



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 17, 2011**

DATE: August 25, 2011

SUBJECT: Authorize the Resubdivision of the County Board-Owned Parcel Known as Lot 9 and Part Lot 11, Block 1, Wharton's Addition to Fort Myer Heights (RPC #170-10-010) and Dedication of a Portion of the Resubdivided Property for Public Street and Utilities Purposes.

C. M. RECOMMENDATION:

1. Authorize the resubdivision of the County Board-owned parcel known as Lot 9 and Part Lot 11, Block 1, Wharton's Addition to Fort Myer Heights (RPC #170-10-010) ("Property") and dedication of a portion of the resubdivided Property for public street and utilities purposes, as depicted on the attached Exhibit A.
2. Authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute the Deed of Resubdivision and Dedication and all other documents necessary to resubdivide the Property and dedicate a portion of the Property for public street and utilities purposes, subject to the approval of such deeds and documents as to form by the County Attorney.

ISSUES: The resubdivision and dedication of a portion of the County-owned Property are necessary to establish a portion of North Quinn Street as public street. There are no issues identified with this action.

SUMMARY: In order to establish the southern portion of North Quinn Street between Clarendon Boulevard and Wilson Boulevard as public street, the County must resubdivide the Property and dedicate a portion of the resubdivided Property to public street and utilities purposes.

BACKGROUND: On April 26, 2003, the County Board adopted an amendment to the Master Transportation Plan ("MTP") to extend North Quinn Street, between Wilson and Clarendon Boulevards ("North Quinn Street"). North Quinn Street also was identified as a future street on the County's MTP Map that was adopted December 18, 2007. A portion of the northern portion of North Quinn Street was established by a deed of dedication to the County from the Holladay

County Manager:

BMD/GA

County Attorney:

BAK *GA*

22.

Staff: Linda Eichelbaum Collier, DES, Real Estate Bureau

Corporation, developer of Site Plan #371 (located on the west side of North Quinn Street). Skanska, the developer of Site Plan #409 (located on the east side of North Quinn Street) is in the process of dedicating the other portion of the northern portion of North Quinn Street. To provide the land for the southern portion of North Quinn Street, the County purchased the Property, by Deed dated June 4, 2007 and recorded in Deed Book 4104 at page 1644 on June 5, 2007. The County must resubdivide the Property and dedicate a portion of it for public street and utilities purposes to establish the southern portion of the North Quinn Street right-of-way.

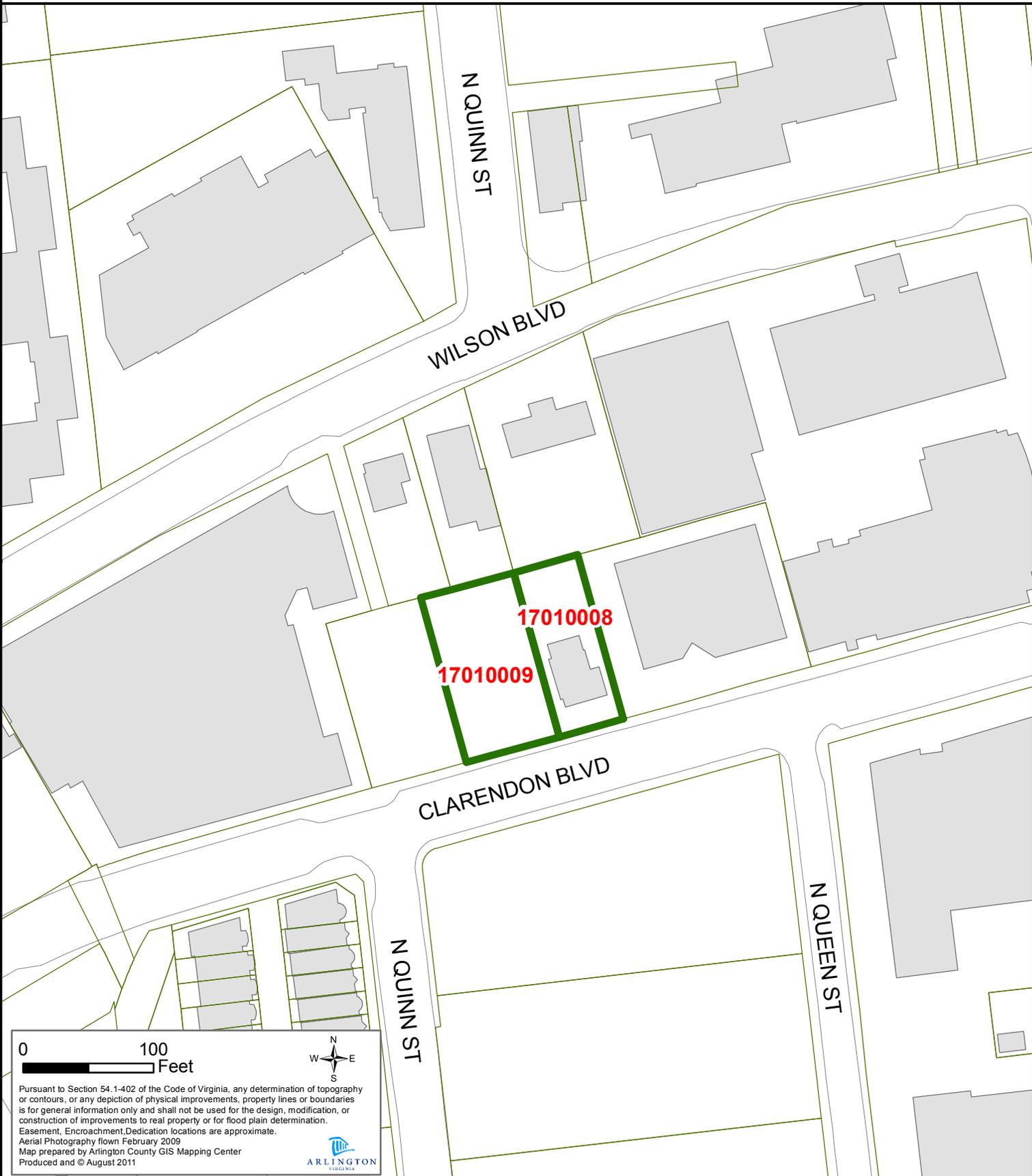
Skanska, the developer of Site Plan #409, is constructing North Quinn Street as part of their approved site plan. In addition, as part of their approved site plan, Skanska is constructing plaza areas located on the northwest and southeast portions of the Property and has agreed, as part of Site Plan #409, to maintain and repair the plaza area to be located on the southeast portion of the Property.

DISCUSSION: The proposed resubdivision of the Property is depicted on the plat attached as Exhibit A, entitled, "Plat Showing the Resubdivision of Lot 9 and Part Lot 11, Block 1, Wharton's Addition to Fort Myer Heights, Deed Book M-4, Page 557 Arlington County, Virginia," dated August 24, 2011, prepared by Bowman Consulting Group, Ltd. ("Plat"). As depicted on the plat, the Property is being resubdivided into three parcels: 1) a parcel dedicated for public street and utilities purposes; and 2) two remaining parcels, to be known as Outlot A and Outlot B, Wharton's Addition to Fort Myer Heights. The parcel dedicated for public street and utilities purposes will contain an area within the boundaries of North Quinn Street and an area for public pedestrian passage. Upon recordation of the Deed of of Resubdivision and Dedication, establishment of an area for public street and utilities purposes, and construction of the building as authorized by Site Plan #409, the applicable building code regulations for fire wall separation will be met.

FISCAL IMPACT: None.

CONCLUSION: Staff recommends that the County Board: 1) authorize the resubdivision of the County Board-owned parcel known as Lot 9 and Part Lot 11, Block 1, Wharton's Addition to Fort Myer Heights (RPC #170-10-010) and the dedication of a portion of the resubdivided property for public street and utilities purposes, as depicted on the attached Plat; and 2) authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute the Deed of Resubdivision and Dedication and all other documents necessary to resubdivide the Property and dedicate a portion of the Property for public street and utilities purposes, subject to the approval of such deeds and documents as to form by the County Attorney.

Vicinity Map
Resubdivision/Dedication of
Portion of N Quinn ST
RPC # 17010008 & 17010009



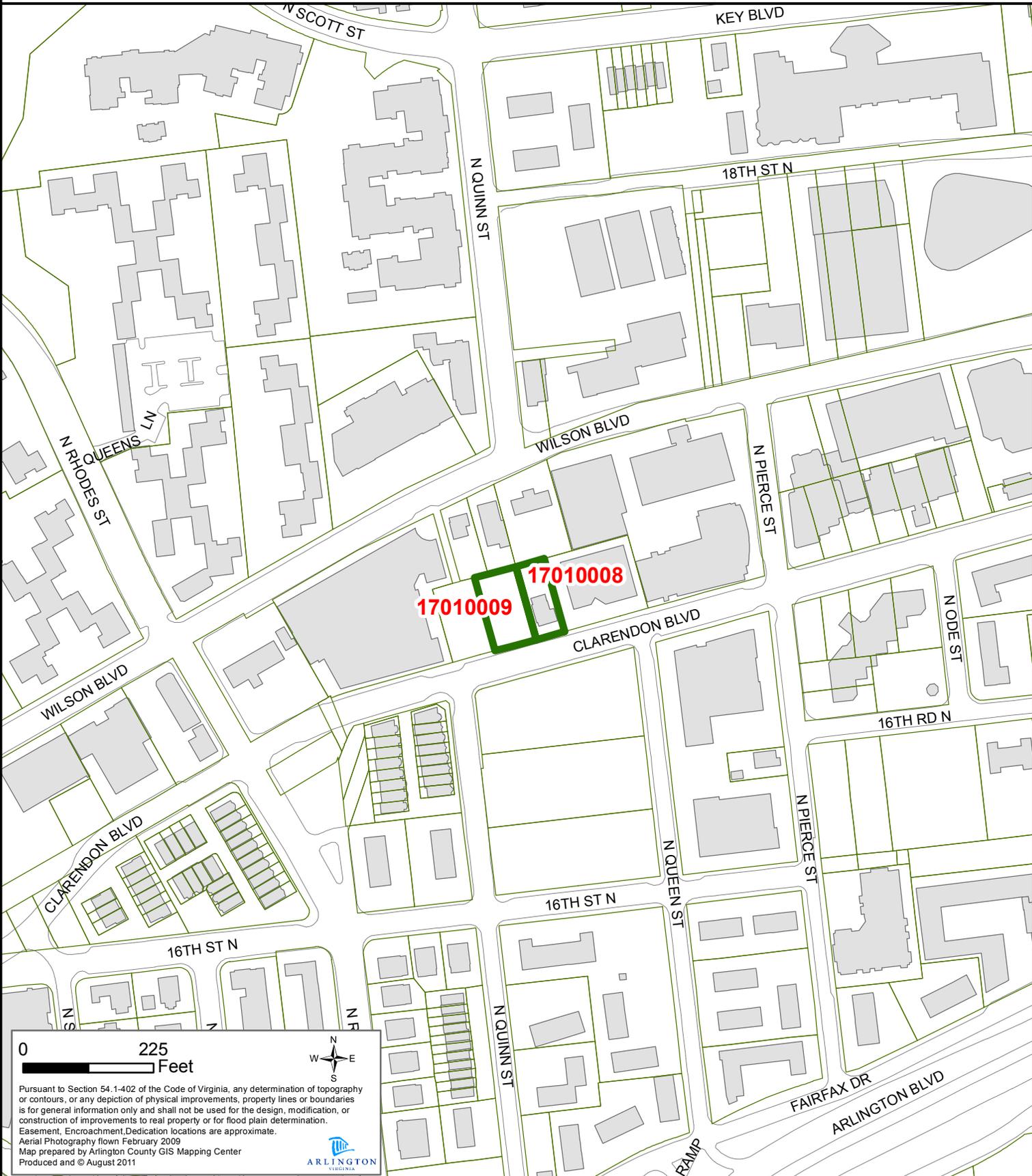
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Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Easement, Encroachment, Dedication locations are approximate. Aerial Photography flown February 2009. Map prepared by Arlington County GIS Mapping Center. Produced and © August 2011.



Vicinity Map
Resubdivision/Dedication of
Portion of N Quinn ST
RPC # 17010008 & 17010009



17010009 17010008

0 225 Feet

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