ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of November 17, 2012

DATE: October 20, 2012

SUBJECT: Enactment of an Ordinance to Vacate a Portion of Fairfax Drive, Running in a Southeasterly Direction, from a Point on Fairfax Drive Near its Intersection with North Barton Street to the Southeasterly Corner of Rocky Run Park (RPC# 18-084-007).

C. M. RECOMMENDATION:

1. Enact the attached Ordinance to Vacate a Portion of Fairfax Drive, Running in a Southeasterly Direction, from a Point on Fairfax Drive Near its Intersection with North Barton Street to the Southeasterly Corner of Rocky Run Park (RPC# 18-084-007);

2. Authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute and accept, on behalf of the County Board, the Deed of Vacation and Dedication, and to execute all other documents necessary to effectuate the Ordinance of Vacation, subject to approval as to form by the County Attorney.

ISSUES: This is a request that, as part of a planned Department of Parks and Recreation project for the improvement of Rocky Run Park, the County Board, enact an Ordinance to vacate a portion of Fairfax Drive, abutting Rocky Run Park, and approve the dedication, for public street purposes, of a portion of Rocky Run Park abutting North Barton Street. No outstanding issues have been identified relevant to this request.

SUMMARY: To facilitate the construction of certain planned improvements to Rocky Run Park, and to more appropriately designate current sidewalk improvements located along North Barton Street, but currently within Rocky Run Park, County staff is requesting that the County Board vacate a portion of Fairfax Drive and, as a condition thereof, dedicate to public street purposes a portion of County owned property which contains Rocky Run Park. A portion of the County property is currently improved with sidewalk that abuts North Barton Street.

County Manager: BMD/mjs

County Attorney:

18. A.

Staff: Kevin Connolly, DES, Real Estate Bureau

BACKGROUND: The Department of Parks and Recreation is scheduled to begin construction of certain park improvements at Rocky Run Park in the fall of 2012. The planned park improvements have been designed through a master planning process. During this process, County staff sought, and received, input from the local community, and the final design was approved by the Clarendon Courthouse Civic Association. The plan for the park improvements calls for the reconfiguration and renovation of the existing park improvements. The project scope includes the reconstruction of both existing playgrounds, the reconfiguration, resurfacing, and lighting of the existing multi-use field, the provision of ADA compliant walkways, and any associated grading, drainage and landscaping work.

During the design phase of the project, it was determined that some of the existing, and planned, park improvements encroach or will encroach within the dedicated right of way of Fairfax Drive. Portions of the sidewalk, along the dedicated right of way of North Barton Street, were partially located within Rocky Run Park, and are only partially situated within the dedicated right of way of North Barton Street.

DISCUSSION: To facilitate the construction of the planned improvements to Rocky Run Park, County staff is requesting that the County Board vacate that portion of Fairfax Drive that is shown as "Portion of Fairfax Drive, Hereby Vacated, Area = 10,222 Sq. Ft.", on the plat entitled "Plat Showing Vacation of a Portion of Fairfax Drive, Liber S-4, Page 395, and Area Dedicated to Public Street Purposes, Arlington County, Virginia", and dedicate that portion of Rocky Run Park for public street and utilities purposes that is shown on such Plat as "Area Dedicated to Public Street Purposes, Arlington County, Virginia", which plat is attached hereto as Exhibit A.

To more properly identify and provide for the future use and maintenance of the sidewalk along North Barton Street, County staff is further requesting that the County Board dedicate to public street purposes, that portion of Rocky Run Park that is shown as "Area Hereby Dedicated to Public Street Purposes, Area = 2,409 Sq. Ft.", on the above described Exhibit A. The dedication of such portion of Rocky Run Park for public street and utilities purposes will be a condition of the Ordinance of Vacation of the portion of the Fairfax Drive right of way abutting Rocky Run Park.

The proposed vacation of a portion of Fairfax Drive was considered by the Planning Commission for consistency with the comprehensive plan, or part thereof, as the vacation would narrow the dedicated width of Fairfax Drive, and the associated dedication would widen the dedicated area of North Barton Street Right of Way.

Legal and Physical Description: The area of the proposed vacation and the area of the proposed dedication are both shown on the attached plat. The County is the owner of the portion of Rocky Run Park to be dedicated for public street and utilities purposes by virtue of the instruments recorded in Deed Book 1285, Page 142, page 142, Deed Book 1415, page 370, Deed Book 1261, page 396 and Deed Book 1020, page 287, all among the land records of Arlington County, Virginia. The portion of right of way for Fairfax Drive to be vacated was established by Deed, also recorded among the land records of Arlington County, in Deed Book S-4 at Page 395.

Public Notice: Public Notice of the enactment of the proposed Ordinance was given in accordance with the Code of Virginia. Notices were placed in the October 23 and the October 30 issues of the Washington Times for the County Planning Commission Meeting of November 7, 2012, and the County Board Meeting of November 17, 2012.

Compensation: The County Board is the owner of the portion of the Fairfax Drive right of way to be vacated and the portion of Rocky Run Park to be dedicated for public street and utilities purposes. No additional monetary compensation is required for the vacation or the dedication.

FISCAL IMPACT: There are no fiscal impacts related to the subject vacation and the subject dedication. PAY-Go and Park Bond funds have been allocated for the renovation of the playgrounds and field at Rocky Run Park. Neighborhood Conservation is to provide funding for the construction and lighting of the two basketball courts.

CONCLUSION: It is recommended that the County Board enact the attached Ordinance of Vacation as set forth in Attachment 1 hereto.

ATTACHMENT 1

ORDINANCE TO VACATE A PORTION OF FAIRFAX DRIVE RUNNING IN A SOUTHEASTERLY DIRECTION, FROM A POINT ON FAIRFAX DRIVE NEAR ITS INTERSECTION WITH NORTH BARTON STREET TO THE SOUTHEASTERLY CORNER OF ROCKY RUN PARK, RPC NO. 18-084-007.

BE IT ORDAINED that, upon a motion by the County Board, a portion of Fairfax Drive running in a Southeasterly direction, from a point on Fairfax Drive near its intersection with North Barton Street and abutting Rocky Run Park, Arlington County, Virginia, RPC No. 18-084-007 ("Property"), and created by a Deed recorded in Deed Book S-4 at Page 395 among the land records of Arlington County, Virginia ("Fairfax Drive"), and which portion of Fairfax Drive is shown on a plat entitled, "Plat Showing Vacation of a Portion of Fairfax Drive, Liber S-4, Page 395, and Area Dedicated to Public Street Purposes, Arlington County, Virginia" dated June 1, 2012, prepared by the Arlington, Virginia Department of Environmental Services Engineering Bureau – Survey Section ("Plat"), attached to the County Manager's Report dated September 25, 2012, as Exhibit A, is hereby vacated subject to the following conditions:

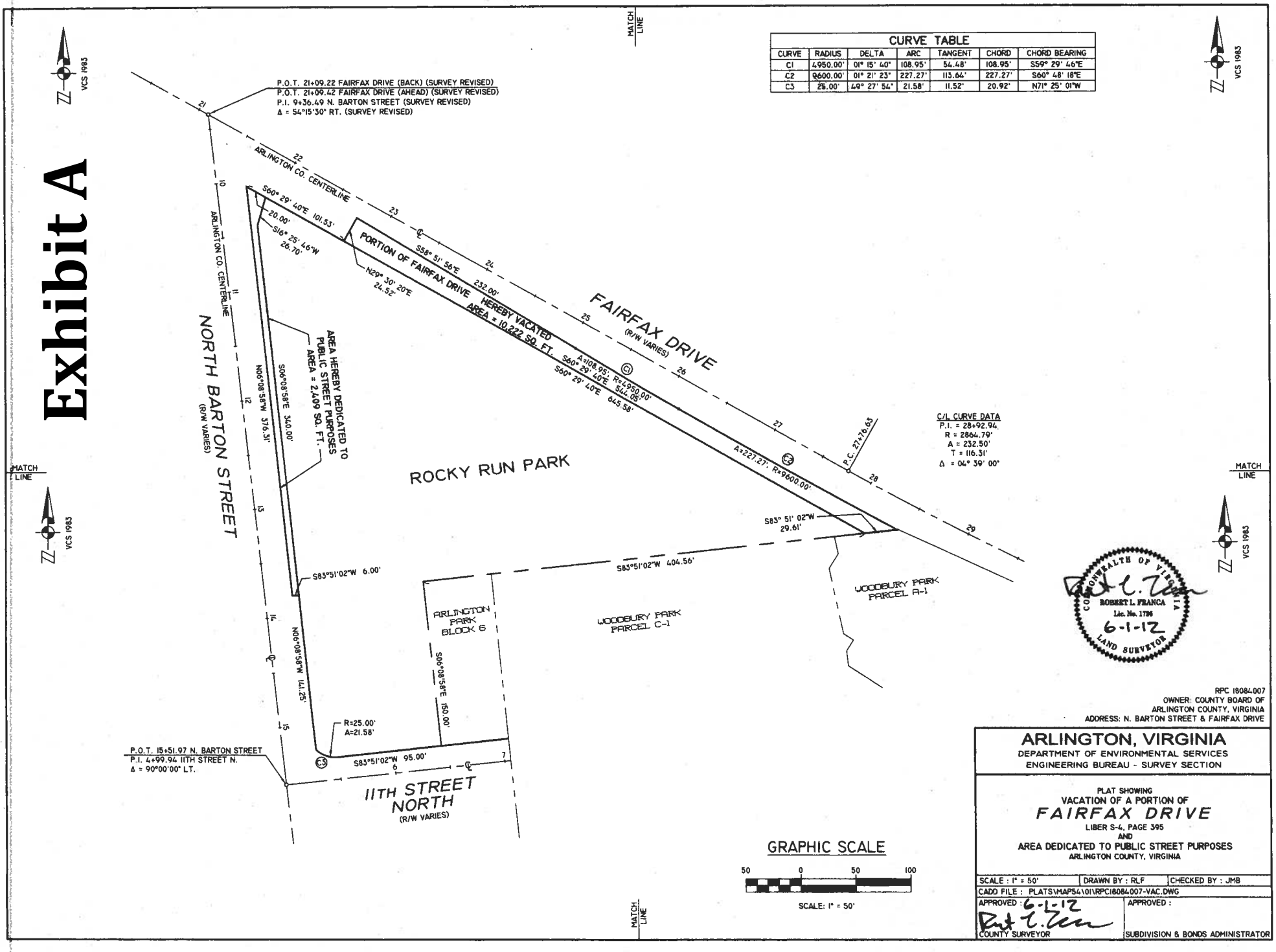
1. The County shall dedicate to public street purposes, that portion of Rocky Run Park that is shown on the Plat as "Area Hereby Dedicated to Public Street Purposes, Area = 2,409 Sq. Ft.".

2. The County shall prepare the Deed of Vacation and Dedication, all required plats, subject to approval thereof by the County Manager, or her designee, and approval of the Deed of Vacation and Dedication as to form by the County Attorney.

3. The County shall record all plats, and the Deed of Vacation and Dedication, required by this Ordinance of Vacation.

4. The County shall pay all fees for the recording of the required documents, associated with this Ordinance of Vacation.

Exhibit A



CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	4950.00'	01° 15' 40"	108.95'	54.48'	108.95'	S59° 29' 46"E
C2	9600.00'	01° 21' 23"	227.27'	113.64'	227.27'	S60° 48' 18"E
C3	25.00'	49° 27' 54"	21.58'	11.52'	20.92'	N71° 25' 01"W

RPC 18084007
OWNER: COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA
ADDRESS: N. BARTON STREET & FAIRFAX DRIVE

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

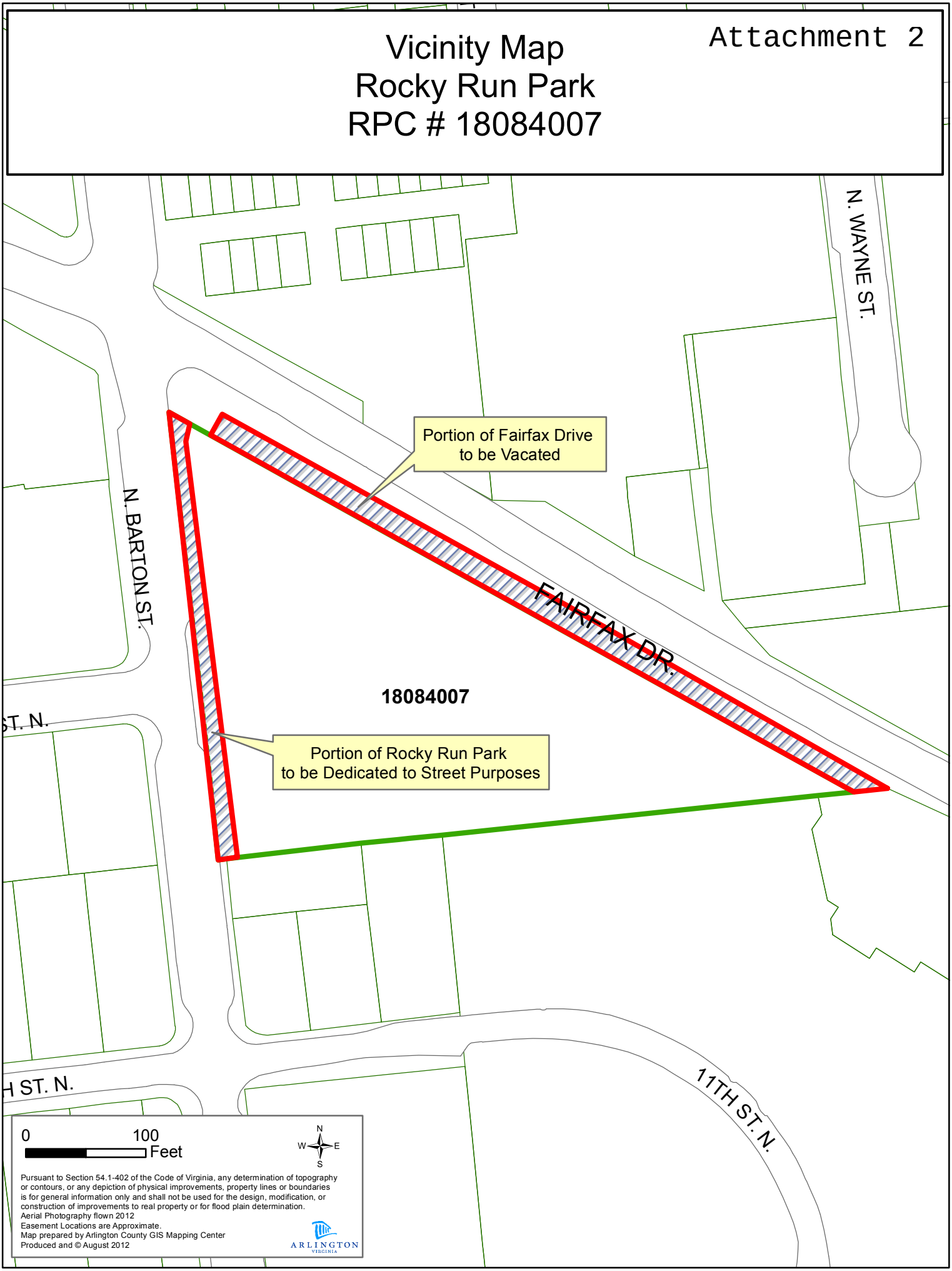
PLAT SHOWING
VACATION OF A PORTION OF
FAIRFAX DRIVE
LIBER S-4, PAGE 395
AND
AREA DEDICATED TO PUBLIC STREET PURPOSES
ARLINGTON COUNTY, VIRGINIA

GRAPHIC SCALE
50 0 50 100
SCALE: 1" = 50'

SCALE : 1" = 50'	DRAWN BY : RLF	CHECKED BY : JMB
CADD FILE : PLATS\MAP54\01\RPC18084007-VAC.DWG		
APPROVED : 6-1-12 COUNTY SURVEYOR		APPROVED : SUBDIVISION & BONDS ADMINISTRATOR

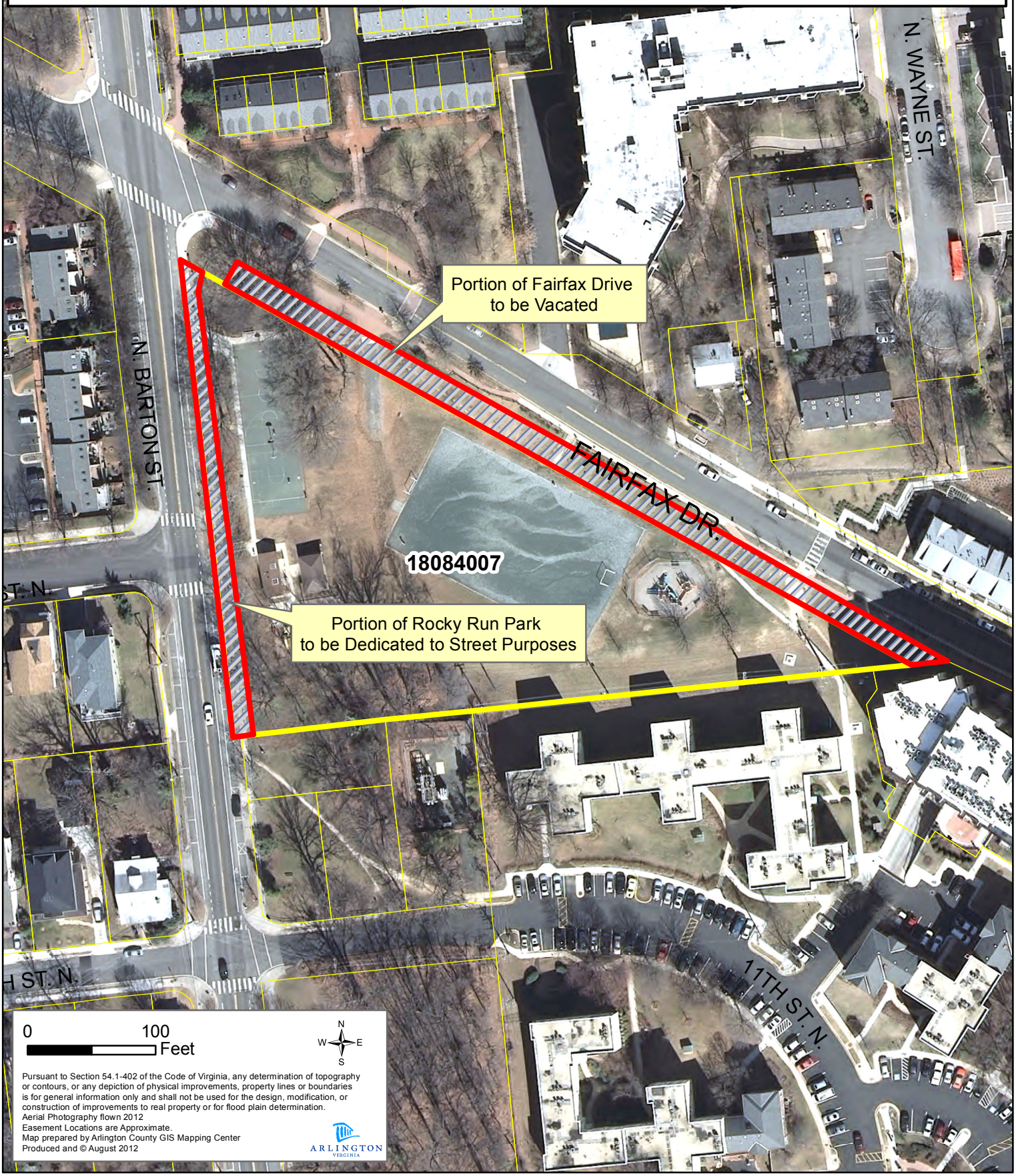
Attachment 2

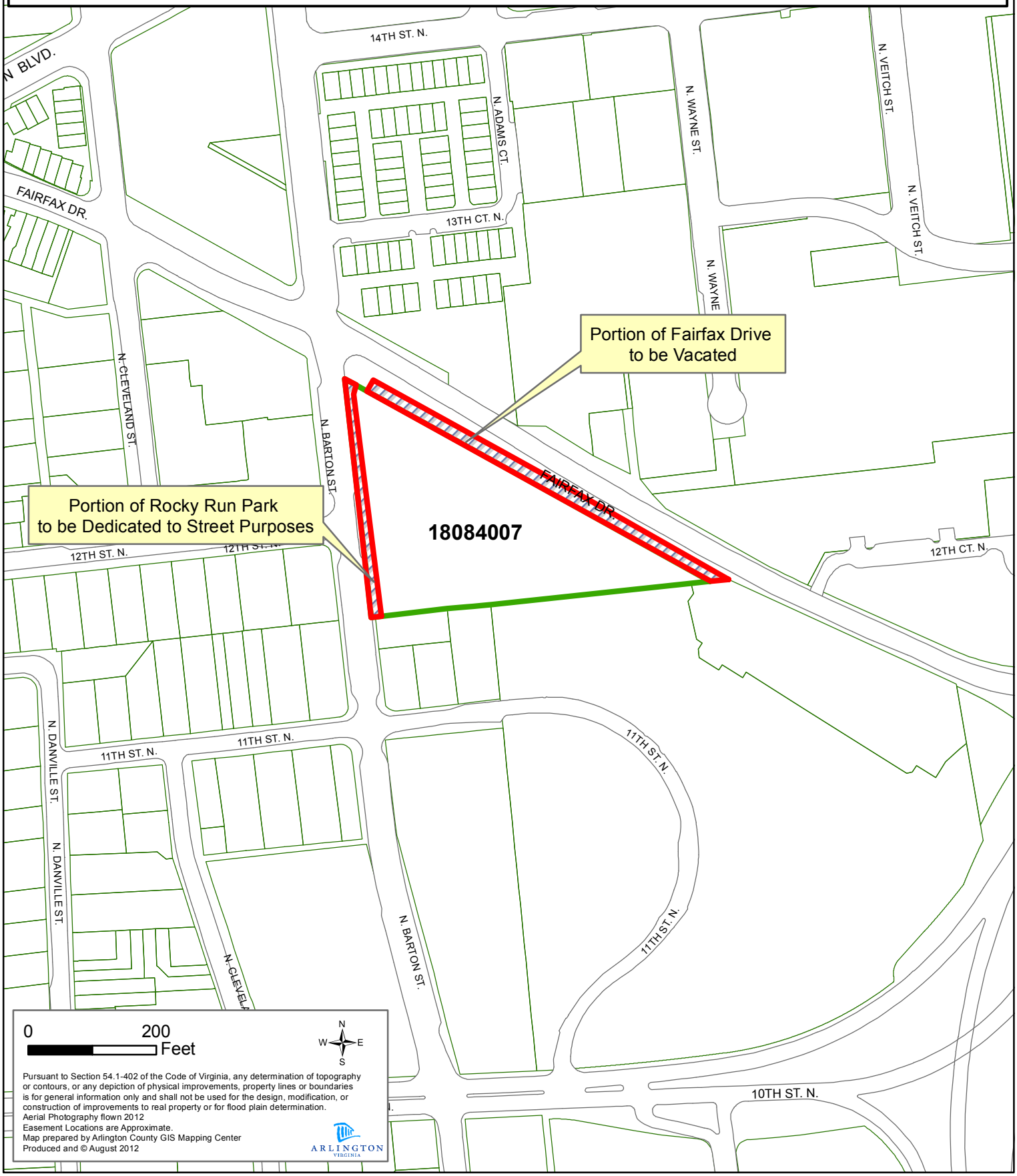
Vicinity Map
Rocky Run Park
RPC # 18084007



Vicinity Map
Rocky Run Park
RPC # 18084007

Attachment 2



Attachment 2

Vicinity Map
Rocky Run Park
RPC # 18084007