

Docket Item #12  
CITY CHARTER SECTION 9.06 CASE #2005-0003  
3750 JEFFERSON DAVIS HIGHWAY

Planning Commission Meeting  
December 6, 2005

**ISSUE:** Consideration of a proposal by the City of Alexandria to accept dedication of a 3.98 acre portion of the property at 3750 Jefferson Davis Highway for continued use as the Four Mile Run Multi-use Trail, pursuant to the provisions of Section 9.06 of the City Charter.

**LOCATION:** 3750 Jefferson Davis Highway

**ZONE:** CDD#7/Coordinated Development District - Route 1 Properties

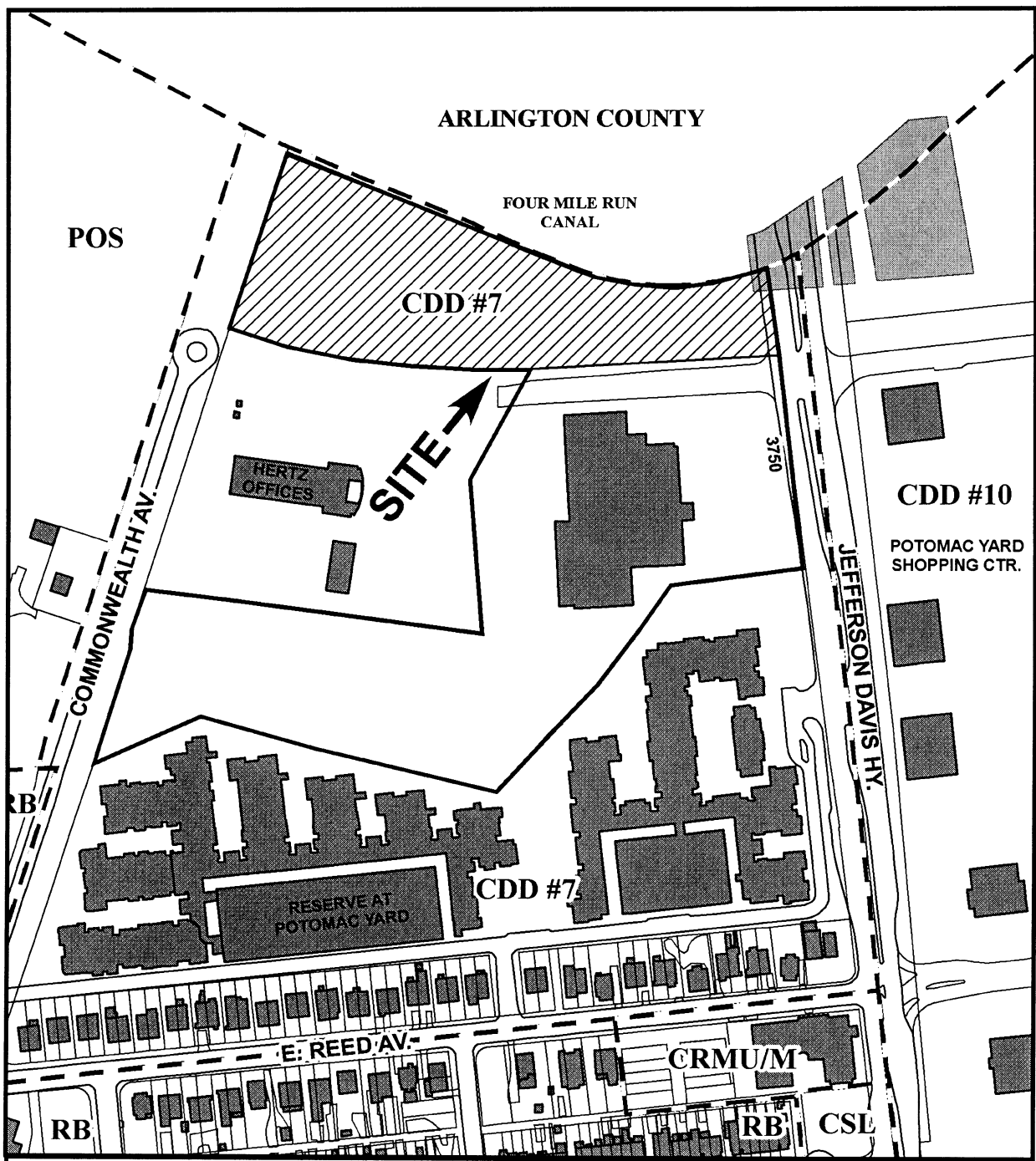
**PLANNING COMMISSION ACTION, DECEMBER 6, 2005:** On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to approve the request, subject to compliance with all applicable codes, ordinance and staff recommendations. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

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

**Speakers:**

Mary Catherine Gibbs, attorney, spoke in support of the request.

**RECOMMENDATION:** That the Planning Commission approve the request to accept dedication as a gift to the City, the 3.98 acre portion of the Jack Taylor property, which currently is under easements, and will continue to be used as the Four Mile Run Multi-use Trail.



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

**12/06/05**



## DISCUSSION

The City proposes to accept the dedication 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. Dedication of this acreage will augment the City's resources for open space and establish in perpetuity the Four Mile Run Multi-use Trail.

### Section 9.06 of the City Charter

Section 9.06 of the City Charter requires that the Planning Commission review and approve any acquisition or sale of public land and any change in streets, squares, parks, public buildings, or spaces in order to ensure that any such acquisition, sale or change is consistent with the City's Master Plan.

### Description of Property and Proposed Use

The subject property is located at the northern perimeter of the Jack Taylor property at 3750 Jefferson Davis Highway, adjacent to 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 plans being approved for the Potomac Yard Retail Center include a bike trail along the east side of Jefferson Davis Highway that terminates across the street from this bike trail (Four Mile Run bike trail). There is an opportunity to permanently link the two trails. Staff is recommending that the City accept the dedication of this portion of the multi-use trail along Four Mile Run.

### Zoning and Master Plan

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 system.

### Plan for Operating the Trail

Four Mile Run Multi-use Trail will continue to operate under its current practices with the oversight of the Department of Recreation, Parks and Cultural Activities.

Staff Recommendation

Staff recommends that the Planning Commission approve the 9.06 case to accept as a gift the subject property as consistent with the Master Plan.

**STAFF:**      Laura Durham, Open Space Coordinator, Department of Recreation, Parks and Cultural Activities  
Richard Josephson, Deputy Director, Department of Planning and Zoning