

EXHIBIT NO. 1

9
2-23-08

Docket Item #6
CITY CHARTER, SECTION 9.06
CASE# 2008-0001

Planning Commission Meeting
February 5, 2008

ISSUE: Consideration of a proposal by the City of Alexandria to acquire the properties at 1 and 7 East Del Ray Avenue, pursuant to the provisions of Section 9.06 of the City Charter.

LOCATION: 1 and 7 East Del Ray Avenue
Tax Parcels 034.01-10-01 and 034.01-10-02

ZONE: R-2-5/Single and Two-Family Zone

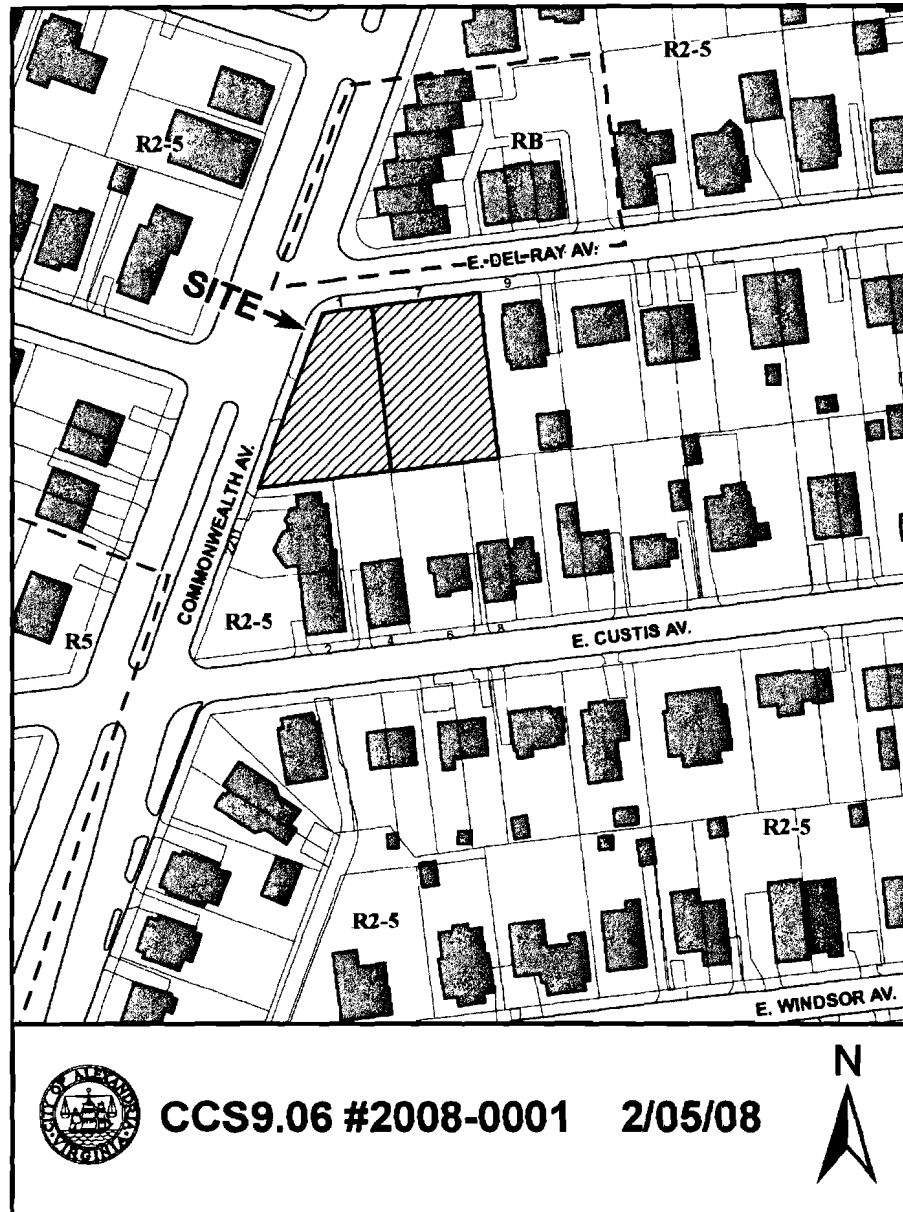
PLANNING COMMISSION ACTION, FEBRUARY 5, 2008: On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to approve the acquisition of the properties at 1 and 7 East Del Ray Avenue, with the condition that any soil contamination remediation costs shall not be charged against the Open Space Fund. The motion passed on a vote of 6 to 0. Ms. Lyman was absent.

Reason: The Commission agreed with staff's analysis and recommendation to acquire the properties. Mr. Dunn expressed concern that using the Open Space Fund to cover soil contamination remediation costs would eventually deplete the fund. Ms. Fossum asked staff about plans for the parcel and expressed hope that trees would be planted. Aimee Vosper, of Parks and Recreation, stated that the parcel would be developed into a passive pocket park.

Speakers:

Bradley Canel, 9 E. Del Ray Avenue, spoke in support of the acquisition.

1 and 7 East Del Ray Avenue
City Charter Section 9.06, Case #2008-0001

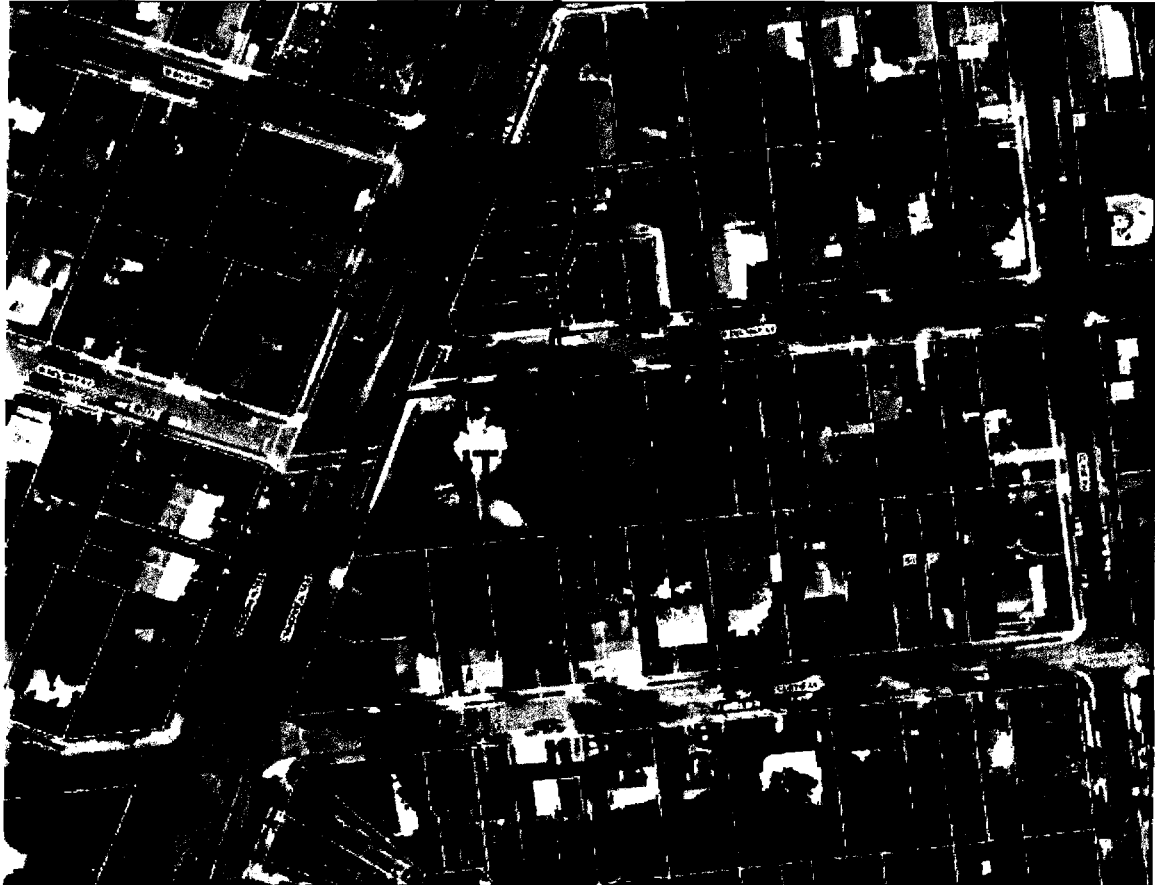


The City has entered into an agreement to purchase the property at 1&7 East Del Ray Avenue, listed on the City's Open Space Pocket Park list approved by Council on February 24, 2007. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land. 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 tenth parcel purchased by the City with open space funds as part of its Open Space Master Plan. All nine other parcels were subject to 9.06 actions in 2006 and 2007. Three of the previously approved parcels are located on Strand Street, four parcels along Four Mile Run on Mount Vernon Avenue, one parcel on Raleigh Avenue, and another pocket park parcel on South Early Street. The Planning Commission voted to approve each of those acquisitions, finding such acquisitions consistent with the City's Master Plan.

Property Description:

The property under consideration is located at 1&7 East Del Ray Avenue, just east and at the corner of Commonwealth Avenue. The 16,021 square foot property is zoned R-2-5 and is currently vacant. The property contains two parcels at the corner of East Del Ray and Commonwealth Avenues. While privately owned, the corner lot property had been valued by the nearby community as open space since the 1990's.



As late as 1987, the property was developed with a furniture stripping business. The buildings on site were demolished, and the owner (at that time) was permitted by the Virginia Department of Health to bury paint remover and other residue from the business on-site as part of the demolition process. The current property owner has provided an environmental assessment of the site's soil with the contract documents. The City will comply with any environmental regulations involved in the development of this site as a park.

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. One such goal called for the creation of public open space from currently vacant, and charged the newly appointed Open Space Steering Committee (OSSC) with identifying and recommending such sites for protection. In furtherance of the Plan, City Council approved the incorporation of a Pocket Park program in March, 2005. A pocket park is defined as follows:

Pocket (block) parks are intended to meet the needs of residents or workers within about a tenth of a mile. Pocket parks are less than 20,000 square feet, with no minimum size. No parking is needed. Pocket parks may include such elements as small scale play equipment, public gardens, seating areas, passive open space, landscaped areas, important natural features, or trees.

On February 24, 2007 Council approved a list of potential pocket park sites, reviewed by the OSSC. The property at 1&7 East Del Ray Avenue was identified as a currently vacant parcel, ideally suited for public open space and listed as one of the highest priority potential pocket park sites. Acquisition of this property for use as a pocket park will thus enhance the City's ability to meet the goals of the Open Space Plan.

Analysis:

The proposed purchase of this pocket park property represents a significant continued commitment by the City to the implementation of the Open Space Plan, and to Council's Strategic Plan, which envisions serious efforts to ensure a quality of life for all its citizens. This property will be the second parcel acquired for use as a pocket park since approval of the Pocket Park program. The City will be financing the acquisition of the property with funds derived from City Council's dedication of one percent of the City's real estate tax rate for open space acquisition. As part of the Pocket Park Program, City Council approved a goal of using a minimum of 20% of the Open Space Fund for the acquisition of pocket park sites.

Future Use of the Property:

After the City purchases the property, Staff will initiate the park planning and design process. The public will be invited to participate in this design process, with review from the Park and Recreation Commission. Any required future environmental studies and work will be a component of this plan.

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 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



Alan Matney
<alanmatney@hotmail.com>
02/05/2008 03:17 PM

To <pnzfeedback@alexandriava.gov>
cc
bcc
Subject My support: purchasing 1&7 E. Del Ray for Pocket Park

Dear members of the Planning Commission:

As a citizen of Alexandria (Del Ray neighborhood) since 1998, I urge you to approve purchase of the property at 1 & 7 E. Del Ray Avenue for a Pocket Park (as part of the city's open space campaign).

I am going to attempt to be at the meeting this evening to voice my support in person (as I did at a City Council meeting last year), but in the event I am unable to be there (I have two small children), here is the rationale for my support:

- 1) Based on the criteria the City established for assessing property for Pocket Parks, this property (1 & 7 E. Del Ray) scored at the top end of possible scores.
- 2) The property will be put to exceedingly good use. As I noted at the Council meeting last year, an informal count of our neighbors on one block each side of the property (ONLY on Del Ray avenue) reflects roughly 20 children (again, JUST on Del Ray avenue--one block either side of this proposed park). Expanding out from this property in any direction gives a much larger number of young families who eagerly will take advantage of this space.
- 3) The appeal of Del Ray to me and many neighbors is its willingness to maintain open space and prevent over-development. Continuing to attract neighbors with that sense of community is dependent (I feel) on maintaining the neighborhood's unique ability to maintain open space.

Again, I will be there tonight if at all possible. Absent that, please consider this my strongest support for purchasing this property.

Sincerely,

Alan

W. Alan Matney
21 W. Del Ray Avenue
703.299.4465

As many of you know, the Alexandria City Council recently approved a plan for the City to purchase the property at 1&7 East Del Ray Avenue as part of the city's ongoing open space campaign.

Finalization of this contract is contingent on the approval by the Planning Commission on February 5, 2008. The City has posted the notice, including signs posted on the property, for this Planning Commission hearing.

Support from the citizens of Del Ray has been a significant factor as the city moved forward with this acquisition. To ensure that progress still continues, I would encourage you to email the Planning Commission care of pnzfeedback@alexandriava.gov or attend the hearing

tomorrow evening at 7:30 pm at City Hall to show the city how strongly we support this land becoming part of Del Ray's open space as a park.

This item is docket item # 6 and you can review the docket item materials here:

<http://dockets.alexandriava.gov/icons/pz/pc/cy08/020508/di6.pdf>

You can also view the entire docket at:

<http://dockets.alexandriava.gov/pz/p&zyl1.nsf/d3cb4233a3b586d8852571b0005c3734/7af708c32c2b92de852573d8005eb78b?OpenDocument>

Thank you for all your continued time and effort.

+++++

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golving@aol.com
02/05/2008 01:22 PM

To pnzfeedback@alexandriava.gov
cc
bcc
Subject Pocket Park on E. Del Ray Ave.

To Whom It May Concern,

I would like to take this opportunity to thank the City of Alexandria for following through on the purchase of this piece of property. I have lived across from this piece of property since 1979 and have watched it go through many phases. I look forward to this property becoming a pocket park and would be willing to work with any group on the planning and maintenance of this land. Again, thank you for this very wise decision.

Sincerely,
Deborah Hughes-Olving
2304 Commonwealth Ave.

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Katie Wagner
<wagnerek@comcast.net>

02/05/2008 01:48 PM

To pnzfeedback@alexandriava.gov

cc

bcc

Subject Pocket Park in Del Ray

As a life long resident of Alexandria I want to express my support for the purchase of 1 & 7 Del Ray Ave. for the purpose of a pocket park.

I have seen this city become so built up over the last 40 years. Let's ensure that there is some green space for our children to enjoy!

Thank you,

Katie Wagner
18 W. Uhler Ave.
Alexandria, VA 22301



"Erica Jones"
<ericajones@comcast.net>
02/05/2008 05:05 PM

To <pnzfeedback@alexandriava.gov>
cc
bcc
Subject Pocket Park E Del Ray/Commonwealth

Planning Commission:

We were ecstatic when we saw the notice up about the possibility of a park right down the block from us!
We have two little kids and very little outdoor space so this would be a wonderful place for our family.

Thank you,
Erica Jones
55 W. Del Ray Avenue



W Matney
<w_matney@yahoo.com>
02/05/2008 03:30 PM

To pnzfeedback@alexandriava.gov
cc
bcc
Subject **Pocket park at Commonwealth and Del Ray**

I am a resident of Del Ray living on W. Del Ray, within one block of the proposed Pocket Park area. As a mother of 2 small children, my husband and I are keenly interested in making this space something that can be used by families in the area. Del Ray prides itself on its sense of community but as it increasingly becomes a more popular place to reside, we realize the ability to maintain this sense of community (relative to what it might return on real estate market) becomes more difficult. On Del Ray Avenue alone for the 2 blocks on either side of the proposed park, there are 18 young children. Such a space would be frequently used to get the children (and adults of all ages!) some fresh air in a green and walkable location and we strongly support the park for such a use.

Thank you,

Wendy Matney
21 W. Del Ray Avenue

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"Carolyn Greene McKee and
Carlton McKee Greene"
<cammacronaut@gmail.com>

02/04/2008 11:31 AM

To <pnzfeedback@alexandriava.gov>

cc

bcc

Subject Support for City Purchase of 1 & Del Ray Avenue

To whom it may concern:

I write to express my husband's and my support for the City's planned purchase of the lots at 1 & 7 East Del Ray Avenue to make a pocket park. We live in the Del Ray neighborhood and welcome the additional open space.

Regards,
Carolyn Greene McKee
Carlton M. Greene
2716 Hemlock Avenue
Alexandria, VA 22305



"Heidi Ficken"
<heidiposson@comcast.net>

02/05/2008 01:18 PM

To <pnzfeedback@alexandriava.gov>

cc

bcc

Subject Green Space at E. Del Ray

To Whom It May Concern:

I would like to offer my support to make the space at 1&7 E. Del Ray a pocket park. My family resides at 24 W. Del Ray Ave. There are at least 16 children 10 or under on the unit block of W. Del Ray. As these parks are designed to offer a place of respite to local neighborhoods, particularly within .1 miles, I can assure this space could be immediately utilized. The only place for our children to play or run around is at the local school, which of course is unavailable during normal school hours. My husband and I would greatly appreciate it if the council would approve this purchase.

Thank you,
Heidi Ficken Posson
Don Posson



Julie Gentry
<jagentryva@yahoo.com>
02/05/2008 11:45 AM

To pnzfeedback@alexandriava.gov
cc Amy Slack <alsdmf@earthlink.net>
bcc
Subject Pocket Park at 1 & 7 E. Del Ray

I would like to add my support to this very worthwhile project. One of the most admirable aspects of the Del Ray community is the Open Space and the concern that the City has for creating and maintaining the quality of life. Approval of this project will only continue this important work.

Julie Gentry
225 E. Mason Ave
703.549.5351

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"Kevin D. Dohmen"
<kevin.dohmen@verizon.net>

02/05/2008 09:30 AM

To <pnzfeedback@alexandriava.gov>
cc
bcc
Subject Re: Pocket Park in Del Ray

To Whom It May Concern:

I fully support and commend your plan to purchase the property at 1&7 East Del Ray Avenue to be used as a pocket park in Del Ray.

The corner has long been a place to meet and congregate for local residents and our children and dogs.

Thank you,

--

Kevin D. Dohmen
21 West Caton Avenue
Alexandria, VA 22301-1519
703.683.9619
kevin.dohmen@verizon.net

"The Universe is wider than our views of it."
- Henry David Thoreau



Scott Newsham
<scott_newsham@mac.com>

02/05/2008 07:12 AM

To <pnzfeedback@alexandriava.gov>

cc

bcc

Subject 1 and 7 East Del Ray

Please add our names to the list of those citizens supporting the acquisition of the subject properties for use as a pocket park. We have been active in the City's Adopt A Park program for the past 5 years, as well as the Del Ray Citizen Association's effort to look holistically at the future of Commonwealth Avenue. We assure you we will continue to volunteer our time and energies to help this park reach its potential.

Sincerely,

Scott, Chris, Rebecca and Katie Newsham
1905 Commonwealth Avenue



"Wendi R. Kaplan"
<wendi.kaplan@verizon.net>
02/05/2008 05:52 AM

To <pnzfeedback@alexandriava.gov>
cc
bcc
Subject Pocket Park in Del Ray

To Whom It May Concern:

I fully support and commend your plan to purchase the property at 1&7 East Del Ray Avenue to be used as a pocket park in Del Ray. It has long been a place to meet and congregate for local residents and our children and dogs. It would be a wonderful spot for a garden with benches.

Thank you,
Wendi R. Kaplan
21 W. Caton Avenue
Alexandria



"Dave Shuman"
<dave@daveshuman.com>
02/04/2008 09:41 PM

To <pnzfeedback@alexandriava.gov>
cc
bcc
Subject Docket Item #6, CASE# 2008-0001

Dear Planning Commission;

I would like to express my strong support for the acquisition by the City of Alexandria of the properties at 1 and 7 East Del Ray Avenue.

Sincerely,
dave

- - -

Dave Shuman
22 East Windsor Ave.
Alexandria, VA 22301



Tod Sirois
<trsirois@yahoo.com>
02/04/2008 08:16 PM

To pnzfeedback@alexandriava.gov
cc
bcc
Subject Support for the new Del Ray pocket park at E. Alexandria
and Commonwealth

To the Planning Commission members--

I am unable to attend tomorrow night's meeting, but still wanted to express my support in favor of the City purchasing this property in support of open space. I have been a resident of Del Ray since 1991 and have seen many changes take place in the neighborhood during these years. One thing that has bothered me is the amount of in-fill development and while Del Ray has a fair amount of green space, parks, and other open space, more is always appreciated. Maintaining the open nature of the property on on the corner of E. Del Ray and Commonwealth would provide further buffers within the neighborhood as well as another place for neighbors to gather and visit. Our girls, ages 4 and 2.5, will relish having another place to run and play between our house and the library. Hopefully, this property could be preserved and restored as true green space to further encourage the growth of a natural habitat for wildlife and provide children with something that is hard to come by.

Thank you for moving forward with this unique opportunity to preserve some of the last open space in the neighborhood, and some that it is in such a prominent location.

Sincerely,

Tod Sirois
204 E. Monroe Ave.
703.548.8231

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Jill Vanselous Murphy
<capsrock2001@yahoo.com>

02/04/2008 07:36 PM

To <pnzfeedback@alexandriava.gov>

cc

bcc

Subject New Pocket Park in Del Ray at East Del Ray a&
Commonwealth Aves

To whom it may concern:

We are enthusiastic supporters of an open space/pocket park at 1 & 7 East Del Ray Avenue. We have asked the city for several years to consider purchasing this property and are happy to learn this project is under final consideration. PLEASE support this long overdue initiative.

We look forward to a new open space on our block.

Jill & Luc Murphy
18 East Del Ray Ave.

delraycitizens <*delraycitizens@yahoo.com*> wrote:

As many of you know, the Alexandria City Council recently approved a plan for the City to purchase the property at 1&7 East Del Ray Avenue as part of the city's ongoing open space campaign.

Finalization of this contract is contingent on the approval by the Planning Commission on February 5, 2008. The City has posted the notice, including signs posted on the property, for this Planning Commission hearing.

Support from the citizens of Del Ray has been a significant factor as the city moved forward with this acquisition. To ensure that progress still continues, I would encourage you to email the Planning Commission care of pnzfeedback@alexandriava.gov or attend the hearing tomorrow evening at 7:30 pm at City Hall to show the city how strongly we support this land becoming part of Del Ray's open space as a park.

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Tovah Ravitz
<tovah_ravitz@yahoo.com>
02/04/2008 05:17 PM

To pnzfeedback@alexandriava.gov
cc
bcc
Subject 1 & 7 East Del Ray Avenue

We're very excited about the prospect of a pocket park
in our neighborhood.

Tovah Ravitz-Meehan
33 Rosecrest Avenue
Alexandria

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<http://tools.search.yahoo.com/newsearch/category.php?category=shopping>



"Jensen, Mary [USA]"
<jensen_mary@bah.com>

02/04/2008 04:48 PM

To <pnzfeedback@alexandriava.gov>

cc

bcc

Subject Pocket park in Del Ray

I live at 2 West Howell Avenue and am writing to support the city's purchase of 1 and 7 East Del Ray for a pocket park. Thank you for your consideration.

Mary Jensen

Senior Associate

Booz Allen Hamilton

Client Site: 202 231 5559

Cell: 703 628 3906



<bflynn24@comcast.net>

02/04/2008 04:15 PM

To <pnzfeedback@alexandriava.gov>

cc

bcc

Subject New Pocket Park in Del Ray at East Del Ray &
Commonwealth Aves

As a property owner in this area, I would like to voice my **STRONG** support for Alexandria purchasing and using this space as a park. Thanks very much!! Bonnie Flynn



"Sheera Rosenfeld"
<srosenfeld@avalerehealth.net>

02/04/2008 02:24 PM

To <pnzfeedback@alexandriava.gov>

cc

bcc

Subject IN SUPPORT OF the E. Del Ray open space as a park

I can't attend tomorrow's hearing but am thoroughly excited that the city is supporting the use of the new E. Del Ray open space as a park. With all the kids and walking traffic in the neighborhood, it's just great and I want to show/express my support for the city's actions. My husband and almost 3 y/o son live on E. Nelson so it's another walking distance park for us. Thanks and please forward this along to the Planning Commission as another show of support for the park so they APPROVE it.

Thanks.

Sheera Rosenfeld
202 East Nelson Ave

24



Sarah Haut
<hautsl@yahoo.com>
02/04/2008 12:43 PM

To pnzfeedback@alexandriava.gov
cc
bcc
Subject Pocket Park at 1&7 E. Del Ray

Dear Planning Commission,

I was very pleased to hear that the City was considering purchasing the property at 1&7 E. Del Ray Ave for a pocket park. I fully support this initiative and hope that you will too. This will be an excellent use for this space, and preserves the ever diminishing open space in the city of alexandria.

Sincerely,

Sarah Haut

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