



## Legislation Text

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### City of Alexandria, Virginia

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#### MEMORANDUM

**DATE:** MARCH 6, 2019

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** MARK B. JINKS, CITY MANAGER /s/  
JOANNA C. ANDERSON, CITY ATTORNEY

**DOCKET TITLE:**

Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance Approving and Authorizing the Conveyance of Right-Of-Way and Dedication of Storm Drainage, Utility Easements and the Granting of Temporary Construction Easements across Birmingham Green, which is Jointly Owned by the City of Alexandria with the Counties of Fairfax, Fauquier, Loudoun, and Prince William, to the City of Manassas Park, Virginia for Public Road Improvements.

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**ISSUE:** Consideration of the conveyance of right-of-way and dedication of storm drainage, utility easements and the granting of temporary construction easements across Birmingham Green, which is jointly owned by the City of Alexandria with the Counties of Fairfax, Fauquier, Loudoun, and Prince William, to the City of Manassas Park Virginia for public road improvements.

**RECOMMENDATION:** That City Council:

1. Introduce and pass on first reading Tuesday, March 12, 2019, the ordinance approving and authorizing the conveyance of right-of-way and dedication of storm drainage, utility easements and the granting of temporary construction easements across Birmingham Green to the City of Manassas Park for public road improvements; and
2. Set the ordinance for public hearing and final passage on Saturday, March 16, 2019.

**BACKGROUND and DISCUSSION:** The City of Alexandria together with the Counties of Fairfax, Fauquier, Loudoun and Prince William own as tenants-in-common the Birmingham Green complex located at 8599 Centerville Road in the City of Manassas ("Birmingham Green"). This complex provides long-term care for indigent residents of the five constituent municipalities and consists of three facilities: the 180 bed Health Care Center that offers nursing and rehabilitation services, the 92-unit Willow Oaks Assisted Living facility and the 38-bed District Home Assisted Living. Although these facilities are located within the limits of the City of Manassas, the northern boundary of the Birmingham Green campus borders the City of Manassas Park along Conner Drive.

Manassas Park and the Virginia Department of Transportation ("VDOT") are partners in the Conner Driver Extension Project, VDOT Project Number U000-152-R76, which involves the re-paving of Conner Drive and the extension of Conner Drive west to connect with Route 28/ Centerville Road. To bring Conner Drive into compliance with VDOT standards, Manassas Park needs the five municipality co-owners of Birmingham Green to dedicate 15,937 square feet of the Birmingham Green property for public road purposes as well as ancillary storm drainage and utility easements. Manassas Park and VDOT have agreed to pay \$100,000 to the five municipality co-owners of Birmingham Green as compensation for the land rights. In turn, the municipalities have consented to donate this consideration to Birmingham Green toward the costs of renovation of the Health Care Center.

**FISCAL IMPACT:** The municipality co-owners by unanimous vote decided that the \$100,000 compensation for the conveyance of the right-of-way would be used for renovation of the Health Care Center at Birmingham Green.

**ATTACHMENTS:**

1. Ordinance Cover Sheet
2. Ordinance
3. Exhibit A (Aerial Photograph of Birmingham Green) to the Ordinance  
Exhibit B (Agreement of Conveyance) to the Ordinance  
Exhibit C (Deed of Dedication, Easements and Vacations) to the Ordinance

**STAFF:**

Kate Garvey, Director, DCHS  
Carol Layer, Assistant Director, DCHS, Center for Adult Services  
Karen S. Snow, Senior Assistant City Attorney