

BACKGROUND: The City has owned property in common with the Counties of Fairfax, Prince William, Loudoun and Fauquier for many years. The property, now known as Birmingham Green, is located in Prince William County at 8605 Centreville Rd., Manassas, VA (GPIN 7896-13-6884). Beginning as the District Home in the 1920s, the facility has served indigent aged and disabled persons and currently Birmingham Green operates a nursing home and an assisted living facility on the property. The property measures over 50 acres, bordered by Route 28 on the west and Euclid Avenue on the east.

DISCUSSION: Recently, the developer of a residential rezoning known as Walker Station proffered to widen Euclid Avenue in the area of Birmingham Green, in order to mitigate some of the impacts of its rezoning. The design of the road widening requires temporary construction and grading easements on the Birmingham Green property. The road widening will enhance traffic safety and improve the Birmingham Green property for improvements to the assisted living and nursing home facilities, should the localities deem those advisable in the future. The corporations which operate the Birmingham Green facilities on behalf of the City and the Counties have negotiated a \$90,000 sales price for the temporary construction and grading easements. The corporations ask that the City of Alexandria and Prince William, Fairfax, Loudoun and Fauquier Counties grant the easements as soon as possible so that the road widening can be completed prior to the start of the new school year in September 2014, to minimize disruption to the adjacent Osbourn Park High School. The attached deed and easement plat were prepared, review and approved by relevant staff with Prince William County's development agencies.

FISCAL IMPACT: There will be no cost to the City related to this action. Birmingham Green will receive \$90,000 from the developer of Walker Station for the temporary easement. These funds will be placed in Birmingham Green's capital and operating reserves.

ATTACHMENTS:

- Attachment 1: Walker Station Resolution
- Attachment 2: Walker Station Plat
- Attachment 3: Walker Station Deed of Easement

STAFF:

- Debra R. Collins, Deputy City Manager
- Christopher Spera, Deputy City Attorney
- Kate Garvey, Director, Department of Community and Human Services (DCHS)
- Carol Layer, Director, Center for Adult Services, DCHS