



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 17, 2007

DATE: February 27, 2007

SUBJECT: Resolution Authorizing Preliminary Assessment for Local Improvements under Virginia Code Section 15.2-2404 et seq., Concerning High Density and High Pedestrian Concrete Maintenance Program, Concrete Sidewalk, Curb and Gutter Improvements for Project No. 2007-1 at 2200 Wilson Blvd. (RPC #18-004-007 & RPC #18-004-008), Account #001.313/CN; and Resolution Authorizing Preliminary Assessment for Local Improvements under Virginia Code Section 15.2-2404 et seq., Concerning the High Density Pedestrian Concrete Maintenance Program, Concrete Sidewalk, Curb and Gutter Improvements for Project No. 2007-2 at 2629 Wilson Blvd. (RPC # 15063012), 2625 Wilson Blvd. (RPC # 15063020), and 2637 Wilson Blvd. (RPC # 15063021), Account #001.313/CN.

C. M. RECOMMENDATION:

Adopt the Resolution attached as Exhibit 1 authorizing: 1) Preliminary Assessment for Local Improvements under Virginia Code Section 15.2-2404 et seq., Concerning High Density and High Pedestrian Concrete Maintenance Program, Concrete Sidewalk, Curb and Gutter Improvements for Project No. 2007-1 at 2200 Wilson Blvd. (RPC #18-004-007 & RPC #18-004-008), Account #001.313/CN; and, 2) Preliminary Assessment for Local Improvements under Virginia Code Section 15.2-2404 et seq., Concerning High Density Pedestrian Concrete Maintenance Program, Concrete Sidewalk, Curb and Gutter Improvements for Project No. 2007-2 at 2629 Wilson Blvd. (RPC # 15063012), 2625 Wilson Blvd. (RPC # 15063020), and 2637 Wilson Blvd. (RPC # 15063021), Account #001.313/CN.

ISSUE: Owners of some of the abutting properties do not desire to be assessed for the proposed local improvements.

SUMMARY: This is a request for adoption of a Resolution of Preliminary Assessment for Improvements for High Density and High Pedestrian Concrete Maintenance for Project No. 2007-1 ("Project") at two locations, and for Project 2007-2 at three locations.

BACKGROUND: In 1984, the County Board established the High Density and High Pedestrian Concrete Maintenance Program where commercial and high-density areas with heavy pedestrian traffic are assessed for sidewalk, curb, and gutter improvements in the public right-of-way. The

County Manager: _____

County Attorney: _____

Staff: Eileen Feldman and Michael R. Halewski, DES, Real Estate Bureau

County Board deemed that properties located in high density and high pedestrian zoning districts are associated with higher trip generation and therefore, require concrete improvement or replacement related to pedestrian safety and community enhancement on a more regular basis.

Under the High Density and High Pedestrian Concrete Maintenance Program, adjacent owners either pay for, or are assessed for, the sidewalk, curb and gutter maintenance or replacement work. The amount assessed is the actual cost of the work plus an advertising fee, provided the total does not exceed the benefit to the property resulting from the improvements. When approached by County staff, the majority of adjacent owners in high density and high pedestrian areas either voluntarily pre-pay for the work or have the work done themselves.

DISCUSSION: Staff conducted recent field inspections at the properties listed in Exhibit 1 and marked the areas requiring sidewalk, curb and gutter improvement or replacement. The sidewalk, curb and gutter were settled or severely cracked, creating an unsafe condition that requires replacement of portions of the sidewalk, curb and gutter. The sidewalk, curb and gutter improvement or replacement work is necessary at these locations, shown on the attached vicinity maps (Exhibit 2), because of the potential safety hazards for pedestrians. Construction Management staff notified the abutting property owners that the work was necessary, and the property owners were given thirty (30) days to either perform the work with their own contractor or pay the County for the cost of this work. This notification was mailed via certified mail to the owners of 2200 Wilson Blvd., 2629 Wilson Blvd., 2625 Wilson Blvd., and 2637 Wilson Blvd. on November 1, 2006. The owners of the above properties neither performed the work, nor paid the County for the estimated cost of the work before the expiration of the thirty (30) day period. Additionally, the owners of the above properties have not paid the County for the estimated cost of the work subsequent to the expiration of the thirty (30) day period. Real Estate Bureau staff mailed a notice of the proposed resolution for a preliminary assessment via certified mail to the owner of 2200 Wilson Blvd. on January 23, 2007 and February 26, 2007. Real Estate Bureau staff mailed a notice of the proposed resolution for a preliminary assessment via certified mail to the owner of 2629 Wilson Blvd., 2625 Wilson Blvd., and 2637 Wilson Blvd. on January 26, 2007.

The sidewalk, curb and gutter improvement or replacement work is necessary at these locations, shown on the attached vicinity maps (Exhibit 2), because of the potential safety hazards for pedestrians. Therefore, staff recommends that the County Board authorize a preliminary assessment against the property for the cost of the work. Staff has received objections to this proposed assessment from the owner of 2629 Wilson Blvd., 2625 Wilson Blvd., and 2637 Wilson Blvd.

Subsequent to the publication of the public notice indicating the Resolution for Project 2007-1 would be considered by the County Board at the February 24, 2007 County Board Meeting, it was determined that the affected area requiring sidewalk, curb and gutter replacement is in the right-of-way adjacent to two separate parcels, not one single parcel. Thus, staff recommended deferral of Project 2007-1 to the March 17, 2007 meeting of the County Board to permit revisions to the Resolution and advertisement to include the second parcel.

Upon completion of the work, staff will recommend that final assessments be authorized, which will be collected by the Treasurer's Office. At any time, the owners of the assessed properties may make full payment of the balance of any assessment. Thereafter, any lien recorded against the properties, concerning the assessments, will be released.

FISCAL IMPACT: Adoption of the Resolution will produce \$21,225.30 in revenue. This revenue amount is already anticipated in the adopted FY 2007 budget.

RESOLUTION

RESOLUTION AUTHORIZING PRELIMINARY ASSESSMENT FOR LOCAL IMPROVEMENTS UNDER VIRGINIA CODE SECTION 15.2-2404 ET SEQ., CONCERNING HIGH DENSITY AND HIGH PEDESTRIAN CONCRETE MAINTENANCE PROGRAM, CONCRETE SIDEWALK, CURB AND GUTTER IMPROVEMENTS FOR PROJECT NO. 2007-1 AT 2200 WILSON BLVD. (RPC #18-004-007 & RPC #18-004-008), ACCOUNT #001.313/CN; AND RESOLUTION AUTHORIZING PRELIMINARY ASSESSMENT FOR LOCAL IMPROVEMENTS UNDER VIRGINIA CODE SECTION 15.2-2404 ET SEQ., CONCERNING HIGH DENSITY PEDESTRIAN CONCRETE MAINTENANCE PROGRAM, CONCRETE SIDEWALK, CURB AND GUTTER IMPROVEMENTS FOR PROJECT NO. 2007-2 AT 2629 WILSON BLVD. (RPC # 15063012), 2625 WILSON BLVD. (RPC # 15063020), AND 2637 WILSON BLVD. (RPC # 15063021), ACCOUNT #001.313/CN.

Now, Therefore, Be It Resolved that the County Board of Arlington County, Virginia hereby establishes: 1) a Preliminary Assessment on High Density and High Pedestrian Concrete Repair Project No. 2007-1 of the concrete repairs, for local improvements at 2200 Wilson Blvd. (RPC #18-004-007 & RPC #18-004-008), Account No. 001.313/CN; and, 2) a Preliminary Assessment on High Density Pedestrian Concrete Repair Project No. 2007-2 of the concrete repairs, for local improvements at 2629 Wilson Blvd. (RPC # 15063012), 2625 Wilson Blvd. (RPC # 15063020), and 2637 Wilson Blvd. (RPC # 15063021), Account No. 001.313/CN. These are County initiated projects and are in accordance with the laws, regulations and policies governing this type of construction.

The ownership and location of the affected properties, and the preliminary assessments are listed below:

<u>Name of Property Owner(s) And Legal Description of Property(s)</u>	<u>Footage and Type of Local Improvement</u>	<u>Preliminary Assessment</u>
One Courthouse Metro Limited Partnership C/O Demar Inc. 2200 Wilson Blvd. Part of Lots 23A, 24, 25, 26 & Outlot A Block 5 Courtlands 11,149 Sq. Ft. RPC #18-004-007	Pavers (Remove & Reset) Advertising Fee	\$ 8,590.20 <u>50.00</u> \$ 8,640.20

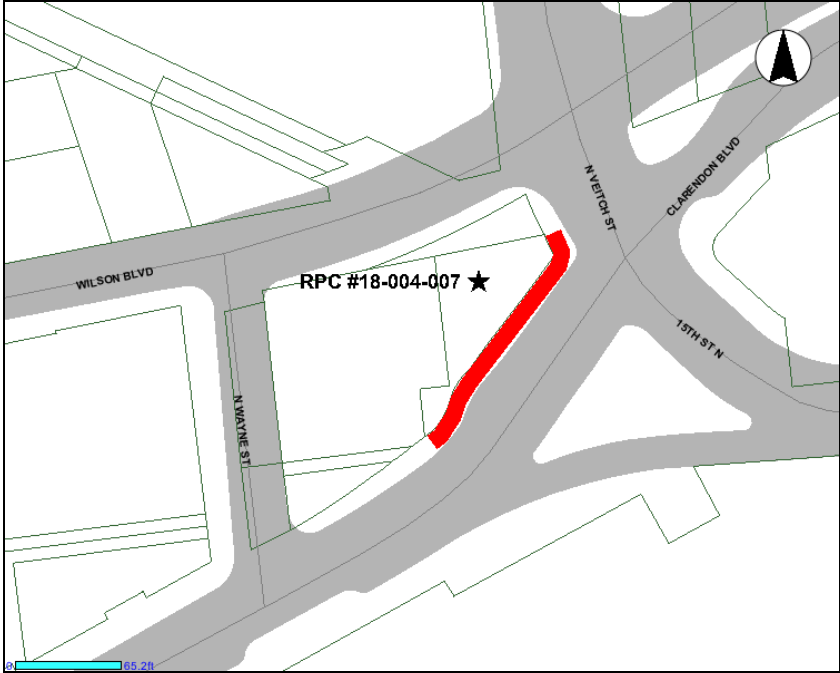
One Courthouse Metro Limited Partnership C/O Demar Inc. 2200 Wilson Blvd. Lot 23 Resubdivision of Lots 20-23, Inclusive Block 5 Courtlands 10,977 Sq. Ft. RPC #12-004-008	Pavers (Remove & Reset) Advertising Fee	\$ 8,604.10 <u>50.00</u> \$ 8,654.10
--	--	--

Kingbay Associates No. 5, L.L.C. C/O Mr. William Buck 2629 Wilson Blvd. Lots 116 and 118 Section 1 Lyon Village RPC # 15063012	Pavers (Remove/Reset) Advertising Fee	\$ 583.80 <u>50.00</u> \$ 633.80
--	--	--

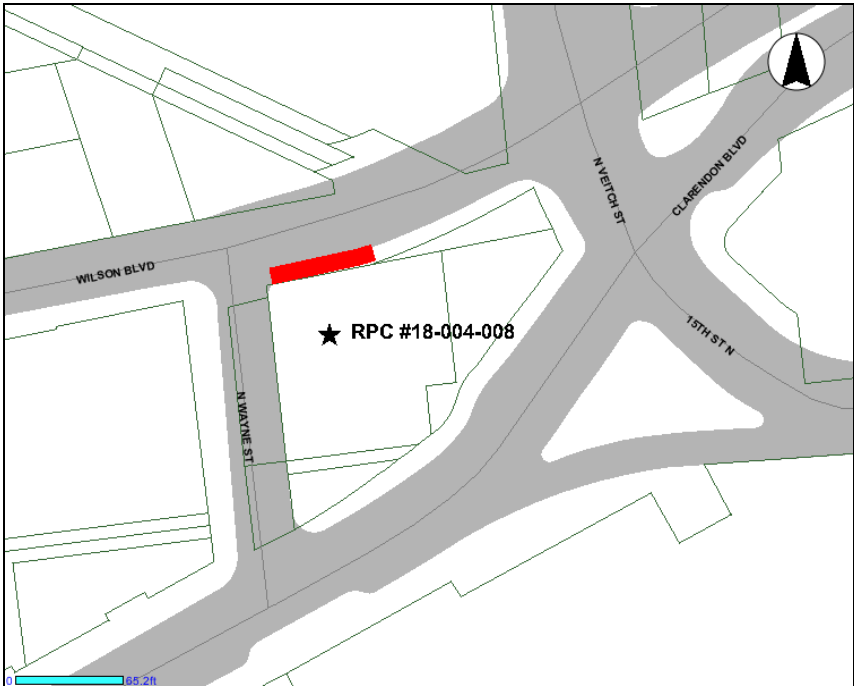
Kingbay Associates No. 5, L.L.C. C/O Mr. William Buck 2625 Wilson Blvd. Lots 115 Section 1 Lyon Village RPC # 15063020	Pavers (Remove/Reset) Advertising Fee	\$ 1,000.80 <u>50.00</u> \$ 1,050.80
--	--	--

Kingbay Associates No. 5, L.L.C. C/O Mr. William Buck 2637 Wilson Blvd. Lots 117 Section 1 Lyon Village RPC # 15063021	Pavers (Remove/Reset) Advertising Fee	\$ 2,446.40 <u>50.00</u> \$ 2,496.40
--	--	--

VICINITY MAP
PRELIMINARY ASSESSMENT
PROJECT #2007-1
MARCH 17, 2007

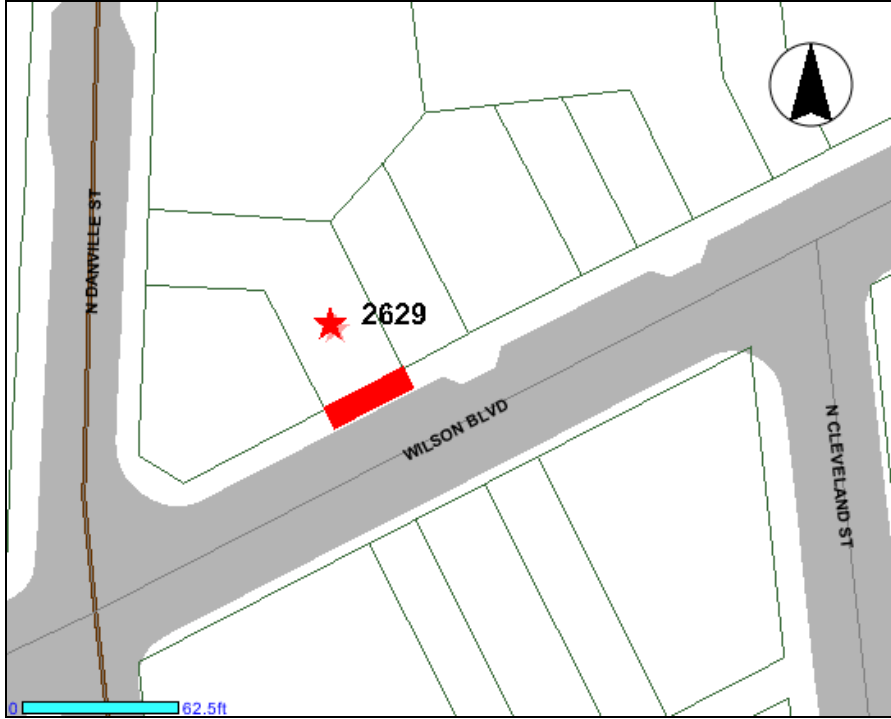


2200 WILSON BLVD., RPC #18-004-007



2200 WILSON BLVD., RPC #18-004-008

VICINITY MAP
PRELIMINARY ASSESSMENT
PROJECT #2007-2
MARCH 17, 2007



2629 WILSON BLVD., RPC #15063012



2625 WILSON BLVD, RPC #15063020



2637 WILSON BLVD., RPC #15063021

*Boldface lines on each schematic indicate locations of local improvements