

Docket Item #19
CITY CHARTER, SECTION 9.06
CASE #2004-0001
2900 BUSINESS CENTER DRIVE

ISSUE: Consideration of a proposal by the City of Alexandria, pursuant to Section 9.06 of the City Charter, for the purchase of the property at 2900 Business Center Drive.

LOCATION: 2900 Business Center Drive
Southeast corner of Roth Street and Business Center Drive

STAFF RECOMMENDATION: Staff recommends **approval** of the Section 9.06 action.

DISCUSSION

The City intends to purchase the property at 2900 Business Center Drive. Section 9.06 of the City 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 subject property is owned by Pepper Lane-Junction, LLC and located at the southeast corner of the intersection of Roth Street and Business Center Drive, below Colvin Street. The parcel is 159,162 square feet, or about 4 acres, and contains a one story, 61,125 square foot flex/warehouse building. The property also contains 124 surface parking spaces. It is currently occupied by four businesses and the City's JobLink Program.

The site is part of what was previously known as the Alexandria Business Center (ABC). A development plan for the entire site was approved by City Council in 1989 under a transition special use permit (SUP# 2289) for approximately 480,000 square feet of warehouse and office space in eight buildings. The subject property is the only portion of the ABC site that contains a building constructed under that permit. The approval for the ABC site was extended and amended (to remove parcels from the development plan area) numerous times between 1991 and 1999, and finally expired in 1999.

Approximately 10 acres of the ABC site, west of Colvin Street, was purchased previously by the City for use as a new DASH bus facility, and the Planning Commission approved the 9.06 action for that acquisition in 2000. See 9.06 case #2000-0002 attached.

Master Plan/Zoning

The subject property is zoned I/Industrial. The Taylor Run/Duke Street Small Area Plan designates this site for industrial use, consistent with its historical use, and that of the immediate area. The small area plan identified the site as appropriate for long term industrial and service commercial uses.

Analysis

The City views the purchase of the property at 2900 Business Center Drive as an excellent opportunity to consolidate the property from Wheeler Avenue on the west to Telegraph Road on the east, all in public ownership. It will create great flexibility during the construction and development of the new Dash facility in the short term, and an appropriate link to the planned playing fields and recreation facility to the east over time.

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The site itself is currently the location of the City's Job Link program, and could accommodate additional office, warehouse, vehicle storage and light industrial or service uses in the future. Alternatively, it could become a temporary or permanent site for the current, outdated T&ES/RP&CA maintenance facility, now located on South Quaker Lane. Another short term use is for shared parking for the proposed athletic fields to be developed to the east. In the future, the City may find that its best use requires demolishing the building in order to develop other city uses, or for open space, parking, or other use in conjunction with the Witter Street fields and recreational facility now being planned.

Staff Recommendation

Staff recommends that the Planning Commission approve this section 9.06 action. The City's current and potential short term uses are consistent with the I/Industrial land use designation and zoning. Any uses not consistent with zoning will be subject to required public processes.

STAFF: Eileen Fogarty, Director, Planning and Zoning
Edward Mandley, Director, General Services.

Attachment: 1. City Council docket item, 1/27/04 #23 (Council adopted resolution authorizing the purchase of the subject property.)
2. City Charter, Section 9.06 Case #2000-0002