



DOCKET ITEM #4
City Charter Section 9.06 Case #2015-0001
518 East Bellefonte Avenue

Application	General Data	
Request: Public hearing and consideration of a request for the Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned CSL/Commercial Service Low.	Planning Commission Hearing:	November 5, 2015
	City Council Hearing	November 14, 2015 (for information only)
Address: 518 E. Bellefonte Avenue	Zone: CSL/Commercial Service Low	
Applicant: City of Alexandria Department of Recreation, Parks and Cultural Affairs	Small Area Plan:	Oakville Triangle/Route 1 Corridor & Potomac Yard/Potomac Greens

Staff Reviewers:

James Spengler, Director, Department of Recreation, Parks and Cultural Activities

Karl Moritz, Director, Department of Planning and Zoning

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

Staff Recommendation: Staff recommends that the Planning Commission approve this request, finding the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the acquisition of property as described above.

PLANNING COMMISSION ACTION, OCTOBER 6, 2015: Without objection, the Planning Commission noted the deferral of this item at the applicant's request.



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518 East Bellefonte Avenue**



I. DISCUSSION

REQUEST

The Commonwealth of Virginia, Department of Transportation (VDOT) owns a surplus property located at 518 East Bellefonte Avenue. In July 2015 VDOT notified the City that the property was available for acquisition and conveyance. Acquisition of the property will allow the City to expand the public open space adjacent to Eugene Simpson Stadium Park (Simpson Park) and provide additional open space connectivity within the Oakville Triangle/Route 1 Corridor Plan Area. 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.

SITE DESCRIPTION

The 5,750 square feet of property is at the intersection of East Bellefonte Avenue and Route 1 and falls within the Oakville Triangle/Route 1 Corridor Plan Area. It is adjacent to City right-of-way to the east, Simpson Park to the south, commercial property to the north, and residential properties to the west.

PROPOSAL

The proposed acquisition of this property supports a continued commitment by the City and its citizens to the implementation of the Open Space Master Plan, an early commitment to providing additional open space within the Oakville Triangle/Route 1 Corridor, and to Council's Strategic Plan, which envisions serious efforts to ensure a quality of life for all its citizens.

The cost of acquisition of the property, which will be paid for out of the Open Space Fund, was established by VDOT at its appraised fair market value of \$193,000.00. Future maintenance costs of this added open space will be minimal and included with the general maintenance of Simpson Park.

COMPATIBILITY WITH THE MASTER PLAN

The Open Space Master Plan established a framework for addressing Alexandria's short and long term open space needs. The Plan framed the initiative with a list of 15 goals, approved by City Council. The acquisition of this land helps the City to meet the following goals of the Open Space Master Plan:

- Goal 1: Protect and enrich existing parks;
- Goal 5. Create an open space network in new development areas
- Goal 9: Create public open space from vacant land; and
- Goal 14. Beautify interchanges and highways corridors

Additionally, the property sits within the Oakville Triangle/Route 1 Corridor Plan Area and provides an opportunity to improve connection between the plan area and the recreational opportunities at Simpson Park. In summary, receiving the acquisition of the property provides additional open space within the Oakville Triangle/Route 1 Corridor Plan, creates an expanded buffer and connection to Simpson Park, and helps meet the goals set forth in the City's Open Space Master Plan.

II. RECOMMENDATION

Staff recommends that the Planning Commission approve this request, finding that the proposal to acquire this parcel is consistent with Section 9.06 of the City Charter of Alexandria, Virginia. The donation is consistent with the Master Plan, including specifically the City's Open Space Master Plan.

STAFF:

- James Spengler, Director, Department of Recreation, Parks and Cultural Activities
- Karl Moritz, Director, Department of Planning and Zoning
- Laura Durham, Open Space Coordinator, Department of Recreation, Parks and Cultural Activities