

DOCKET ITEM #7
City Charter Section 9.06 Case #2022-00006
William Ramsay Recreational Center and Park

Application	General Data	
Request: Public Hearing and consideration of request for Planning Commission to review whether several new Utility Easements related to Dominion Energy infrastructure and service reliability improvements are consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.	Planning Commission Hearing:	January 5 th , 2023
	City Council Hearing:	January 21 st , 2023
	Zone:	5700 Sanger Avenue – POS
Address: 5700 Sanger Avenue	Small Area Plan(s):	Alexandria West

Staff Reviewers: Nathan Orr, Chief of Surveys, Transportation and Environmental Services, Nathan.orr@alexandriava.gov Jack Browand, Deputy Director, Recreation, Parks and Cultural Activities, jack.browand@alexandriava.gov Lalit Sharma, Deputy Director, Transportation and Environmental Services, lalit.sharma@alexandriava.gov
Staff Recommendation: Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, and with the City’s Master Plan.

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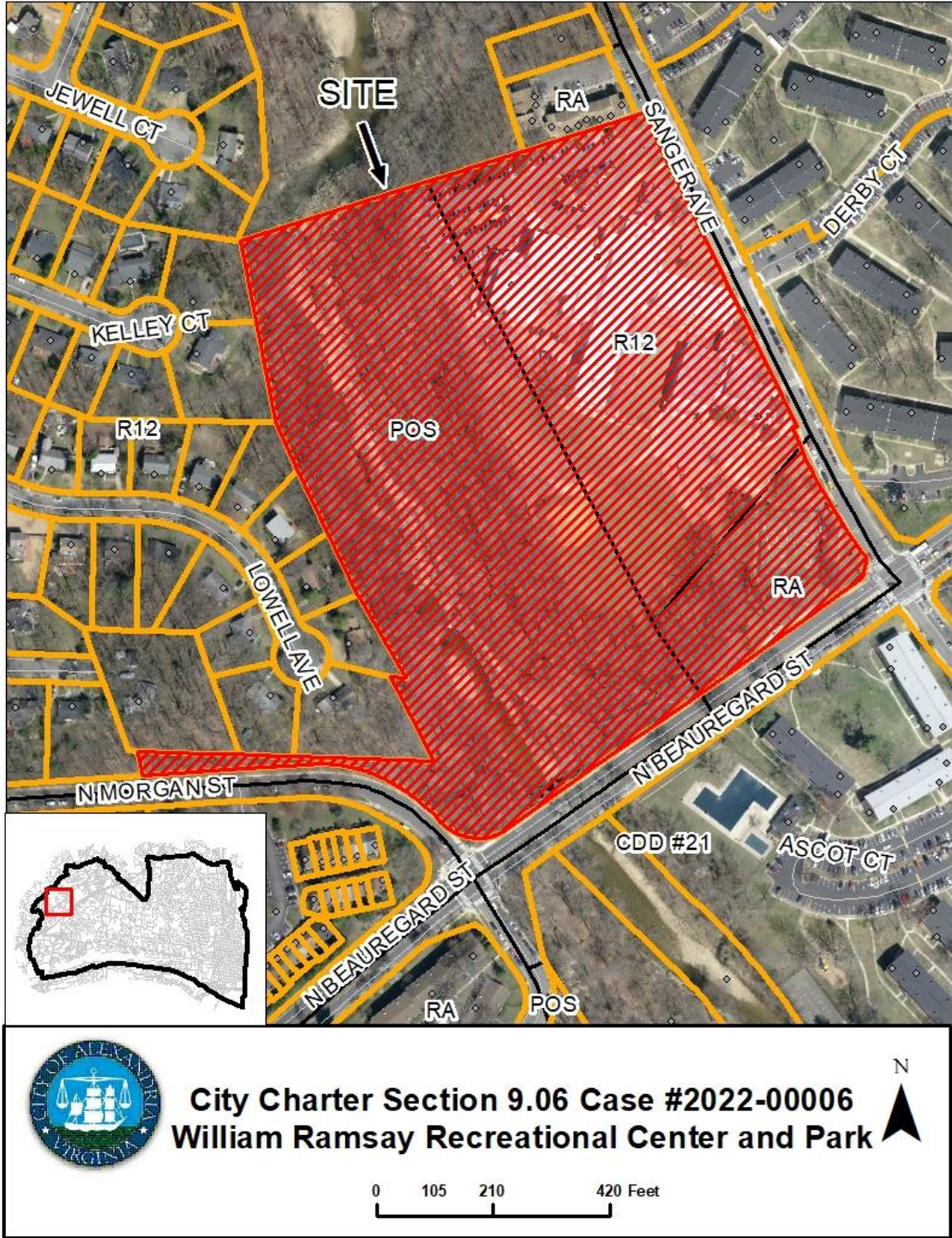


Exhibit 1: Easement locations



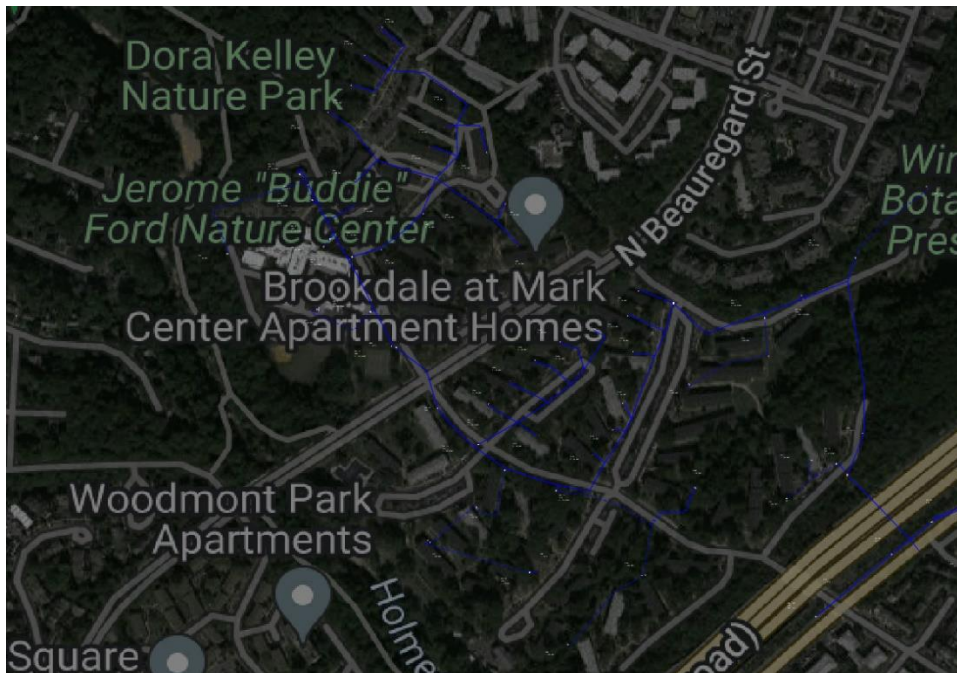
I. DISCUSSION

Dominion Electric Energy (“Dominion”) has proposed the construction of new electrical infrastructure in order to improve service reliability in this area of the City. Proposed location for these improvements is on City property and would therefore require 2 easements (being “Overhead Easement” and “Underground Easement”) granted from City of Alexandria, to Dominion. Section 9.06 of the City’s Charter requires that the Planning Commission approve such easements. The Planning Commission is charged with ensuring that the granting of such easements is consistent with the City’s Master Plan.

II. BACKGROUND

William Ramsay Recreation Center and Field is located at 5650 Sanger Avenue. The portion of this property to be encumbered by these easements is a recreational field and park and is located on the northwest corner of North Beauregard Street and Sanger Avenue. In Summer of 2022, Dominion approached City with a proposed Service Reliability Project at this location to better serve a number of customers in this area. The following information was provided by Dominion in regard to project impact and benefits:

“Currently, 1,308 customers around N. Beauregard Street (as shown below) are on a radial line and can be affected by prolonged outages due to no circuit tie capability. This project will allow us to restore these customers within minutes if the problem is on the east side of I-395”



As mentioned in Section I, the proposed improvements are located on a portion of a City owned Parcel and would therefore require easements. After review of the draft easement documents and coordination with applicable City Departments, City Staff suggested alterations to the initial easement area/location (as well as Deed language) in effort to

minimize impact to this City Parcel in terms of Park function, future plans for this area and the overall encumbrance to the Real Property. Dominion met with Staff onsite to discuss, accepted these proposed changes and updated the final easement Deeds and Plats accordingly.

III. CONSISTENCY WITH THE MASTER PLAN

Alexandria West Small Area Plan (1992)

The subject property (TM # 028.02-03-34) is within the Alexandria West Small Area Plan chapter of the Master Plan. The proposed electrical infrastructure improvements are not in conflict with the provisions of this Small Area Plan and will bring increased service reliability to those inside this Small Area Plan as shown on the exhibit in section II.

IV. STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the Easements are consistent with Section 9.06 of the City Charter of Alexandria, Virginia and with the City's Master Plan, including specifically the Alexandria West Small Area Plan. Coordination with City staff has indicated that the proposed electrical infrastructure improvements are acceptable, and that the public benefit of these improvements is a significant consideration.

STAFF: Nathan Orr, Chief of Surveys, Transportation and Environmental Services
Jack Browand, Deputy Director, Recreation, Parks and Cultural Activities
Lalit Sharma, Deputy Director, Transportation and Environmental Services