



RESOLUTION #2439

- SUBJECT:** Concurrence in PRTC Authorizing a Bona Fide Offer to Purchase the Land and Improvements Located in Prince William County at 10305 Piper Lane and (AKA 10307–10367 Piper Lane), 10405 Piper Lane and 10236 Residency Road, Manassas, Virginia 20110, and in the City of Manassas at 10599 Residency Road, Manassas, Virginia 20110, GPINs 7594-99-5687, 7594-99-5235, AND 7695-00-2208 in Prince William County, and 092/01 00/60C in the City of Manassas, Consisting of 712,135 Square Feet, More or Less, Pursuant to Section 25.1-204 of the Code of Virginia
- WHEREAS:** The Northern Virginia Transportation Commission (NVTC) is a transportation district commission and political subdivision of the Commonwealth of Virginia established in accordance with the provisions of the Transportation District Act of 1964, Sections 33.2 – 1900 et seq. of the Code of Virginia, 1950, as amended;
- WHEREAS:** The Northern Virginia Transportation Commission and the Potomac and Rappahannock Transportation Commission (“Commissions”), also a transportation district commission and political subdivision of the Commonwealth of Virginia established in accordance with the provisions of the Transportation District Act of 1964, §§ 33.2 – 1900 et seq. of the Code of Virginia, 1950, as amended, jointly own and operate the Virginia Railway Express commuter rail service (“VRE”), the details of which partnership are set forth in the Master Agreement for the Provision of Commuter Rail Services in Northern Virginia entered into between and among the Commissions and the counties of Arlington, Fairfax, Prince William, Stafford, and Spotsylvania, and the cities of Alexandria, Fredericksburg, Manassas, and Manassas Park;
- WHEREAS:** Since 2015, the Commissions have analyzed alternatives for expansion of VRE facilities in the western part of Prince William County, and determined that the preferred alternative was a project to expand and enhance the VRE rail equipment maintenance and storage facility at the Broad Run VRE commuter rail station, including the construction, maintenance, and operation of additional commuter rail parking for VRE patrons using the Broad Run VRE station;
- WHEREAS:** Through engineering analysis, privately owned property hereafter described has been identified as the proper location for the required additional commuter rail parking, and necessary due diligence has been completed regarding the use of the property for this purpose including engineering, title examination, environmental study, and an appraisal;
- WHEREAS:** The Commissions have determined that the aforesaid privately owned property should be acquired for VRE purposes; and

WHEREAS: Since the property is located within its territory and the use of eminent domain may become necessary, the Potomac and Rappahannock Transportation Commission will take lead responsibilities to acquire the property on behalf of the Commissions and the Northern Virginia Transportation Commission will be asked to evidence its concurrence with actions required to be taken by the Potomac and Rappahannock Transportation Commission.

NOW, THEREFORE, BE IT RESOLVED that the Northern Virginia Transportation Commission ("Commission") hereby concurs with the actions taken by the Potomac and Rappahannock Transportation Commission in the resolution attached hereto.

Approved this 4th day of February 2021.



Katie Cristol
Chair



Dalia Palchik
Secretary-Treasurer

MOTION: BODDYE

SECOND: ANGRY

RE: AUTHORIZING A BONA FIDE OFFER TO PURCHASE THE LAND AND IMPROVEMENTS LOCATED IN PRINCE WILLIAM COUNTY AT 10305 PIPER LANE (AKA 10307 – 10367 PIPER LANE), 10405 PIPER LANE AND 10236 RESIDENCY ROAD, MANASSAS, VIRGINIA 20110, AND IN THE CITY OF MANASSAS AT 10599 RESIDENCY ROAD, MANASSAS, VIRGINIA 20110, GPINs 7594-99-5687, 7594-99-5235, AND 7695-00-2208 IN PRINCE WILLIAM COUNTY, AND 092/01 00/60C IN THE CITY OF MANASSAS, CONSISTING OF 712,135 SQUARE FEET, MORE OR LESS, PURSUANT TO SECTION 25.1-204 OF THE CODE OF VIRGINIA

ACTION: APPROVED

WHEREAS, the Potomac and Rappahannock Transportation Commission is a transportation district commission and political subdivision of the Commonwealth of Virginia established in accordance with the provisions of the Transportation District Act of 1964, Sections 33.2 – 1900 et seq. of the Code of Virginia, 1950, as amended; and

WHEREAS, the Potomac and Rappahannock Transportation Commission and the Northern Virginia Transportation Commission (“Commissions”), also a transportation district commission and political subdivision of the Commonwealth of Virginia established in accordance with the provisions of the Transportation District Act of 1964, §§ 33.2 – 1900 et seq. of the Code of Virginia, 1950, as amended, jointly own and operate the Virginia Railway Express commuter rail service (“VRE”), the details of which partnership are set forth in the Master Agreement for the Provision of Commuter Rail Services in Northern Virginia entered into between and among the Commissions and the counties of Arlington, Fairfax, Prince William, Stafford, and Spotsylvania, and the cities of Alexandria, Fredericksburg, Manassas, and Manassas Park; and

WHEREAS, since 2015, the Commissions have analyzed alternatives for expansion of VRE facilities in the western part of Prince William County, and determined that the preferred alternative was a project to expand and enhance the VRE rail equipment maintenance and storage facility at the Broad Run VRE commuter rail station, including the construction, maintenance, and operation of additional commuter rail parking for VRE patrons using the Broad Run VRE station; and

WHEREAS, through engineering analysis, privately owned property hereafter described has been identified as the proper location for the required additional commuter rail parking, and necessary due diligence has been completed regarding the use of the property for this purpose including engineering, title examination, environmental study, and an appraisal;

WHEREAS, the Commissions have determined that the aforesaid privately owned property should be acquired for VRE purposes.

NOW, THEREFORE, BE IT RESOLVED by the Potomac and Rappahannock Transportation Commission (“Commission”) that:

1. The Commission hereby authorizes the Virginia Railway Express Chief Executive Officer or his designee to make a bona fide offer, pursuant to Section 25.1-204 of the Code of Virginia, in the amount of Seven Million, Three Hundred Thirty Seven Thousand, and Nine Hundred Dollars (\$7,337,900), to purchase those certain parcels or portions of parcels of real property, with improvements thereon and appurtenances thereunto belonging, known as 10305 Piper Lane (aka 10307 – 10367 Piper Lane), 10405 Piper Lane and 10236 Residency Road, Manassas, Virginia 20110 in Prince William County, and at 10599 Residency Road, Manassas, Virginia 20110 in the City of Manassas, GPINs 7594-99-5687 (partial acquisition), 7594-99-5235 (total acquisition), and 7695-00-2208 (partial acquisition) in Prince William County, and 092/01 00/60C (total acquisition) in the City of Manassas, which parcels and portions of parcels consists of 712,135 square feet, more or less (“Property”), for public purposes, which purposes will enhance the public health, convenience and welfare.
2. The Property is more particularly described in **Attachment A**, and is more fully shown on the following three plats prepared by Johnson, Mirmiran & Thompson, Inc., entitled:
 - a) “Boundary Survey and Division of Contractors Storage, LLC Properties, Lot 2 of Inst. #200601240012196 (GPIN 7594-99-5687) and Tract 2 of DB 2683, PG 1554 (GPIN 7594-99-5235)”
 - b) “A Division of Contractors Storage, LLC Property, Lot 1 of Inst. #200601240012196, GPIN 7695-00-2208”
 - c) “Boundary Survey of Contractors Storage, LLC Property, A Portion of Tract 1, Deed Book 2683, Page 1554, GPIN 092-01-00-60C”
3. The Property is needed by the Commission for the following public uses: the construction, maintenance, and operation of public parking for commuter rail patrons using the existing Broad Run VRE commuter rail station, and facilities ancillary to the boarding platforms at the commuter rail station.
4. The Commission is authorized by, inter alia, Sections 33.2 – 1915.A.2, .5.a, and C, and 1919.11 of the Code of Virginia 1950, as amended, and other laws of the Commonwealth of Virginia, to acquire interests in private real property for the purpose of carrying out the Commission’s powers and duties, and to acquire interests in private real property by condemnation whenever, in the opinion of the Commission, a public necessity exists therefor.

5. The Commission is of the opinion, and hereby determines and finds, that: (a) a public necessity exists for the acquisition of the Property for public purposes, to-wit: the construction, maintenance, and operation of public transportation facilities, specifically, the expansion of public parking for commuter rail patrons using the existing Broad Run VRE commuter rail station as a component of the expansion and enhancement of the existing VRE rail equipment maintenance and storage facility at the Broad Run VRE commuter rail station; (b) such public use is acceptable and approved by the Commission; and (c) the Commission has reviewed this acquisition for purposes of complying with Section 1-219.1 of the Code of Virginia, 1950, as amended.

6. The record owner of the property is Contractor Storage, LLC.

Votes:

Ayes: Angry, Boddye, Franklin, Kandasamy, B. Smith, Vega, Allen, Shelton, Sebesky, Rishell, Kelly, Frazier, Skinner, DeBruhl, Guzman, Barker

Abstain:

Nays:

Absent from Vote:

Alternate Present Not Voting: Short, R. Smith, Mensing, Moore

Absent from Meeting: Bailey, Candland, Hansford, Lawson, Wheeler, Bohmke, Coen, Banks, Graham, McLaughlin, Ross, Mitchell, Horsley, Pittard, Carter

ATTEST: _____


Robert A. Schneider, PhD, Executive Director

ATTACHMENT A

GPIN 7594-99-5235

All that certain real property situated in the County of Prince William, Commonwealth of Virginia, described as follows:

Beginning at a set iron pin at the intersection of the eastern right of way line of Piper Lane (Route 660) and the northwestern right of way line of Norfolk Southern Railroad; thence along the eastern right of way of said Piper Lane, along the arc of a curve to the right, concave to the east, having a radius of 426.00 feet, through a central angle of $02^{\circ}16'55''$, an arc length of 16.97 feet and being subtended by a chord bearing North $16^{\circ}11'05''$ West 16.97 feet to a set iron pin at the most southern corner of Lot 2 as said lot is shown and so designated on that certain plat entitled "Plat Showing The Division Of The Property Of Contractors Storage, LLC", by Land Design Consultants, dated November, 2005, and recorded as Instrument Number 200601240012197 among the land records of Prince William County, Virginia; thence along the southern boundary of said Lot 2 the following two courses: (1) North $54^{\circ}24'38''$ East 408.58 feet to a set iron pin; and (2) North $59^{\circ}13'50''$ East 201.14 feet to a set iron pin at the most southern corner of Lot 1 of the aforementioned Instrument Number 200601240012197; thence along the southern boundary of said Lot 1 the following two courses: (1) North $53^{\circ}31'39''$ East 25.70 feet to a set iron pin; and (2) South $81^{\circ}28'21''$ East 22.63 feet to a set iron pin on the northwestern right of way line of Norfolk Southern Railroad; thence along said northwestern right of way line the following three courses: (1) South $53^{\circ}31'39''$ West 42.50 feet to a set iron pin; (2) South $59^{\circ}13'50''$ West 201.26 feet to a set iron pin; and (3) South $54^{\circ}24'38''$ West 413.55 feet to the point of beginning, containing 0.2375 acres, more or less, and being all of Tract 2 as said tract is described in Deed Book 2683, at Page 1554, among said Prince William County records.

GPIN 7594-99-5687

All that certain real property situated in the County of Prince William, Commonwealth of Virginia, described as follows:

A portion of Lot 2 as said lot is shown and so designated on that certain plat entitled "Plat Showing The Division Of The Property Of Contractors Storage, LLC", by Land Design Consultants, dated November, 2005, and recorded as Instrument Number 200601240012197 among the land records of Prince William County, Virginia, more particularly described as follows:

Beginning at a set iron pin on the eastern right of way line of Piper Lane (Route 660) at the most southern corner of said Lot 2; thence along said eastern right of way line the following five courses: (1) along the arc of a curve to the right, concave to the east, having a radius of 426.00 feet, through a central angle of $02^{\circ}12'56''$, an arc length of 16.47 feet and being subtended by a chord bearing North $13^{\circ}56'09''$ West 16.47 feet to a set iron pin; (2) North $12^{\circ}49'41''$ West 69.56 feet to a set iron pin; (3) along the arc of a tangent curve to the right, concave to the east, having a radius of 191.00 feet, through a central angle of $30^{\circ}13'26''$, an arc length of 100.75 feet and

being subtended by a chord bearing North 02°17'02" East 99.59 feet to a set iron pin; (4) North 17°23'45" East 304.37 feet to a set iron pin; and (5) along the arc of a tangent curve to the left, concave to the west, having a radius of 644.00 feet, through a central angle of 20°16'46", an arc length of 227.94 feet and being subtended by a chord bearing North 07°15'22" East 226.75 feet to a set iron pin; thence leaving said right of way line, along a new line the following three courses: (1) North 83°26'41" East 201.60 feet to a set iron pin; (2) South 01°19'43" East 51.39 feet to a set iron pin; and (3) North 88°40'17" East 68.04 feet to a set iron pin on the eastern boundary of the aforesaid Lot 2; thence along the eastern boundary of Lot 2 the following two courses: (1) South 01°19'43" East 129.94 feet to a set iron pin; and (2) South 32°31'32" East 238.78 feet to a set iron pin on the northwestern boundary of that certain parcel conveyed to Contractors Storage, LLC and described as Tract 2 in Deed Book 2683, at Page 1554, among said Prince William County records; thence along the northwestern boundary of said Tract 2 the following two courses: (1) South 59°13'50" West 201.14 feet to a set iron pin; and (2) South 54°24'38" West 408.58 feet to the point of beginning, containing 4.6615 acres, more or less.

GPIN 7695-00-2208

All that certain real property situated in the County of Prince William, Commonwealth of Virginia, described as follows:

A portion of Lot 1 as said lot is shown and so designated on that certain plat entitled "Plat Showing The Division Of The Property Of Contractors Storage, LLC", by Land Design Consultants, dated November, 2005, and recorded as Instrument Number 200601240012197 among the land records of Prince William County, Virginia, more particularly described as follows:

Beginning at a set iron pin at the most northeastern corner of said Lot 1, being a point on the eastern right of way line of Residency Road (Route 782) at the southern terminus of its full 80 foot right of way width; thence along the eastern boundary of said Lot 1, South 08°12'17" East 253.81 feet to a set iron pin on the northwestern right of way line of Norfolk Southern Railroad; thence along said northwestern right of way line the following two courses: (1) South 52°41'24" West 5.32 feet to a set iron pin; and (2) South 53°31'39" West 1232.45 feet to a set iron pin at the most northeastern corner of that certain parcel conveyed to Contractors Storage, LLC and described as Tract 2 in Deed Book 2683, at Page 1554, among said Prince William County records; thence along the northern boundary of said Tract 2 the following two courses: (1) North 81°28'21" West 22.63 feet to a set iron pin; and (2) South 53°31'39" West 25.70 feet to a set iron pin at the most southern corner of the aforesaid Lot 1; thence along the western boundary of said Lot 1 the following three courses: (1) North 32°31'32" West 238.78 feet to a set iron pin; (2) North 01°19'43" West 187.56 feet to a set iron pin; and (3) North 88°40'43" East 260.25 feet to a set iron pin; thence along a new line the following two courses: (1) North 61°28'18" East 320.09 feet to a set iron pin; and (2) North 17°18'04" West 231.85 feet to a set iron pin on the southern boundary of that certain parcel conveyed to the Commonwealth of Virginia in Deed Book 357, at Page 110, among said Prince William County records; thence along the southern boundary of said Commonwealth of Virginia parcel the following two courses: (1) South 87°34'07" East 86.83 feet to a found concrete monument; and (2) North 67°46'24" East 539.16 feet to a found

concrete monument on the western right of way line of Residency Road (Route 782) at the southern terminus of its full 80 foot right of way width; thence along said right of way line, around the perimeter of a cul-de-sac the following six courses: (1) North 67°46'24" East 15.46 feet to a set iron pin; (2) South 08°12'17" East 25.00 feet to a set iron pin; (3) along the arc of a tangent curve to the right, concave to the northwest, having a radius of 25.00 feet, through a central angle of 82°09'45", an arc length of 35.85 feet and being subtended by a chord bearing South 32°52'35" West 32.86 feet to a set iron pin; (4) along the arc of a reverse curve to the left, concave to the northeast, having a radius of 63.00 feet, through a central angle of 262°09'45", an arc length of 288.26 feet and being subtended by a chord bearing South 57°07'24" East 94.98 feet to a set iron pin; (5) North 08°12'17" West 122.71 feet to a set iron pin; and (6) North 66°24'03" East 15.56 feet to the point of beginning, containing 8.8766 acres, more or less.

GPIN 092/01 00/60C

All that certain real property situated in the City of Manassas, County of Prince William, Commonwealth of Virginia, described as follows:

Beginning at a set iron pin on the northwestern right of way line of Norfolk Southern Railroad at the southeastern corner of Lot 1 as said lot is shown and so designated on that certain plat entitled "Plat Showing The Division Of The Property Of Contractors Storage, LLC", by Land Design Consultants, dated February, 2005, and recorded as Instrument Number 200601240012197 among the land records of Prince William County, Virginia; thence along the eastern boundary of said Lot 1, North 08°12'17" West 253.81 feet to a set iron pin on the eastern right of way line of Residency Road (Route 782) at the most southern corner of that certain parcel conveyed to Advantage Property Management, LLC in Instrument Number 200402240031328 among said Prince William County records; thence along the southeastern boundary of said Advantage Property Management parcel North 66°24'03" East 281.43 feet to a set iron pin; thence continuing along said southeastern boundary and along the southeastern boundary of that certain parcel conveyed to 9700 Court, LLC in Instrument Number 202006050043996 among said Prince William County records, North 66°37'44" East 643.67 feet to a set iron pin on the northwestern right of way line of Norfolk Southern Railroad; thence along said northwestern right of way line South 52°41'24" West 1021.58 feet to the point of beginning, containing 2.6086 acres, more or less and being all of Parcel 1 as said parcel is shown and so designated on the that certain plat entitled "Plat Showing Division Of The Property Of Contractors Storage, LLC", by Charles P. Johnson & Associates, Inc., dated November, 2003, and recorded as Instrument Number 200406220104926 among said Prince William County records.