



Legislation Details (With Text)

File #:	14-2925	Name:	
Type:	Resolution	Status:	Agenda Ready
File created:	6/11/2014	In control:	City Council Legislative Meeting
On agenda:	6/24/2014	Final action:	
Title:	Consideration of a Resolution to Authorize Dedication of Temporary Construction and Grading Easements Across Property Known as Birmingham Green. [ROLL-CALL VOTE]		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 14-2925_Attachment 1 - Walker Station Resolution (Birmingham Green), 2. 14-2925_Attachment 2 - Walkers Station -Plat (Birmingham Green), 3. 14-2925_Attachment 3 - Walker Station Deed of Easement (Birmingham Green), 4. 14-2925_After Items		

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 18, 2014

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: RASHAD M. YOUNG, CITY MANAGER/s/

DOCKET TITLE:
 Consideration of a Resolution to Authorize Dedication of Temporary Construction and Grading Easements Across Property Known as Birmingham Green. [ROLL-CALL VOTE]

ISSUE: Request for City Council’s adoption of a resolution authorizing the City Manager to sign an easement document that would permit a private developer temporary construction and grading easements on the property of Birmingham Green, a nursing home and assisted living facility jointly owned by four Northern Virginia counties and the City of Alexandria.

RECOMMENDATION: That City Council adopt the attached resolution authorizing the City Manager to sign an easement document permitting temporary construction and grading easements on the property of Birmingham Green.

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