

EXHIBIT NO. 1

3
6-16-01

Docket Item #2-B
VACATION #2001-0003
2400 blk MILL RD & ROBERTS LA

Planning Commission Meeting
June 5, 2001

ISSUE: Consideration of a request for vacation of public rights-of-way of a portion of the 2400 block of Mill Road, a portion of Roberts Lane from Mill Road north to the railroad and Roberts Lane south of Mill Road for the purpose of street realignment.

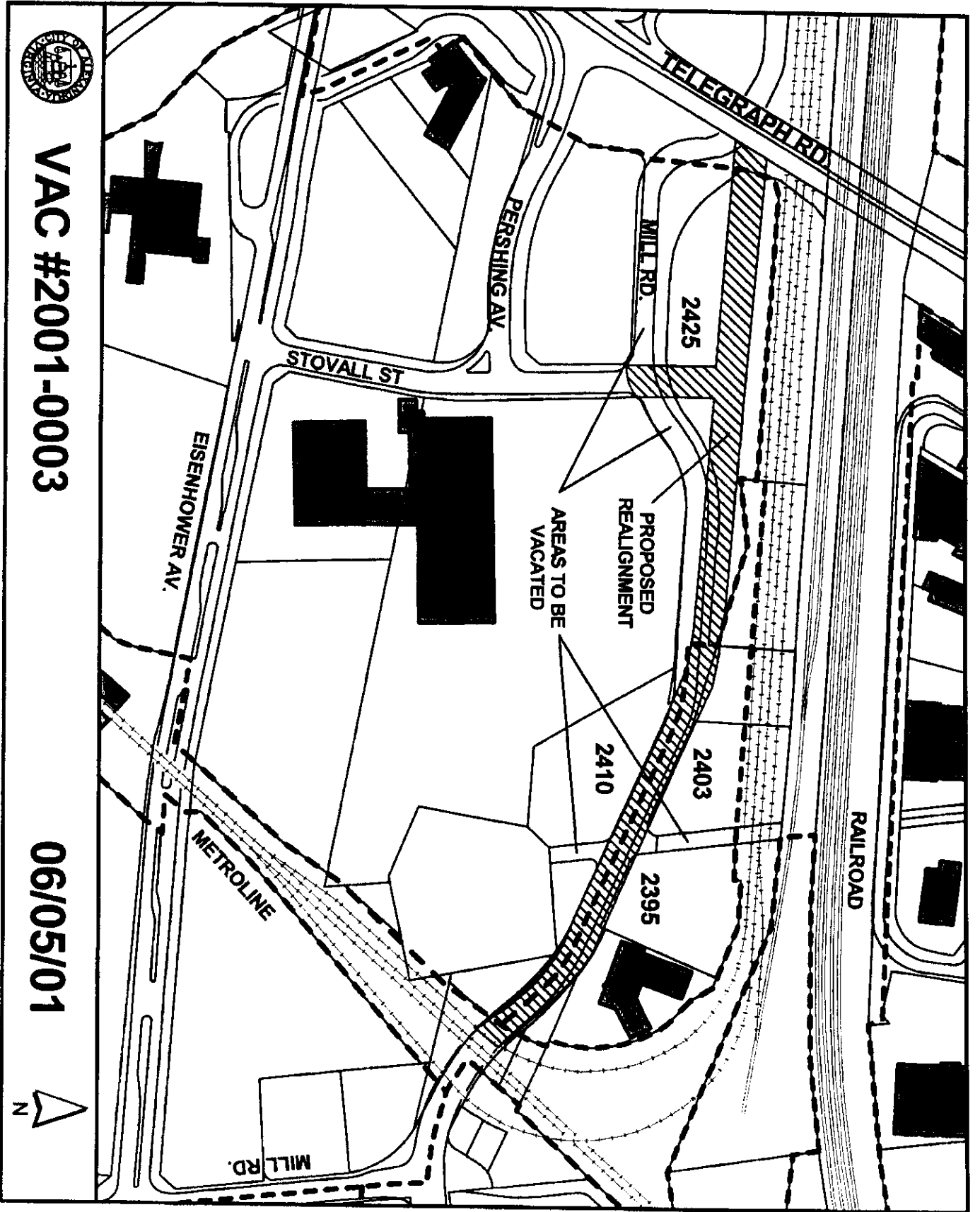
APPLICANT: City of Alexandria
Department of Transportation and Environmental Services

LOCATION: 2400 block Mill Road and Roberts Lane

PLANNING COMMISSION ACTION, JUNE 5, 2001: On a motion by Mr. Komoroske, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of the request, subject to all applicable codes and ordinances and the staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Commission agreed with the staff analysis.

Speakers: Ellen Pickering, Roberts Lane, asked for clarification on location of the new road.



VAC #2001-0003

06/05/01



STAFF RECOMMENDATION:

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

1. The vacated property shall be consolidated into the adjoining property. (P&Z)
2. The final vacation shall be adjusted, if necessary, to allow for final alignment of Mill road. The final design for Mill Road shall be approved by T&ES prior to the final processing of the vacation. (P&Z)

DISCUSSION:

The applicant, City of Alexandria, Department of Transportation and Environmental Services, requests approval to vacate portions of Mill Road and non-opened right-of-way of Roberts Lane. The vacation is being done in conjunction with a Section 9.06 as required by the City Charter. The City is vacating portions of the Mill Road right-of-way in exchange for property owned by the Hoffman Family LLC and the Washington Metropolitan Area Transit Authority in order to permit the city to realign Mill Road. The realignment has been planned as a transportation improvement for a number of years in order to increase efficiency and carrying capacity of Mill Road. The improvement is identified as desirable in the King Street/Eisenhower Avenue section of the city's Master Plan and is being funded by the Virginia Department of Transportation's (VDOT) "Urban Funds", which requires a 2% contribution from the City. Engineering plans for the improvement have been prepared by the Bowman Consulting Group and are at the 95% complete stage.

Below is a summary of the vacation and land exchange between the City, WMATA, and Hoffman Family LLC.

EXCHANGE BETWEEN WMATA AND THE CITY

WMATA Street Dedication to City	
From parcel 72.00-02-05	7,729 Sq Ft
From parcel 72.00-02-06	6,227 Sq Ft
From parcel 72.00-02-07	6,621 Sq Ft
From parcel 72.00-02-09	<u>3,051 Sq Ft</u>
total	23,628 Sq Ft
Roberts Lane Vacation from City to WMATA	7,140 Sq Ft
Net Dedication to City from WMATA	16,448 Sq Ft

The amount of land being vacated by the city to WMATA is less than what is to be dedicated by WMATA to the city for the realignment; the City will be acquiring the additional land at fair market value. An independent appraiser was selected to determine the fair market value of the land involved in the exchange between WMATA and the City. The value of the land involved is subject to the approval of WMATA's board.

EXCHANGE BETWEEN HOFFMAN FAMILY LLC AND THE CITY

Hoffman Street Dedication to City	4,693 sq ft
	71,447 sq ft
	3,766 sq ft
	<u>1,938 sq ft</u>
total	81,844 sq ft
Mill Road Vacation to from City to Hoffman	30,357 sq ft
	25,580 sq ft
Roberts Lane Vacation from City to Hoffman	<u>3,270 sq ft</u>
total	59,207 sq ft
Net dedication from Hoffman	22,637 Sq Ft

Although the amount of land being dedicated by Hoffman exceeds the amount of land being vacated to Hoffman, a portion of the dedication was required in conjunction with site plan approval and, per an agreement between the city and Hoffman, the land exchanges are to be considered even. The exchange will also benefit the Hoffman Family LLC properties by enhancing their parcels for future redevelopment

Staff has no objection to vacating right-of-ways of existing Mill Road and non-opened Robert's Lane. The current alignment and carrying capacity of Mill Road is no longer sufficient for carrying the number of anticipated vehicle trips that is likely to be generated by redevelopment within the area over the next few years. The realignment will allow for a more efficient roadway design that will be capable of carrying more vehicles. It is anticipated that more than 14 million square feet of development is likely to occur in the Eisenhower Avenue area in the next few years and this road improvement has long been planned to handle some of the anticipated traffic increase.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments

Code Enforcement:

No comments

Police Department:

No comments

Real Estate Assessments:

No comments

GT

APPLICATION for VACATION

VAC # 2001-0003

[must use black ink or type]

PROPERTY LOCATION: 2400 BLOCK MILL ROAD; ROBERTS LANE FROM MILL RD. NORTH TO RAILROAD; ROBERTS LANE SOUTH OF MILL ROAD

TAX MAP REFERENCE: 72.00 ZONE: _____

APPLICANT'S NAME: DEPT. OF TREES BY ALLEN MARTIN, CHIEF OF SURVEYS

ADDRESS: 301 KING ST, RM 4130, ALEXANDRIA, VA 22314

PROPERTY OWNER NAME: HOFFMAN FAMILY LLC, HOFFMAN BLDGS LP

(Owner of abutting area to be vacated) WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

ADDRESS: _____

VACATION DESCRIPTION: VACATION OF A PORTION OF MILL ROAD AND

A PORTION OF ROBERTS LANE FOR THE REALIGNMENT OF MILL ROAD.

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 Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.

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.

DEPT. OF TREES - ALLEN MARTIN
Print Name of Applicant or Agent

J. Allen Martin
Signature

301 KING STREET, RM 4130
Mailing/Street Address

703-838-4327 703-838-6438
Telephone # Fax #

ALEXANDRIA, VA 22314
City and State Zip Code

3/27/2001
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

PLEASE SELECT 3 VIEWERS AND NAME ONE AS CHAIR

3
6-16-01

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
703-548-0684 [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
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703-549-7754

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



Kerry J. Donley
Mayor

William C. Cleveland
Vice Mayor

June 18, 2001

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

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

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

Mr. Donald Allen
102 Monroe Avenue
Alexandria, Virginia 22301

Re: Consideration of a request for vacation of public rights-of-way of a portion of the 2400 block of Mill Road, a portion of Roberts Lane from Mill Road north to the railroad and Roberts Lane south of Mill Road for the purpose of street realignment.


Dear Mr. Allen:

Pursuant to authorization given to Mayor Donley by the City Council at its Public Hearing Meeting on June 16, 2001, you as Chairperson, together with Mr. Rodger Digilio, and Mrs. Judy Lowe, 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.

If possible, would you please have your report, signed by all three viewers, in the Office of the City Clerk on or before Monday, July 2, 2001. If this date is not convenient, please call my office.

Please bill Mr. Allen Martin, Department of Transportation and Environmental Services, 301 King Street, Room 4130, Alexandria, Virginia 22314. If payment is not made within thirty (30) days, please advise the City Clerk at 838-4550.

Sincerely,


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

Enclosures: Docket Item No. 3
Sample Viewers' Report
Mrs. Judy Lowe, (703) 548-1713
Mr. Rodger Digilio, (703) 548-6066

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



City of Alexandria, Virginia

301 King Street, Suite 2300

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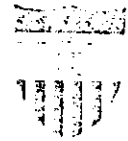
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"Home Town of George Washington and Robert E. Lee"

EXHIBIT NO. 2

City of Alexandria, Virginia

3
6-16-01

MEMORANDUM

DATE: JUNE 13, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER *ps*

FROM: RICHARD J. BAIER, DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES *R. Baier*

SUBJECT: VACATION #2001-0003 2400 BLK MILL ROAD; ROBERTS LANE

At the Planning Commission Public Hearing on June 5, 2001, questions were asked about the vacation docket item related to the City's Mill Road relocation project. In anticipation of similar questions about the realignment of Mill Road, the Department of Transportation & Environmental Services is providing the following background information to supplement the staff report presented to the Planning Commission.

The realigned Mill Road is shown on map 9 "Planned and Proposed Road Improvements" in the King Street/Eisenhower Avenue Metro Station Small Area Plan which was adopted by Ord. #3473 on October 13, 1990 (Attachment 1). The King Street/Eisenhower Avenue Metro Station Small Area Plan was incorporated into the 1992 Master Plan and adopted by Ord. #3576 on June 13, 1992.




The realignment of Mill Road was included in the Commonwealth Transportation Board's 1995 - 1996 Approved Six-Year Program. City Council adopted Resolution #1762 on December 12, 1995, which requested VDOT to program an Urban Highway Project to realign and improve signalization of Mill Road, between Roberts Lane and Telegraph Road. The request also included a portion of Stovall Street. This project is currently included in the City's Capital Improvement Program.

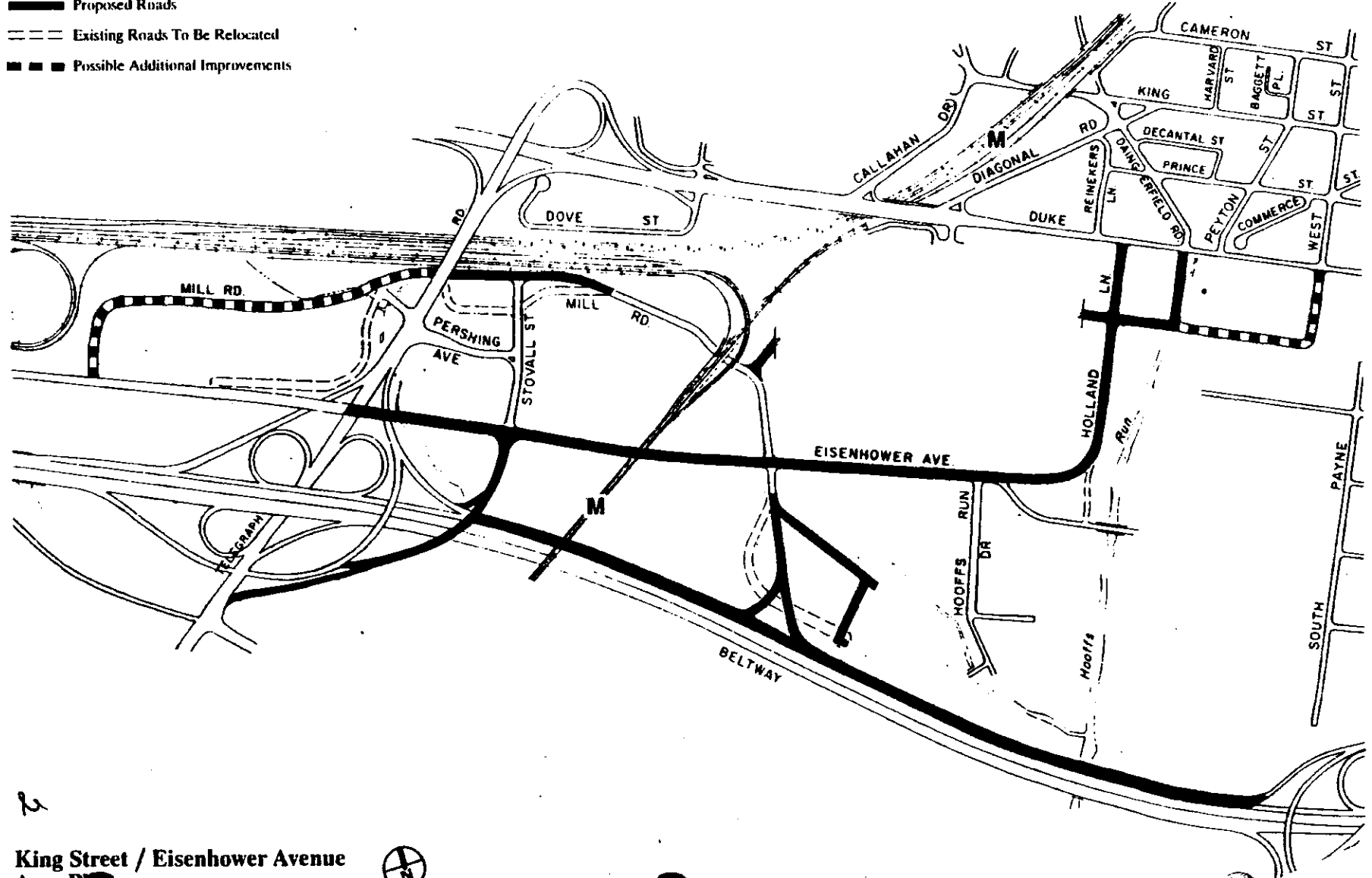
Attachments 2 and 3 illustrate the land exchanges that will occur between the City and Hoffman LLC and between the City and WMATA. The land areas described in the staff report correspond to the areas on these attachments.

Attachments: Attachment 1: Planned and Proposed Road Improvements
Attachment 2: Mill Road Relocation Land Exchanges (Hoffman)
Attachment 3: Mill Road Relocation Land Exchanges (WMATA)

Map 9

Planned and Proposed Road Improvements

-  Proposed Roads
-  Existing Roads To Be Relocated
-  Possible Additional Improvements



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ATTACHMENT 1

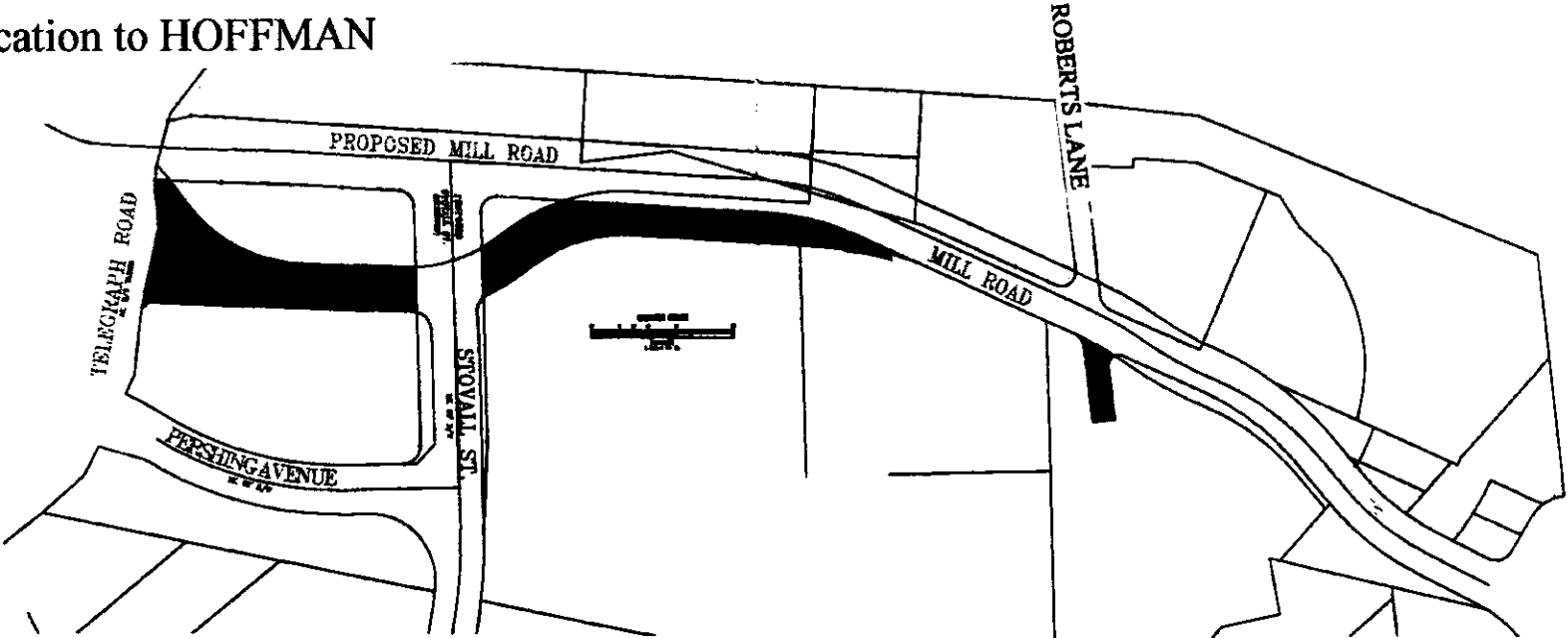
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King Street / Eisenhower Avenue Area

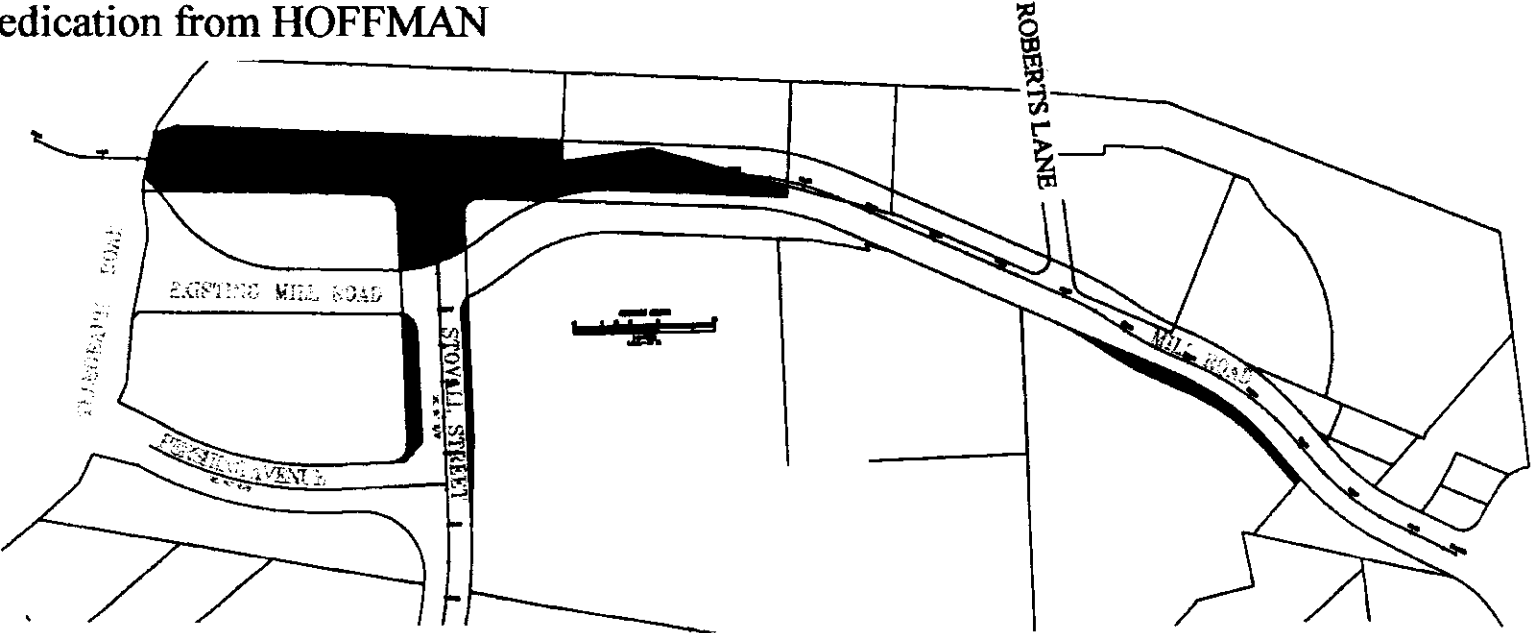


MILL ROAD RELOCATION LAND EXCHANGES

Vacation to HOFFMAN

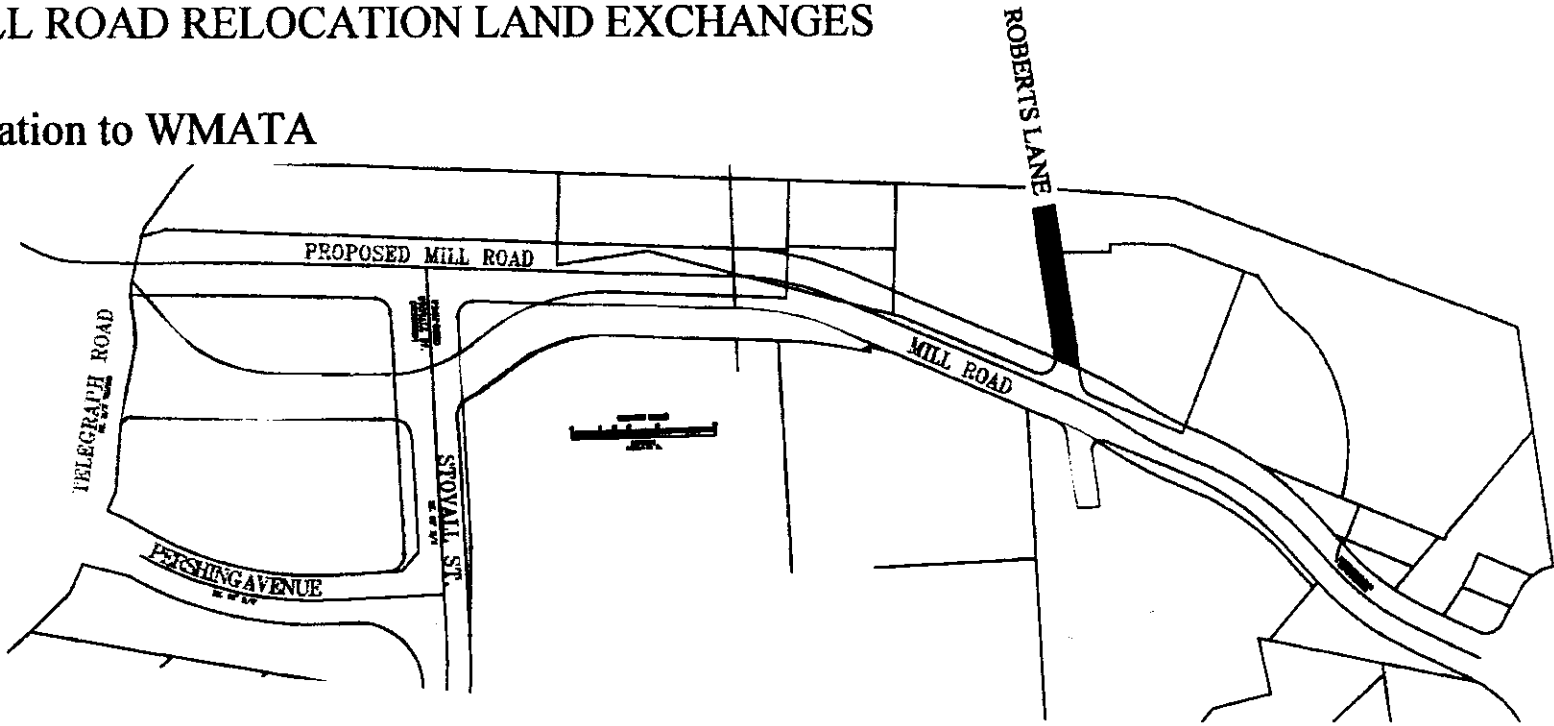


Dedication from HOFFMAN

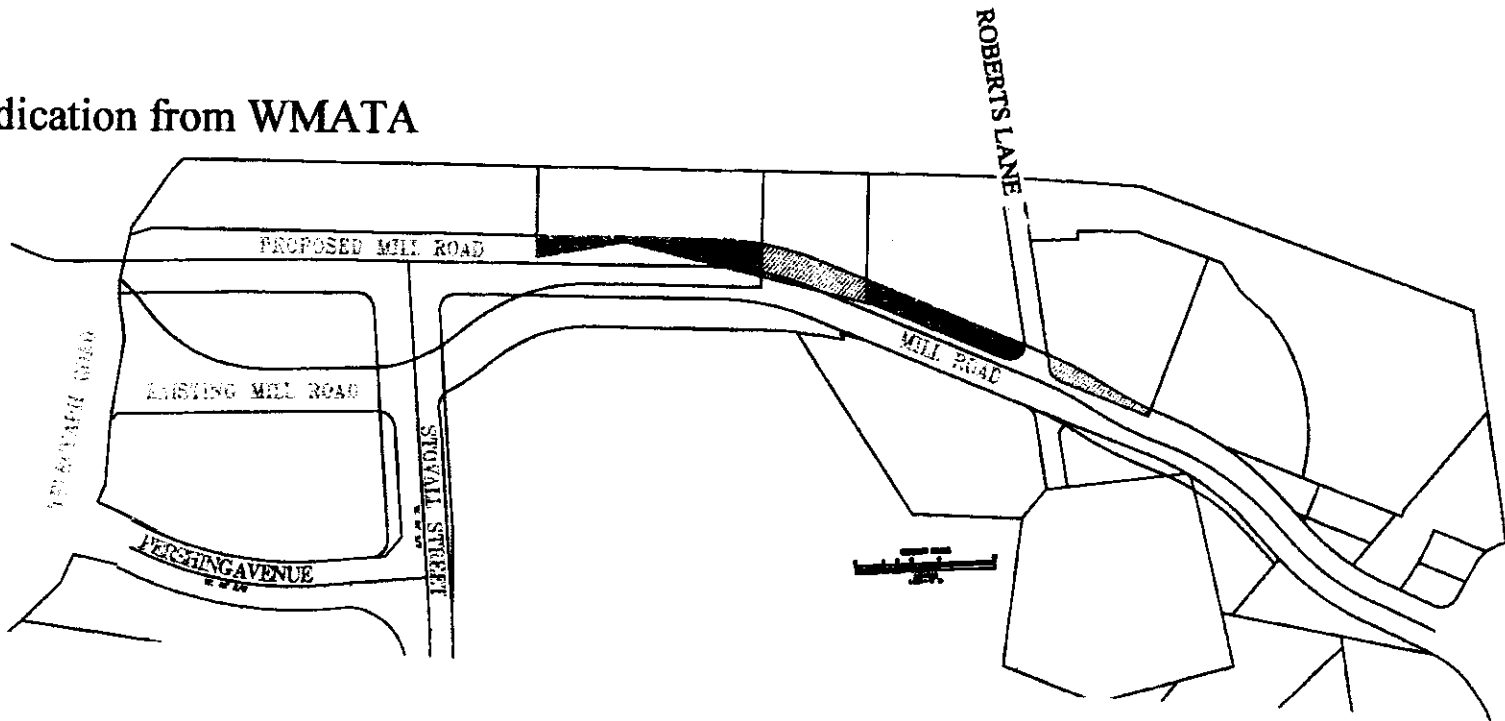


MILL ROAD RELOCATION LAND EXCHANGES

Vacation to WMATA



Dedication from WMATA



APPLICATION for VACATION

VAC # 2001-0003

[must use black ink or type]

PROPERTY LOCATION: 2400 BLOCK MILL ROAD; ROBERTS LANE FROM MILL RD. NORTH TO RAILROAD; ROBERTS LANE SOUTH OF MILL ROAD

TAX MAP REFERENCE: 72.00 ZONE: _____

APPLICANT'S NAME: DEPT. OF T&ES BY ALLEN MARTIN, CHIEF OF SURVEYS

ADDRESS: 301 KING ST, RM 4130, ALEXANDRIA, VA 22314

PROPERTY OWNER NAME: HOFFMAN FAMILY LLC, HOFFMAN BLDGS LP

(Owner of abutting area to be vacated) WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

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Telephone # Fax #

ALEXANDRIA, VA 22314
City and State Zip Code

3/27/2001
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 6/5/01 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 6-16-01PH--CC approved the Planning Commission recommendation. Donald Allen, Chair, Rodger Digilio and Judy Lowe were appointed as Viewers.