



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 7, 2007**

DATE: June 14, 2007.

SUBJECT: Authorization to Accept Deeds of Easements and Deeds of Temporary Easement and Construction Agreements (collectively “Deeds”) for the Department of Environmental Services Project on Properties Located at 237 N. Glebe Road, 301 N. Glebe Road, 250 N. Glebe Road, 4235 N. Pershing Drive, 4104 4th St. North and 4206 2nd Road North.

C. M. RECOMMENDATION:

Adopt the Motion attached to this report, dated June 14, 2007, designated as Exhibit 1, approving Deeds of Easements and Deeds of Temporary Easement and Construction Agreements concerning properties at, and in the vicinity of N. Glebe Road and N. Pershing Drive, and authorizing execution thereof.

ISSUE: None.

SUMMARY: This is a request for authorization of permanent easements for public sidewalk and bus shelter purposes, public sidewalk purposes and traffic signal poles and related utilities purposes at 237 N. Glebe Road; public sidewalk purposes and traffic signal poles and related utilities purposes at 301 N. Glebe Road; public sidewalk and bus shelter purposes, public sidewalk purposes, bus shelter purposes and traffic signal poles and related utilities purposes at 250 N. Glebe Road; public sidewalk purposes, bus shelter purposes and traffic signal poles and related utilities purposes at 4235 N. Pershing Drive; and public sidewalk, utilities and drainage purposes at 4104 4th St. North, respectively.

In addition, this is a request for authorization of temporary easements for construction purposes at 237 N. Glebe Road, 301 N. Glebe Road, 250 N. Glebe Road, 4235 N. Pershing Drive, 4104 4th St. North and 4206 2nd Road North, respectively.

BACKGROUND: The Buckingham commercial area, in the vicinity of North Glebe Road and North Pershing Drive currently lacks adequate pedestrian facilities and a coherent, unified appearance. The purpose of this project is to improve pedestrian safety and enhance the overall appearance within the Buckingham commercial area. The project scope includes creating wider sidewalks and new pedestrian crosswalks, installing ornamental streetlights, bus shelters and new traffic-signal mast-arms. The under grounding of the overhead utilities within the commercial area is currently underway and is scheduled to be completed this summer.

County Manager: _____

County Attorney: _____

Staff: Alan Soon, DES, Real Estate Bureau

Construction of the pedestrian improvements is currently scheduled to begin this fall and be completed by summer 2008.

DISCUSSION: Deeds conveying properties to the County Board must be accepted by, or on behalf of, the County Board in order to be valid. Deeds for the properties necessary for the construction of this Department of Environmental Services project have either been received in the office of the Department of Environmental Services or are expected to be received in the near future. In order to expedite the acceptance process and allow construction to move forward, the County Board's authorization for the Real Estate Bureau Chief, Engineering and Capital Projects Division, Department of Environmental Services to execute the Deeds, indicating acceptance thereof, is being requested for this project.

The attached vicinity maps show the location of the properties upon or over which the various easements are to be granted to the County. The locations, real property codes, type of deeds, project numbers, the area to which the easement relates, and any further discussion of the significance of the easements requested are more fully described below:

- Plat Entitled "Plat Showing Various Easement on THIRD BUCKINGHAM COMMUNITY INCORPORATED, D.B. 464 PG.553" approved on April 23, 2007 – Project Number 313.CJJ/OBBC – RPC No. 20022004. The area of the permanent easement is 39 square feet (Easement 2) for public sidewalk, utilities and drainage purposes. The area of the temporary construction easement is 1,703 square feet (Easement 1). A vicinity map for this parcel is located on Exhibit "2".
- Plat Entitled "Plat Showing Easement Acquired for Temporary Construction Purposes on Part Lot 5, ODIE R. HOWELL SUBDIVISION, D.B. 347 PG. 486, Arlington County, Virginia", approved April 23, 2007 - Project Number 313.CJJ/OBBC – RPC No. 20022004. The area of the temporary construction easement is 376 square feet. A Vicinity Map for this parcel is located on Exhibit "2".
- Plat Entitled "Plat Showing Various Easement on Part Lots 1, 2, 3, 4 and 5, ODIE R. HOWELL Subdivision, D.B. 347, Pg. 486, Arlington County, Virginia" approved June 6, 2007 – Project Nos. 313.CJJ/OBBC – RPC No. 20022194. The areas of the permanent easements are 689 square feet (Easement 1) and 390 square feet (Easement 2) for public sidewalk purposes, 60 square feet (Easement 3) for bus shelter purposes, 150 square feet (Easement 6) and 20 square feet (Easement 7) for traffic signal poles and related utilities, respectively. The area of the temporary construction easements are 5,558 square feet (Easement 4) and 565 square feet (Easement 5), respectively. A vicinity map for this parcel is located on Exhibit "2".
- Plat Entitled "Plat Showing Various Easements on Part Lots 13, 14, 15, 16, 17, 18 and 19, COLLEGE HEIGHTS, D.B. 324, Pg. 102, Arlington County, Virginia" approved June 6, 2007 – Project Number 313.CJJ/OBBC – RPC No. 20030058. The area of the permanent easements are 950 square feet (Easement 1) and 3,371 square feet (Easement

3) for public sidewalk purposes, 376 square feet (Easement 2) for public sidewalk and bus shelter purposes, 60 square feet (Easement 4) for bus shelter purposes, and 151 square feet (Easement 6) for traffic signal poles and related utilities purposes, respectively. The area of the temporary construction easement is 8,940 square feet (Easement 5). A vicinity map for this parcel is located on Exhibit "3".

- Plat Entitled "Plat Showing Easement Acquired for Temporary Construction Purposes on Parcel 2, Part of THIRD BUCKINGHAM, D.B. 432 PG. 471 Arlington County, Virginia" approved June 14, 2007 - Project No. 313.CJJ/OBBC - RPC No. 20031008. The area of the temporary construction easement is 162 square feet. A vicinity map for this parcel is located on Exhibit "3".
- Plat Entitled "Plat Showing Various Easements on Part of Original Property of FIRST BUCKINGHAM COMMUNITY, INCORPORATED D.B. 417 PG. 193 and Part of the Original Property of PARAMOUNT COMMUNITIES, INCORPORATED, D.B. 421 Pg. 629, Arlington County, Virginia" approved June 6, 2007 – Project Number 313.CJJ/OBBC – RPC No. 20032071. The area of the permanent easements are 478 square feet (Easement 1) for public sidewalk and bus shelter purposes, 43 square feet (Easement 2) for public sidewalk purposes, and 133 square feet (Easement 4) for traffic signal poles and related utilities purposes, respectively. The area of the temporary easement is 8,404 square feet (Easement 3). A vicinity map for this parcel is located on Exhibit "4".
- Plat Entitled "Plat Showing Various Easements on Parts of the Original Property of FIRST BUCKINGHAM COMMUNITY, INCORPORATED, D.B. 417, Pg. 193 and D.B. 427 Pg. 573, Arlington County, Virginia" approved June 6, 2007 – Project No. 313.CJJ/OBBC – RPC No. 20035001. The areas of the permanent easements are 671 square feet (Easement 1) and 27 square feet (Easement 3) for public sidewalk purposes and 131 square feet (Easement 4) for traffic signal poles and related utilities, respectively. The area of the temporary easement is 4,574 square feet (Easement 2). A vicinity map for this parcel is located on Exhibit "5".

FISCAL IMPACT: Compensation in the amount of Four Thousand Five Hundred and 0/100 Dollars (\$4,500.00) is to be paid for the Deeds of Easements acquired at 237 N. Glebe Road, Four Thousand Five Hundred and 0/100 Dollars (\$4,500.00) is to be paid for the Deeds of Easements at 301 N. Glebe Road, Four Thousand Five Hundred and 0/100 Dollars (\$4,500.00) is to be paid for the Deeds of Easements at 250 N. Glebe Road, and Four Thousand Five Hundred and 0/100 Dollars (\$4,500.00) is to be paid for the Deeds of Easements at 4235 N. Pershing Drive.

The total of Eighteen Thousand and 0/100 Dollars (\$18,000.00) has been appropriated and is available in Account No. 313, Cost Center 43513, Source of Funds 0319, of the Capital Improvement Pay-As-You-Go Account.

MOTION

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

- A. Approve Deed of Easements of 478 square feet for public sidewalk and bus shelter purposes, 43 square feet for public sidewalk purposes, and 133 square feet for traffic signal poles and related utilities purposes at 237 N. Glebe Road (RPC No. 20032071).
- B. Approve Deed of Easement of 671 square feet and 27 square feet for public sidewalk purposes, and 131 square feet for traffic signal poles and related utilities purposes at 301 N. Glebe Road (RPC No. 20035001).
- C. Approve Deed of Easement of 376 square feet for public sidewalk and bus shelter purposes, 950 square feet and 3,371 square feet for public sidewalk purposes, 60 square feet for bus shelter purposes, and 151 square feet for traffic signal poles and related utilities purposes, at 250 N. Glebe Road (RPC No. 20030058).
- D. Approve Deed of Easement of 689 square feet and 390 square feet for public sidewalk purposes, 60 square feet for bus shelter purposes, and 150 square feet and 20 square feet for traffic signal poles and related utilities purposes at 4235 N. Pershing Drive (RPC No. 20022194).
- E. Approve Deed of Easement of 39 square feet for public sidewalk, utilities and drainage purposes at 4104 4th Street North (RPC No. 20022004).
- F. Approve Deed of Temporary Easement and Construction Agreements of 8,404 square feet for temporary construction purposes at 237 N. Glebe Road (RPC No. 20032071).
- G. Approve Deed of Temporary Easement and Construction Agreements of 4,574 square feet for temporary construction purposes at 301 N. Glebe Road (RPC No. 20035001).
- H. Approve Deed of Temporary Easement and Construction Agreements of 8,940 square feet for temporary construction purposes at 250 N. Glebe Road (RPC No. 20030058).
- I. Approve Deed of Temporary Easement and Construction Agreements of 5,558 square feet and 565 square feet for temporary construction purposes at 4235 N. Pershing Drive (RPC No. 20022194).
- J. Approve Deed of Temporary Easement and Construction Agreements of 376 square feet and 1,703 square feet for temporary construction purposes at 4104 4th St. North (RPC No. 20022004).

- K. Approve Deed of Temporary Easement and Construction Agreements of 162 square feet for temporary construction purposes at 4206 2nd Road North (RPC No. 20031008).
- L. Authorize the Real Estate Bureau Chief, Department of Environmental Services, to execute, on behalf of the County Board, all of the above described Deeds of Easements and Deeds of Temporary Easement and Construction Agreements (collectively "Deeds"), specified in A-K above, with a payment of Four Thousand Five Hundred and 0/100 Dollars (\$4,500.00) (for each of the Deeds of Easements) to the property owners of 237 N. Glebe Road, 301 N. Glebe Road, 250 N. Glebe Road and 4235 N. Pershing Drive for a total of Eighteen Thousand and 0/100 Dollars for the listed Deeds of Easements specified in A-D above for properties located in Arlington County, Virginia, all in accordance with the respective plats outlined specified in the staff report of June 14, 2007. 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.

Vicinity Map



**North Pershing Dr. & North Glebe Road
Project 316.CJJ/OBBC**

Public Sidewalk, Bus Shelter, Public Sidewalk, Utilities and Drainage, Traffic Signal Poles and Related Utilities Purposes and Temporary Construction Purposes

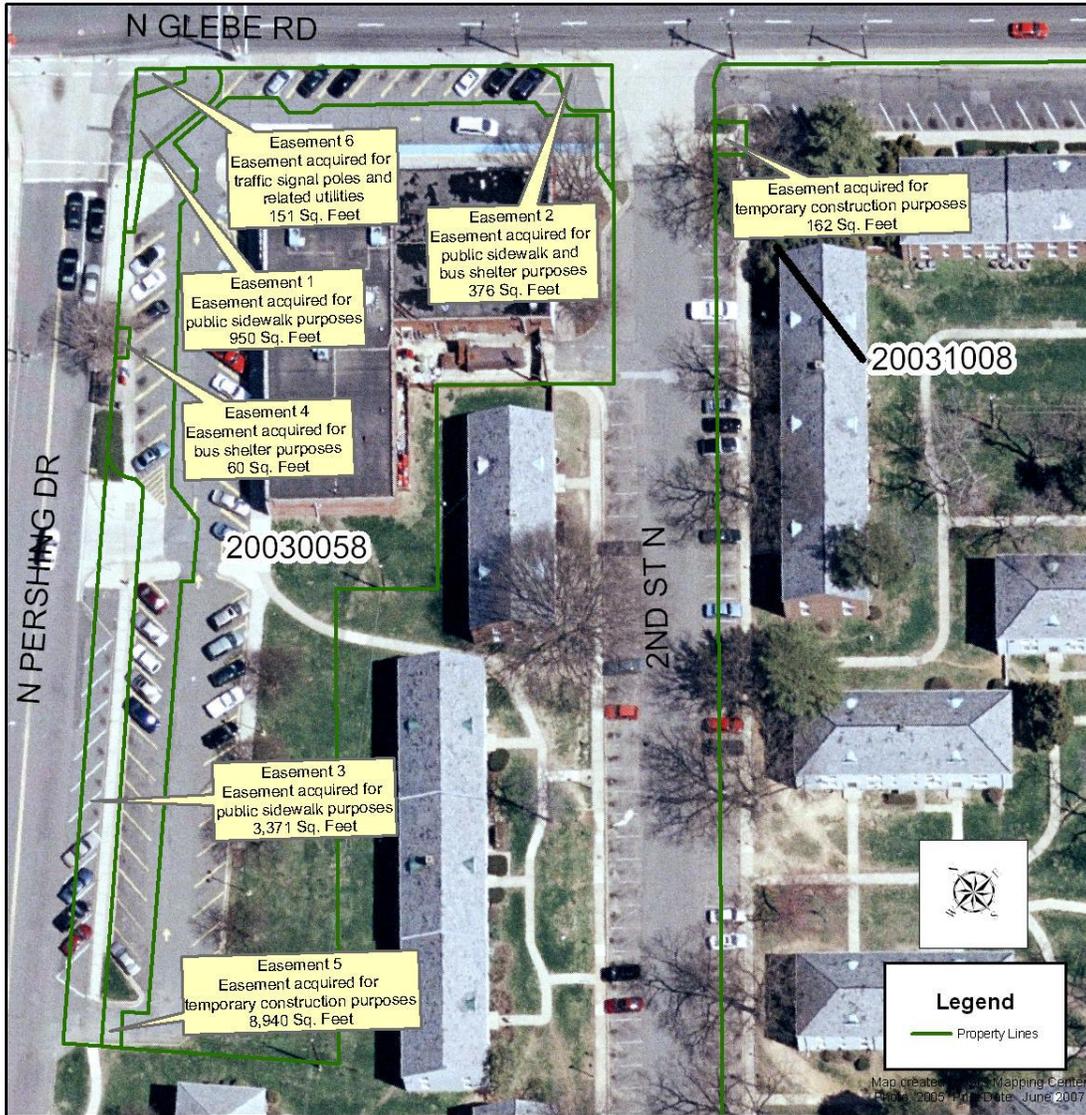
Boldface line on this schematic indicates the location of local improvements

Deeds of Easements and Deeds of Temporary Easement and Construction Agreements

July 7, 2007

Adopt a Motion Approving Deeds of Easements and Deeds of Temporary Easements and Construction Agreements

Vicinity Map



North Pershing Dr. & North Glebe Road
Project 316.CJJ/OBBC

Public Sidewalk, Public Sidewalk and Bus Shelter, Bus Shelter, Traffic Signal Poles and Related Utilities Purposes and Temporary Construction Purposes

Boldface line on this schematic indicates the location of local improvements

Deeds of Easements and Deeds of Temporary Easement and Construction Agreements

July 7, 2007

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Vicinity Map



North Pershing Dr. & North Glebe Road
Project 316.CJJ/OBBC

Public Sidewalk, Public Sidewalk and Bus Shelter, Traffic Signal Poles and Related Utilities
Purposes and Temporary Construction Purposes

Boldface line on this schematic indicates the location of local improvements

Deeds of Easement and Deeds of Temporary Easement and Construction Agreements

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Vicinity Map



North Pershing Dr. & North Glebe Road

Project 316.CJJ/OBBC

Public Sidewalk, Traffic Signal Poles and Related Utilities Purposes and Temporary Construction Purposes

Boldface line on this schematic indicates the location of local improvements

Deeds of Easement and Deeds of Temporary Easement and Construction Agreements

July 7, 2007

Adopt a Motion Approving Deeds of Easements and Deeds of Temporary Easements and Construction Agreements