



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 13, 2008

DATE: November 19, 2008.

SUBJECT: Authorization to Accept Deeds of Easement (“Deeds”) for the Department of Environmental Services Project on Properties Located at 4701 Columbia Pike (RPC 23037006) and 4707 Columbia Pike (RPC 23037007).

C. M. RECOMMENDATION:

Adopt the Motion attached to this report, dated November 19, 2008, designated as Exhibit 1, approving Deeds of Easements and authorizing acceptance thereof on behalf of the County Board.

ISSUE: Deeds conveying permanent easements to the County Board must be accepted by, or on behalf of, the County Board in order to be valid.

SUMMARY: This is a request for approval of and authorization to accept certain permanent easements on behalf of the County Board for public sidewalk, utilities and storm drainage purposes at 4701 Columbia Pike and 4707 Columbia Pike.

BACKGROUND: On November 15, 2005, the County Board approved an Agreement between the Board and the Commonwealth of Virginia for the development and administration of a utilities undergrounding and streetscape project for Columbia Pike between South Wakefield Street and Four Mile Run Drive. The Agreement provided for \$4,907,000 in Federal Aid Secondary, State Revenue Sharing and Regional Transportation Program (“RSTP”) funds including the required local (Arlington County) match. Additional funding (Federal, State, and local) has since been added to the proposed project budget. The project is now funded for a total of \$7,307,000.00. County staff worked with the adjacent civic associations and a consultant to develop conceptual plans for streetscape improvements and the required National Environmental Policy Act (“NEPA”) documentation.

On July 27, 2006, a Design Public Hearing was held to receive public comments on the conceptual plans and environmental documents. County staff then worked with a consultant to develop more detailed engineering plans, and negotiate with the Virginia Department of Transportation (“VDOT”) on various elements of the project design. Approval to move forward with the acquisition of required right of way (“Right of Way Authorization”) was obtained from VDOT and the Federal Highway Administration (“FHWA”) in August 2007. Since that time,

County Manager: _____

County Attorney: _____

Staff: Troy Harris, DES, Real Estate Bureau

staff has been negotiating with property owners within the project area to obtain permanent and temporary easements required for the construction of the improvements.

The acquisition of additional property interests for the planned realignment of South Four Mile Run Drive, across Columbia Pike from South Buchanan Street, will require future County Board approval. This acquisition (over the Goodwill site at 4704 Columbia Pike) would be funded through the project budget.

The construction of the project will occur in two phases. The utility undergrounding phase of the project is anticipated to begin in spring 2009. Construction of the streetscape improvements phase of the project is anticipated to begin in spring 2010, and to end in winter 2010. The award of contracts for each of the aforesaid phases will require County Board approvals.

DISCUSSION: The project, known as Columbia Pike from South Four Mile Run Drive to South Wakefield Street (the "Project"), would underground public utilities and construct improved public sidewalks and pedestrian crossings, new traffic signalization and other improvements along Columbia Pike and at the intersections of South Wakefield Street, South Four Mile Run Drive and South Buchanan Street. The public sidewalks would comply with the standards of the Americans with Disabilities Act ("ADA"). The public sidewalk would be constructed to include street trees and street lights to improve the pedestrian environment and improve the appearance of the commercial area. South Four Mile Run Drive would be realigned approximately fifty feet to the east to better align with South Buchanan Street on the north side of Columbia Pike (see Conceptual Plan, Exhibit 2). Acquisition of property interests in the southeast corner of South Four Mile Run Drive will be required for the proposed realignment. This realignment would provide improved safety by reducing vehicular and pedestrian conflicts. The Project would then provide center turn lanes along a portion of Columbia Pike, which would allow for dedicated left turns from westbound Columbia Pike onto South Four Mile Run Drive and eastbound Columbia Pike traffic into Barcroft Shopping Center. These turn lanes would improve traffic flow and reduce congestion in this section of Columbia Pike. The Project will also improve the W&OD trail crossing at Columbia Pike by better aligning the crossing, and providing wide and visible pavement markings, to improve bicycle and pedestrian safety.

The Deeds provide permanent easement space for the construction and maintenance of the proposed public sidewalk along the northerly side of Columbia Pike. The County Board's authorization to execute the Deeds, indicating the acceptance thereof, is requested for the Real Estate Bureau Chief, Engineering and Capital Projects Division, Department of Environmental Services, in order to allow the proposed Project to move forward.

The attached vicinity maps show the location of the properties along Columbia Pike. The locations, real property codes, type of deeds, project numbers, the area to which the permanent easement relates, and any further discussion of the significance of the easements requested are more fully described as follows:

- Plat Entitled “Plat Showing Easement Acquired for Public Sidewalk, Utilities and Storm Drainage Purposes and Temporary Construction Easement on Part of Lot 11, Block G, Barcroft, D.B. 716, PG. 490, Arlington County, Virginia” approved October 15, 2008 – Project No. 43513.SJB.0000/DS79 – RPC No. 23037006 – 4701 Columbia Pike. The area of the permanent easement is 127 square feet. A vicinity map for this parcel is located on Exhibit “3”.
- Plat Entitled “Plat Showing Easement Acquired for Public Sidewalk, Utilities and Storm Drainage Purposes and Temporary Construction Easement on Part of Lots 9, 10 & 11, Block G, Barcroft, D.B. 110, PG. 53, Arlington County, Virginia” approved October 15, 2008 – Project No. 43513.SJB.0000/DS79 – RPC Nos. 23037007, 23037008 & 23037009 – 4707 Columbia Pike. The area of the permanent easement is 1,452 square feet. A vicinity map for this parcel is located on Exhibit “4”.

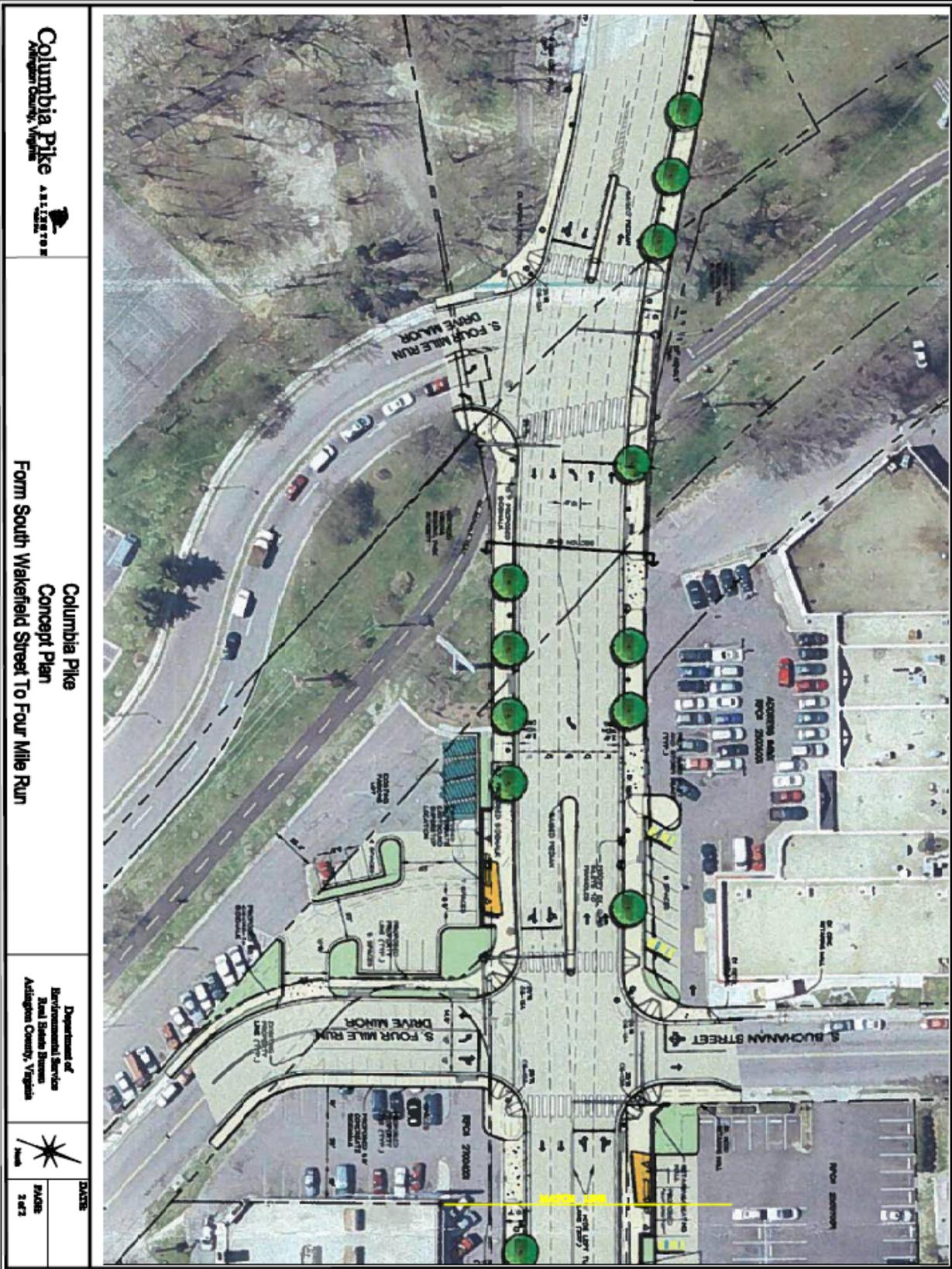
FISCAL IMPACT: Because the permanent easements will be conveyed to the County Board for nominal consideration, no significant fiscal impact related to the acquisition of the easement is expected.

MOTION

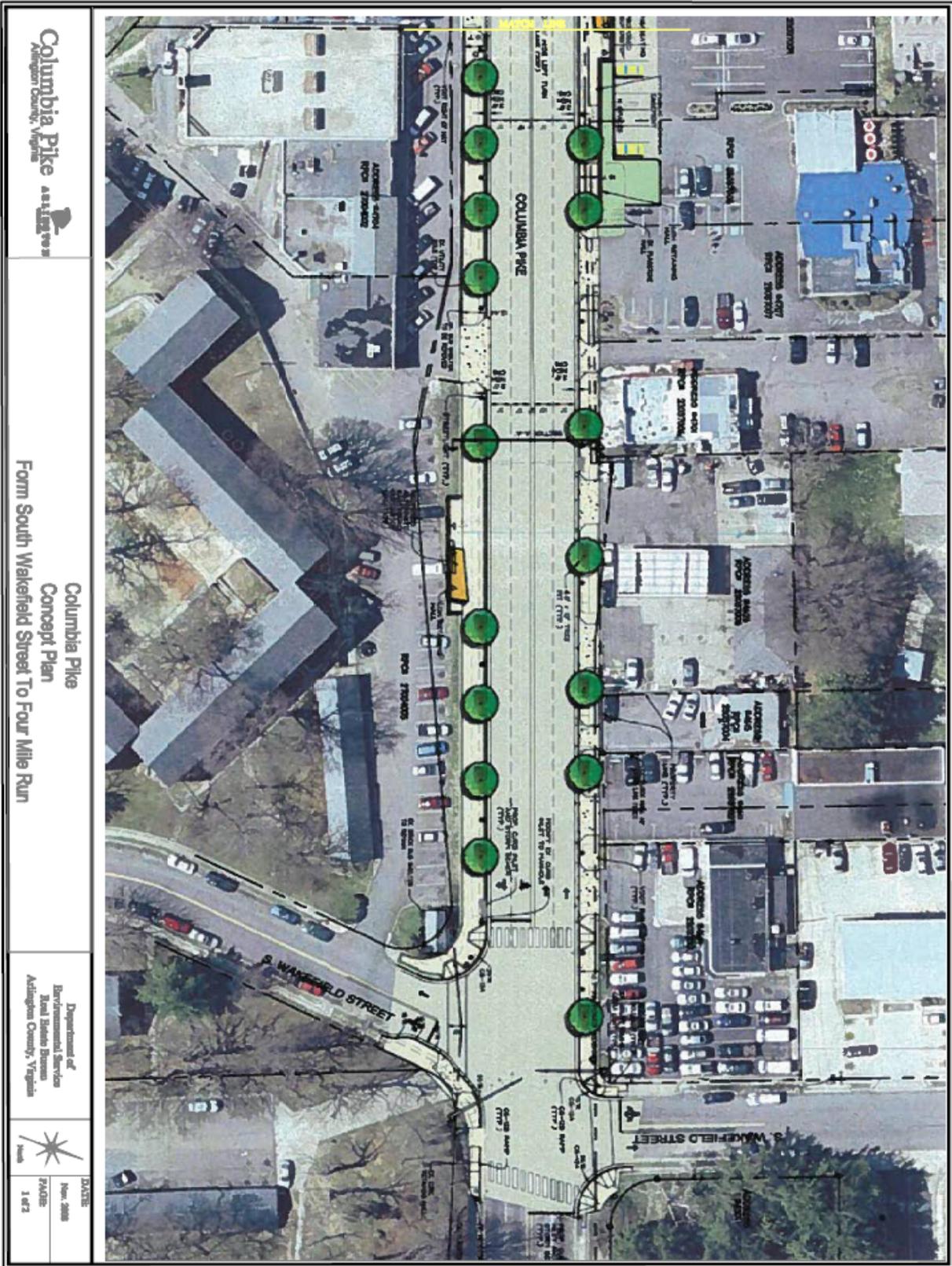
I move that the County Board of Arlington County, Virginia:

- A. Approve Deeds of Easements for public sidewalk, utilities and storm drainage purposes on properties at 4701 Columbia Pike and 4707 Columbia Pike, Arlington, Virginia (Project: #DS79); and,
- B. Authorize the Real Estate Bureau Chief, Department of Environmental Services, to execute, on behalf of the County Board, for nominal consideration: 1.) Deeds of Easements ("Deeds") for public sidewalk, utilities and storm drainage purposes on properties located at 4701 Columbia Pike and 4707 Columbia Pike, Arlington, Virginia; both in accordance with the respective plats outlined in the staff report of November 19, 2008. The execution of such Deeds indicates the County Board's acceptance of such easements over the subject properties, as described in the Department of Environmental Services plats listed in the report. The Deeds shall be acceptable to the Director of the Department of Environmental Services or his designee and approved as to form by the County Attorney.

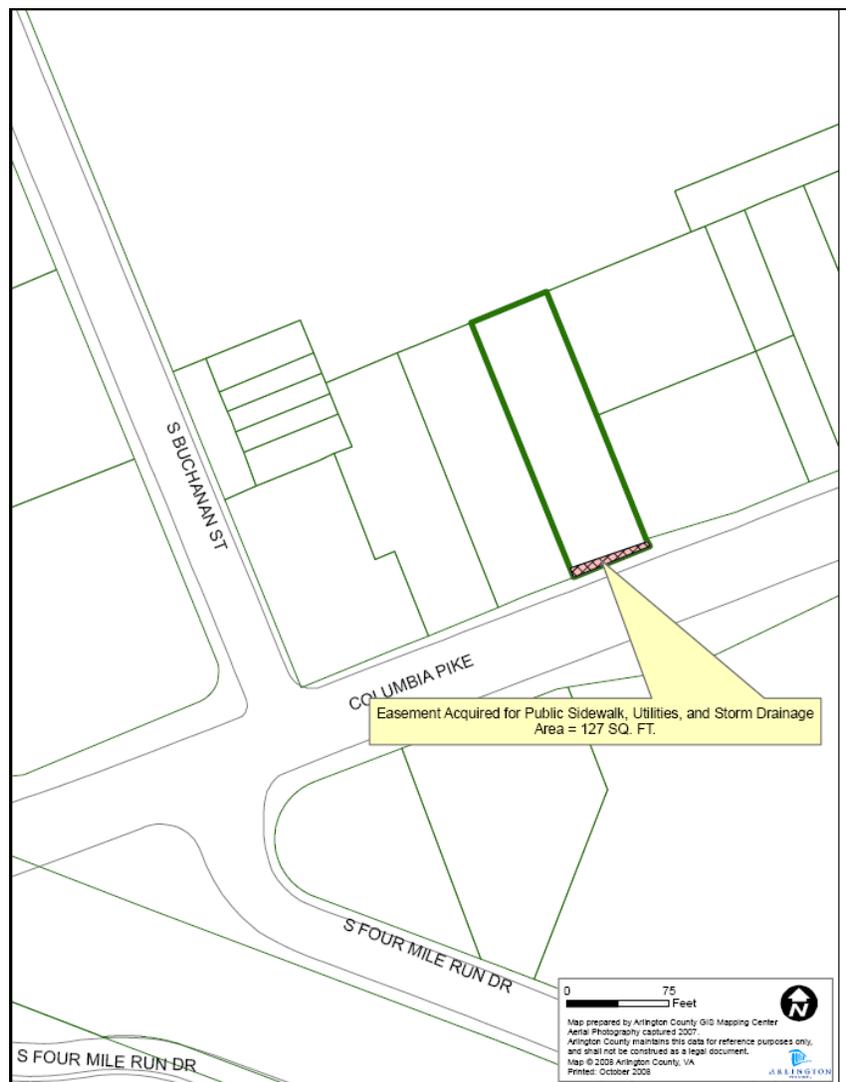
Conceptual Plan (1 of 2) Showing
Columbia Pike from Four Mile Run Drive to South Wakefield Street



Conceptual Plan (2 of 2) Showing
Columbia Pike from Four Mile Run Drive to South Wakefield Street



Vicinity Map

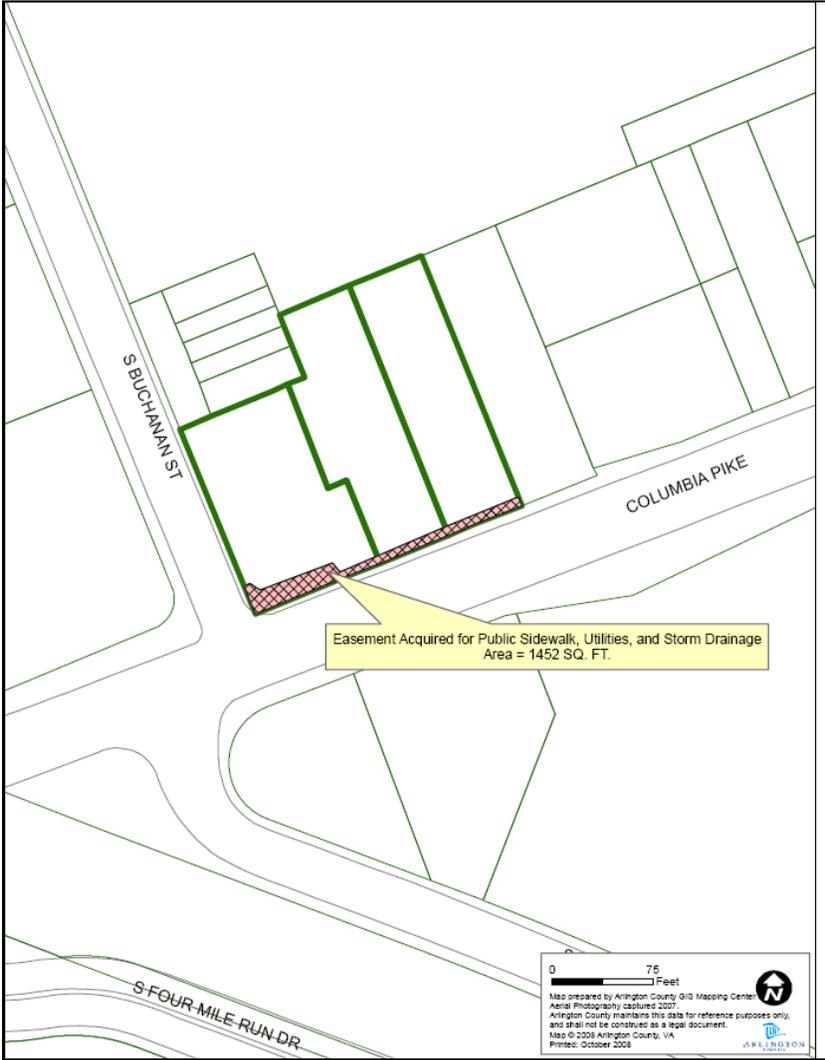


Columbia Pike - S. Wakefield Street to Four Mile Run Drive
Project 314.43513.SJB.0000/DS79
Public Sidewalk, Utilities and Storm Drainage

Boldface line on this schematic indicates the location of local improvement

Deed of Easement
December 13, 2008

Vicinity Map



**Columbia Pike - S. Wakefield Street to Four Mile Run Drive
Project 314.43513.SJB.0000/DS79
Public Sidewalk, Utilities and Storm Drainage**

Boldface line on this schematic indicates the location of local improvement
Deed of Easement
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