

MOTION:

May 4, 2021
Regular Meeting
Res. No. 21-

SECOND:

RE: AUTHORIZE CONDEMNATION AND EXERCISE QUICK-TAKE POWERS, IN ACCORDANCE WITH CHAPTER 3 OF TITLE 25.1 OF THE VIRGINIA CODE, TO ACQUIRE PUBLIC STREET DEDICATION AND A TEMPORARY CONSTRUCTION EASEMENT ON PROPERTY LOCATED AT 9016 HANSON GROVE COURT, OWNED BY UNIVERSITY VILLAGE COMMUNITY ASSOCIATION, INC., IN CONNECTION WITH THE UNIVERSITY BOULEVARD EXTENSION PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, the University Boulevard Extension Project (Edmonston Drive to Sudley Manor Drive) (Project) will extend University Boulevard (State Route 840) from Edmonston Drive (State Route 3297) to Sudley Manor Drive (State Route 1566), a total distance of approximately 2,640 linear feet. The Project will be designed as an ultimate four (4) lane divided roadway; however, this Project will initially be constructed as two (2) lanes with median curb and sidewalk on the south side of the roadway, with the ultimate four (4) lane construction occurring in the future when funding is available. Design includes intersection improvements at Edmonston Drive/Huddersfield Way, Lexington Valley Drive/Tappen Mill Way, and Sudley Manor Drive. A new bridge will be constructed at Dawkins Branch. Two (2) single-lane roundabouts will be constructed with the Project at the intersections of Edmonston Drive/Huddersfield Way and Lexington Valley Drive/Tappen Mill Way. Devlin Road at the intersection with University Boulevard will be widened to a four (4) lane roadway with a new traffic signal at the intersection. This Project was approved by the Prince William Board of County Supervisors (Board) on July 17, 2018, via Resolution Number (Res. No.) 18-431; and

WHEREAS, the design for construction of the Project is such that the County needs to acquire 514 square feet of land for public street dedication and 1,891 square feet of land for a temporary construction easement on property located at 9016 Hanson Grove Court owned by University Village Community Association, Inc. (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$3,200 to the Owner to acquire the property interests on their property located at 9016 Hanson Grove Court; and

WHEREAS, County staff has made a bona-fide but ineffectual effort to purchase the property interests from the Owner and in order to meet Project deadlines and eliminate Project delay costs, has recommended to the Board authorizing condemnation and exercising quick-take powers; and

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WHEREAS, a public hearing has been duly advertised for this purpose and was conducted on May 4, 2021, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$10,776,976 is currently available in the Project #19C17002 budget. The total fiscal impact is \$3,200. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owner;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby finds that public necessity exists for the condemnation of the property and easement for construction of the University Boulevard Extension Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to the condemnation proceedings to immediately acquire 514 square feet of land for public street dedication and 1,891 square feet of land for a temporary construction easement on the Owner's property located at 9016 Hanson Grove Court, all as set forth on the plat attached hereto;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Attorney, after payment into the Prince William County Circuit Court of the appraised value of the various property interests, and upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the University Boulevard Extension Project by quick-take condemnation or otherwise as provided by law;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Executive and the Director of Finance, or their designees, to sign the Certificate of Taking necessary for filing in Court and to disburse the appraised value in the amount of \$3,200 for the property interests on the Owner's property located at 9016 Hanson Grove Court, and upon filing of the Certificate of Taking, deposit said amounts at the Court in connection with the quick-take condemnation process on behalf of the Prince William Board of County Supervisors in accordance with the law;

BE IT FURTHER RESOLVED that the Department of Transportation will maintain all supporting documents related to the acquisition of the property and easements to assure that approval does not exceed authority limits;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute the attached plat, the deed to be recorded with the attached plat, and other documents that are necessary, and/or appropriate, to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

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ATTACHMENT: Plat Showing Street Dedication and a Temporary Construction Easement for the Construction and Maintenance of University Boulevard on the Land of University Village Community Association, Inc., Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated August 20, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

Director of Transportation

ATTEST: _____

Clerk to the Board