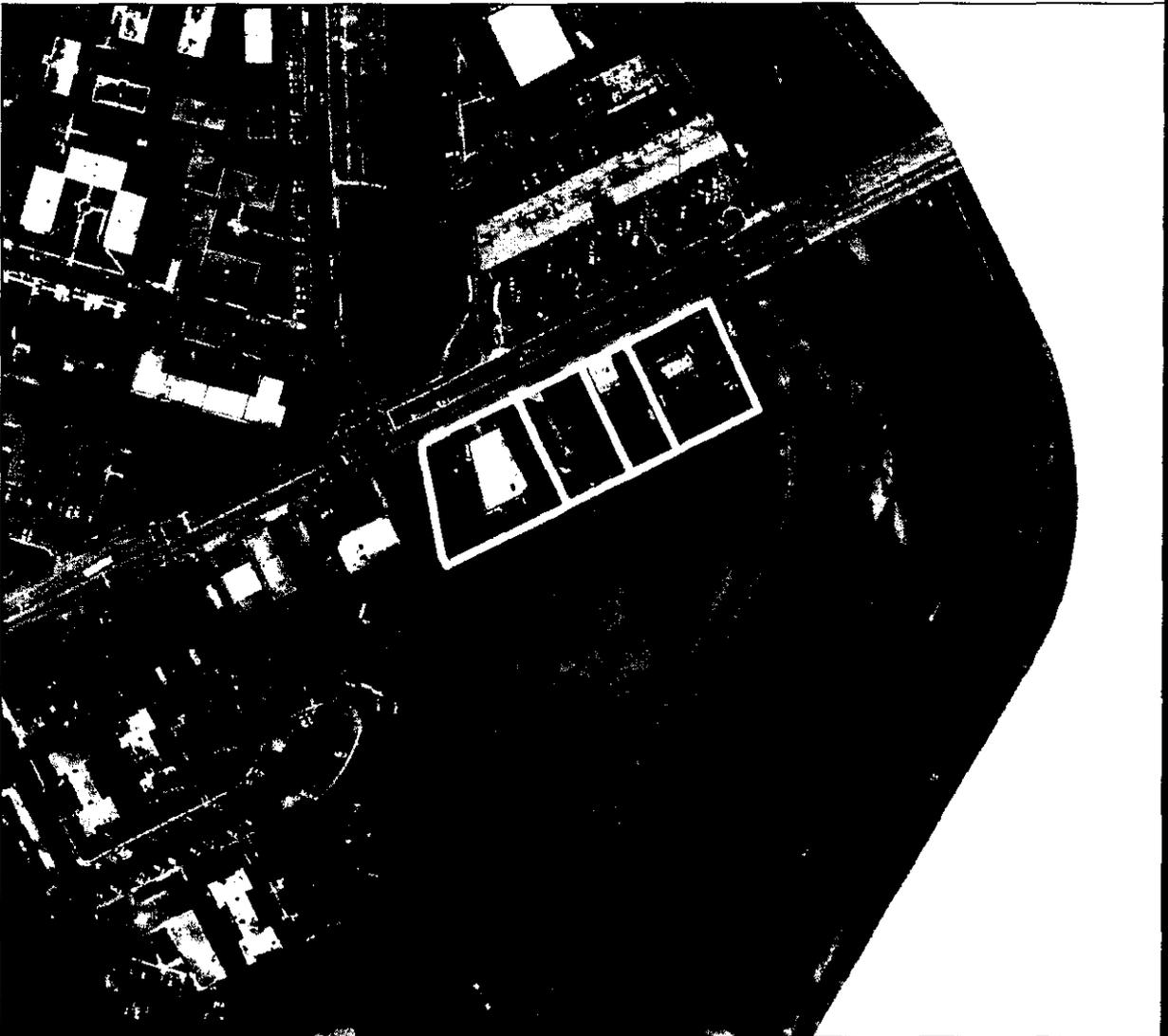
2600 Business Center Drive



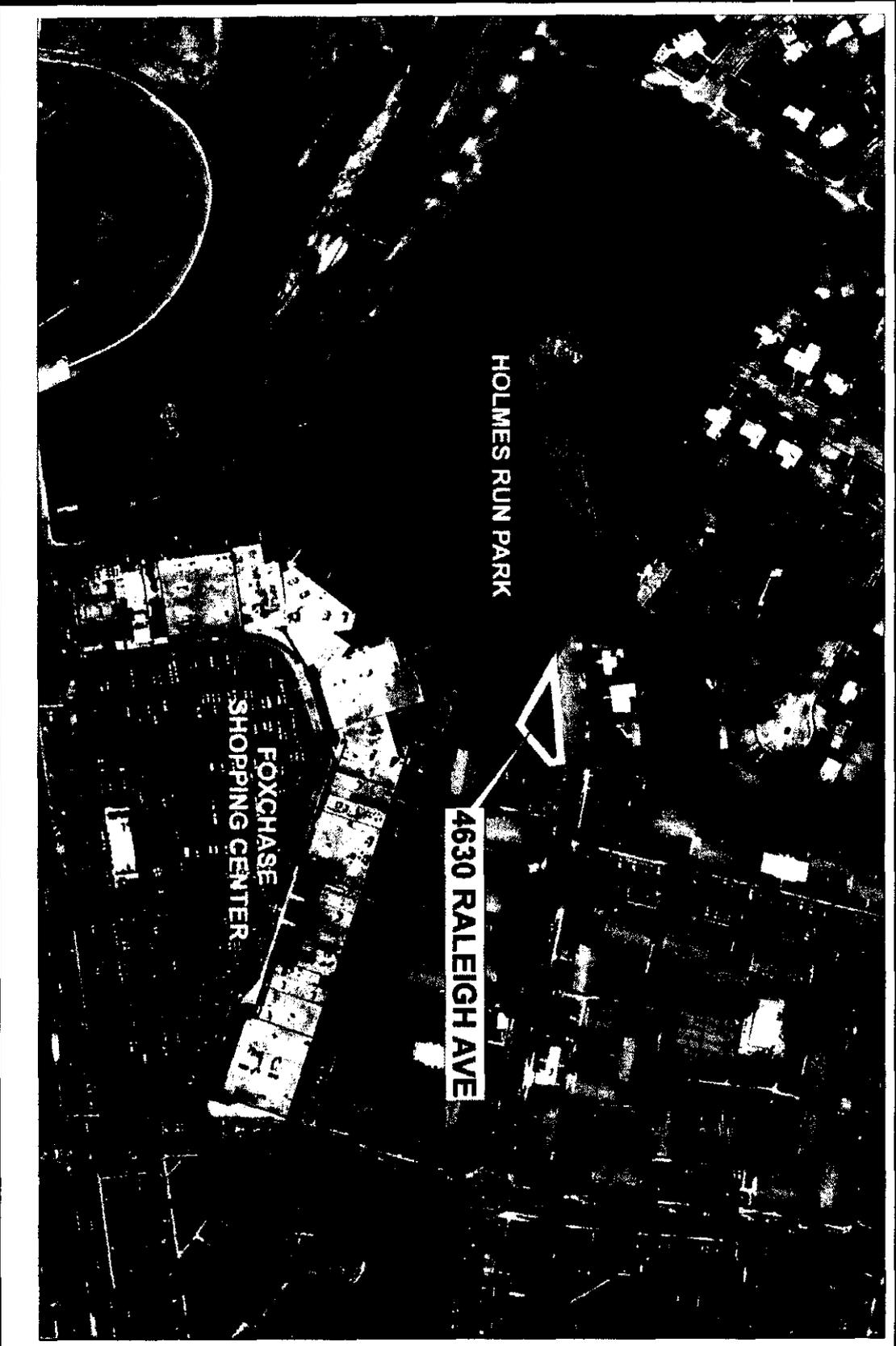
Strand - Waterfront



Mount Vernon Avenue -- Four Mile Run



4630 Raleigh Avenue



Open Space Dedicated

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Open space dedicated or approved for future dedication, to the City:

- Oak Grove
- 1301 Powhatan St.
- ATA – Mill Road
- Eisenhower East Parks and Public Squares

Voluntary Conservation and Public Access Easements



Open Space preserved under voluntary conservation easements:

- 1900 Russell Road
- 403 West Masonic View
- 3401 Russell Road

Development Site Open Space:

Open space preserved on nine approved development sites.

Open Space Master Plan Achievements



- Ongoing Partnerships in Open Space Preservation: NVCT and the Office of Historic Alexandria.
- Ongoing Community Outreach: Civic, Association Meetings, RP&CA program information, educational events, etc.

Revised List of Valuable Open Space Protection Sites

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- Sites no longer prioritized, and all considered “valuable open space” with a goal to be preserved.
- Valuable open space to be preserved through voluntary mechanisms: acquisition, right of first refusal, conservation easements, public access easements, or other means.

Revised List of 2005 Pocket Park Sites

- Property owner outreach concluding with removal of all uninterested parties from the 2005 list.
- Review and ranking of two additional proposed properties.
- Revised list of properties to be voluntarily considered, one property for immediate consideration.

Revised Potential Voluntary Conservation Easements

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- Property owner outreach concluding with removal on all uninterested parties from the 2005 list.
- New list created with all interested property owners to be contacted by NVCT.
- Increased efforts to build interest in voluntary conservation easements.

Recommendation of the Future OSSC Structure

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- New group would be appointed by the City Manager and would act as an advisory body.
- Group would include representation from the current commissions and committees and two citizen representatives.