



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** July 6, 2007

**SUBJECT:** Approval of an Exchange Agreement Between the County Board of Arlington County, Virginia and MR Boundary Channel LLC, by which the County Would Acquire Approximately 7.09 Acres of Real Property at 333 and 355 Old Jefferson Davis Highway (RPC #s 34023001 and 34023002), and by which the County Would Convey to Monument Approximately 4.7 Acres of Real Property Adjacent to 6th Street South, 10th Street South and South Clark Street (RPC #s 34025001, 35025004, 35025005, a portion of South Clark Street, and a portion of RPC #34024345).

**SUMMARY:** Consistent with a Letter of Intent between the County Board and Monument executed by the County Manager on behalf of the County Board on December 19, 2006, as authorized by the Board on December 12, 2006, the subject Exchange Agreement is Monument's offer to convey to the County the 7.09 acre Twin Bridges site bounded by the RF&P Railroad and Roaches Run Waterfall Sanctuary to the east, Shirley Highway (I-395) interchange to Boundary Drive and its access to the George Washington Memorial Parkway to the west and north, and Old Jefferson Davis Highway to the south, owned by Monument, in exchange for 4.7 acres of County-owned property bounded by Old Jefferson Davis Highway, 6<sup>th</sup> Street South, South Ball Street and 10<sup>th</sup> Street South (see Vicinity Map attached as Attachment 1). The obligations of the County and Monument under the Exchange Agreement would be conditioned on approval of a site plan application to be submitted by Monument for a development of not more than 685,000 square feet on the property to be conveyed by the County to Monument; approval by the Federal Aviation Administration ("FAA") of the proposed buildings no later than 45 days prior to closing; and the dismissal of current pending litigation between the parties.

The acquisition of the former Twin Bridges site under the terms of the Exchange Agreement will benefit the North Tract recreational facilities and infrastructure in a variety of ways. From a park and facility planning perspective, the acquisition will yield approximately two additional acres to be incorporated in the North Tract area's overall design. As the County-owned land at the northern end of the North Tract is a long narrow strip, joining the County's land with the Twin Bridges property will create a parcel that will be a more uniform shape. The Twin Bridges property will maximize the County's existing site by creating a more rectangular shape that will work well with the planned uses of the site and help alleviate a bottleneck in the County's property where vehicular access, parking, pedestrian, and park uses converge. The acquisition will also expand the amount of County owned land outside of the aviation easement, which is the area subject to land restrictions associated with the runway specified by the Metropolitan Washington Airport Administration for Ronald Reagan National Airport.

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Tim O'Hora, DES, Real Estate Bureau

**ATTACHMENT 1 – VICINITY MAP**  
**Twin Bridges Exchange Agreement**  
**333 and 355 Old Jefferson Davis Highway**

