

EXHIBIT NO. 1

15  
5-12-07

Docket Item #9  
CITY CHARTER, SECTION 9.06  
CASE #2007-0003

Planning Commission Meeting  
May 1, 2007

**ISSUE:** Consideration of a proposal by the City of Alexandria to accept as a gift the property at 1201 North Beauregard Street, pursuant to the provisions of Section 9.06 of the City Charter.

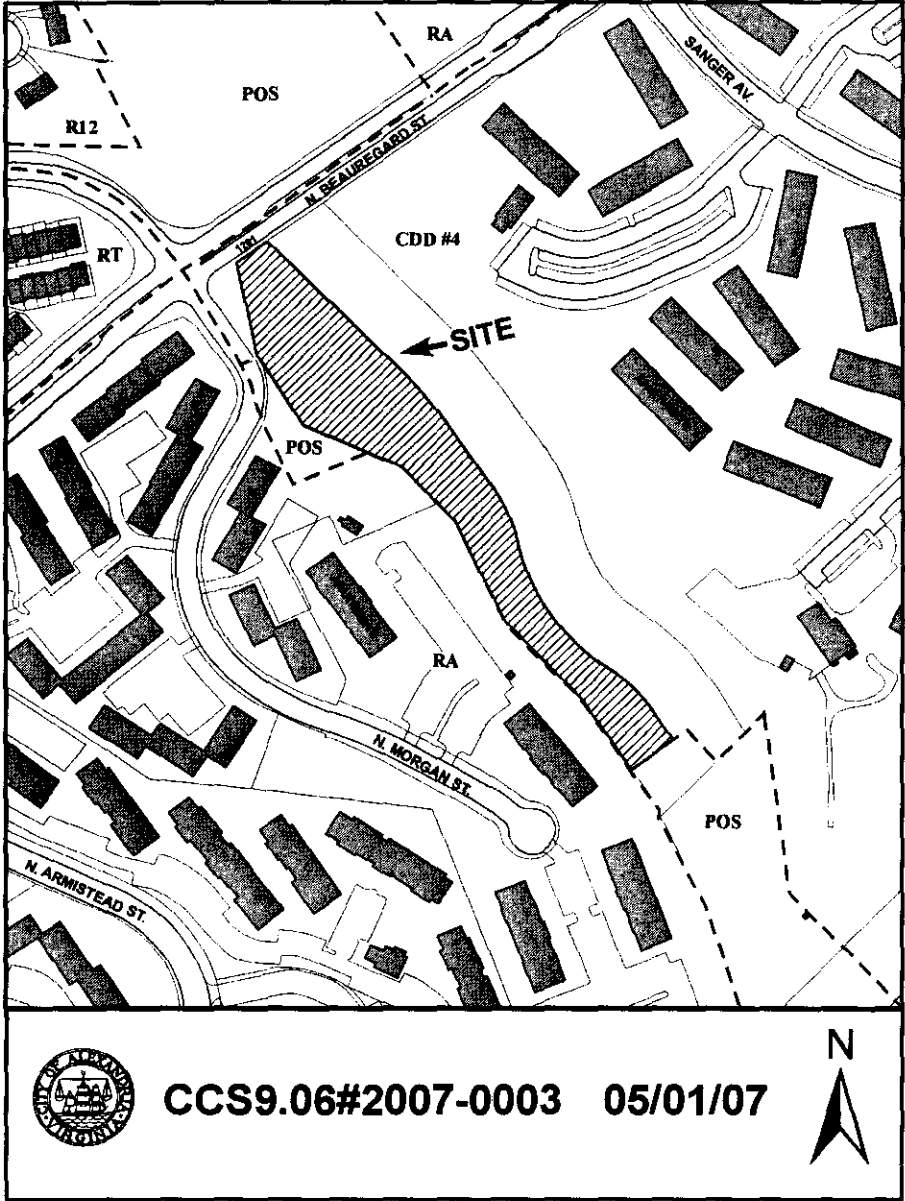
**LOCATION:** 1201 North Beauregard Street  
Tax Parcel 028.04-05-36

**ZONE:** CDD#4/Coordinated Development District - Winkler Tract

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**PLANNING COMMISSION ACTION, MAY 4, 2007:** On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to accept the property as a gift pursuant to the provisions of Section 9.06 of the City Charter. The motion carried on a vote of 6-0. Ms. Fossum was absent.

City Charter Section 9.06 Case #2007-0003  
1201 North Beauregard Street



## DISCUSSION

In May of 2006, the City received a letter from The Mark Winkler Company, indicating an interest in donating a 2.86 acre parcel of existing open space to the City. The parcel currently is a natural area protected by a scenic easement and features a trail for pedestrians and cyclists connecting to the Holmes Run Greenway. On June 13, 2006 City Council authorized the City Manager to accept the donation of the open space parcel known as the Hamlet East Limited Partnership property along Holmes Run, as a gift to the City from the Winkler family and Mark Winkler Company, subject to the approval by the Planning Commission finding that the acceptance of this open space is consistent with the City's Master Plan, pursuant to the provisions of Section 9.06 of the City Code.

### Property Description:

The property under consideration is located at 1201 North Beauregard Street, east of North Morgan Street. The 124,733 square foot (2.86 acre) wooded property is part of CDD#4 (Coordinated Development District #4 zoning) and has an existing scenic easement allowing access from North Beauregard Street to the I-395 underpass. The property contains an existing asphalt multi-use trail.

### Alexandria Master Plan:

The City's Open Space Plan, adopted in 2003 as a chapter of the City's Master Plan, defined fifteen goals as the framework for open space protection and preservation. Acceptance of this gift helps the City to meet a number of the goals of this Plan, including:

- Protecting and enriching existing parks;
- Creating public open space from vacant land;
- Linking and expanding the pedestrian, bicycle and trail system; and
- Protecting existing trees and woodland areas.

### Analysis:

The acceptance of this gifted property by the City is an opportunity to pursue a permanent trail link via a public trail from Dora Kelly Nature Center to Ben Brenman Park, via the Holmes Run Trail network. Dedication of this acreage will augment the City's resources for open space and establish in perpetuity this portion of the Holmes Run Trail. Acceptance of this gifted parcel will also continue the implementation of the Open Space Plan as part of Council's Strategic Plan, which envisions serious efforts to ensure a quality of life for all its citizens.

### Future Use of the Property:

After the City accepts the gift of the property, the trail will continue to operate as it has historically, but now with the oversight of the Departments of Recreation, Parks and Cultural Activities and Transportation and Environmental Services.

Staff Recommendation:

Staff recommends that the Planning Commission approve the dedication of property containing this portion of the multi-use trail along Holmes Run under section 9.06 of the Charter.

STAFF:

Mark Jinks, Deputy City Manager  
Rich Josephson, Deputy Director, Planning and Zoning  
Kirk Kincannon, Director, Recreation, Parks and Cultural Activities  
Laura Durham, Open Space Coordinator