



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of May 14, 2011

**DATE:** April 20, 2011

**SUBJECT:** Consent for a Resubdivision of County Property Known as Parcel 15, Potomac Yard Arlington, Long Bridge Park, Arlington County, Virginia (RPC No. 34-024-347).

#### **C. M. RECOMMENDATION:**

1. Consent to, and provide authorization for, the resubdivision of the County Property known as Parcel 15, Potomac Yard Arlington, Long Bridge Park, Arlington County, Virginia (RPC No. 34-024-347) in accordance with the plat attached to this Board Report as Exhibit A; and
2. Authorize the Real Estate Bureau Chief, or his designee, to execute, on behalf of the County Board, the deed, the plat, and all other documents necessary to resubdivide the Parcel 15, Potomac Yard Arlington, subject to approval of the deed as to form by the County Attorney.

**ISSUES:** There are no outstanding issues associated with the recommended action.

**SUMMARY:** Resubdivision of Parcel 15 of the County's Long Bridge Park property into two separate parcels is required to facilitate the phased voluntary environmental remediation of the Long Bridge Park site under the Voluntary Remediation Program (VRP) of the Virginia Department of Environmental Quality (VDEQ). Because the VDEQ VRP requires that an entire parcel be remediated before a Certificate of Satisfactory Completion of Remediation can be issued, the resubdivision of Parcel 15 is necessary to create two separate parcels from Parcel 15. This will allow independent remediation of the two parcels at different times. The bifurcation of remediation will permit a more expedited completion and opening of the outdoor synthetic turf playing fields, facilities and amenities included in Phase I Outdoor areas of the Long Bridge Park project.

**BACKGROUND:** Long Bridge Park is located at 475 Old Jefferson Davis Highway. Planning for this new County park commenced in 2001. The park will transform a former light industrial area into a distinctive showplace of environmentally sound redevelopment, with a central

County Manager:

*BMD/mjs*

County Attorney:

*BAK*      *AKH*

Staff: Tim O'Hora, DES Real Estate Bureau

15.

expanse of attractive public green spaces, high-quality indoor and outdoor recreation facilities, and environmentally responsible structures. These improvements will significantly enhance the immediate area surrounding the park and create new recreational opportunities for people of all ages and abilities.

Historic uses of certain parcels comprising Long Bridge Park included activities that contaminated the surface and subsurface of the parcels with hazardous materials. So that the contaminated parcels (known as Parcel 14 and Parcel 15 Potomac Yard Arlington) are safe for use by the public, in 2003 the County enrolled the parcels into the Voluntary Remediation Program (VRP) of the Virginia Department of Environmental Quality (VDEQ). The VRP provides oversight of environmental remediation of properties under circumstances where clean-up of hazardous substances is not mandated by VDEQ, but is being carried out voluntarily by the owner or developer of the property. For properties enrolled in the VRP, VDEQ: (1) determines if the property has been sufficiently remediated by the owner/developer so that human health is adequately protected for the proposed use of the property; and (2) issues a Certificate of Satisfactory Completion of Remediation when remediation is completed.

During County staff's discussions with VDEQ staff relating to the County's plans for the Long Bridge Park VRP remediation, VDEQ staff recommended that Parcel 15 be subdivided into two separate parcels, to be consistent with, and facilitate, the planned phased voluntary environmental remediation, development, and opening for use by the public of the Long Bridge Park property. The owner's (the County Board's) consent is necessary to process and complete the resubdivision.

**DISCUSSION:** The Phase I Outdoor development work that is currently underway at Long Bridge Park includes construction of three outdoor synthetic turf fields, an esplanade, and associated facilities and amenities in the southern and central portions of the Long Bridge Park site. Environmental remediation work for Phase I Outdoor areas of the park construction primarily requires remediation of lead contaminated soils found in the Phase I Outdoor areas of the site. The southern and central portions of Parcel 15 (see attached Vicinity Map) of the park site are the portions of Parcel 15 upon which outdoor synthetic turf fields, facilities and amenities are being constructed as part of the Phase I Outdoor development work.

The northern portion of Parcel 15 is the site of some residual petroleum contamination that must be remediated as part of the planned Long Bridge Park Phase I Indoor construction project. The residual petroleum contamination on the northern portion of Parcel 15 is geographically located near the old Twin Bridges Marriott site. The petroleum contamination on both of these properties appears to be associated with historic petroleum service station operations on a portion of the Twin Bridges Marriott site, and environmental remediation of the petroleum contamination on both properties will require a similar and coordinated approach and methodology. The County has contracted to acquire the old Twin Bridges Marriott site from MR Monument View LLC as part of an exchange of properties that is expected to occur during the last quarter of 2011. After the property exchange, the Twin Bridges Marriott site and the northern portion of Parcel 15 will be used for the planned construction of Phase I Indoor portion of the Long Bridge Park project. The Phase I Indoor construction would include an aquatics, health & fitness facility (AH&FF), the completion of the Esplanade, and associated site work.

Under VRP regulations, all known contamination located within a parcel must be remediated for the property owner to receive a Certificate of Satisfactory Completion of Remediation for that parcel. The process to remediate petroleum contamination is significantly different than the process for remediation of lead contaminated soils, and the cost of the petroleum contamination remediation for the northern portion of Parcel 15 would exceed the environmental remediation costs budgeted for construction of the Phase I Outdoor portion of the Long Bridge Park project.

VDEQ staff has recommended to County staff, and the County staff recommends to the Board, that the existing Parcel 15 be resubdivided in two parcels to facilitate the phased environmental remediation of Long Bridge Park. After resubdivision, the resultant parcels would be: 1) Parcel 15-A, which would include the portion of Parcel 15 to be used for construction of Phase I Outdoor facilities, which has various levels of lead contamination; and 2) Parcel 15-B, which would include the portion of Parcel 15 that contains the residual petroleum contamination. The proposed resubdivided Parcels 15-A and 15-B are depicted on the attached Exhibit A plat entitled "Plat Showing Resubdivision of Parcel 15 Potomac Yard Arlington, Deed Book 2968, Page 1845, Arlington, Virginia" by Christopher Consultants, dated May 18, 2009, revised May 1, 2010.

Resubdivision of Parcel 15 into Parcel 15-A and 15-B will permit the County to independently demonstrate completion of remediation of the lead contamination required for the Phase I Outdoor areas of the Long Bridge Park project and to receive concurrent Certificates of Satisfactory Completion of Remediation for all the parcels included in Phase I Outdoor construction, including Parcel 15-A. This will permit a more expedited opening of the outdoor synthetic turf playing fields, facilities and amenities included in the Phase I Outdoor portion of the Long Bridge Park project.

The residual petroleum contamination within the subdivided Parcel 15-B would be remediated in the future as part of the Long Bridge Park Phase I Indoor construction, which includes the AH&FF, completion of the esplanade, and associated site work, and would be the subject of separate VDEQ documentation of completion of the remediation.

The remediation of the lead contamination in the Phase I Outdoor areas was integrated into the park construction by complex cut and fill earth moving operations and through the use of landforms. Accordingly there is a large overlap between costs associated with the remediation and the earth works on the site, however it is estimated that approximately three million dollars of Phase I Outdoor construction is directly attributable to the remediation of lead contamination. The cost of lead remediation was budgeted for in the Phase I Outdoor construction estimate and was paid for through funds available from the calendar year (CY) 2004 bond referendum. The cost of remediation for the residual petroleum contamination will be budgeted for in the Phase I Indoor construction and will be paid for through a combination of funding sources including the CY 2004 bond referendum, private development contributions, and funding through future bond referendum.

**FISCAL IMPACT:** There is no fiscal impact from the subdivision of Parcel 15.

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**SURVEYOR'S CERTIFICATE**

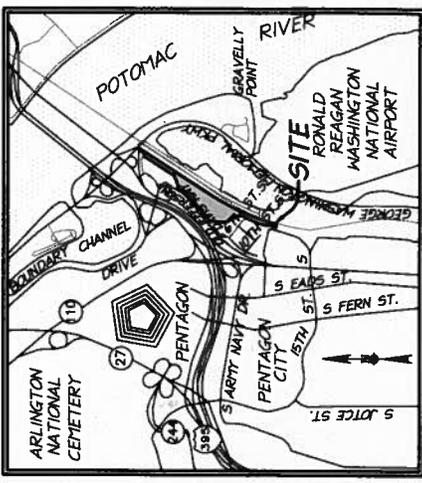
I, KEVIN B. FRINIELL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE PROPERTY DELINEATED BY THIS PLAT IS SHOWN IN THE NAME OF THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA AS RECORDED IN DEED BOOK 3400 PAGE 724, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT ALL COURSES ARE REFERENCED TO VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARLINGTON COUNTY SUBDIVISION ORDINANCE.



**NOTES:**

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 075-4, AND IS IDENTIFIED BY REAL PROPERTY CODE (RPC) NUMBER 34024547.
2. THE PROPERTY SHOWN HEREON IS ZONED "R-5" PUBLIC SERVICE DISTRICT IN ACCORDANCE WITH A RESOLUTION APPROVING REZONING CASE 82-2831-04-1, ADOPTED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON DECEMBER 9, 2006.
3. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.P.A. MAP COMMUNITY PANEL NO. 585500010 B, DATED 5/03/02, ZONE "C", AN AREA OF MINIMAL FLOODING. HOWEVER, THE PROPERTY MAY STILL BE SUBJECT TO LOCAL DRAINAGE PROBLEMS OR OTHER UNMAPPED FLOOD HAZARDS.
4. PARCEL # 8 WAS CREATED BY A PLAT RECORDED IN DEED BOOK 2960 AT PAGE 1046, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
5. NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN ON THIS PLAT.



**VICINITY MAP**

SCALE: 1" = 2000'

**AREA TABULATION**

PARCEL 15-A 644,913 SQ. FT. OR 14,805.17 ACRES  
 PARCEL 15-B 129,849 SQ. FT. OR 2,903.99 ACRES  
 TOTAL AREA 774,762 SQ. FT. OR 17,709.16 ACRES

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OF RESUBDIVISION OF THE LAND SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY:

DATE: \_\_\_\_\_

SUBSCRIBED AND SHOWN TO BEFORE ME IN THE COMMONWEALTH OF VIRGINIA AND THE COUNTY OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_

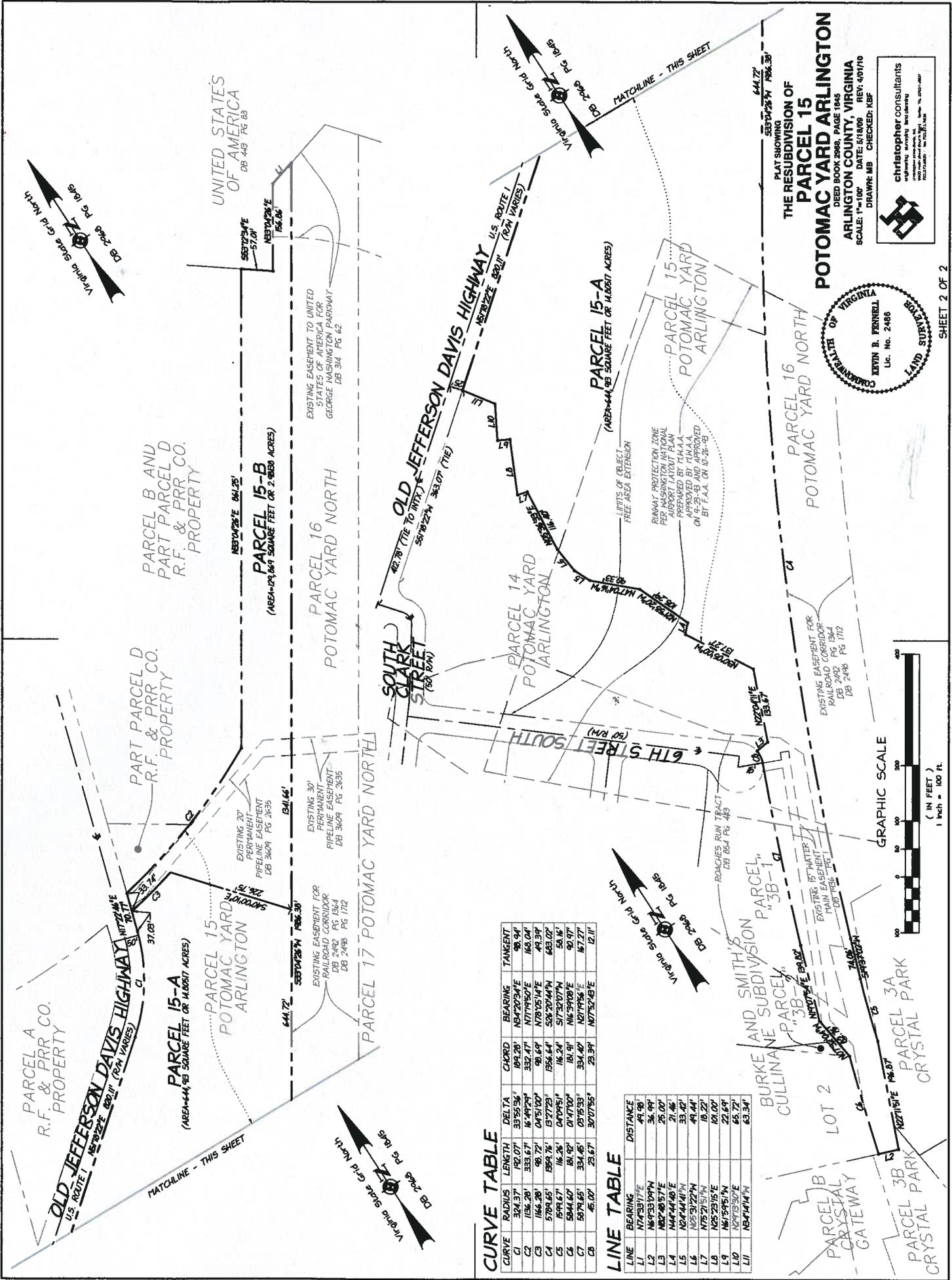
COMMISSION NO. \_\_\_\_\_

PLAT SHOWING  
 THE RESUBDIVISION OF  
**PARCEL 15**  
**POTOMAC YARD ARLINGTON**

DEED BOOK 2968, PAGE 1046  
 ARLINGTON COUNTY, VIRGINIA  
 SCALE: 1" = 2000' DATE: 6/18/10 REV: 4/01/10  
 DRAWN: MB CHECKED: MBF



5E0C-B



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	324.37'	142.07'	35°55'36"	84.28'	N54°20'34"E	46.94'
C2	156.28'	333.67'	16°44'24"	332.47'	N71°45'05"E	165.04'
C3	186.28'	48.72'	04°51'00"	46.69'	N70°05'14"E	41.34'
C4	578.65'	159.76'	13°27'25"	156.64'	S08°20'44"W	68.02'
C5	154.67'	116.56'	04°09'51"	116.24'	S71°32'07"W	58.16'
C6	504.67'	181.52'	01°17'00"	181.91'	N16°39'08"E	90.97'
C7	507.65'	334.45'	05°16'53"	334.40'	N57°19'58"E	167.27'
C8	46.00'	29.67'	30°07'55"	29.34'	N07°52'48"E	12.11'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N74°31'17"E	41.24'
L2	N42°33'02"W	31.80'
L3	N87°48'57"E	21.00'
L4	N45°44'48"E	21.46'
L5	N67°14'41"E	33.42'
L6	N53°31'22"W	41.44'
L7	N75°21'18"E	16.22'
L8	N25°23'16"E	101.00'
L9	N61°59'57"W	22.84'
L10	N47°13'30"E	65.72'
L11	N54°14'14"W	63.34'

PLAT SHOWING THE RESUBDIVISION OF **PARCEL 15 POTOMAC YARD ARLINGTON**  
 DEED BOOK 2088, PAGE 1845  
 ARLINGTON COUNTY, VIRGINIA  
 SCALE: 1"=100' DATE: 5/18/05 REV: 4/01/10  
 DRAWN: MB CHECKED: MSF

**christopher consultants**  
 engineering surveying land surveying  
 10000 Lee Road, Suite 1000, Fairfax, VA 22031-4007  
 (703) 261-1000

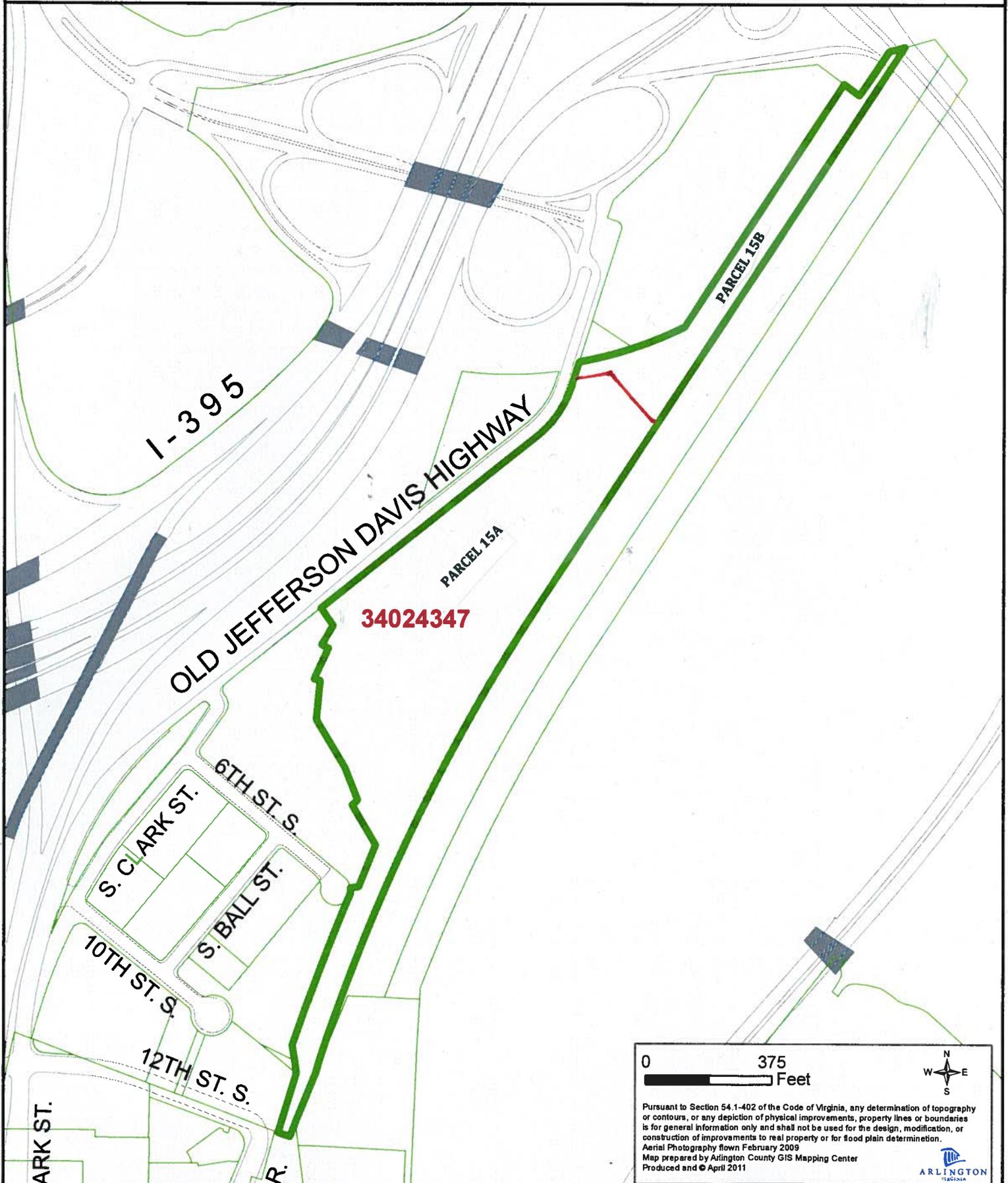
**KEVIN B. FARNELL**  
 Lic. No. 2486  
 LAND SURVEYOR  
 COMMONWEALTH OF VIRGINIA



# Vicinity Map

## Resubdivision Parcel 15 Potomac Yard Arlington

### RPC # 34024347



0 375 Feet

Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Aerial Photography flown February 2009  
Map prepared by Arlington County GIS Mapping Center  
Produced and © April 2011

ARLINGTON  
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# Vicinity Map

## Resubdivision Parcel 15 Potomac Yard Arlington

### RPC # 34024347

