


# City of Alexandria, Virginia

## MEMORANDUM

DATE: FEBRUARY 1, 2010

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: CONSIDERATION OF A RESOLUTION AUTHORIZING THE ACQUISITION OF 600 NORTH HENRY STREET

**ISSUE:** Resolution authorizing the acquisition of 600 North Henry Street.

**RECOMMENDATION:** That City Council adopt a resolution (Attachment I) authorizing the City Manager to proceed to contract for the purchase of 600 North Henry Street, subject to the terms and conditions outlined in this report, utilizing \$2.4 million of available open space funds to finance the purchase.

**BACKGROUND:** In context with the recently approved Braddock Metro Neighborhood Plan (“the Braddock Plan”), staff received Council guidance last fall to negotiate with the owner of the parcel located at 600 North Henry Street regarding acquisition of this property. The property is one parcel within a larger block that is identified in the Plan as the location of the preferred community park/open space (Attachment II).

The Braddock Plan was adopted by City Council in March 2008. It includes a series of public amenities, such as streetscape improvements and the approximately one-acre park in the 600 block of North Henry Street, to be implemented as redevelopment occurs in the neighborhood.

600 North Henry Street is a 21,000 square foot site and contains a 10,328, seventy-year old square foot industrial flex building which includes office uses. The site is not in a historic district. The proposed acquisition price is \$2.4 million which is less than the 2009 assessment of \$2.7 million. The sale would be primarily contingent upon a 9.06 approval by the City Planning Commission and satisfactory environmental Phase II results.

During the planning process, the community supported locating the park on the parcel currently occupied by the Post Office, and warehouse/office building at 600 North Henry Street that is bounded by Fayette, Wythe, Henry and Pendleton Streets (Attachment III). This future park location is in the heart of the neighborhood, bounded by Wythe and Fayette, which are two “walking streets.” This block also has existing (Braddock Lofts, The Monarch) or future Erkiletian site planned residential uses adjacent to this site. The criteria for the Park established

in the Braddock Plan reflects a size of at least one acre; easily accessed by the community; uses that contribute to the park's viability; and the provision of safety and visibility to public view.

Since the adoption of the Braddock Plan, in June 2009, City Council established two dedicated funds and a formula for developer contributions to ensure that the necessary funding is available for improvements required by the Plan. The Plan also describes how developers within the Braddock neighborhood will contribute half of the cost of the improvements required by each fund based on each development's pro rata share, and the City will provide the matching half of the cost of the improvements. The dedicated funds were created, but development has not yet provided an open space contribution. The current acquisition proposal will thus require funding from the City's general Open Space Fund, which then can serve as the planned match to future developer open space contributions.

**STATUS OF BRADDOCK OPEN SPACE IMPLEMENTATION:** Staff has held meetings with representatives from the United States Postal Service (USPS) since April 2009 regarding the current operations at the Wythe Street Post Office and explored the possibility of relocating the existing carrier and distribution functions to another location, while retaining the much-desired retail aspect of the Post Office functions on the current site as called for in the Braddock Plan. Relocation of the carrier and distribution functions would eliminate the need for the surface parking lot located immediately north of the property at 600 North Henry Street (adjacent the Post Office, as well as free up a USPS leased surface parking lot across from this site on North Henry Street).

In addition, the relocation concept will create an opportunity to phase the development of the Park, as envisioned in the Braddock Plan, starting with the acquisition of the 600 North Henry Street property and, in the second phase, acquiring the adjacent parking lot owned by the USPS. In order for the USPS to maintain its operations, a new building and parking for the carriers' vehicles must be identified and funding obtained. Staff and the USPS representatives have discussed several options, including an expansion of the Duke Street distribution facility to accommodate, and will be evaluating them together this year. USPS would expect the City to pay for the acquisition of their property as well as for any related capital costs to move the distribution function to Duke Street. In addition, there is the possibility of reusing a portion of the existing post office building for another commercial use, such as a restaurant, that would create eyes on the park and help to animate the park. Staff will continue to meet with the USPS to consider possible options to relocate the carrier and distribution functions and has scheduled another meeting next month to continue this process. In addition, the West Old Town Citizens Association has requested a meeting with City staff and USPS representatives to discuss this. The meeting will likely occur in March.

**ATTACHMENTS:**

- Attachment I: Resolution authorizing acquisition of 600 North Henry
- Attachment II: 600 North Henry Aerial Photo
- Attachment III. Braddock Plan Open Space Framework

**STAFF:**

Mark Jinks, Deputy City Manager

James Spengler, Director, Recreation, Parks and Cultural Activities

Laura Durham, Open Space Coordinator, Recreation, Parks and Cultural Activities

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO AUTHORIZE PURCHASE CERTAIN  
REAL PROPERTY FOR USE AS PUBLIC OPEN SPACE

WHEREAS, the City of Alexandria, Virginia desires to acquire by purchase certain real property located in the City at 600 North Henry Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by purchase or eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 600 North Henry Street is necessary and convenient to create public open space for the use and enjoyment of the citizens of the City and for the beautification of the City; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council wishes to authorize the City Manager and, in the event necessary, the City Attorney to proceed with the acquisition of the real property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That, after approval of this proposed open space acquisition by the Planning Commission pursuant to City Charter section 9.06, the City Manager and City Attorney be, and hereby are, authorized and directed to negotiate with and execute on behalf of the City a contract to acquire by purchase the real property located in the City at 600 North Henry Street at a price reasonably related in their judgment to the fair market value of the property, and on such terms and conditions as they deem advantageous to the City, and any such contract is hereby ratified and confirmed by the City Council; and
2. That the expenditure of funds from the Open Space Trust Fund Account necessary for the purchase and acquisition of the said real property be, and the same hereby is, authorized and approved; and
3. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the easements as required by this Resolution; and
4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and

5. That this Resolution shall be effective immediately.

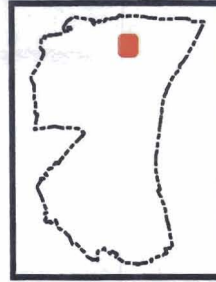
ADOPTED: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
WILLIAM D. EUILLE, MAYOR

\_\_\_\_\_  
Jacqueline M. Henderson, CMC City Clerk

Braddock Metro Neighborhood  
and Braddock East








This Special Addressing Sample was produced by the GIS Division  
of the Department of Planning and Community Development, Virginia  
Department of Transportation (VDOT) State Office - Virginia Tech  
Map Date: 1/2011  
This map is intended for informational purposes only. It is not intended to be used for any other purpose. The City of Braddock East is not responsible for any errors or omissions in this map. The City of Braddock East is not responsible for any damages or liabilities arising from the use of this map. The City of Braddock East is not responsible for any damages or liabilities arising from the use of this map.

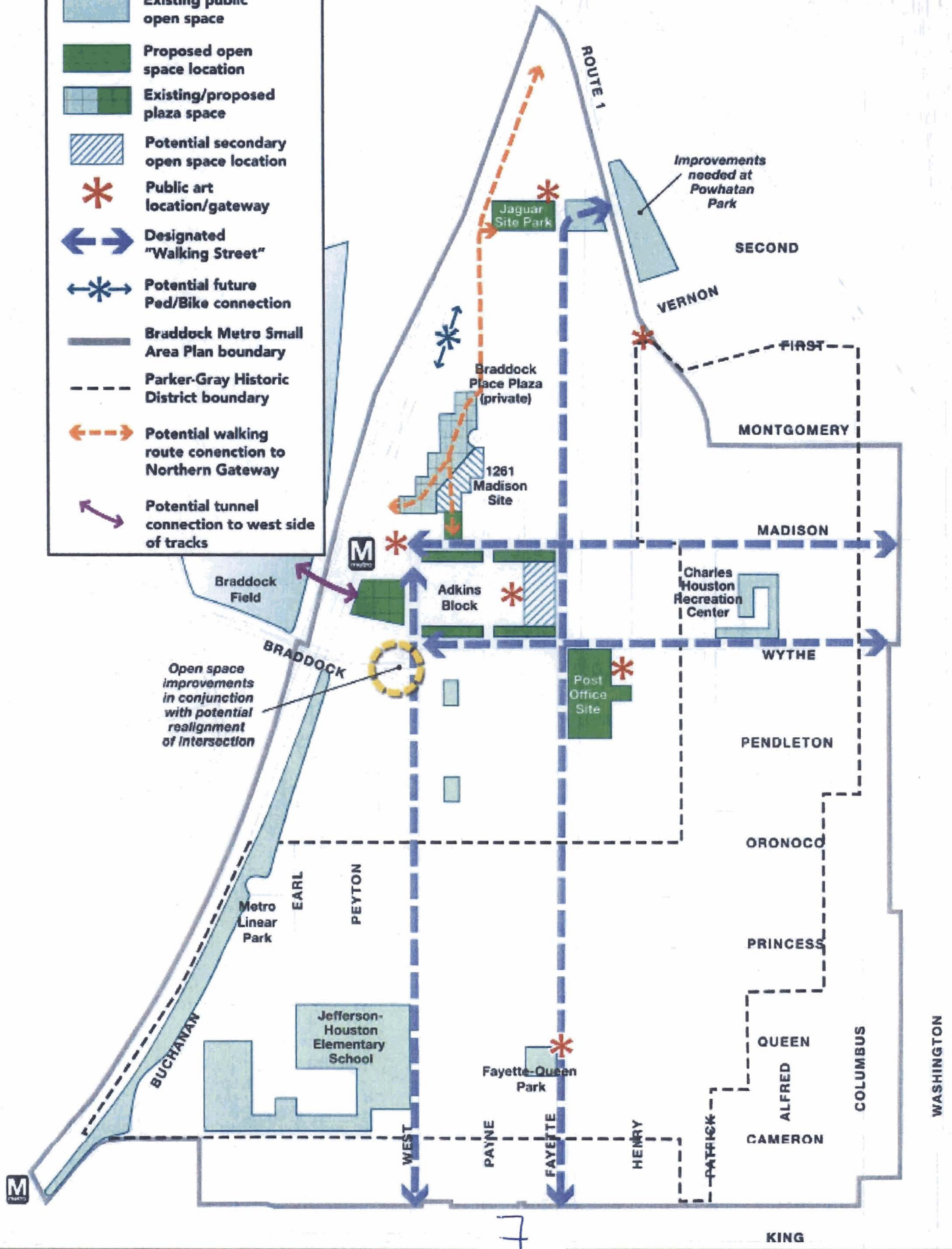


6

# Open Space Framework

Attachment III

-  Existing public open space
-  Proposed open space location
-  Existing/proposed plaza space
-  Potential secondary open space location
-  Public art location/gateway
-  Designated "Walking Street"
-  Potential future Ped/Bike connection
-  Braddock Metro Small Area Plan boundary
-  Parker-Gray Historic District boundary
-  Potential walking route connection to Northern Gateway
-  Potential tunnel connection to west side of tracks



**RESOLUTION NO. 2383**

**RESOLUTION TO AUTHORIZE PURCHASE CERTAIN  
REAL PROPERTY FOR USE AS PUBLIC OPEN SPACE**

**WHEREAS**, the City of Alexandria, Virginia desires to acquire by purchase certain real property located in the City at 600 North Henry Street; and

**WHEREAS**, the City is empowered by Chapter 13 of its charter to acquire by purchase or eminent domain private property for the purpose of carrying out its powers and duties; and

**WHEREAS**, the City Council finds and determines that the acquisition of the real property located at 600 North Henry Street is necessary and convenient to create public open space for the use and enjoyment of the citizens of the City and for the beautification of the City; and


**WHEREAS**, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

**WHEREAS**, the City Council wishes to authorize the City Manager and, in the event necessary, the City Attorney to proceed with the acquisition of the real property;

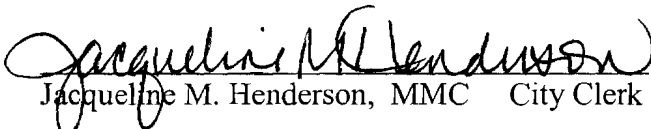
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF ALEXANDRIA, VIRGINIA:**

1. That, after approval of this proposed open space acquisition by the Planning Commission pursuant to City Charter section 9.06, the City Manager and City Attorney be, and hereby are, authorized and directed to negotiate with and execute on behalf of the City a contract to acquire by purchase the real property located in the City at 600 North Henry Street at a price reasonably related in their judgment to the fair market value of the property, and on such terms and conditions as they deem advantageous to the City, and any such contract is hereby ratified and confirmed by the City Council; and
  2. That the expenditure of funds from the Open Space Trust Fund Account necessary for the purchase and acquisition of the said real property be, and the same hereby is, authorized and approved; and
  3. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the easements as required by this Resolution; and
  4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
- That this Resolution shall be effective immediately.

Adopted: February 16, 2010

  
**WILLIAM D. EULLE    MAYOR**

ATTEST:

  
Jacqueline M. Henderson, MMC    City Clerk