

Docket Item #13  
CITY CHARTER, SECTION 9.06  
CASE #2006-0003

Planning Commission Meeting  
June 6, 2006

**ISSUE:** Consideration of a proposal by the City of Alexandria to acquire the properties at 4109, 4115, 4121, and 4125 Mount Vernon Avenue pursuant to the provisions of Section 9.06 of the City Charter.

**LOCATION:** 4109, 4115, 4121, and 4125 Mount Vernon Avenue  
Tax parcels 007.01-02-19, 20, 21 and 22

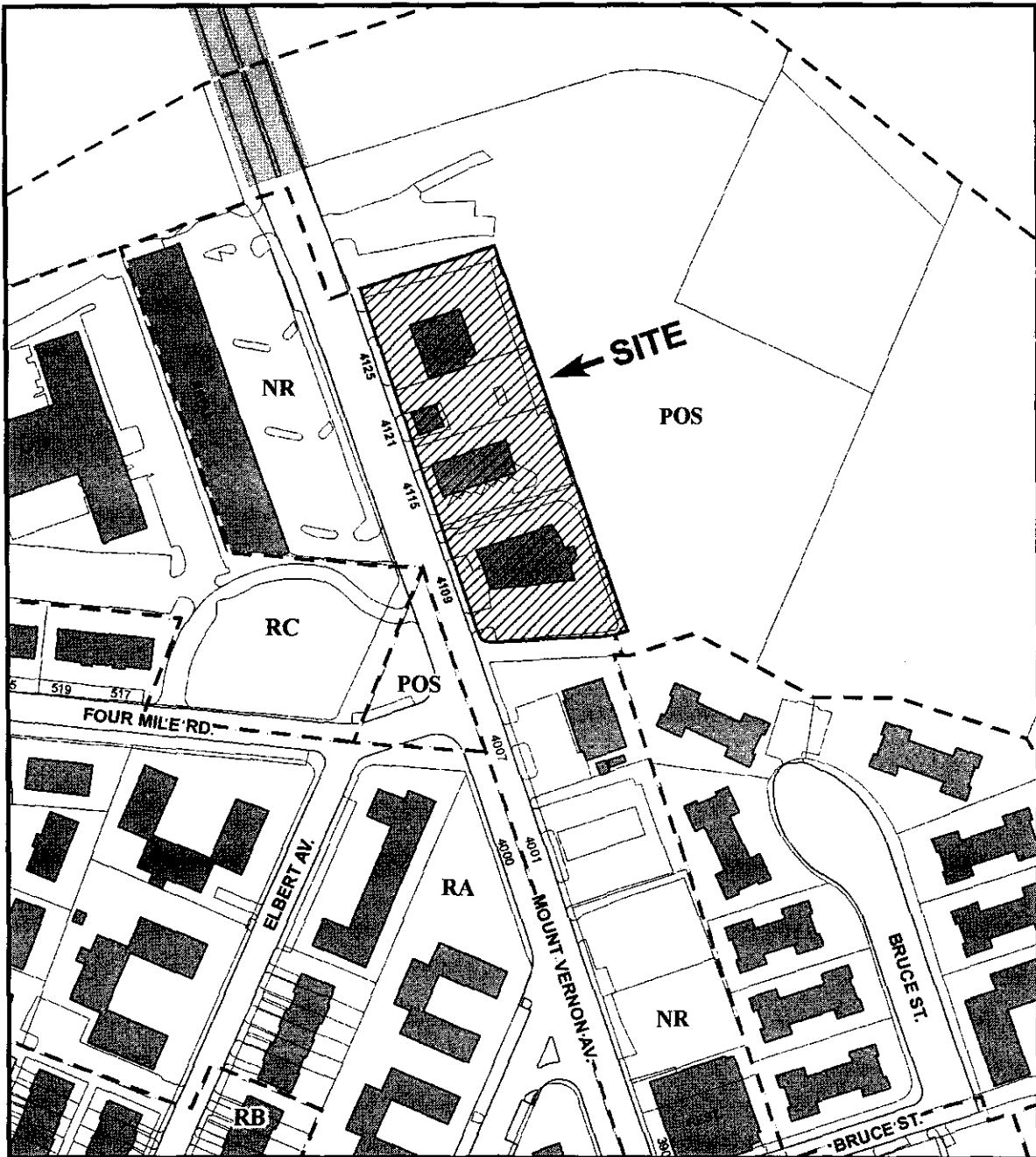
**ZONE:** NR, Neighborhood Retail

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**PLANNING COMMISSION ACTION, JUNE 6, 2006:** On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to approve the acquisition of the property pursuant to Section 9.06 of the City's Charter, subject to compliance with applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0.

**Reason:** The Planning Commission agreed with the staff analysis.

Ellen Pickering, resident, supported the acquisition of the subject property.



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DISCUSSION

The City has entered into an agreement to purchase four parcels of land located at 4109, 4115, 4121, and 4125 Mount Vernon Avenue. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land and any change in streets, squares, parks, public buildings or spaces. The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

Property Description

The four parcels total 63,803 square feet and are currently developed with commercial establishments (Duron Paints, Pizza Hut, Ace Cash and Alexandria Cleaners). The site is within a Resource Protection Area and is part of the flood plain.

City Master Plan

Acquisition of this site is consistent with the City's Open Space Master Plan, which was adopted in 2003 and is an integral part of the City's Master Plan. The goals of the Open Space Master Plan include:

- Protecting and enriching existing parks
- Developing innovative opportunities for creating additional open space
- Protecting and expanding stream valleys and other environmentally sensitive areas
- Creating an open space network, The Green Crescent, in new development areas

The site is a high priority of the Open Space Steering Committee and acquisition of this property complies with the newly approved Four Mile Run Restoration Master Plan, which envisions this property as open space. In addition, acquisition of these parcels complies with the Arlandria Small Area Plan where this property and the plans for it's future use and access are discussed. According to the Arlandria Small Area Plan:

" consider acquisition of the four parcels (under one ownership) to the north of the existing pedestrian access opposite Four Mile Run Road....Acquiring the subject property would provide more park land, open the park to Mount Vernon Avenue, and create new family oriented activities in the new park area. It would also allow for the relocation of the park entrance to a controlled intersection, with parking provided and screened from the street."

The City will be financing the acquisition cost of these parcels with funds derived from City Council's dedication of one-cent of the City's real estate tax rate for open space acquisition.

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Future Use of the Property

It is anticipated that this property will be converted to open space and park related uses in the near future. Some or all of the four buildings will be demolished in the short term and the City will work with the existing businesses to assist them in seeking alternative locations.

Analysis

The proposed purchase of these properties represents a significant commitment by the City to the implementation of its Open Space Plan, and to Council's Strategic Plan, which envisions serious efforts to ensure a quality of life for all of its citizens.

Staff Recommendation

Staff recommends that the Planning Commission approve the acquisition of the subject property as consistent with the Master Plan, under Section 9.06 of the City Charter.

STAFF: Eileen Fogarty, Director;  
Richard Josephson, Deputy Director.