DATE: June 17, 2005

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. 2005-1 at 2300 Clarendon Boulevard, 400 15th Street South, and 1700 North Uhle Street, Account #001.313/CN.

C. M. RECOMMENDATION:

Adopt the Resolution attached as Exhibit 1 authorizing Preliminary Assessment for Local Improvements under Virginia Code Sections 15.2-2404 et. seq., concerning Sidewalk, Curb and Gutter Project No. 2005-1: High Density and High Pedestrian Concrete Repair Project (Account No. 001.313/CN).

ISSUE: None.

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. 2005-1 (“Project”) at various 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 Board deemed that properties located in high density and high pedestrian zoning districts are associated with higher trip generation and therefore, require concrete maintenance 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. When approached by County staff, the majority of adjacent owners in high density and high pedestrian areas either voluntarily prepay for the work or have the work done themselves.

County Manager: _____________

County Attorney: _____________

Staff: Abby Sessler, DES, Real Estate Bureau
DISCUSSION: Staff conducted a recent field inspection at the properties listed in Exhibit 1 and marked the areas requiring sidewalk, curb and gutter improvements or replacements. The sidewalks, curbs and gutters were settled or severely cracked, creating an unsafe condition that requires replacement of portions of the sidewalk, curb and gutter. The abutting property owners were notified by mail that the work was necessary, and were given thirty (30) days either to perform the work with their own contractor or pay the cost of this work.

The owners of the properties listed on the attached Resolution (Exhibit 1) have not paid for any of the work that has, or is to be, performed. At these locations, the sidewalk, curb and gutter replacement and improvement work is necessary because of the potential safety hazards for pedestrians and the unsightly appearance to the community. Therefore, staff recommends that the County Board authorize a preliminary assessment against the properties for the cost of the work. Staff has not received any objections from the affected property owners to this proposed assessment. Upon completion of the work, staff will recommend that a final assessment be authorized, which will be collected by the Treasurer’s Office. At any time, owners of property assessed may make full payment of the balance of any assessment. Thereafter, any lien recorded against the property, concerning the assessment, will be released.

FISCAL IMPACT: Adoption of the Resolution will produce $9,823.18 in revenue, which is already anticipated in the adopted FY 2006 budget.
RESOLUTION

RESOLUTION AUTHORIZING PRELIMINARY ASSESSMENT FOR LOCAL IMPROVEMENTS UNDER VIRGINIA CODE SECTIONS 15.2-2404 ET. SEQ., CONCERNING HIGH DENSITY AND HIGH PEDESTRIAN CONCRETE MAINTENANCE PROGRAM, CONCRETE SIDEWALK, CURB AND GUTTER IMPROVEMENTS FOR PROJECT NO. 2005-1 AT 2300 CLARENDON BOULEVARD, 400 15TH STREET SOUTH, AND 1700 NORTH UHLE STREET, ACCOUNT #001.313/CN.

Now, Therefore, Be It Resolved that the County Board of Arlington County, Virginia hereby establishes a Preliminary Assessment on High Density and High Pedestrian Concrete Repair Project No. 2005-1 of the concrete repairs, for local improvements at 2300 Clarendon Boulevard, 400 15th Street South, and 1700 North Uhle Street, Account No. 001.313/CN. This is a County initiated project and is in accordance with the laws, regulations and policies governing this type of construction.

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

<table>
<thead>
<tr>
<th>Name of Property Owner(s) And Legal Description of Property(s)</th>
<th>Footage and Type of Local Improvement</th>
<th>Preliminary Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Courthouse Plaza Associates Limited Partnership 2300 Clarendon Blvd Lot 5, Courthouse Plaza RPC# 18005041</td>
<td>4 TON Aggregate 21-A 108 SF Pavers (Remove and Reset) 2 CY Excavation Advertising Fee</td>
<td>$1,351.08 50.00 $1,401.08</td>
</tr>
<tr>
<td>Smith Property Holdings Three LP 400 15th Street South Parcel 2A, Resubdivision Eads Associates Property Waterloo RPC# 35009008</td>
<td>20 LF Curb &amp; Gutter 110 SY Sidewalk 10 CY Backfill with Topsoil 50 TON Aggregate 21-A 100 LF Saw Cutting Advertising Fee</td>
<td>$6,658.10 50.00 $6,708.10</td>
</tr>
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<td>Name of Property Owner(s) And Legal Description of Property(s)</td>
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</tr>
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<td>---------------------------------------------------------------</td>
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<tr>
<td>AHC Service Corporation AHC Limited Partnership-2 1700 N. Uhle Street Part Parcel D, Colonial Village RPC# 16028005 Zoning District RA7-16</td>
<td>16 TON Asphalt 16 TON 21A Aggregate Advertising Fee</td>
<td>$1,664.00 50.00 $1,714.00</td>
</tr>
</tbody>
</table>
PRELIMINARY ASSESSMENT

PROJECT #2005-1
VARIOUS LOCATIONS
JULY 9, 2005

400 15th Street South

2300 Clarendon Boulevard

1700 N. Uhle Street

*Boldface lines on each schematic indicate locations of local improvements