



DOCKET ITEM #3

City Charter Section 9.06 Case #2014-0001

509 North Saint Asaph St. and 511, 513, & 515 Oronoco St.

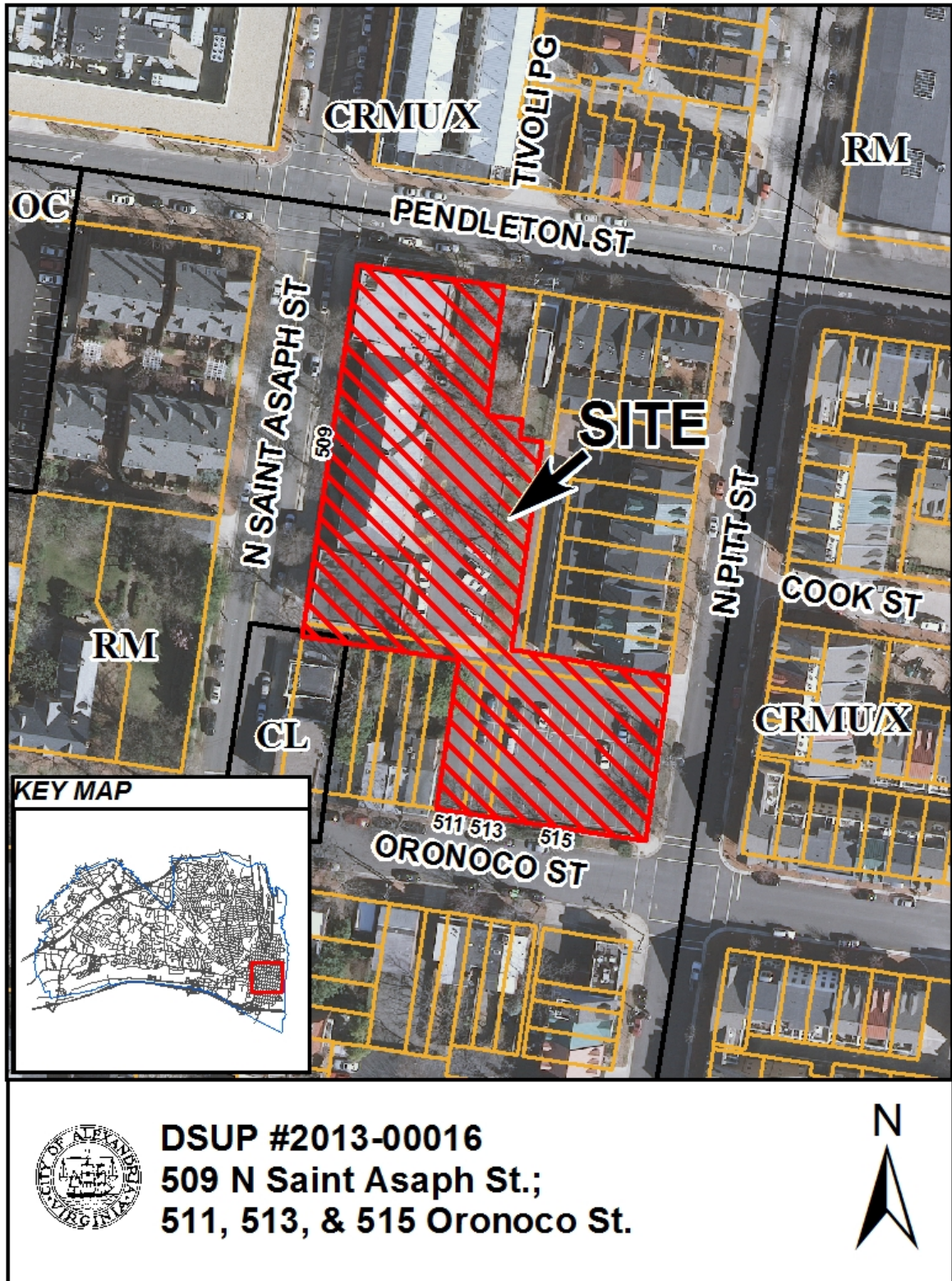
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.	Planning Commission Hearing:	April 1, 2014
	City Council Hearing:	NA
	Zone:	-509 N. Saint Asaph Street – CRMU X/Commercial Residential Mixed Use (Old Town North) -511, 513, 515 Oronoco Street – RM/Townhouse
Address: 509 N. Saint Asaph Street and 511, 513, & 515 Oronoco Street	Small Area Plan(s):	Old Town North

Staff Reviewers: Jeremy McPike, Director, General Services, jeremy.mcpike@alexandriava.gov
Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov
Susan K. Eddy, AICP, Deputy Director, Planning & Zoning, susan.eddy@alexandriava.gov

Staff Recommendation: Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the sale of City-owned property.



I. DISCUSSION

The City is proposing to sell the properties at 509 N. Saint Asaph Street (Old Health Department) and 511, 513, and 515 Oronoco Street (City of Alexandria employee parking lot) in conjunction with its program to dispose of surplus property. 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.

II. BACKGROUND

The property at 509 North Saint Asaph Street (Old Health Department) is a two-story building, owned by the City, and located at the southeast corner of North Saint Asaph Street and Pendleton Street. The center portion of the building was constructed in the 1940's, with wings on the north and south being constructed in the early 1970's. The building served as the City of Alexandria's Health Department from its original opening until the 1990's. Since that time, the City has used the building for administrative office space and swing space for Transportation and Environmental Services (T&ES), Code Administration, and the Office of Historic Alexandria (OHA). The building has also served as a temporary furniture storage facility for both the City and the non-profit group "ALIVE!"

The properties at 511, 513, and 515 Oronoco Street, located at the northwest corner of Pitt Street and Oronoco Street, were purchased by the City in the 1960's and have been used as a City employee parking lot.

In February 2014, the City of Alexandria Health Department, together with Mount Vernon Commons, LLC., sought and received approval to convert the former Health Department building into nine (9) residential townhouses and to construct seven (7) new residential townhouses on the existing city-owned parking lot.

The subject properties are within the Old Town North Small Area Plan (SAP) chapter of the Master Plan. For the Old Health Department, the SAP has a Proposed Land Use of CRMU-X/Commercial Residential Mixed Use, and this part of the site is zoned CRMU-X/Commercial Residential Mixed Use (Old Town North). The proposal is consistent with both. The SAP has a proposed Land Use of RM (Residential Medium) for 511, 513, and 515 Oronoco Street, and this part of the site is zoned RM/Townhouse. The proposal is consistent with both.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the sale of City-owned property. The proposal is consistent with the Master Plan, including specifically the Old Town North Small Area Plan.

STAFF: Jeremy McPike, Director, General Services
 Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning
 Susan K. Eddy, AICP, Deputy Director, Planning & Zoning