CONSENT AGENDA ITEM
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<table>
<thead>
<tr>
<th>Application</th>
<th>General Data</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Request:</strong> Consideration of a proposal by the City of Alexandria to acquire right-of-way for the King Street/Beauregard Street Intersection Improvement Project.</td>
<td><strong>Planning Commission Hearing:</strong> June 7, 2011</td>
</tr>
<tr>
<td><strong>Address:</strong> Intersection of King Street and North Beauregard Street; 4400-4700 Blocks of King Street</td>
<td><strong>City Council Hearing:</strong> N/A</td>
</tr>
<tr>
<td><strong>Applicant:</strong> Transportation &amp; Environmental Services – Engineering &amp; Design Division</td>
<td><strong>Zone:</strong> Commercial, Office, Residential and Multi-use</td>
</tr>
<tr>
<td></td>
<td><strong>Small Area Plan:</strong> Alexandria West</td>
</tr>
</tbody>
</table>

**Staff:**
Richard Baier, P.E., Director, T&ES
Emily A. Baker, P.E., Deputy Director of Engineering, T&ES
Maurice Daly, P.E., Division Chief – Engineering & Design, T&ES
Lisa Jaatinen, P.E., Civil Engineer IV, Engineering & Design

**Staff Recommendation:**
Staff recommends approval of the Section 9.06 action.
I. DISCUSSION

REQUEST
The City is currently managing a capital improvement project in the 4400 – 4700 blocks of King Street. The design is 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. Funds for the acquisition will come from VDOT Urban funds. This funding was allocated by City Council in November 2010. Plats describing the right of way to be acquired are attached. This acquisition will follow state and federal requirements.

The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City’s Master Plan. T&ES is requesting that the Planning Commission consider the proposal by the City of Alexandria to acquire right-of-way for the King Street/Beauregard Street Intersection Improvement Project for use as a public street, pursuant to the provisions of Section 9.06 of the City Charter.

SITE DESCRIPTION
The King Street Corridor is a heavily traveled urban principal arterial roadway serving residents of Northern Virginia, the majority from the City of Alexandria, Arlington and Fairfax Counties. This area is comprised of high density office, commercial and residential uses. The projected traffic demands over the next twenty years show the existing intersection will experience unacceptable operating conditions.

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, a 10’ shared use path on portions of King Street and North Beauregard Street, upgrading sidewalks and landscaped buffers between the street and sidewalks, eliminating slip lanes and installing pedestrian signals and a new signal on North Beauregard Street at Branch Avenue. The improvements will increase capacity and safety through the corridor and result in a reduction in delay of 31% in the morning rush hour and 19% in the evening rush hour. The improvements also include pedestrian and bicycle accommodations depicted in the approved Comprehensive Transportation Master Plan.

BACKGROUND
This project is in the VDOT Six Year Plan and in the City Capital Improvement Program. It is fully funded with VDOT Urban funds.

Since the 1990’s, the City of Alexandria and Arlington County have been jointly working on transportation solutions for the intersection of King and Beauregard Streets. 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 FY2000 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.

City staff has held numerous meetings with the community and the adjoining municipalities of Arlington and Fairfax Counties and their input has 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.

A resolution supporting the project was approved by City Council in March 2010. Since that time, staff has been working to finalize the construction documents.

II. RECOMMENDATION

Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the acquisition of public land.

STAFF:
Richard Baier, P.E., Director, T&ES
Emily A. Baker, P.E., Deputy Director of Engineering, T&ES
Maurice Daly, P.E., Division Chief – Engineering & Design, T&ES
Lisa Jaatinen, P.E., Civil Engineer IV, Engineering & Design
RIGHT OF WAY PLANS

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

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 DEDICATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 011.02 (((01)) PARCEL 05

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (CUPA) 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

SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM
Laszlo N Tauber
Family Foundation Inc.
Parcel 003.04-02-01
DB: 863-739
42,174 SF Total

Tishman Speyer Archstone
Smith Newport Village II
Parcel 011.02-01-01
DB: 050038667
496,758 SF Total

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

Cesar Vargas
Volkert Inc.
Alexandria, VA
Professional Engineer

Area Tabulation
102 Sq. Ft. Dedication for Public Street Purposes
213 Sq. Ft. Grading and Temporary Construction Easement

Scale: 1"=25' Date: 09/01/10 CADD 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 28019032

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201
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 28018031

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (LPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0077-100-F04-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: 5M

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

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

LASLZO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-06
DB: 1370-193
6,833 SF TOTAL

BOLLING BROOK
TOWERS CONDO
PARCEL 003.04-04-00
DB: 749-189
61,914 SF TOTAL

HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

GRADING AND TEMPORARY CONSTRUCTION EASEMENT

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 MAP 003.04 (((2))) PARCEL 07

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (JPA) 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 ADD BY: PO

CEsar vargas
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

AREA TABULATION

1049 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
579 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.

FAIRLINGTON
CONDONIUM
PARCEL: 003.04-0B
355,885 SF TOTAL

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

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

CURVE DATA TABLE

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<tr>
<th>CURVE</th>
<th>DELTA</th>
<th>RADIUS</th>
<th>ARC</th>
<th>TANGENT</th>
<th>CH. BEARING</th>
<th>CHORD</th>
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</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 RECORDS OF RIGHT 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 DELINERATED ON THIS PLAT IS LOCATED
ON ASSESSMENT MAP 003.04 PARCEL 0B

PROJECT NAME: KING STREET/ BEAUREGAR STREET
INTERSECTION IMPROVEMENTS

CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: D007-100-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 003.04-0B

CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

SCALE: 1"=25'  DATE: 09/01/10  CADD BY: SM
NOTES:
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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
PROJECT NUMBER: 06-04749
VDOOT 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

CEasar Vargas
VolkerT inc.
alexandria, va
Professional Engineer

103+00 104+00

KING STREET
R/W VARIES

area tabulation
426 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

Foxes Three LLC
Parcel: 28018034
DB: 3288 PG: 2144
5,914 SF Total

Grading and Temporary Construction Easement

Right of Way Plans
These plans are unfinished and are NOT to be used for any type of construction.