



**Town of Gordonsville, Virginia
Agenda Item Summary
June 15, 2020**

<p><u>AGENDA ITEM 11d</u> New Business</p> <p><u>AGENDA TITLE:</u> Consideration of Resolution of Support for Park Expansion Property Purchase.</p> <p><u>PRESENTER:</u> Mayor Robert Coiner</p>	<p><u>DISPOSITION:</u> <input checked="" type="checkbox"/> Action Required <input type="checkbox"/> For Discussion <input type="checkbox"/> Consent Agenda <input type="checkbox"/> Closed Session <input type="checkbox"/> Informational</p> <p><u>ATTACHMENTS:</u> <input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p>
---	---

BACKGROUND:

The Piedmont Environmental Council (PEC) is under contract to purchase a parcel of land on Market Street near Verling Park for possible expansion of park land within the Town. Once the purchase is complete, PEC intends to work with the Town for the development of a park use concept for the property, with ultimate conveyance of the property to the Town for park use. PEC is seeking the support of Town Council for their property purchase.

Attached for Council’s review and consideration is a memorandum from PEC that explains the desired property purchase, a map showing the property location, and a park expansion concept map to illustrate possible use of the property as park land within the town. Also attached is a draft resolution of support for the property purchase.

MOTION FOR CONSIDERATION:

“Motion to adopt resolution 2020-6a in support of the Piedmont Environmental Council purchase of property located on Market Street for the probable expansion of park land within the town.”



*Protecting and promoting the natural resources, rural economy,
history and beauty of the Virginia Piedmont since 1972*

MEMORANDUM

To: Gordonsville Town Council
Debbie Kendall, Town Manager

From: Peter Hujik, Field Representative

Date: June 1, 2020

Subject: Supporting Acquisition of Real Estate for Park Use by the Piedmont Environmental Council

Executive Summary

The Piedmont Environmental Council (PEC) is proposing to acquire the 304 Market Street property, as done with the neighboring 204 Allen Street parcel in 2019, and then eventually convey it to the Town of Gordonsville. Individual Town Council members have expressed interest in accepting conveyance of the property over the past twelve months. Having recently entered into an agreement for purchasing 304 Market Street, PEC is presenting the project to Town Council to garner its support for the acquisition of 304 Market Street and the eventual conveyance of 304 Market Street and 204 Allen Street to the Town.

The acquisition of 304 Market Street represents the final of four acquisitions targeted by the Town and PEC to expand Verling Park and connect it with Firemen's Fairgrounds (see attached Parcel Map). The property consists of a 0.85-acre lot with a 1950's era ranch-style house located on the block between the Firemen's Fairgrounds and Verling Park in the Gordonsville. The property builds off of the park network concept identified in *Gordonsville Visions*, which has been further refined in the attached Concept Diagram, to connect the fairgrounds and park and develop a network of parks in the center of town.

Background

In 2018, PEC staff begin working with the Gordonsville community to expand its existing park. PEC requests Town Council support for (a) PEC purchasing 304 Market Street, a 0.85-acre property with a 1950's era house located on the block between the Firemen's Fairgrounds and Verling Park, and demolishing the buildings on the parcel with PEC funds, and (b) PEC transferring ownership of 304 Market Street and 204 Allen Street (see Parcel Map) to the Town of Gordonsville as a gift for incorporation into its public park space within approximately two years. Acquiring the Market Street property will fully link Verling Park with Firemen's Fairgrounds by building upon PEC's acquisition of a neighboring parcel on Allen Street in 2019. PEC's acquisitions compliment two acquisitions by the Town of Gordonsville in 2018 and 2020 to expand Verling Park to an entire town block.

The transaction would support and accelerate community efforts to develop a network of parks, a concept described in *Gordonsville Visions*, which was released in early 2018 by Gordonsville in collaboration with the University of Virginia School of Architecture (see Park Network, *Gordonsville Visions*). The network of parks would enhance public access to citizens and visitors and contribute to the overall flourishing of the community. PEC recently updated the *Gordonsville Visions* park network concept recently to recognize a more holistic rendering that shows the 10-acre continuous park with a mile of walking paths that will

result with the incorporation of the Market Street and Allen Street parcels (see attached Concept Diagram).

Community support for additional park space in our area is well documented in several public plans, from a macro level to a more specific level, including (a) Virginia Outdoors Plan, published by Virginia Department of Conservation & Recreation; (b) Gordonville Comprehensive Plan; and (c) Gordonsville Visions, the document that resulted from the planning effort with the University of Virginia School of Architecture. All plans included various levels of public input.

General Property Descriptions

304 Market Street: The 0.85-acre parcel with a 1950-s era ranch-style house, shed with lawn and mature deciduous trees, is located at the corner of Market Street and Piedmont Street in Gordonsville. The property is located on higher ground separating the fairgrounds and the park, both of which encompass small flood plains in the headwaters of the York River.

204 Allen Street: The 0.94-acre property, a vacant property with lawn and mature deciduous trees, is located at the corner of Allen Street and King Street in Gordonsville. The property is located on the higher ground separating the fairgrounds and the park, contiguous with the 304 Market Street parcel, and together the two parcels connect Verling Park and Firemen’s Fairgrounds.

The two primary benefits in acquiring 304 Market Street and 204 Allen Street—almost two acres total—and eventually conveying to Gordonsville include:

- a. Maintaining the open, historic character of Gordonsville by preventing subdivision of two parcels that can be collectively subdivided into seven lots.
- b. Developing a 10-acre network of parks that may accommodate approximately one mile of walking paths to expand public access and recreation for both residents and visitors alike.

In the process of acquiring the two parcels described above, PEC has or will complete standard due diligence efforts for each parcel, including completing a Phase I environmental search, conducting a title search, and securing title insurance.

Short-Term Management & Conveyance to Gordonsville

After acquisition, staff envision owning the property for no more than two years, during which time staff would plan to (a) prepare the Market Street parcel for park use soon after acquisition by demolishing the buildings, grading and seeding it with grass; (b) develop an open space easement to the Virginia Outdoors Program (VOF); (c) work with the town and community to develop a design for the park network, including the two connector parcels at 304 Market Street and 204 Allen Street. The Town of Gordonsville would take responsibility for implementing the concept plan following transfer of the property to the town. PEC anticipates transferring the property to The Town of Gordonsville as an outright gift to the Town.

Process Envisioned for Transfer of Property to Town

To ensure that Town Council is comfortable with accepting the transfer of the two parcels, PEC proposes to work closely with Town Council during its anticipated two-year ownership tenure to develop more detailed support for the future park use of the parcels. Specifically, PEC proposes working with Town Council and a landscape architecture firm (paid for by funds secured by PEC) to lead a community planning effort that results in a design for the park network in a process parallel to that recently employed for the

Verling Park design. Having the Town adopt a design for the park network at the end of the planning would help inform PEC's effort to develop a public access easement on the 304 Market Street and 204 Allen Street properties.

Public access easements usually include provisions to allow public access controlled by the owner, limit subdivision and restrict how much construction can occur on the property. These easements are designed to put broad parameters on a property to maintain the property as park space, not to micro-manage the property. PEC intends to share the details of the proposed public access easement with Town Council for input during the easement development process to ensure that Town Council is comfortable with the easement terms.

Attachments

Parcel Map
Park Network Concept Diagram
Draft resolution

Gordonsville Park Network *Aerial Map*

- 1. Linney Street parcel (Town)
- 2. Allen Street parcel (PEC)
- 3. CSX parcel (Town)
- 4. Market Street parcel (PEC)

-  Streams
-  Conservation Easements



0 0.03 0.06
Miles



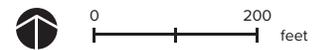
Map created by PEC for presentation purposes only. Data source: DATA SOURCES GOHERE. Although efforts have been made to verify data, accuracy is not guaranteed. For more information, please visit www.pecva.org.
December 27, 2010 | WARRENTON | jwr

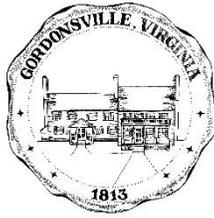




LEGEND

- 1 - Volunteer Fire Co. & Fairgrounds
- 2 - Tennis Courts & Picnic area
- 3 - Picnic Area & Parking
- 4 - Verling Park & Swimming Pool





**TOWN OF GORDONSVILLE
RESOLUTION
IN SUPPORT OF ACQUISITION OF REAL ESTATE FOR PARK USE**

WHEREAS, the Piedmont Environmental Council purchased 204 Allen Street parcel, a 0.94-acre vacant property located at the corner of Allen Street and King Street in Gordonsville with a Tax Map number of 68A2013800050; and

WHEREAS, the Piedmont Environmental Council is in the process of purchasing 304 Market Street parcel, a 0.85-acre property located at the corner of Market Street and Piedmont Street in Gordonsville with a Tax Map number of 68A2013800020; and

WHEREAS, the Piedmont Environmental Council seeks a resolution of support from the Gordonsville Town Council for (a) the acquisition of the 304 Market Street parcel and the clearing of two existing buildings on the parcel, including an existing owner-occupied residence; and (b) the concept of incorporating 204 Allen Street and 304 Market Street into public park space; and

WHEREAS, the Town desires to improve and expand park land within the town to provide recreation and open space for the benefit of town citizens and visitors; and

WHEREAS, the Town wishes to express support for (a) the Piedmont Environmental Council's acquisition of the 304 Market Street parcel and the clearing of two existing buildings on the parcel; and (b) the concept of incorporating 204 Allen Street and 304 Market Street into public park space.

NOW, THEREFORE, BE IT RESOLVED, the Gordonsville Town Council hereby expresses support for (a) the Piedmont Environmental Council's acquisition of the 304 Market Street parcel and the clearing of two existing buildings on the parcel, including an existing owner-occupied residence; and (b) the concept of incorporating 204 Allen Street and 304 Market Street into public park space; and authorizes the Mayor to execute this resolution of support.

Mayor Robert Coiner
Vice-Mayor Emily Winkey
Councilmember Ronald Brooks

Councilmember James Bradley
Councilmember Elizabeth Samra

TOWN OF GORDONSVILLE, VIRGINIA

By: _____
Robert K. Coiner, Mayor

This resolution is hereby effective upon adoption this 15th day of June, 2020, by the Town Council of the Town of Gordonsville by affirmative vote.

CERTIFICATE

I attest and certify that the foregoing resolution was adopted by the Gordonsville Town Council on June 15, 2020.

Janet W. Jones, Clerk of Council

Date

DRAFT