

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 12, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: DEDICATION TO THE CITY OF A 3.98 ACRE PROPERTY AT 3750 JEFFERSON DAVIS HIGHWAY FOR CONTINUED USE AS PART OF THE FOUR MILE RUN MULTI-USE TRAIL

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**ISSUE:** Consideration and acceptance of 3.98 acres to be dedicated to the City of Alexandria for continued use as the Four Mile Run Multi-use Trail.

**RECOMMENDATION:** That City Council approve and accept the 3.98 acre dedication for continued use as the Four Mile Run Multi-use Trail.

**BACKGROUND:** We recommend that Council accept the dedication to the City of the trail easement portion of the Jack Taylor property at 3750 Jefferson Davis Highway for continued use as a multi-use trail along Four Mile Run. The Four Mile Run Multi-use Trail will continue to operate with the oversight by the Department of Recreation, Parks and Cultural Activities.

The subject property to be dedicated is located in the northern portion of the Jack Taylor property at 3750 Jefferson Davis Highway, abutting Four Mile Run. It is adjacent to the Jack Taylor Alexandria Toyota Dealership buildings and parking. There is an existing bike trail along the north side of the existing access roadway adjacent to Four Mile Run that ends at the corner with Jefferson Davis Highway. The Joint Alexandria/Arlington Four Mile Run Stream Restoration Master Plan calls for trail improvements at this site along Four Mile Run. Staff is recommending that the City accept the dedication of this portion of the multi-use trail along Four Mile Run. A dedication which gives the 3.98 acres to the City better protects the property in perpetuity for public use and benefit.

The subject property is currently under easement and is located in the Coordinated Development District #7 - Route 1 Properties. Goal 2 of the Alexandria Open Space Master Plan is to develop innovative opportunities for creating additional open space, including open space and trail connections adjacent to or linking open spaces, natural areas, greenways and trails in Arlington and Fairfax Counties. Goal 3 of the Open Space Master Plan is to protect and expand stream valleys and other environmentally sensitive areas, which include Four Mile Run. Goal 10 of the

Open Space Master Plan is to link and expand pedestrian, bicycle and trail systems.

The Planning Commission held its 9.06 hearing on December 6, and unanimously approved the recommendation that the City accept the dedication of the 3.98 acres.

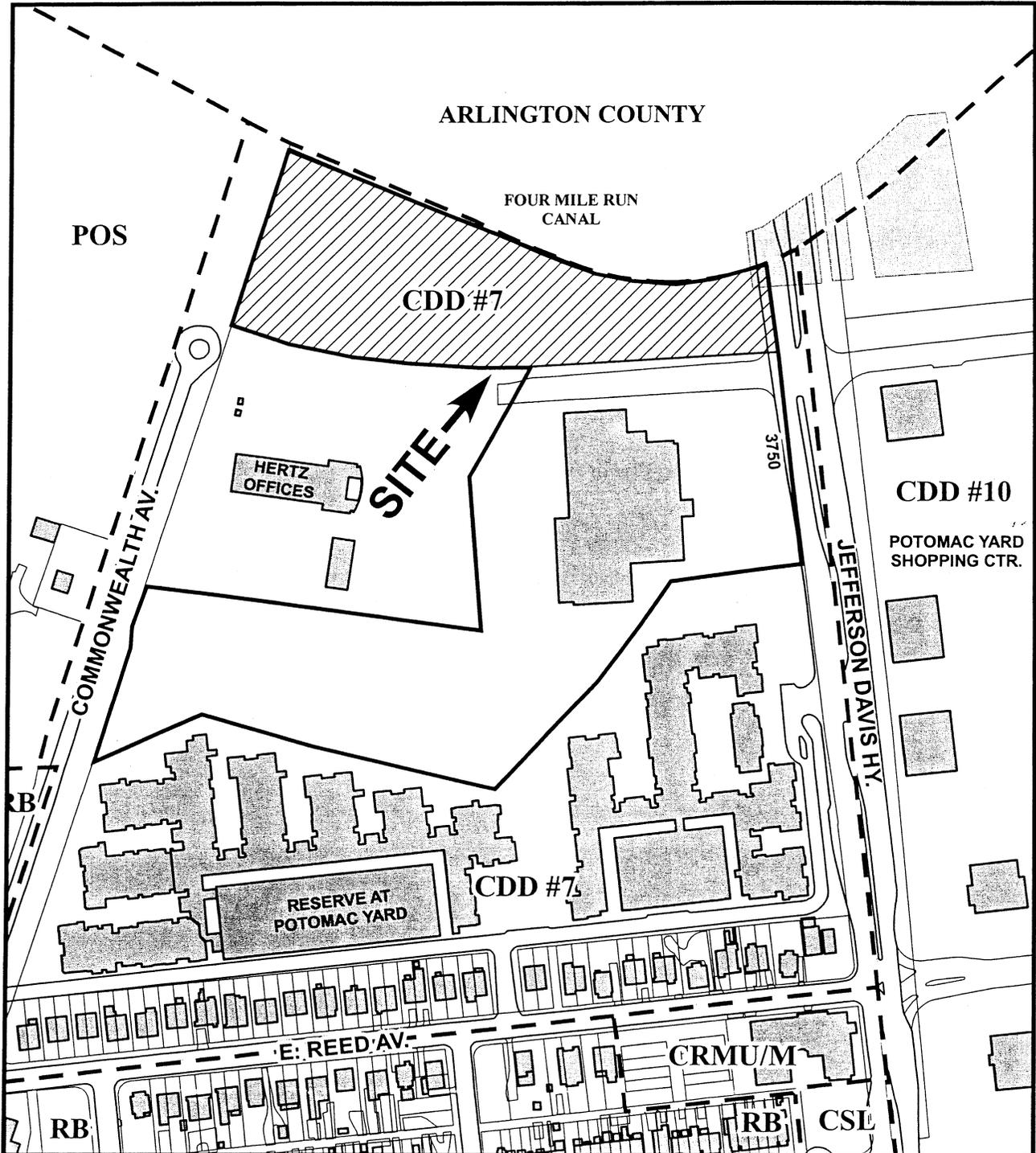
**FISCAL IMPACT:** The 3.98 acres is part of a currently existing easement and for assessment purposes does not add any significant contributory value to the existing parcel. As a result, the conversion of the easement by dedication to the City will not impact the balance of the property's real estate tax assessment and resultant tax bill. No additional operational budget impact for maintenance costs will be incurred as this is currently maintained by Recreation, Parks and Cultural Activities.

**ATTACHMENTS:**

- Attachment 1. Map of subject property at 3750 Jefferson Davis Highway.
- Attachment 2. Aerial of subject property at 3750 Jefferson Davis Highway
- Attachment 3. Site Plat of subject property at 3750 Jefferson Davis Highway

**STAFF:**

- Mark Jinks, Deputy City Manager
- Kirk Kincannon, Director, RP&CA
- Laura Durham, Open Space Coordinator
- Aimee Vosper, Supervisor Landscape Architect



**CITY CHARTER  
SECTION 9.06  
#2005-0003**

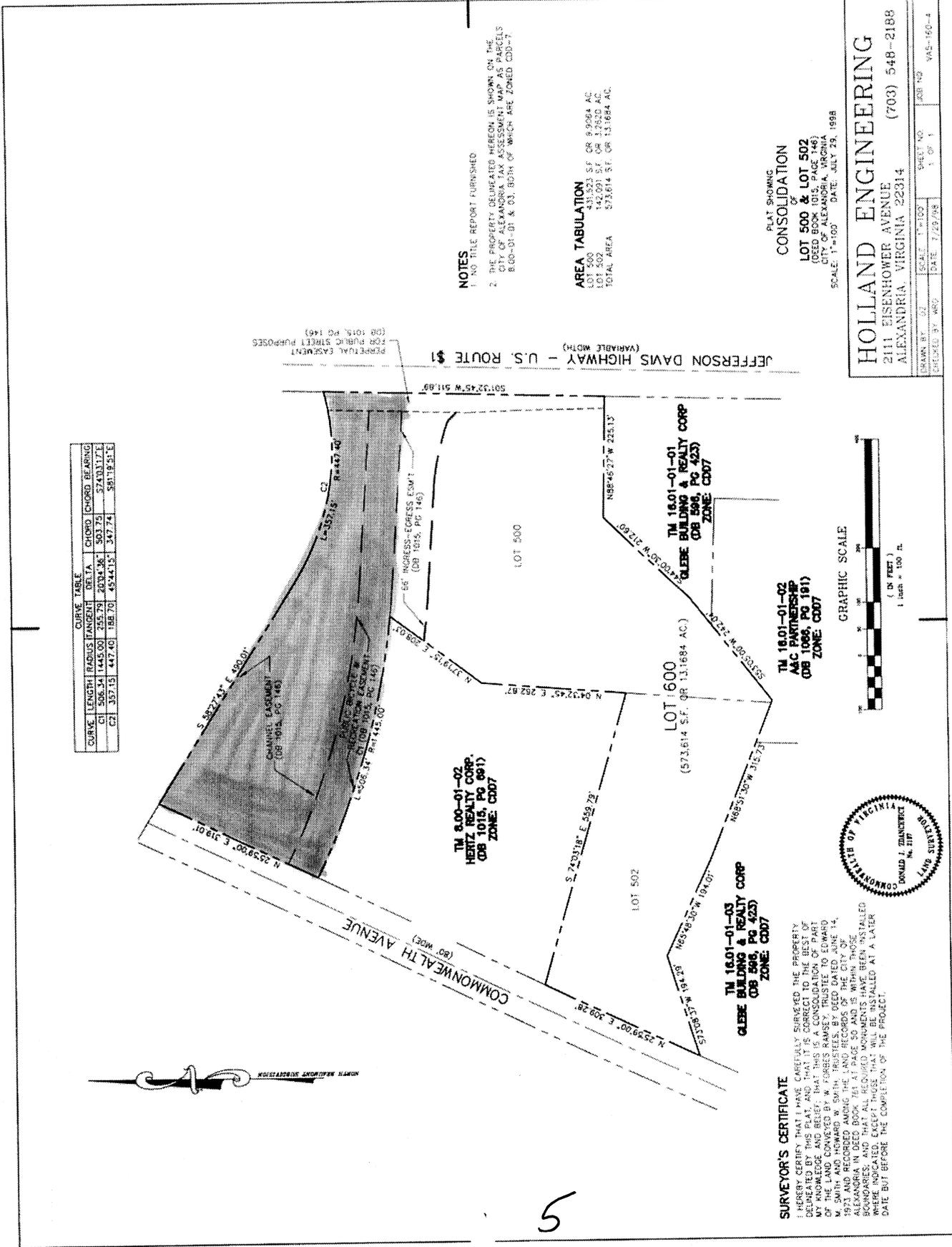
**12/06/05**



*[Handwritten note, partially obscured]*

### Jack Taylor Multi-use Trail Dedication





CURVE	LENGTH	RADIUS	ANGLE	DELTA	CHORD	BEARING
C1	506.34	1445.00	255.78	2034.96	503.75	S74°31'17"E
C2	387.15	447.46	188.70	424.15	347.74	S81°19'51"E

**NOTES**

1. NO FILE REPORT FURNISHED.
2. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP AS PARCELS 8.00-01-01 & 03, BOTH OF WHICH ARE ZONED CDD-7.

**AREA TABULATION**

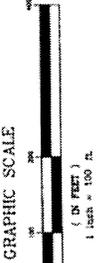
LOT 500	433,523 SF	OR 9,908 AC.
LOT 502	144,091 SF	OR 3,282 AC.
TOTAL AREA	577,614 SF.	OR 13,188 AC.

**PLAT SHOWING CONSOLIDATION OF LOT 500 & LOT 502**

(SEE BOOK 1015, PAGE 146)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1"=60' DATE: JULY 29, 1988

**HOLLAND ENGINEERING**  
2111 EISENHOWER AVENUE (703) 548-2188  
ALEXANDRIA, VIRGINIA 22314

DRAWN BY: GZ	SCALE: 1"=100'	SHEET NO. 1 OF 1	JOB NO. VAS-160-4
CHECKED BY: WVS	DATE: 7/23/88		



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A CONSOLIDATION OF PART OF THE LAND CONVEYED BY W. FORBES RAMSEY, TRUSTEE TO EDWARD M. SMITH AND HOWARD W. SMITH, AND RECORDS OF THE CITY OF ALEXANDRIA, AND DEED BOOK 785 AT PAGE 30 AND IS WITHIN THOSE SQUARES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED, EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.

JEFFERSON DAVIS HIGHWAY - U.S. ROUTE #1  
(VARIABLE WIDTH)

COMMONWEALTH AVENUE  
(80' WIDE)

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