



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of June 16, 2012

**DATE:** May 29, 2012

**SUBJECT:** Consent and Authorization to Subdivide the Madison Center Property into Two Parcels of Land and to Dedicate a Portion of the Property for Public Street and Utilities Purposes located at 3829 North Stafford Street, Arlington, Virginia (RPC No. 030-036-026).

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

1. Consent to and Authorize the subdivision of the Madison Center Property, owned by the County Board, into Two Parcels of Land and to Dedicate a Portion of the Property for Public Street and Utilities Purposes, located at 3829 North Stafford Street, Arlington, Virginia (RPC No. 03-036-026); and
2. Authorize the Real Estate Bureau Chief, or his designee, to execute all deeds, and all other documents necessary to subdivide the Property, subject to the approval of such documents as to form by the County Attorney.

**ISSUES:** The County Board must authorize the subdivision of the Madison Center Property into two parcels for distinct management of their separate public uses and in order to dedicate portions of the property for public street and utility purposes to incorporate the current physical street improvements. There are no outstanding issues.

**SUMMARY:** In order to dedicate portions of the Madison Center property for public street and utilities purposes to incorporate the physical street improvements for portions of North Stafford Street and North Old Glebe Road and to separate the property into two parcels for distinct management for their separate public uses, County staff recommends that the County Board consent to and authorize subdivision of the property consistent with the plat attached hereto as Exhibit A (see Vicinity Maps at Attachments 1 and 2).

**BACKGROUND:** On October 14, 1977, the School Board of Arlington County, Virginia conveyed the Madison Center property to the County Board of Arlington County by virtue of a Deed recorded in Deed Book 1955 at Page 228. The property is bounded on the north side of the site by North Old Glebe Road, on the east by the Fort Ethan Allen Subdivision, and on the south

County Manager:

*BMD/mjs*

County Attorney:

*[Signature]*      *BAK*

18.

Staff: Betsy Herbst, DES, Real Estate Bureau

by North Stafford Street. The southerly portion encompasses the Madison Community Center, its playground, community canine area, and associated parking lots; the northerly portion of the site encompasses the Fort Ethan Allen historical site and soccer field. The portion of the property known as Fort Ethan Allen has been designated by the County as a local historic district as outlined in Section 31A of the Arlington County Zoning Ordinance.

**DISCUSSION:** The subdivision of the site will include the dedication for public street and utilities purposes of a portion of the property that is physically improved with public street infrastructure along the street frontages of North Old Glebe Road and North Stafford Street, and will establish the minimum right-of-way required for public streets. The proposed subdivision will also separate the Fort Ethan Allen historical site from the Madison Community Center property by creating corresponding parcels for the two sites. The property will be subdivided into Parcel “A” (the Fort Ethan Allen site) and Parcel “B” (the Community Center site), as shown on the plat entitled “Plat Showing The Street Dedication and Resubdivision of the Property of The County Board of Arlington County, Virginia D.B. 1955, Pg. 228, Arlington County, Virginia,” dated April 30, 2012, attached hereto as Exhibit A.

The separate parcels will provide a clear boundary for distinct management of the property. The property is managed by the Department of Parks and Recreation (DPR). However, the Fort Ethan Allen site (Parcel “A”) is a locally-designated historic district and is protected by a design review process that requires a Certificate of Appropriateness for modifications within the district boundary by the Historical Affairs and Landmark Review Board (HALRB). Parcel B is the Madison Community Center site. The proposed subdivision will facilitate the use of the County owned lands by distinguishing the Fort Ethan Allen and Madison Community Center sites from the public streets, public right-of-way, and public utilities.

The existing street improvements along the frontage of the site were constructed on County-owned public land. Over time, it has become more important to establish the boundaries of public streets on County-owned land, to define the areas of maintenance and operation of public facilities within such streets by the County agencies responsible for such maintenance. With this dedication, by recordation of a subdivision plat, the public right-of-way of North Stafford Street and North Old Glebe Road will be at least 30 feet wide.

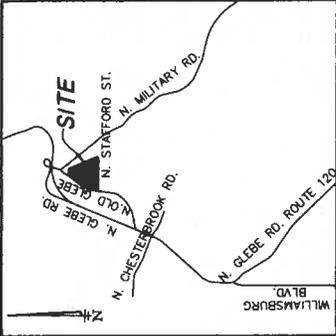
The present width of the right-of-way of North Stafford Street is 15 feet. The overall width of the street improvements on this street (including the original 15 foot right-of-way dedication and a portion of the present County-owned property) will be approximately 48 feet wide. The existing street improvements include a concrete sidewalk, grass strip, curb, gutter on the north side; curb and gutter on the south side; and an asphalt travel way, which are 29 feet wide from curb to curb.

The present width of right-of-way of North Old Glebe Road varies from approximately 6 feet at its narrowest point, just north of the North Ridgeview Road, to 25 feet. The overall width of the street improvements on this street (including the varying right-of-way and the County-owned property) will be approximately 50 feet wide. The existing street improvements include curb, gutter, grass strip and sidewalks. The areas designated on the subdivision plat for street and utilities purposes, upon recordation of the subdivision plat in the County’s land records, will

establish the public street along the site frontage for North Stafford Street and North Old Glebe Road.

**FISCAL IMPACT:** None. Maintenance of the property and dedicated streets and public utility areas will continue to be the County's responsibility.

**CONCLUSION:** It is recommended that the County Board: 1) consent to and authorize the subdivision of the Madison Center Property, owned by the County Board, into two parcels of land and to dedicate a portion of the property for public street and utilities purposes, located at 3829 North Stafford Street, Arlington, Virginia (RPC No. 03-036-026); and 2) authorize the Real Estate Bureau Chief, or his designee, to execute all deeds, and all other documents necessary to subdivide the Property, subject to the approval of such documents as to form by the County Attorney.



VICINITY MAP SCALE: 1" = 2000'

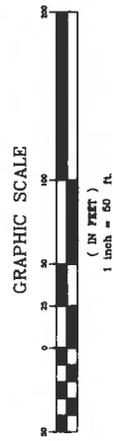
**NOTES:**

1. THE PROPERTY SHOWN HEREON IS DELINEATED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 12-14, THE EXISTING REAL PROPERTY CODE (RPC) NUMBER IS 03036026.
2. THE PROPERTY IS SUBJECT TO ALL COVENANTS, RESTRICTIONS, EASEMENTS AND DEDICATIONS OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
3. THIS SURVEY IS BASED ON A FIELD SURVEY BY ARLINGTON COUNTY, DEPARTMENT OF ENVIRONMENTAL SERVICES.

**OWNER'S CERTIFICATE**

THE PLATTING OR DEDICATION OF THE PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. IT IS FURTHER AGREED THAT PERMANENT MARKERS WILL BE SET AT ALL PROPERTY CORNERS AS REQUIRED BY STATE AND LOCAL ORDINANCES AND REGULATIONS UNDER THE SUPERVISION OF A VIRGINIA LAND SURVEYOR.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



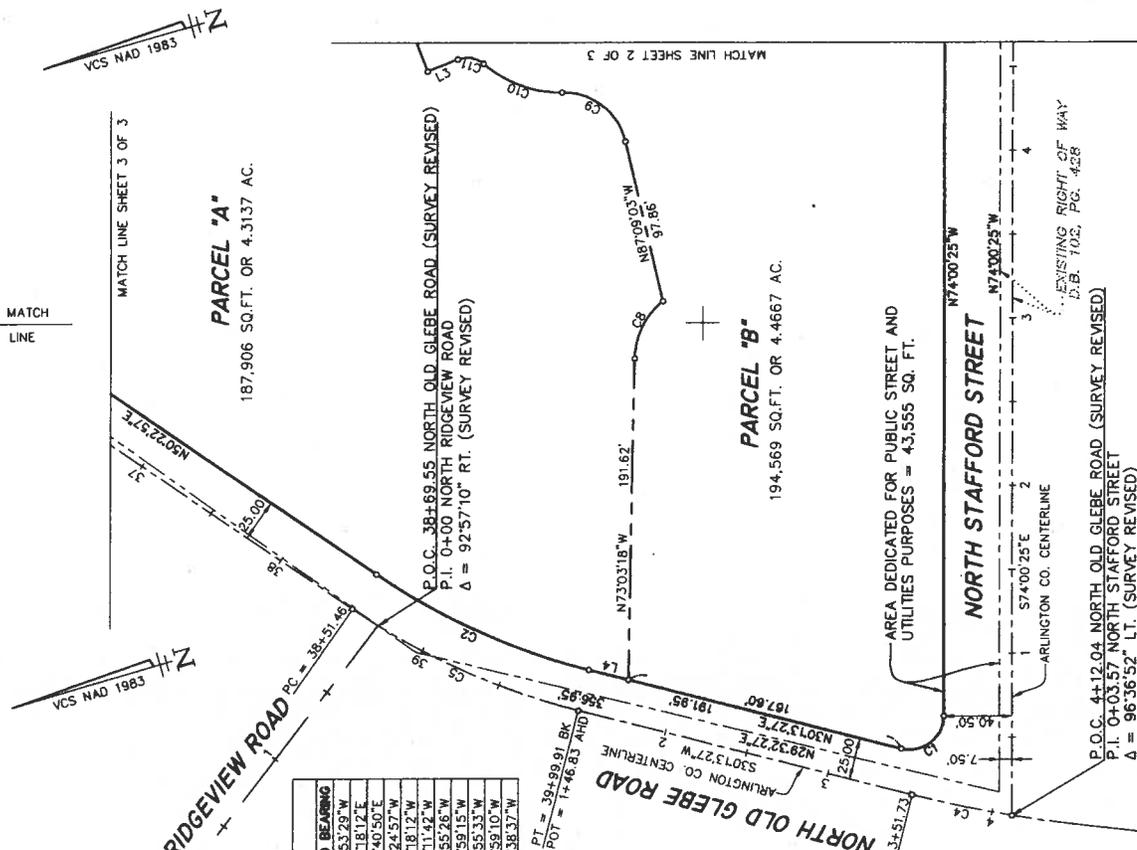
**ARLINGTON, VIRGINIA**  
DEPARTMENT OF ENVIRONMENTAL SERVICES  
ENGINEERING & CAPITAL PROJECTS DIVISION

PLAT SHOWING  
**THE STREET DEDICATION AND RESUBMISSION OF THE PROPERTY OF**

**THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**

O.B. 1955, PG. 228  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 50'  
CADD FILE: c:\arc\gisa\Map\_12\14\rpc\_03036026.dwg  
DRAWN BY: SLL  
CHECKED BY: RLF



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S06°28'03"E	35.71'
L2	S64°59'07"E	16.15'
L3	S03°40'57"E	19.32'
L4	N30°13'27"E	24.35'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	20.00'	104°13'52"	36.38'	25.71'	31.57'	N21°53'29"W
C2	396.94'	20°09'30"	139.66'	70.56'	138.94'	N40°18'12"E
C3	1231.10'	1°24'15"	30.17'	15.09'	30.17'	N49°40'50"E
C4	716.19'	7°37'00"	95.21'	47.67'	95.14'	S26°24'57"W
C5	421.94'	20°09'30"	148.45'	75.00'	147.69'	S40°18'12"W
C6	1206.10'	2°22'30"	49.99'	25.00'	49.99'	S49°11'42"W
C7	610.67'	5°37'30"	59.95'	30.00'	59.93'	S50°55'26"W
C8	45.00'	50°08'06"	39.38'	21.05'	38.13'	N47°59'15"W
C9	38.00'	77°50'49"	51.63'	30.69'	47.75'	S53°55'33"W
C10	70.00'	41°58'04"	51.27'	26.85'	50.13'	S35°59'10"W
C11	15.00'	62°39'10"	16.40'	9.13'	15.60'	S25°38'37"W

**AREA TABULATION**

- PARCEL "A" 187,906 SQ. FT. OR 4.3137 AC.
- PARCEL "B" 194,569 SQ. FT. OR 4.4667 AC.
- STREET DEDICATION 43,555 SQ. FT. OR 0.9999 AC.
- TOTAL 426,030 SQ. FT. OR 9.7803 AC.

**SURVEYOR'S CERTIFICATE**

I, STEVEN J. LEARNARD, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LAND SHOWN HEREON IS NOW IN THE NAME OF THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA AS RECORDED IN DEED BOOK 1955 AT PAGE 228 AMONG THE LAND RECORDS OF ARLINGTON COUNTY VIRGINIA.

I FURTHER CERTIFY THAT ALL BEARINGS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM NAD 1983.  
GIVEN UNDER MY HAND THIS 26th DAY OF APRIL, 2012.





FT. ETHAN ALLEN  
SUBDIVISION  
(UNRECORDED)

**PARCEL "A"**  
187,906 SQ.FT. OR 4.3137 AC.

**PARCEL "B"**  
194,569 SQ.FT. OR 4.4667 AC.

MATCH LINE SHEET 3 OF 3

MATCH LINE SHEET 1 OF 3

MATCH LINE

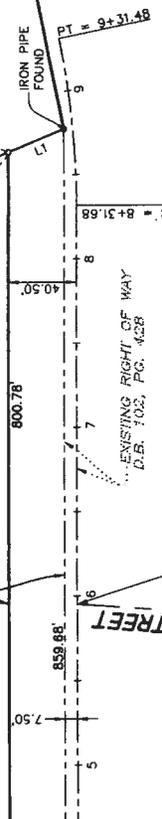
MATCH LINE

MATCH LINE

MATCH LINE

AREA DEDICATED FOR PUBLIC STREET AND UTILITIES PURPOSES = 43,555 SQ. FT.

**NORTH RICHMOND STREET**



P.O.T. 5+95.08 NORTH STAFFORD STREET  
P.I. 0+00 NORTH RICHMOND STREET  
 $\Delta = 94^{\circ}10'57''$  RT.



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DEPARTMENT OF ENVIRONMENTAL SERVICES  
ENGINEERING & CAPITAL PROJECTS DIVISION

PLAT SHOWING  
THE STREET DEDICATION AND RESUBDIVISION OF  
THE PROPERTY OF

**THE COUNTY BOARD OF  
ARLINGTON COUNTY, VIRGINIA**

D.B. 1955, PG. 228  
ARLINGTON COUNTY, VIRGINIA

SCALE : 1" = 50'  
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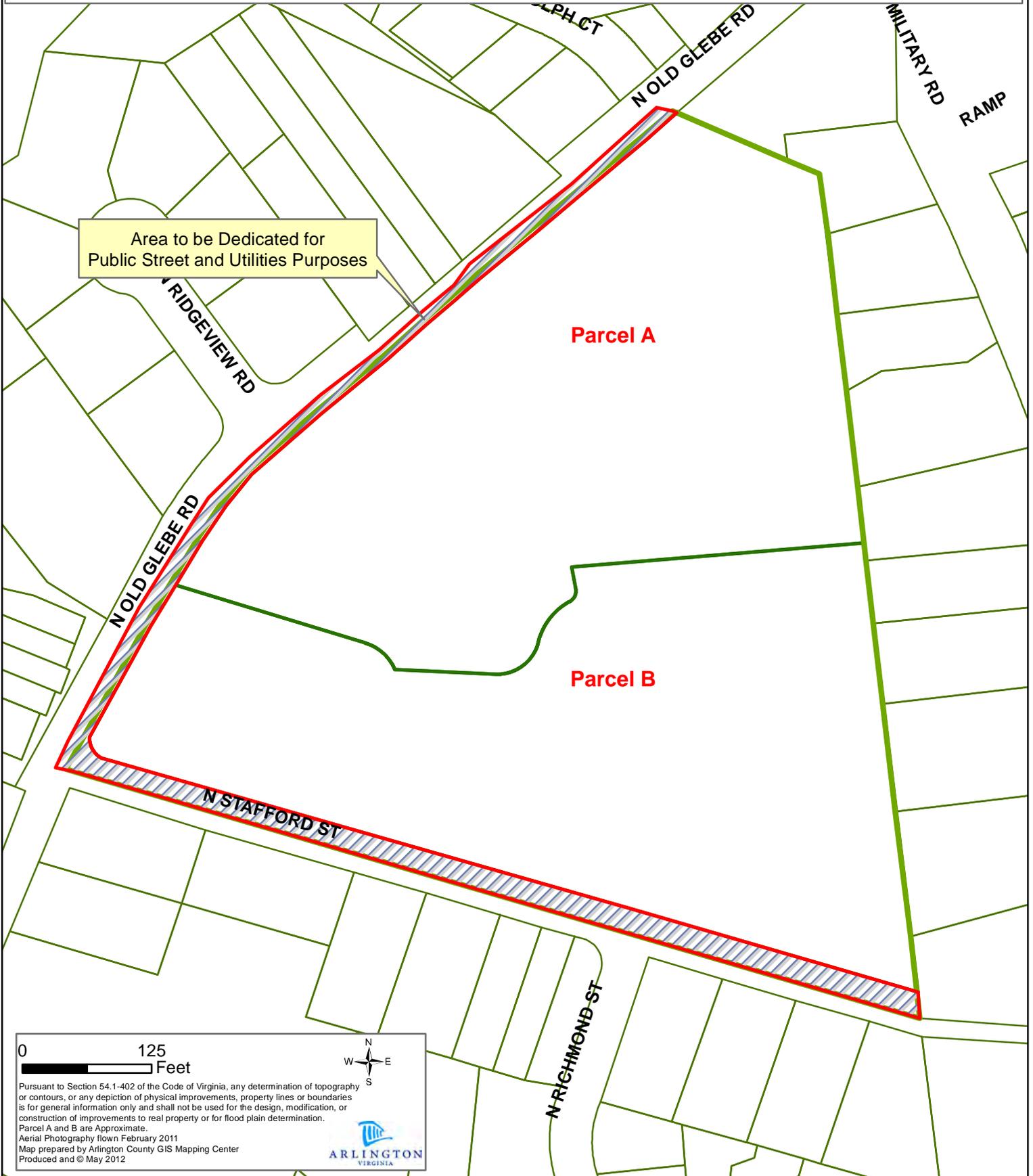
SHEET 2 OF 3



# Vicinity Map

Attachment 1

Madison Community Center  
Street Dedication and Resubdivision  
RPC# 03036026



Area to be Dedicated for  
Public Street and Utilities Purposes

Parcel A

Parcel B

0 125 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.

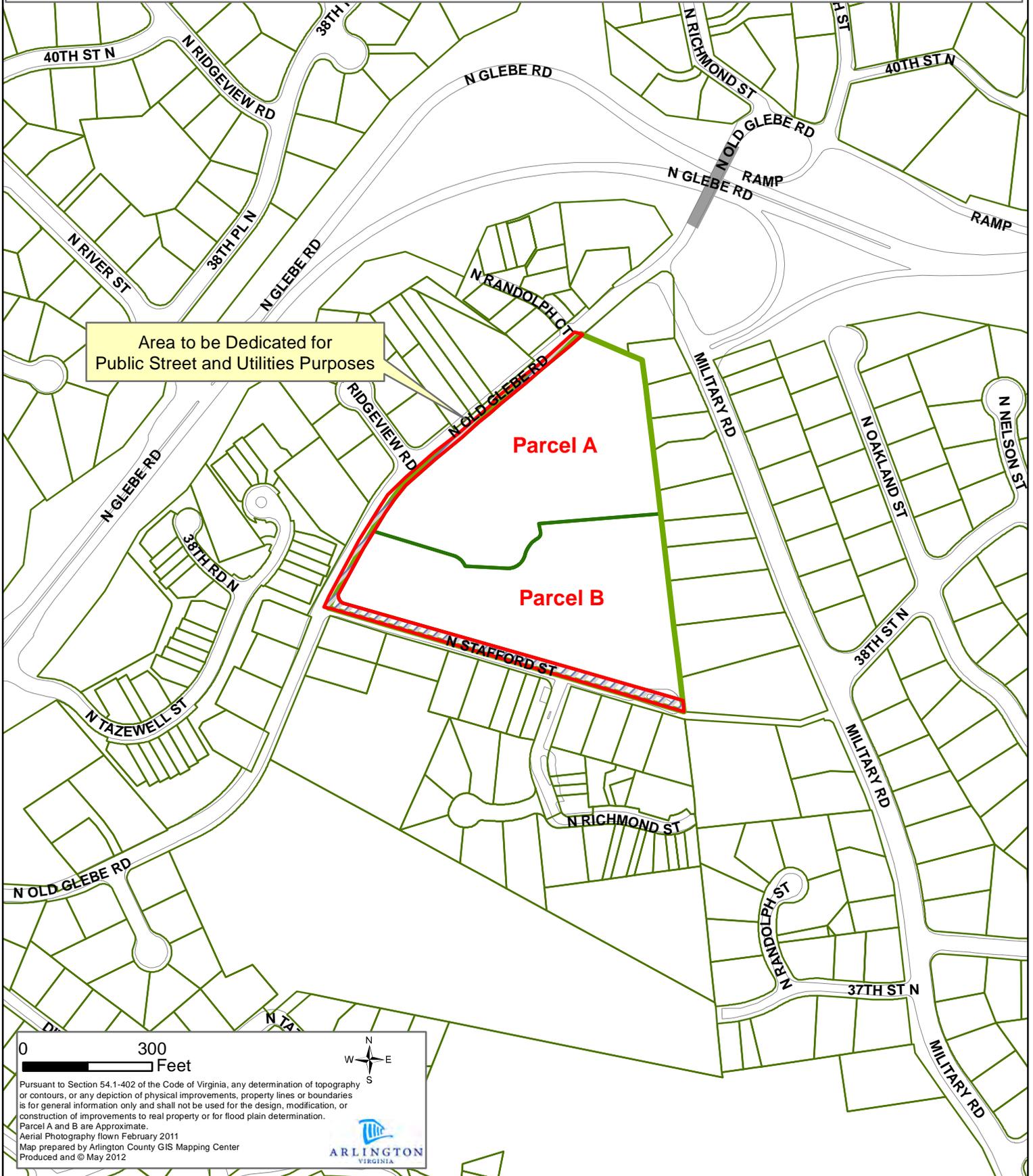
Parcel A and B are Approximate.  
Aerial Photography flown February 2011  
Map prepared by Arlington County GIS Mapping Center  
Produced and © May 2012



# Vicinity Map

Attachment 2

Madison Community Center  
Street Dedication and Resubdivision  
RPC# 03036026



Area to be Dedicated for  
Public Street and Utilities Purposes

Parcel A

Parcel B

0 300 Feet



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