ITA Characteristics

- located south of Green Line (urban service area boundary) and north of rural service area boundary
- located between 65 dB DNL noise contours
- approximately 4,000 acres total area
- approximately 1,450 acres total in 65 – 70 dB DNL areas
- approximately 80% of land zoned agricultural
Comprehensive Plan
Amendments

• Adopted by City Council January 8, 2008
• Allowable Residential Development Densities of 1 du per 15 acres in 65-70, 70-75 and >75 dB DNL zones
• Replaced Previous Allowable Residential Development Densities of 1 du per acre in 65-70 dB DNL zone, 1 du per 5 acres in 70-75 dB DNL zone
• Maintained Previous Allowable Development Densities of 1 du per 15 acres in >75 dB DNL zones
Transition Area Land Use Strategy Task Force

- Comprised of City (Planning, Real Estate, City Attorney, Parks & Recreation, Management Services, Economic Development) and Navy Representatives

- Tasks
  - prioritize sites within ITA for acquisition recommendations to City Real Estate Process
  - identify potential funding strategies for accomplishing ITA acquisitions
Phase I Areas

- Areas with Highest Development Potential
- Highest Priority Target for Acquisition from Willing Sellers for Multiple Reasons
- List of Properties, Owners, Site Characteristics, Values, etc. Undergoing Refinement
- Approximately 1,200 Acres Undeveloped
- Active Recreation Use Lands Adjoining Princess Anne Commons
- Land Bank Potential with Interim Agricultural and Forestal Uses
- Criteria to Prioritize & Evaluate Acquisitions from Willing Sellers Underway
- Opportunities for Southeastern Parkway and other Wetlands Mitigation
Phase II Areas

- Areas with Lower Development Potential
- Greater Environmental Constraints
- Opportunities for Southeastern Parkway and other Wetlands Mitigation
- Extends Beyond Interfacility Traffic Area Boundary
- Approximately 575 Acres Undeveloped
- Passive Open Space Use
- Supports Greenway Concept
- Includes ARP and Navy Easement Lands
- Potential New Major Regional Passive Recreation Area
Current Acquisition Status

• 107 acres acquired to date; $3.4 M
• 258 acres available for acquisition from willing sellers; $5.8 M estimated cost
• 32 acres offers outstanding; $1.0 M estimated cost
• 98 acres interested owners; no cost estimate available
• 40 acres owner not interested; no cost estimate available
Questions?