

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 21, 2012

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: RASHAD M. YOUNG, CITY MANAGER 

SUBJECT: CONSIDERATION OF A RESOLUTION AUTHORIZING THE USE OF EMINENT DOMAIN TO ACQUIRE NECESSARY RIGHT-OF-WAY FOR THE KING STREET/BEAUREGARD STREET INTERSECTION IMPROVEMENT PROJECT

ISSUE: City Council approval of a resolution authorizing the use of eminent domain to acquire the necessary right of way to construct the King Street/Beauregard Street Intersection Improvement project.

RECOMMENDATION: That the City Council adopt the attached resolutions (Attachments 1-7) approving the use of eminent domain to acquire the necessary right-of-way from the parcels listed below. A resolution is included for each property owner, some include multiple adjacent parcels. The representatives of the following parcels have requested that the City file quick take certificates:

- 4520 King Street
- 4622 King Street
- 4600 King Street (Hopkins)

Representatives of the following parcels are continuing to negotiate with the City but have not yet signed purchase agreements. There is general agreement on the provisions and contracts are expected to be signed. However, these properties are listed here in the event that contracts are not executed as expected.

- 4600 King Street (Tauber)
- 4600 B King Street
- 4600 D King Street
- 4530 King Street
- 4474 King Street
- 2800 N. Hampton Drive
- 3400 N. Beauregard Street

- 3451 N. Beauregard Street
- 2733 S. Walter Reed Drive

DISCUSSION: Staff is currently completing the design of intersection improvements at the intersection of King Street, Beauregard Street and Walter Reed Drive. All properties are located in Alexandria except 2733 Walter Reed Drive which is in Arlington County. This project was designed in cooperation with the Arlington County government and they are supportive of these planned intersection improvements and aware of the need to acquire property in their jurisdiction. City staff met with property owners who would be affected by the project in April, 2007 and again in October, 2009 to advise them of the potential impacts and explain the right-of-way acquisition process. There have also been numerous interactions by staff answering questions from individual property owners.

On June 28, 2011, City Council passed a resolution (Attachment 8) authorizing staff to proceed with right-of-way acquisition necessary for the construction of the project. Consistent with the Federal Highway Administration and Virginia Department of Transportation policies and procedures, which had to be followed due to the funding for the project, offer agreements were sent to each of the parcel owners from whom right-of-way is necessary. Negotiations have been on-going since fall 2011. Of the nineteen impacted parcels, seven have signed purchase agreements and are being scheduled for settlement. Once parcel is owned by the City. There are seven owners for the remaining eleven parcels. Negotiations are continuing up to June 26, and City staff will inform Council of any last minute agreements.

Staff recommends that Council authorize the use of eminent domain to acquire the remaining parcels. In the course of negotiations, none of the property owners has objected to the City's acquisition of the property for the intersection improvement project. The remaining owners have indicated a desire to continue negotiating on the amount of compensation. Once certificates have been filed through the quick-take process, negotiations will continue with the property owners regarding compensation; however the City will own title to the needed properties and the project can move forward in a manner consistent with the schedule to which the City has committed with VDOT. Necessary utility relocations are scheduled to begin in the fall of 2012, followed by construction of the roadway improvements in the summer of 2013. VDOT will not authorize any of this work to begin until the right-of-way acquisition phase is complete.

FISCAL IMPACT: The estimated cost of right-of-way acquisition is \$4.85 million. This project is funded with VDOT Urban Funds which require a two-percent City match, or \$97,000. This funding is currently allocated in the King/Beauregard CIP account. While negotiations are on-going with several property owners, staff believes that all of the properties will be purchased within this budgeted amount. If the compensation price is not able to be negotiated directly with the land owners, the value will be determined by a judge through the eminent domain process.

ATTACHMENTS:

Attachment 1: Resolution for 2733 S. Walter Reed Drive (Arlington County)

Attachment 2: Resolution for 4622 King Street & 4600 King Street

Attachment 3: Resolution for 4600 King Street; 4600 B King Street; 4600 D King Street;
4530 King Street and 3451 N. Beauregard Street

Attachment 4: Resolution for 4520 King Street

Attachment 5: Resolution for 4474 King Street
Attachment 6: Resolution for 2800 N. Hampton Drive
Attachment 7: Resolutions for 3400 N. Beauregard Street
Attachment 8: June 28, 2011 Docket Memo and Resolution

STAFF:

Bruce Johnson, Chief of Staff
Mark Jinks, Deputy City Manager
Christopher Spera, Deputy City Attorney
Richard J. Baier, P.E., LEED AP, Director, Transportation & Environmental Services
Emily A. Baker, P.E., City Engineer, Transportation & Environmental Services
Lisa Jaatinen, P.E., Civil Engineer IV, Transportation & Environmental Services

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 2733 S. Walter Reed Drive (Arlington County); and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 2733 S. Walter Reed Drive (Arlington County) is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS the City Council has determined that the value of the property to be acquired is \$311,326.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the County of Arlington, Virginia, deposit of the sum of \$311,326.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City

to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and

5. That this Resolution shall be effective immediately.

ADOPTED: _____

WILLIAM D. EUILLE, MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

5

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 4622 King Street & 4600 King Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 4622 King Street & 4600 King Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS the City Council has determined that the value of the property to be acquired is \$1,020,900.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$1,020,900.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City

to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and

5. That this Resolution shall be effective immediately.

ADOPTED: _____

WILLIAM D. EUILLE, MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 4600 King Street; 4600 B King Street; 4600 D King Street; 4530 King Street and 3451 N. Beauregard Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 4600 King Street & 4600 B King Street & 4600 D King Street & 4530 King Street & 3451 N. Beauregard Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS the City Council has determined that the value of the property to be acquired is \$1,717,091.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$1,717,091.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and

4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and

5. That this Resolution shall be effective immediately.

ADOPTED: _____

WILLIAM D. EUILLE, MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 4520 King Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 4520 King Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS the City Council has determined that the value of the property to be acquired is \$1,072,246.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$1,072,246.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the

property as required by this Resolution; and

5. That this Resolution shall be effective immediately.

ADOPTED: _____

WILLIAM D. EUILLE, MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 4474 King Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 4474 King Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS the City Council has determined that the value of the property to be acquired is \$30,729.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$30,729.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the

property as required by this Resolution; and

5. That this Resolution shall be effective immediately.

ADOPTED: _____

WILLIAM D. EUILLE, MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY FOR USE AS PUBLIC RIGHT OF WAY

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 2800 N. Hampton Drive; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 2800 N. Hampton Drive is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS the City Council has determined that the value of the property to be acquired is \$251.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$251.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the

property as required by this Resolution; and

5. That this Resolution shall be effective immediately.

ADOPTED: _____

WILLIAM D. EUILLE, MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 3400 N. Beauregard Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 3400 N. Beauregard Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS the City Council has determined that the value of the property to be acquired is \$177,521.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$177,521.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the

property as required by this Resolution; and

5. That this Resolution shall be effective immediately.

ADOPTED: _____

WILLIAM D. EUILLE, MAYOR

ATTEST:

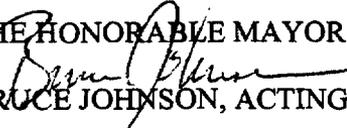
Jacqueline M. Henderson, CMC City Clerk

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 17, 2011

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:  BRUCE JOHNSON, ACTING CITY MANAGER

SUBJECT: CONSIDERATION OF A RESOLUTION TO PROCEED WITH THE ACQUISITION OF RIGHT-OF-WAY FOR CONSTRUCTION OF THE KING/NORTH BEAUREGARD INTERSECTION IMPROVEMENT PROJECT

ISSUE: Adoption of a Resolution to proceed with the acquisition of right of way for construction of the intersection improvements at the intersection of King Street and North Beauregard Street.

RECOMMENDATION: That the City Council adopt the attached Resolution (Attachment 1) approving the acquisition required to construct the intersection improvements at the intersection of King Street and North Beauregard Street as presented at the November 18, 2009, public hearing held by City staff at the Minnie Howard School and approved by Council Resolution.

DISCUSSION: Since the 1990s, the City of Alexandria and Arlington County have been jointly working on transportation solutions for the intersection of King and North Beauregard Streets (Attachment 2). In joint meetings, City and County staff, as well as elected officials from both jurisdictions, identified the subsequent intersection constraints:

1. Lack of intersection capacity, primarily due to turning traffic and poor access management;
2. Lack of accommodation of non-motorized modes of travel (Pedestrian and bicycle modes); and
3. Poor accommodation of transit.

These project goals were revisited in FY 2000 as the cost, desirability and realization of separated grade interchange came into question. By this time, elected officials and staff reconvened to re-examine design alternatives which could accomplish the project goals, minimize right-of-way acquisition and improve aesthetics at this City gateway. After several meetings and considerable public input in 2003, the project was scaled back to a major intersection improvement project.

The proposed at-grade improvements will create a multi-modal environment and promote safety for pedestrians and motorists by adding an additional left turn lane in each direction on King

Street, medians, and a 10' shared use path on portions of King Street and North Beauregard Street. The improvements will increase capacity and safety through the corridor. City staff has held numerous meetings with the community and the adjoining municipalities of Arlington and Fairfax Counties and their input have been considered during the development of the plans. City staff met with the affected property owners in April 2007 and a citizen information meeting was held in May 2007. City staff met again with the affected property owners on October 14, 2009, to discuss the process for acquiring the necessary easements and right of way and held a public meeting on November 19, 2009. At the public meeting, 60% design plans, showing necessary right of way to be acquired was presented. A completed environmental document for the project was also available for discussion at that time.

The design is now approximately 90% complete and staff is preparing to proceed with the right-of-way acquisition phase of the project. The City proposes to purchase right-of-way, permanent easements and temporary easements for public roadway purposes (Attachment 3).

The Planning Commission approved a City Charter 9.06 case to consider the proposal to acquire right-of-way for the King Street/North Beauregard Street Intersection Improvement Project for use as a public street on June 7, 2010. We will return to Council with the necessary ordinance in the fall once we know the actual acquisition costs for the properties. Funds for the acquisition will come from VDOT Urban funds. The money was allocated by City Council in November 2010. This acquisition will follow state and federal requirements.

FISCAL IMPACT: The appraisals for the land acquisition are higher than earlier projected, and this is not unexpected for a project of this type. The funding required for right-of-way acquisition is \$4.85 million. This is \$850,000 more than we anticipated when we had the funds allocated (\$4 million) for the right-of-way phase to begin. VDOT Urban Funds will be shifted, as necessary, to address any shortfall for the acquisition or construction. Urban funds that were shifted from the Eisenhower Avenue Widening Project to DASH buses during the FY 2012 budget process will be used to fund additional acquisition costs.

ATTACHMENTS:

Attachment 1: Resolution
Attachment 2: Right of Way Exhibit
Attachment 3: Plats

STAFF:

Mark Jinks, Deputy City Manager
Richard J. Baier, P.E., LEEDS AP, Director, T&ES
Emily A. Baker, P.E., City Engineer, T&ES
Abi Lerner, P.E., Deputy Director of Transportation and Transit, T&ES
Maurice Daly, P.E., Division Chief – Engineering & Design, T&ES

RESOLUTION NO.

RESOLUTION TO PROCEED WITH THE ACQUISITION OF RIGHT OF WAY TO
CONSTRUCT IMPROVEMENTS AT THE INTERSECTION OF KING STREET AND
NORTH BEAUREGARD STREET

WHEREAS, City Council is of the opinion that a public necessity exists for the construction of improvements to the intersection of King Street and North Beauregard Street to increase corridor capacity and safety; and

WHEREAS, City Council has requested the Virginia Department of Transportation to program this VDOT Urban Funds project; and

WHEREAS, on November 18, 2009, a public hearing, as required by law, was held at Minnie Howard School on VDOT Project Number 0007-100-F04, B603,C-501, P101, which afforded all interested parties to make known their views with respect to the project; and

WHEREAS, on March 9, 2010, City Council adopted a Resolution to approve the major design features of the project as presented at the Location and Design Public Hearing; and

WHEREAS, on June 7, 2011, Planning Commission approved the proposed King Street / North Beauregard Street right of way acquisitions as consistent with the City's Master Plan pursuant to Section 9.06 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Alexandria, Virginia hereby authorizes City Staff and its consultants to proceed with the right of way acquisition program for this project in accordance with approved policies and procedures of the Virginia Department of Transportation and the Federal Highway Administration.

Adopted:

WILLIAM D. EUILLE, MAYOR

ATTEST:

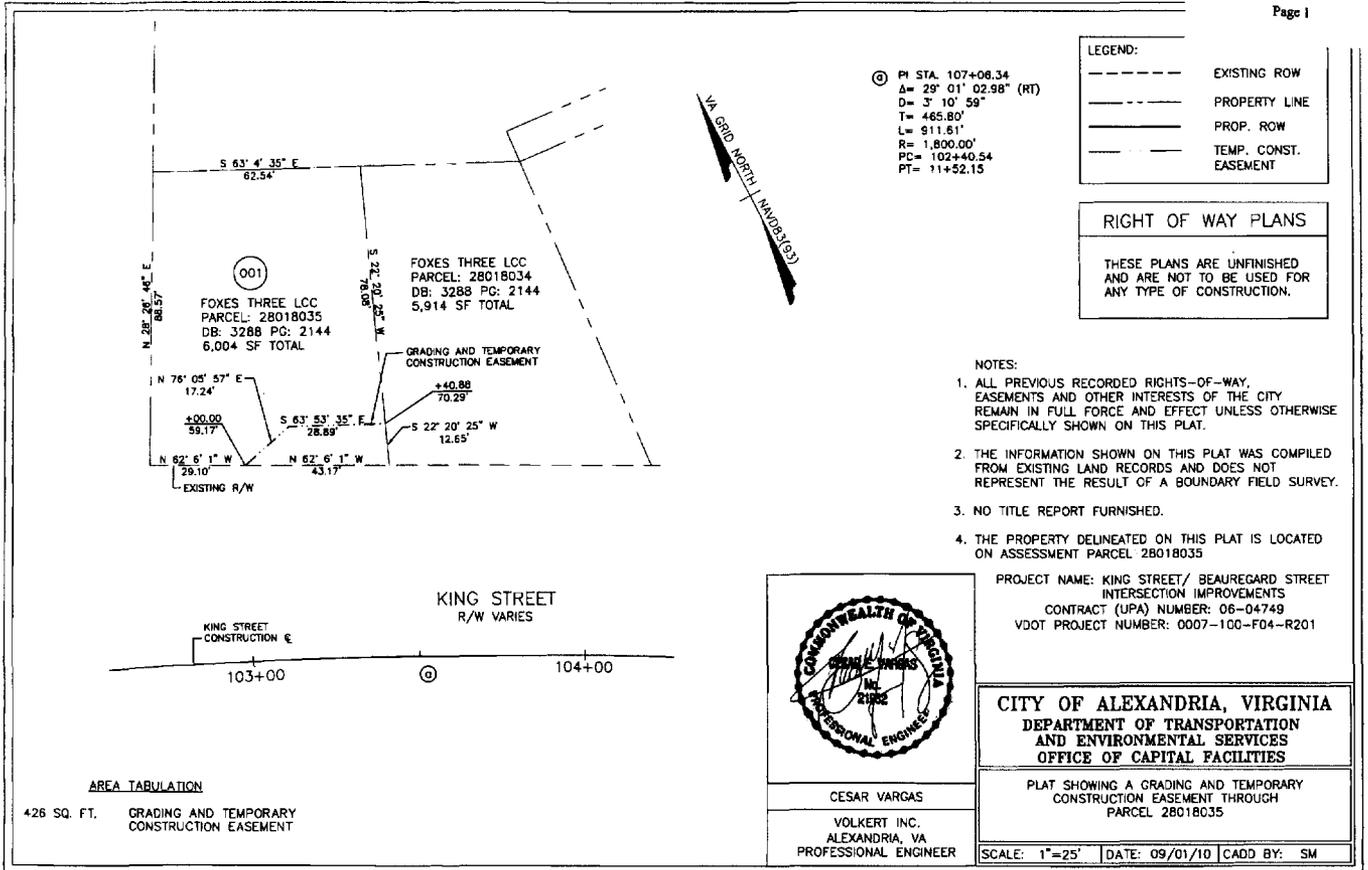
Jacqueline M. Henderson, MMC- City Clerk

PROPOSED RIGHT OF WAY

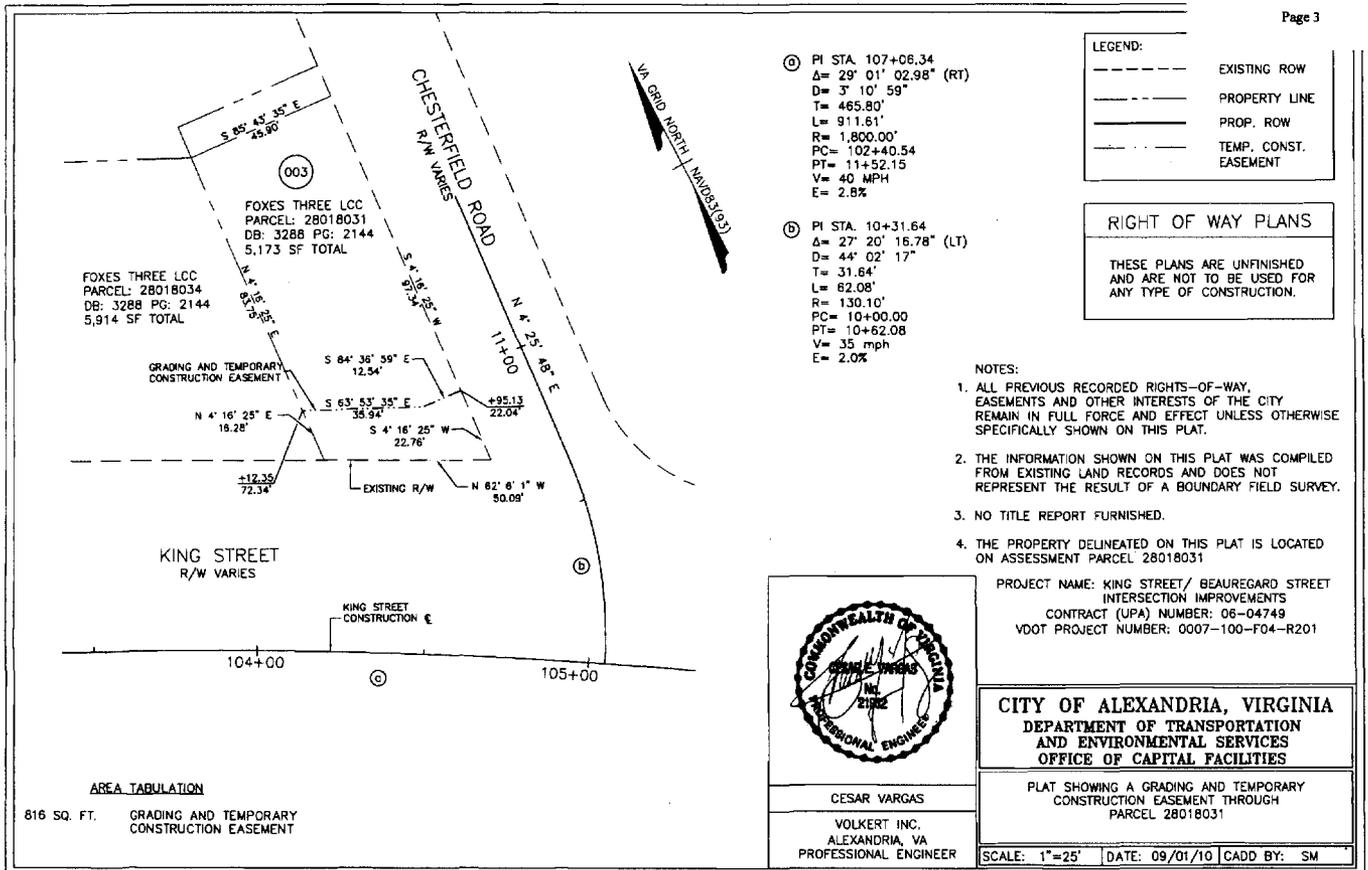


VOLANTE

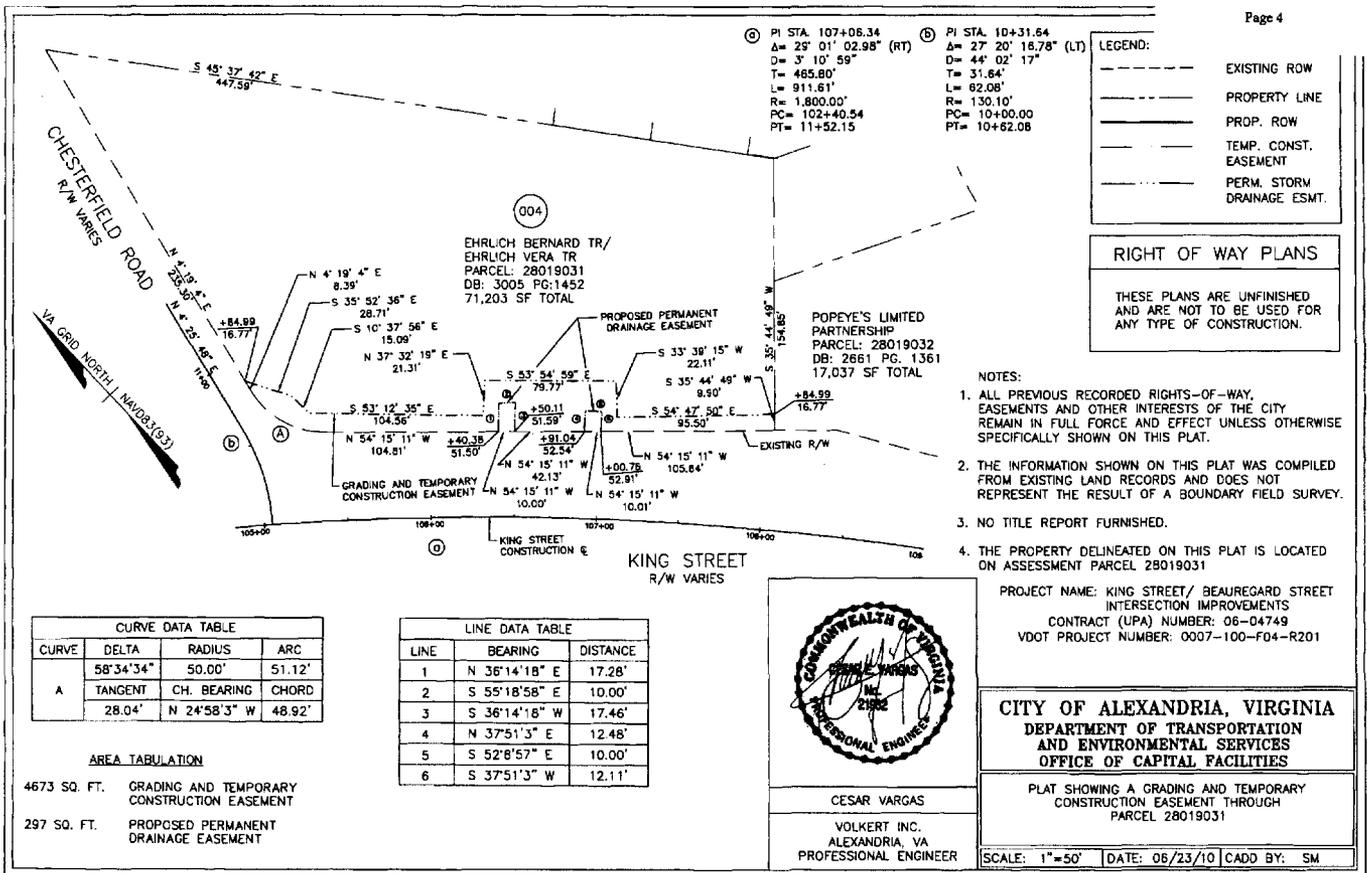
CITY OF ALEXANDRIA - KING STREET IMPROVEMENTS
MAY 13, 2011



22



23



CURVE	DELTA	RADIUS	ARC
A	58°34'34"	50.00'	51.12'
	TANGENT	CH. BEARING	CHORD
	28.04'	N 24°58'3" W	48.92'

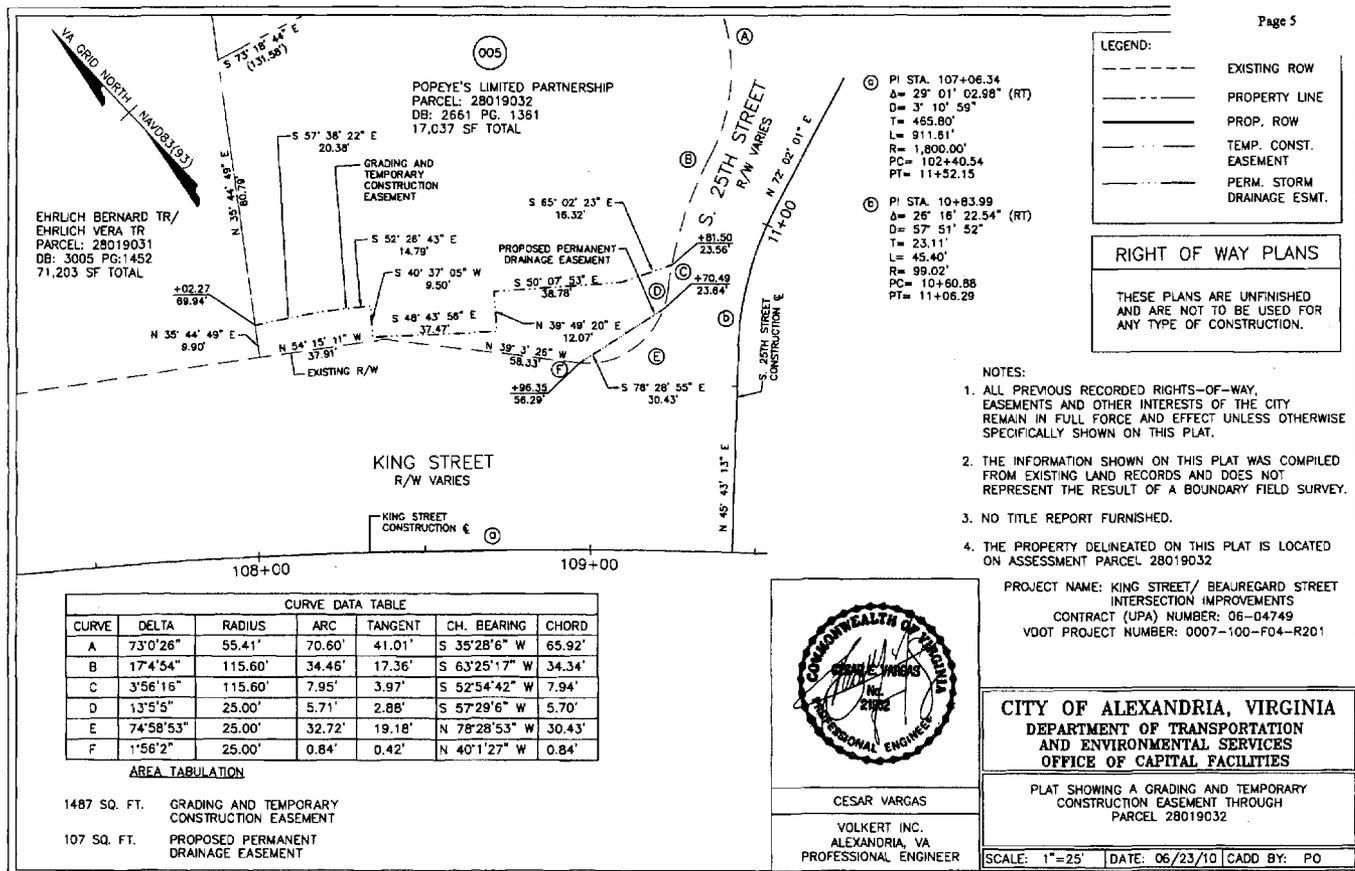
AREA TABULATION

4673 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT
297 SQ. FT.	PROPOSED PERMANENT DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
1	N 36°14'18" E	17.28'
2	S 55°18'58" E	10.00'
3	S 36°14'18" W	17.46'
4	N 37°51'3" E	12.48'
5	S 52°8'57" E	10.00'
6	S 37°51'3" W	12.11'



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER



LEGEND:

- EXISTING ROW
- - - PROPERTY LINE
- PROP. ROW
- - - TEMP. CONST. EASEMENT
- PERM. STORM DRAINAGE ESMT.

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

Ⓒ PI STA. 107+06.34
 $\Delta = 29^\circ 01' 02.98''$ (RT)
 $D = 3' 10' 59''$
 $T = 465.80'$
 $L = 911.61'$
 $R = 1,800.00'$
 $PC = 102+40.54$
 $PT = 11+52.15$

Ⓓ PI STA. 10+83.99
 $\Delta = 26^\circ 16' 22.54''$ (RT)
 $D = 57' 51' 52''$
 $T = 23.11'$
 $L = 45.40'$
 $R = 99.02'$
 $PC = 10+60.88$
 $PT = 11+06.29$

- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28019032

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	73°0'26"	55.41'	70.60'	41.01'	S 35°28'6" W	65.92'
B	17°4'54"	115.60'	34.46'	17.36'	S 63°25'17" W	34.34'
C	3°56'16"	115.60'	7.95'	3.97'	S 52°54'42" W	7.94'
D	13°5'5"	25.00'	5.71'	2.88'	S 57°29'6" W	5.70'
E	74°58'53"	25.00'	32.72'	19.18'	N 78°28'53" W	30.43'
F	1°56'2"	25.00'	0.84'	0.42'	N 40°1'27" W	0.84'

AREA TABULATION

1487 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT
107 SQ. FT.	PROPOSED PERMANENT DRAINAGE EASEMENT



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VOOT PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28019032

SCALE: 1"=25' | DATE: 06/23/10 | CADD BY: PO

25

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

LEGEND:

- EXISTING ROW
- PROPERTY LINE
- PROP. ROW
- TEMP. CONST. EASEMENT

CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	03°26'09"	1,746.00'	104.70'	52.37'	N 44°32'16" W	104.68'
B	13°44'60"	2,237.80'	537.03'	269.81'	S 54°44'07" E	535.74'
C	00°15'17"	2,237.80'	9.95'	4.98'	S 47°43'59" E	9.95'
D	01°58'60"	2,237.80'	77.46'	38.73'	S 46°36'50" E	77.46'
E	25°54'51"	60.00'	27.14'	13.80'	S 32°39'58" E	26.91'
F	30°01'29"	60.00'	31.44'	15.09'	S 04°41'48" E	31.08'
G	54°53'32"	82.00'	78.56'	42.59'	S 37°45'40" W	75.59'
H	10°34'07"	546.00'	100.71'	50.50'	S 59°55'24" W	110.57'

NOTES:

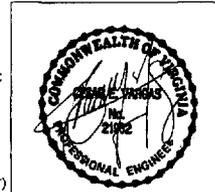
- ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
- THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
- NO TITLE REPORT FURNISHED.
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.02 ((01)) PARCEL 19

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

PI STA. 107+06.34
 Δ= 29° 01' 02.98" (RT)
 D= 3' 10' 59"
 T= 465.80'
 L= 911.61'
 R= 1,800.00'
 PC= 102+40.54
 PT= 11+52.15

PI STA. 304+19.52
 Δ= 38° 01' 52.54" (RT)
 D= 8' 29' 18"
 T= 219.52'
 L= 424.48'
 R= 675.00'
 PC= 302+00.00
 PT= 306+24.48

LARCHMONT VILLAGE APARTMENTS LLC
 PARCEL 003.04-01-11
 DB: 000006037
 359,161 SF TOTAL



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

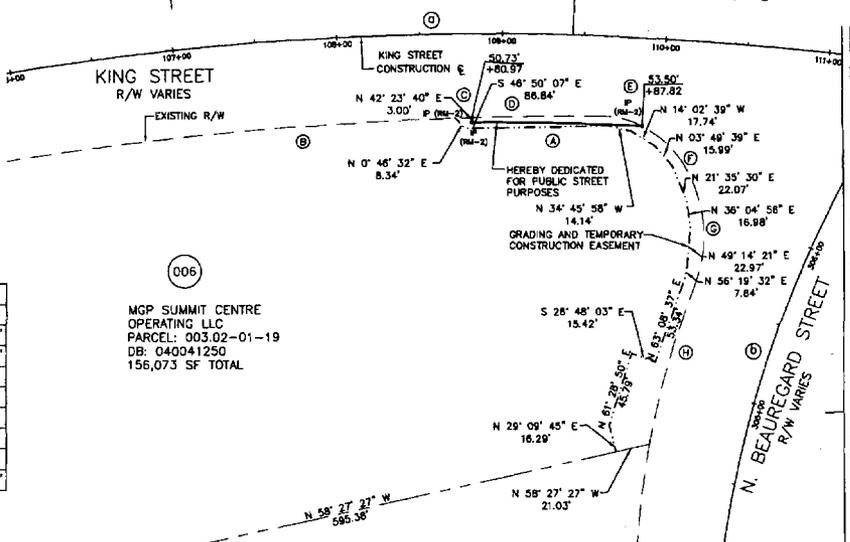
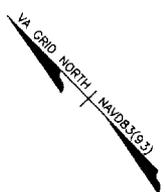
AREA TABULATION

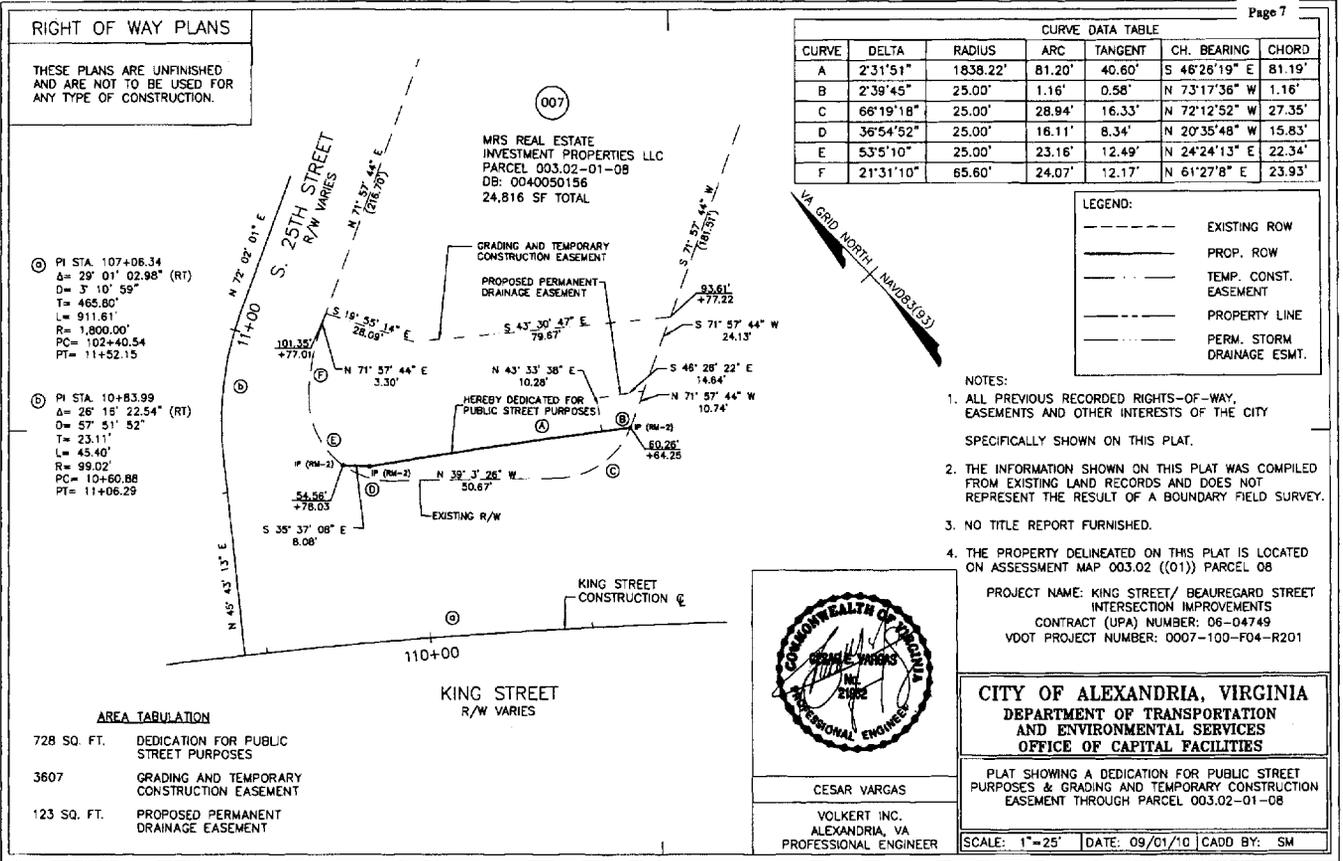
- 386 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 3176 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

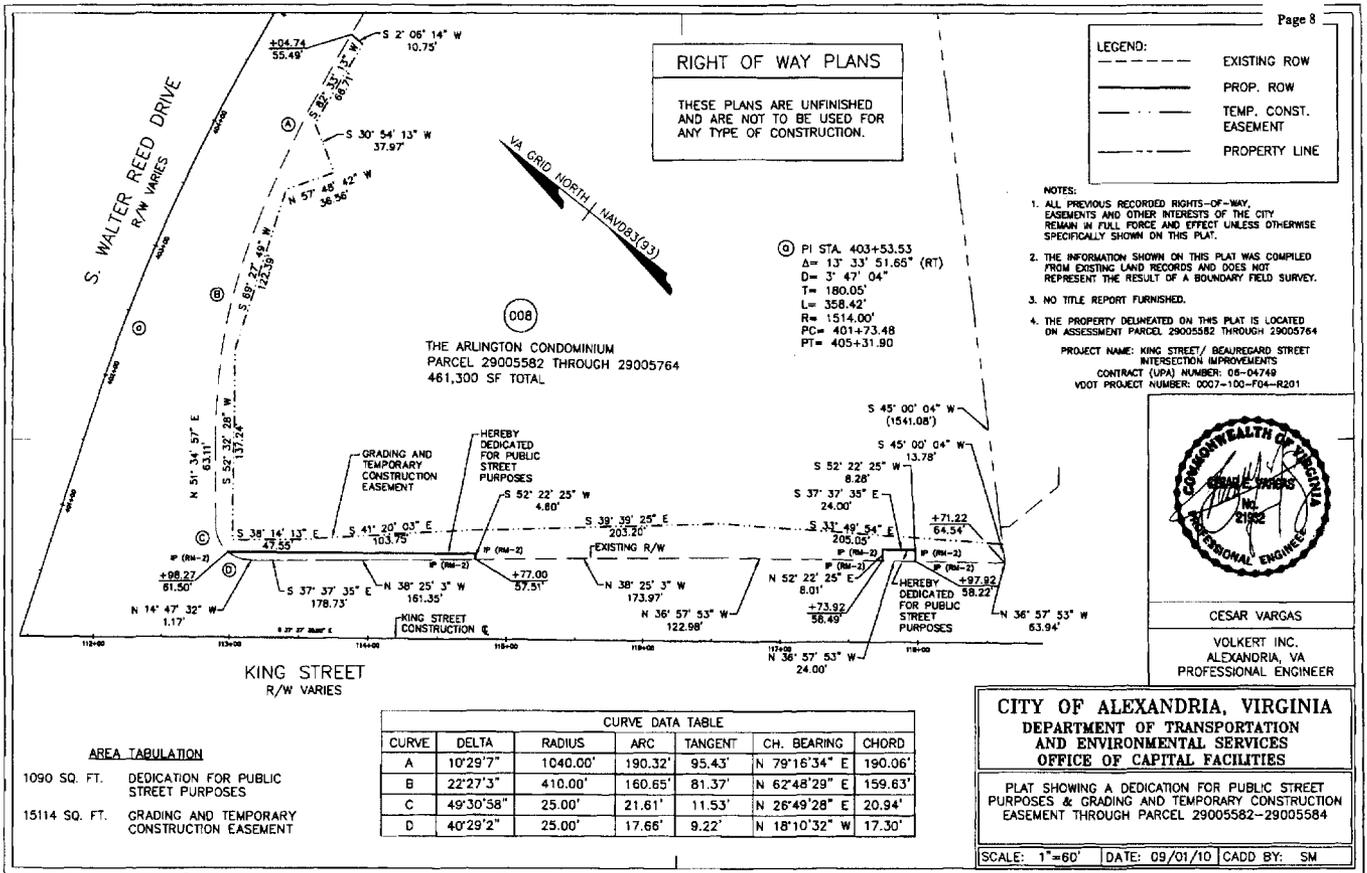
CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.02-01-19

SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM







RIGHT OF WAY PLANS
 THESE PLANS ARE UNFINISHED
 AND ARE NOT TO BE USED FOR
 ANY TYPE OF CONSTRUCTION.

LEGEND:

---	EXISTING ROW
---	PROP. ROW
---	TEMP. CONST. EASEMENT
---	PROPERTY LINE

- NOTES:**
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAN.
 2. THE INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ASSESSMENT PARCEL 29005582 THROUGH 29005764
- PROJECT NAME: KING STREET / BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (VPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 007-100-704-R201



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION
 AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAN SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 29005582-29005584

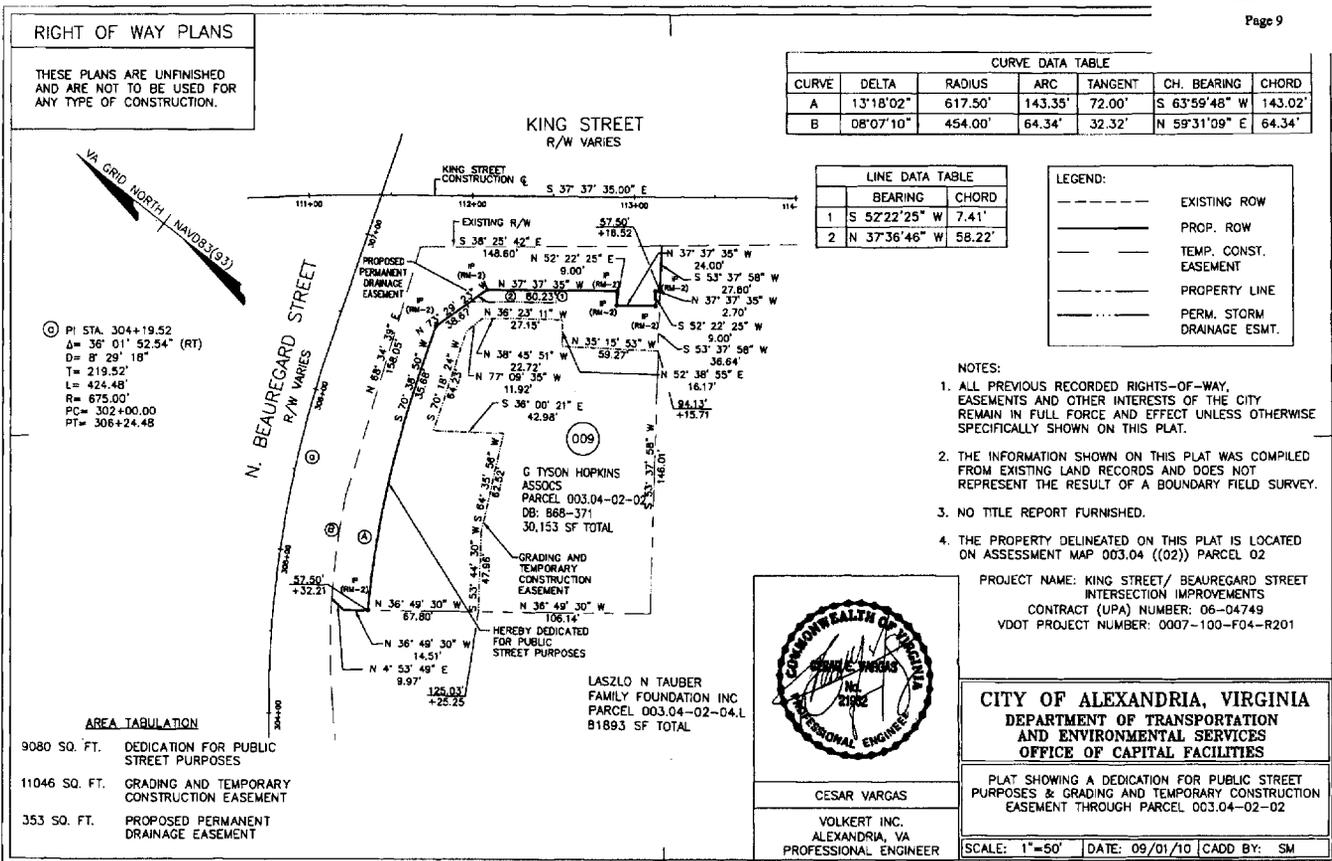
SCALE: 1"=60' DATE: 09/01/10 CADD BY: SM

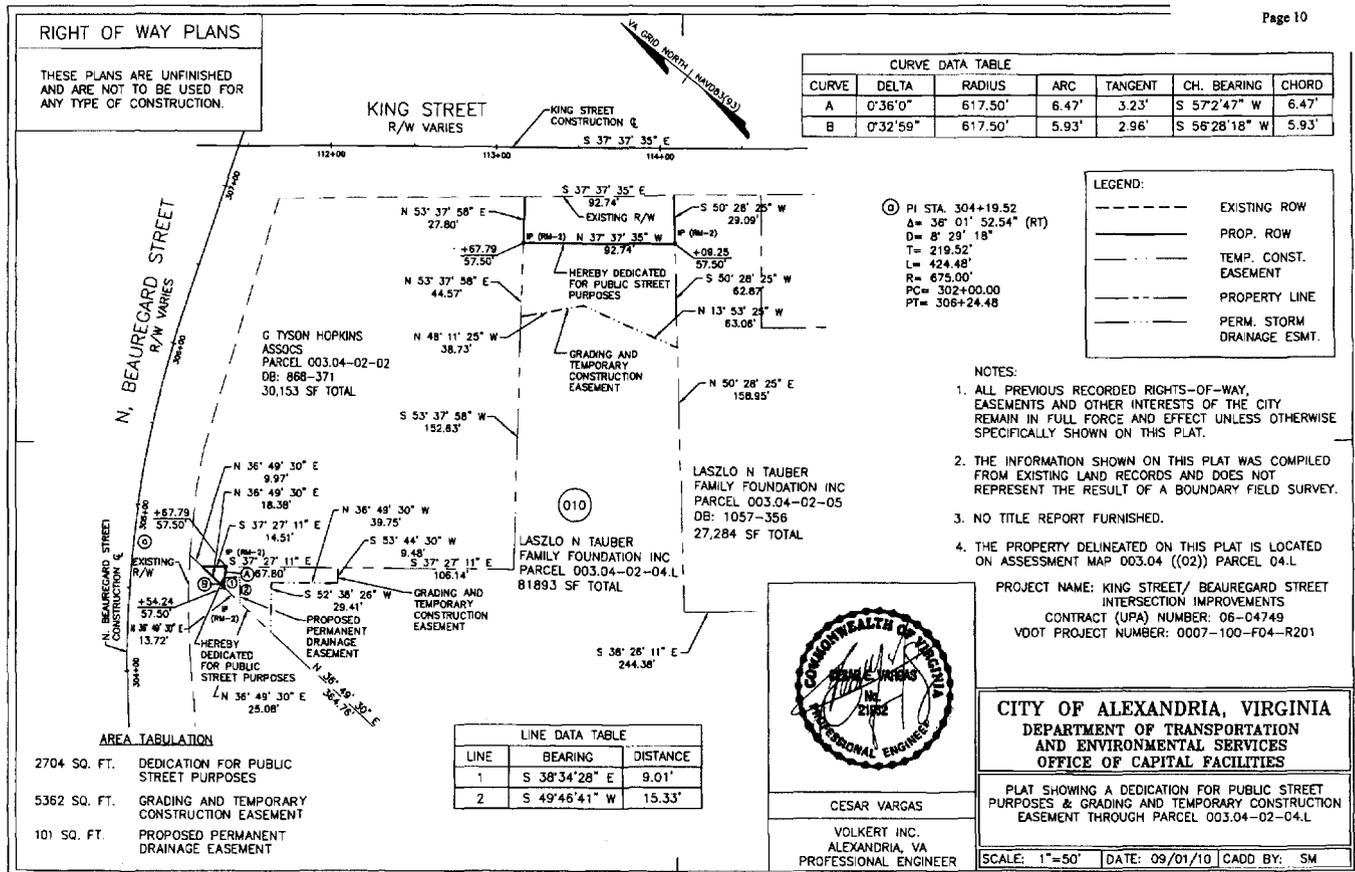
CURVE DATA TABLE

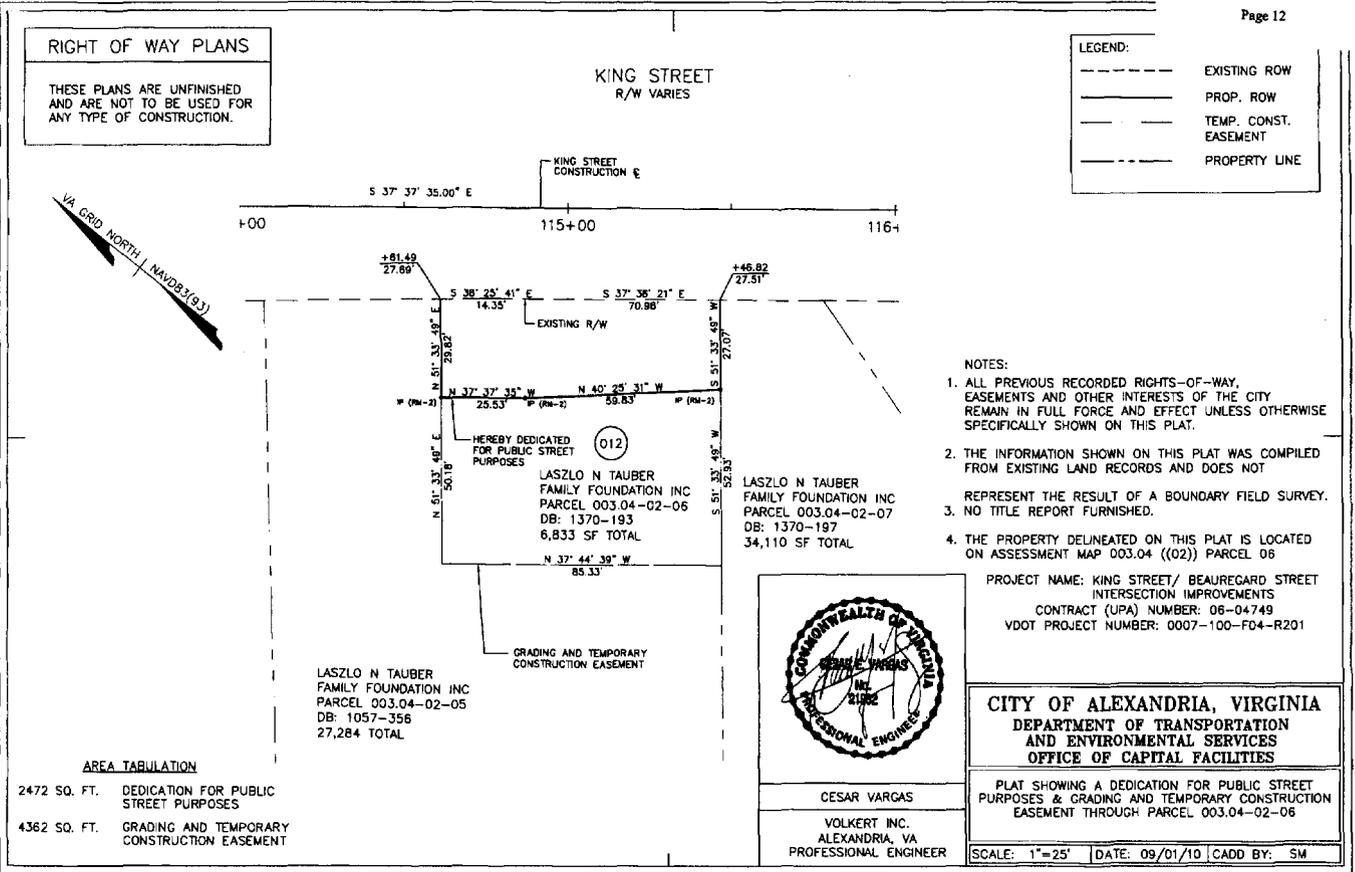
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	10°29'7"	1040.00'	190.32'	95.43'	N 79°16'34" E	190.06'
B	22°27'3"	410.00'	160.65'	81.37'	N 62°48'29" E	159.63'
C	49°30'58"	25.00'	21.61'	11.53'	N 26°49'28" E	20.94'
D	40°29'2"	25.00'	17.66'	9.22'	N 18°10'32" W	17.30'

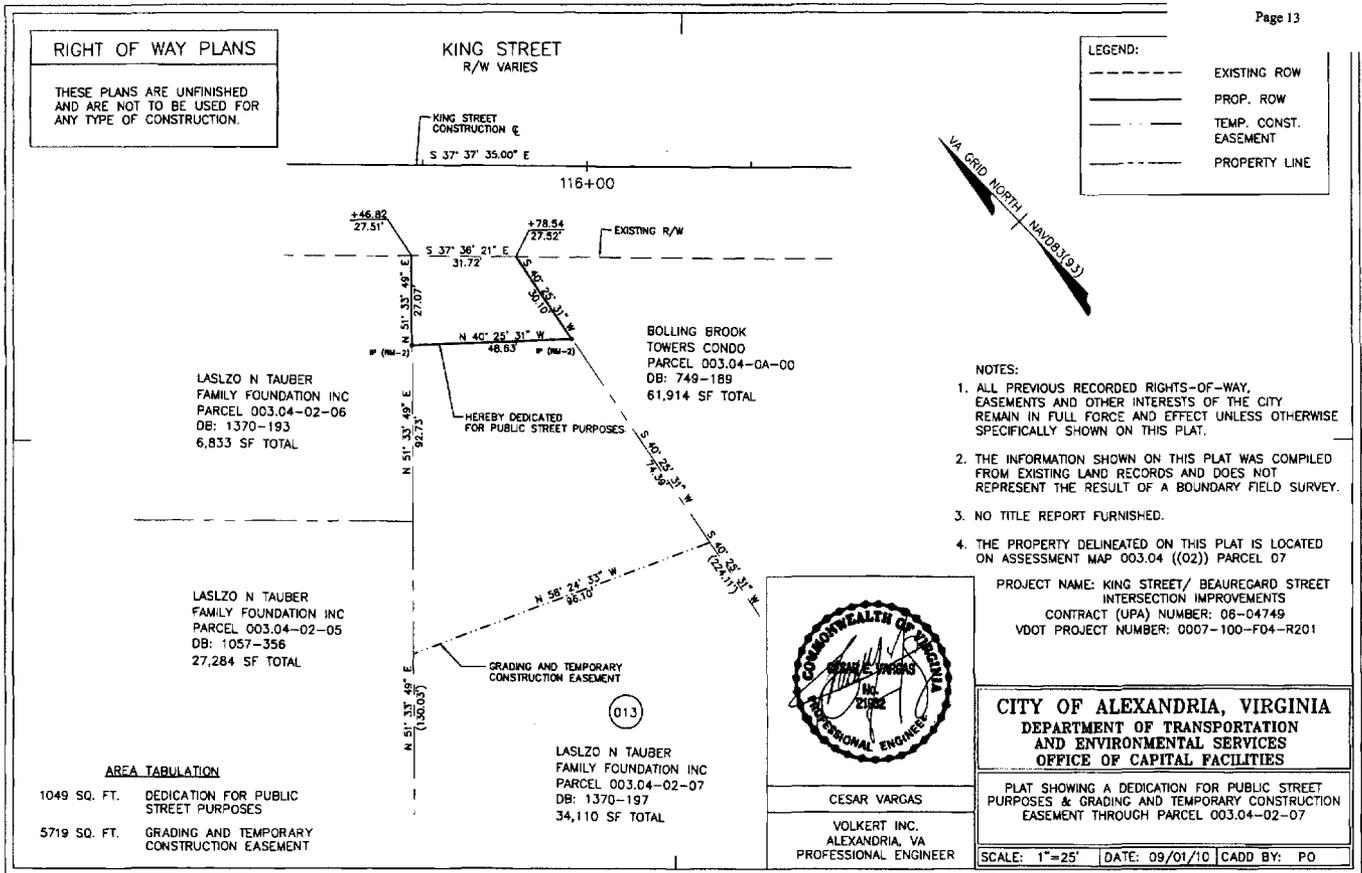
AREA TABULATION

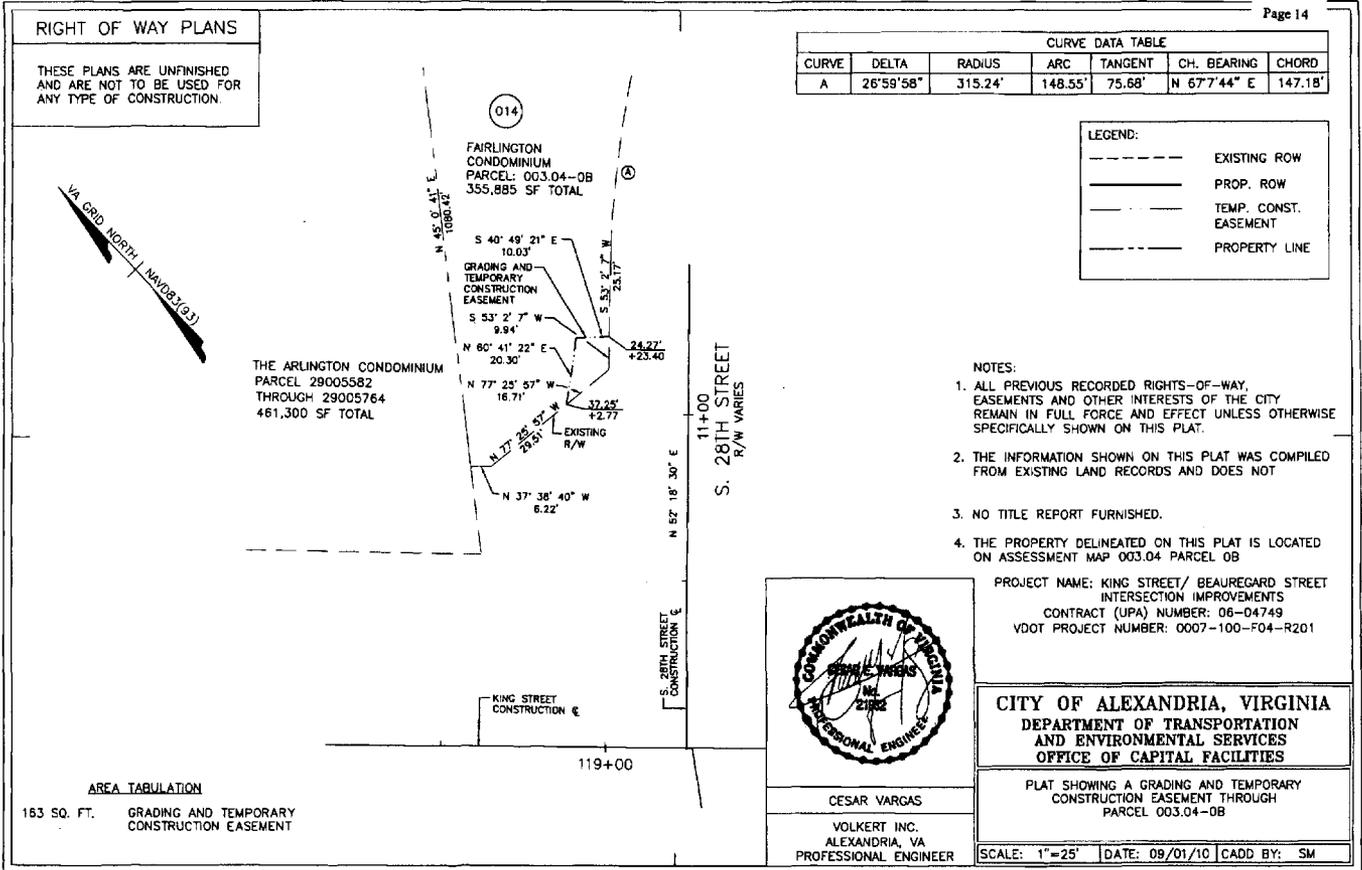
1090 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
15114 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT



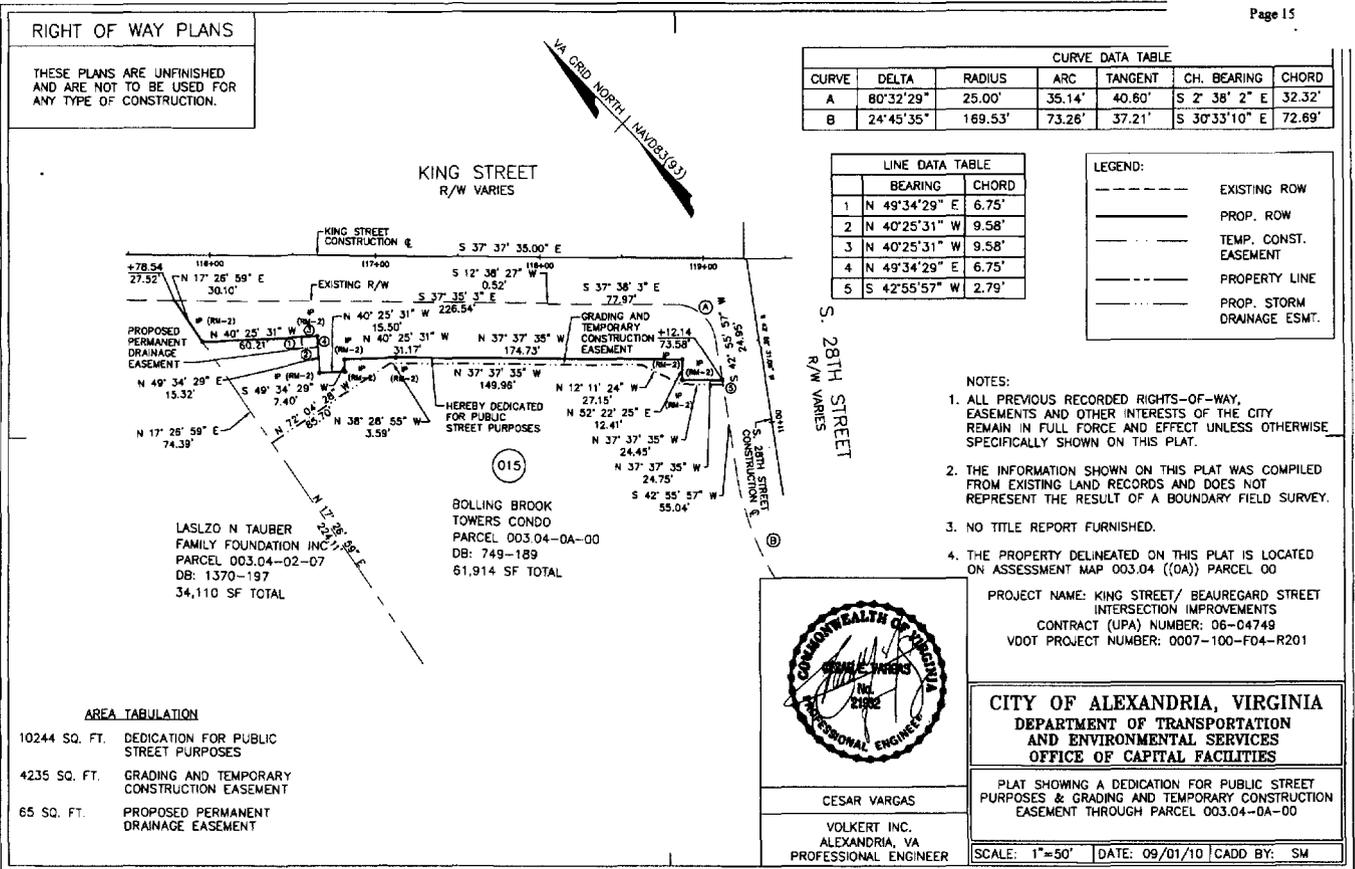


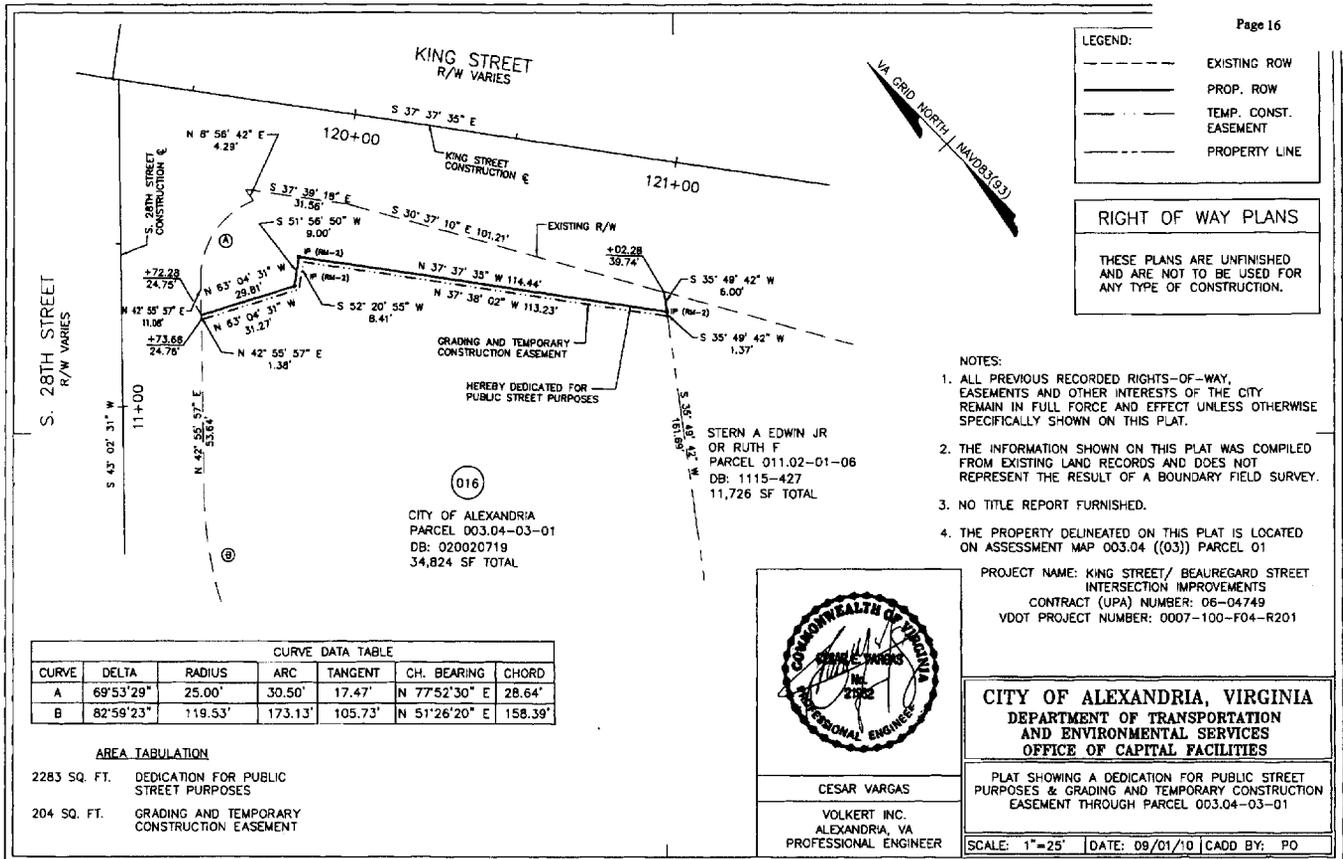






34





LEGEND:

---	EXISTING ROW
---	PROP. ROW
---	TEMP. CONST. EASEMENT
---	PROPERTY LINE

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((03)) PARCEL 01

STERN A EDWIN JR
OR RUTH F
PARCEL 011.02-01-06
DB: 1115-427
11,726 SF TOTAL

016
CITY OF ALEXANDRIA
PARCEL 003.04-03-01
DB: 020020719
34,824 SF TOTAL

CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	69°53'29"	25.00'	30.50'	17.47'	N 77°52'30" E	28.64'
B	82°59'23"	119.53'	173.13'	105.73'	N 51°26'20" E	158.39'

AREA TABULATION

2283 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
204 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT



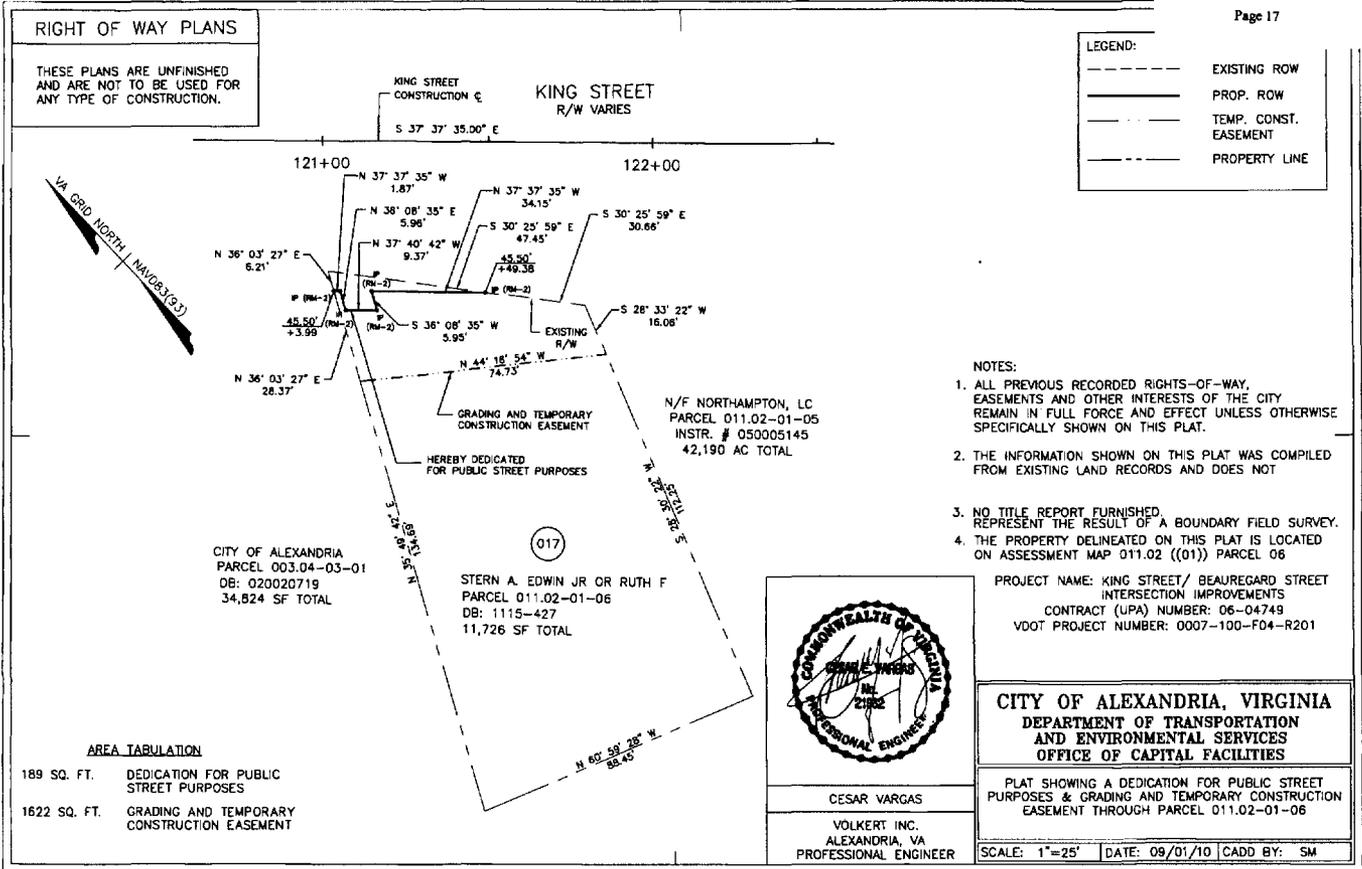
CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

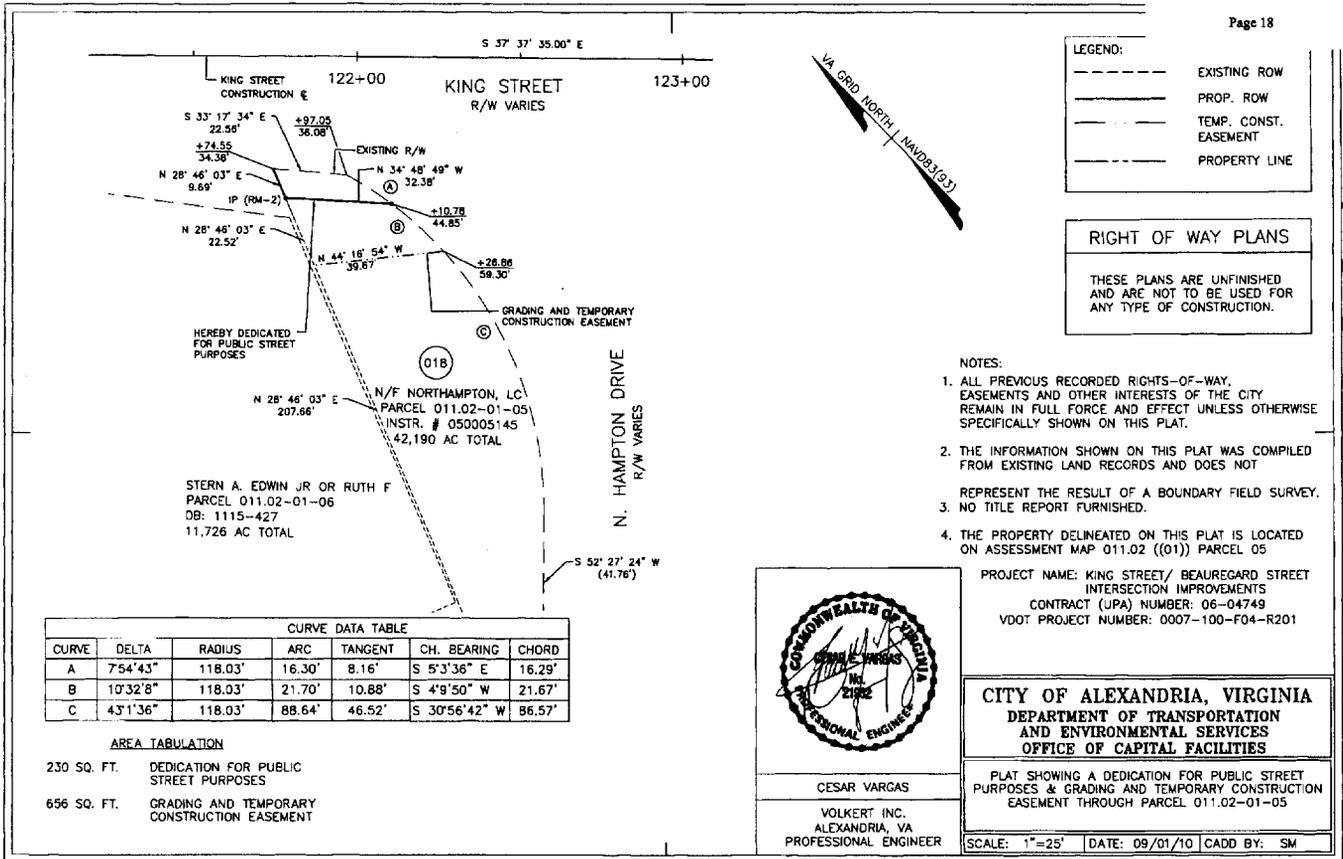
PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201

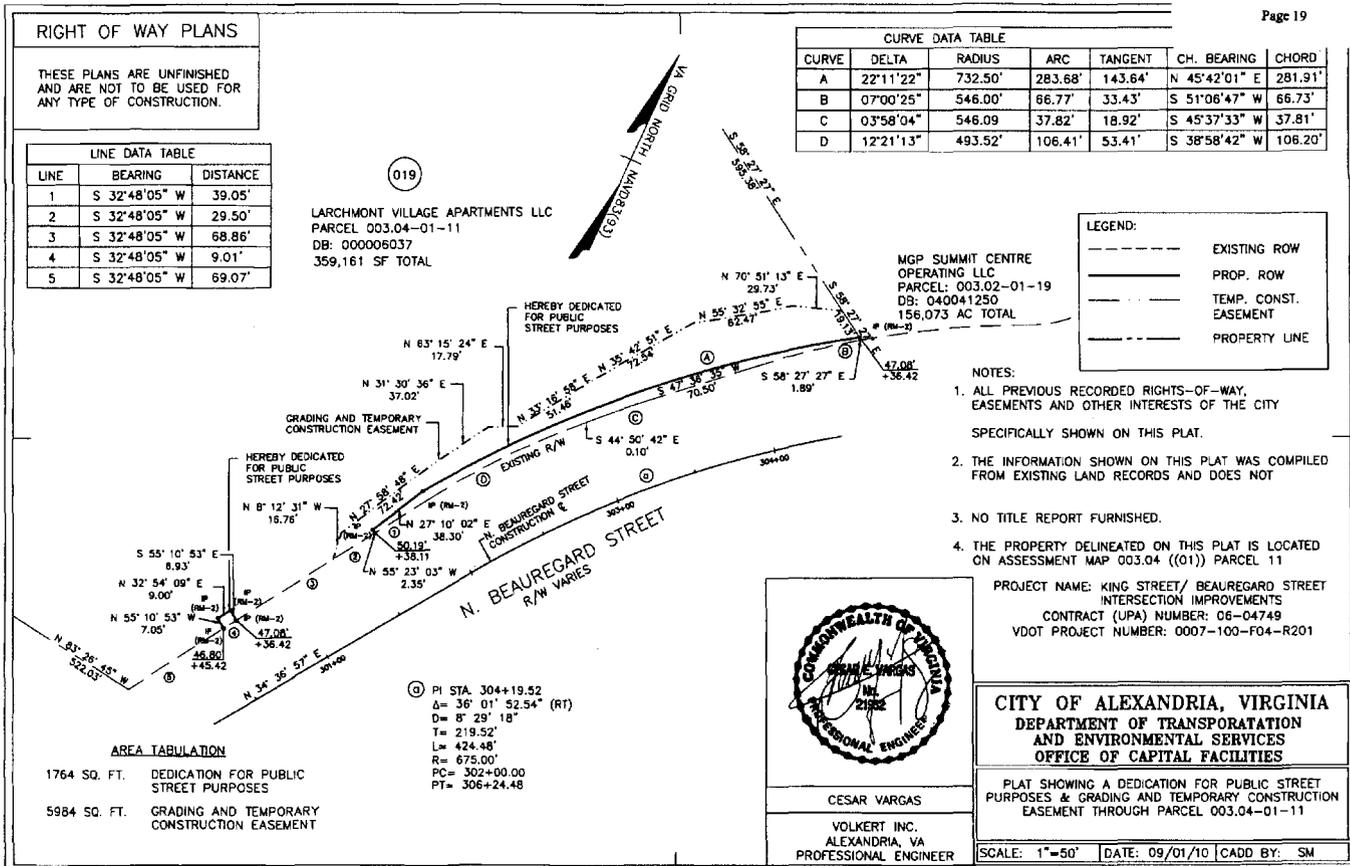
CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

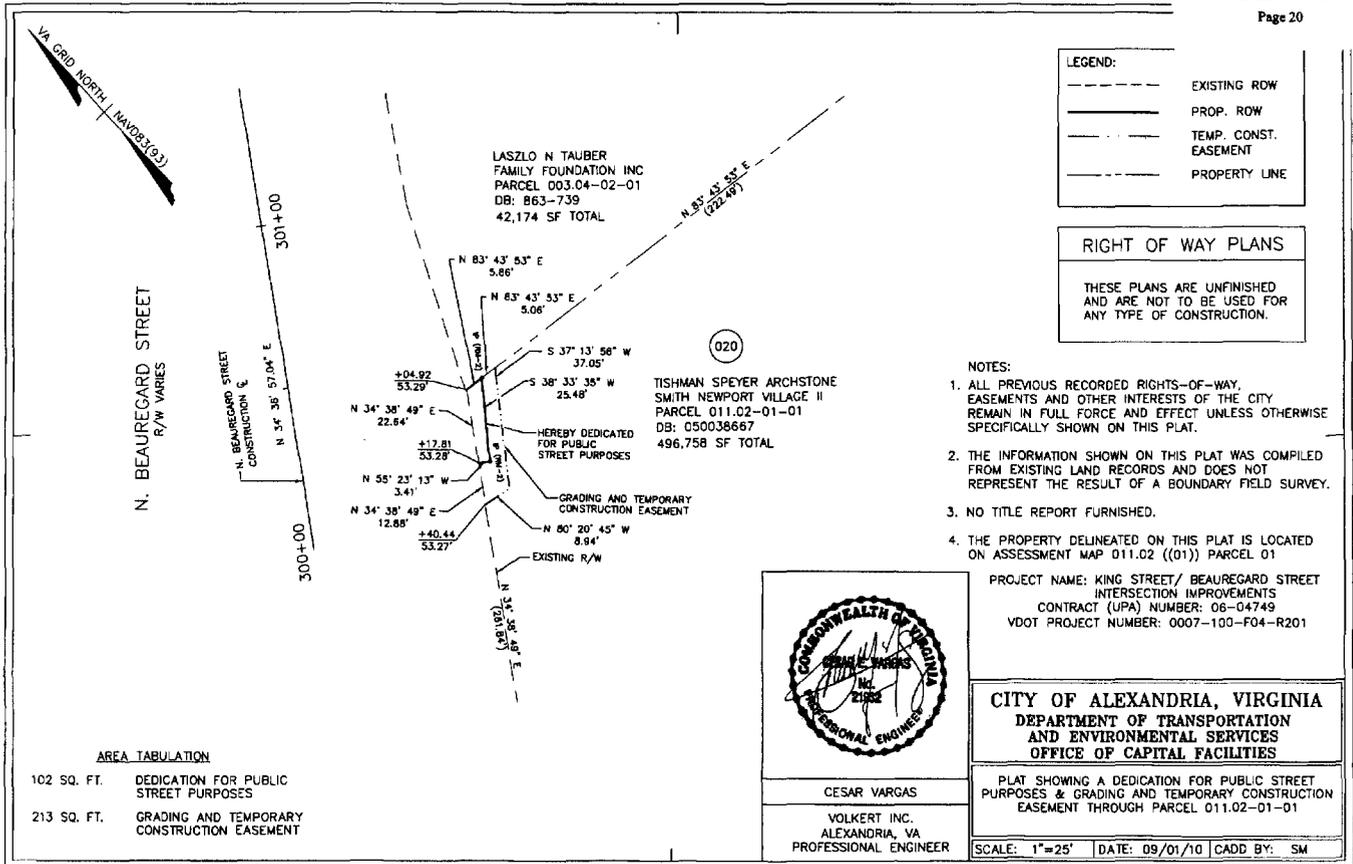
PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-03-01

SCALE: 1"=25' | DATE: 09/01/10 | CAOD BY: PO









LEGEND:

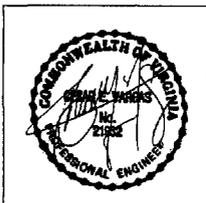
---	EXISTING ROW
---	PROP. ROW
---	TEMP. CONST. EASEMENT
---	PROPERTY LINE

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

- NOTES:**
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 011.02 ((01)) PARCEL 01

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 011.02-01-01

SCALE: 1"=25' | DATE: 09/01/10 | CADD BY: SM

AREA TABULATION

102 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
213 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

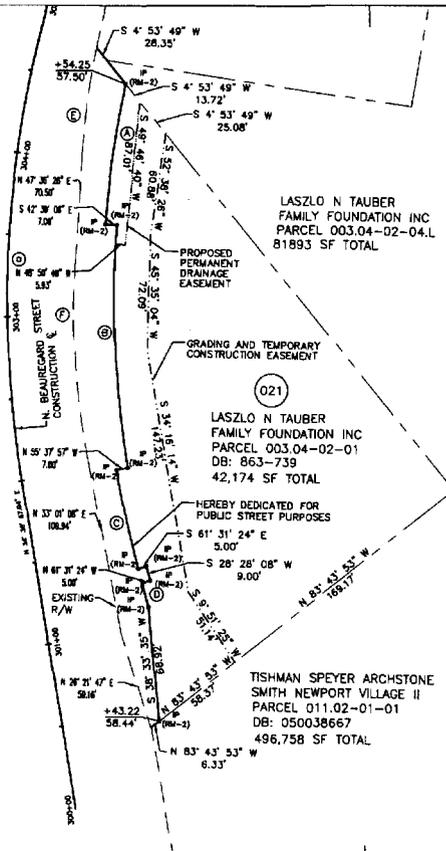
VA GRID NORTH (NAVD83) (93)

N. BEAUREGARD STREET
R/W VARIES

⊙ PI STA. 304+19.52
 $\Delta = 36^{\circ} 01' 52.54''$ (RT)
 $D = 8^{\circ} 29' 18''$
 $T = 219.52'$
 $L = 424.48'$
 $R = 675.00'$
 $PC = 302+00.00$
 $PT = 306+24.48$

AREA TABULATION

- 7846 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 8809 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT
- 1093 SQ. FT. PROPOSED PERMANENT DRAINAGE EASEMENT



CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	7°57'30"	617.50'	85.77'	42.95'	S 52°13'03" W	85.70'
B	13°52'51"	610.50'	147.90'	74.32'	S 41°18'29" W	147.54'
C	5°41'19"	617.50'	61.31'	30.68'	S 31°31'24" W	61.28'
D	1°03'08"	821.50'	15.09'	7.54'	S 29°12'43" W	15.09'
E	7°51'08"	454.00'	62.22'	31.18'	N 51°30'00" E	61.28'
F	14°35'18"	454.00'	115.60'	58.11'	N 40°18'47" E	115.28'

LEGEND:

---	EXISTING ROW
---	PROP. ROW
---	TEMP. CONST. EASEMENT
---	PROPERTY LINE
---	PERM. STORM DRAINAGE ESMT.

- NOTES:
- ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 - THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 - NO TITLE REPORT FURNISHED.
 - THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((02)) PARCEL 01

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



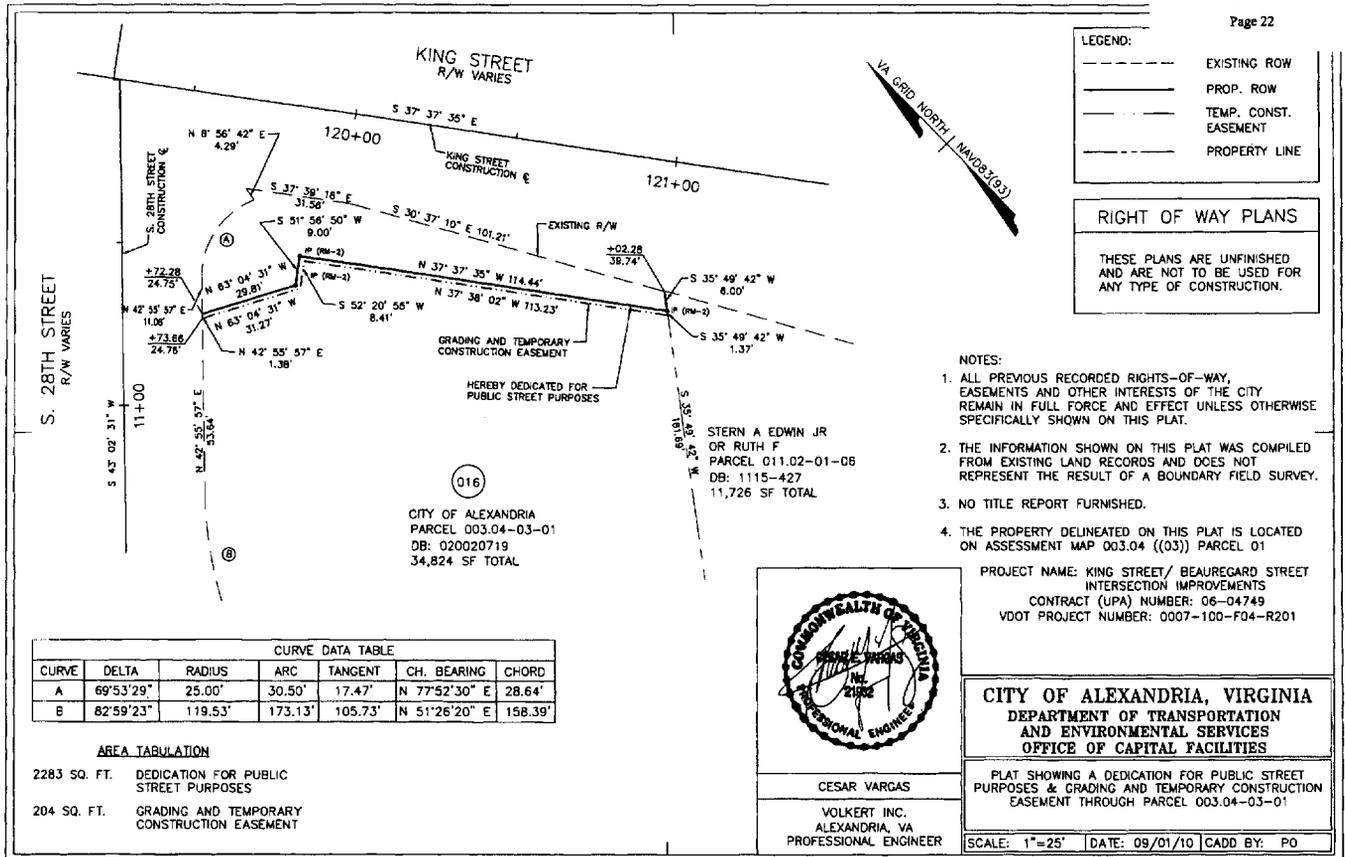
CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-02-01

SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM

41



LEGEND:

- EXISTING ROW
- PROP. ROW
- - - TEMP. CONST. EASEMENT
- PROPERTY LINE

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((03)) PARCEL 01

STERN A EDWIN JR
OR RUTH F
PARCEL 011.02-01-08
DB: 1115-427
11,726 SF TOTAL

016
CITY OF ALEXANDRIA
PARCEL 003.04-03-01
DB: 020020719
34,824 SF TOTAL

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	69°53'29"	25.00'	30.50'	17.47'	N 77°52'30" E	28.64'
B	82°59'23"	119.53'	173.13'	105.73'	N 51°26'20" E	158.39'

AREA TABULATION

2283 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
204 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT

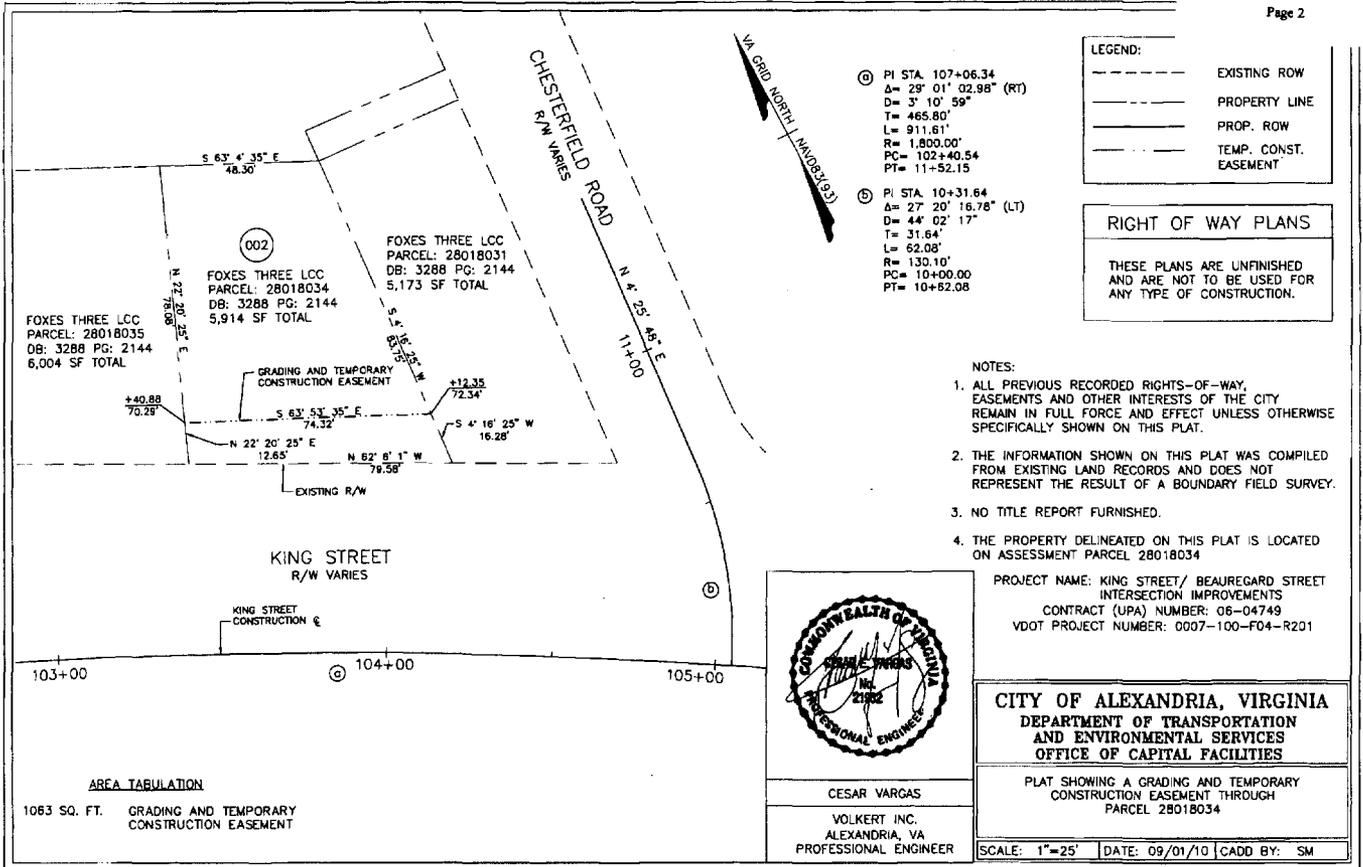
CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-03-01

SCALE: 1"=25' DATE: 09/01/10 CADD BY: PO



43

RESOLUTION NO. 2463

**RESOLUTION TO PROCEED WITH THE ACQUISITION OF RIGHT OF WAY TO
CONSTRUCT IMPROVEMENTS AT THE INTERSECTION OF KING STREET AND
NORTH BEAUREGARD STREET**

WHEREAS, City Council is of the opinion that a public necessity exists for the construction of improvements to the intersection of King Street and North Beauregard Street to increase corridor capacity and safety; and

WHEREAS, City Council has requested the Virginia Department of Transportation to program this VDOT Urban Funds project; and

WHEREAS, on November 18, 2009, a public hearing, as required by law, was held at Minnie Howard School on VDOT Project Number 0007-100-F04, B603,C-501, P101, which afforded all interested parties to make known their views with respect to the project; and

WHEREAS, on March 9, 2010, City Council adopted a Resolution to approve the major design features of the project as presented at the Location and Design Public Hearing; and

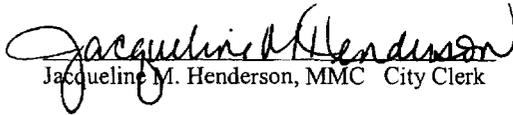
WHEREAS, on June 7, 2011, Planning Commission approved the proposed King Street / North Beauregard Street right of way acquisitions as consistent with the City's Master Plan pursuant to Section 9.06 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Alexandria, Virginia hereby authorizes City Staff and its consultants to proceed with the right of way acquisition program for this project in accordance with approved policies and procedures of the Virginia Department of Transportation and the Federal Highway Administration.

Adopted: June 28, 2011


WILLIAM D. EUILLE MAYOR

ATTEST:


Jacqueline M. Henderson, MMC City Clerk

RESOLUTION NO. 2511

**RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY**

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 3400 N. Beauregard Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 3400 N. Beauregard Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS, the City Council has determined that the value of the property to be acquired is \$177,521.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:**

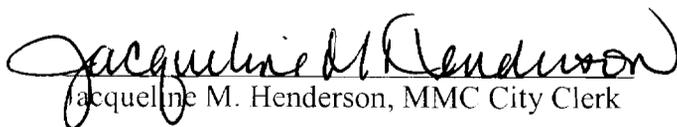
1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$177,521.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
3. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That this Resolution shall be effective immediately.

Adopted: June 26, 2012



WILLIAM D. EUILLE MAYOR

ATTEST:



Jacqueline M. Henderson, MMC City Clerk

RESOLUTION NO. 2512

**RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY**

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 4622 King Street & 4600 King Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 4622 King Street & 4600 King Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS, the City Council has determined that the value of the property to be acquired is \$1,020,900.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:**

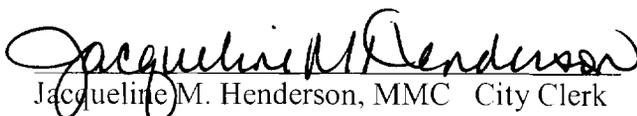
1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$1,020,900.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
3. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That this Resolution shall be effective immediately.

Adopted: June 26, 2012



WILLIAM D. EUILLE MAYOR

ATTEST:



Jacqueline M. Henderson, MMC City Clerk

RESOLUTION NO. 2513

**RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY**

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 4600 King Street; 4600 B King Street; 4600 D King Street; 4530 King Street and 3451 N. Beauregard Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 4600 King Street & 4600 B King Street & 4600 D King Street & 4530 King Street & 3451 N. Beauregard Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS, the City Council has determined that the value of the property to be acquired is \$1,717,091.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter.

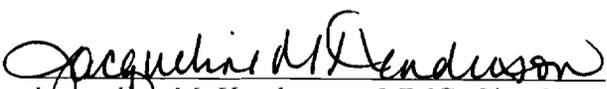
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:**

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$1,717,091.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
3. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That this Resolution shall be effective immediately.

Adopted: June 26, 2012


WILLIAM D. EULLE MAYOR

ATTEST:


Jacqueline M. Henderson, MMC City Clerk

RESOLUTION NO. 2514

**RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY**

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 4520 King Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 4520 King Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS, the City Council has determined that the value of the property to be acquired is \$1,072,246.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:**

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$1,072,246.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
3. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That this Resolution shall be effective immediately.

Adopted: June 26, 2012



WILLIAM D. EULLE MAYOR

ATTEST:



Jacqueline M. Henderson, MMC City Clerk

RESOLUTION NO. 2515

**RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY**

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 4474 King Street; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 4474 King Street is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS, the City Council has determined that the value of the property to be acquired is \$30,729.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:**

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$30,729.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
3. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That this Resolution shall be effective immediately.

Adopted: June 26, 2012



WILLIAM D. EUILLE MAYOR

ATTEST:



Jacqueline M. Henderson, MMC City Clerk

RESOLUTION NO. 2516

**RESOLUTION TO AUTHORIZE USE OF QUICK TAKE EMINENT
DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY
FOR USE AS PUBLIC RIGHT OF WAY**

WHEREAS, the City of Alexandria, Virginia desires to acquire certain real property located in the City at 2800 N. Hampton Drive; and

WHEREAS, the City is empowered by Chapter 13 of its charter to acquire by eminent domain private property for the purpose of carrying out its powers and duties; and

WHEREAS, the City Council finds and determines that the acquisition of the real property located at 2800 N. Hampton Drive is necessary and convenient to complete the improvements of the public right of way at the intersection of King Street and Beauregard Street; and

WHEREAS, the City Council further finds and determines that a public necessity exists for the acquisition of the referenced property for such aforesaid public uses and purposes; and

WHEREAS, the City Council finds that good faith efforts by staff to acquire the real property by agreement, pursuant to procedures set forth by the Virginia Department of Transportation and the Federal Highway Administration, as applicable, have been unsuccessful; and

WHEREAS, the City Council has determined that the value of the property to be acquired is \$251.00; and

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with the acquisition of the real property pursuant to Section 13.03 of the City Charter.

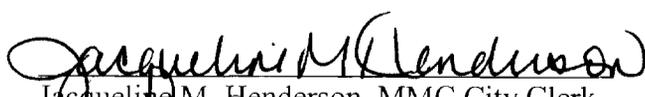
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF ALEXANDRIA, VIRGINIA:**

1. That the City Manager and City Attorney be, and hereby are, authorized and directed to proceed with the filing of a petition in the Circuit Court for the City of Alexandria, Virginia, deposit of the sum of \$251.00 to the credit of the court and take all other steps necessary pursuant to Section 13.03 of the City Charter to effectuate the acquisition of the property; and
2. That the City Manager and City Attorney be, and hereby are, authorized and directed to take such additional actions as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
3. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient to accomplish the acquisition of the property as required by this Resolution; and
4. That this Resolution shall be effective immediately.

Adopted: June 26, 2012


WILLIAM D. EULLE MAYOR

ATTEST:


Jacqueline M. Henderson, MMC City Clerk

36
6-26-12

Docket Item No. 36
Supplemental Information

June 26, 2012

The following parcels have signed purchase agreements with the City and **DO NOT** require approval of a resolution to authorize the use of eminent domain for the purposes of right-of-way acquisition, as originally requested in the June 5, 2012 docket memorandum:

- 2733 S. Walter Reed Drive (Attachment 1)
- 4600 King Street (Tauber) (Attachment 3)
- 4600 B King Street (Attachment 3)
- 4600 D King Street (Attachment 3)
- 4530 King Street (Attachment 3)
- 3451 N. Beauregard Street (Attachment 3)

Accordingly, the Clerk may remove the proposed resolutions attached as Attachment 1 and Attachment 3 to the June 5, 2012 docket memorandum as unnecessary. They **ARE NOT** to be considered by Council.

The following parcels have not signed purchase agreements. These parcels **DO** require approval of a resolution:

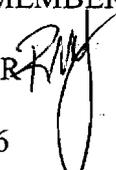
- 4622 King Street (Attachment 2)
- 4600 King Street (Hopkins) (Attachment 2)
- 4520 King Street (Attachment 4)
- 4474 King Street (Attachment 5)
- 2800 N. Hampton Drive (Attachment 6)
- 3400 N. Beauregard Street (Attachment 7)

Accordingly, staff is requesting that Council **CONSIDER AND ADOPT** the proposed resolutions attached to the June 5, 2012 docket memorandum as Attachment 2, Attachment 4, Attachment 5, Attachment 6 and Attachment 7, as originally requested.

36
6-26-12

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 26, 2012
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: RASHAD YOUNG, CITY MANAGER 
SUBJECT: UPDATE TO DOCKET ITEM NO. 36

Staff is providing this memo as an update to docket item number 36, regarding the use of eminent domain to acquire right-of-way to construct the King Street/Beauregard Street Intersection Improvement project.

As mentioned in the docket memo, negotiations have been continuing with the affected property owners regarding reaching an agreement on the purchase price for the needed right-of-way. Since the docket memo was finalized last week, a signed purchase agreement has been received for the parcel at 2733 S. Walter Reed Drive.

It is possible that additional agreements will be signed today, prior to the legislative meeting this evening. Staff will advise the Clerk to remove the resolutions from consideration for the properties listed on the docket item that have signed agreements.

cc: Bruce Johnson, Chief of Staff
Mark Jinks, Deputy City Manager
James L. Banks, Jr., City Attorney
Christopher Spera, Deputy City Attorney
Richard J. Baier, P.E., LEED AP, Director, Transportation & Environmental Services
Emily A. Baker, P.E., City Engineer, Transportation & Environmental Services