

EXHIBIT NO. 1

14  
12-14-02

Docket Item # 9-B  
VACATION #2002-0004  
ARHA SCATTERED HOUSING –  
RADFORD ST, BETWEEN W BRADDOCK RD  
& KING ST

Planning Commission Meeting  
December 3, 2002

**ISSUE:** Consideration of a request for vacation of a portion of the public street right-of-way.

**APPLICANT:** Alexandria Redevelopment and Housing Authority  
by Harry P. Hart, attorney

**LOCATION:** 1700 West Braddock Road;  
(Portion of Radford Street between W Braddock Rd and King St)

**ZONE:** RB/Townhouse

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**PLANNING COMMISSION ACTION, DECEMBER 3, 2002:** On a motion by Mr. Komoroske, and second by Ms. Fossum, the Planning Commission voted to recommend approval of the application subject to compliance with all applicable codes and ordinances and staff conditions. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

**Reason:** The Planning Commission agreed that the land was needed for expansion of the existing ARHA public housing cluster and that the City no longer needed it for improving the W. Braddock Road and Radford Street intersection.



STAFF RECOMMENDATION:

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation filed with the Departments of Planning and Zoning. (T&ES) (P&Z)
2. Easements shall be retained for all public and private utilities located within the vacated street right-of-way. (T&ES)

DISCUSSION:

The Alexandria Redevelopment and Housing Authority (ARHA) requests vacation the subject portion of the right-of-way along the east side of Radford Street for the purpose of developing affordable housing. Currently there are ten ARHA housing units on a 0.52 acre lot to the east. ARHA owns a 0.16 acre lot between the Radford Street right-of-way and the developed lot and needs the additional 0.15 acre unused right-of-way to add six affordable housing units to the complex.

The unused right-of-way was acquired by the City along with the other two mentioned lots (TM #32.00-04-02 and -03) for development of the currently existing affordable housing units. A portion of the land acquired was set aside for future improvements to Radford Street and its intersection with King Street. Subsequent analysis of the traffic patterns and roadway facilities in the area have resulted in a determination that Radford Street will not be widened beyond its present dimensions and that any future improvements of the intersection at King Street will not extend into the reserved right-of-way.

By vacating the unused portion of the right-of-way, the City will enable ARHA to assemble a site large enough for the six townhouse residential units proposed for the site in DSUP #2002-0033. Without incorporation of the area requested, the land area currently owned by ARHA could accommodate no more than three units.

Master Plan/Zoning: The subject property is zoned RB/Townhouse, and is located in the Fairlington/Bradlee Small Area Plan.

STAFF ANALYSIS:

Staff recommends approval of the vacation application because the City no longer needs the existing right-of-way width for road widening and the ARHA project makes good use of the surplus land.

The City has held the right-of-way in reserve for a number of years for the purpose of widening Radford Street in combination with other roadway improvements in the area. Current planning for transportation improvements no longer indicate a possible need for widening Radford Street or for using the reserved area for intersection improvements at the King Street-Radford Street intersection. All changes anticipated for traffic flow on Radford Street and through the intersection can be accommodated within the confines of the roadway. Therefore, there is no identified current or future need for the City to retain the unused right-of-way area for transportation purposes.

VAC #2002-0004  
ARHA Scattered Housing - Portion of Radford St,  
Between W Braddock Rd & King St.

ARHA has developed a good plan for use of the consolidated ARHA lots and the subject unused right-of-way for affordable housing, a use that is clearly in the public interest. The development proposed in DSUP #2002-0033 is well organized and designed to be an asset to the immediate neighborhood and to the City as a whole.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Robert M. McLeod, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

No findings or code requirements were received from this department.

Code Enforcement:

No comments were received from this department.

Police Department:

F-1 No objections.

Real Estate Assessments:

F-1 There will be no charge for the vacation of the 6,357 square feet of right-of-way along Radford Street.

Recreation, Parks & Cultural Activities (Arborist):

No comments were received from this department

Rob McLeod

# APPLICATION: VACATION

VAC # 2002-0004

PROPERTY LOCATION: Right of Way along Radford Street between Braddock & King <sup>1700 W.</sup>

TAX MAP REFERENCE: Adjacent to 32.00-02 ZONE: RB

APPLICANT Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

PROPERTY OWNER'S NAME: City of Alexandria

(Owner of abutting area to be vacated)

ADDRESS: 301 King Street, Alexandria, Virginia 22314

VACATION DESCRIPTION: 6,357 sq. feet of right of way to be vacated along Radford Street between King Street and Braddock Road. (See attached vacation plat).

THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia.

THE UNDERSIGNED having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Harry P. Hart  
Print Name of Applicant or Agent

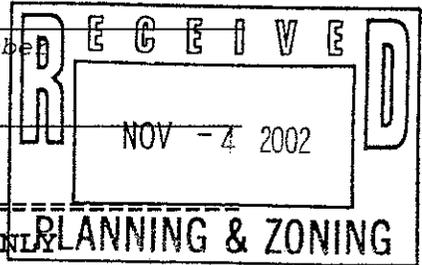
Harry P. Hart  
Signature

307 N. Washington Street  
Mailing Address

703-836-5757  
Telephone Number

Alexandria, VA 22314  
Mailing Address

\_\_\_\_\_  
date



===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Filing: \_\_\_\_\_ \$ Filing Fee NOT REQUIRED PER. Rob McLEOD  
date received fee paid date paid

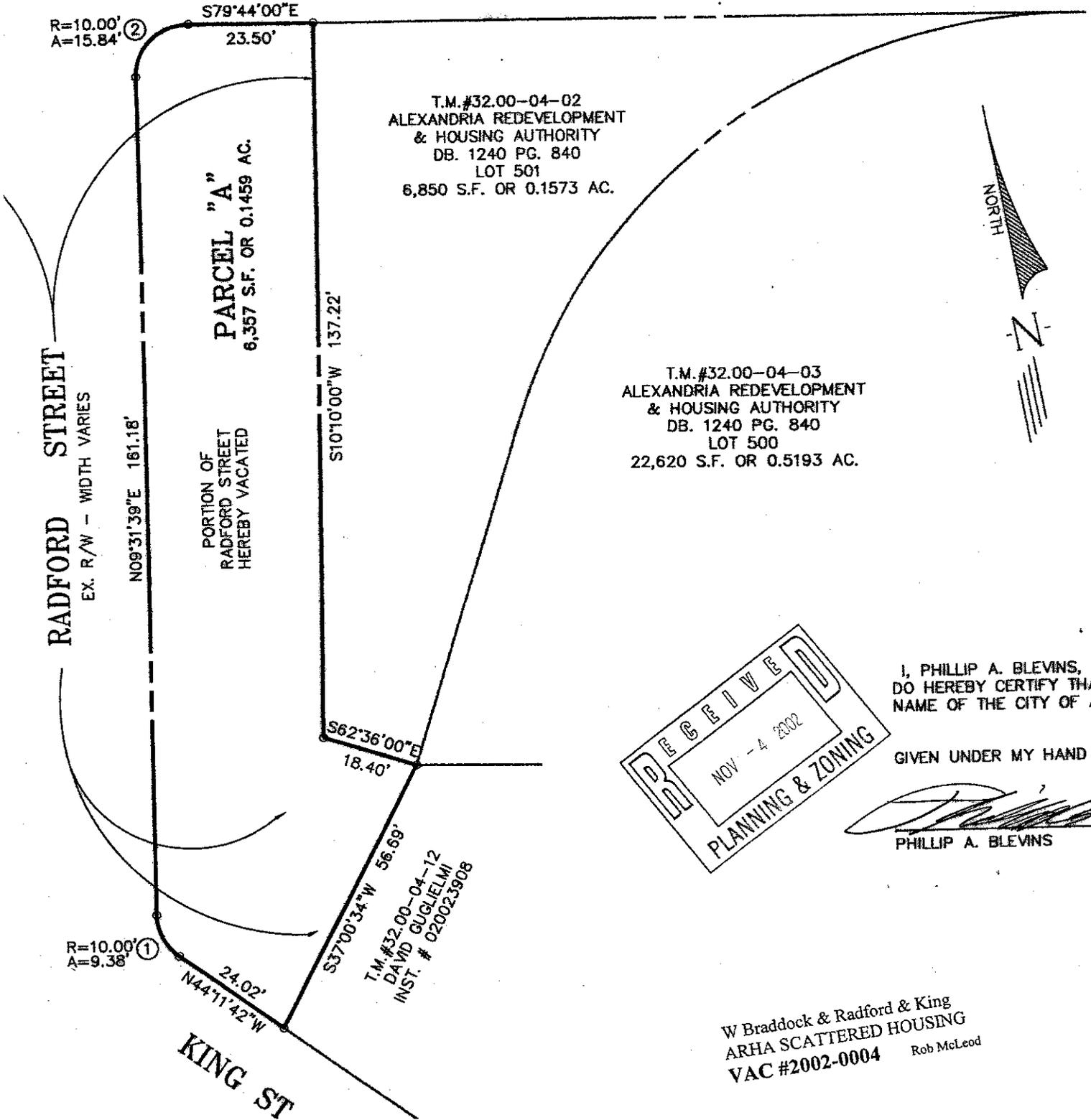
Legal Advertisement: \_\_\_\_\_ Property Placard: \_\_\_\_\_

Action - Planning Commission: \_\_\_\_\_

Action - City Council: \_\_\_\_\_

**BRADDOCK ROAD**  
EX. R/W WIDTH VARIES

VAC.2002-0004



**RECEIVED**  
NOV - 4 2002  
PLANNING & ZONING

I, PHILLIP A. BLEVINS, A C  
DO HEREBY CERTIFY THAT  
NAME OF THE CITY OF ALE.

GIVEN UNDER MY HAND TH

*[Signature]*  
PHILLIP A. BLEVINS

W Braddock & Radford & King  
ARHA SCATTERED HOUSING  
VAC #2002-0004 Rob McLeod

PLEASE SELECT 3 VIEWERS AND NAME ONE AS CHAIR

VIEWERS LIST

Mr. Donald Allen  
102 Monroe Avenue  
Alexandria, VA 22301  
703-836-0094

Mr. Ross Bell  
820 S. Washington Street, #B-329  
Alexandria, VA 22314  
703-836-2001 [cme-10/00]

Ms. Amoret Bunn  
607 Melrose Street  
Alexandria, VA 22302  
703-683-1836

Mr. Rodger Digilio  
1900 Mt. Vernon Avenue  
Alexandria, VA 22301  
703-548-6066 [cme-10/00]

Ms. Katrine Fitzgerald  
307 East Mason Avenue  
Alexandria, VA 22301  
703-683-1617

Ms. Gila Harris  
5435 Richenbacher Avenue  
Alexandria, VA 22304  
703-671-9055 [wde-7/00]

Mr. John Hines  
13 East Myrtle Street  
Alexandria, VA 22301  
703-683-9659

Mrs. Judy Lowe  
14 West Mount Ida Avenue  
Alexandria, VA 22305  
703-548-1713 [wde-9/00]

Ms. Kellie Meehan  
801 West View Terrace  
Alexandria, VA 22301  
703-836-1787

Mr. Lee Roy Steele  
516 North Patrick Street  
Alexandria, VA 22314  
703-549-7737 [wde-9/00]

Mr. Warren Almquist  
201 East Monroe Street  
Alexandria, VA 22302  
703-684-3657

Mr. Bill Brandon  
727 Upland Place  
Alexandria, VA 22314  
703-683-0927 [cme-10/00]

Ms. Libby Cooperman  
205 Yoakum Parkway, #215  
Alexandria, VA 22304  
703-370-9064

Ms. Marilyn Doherty  
12 West Mount Ida Avenue  
Alexandria, VA 22301  
703-548-3095

Mrs. Ruby Fitzgerald  
305 Summers Drive  
Alexandria, VA 22301  
703-548-7088

Ms. Debbera Hayward  
5911-303 Edsall Road  
Alexandria, VA 22304  
703-370-7360

Mr. Jesse Jennings  
1019 Oronoco Street  
Alexandria, VA 22314  
703-549-5229 [wde-9/00]

Ms. Cathy Major  
1431 Oronoco Street  
Alexandria, VA 22314  
703-836-2521

Mr. Paul Smedberg  
975 Powhatan Street  
Alexandria, VA 22314  
703-684-8795

Ms. Ruby Tucker  
254 Lynhaven Drive  
Alexandria, VA 22305  
703-549-7754

*Chair*

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# 14 12/14/02



City of Alexandria, Virginia  
301 King Street, Suite 2300  
Alexandria, Virginia 22314



Kerry J. Donley  
Mayor

December 17, 2002

Beverly I. Jett, CMC  
City Clerk and  
Clerk of Council  
beverly.jett@ci.alexandria.va.us

William C. Cleveland  
Vice Mayor

(703) 838-4550  
Fax: (703) 838-6433

Members of Council  
Claire M. Eberwein  
William D. Euille  
Redella S. Pepper  
David G. Speck  
Joyce Woodson

Mr. Lee Roy Steele  
516 North Patrick Street  
Alexandria, Virginia 22314

Re: Consideration of a request for vacation of a portion of the public street right-of-way located at 1700 West Braddock Road (Portion of Radford Street between West Braddock Road and King Street)

Dear Mr. Steele:

Pursuant to authorization given to Mayor Donley by the City Council at its Public Hearing Meeting on December 14, 2002, you, together with Mrs. Judy Lowe as Chairperson, and Mr. Ross Bell, were appointed as viewers to view the public right-of-way property described in the attached pages and to report in writing whether in the viewers' opinion any inconvenience or harm to the public would result from discontinuing and vacating the public right-of-way use of this property. I have enclosed a sample viewers' report. For further information concerning this matter, you may contact the Director of the Department of Planning and Zoning at 703-838-4666.

If possible, would you please have your report, signed by all three viewers, in the Office of the City Clerk on or before Monday, January 6, 2004. If this date is not convenient, please call my office so that we can place your report on a later docket.

Please bill the Alexandria Redevelopment and Housing Authority, 600 North Fairfax Street, Alexandria, Virginia 22314. If payment is not made within thirty (30) days, please advise the City Clerk at 703-838-4550.

Sincerely,

Beverly I. Jett, CMC  
City Clerk and Clerk of Council

Enclosures: Docket Item No. 14  
Sample Viewers' Report  
Mrs. Judy Lowe, 703-548-1713  
Mr. Ross Bell, 703-836-2001

"Home Town of George Washington and Robert E. Lee"



*City of Alexandria, Virginia*  
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Alexandria, Virginia 22314

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"Home Town of George Washington and Robert E. Lee"

Rob McLeod

# APPLICATION: VACATION

14

VAC # 2002-0004

PROPERTY LOCATION: Right of Way along Radford Street between Braddock & King <sup>1700 W.</sup>

TAX MAP REFERENCE: Adjacent to 32.00-02 ZONE: RB

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Address: 600 N. Fairfax Street, Alexandria, VA 22314

PROPERTY OWNER'S NAME: City of Alexandria

(Owner of abutting area to be vacated)

ADDRESS: 301 King Street, Alexandria, Virginia 22314

VACATION DESCRIPTION: 6,357 sq. feet of right of way to be vacated along Radford Street between King Street and Braddock Road. (See attached vacation plat).

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Harry P. Hart  
Print Name of Applicant or Agent

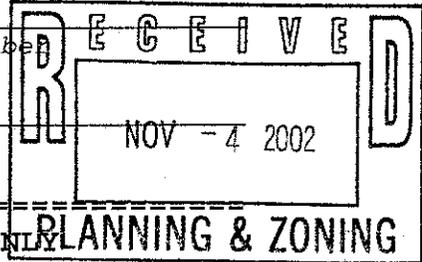
Harry P. Hart  
Signature

307 N. Washington Street  
Mailing Address

703-836-5757  
Telephone Number

Alexandria, VA 22314  
Mailing Address

\_\_\_\_\_  
date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Filing: \_\_\_\_\_ \$ Filing Fee NOT REQUIRED PER Rob McLeod  
date received fee paid date paid

Legal Advertisement: \_\_\_\_\_ Property Placard: \_\_\_\_\_

Action - Planning Commission: 12/3/2002 RECOMMEND APPROVAL 6-0

Action - City Council: 12/14/02PH--SEE ATTACHED.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

13. (continued) City Council approved the Planning Commission recommendation with the changes in conditions as noted [in Attorney Hart's letter dated December 13, 2002] to now read: Condition #1c: "1c. The facade for the unit on Lot 11 shall be a combination of brick and cementitious siding to the satisfaction of the Director of P&Z."; Condition #1d: "1d. The units shall provide varied rooflines as generally depicted on the preliminary plans."; Condition #1e: "1e. The roof material and color shall be done to the satisfaction of the Director of P&Z."; Condition #5: "5. Fencing shall be constructed as indicated on the preliminary plan and maintained in good condition. Type A fencing shall be white, Type B fencing shall be aluminum or steel with a black factory-applied finish. The section of fence at the end unit, adjacent to W. Braddock Road, shall be a brick wall with the same overall dimensions as the fence shown to the satisfaction of the Director of P&Z."; and Condition #38: "38. The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z."

Council Action: \_\_\_\_\_

14. VACATION #2002-0004

1600-1706 W BRADDOCK ROAD; RADFORD ST; KING ST

ARHA SCATTERED HOUSING - W BRADDOCK RD, RADFORD, KING

Public Hearing and Consideration of a request for vacation of a portion of the public street right-of-way; zoned RB/Residential. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney, and appointment of viewers for same.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation and authorized the appointment of viewers. Judy Lowe, chair, and Ross Bell and Lee Roy Steele were appointed as viewers.

Council Action: \_\_\_\_\_

15. DEVELOPMENT SPECIAL USE PERMIT #2002-0034

423 S REYNOLDS ST

ARHA SCATTERED HOUSING - S REYNOLDS ST

Public Hearing and Consideration of a request for a development special use permit, with site plan, for construction of residential townhouses as affordable housing; zoned CRMU-M/Commercial Residential Mixed Use, Medium. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

T&ES, Parks and Recreation and ARHA were requested to get together and look at this particular site in terms of pedestrian access and the ability to get to the nearby park areas for safety and convenience of the residents not only of the ARHA units but Essex House as well.