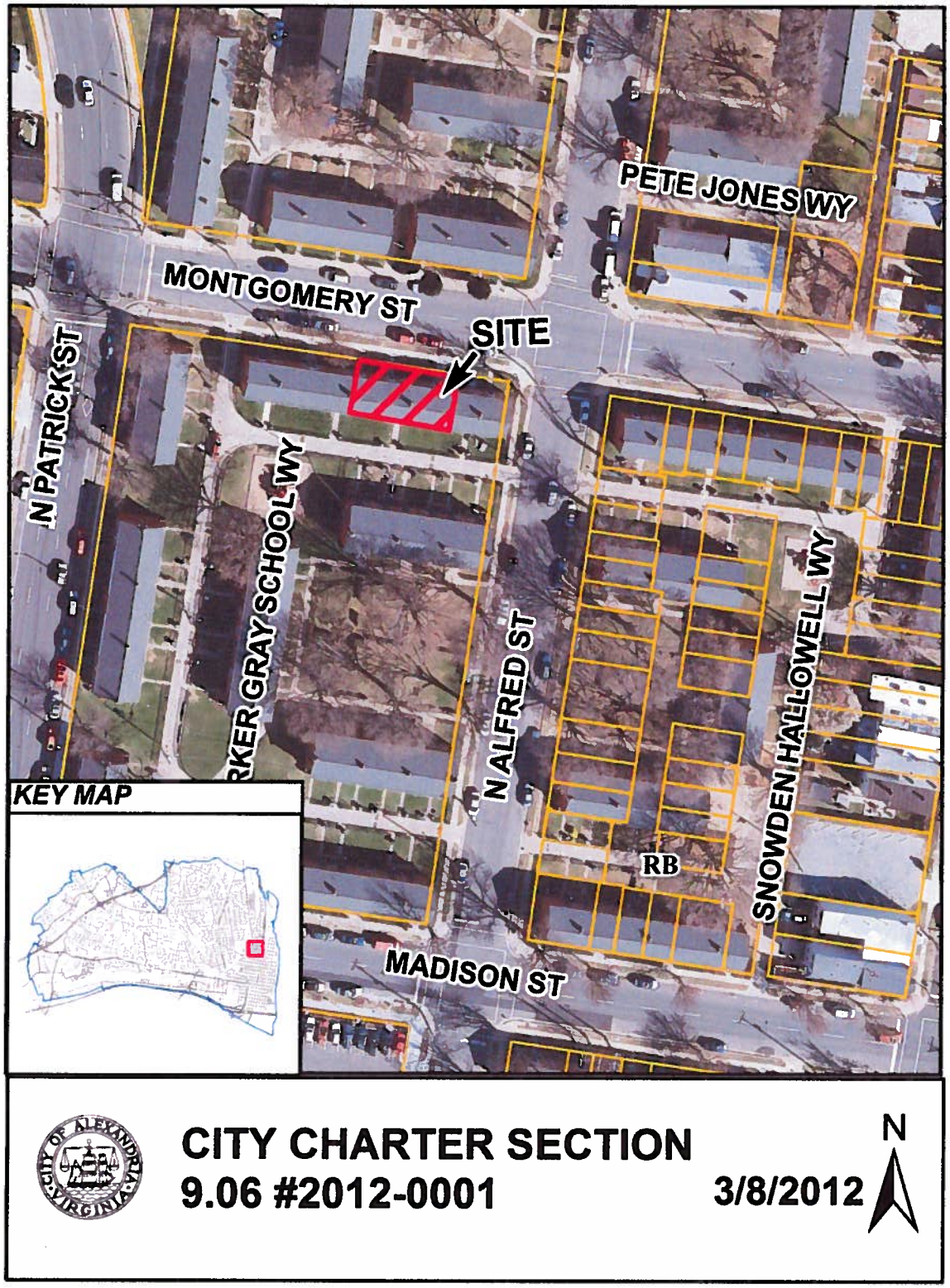
DOCKET ITEM #3
City Charter Section 9.06 Case #2012-0001
840 North Alfred Street
Block 898 of the James Bland Redevelopment

CONSENT AGENDA ITEM
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	**General Data**	
Request: Consideration of a proposal by the City of Alexandria to acquire the property at 840 North Alfred Street for public open space, pursuant to the provisions of Section 9.06 of the City Charter.	**Planning Commission Hearing:**	March 8, 2012
	City Council Hearing:	N/A
	Zone:	CDD #16
Address: 840 North Alfred Street	**Small Area Plan(s):**	Braddock East Master Plan

Staff Reviewers:
Laura Durham, Open Space Coordinator, Recreation & Parks, laura.durham@alexandriava.gov
Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov
Gwen Wright, Chief of Development, Planning & Zoning, gwen.wright@alexandriava.gov

Staff Recommendation: Approve land acquisition to create enlarged public park.


PETE JONES WY
MONTGOMERY ST
SITE
N PATRICK ST
RKER GRAY SCHOOL WY
N ALFRED ST
SNOWDEN HALLOWELL WY
RB
MADISON ST
KEY MAP
CITY CHARTER SECTION
9.06 #2012-0001
3/8/2012
N

I. BACKGROUND

The City has entered into an agreement to purchase the property at 840 North Alfred Street in conjunction with the City's Braddock East Small Area Plan, the City's Open Space Master Plan and the approved Development Special Use Permit #2008-0013 for the James Bland Redevelopment. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land. The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

When acquired, this will be the thirteenth property purchased by the City with open space funds as part of its Open Space Master Plan. All other such properties were subject to 9.06 actions. Three of the previously approved parcels are located on Strand Street, four parcels along Four Mile Run on Mount Vernon Avenue, and individual parcels on North Henry Street, Commonwealth Avenue, Raleigh Avenue, South Early Street and East Del Ray Avenue. The Planning Commission voted to approve each of those acquisitions, finding such acquisitions consistent with the City's Master Plan.

II. PROPERTY DESCRIPTION

The property under consideration is located at 840 North Alfred Street, at the corner of Montgomery Street. In conjunction with condition #9 of DSUP2008-0013 (see attachment 2) the City will acquire four parcels of the development area to expand the proposed park to approximately 13,000 square feet at this location. The subject parcels are part of the Braddock East Small Area Plan.

Figure 1: 840 North Alfred Street Park

III. ANALYSIS

A key principal of the Braddock Metro and Braddock East neighborhood plans is the creation of a sense of community. As part of the James Bland redevelopment, a large neighborhood park has been strategically placed at the intersection of Alfred Street and Montgomery Street because of the central location and the proximity to St. John Baptist Church. Together, these will function to create an identifiable community core. In particular, acquiring the property to provide an expanded park supports the Braddock East plan for the following reasons:

- It will be adjacent to the greatest number of children;
- It provides a balance of open space throughout the blocks, as it is located between a northern 7,800 square foot triangular park and the new 34,935 square foot Charles Houston Recreation Center;
- The proposed location is surrounded by three public streets to ensure eyes on the park and natural surveillance; and
- Enhances Alfred Street as a primary walking street.

With approval of the DSUP for this development, the City supported the increase in the proposed central open space through a City purchase of the four of the adjacent market-rate units, using $1,313,672 of City open space CIP funding. The additional open space proved necessary to accommodate the projected number of children within the development, and to increase the amount of "openness" for the site (see attachment 1 for park design).

The proposed purchase of this property for use as open space represents a continued commitment by the City to the implementation of the Braddock East Small Area Plan, and to Council's Strategic Plan, which envisions serious efforts to ensure a quality of life for all its citizens. Additionally, the Planning Commission and City Council have reviewed and approved the DSUP condition related to the acquisition of this property for open space. The City will be financing the acquisition of the property through the City's Open Space Fund.

After acquisition, maintenance of the park, as well as all private open space, will be primarily the responsibility of the future homeowner's association, with the City paying $1,200.00 per year share pursuant to the agreement with ARHA.

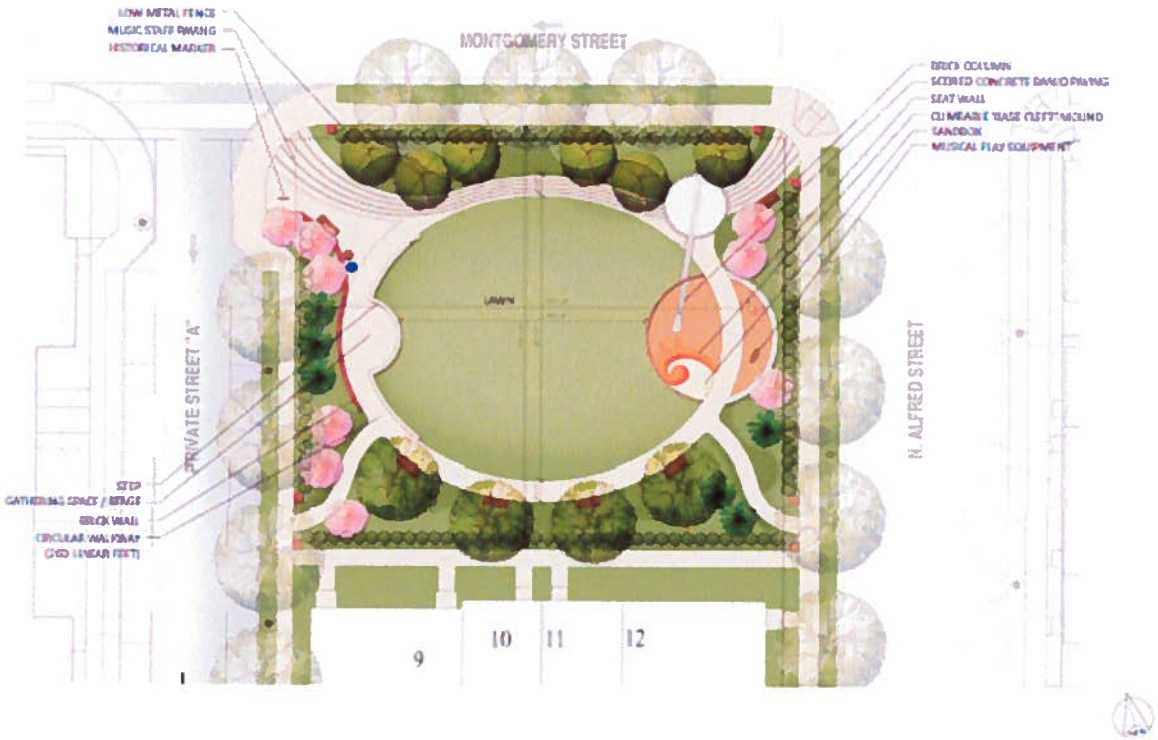
IV. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the acquisition of public land. The acquisition is consistent with the Master Plan, including specifically, the Braddock East chapter.

STAFF: Mark Jinks, Deputy City Manager
Gwen Wright, Chief of Development, Planning and Zoning
Laura Durham, Open Space Coordinator, Recreation & Parks

Attachment 1:

Park Design



Attachment 2:

Park Condition from DSUP 2008-0013 as amended.

9. The applicant shall revise the site plan to eliminate 4 units in the southwestern block to provide a larger open space area at the corner of Montgomery Street and N. Alfred Street as generally depicted in *Attachment #2*. The park shall be subject to the following, to the satisfaction of the Directors of P&Z and RP&CA:
    a. The open space parcel (identified as Parcel "C" on the preliminary subdivision plat dated August 5, 2008) shall be dedicated to the City as public open space prior to issuance of a building permit for this phase.
    b. In order to increase the size and viability of the proposed major park at the James Bland Redevelopment site, it is proposed that the City purchase from ARHA four market rate building lots adjacent to the planned open space at the southwest corner of Montgomery and Alfred Streets. This purchase of the four lots will increase the size of the park from about 8,200 square feet to approximately 13,000 square feet.
        i. The City would pay $328,418 per lot which totals $1,313,672 for the four lots.
        ii. In addition, recognizing that ARHA, per its contract with EYA, will be sharing on a percentage basis in the upside gross sales revenue from the sale of the James Bland market rate units, the City would also pay a pro rata share of forgone upside gross sales revenue for the four lots which the City would purchase to expand the proposed park.
        iii. The formula for paying this pro rata share would be to determine, after all the market rate units have been sold and the gross sales accounting completed, the per unit share of gross revenues which ARHA has earned. The City would then pay the pro rata determined per unit share for each of the four lots the City purchased to acquire the park.
        iv. For example: If the total gross revenues from the sale of the 245 market rate subject to the revenue sharing agreement between ARHA and EYA totals $2,450,000 and if ARHA's share is 20% ($490,000), then the per unit share would be $2,000 per unit. The City would then pay an additional $8,000 for the four lots it purchased from ARHA for the park.
        v. The City would contract with ARHA to purchase the four lots prior to the issuance of the first final site plan for the James Bland redevelopment, with settlement to occur twelve (12) months after the issuance of the first building permit for Block 898 (the 3rd block to be developed.)
        vi. The City would reserve dedicated open space capital funds to acquire these four lots.
        vii. The funds for the four lots would be held by ARHA to help fund the James Bland project.

viii. The City Manager is authorized to execute a purchase contract for these four lots with ARHA which incorporates the above provisions.

ix. The minimum standards which the Home Owners Association (HOA) will use to maintain the park are detailed in *Attachment 4.* These standards may not be changed by the City in a manner which would increase the HOA costs without prior approval of ARHA and the HOA.

x. In recognition of the public access status of this open space, the City would provide ARHA $1,200 per year to offset the incremental HOA costs to ARHA of maintaining the expanded portion of the park.

xi. City Council has the option within 12 months to decide to purchase two additional lots to increase the consolidated open space using the same economic formula used to calculate the purchase price of the original four lots. (City Council)

c. The open space and all associated amenities shall be privately maintained by the applicant and subsequently the Homeowners Association (HOA) upon conveyance to the HOA, whichever is applicable, to the satisfaction of the Directors of P&Z and RP&CA. The terms of the maintenance agreement of open space shall be part of the Homeowners Association documents and covenants which shall be reviewed and approved by the Directors of RP&CA and P&Z prior to issuance of the first certificate of occupancy.

d. The name for the park shall be designated in accordance with the City's policy and procedures for naming parks and the location for associated signage shall be depicted on the final site plan.

e. The applicant shall be responsible for the design and construction of the open space which shall receive public input from residents, be approved by the City, and contain interpretative elements recalling the history of the site and the area. The primary purpose of this open space is to provide a passive open space area lined with street trees, grassy areas, and a focal element such as a fountain, monument, or statue. This space shall be designed as an area suitable to accommodate informal community gatherings and events. As one of the principal open space-parks of the Braddock neighborhood, the open space shall be the highest quality materials, paving, design and amenities. The final design shall include the level detail and amenities provided in the preliminary plan.

f. The design of the open space shall be approved by the Park and Recreation Commission as a docketed item at a public hearing prior to issuance of a certificate occupancy for the first unit in the development.

g. The approved design for the open space shall be implemented and completed prior to issuance of a certificate of occupancy for the first unit in the block the park is located in.

h. An active children's play area shall be provided in this open space and shown on the design included in the final site plan. The play area shall

include age appropriate play equipment and/or structures, required fencing, and a coordinated design palette of play area related site structures/equipment for children between 2-5 years and shall be integrated with the interpretation of the history of the site and area through an element such as a sculpture that can also be used as play and climbing structures for the children. Play area and site equipment must comply with ADA requirements and standards and designed and implemented to the satisfaction of the Director of RP&CA. The play areas shall provide the following:

i. Provide a coordinated design palette of play area related site structures/ equipment.
ii. Specification, location, finish, color, material, scale, massing and character of site structures and equipment shall be approved by the City.
iii. Trees planted inside the playground fence shall be medium sized trees.
iv. Playground equipment and site furnishings shall be appropriate for year round outdoor use.
v. The play area, play equipment, and playground safety surfacing shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification.
vi. Play area and equipment shall comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities; Play Areas 36DFR Part 1191; Final Rule.
vii. Play surfaces shall have immediate positive drainage. No surface drains or other impediments shall be placed in the fall zone, play or runout areas.
viii. The playground surfacing shall have an under-drain system that is connected to the stormwater system. Ensure that under-drain system does not conflict with play equipment footers or tree wells.

i. The archeological consultant shall provide text and graphics for the signage which shall be integrated within the open space subject to approval by the Office of Historic Alexandria/Alexandria Archaeology, RP&CA, and P&Z.
j. Site furnishings such as benches, trash receptacles, decorative paving, lighting, water fountain(s), fencing, and other appropriate design elements.
k. Decorative metal fences to delineate the public open space area. All lawn areas shall be sodded.

l. The open space area shall be fully open to the public following the hours and guidelines established by the Department of RP&CA. (Archaeology) (P&Z) (RP&CA)