



City Charter Section 9.06 Case #2015-0002
310 & 312 Beverley Drive

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:	October 6, 2015
	City Council Hearing	October 17, 2015 (for information only)
Address: 310 & 312 Beverley Drive	Zone: R-8/Residential	
Applicant: City of Alexandria Department of Recreation, Parks and Cultural Affairs	Small Area Plan:	Northridge/Rosemont

Staff Reviewers:

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

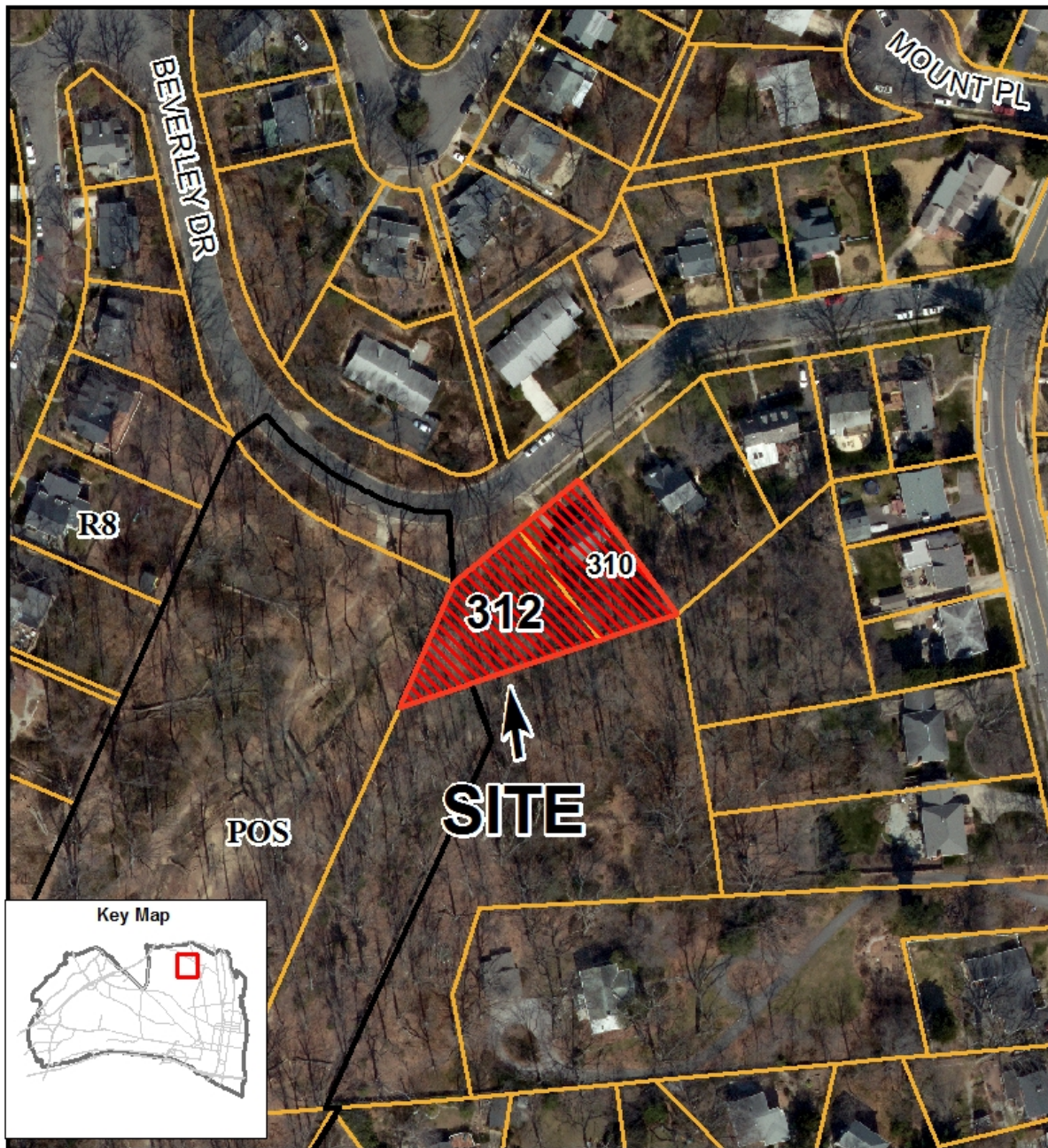
Karl Moritz, Director, Department of Planning and Zoning

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.

FOR CITY COUNCIL'S INFORMATION ONLY:

PLANNING COMMISSION ACTION, OCTOBER 6, 2015: On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission found that the proposed dedication of the subject property to the City is consistent with the City of Alexandria's Master Plan. The motion carried on a vote of 6 to 0.



**City Charter Section 9.06 #2015-0002
310 & 312 Beverley Drive**



I. DISCUSSION

REQUEST

The property owner of 312 Beverly Drive, an identified priority open space site, seeks to donate that property to City to expand the adjacent Monticello Park in conjunction with the City's Open Space Master Plan. 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 property under consideration is located at 312 Beverly Drive, immediately adjacent to Monticello Park to the north and east, as well as a residential property to the north with a conservation easement abutting the park. Monticello Park is a nationally recognized site for migratory bird-watching and an important natural resource area and park in Alexandria. A request to subdivide the properties at 310 and 312 Beverly Drive will slightly enlarge the single family home site (at 310), with the 9,205 square foot parcel (at 312) proposed for donation to the City.

PROPOSAL

The proposed generous donation of this property by the current owners supports a continued commitment by the City and its citizens to the implement of the Open Space Master Plan, and to Council's Strategic Plan, which envisions serious efforts to ensure a quality of life for all its citizens.

There is no cost to acquire the property due to the generosity of the current owners. Future maintenance costs of this added open space will be minimal and included with the general maintenance of Monticello 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 receipt of this land donation helps the City to meet the following goals of the Open Space Master Plan:

- Goal 1: Protect and enrich existing parks;
- Goal 4: Protect and expand the stream valleys and other environmentally sensitive areas;
- Goal 9: Create public open space from vacant land; and
- Goal 12: Expand citywide street tree program and protect existing trees and woodland areas.

The properties adjacent to Monticello Park were identified as priority open space sites, and the criteria for acquiring open space support sites that are adjacent to existing parks and open space. In summary, receiving the donation of the property provides an expanded buffer to Monticello Park and its important natural resources, 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