

DOCKET ITEM #2
City Charter Section 9.06 Case #2011-0003
521 East Monroe Avenue

CONSENT AGENDA ITEM

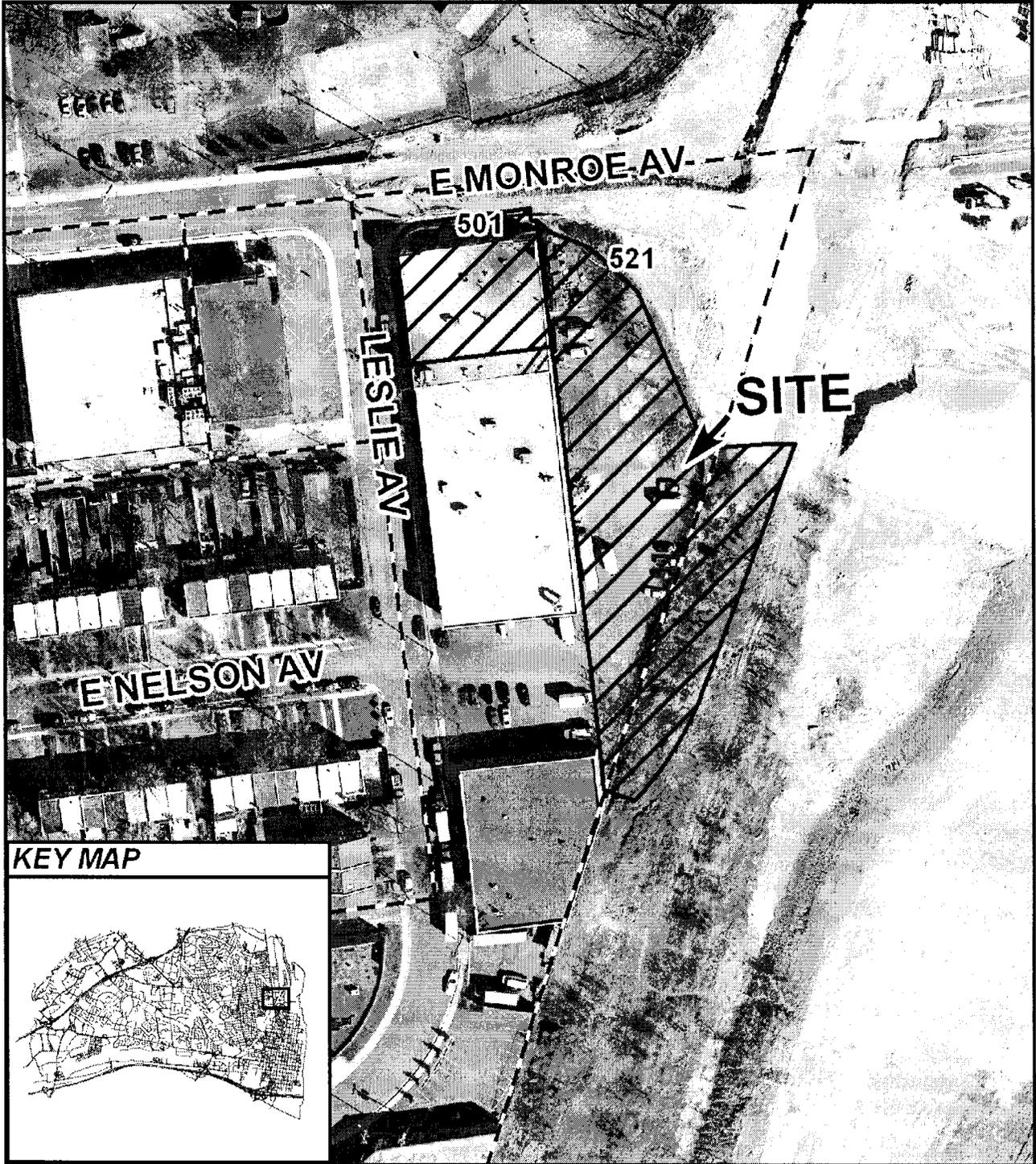
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Transfer of City Property to facilitate additional transmission line easement.	Planning Commission Hearing:	July 7, 2011
	City Council Hearing:	N/A
	Zone:	CSL (Commercial Service Low) & CDD#10
Address: 521 E. Monroe Avenue	Small Area Plan(s):	Potomac West & Potomac Yard/Potomac Greens

Staff Reviewers:

Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov
Gwen Wright, Development Division Chief, Planning & Zoning, gwen.wright@alexandriava.gov
J. Allen Martin, Chief of Surveys, T&ES, allen.martin@alexandriava.gov

Staff Recommendation: Approve land transfer to facilitate transmission line easement



City Charter Section
9.06 Case# 2011-0003 **7/7/2011**



I. BACKGROUND

The City has entered into an agreement to allow for an easement on a portion of City-owned property at 521 East Monroe Avenue in conjunction with the resubdivision of properties associated with the Dominion Power Substation and future City dog park. 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 in ownership of City property is consistent with the City's Master Plan.

City Council approved the development of the Alexandria Substation on Monroe Avenue in June of 2009 as part of DSUP 2007-0009. Additionally, the Planning Commission approved the associated subdivision plat, SUB 2009-0005, on December 1, 2009. The purpose of the plat was to reconfigure and consolidate several parcels to create a rectangular parcel of adequate size to accommodate the substation and create an adjoining future dog park for the City. Following approval of the plat and prior to the formal recordation of the plat, Dominion Power discovered, that they had inadvertently omitted the creation of an additional easement. This easement will be placed over City property (future dog park) and is needed to connect the future substation to an existing 230kv transmission line located underground on the abutting City-owned parcel.

II. PROPERTY DESCRIPTION

The property under consideration is located at 521 E. Monroe Avenue located between the Gold Crust bakery and the new Monroe Avenue Bridge on Route 1. Part of this land became available as a direct result of the realignment of the Monroe Avenue/US Route 1 Bridge in conjunction with the redevelopment of Potomac Yard. The subject property is comprised of undeveloped land owned by three different land owners including the City, Virginia Dominion Power and Potomac Yard Development, LLC. Though much of the land area is vacant the site of the future substation has been used as an informal parking lot for adjoining businesses. The proposed transmission line easement will consist of a triangular-shaped area of 1,372 square feet and is located just east of the substation property on land owned by the City. (See attachment A)

III. ANALYSIS

The purpose of this request is to create an additional transmission line easement as part of a subdivision plat previously approved by the Planning Commission prior to recordation of the plat. This permanent easement, to be reserved by Dominion Virginia Power, will provide for a necessary connection between the substation and an existing 230kv transmission line located under adjoining City property.

The easement will involve recording two deeds in immediate succession to one another. The first deed will transfer the property on which the easement is to be located from the City to Dominion Virginia Power. The second deed, recorded immediately thereafter, transfers the property back to the City from Dominion Power while retaining a permanent

transmission line easement on the City portion of the property. The resulting parcel sizes and ownership conditions do not change. The only change will be the creation of an additional easement by the power company over a portion of City property.

The subject properties straddle two small areas plans, Potomac West and Potomac Yard/Potomac Greens with the majority of the two parcels located within Potomac West small area.

The Potomac West Small Area Plan was adopted in 1992 and was most recently updated in 2005. The properties in question are located in a small pocket of commercial and light industrial uses on East Monroe Avenue, described by the plan as being within the Monroe Gateway. Specific recommendations of the Monroe Gateway, supported by this Section 9.06 review include; *encouraging a mix of uses that promote a transition into the historic core area of Del Ray; enhancing the streetscape and urban design; improving Gateway Park on land made available by the realignment of Monroe Avenue/US Route 1 Bridge.* The Art Deco inspired screening wall and associated landscaping of the power substation as well as the future dog park and the associated streetscape improvements will create an attractive gateway between Del Ray and Potomac Yard. These sites together will create an enhanced transition between these two architecturally diverse communities.

The Potomac Yard/Potomac Greens Small Area Plan was also adopted in 1992 and updated most recently in 2010. Completion of the substation is a key component in meeting the redevelopment goals of the former Potomac rail yard. This power substation will provide the necessary electric power to serve the build-out of the Potomac yard coordinated development district.

The City's Open Space Plan, adopted in 2003 as a chapter of the City's Master Plan, defined several goals as the framework for open space protection and preservation. Creation of the transmission line easement will facilitate the future development of the dog park, thereby supporting the City's open space priorities for expanding open space and creating more public spaces for dogs to run.

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 transfer of public land. The transfer is consistent with the Master Plan, including specifically the Potomac West and Potomac Yard/Potomac Greens Small Area plans and the Alexandria Open Space chapter of the City's Master Plan.

Attachments: A) Copy of proposed subdivision plat

STAFF: Gwen Wright, Chief of Development, Planning & Zoning
Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning

