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
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 28018035.

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

CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28018035

SCALE: 1"=25' DATE: 09/01/10 ADD BY: SM
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 28018031.

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

CITIZEN S SERVICES
SCALE: 1"=25' 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.

NOTE:

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 28019031.
RIGHT OF WAY PLANS

NOTES:
1. ALL PREVIOUSLY 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.

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 GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28019032

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

Cesar Vargas
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER
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

CURE DATA TABLE

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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 003.02 ((01)) PARCEL 19.

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 003.02-01-19

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.

MRS REAL ESTATE INVESTMENT PROPERTIES LLC
PARCEL 003.02-01-08
DB: 0040050156
24,816 SF TOTAL

GRADING AND TEMPORARY CONSTRUCTION EASEMENT

107+06.34
A= 29° 01’ 02.98” (RT)
T= 465.80
L= 911.61
R= 1,600.00
PC= 102+40.54
PT= 114+52.15

110+00

KING STREET

CONSTRUCTION E

164.26
+84.25

3607 GRADING AND TEMPORARY CONSTRUCTION EASEMENT

123 SQ. FT. PROPOSED PERMANENT DRAINAGE EASEMENT

AREA TABULATION

728 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES

3607 GRADING AND TEMPORARY CONSTRUCTION EASEMENT

123 SQ. FT. PROPOSED PERMANENT DRAINAGE EASEMENT

NOTES:
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3. NO TITLE REPORT FURNISHED.

4. THE PROPERTY DelineATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.02 ((01)) PARCEL 08

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

CELAL LEATHERS

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.02-01-08

SCALE: 1”=25’ DATE: 09/01/10 CADD BY: SM

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LEGEND:
- EXISTING ROW
- PROP. ROW
- TEMP. CONST. EASEMENT
- PROPERTY LINE
- PERM. STORM DRAINAGE ESMT.
RIGHT OF WAY PLANS

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THE ARLINGTON CONDOMINIUM PARCEL 29005582 THROUGH 29005764
461,300 SF TOTAL

LEGEND:

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

PI STA. 403+53.53
D= 13' 33' 51.65" (RT)
T= 180.05'
L= 358.42'
R= 1514.00'
P= 401+73.48
PT= 405+31.90

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3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINERATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 29005582 THROUGH 29005764

PROJECT NAME: KING STREET/ BEAURECARD 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 29005582-29005584

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

AREA TABULATION

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

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RIGHT OF WAY PLANS

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

KING STREET
R/W VARIES

LINE DATA TABLE

BEARING | CHORD
--- | ---
S 52'22"25'W | 7.41'
N 37'36"46'W | 58.22'

CURVE DATA TABLE

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<th>ARC</th>
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<tr>
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<td>454.00'</td>
<td>64.34'</td>
<td>32.32'</td>
<td>N 59'31&quot;09&quot;E</td>
<td>64.34'</td>
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CURVE

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<tr>
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<td>617.50'</td>
<td>143.35'</td>
<td>72.00'</td>
<td>S 63'59&quot;48&quot;W</td>
<td>143.02'</td>
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<td>454.00'</td>
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<td>32.32'</td>
<td>N 59'31&quot;09&quot;E</td>
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</table>

NOTE:
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 ((02)) PARCEL 02

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 003.04-02-02

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.

KING STREET
R/W Varies

CURVE DATA TABLE

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<th>CURVE</th>
<th>DELTA</th>
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<td>617.50</td>
<td>6.47</td>
<td>3.23</td>
<td>S 57°24'7&quot; W</td>
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<td>617.50</td>
<td>5.93</td>
<td>2.96</td>
<td>S 56°28'18&quot; W</td>
<td>5.93'</td>
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</tbody>
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CURVE

N 36°49'30" E

Herenby dedicated for public street purposes

S 37°37'35" E

Hereby dedicated for public street purposes

S 37°37'35" E

(PI STA. 304+19.52)

Delta = 36°01'52.54" (RT)

D = 9°29'18"

T = 219.52'

L = 424.48'

R = 675.00'

PC = 302+00.00

PT = 306+24.48

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 (02)) parcel 04.L

PROJECT NAME: KING STREET/BEAUREGARD STREET INTERSECTION IMPROVEMENTS

CONTRACT (UPA) NUMBER: 06-04749

VDO 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 003.04-02-04.L

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

AREA TABULATION

1559 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES

5116 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

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 ((02)) PARCEL 05.

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

SCALE: 1"=25' 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.

KING STREET
R/W VARIES

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 PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILd
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 003.04-02-06 PARCEL 06

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 003.04-02-06

CESAR VARGAS
FAMILY FOUNDATION INC
PROFESSIONAL ENGINEER

SCALE: 1"=25' DATE: 05/01/10 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

KING STREET
R/W Varies

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 ((02)) PARCEL 07

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--02--07

SCALE: 1" = 25' DATE: 09/01/10 CADD BY: PO
THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

FAIRLINGTON CONDOMINIUM
PARCEL: 003.04-08
355,885 SF TOTAL

THE ARLINGTON CONDOMINIUM
PARCEL 29005582
461,300 SF TOTAL

AREA TABULATION
163 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

CURVE DATA TABLE

<table>
<thead>
<tr>
<th>CURVE</th>
<th>DELTA</th>
<th>RADIUS</th>
<th>ARC</th>
<th>TANGENT</th>
<th>CH. BEARING</th>
<th>CHORD</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>26°59'58&quot;</td>
<td>315.24'</td>
<td>148.55'</td>
<td>75.68'</td>
<td>N 67°7'44&quot; E</td>
<td>147.18'</td>
</tr>
</tbody>
</table>

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 PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT
3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 PARCEL 08

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 GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-08

SCALE: 1"=25'
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.

KING STREET
R/W VARIES

AREA TABULATION
10244 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
4235 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT
65 SQ. FT. PROPOSED PERMANENT DRAINAGE EASEMENT

LINE DATA TABLE

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<tr>
<td>1 N 49°34'29&quot; S</td>
<td>6.75'</td>
</tr>
<tr>
<td>2 N 40°25'31&quot; W</td>
<td>9.58'</td>
</tr>
<tr>
<td>3 N 40°25'31&quot; W</td>
<td>9.58'</td>
</tr>
<tr>
<td>4 N 49°34'29&quot; S</td>
<td>6.75'</td>
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<tr>
<td>5 S 42°55'57&quot; W</td>
<td>2.79'</td>
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CURVE DATA TABLE

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<th>ARC</th>
<th>TANGENT</th>
<th>CH. BEARING</th>
<th>CHORD</th>
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<tr>
<td>A</td>
<td>80°32'29&quot;</td>
<td>25.00'</td>
<td>S 2°38' 2&quot; E</td>
<td>32.32'</td>
<td></td>
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</tr>
<tr>
<td>B</td>
<td>24°45'35&quot;</td>
<td>169.53'</td>
<td>S 30'33'10&quot; E</td>
<td>72.69'</td>
<td></td>
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</table>

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 COMPILER 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 ((OA)) PARCEL 00

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 003.04-0A-00

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

LASLZD N TAUBER
FAMILY FOUNDATION INC.
PARCEL 003.04-02-07
DB: 1370-187
34,110 SF TOTAL

BOOLLING BROOK
TOWERS CONDO
PARCEL 003.04-0A-00
DB: 749-189
61,914 SF TOTAL

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 003.04-0A-00

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

LASLZD N TAUBER
FAMILY FOUNDATION INC.
PARCEL 003.04-02-07
DB: 1370-187
34,110 SF TOTAL

BOOLLING BROOK
TOWERS CONDO
PARCEL 003.04-0A-00
DB: 749-189
61,914 SF TOTAL

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 003.04-0A-00

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

LASLZD N TAUBER
FAMILY FOUNDATION INC.
PARCEL 003.04-02-07
DB: 1370-187
34,110 SF TOTAL

BOOLLING BROOK
TOWERS CONDO
PARCEL 003.04-0A-00
DB: 749-189
61,914 SF TOTAL

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

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-T04-R201

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

CEASAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

SCALE: 1"=25' DATE: 09/01/10 CADD BY: PO
RIGHT OF WAY PLANS

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

LEGEND:

- - - - - - EXISTING ROW

- - - - - - TEMP. 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 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 01.02 ((01)) PARCEL 06

PROJECT NAME: KING STREET/ BEAUREGARD STREET
INTERSECTION IMPROVEMENTS

CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-FD4-R201

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

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

Construction

R/W Varies

S 37° 37' 35.00" E

Legend:
- - - - - EXISTING ROW
- - - - - TEMP. CONST. EASEMENT
- - - - - PROPERTY LINE

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 05.

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 011.02-01-05

Cesar Vargas
Volkert Inc.
Alexandria, VA
Professional Engineer

Scale: 1" = 25'
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.

<table>
<thead>
<tr>
<th>LINE DATA TABLE</th>
</tr>
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<tbody>
<tr>
<td>LINE</td>
</tr>
<tr>
<td>1</td>
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<td>2</td>
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<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
</tbody>
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LARCHMONT VILLAGE APARTMENTS LLC
PARCEL 003.04—01—11
DB: 000006037
359,161 SF TOTAL

CURVE DATA TABLE

<table>
<thead>
<tr>
<th>CURVE</th>
<th>DELTA</th>
<th>RADIUS</th>
<th>ARC</th>
<th>TANGENT</th>
<th>CH. BEARING</th>
<th>CHORD</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>22'11&quot;22&quot;</td>
<td>732.50'</td>
<td>283.68'</td>
<td>143.64'</td>
<td>N 45°42'01&quot; E</td>
<td>281.91'</td>
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<tr>
<td>B</td>
<td>07'00&quot;25&quot;</td>
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<td>66.77'</td>
<td>33.43'</td>
<td>S 51°08'47&quot; W</td>
<td>66.73'</td>
</tr>
<tr>
<td>C</td>
<td>03'58&quot;04&quot;</td>
<td>546.09'</td>
<td>37.82'</td>
<td>18.92'</td>
<td>S 45°37'33&quot; W</td>
<td>37.81'</td>
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<tr>
<td>D</td>
<td>12'21&quot;13&quot;</td>
<td>493.52'</td>
<td>106.41'</td>
<td>53.41'</td>
<td>S 38°58'42&quot; W</td>
<td>106.20'</td>
</tr>
</tbody>
</table>

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 specifically shown on this plat.
2. The information shown on this plat was compiled from existing land records and does not
   specifically shown on this plat.
3. No title report furnished.
4. All rights-of-way, easements and other interests of the City specifically shown on this plat.
   The information shown on this plat was compiled from existing land records and does not
   specifically shown on this plat.

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—01—11

CESAR VARGAS
VOLKERT INC. ALEXANDRIA, VA
PROFESSIONAL ENGINEER

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEDICATION FOR PUBLIC STREET PURPOSES</td>
<td>102 SQ. FT.</td>
</tr>
<tr>
<td>GRADING AND TEMPORARY CONSTRUCTION EASEMENT</td>
<td>213 SQ. FT.</td>
</tr>
</tbody>
</table>

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

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

CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

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

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

RIGHT OF WAY PLANS

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NOTES:

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3. NO TITLE REPORT FURNISHED.

4. THE PROPERTY DELINQUENT ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((03)) PARCEL 01

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
RIGHT OF WAY PLANS

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

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

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28018034

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

NOTES:
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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 28018034

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 GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28018034

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

NOTE:
These plans are unfinished and are not to be used for any type of construction.
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