

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 28, 2019

TO: CHAIRMAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #4 - VACATION #2019-0001 – 100 EAST LURAY AVENUE

This memorandum provides information on an amendment to the assessed value of the 879 square foot area proposed to be vacated and to three references of the value in the VAC #2019-0001 staff report. The Office of Real Estate Assessments (OREA) has amended the assessed value from \$4,400 to \$1,200 to align the fee with a non-development rights status. The updated OREA memorandum dated March 22, 2019 is attached. As the assessed value has changed, the staff report should be amended also to reflect the revision in the following sections:

1) Value of Vacated Right of Way, page five

The City Council Vacation Policy establishes the process of valuing vacations stating that “the fair market value of the vacated area will be based upon the value which the vacated area, when combined with the applicants’ existing adjacent land area, causes to be added to the sum of the values of the vacated and existing areas immediately before the vacation.” This process calculates the gross value of the property with development rights and enhanced value should there be any. Because this is a request for a vacation with no development rights, the gross value was discounted to reflect the decrease in value. The Department of Real Estate Assessments has valued the 879 square feet of land in question at ~~\$4,400~~ \$1,200. Staff has attached the memorandum from Real Estate Assessments (Attachment A) that discusses the process used to determine the valuation.

2) Staff Analysis, page six

a) **5. Public Benefit**

Vacation request approval would require the applicant to submit payment of ~~\$4,400~~ \$1,200 to the City’s Open Space Fund for the purchase of open space more conducive to public active and passive use.

b) **Condition language**

The fair market value of ~~\$4,400~~ 1,200 shall be provided to the City of Alexandria as required in Condition #1 and the property development rights are extinguished in Condition #5.


Staff continues to recommend approval of VAC #2019-0001, subject to the revised OREA memorandum and to the amendments in the Value of Vacated Right of Way and Staff Analysis sections of the staff report.

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 22, 2019

TO: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

FROM: WILLIAM BRYAN PAGE SRA, RM, REAL ESTATE ASSESSOR
OFFICE OF REAL ESTATE ASSESSMENTS (OREA) 

SUBJECT: VACATION OF AN UNINSTALLED SECTION OF NEWTON STREET
BETWEEN ITS INTERSECTION WITH EAST LURAY AVENUE AND
WAYNE STREET, EAST OF COMMONWEALTH AVENUE.

ADDRESS: 100 EAST LURAY AVENUE, ALEXANDRIA, VA 22301

PROJECT: VACATION #2019-0001

Per your request, we have reviewed the proposed vacation of City owned property which is an uninstalled section of Newton Street, north of East Luray Avenue. **The proposal does not include the provision for additional development rights.** According to a plat dated December 18, 2018, the proposed vacation is 10.58 feet (average of two vectors) wide and extends northward approximately 94.65 feet to a mid-block 10-foot alleyway. It contains a total land area of 879 square feet and has been maintained by the applicant.

The receiving parcel (Lots 231, 232 & 233, Section 1, Brenton Subdivision) contains 7,500 square feet with 75 feet of frontage on the north side of East Luray Avenue and a depth of 100 feet. The property is zoned R2-5, Single- and Two-Family Zone. According to records maintained by the Office of Real Estate Assessments, the existing dwelling was built in 1929, and contains 1,606 square feet of an above grade living area indicating a developed floor area ratio (FAR) of 0.2141. The maximum FAR with the subject's zoning district is 0.45, which would permit a single-family detached unit with an above grade floor area of 3,375 square feet.

Provided the proposed vacation is approved, the adjusted lot area would increase to 8,379 square feet (7,500 SF + 879 SF). The request submitted to OREA by the Office of Planning and Zoning also stipulated that **no additional development rights** would be associated with the vacation beyond those that currently exist on the recipient parcel (7,500 SF) with a street address of at 100 East Luray Avenue. **This restriction will be noted within the subject's property record card.**

The value of the proposed area to be vacated was estimated using the latest real estate assessment data (CY 2019) for neighborhood (LEA 1015) properties of similar size, zoning and land use. The January 1, 2019 land assessment for 100 East Luray Avenue is \$475,860, or \$63.45 per square-foot. Land assessments associated with parcels containing approximately 8,379 square feet are \$57.79 per square foot. The additional 879 square feet is nominal in size, and would provide a marginal contribution to land value, particularly since a considerable portion of the bundle of rights will not convey to the applicant. Therefore, the undiscounted value of the proposed vacation is \$5,935 (rounded), or \$6.75 per square-foot for 879 square feet. In accordance with current City policy involving street vacations with no additional development rights, we have discounted the total value by 80 percent ($\$5,935 \times 0.20$), which results in an indicated value of **\$1,200 (rounded)**.

Twelve Hundred Dollars

The 80 percent discount is based on the fact that the applicant has given up, for all future owners of the vacated area, a large portion of the “bundle of rights” inherent in the ownership of the real property. As such, the price to acquire the right-of-way is based on a reduced value, and all future real property assessments will also reflect the fact that the development rights associated with the vacated land have been foregone. If approved, the CY 2019 adjusted land value would increase to **\$477,060 (\$475,860 + \$1,200)**.

It is assumed that the vacated property will be legally consolidated with the recipient parcel and that a permanent deed restriction will be recorded among the land records of the City of Alexandria precluding use of the vacated area for density calculations in event of any proposed additions to the existing improvements or redevelopment of the aggregate property.

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on 2019 assessed land values of similarly zoned parcels in the immediate area of the subject property, and complies with City policies and guidelines regarding vacations.

Attachments

Plat: December 5, 2018
Preliminary Plat: December 5, 2018
Legal Description: December 5, 2018

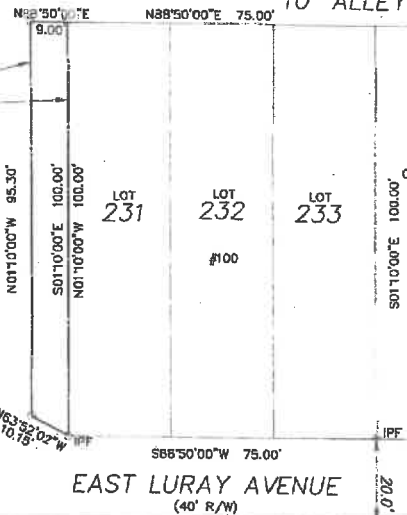
cc: Max Ewart, Urban Planner I
Ann Horowitz, Urban Planner III

LOTS 7-12
BLOCK 7
NORTHWEST
ALEXANDRIA

Parcel ID #043.03-10-09
2 E LURAY AV
Owner: COMMONWEALTH AVE BRETHERN
CHURCH TRS OF
Zoned: R 2-5

PARCEL A
879 SF PORTION
OF NEWTON STREET
HEREBY VACATED

NEWTON STREET
WIDTH VARIES



LOTS 12 & 13
BLOCK 7
PARK ADDITION
TO ALEXANDRIA

Parcel ID #043.04-07-02
103 E ALEXANDRIA AV
Owner: SMITH DOUGLAS C
OR BRENDA J
Zoned: R 2-5



OWNER / APPLICANT
BRIAN W. OR KATHERINE BARTHOLOMAY
100 EAST LURAY AVE.
ALEXANDRIA VA 22301
INSTR. #170017604



VICINITY MAP
1"=200'

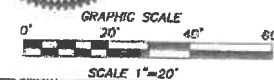
NOTES:

1. NO TITLE REPORT FURNISHED.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 043.04-07-15.
3. BOUNDARY INFORMATION SHOWN HEREON IS A COMPILATION OF DEEDS AND PLATS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY THIS FIRM.
4. THE PROPERTY SHOWN HEREON ARE ZONED R2-5.
5. PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED WITHIN THE COMMONWEALTH OF VIRGINIA.

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
DATE	PUBLIC IMPROVEMENT BOND'S APPROVED
DATE	DIRECTOR T.BES.

SHEET 1 OF 1
PLAT
SHOWING
PARCEL 'A'
BEING A VACATED PORTION OF
NEWTON STREET
ADJACENT TO
LOTS 231, 232 & 233, SEC. 1
BRENTON
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 5, 2018



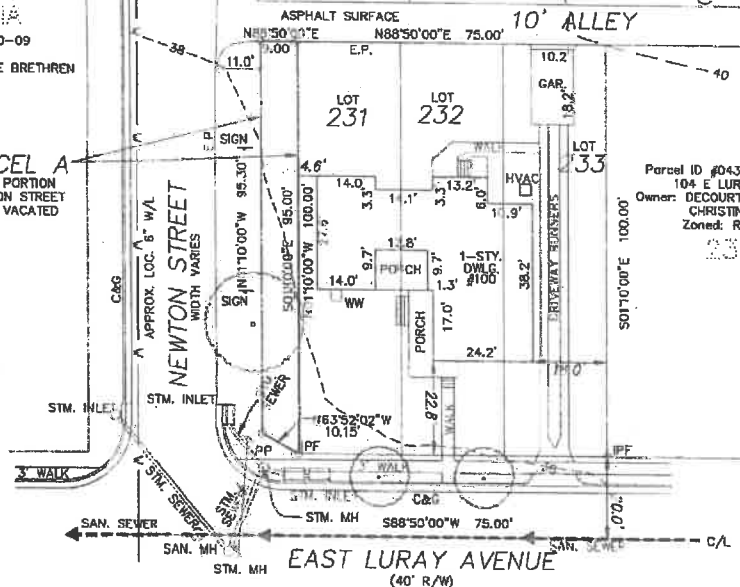
CIVIL SPUR

SITE PLANNING - DESIGN - CONSULTING
929 WEST BROAD STREET #200, FALLS CHURCH VA. 22048
OFFICE (703) 663-7173 CELL (540) 287-5881
EMAIL: ROGER@CIVILSPUR.COM

LOTS 2
BLOCK 7
NORTHWEST
ALEXANDRIA

Parcel ID #043.03-10-09
2 E LURAY AV
Owner: COMMONWEALTH AVE BRETHREN
CHURCH TRS OF
Zoned: R 2-5

PARCEL A
879 SF PORTION
OF NEWTON STREET
HEREBY VACATED



LOTS 12 & 13
BLOCK 7
PARK ADDITION
TO ALEXANDRIA

Parcel ID #043.04-07-02
103 E ALEXANDRIA AV
Owner: SMITH DOUGLAS C
OR BRENDIA J
Zoned: R 2-5

Parcel ID #043.04-07-01
101 E ALEXANDRIA AV
Owner: SMITH DOUGLAS C
Zoned: R 2-5

LOT ADJACENT TO
PARK ADDITION
TO ALEXANDRIA

OWNER / APPLICANT
BRIAN W. OR KATHERINE BARTHOLOMAW
100 EAST LURAY AVE.
ALEXANDRIA VA 22301
INSTR. #170017604



VICINITY MAP
1"=200'

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APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
DATE	PUBLIC IMPROVEMENT BOARD(S) APPROVED
DATE	DIRECTOR T&ES

SHEET 1 OF 1
PRELIMINARY PLAT
SHOWING
PARCEL 'A'
BEING A VACATED PORTION OF
NEWTON STREET
ADJACENT TO
LOTS 231, 232 & 233, SEC. 1
BRENTON

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' DECEMBER 5, 2018



GRAPHIC SCALE
0' 20' 40' 60'
SCALE 1"=20'

CIVIL SPUI

SITE PLANNING - DESIGN - CONSULTING
829 WEST BROAD STREET #200, FALLS CHURCH VA. 22046
OFFICE (703) 853-7173 CELL (840) 207-5681
EMAIL: ROGER@CIVILSPUI.COM

CIVIL SPUR

929 West Broad Street #200, Falls Church Va. 22046

Office 703-663-7175, cell 540-207-5681

December 5, 2018

Metes & Bounds Description – Parcel A, being a vacation of a portion of Newton Street adjacent to Lots 231, 232 & 233, Sec. 1, Brenton Subdivision

Beginning at an iron pipe at the corner of East Luray Avenue (40' R/W) and Newton Street (Variable Width R/W). Said iron pipe being the northeast corner of the intersection and the southwest corner of Lot 231, Section 1, Brenton. Thence running through the Newton Street right-of-way;

N 63 Degrees 52 minutes 02 seconds W, 10.15 feet to a point; Thence turning and running parallel to the centerline of the Newton Street right-of-way;

N 01 Degrees 10 minutes 00 seconds W, 95.30 feet to a point in line with a 10 Foot Alley; Thence turning and running perpendicular to the centerline of the Newton Street right-of-way;

N 88 Degrees 50 minutes 00 seconds E, 9.00 feet to a corner common with the 10 Foot Alley and Lot 231, Section 1, Brenton; Thence with the line of Lot 231, Section 1, Brenton;

S 01 Degrees 10 minutes 00 seconds E, 100.00 feet to the aforementioned iron pipe and point of beginning.

Containing 879 square feet of land more or less.