



OFFICE OF THE COUNTY MANAGER

2100 Clarendon Blvd., Suite 302 Arlington, VA 22201
TEL 703.228.3120 FAX 703.228.3295 www.arlingtonva.us

August 18, 2004

Maureen Ross
President, Cherrydale Citizens Association
2005 North Monroe Street
Arlington, VA 22207-3622

Dear Ms. Ross:

The purpose of this letter is to inform you of the status of the property acquisition for the new Fire Station #3 in the Cherrydale community. Following substantial negotiations, the County has developed a Letter of Intent related to the property acquisition for a new fire station on the Koons Arlington Toyota site. The proposed fire station would be located on a portion of the Koons site and would permit the dealership to continue its current operations. Completion of the acquisition process is subject to the execution and delivery of a mutually acceptable agreement of sale, the execution of which requires Koons Arlington Toyota to first acquire unencumbered fee simple title to that property.

As discussed during last year's Task Force process, the Toyota parcel is owned by the Stowe family and leased to the Koons Organization. Koons' lease has an option to purchase the land, which option Koons has exercised. However, the Stowes have not cooperated with Koons regarding the right to purchase the land, and Koons filed a lawsuit to enforce its purchase option. I understand this lawsuit will be heard on September 16, 2004. The County cannot conclude negotiation of an agreement of sale and complete the land transaction with Koons until they have successfully acquired the property.

Provided these legal issues can be resolved expeditiously, I plan to authorize staff to begin the community design process in October. It is anticipated that the design of the new fire station will incorporate the reconstruction of portions of 21st Road. The details of this street project will not be determined until the design process begins.

This project remains a high priority for the County, and we are pleased to have demonstrable progress to share with the community. We appreciate your patience as we work through these issues, and look forward to working with the Cherrydale community on the design. If you have any questions, please do not hesitate to contact me or Michelle Ferguson, assistant county manager, at (703) 228-3120.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Carlee".

Ron Carlee
County Manager

cc: County Board Members
Fire Station #3 Relocation Task Force Members
County Attorney