

MOTION:

**October 20, 2020
Regular Meeting**

SECOND:

Res. No. 20-

RE:

AUTHORIZE A PUBLIC HEARING TO CONSIDER CONVEYANCE OF VARIOUS EASEMENTS OVER COUNTY-OWNED PROPERTY LOCATED AT 1 COUNTY COMPLEX COURT AND 7 COUNTY COMPLEX COURT IN CONNECTION WITH THE SPITTLE OFFICE BUILDING ADDITION PROJECT, PLAN SPR2020-00206 - OCCOQUAN MAGISTERIAL DISTRICT

ACTION:

WHEREAS, the Prince William County Service Authority (PWCSA) Spittle Office Building Addition, Plan No. SPR 2020-00206 (Project), involves construction a three-story, 41,766 square-foot addition, 100 additional parking spaces, landscaping, an outdoor seating area, a new employee entrance from the parking lot and a new vehicular entrance connected to County Complex Court; and

WHEREAS, the Project will also include underground stormwater management designed for Leadership in Energy and Environmental Design Certification and preserves existing wetlands on-site; and

WHEREAS, the Spittle Office Building Addition has two stories that align with the existing building floor levels and adds a lower level at below grade; and

WHEREAS, the Spittle Office Building Addition is designed to appear as a seamless extension of the existing building, while incorporating more contemporary glass elements; and

WHEREAS, the addition is designed with complimentary architecture and includes brick features to have synergy with the existing PWCSA building as well as glass to blend-in and preserve the integrity of both the Spittle complex and County complex community as a whole; and

WHEREAS, County approval of the Project requires conveyance of a storm drainage easement and an ingress easement on County-owned property located at 1 County Complex Court and a Dominion Power Virginia (DPV) easement on County-owned property located at 7 County Complex Court; and

WHEREAS, PWCSA and DPV have requested these easements; and

WHEREAS, a public hearing must be held prior to conveyance of the easements as required by Section 15.2-1800(B), VA Code Ann.; and

WHEREAS, County staff recommends authorizing a public hearing to consider conveyance of these easements in connection with the Project over County-owned property located at 1 County Complex Court and 7 County Complex Court;

October 20, 2020
Regular Meeting
Res. No. 20-
Page Two

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby authorizes a public hearing to consider conveyance of these easements in connection with the Project over County-owned property located at 1 County Complex Court and 7 County Complex Court in the Occoquan Magisterial District Project.

ATTACHMENT: Vicinity Map

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

Director of Transportation

ATTEST: _____

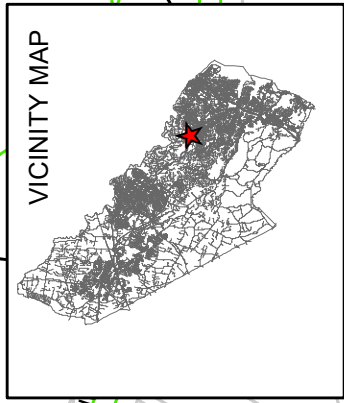
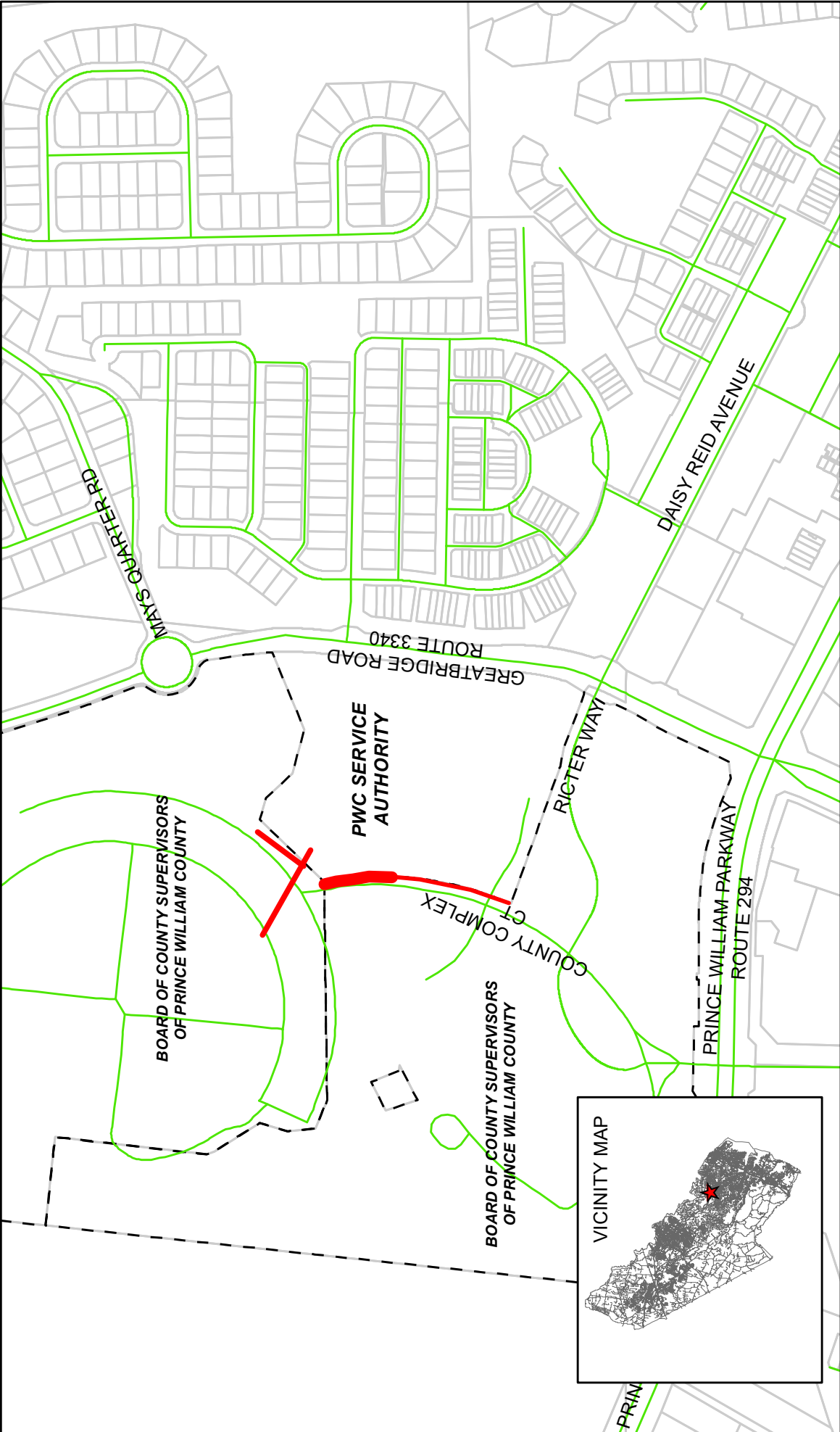
Clerk to the Board



NORTH

**VARIOUS EASEMENTS - PRINCE WILLIAM COUNTY SERVICE AUTHORITY
SPITTLE OFFICE BUILDING ADDITION**

OCTOBER 20, 2020





STAFF REPORT

Board Meeting Date:	October 20, 2020
Agenda Title:	Authorize a Public Hearing to Consider Conveyance of Various Easements over County-Owned Property Located at 1 County Complex Court and 7 County Complex Court, in Connection with the Spittle Office Building Addition Project, Plan SPR2020-00206
District Impact:	Occoquan Magisterial District
Requested Action:	Authorize a public hearing to consider conveyance of various easements over County-owned property.
Department / Agency Lead:	Department of Transportation
Staff Lead:	Ricardo Canizales, Director

EXECUTIVE SUMMARY

The Prince William County Service Authority (PWCSA) Spittle Office Building Addition, Plan No. SPR 2020-00206 (Project), involves construction of a three-story, 41,766 square-foot addition, 100 additional parking spaces, landscaping, an outdoor seating area, a new employee entrance from the parking lot and a new vehicular entrance connected to County Complex Court. The Project will also include underground stormwater management designed for Leadership in Energy and Environmental Design (LEED) Certification and preserves existing wetlands onsite. The Spittle Office Building Addition has two stories that align with the existing building floor levels and adds a lower level at below grade. The Spittle Office Building Addition is designed to appear as a seamless extension of the existing building, while incorporating more contemporary glass elements. The addition is designed with complimentary architecture and includes brick features to have synergy with the existing PWCSA building, as well as glass to blend-in and preserve the integrity of both the Spittle complex and County complex community as a whole.

Design and construction of the Project requires conveyance of a storm drainage easement and an ingress easement on County-owned property located at 1 County Complex Court and a Dominion Power Virginia (DPV) easement on County-owned property located at 7 County Complex Court.

It is the recommendation of County staff that the Prince William Board of County Supervisors (Board) authorize a public hearing to consider conveyance of the easements over County-owned property located at 1 County Complex Court and 7 County Complex Court in connection with Spittle Office Building Addition Project, Plan SPR2020-00206.

BACKGROUND

Design and construction of the Project requires conveyance of a storm drainage easement and an ingress easement on County-owned property located at 1 County Complex Court and a DPV easement on County-owned property located at 7 County Complex Court. The easements will be maintained by PWCSA and DPV. PWCSA and DPV have requested the easements.

STAFF RECOMMENDATION

It is the recommendation of County staff that the Board authorize a public hearing to consider conveyance of the easements over County-owned property located at 1 County Complex Court and 7 County Complex Court in connection with Spittle Office Building Addition Project, Plan SPR2020-00206 in the Occoquan Magisterial District.

Service Level / Policy Impact

Completion of the Project will enhance and improve PWCSA's ability to promote the health, safety, and general welfare of the County and its residents by enhancing and improving water and sewer services.

Fiscal Impact

No costs will be incurred by the County and the easements will be maintained by PWCSA and DPV.

Legal Impact

The Board has the legal authority, pursuant to Section 15.2-1800(B), VA Code Ann., to approve the dedication and conveyance of its property after a public hearing concerning such dedication and conveyance.

STAFF CONTACT INFORMATION

Tim Witter | (703) 792-5275
twitter@pwcgov.org