

ORDINANCE NO. 4870

AN ORDINANCE approving and authorizing the sale of property owned by the City of Alexandria, located at 509 North Saint Asaph Street and 511, 513, and 515 Oronoco Street in the City of Alexandria, Virginia to Mount Vernon Commons, LLC (Y-12 Investments).

WHEREAS, the City of Alexandria owns the real property located at 509 North Saint Asaph Street and 511, 513, and 515 Oronoco Street in Alexandria, Virginia; and

WHEREAS, the City Council has previously declared 509 North Saint Asaph Street and 511, 513, and 515 Oronoco Street to be surplus property and authorized the City Manager to issue a Request for Proposals for the potential sale and redevelopment of the property; and

WHEREAS, the City, through its Request for Proposals process, has received multiple proposals from potential developers to purchase and redevelop 509 North Saint Asaph Street and 511, 513, and 515 Oronoco Street; and

WHEREAS, the highest rated proposal as ranked by the City Real Estate Committee using the evaluation criteria included in the Request for Proposals was submitted by Mount Vernon Commons, LLC (Y-12 Investments); and

WHEREAS, the proposal submitted by Mount Vernon Commons, LLC (Y-12 Investments) included an offer price of \$5,230,000; and

WHEREAS, the city manager has recommended the sale of this property to Mount Vernon Commons, LLC (Y-12 Investments) for the sum of \$5,230,000, subject to the terms and conditions as set forth more specifically in the April 9, 2014 Docket Memorandum, the terms of which are incorporated by reference herein; and

WHEREAS, the city council is of the opinion that the sale of this property is in the public interest and will otherwise advance the City's land use goals; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the real property described below to Mount Vernon Commons, LLC (Y-12 Investments) for the sum of \$5,230,000, subject to the terms and conditions as set forth more specifically in the April 9, 2014 Docket Memorandum, be, and the same is hereby, approved and authorized:

509 North Saint Asaph Street, Tax Map Reference No. 064.02-05-01.  
511 Oronoco Street, Tax Map Reference No. 064.02-05-19.  
513 Oronoco Street, Tax Map Reference No. 064.02-05-20.  
515 Oronoco Street, Tax Map Reference No. 064.02-05-21.

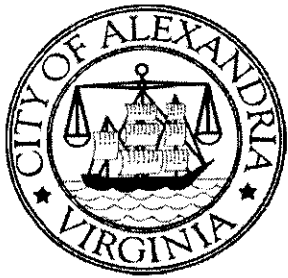
Section 2. That the city manager be and hereby is authorized, on behalf of the City of Alexandria, to do all things necessary and desirable to carry out the sale of the real property described in Section 1, including, but not limited to, the execution and delivery of a purchase agreement, deed and other appropriate documents.

Section 3. That the city clerk be and is hereby authorized to attest to the execution of the deed and other necessary documents executed by the city manager pursuant to Section 2, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 4. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE, Mayor

Final Passage: April 12, 2014



### **DOCKET ITEM #3**

**City Charter Section 9.06 Case #2014-0001**

**509 North Saint Asaph St. and 511, 513, & 515 Oronoco St.**

#### **CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

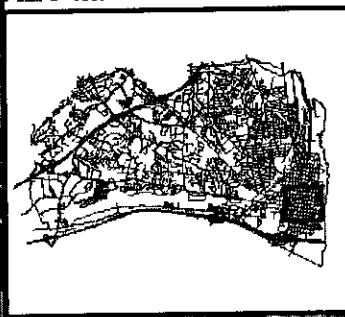
<b>Application</b>		<b>General Data</b>	
<b>Request:</b> Review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.		<b>Planning Commission Hearing:</b>	April 1, 2014
		<b>City Council Hearing:</b>	NA
		<b>Zone:</b>	-509 N. Saint Asaph Street – CRMU X/Commercial Residential Mixed Use (Old Town North) -511, 513, 515 Oronoco Street – RM/Townhouse
		<b>Address:</b> 509 N. Saint Asaph Street and 511, 513, & 515 Oronoco Street	<b>Small Area Plan(s):</b> Old Town North

**Staff Reviewers:** Jeremy McPike, Director, General Services, [jeremy.mcpike@alexandriava.gov](mailto:jeremy.mcpike@alexandriava.gov)  
Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, [dirk.geratz@alexandriava.gov](mailto:dirk.geratz@alexandriava.gov)  
Susan K. Eddy, AICP, Deputy Director, Planning & Zoning, [susan.eddy@alexandriava.gov](mailto:susan.eddy@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, for the sale of City-owned property.



KEY MAP



DSUP #2013-00016  
509 N Saint Asaph St.;  
511, 513, & 515 Oronoco St.



## **I. DISCUSSION**

The City is proposing to sell the properties at 509 N. Saint Asaph Street (Old Health Department) and 511, 513, and 515 Oronoco Street (City of Alexandria employee parking lot) in conjunction with its program to dispose of surplus property. 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.

## **II. BACKGROUND**

The property at 509 North Saint Asaph Street (Old Health Department) is a two-story building, owned by the City, and located at the southeast corner of North Saint Asaph Street and Pendleton Street. The center portion of the building was constructed in the 1940's, with wings on the north and south being constructed in the early 1970's. The building served as the City of Alexandria's Health Department from its original opening until the 1990's. Since that time, the City has used the building for administrative office space and swing space for Transportation and Environmental Services (T&ES), Code Administration, and the Office of Historic Alexandria (OHA). The building has also served as a temporary furniture storage facility for both the City and the non-profit group "ALIVE!"

The properties at 511, 513, and 515 Oronoco Street, located at the northwest corner of Pitt Street and Oronoco Street, were purchased by the City in the 1960's and have been used as a City employee parking lot.

In February 2014, the City of Alexandria Health Department, together with Mount Vernon Commons, LLC., sought and received approval to convert the former Health Department building into nine (9) residential townhouses and to construct seven (7) new residential townhouses on the existing city-owned parking lot.

The subject properties are within the Old Town North Small Area Plan (SAP) chapter of the Master Plan. For the Old Health Department, the SAP has a Proposed Land Use of CRMU-X/Commercial Residential Mixed Use, and this part of the site is zoned CRMU-X/Commercial Residential Mixed Use (Old Town North). The proposal is consistent with both. The SAP has a proposed Land Use of RM (Residential Medium) for 511, 513, and 515 Oronoco Street, and this part of the site is zoned RM/Townhouse. The proposal is consistent with both.

## **III. 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, for the sale of City-owned property. The proposal is consistent with the Master Plan, including specifically the Old Town North Small Area Plan.

City Charter Section 9.06 Case #2014-0001  
509 North Saint Asaph St. and 511, 513, & 515 Oronoco St.

STAFF:

Jeremy McPike, Director, General Services  
Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning  
Susan K. Eddy, AICP, Deputy Director, Planning & Zoning