

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 13, 2007

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: JAMES K. HARTMANN, CITY MANAGER *JH*

FROM: FAROLL HAMER, DIRECTOR *FH*
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: VACATION REQUEST, EDMUNDSON PLAZA, VACATION #2007-000 1 (C)

Item 14 (C) on Council's June 16 docket is consideration of a request for vacation of a portion of a right-of-way of Reineker's Lane. The applicant is requesting approval of a vacation to permit the two levels of the underground parking garage to extend into the area below the adjacent public right-of-way on Reineker's Lane. Specifically, an area approximately 12 feet in width, for a depth of approximately 32 feet, and a length of the 125 feet, will be located beneath the Reineker's Lane right of way. The proposed vacation space will be used for parking spaces within the underground garage.

The applicant originally requested an encroachment into the right-of-way, rather than a vacation. Through discussions with the applicant during the review process for this request, staff recommended that this portion of right-of-way be vacated. Since the change from an encroachment to a vacation request came late in the process, staff has not yet determined fair market value for the property.

Staff is recommending approval of the proposed vacation of approximately 910 sq. ft. for the underground garage. The approval is contingent on the following:

- Provision of fair market value for the land to be vacated.
- Public accessibility of the sidewalk.
- City retention of subsurface rights for any future utilities.
- The vacation shall be limited to the underground garage.
- The vacated area shall not be permitted for density-floor area.

Approval of the vacation will be conditioned upon compliance with the above. No ordinance vacating this portion of right-of-way will be considered until we have determined the fair market value of the property.