



OFFICE OF THE COUNTY MANAGER

2100 Clarendon Boulevard, Suite 302, Arlington, VA 22201
TEL 703-228-3120 FAX 703-228-3218 TTY 703-228-4611 www.arlingtonva.us

August 10, 2015

The Honorable John M. McHugh
Secretary of the Army
101 Army Pentagon
Washington, DC 20310-0101

Dear Secretary McHugh:

I was pleased to hear from County staff regarding the significant progress in our negotiations on the parameters of a future Navy Annex Land Exchange Agreement ("Exchange Agreement"). I look forward to continuing to work with you and others in the coming months to finalize an Exchange Agreement and move forward on this important project.

I understand that at a meeting on Capitol Hill on Thursday, July 16th, attended by staff for Senators Warner and Kaine, Representative Beyer, the United States Army, Governor McAuliffe, the Virginia Department of Transportation and Arlington County, all attendees agreed upon the roadway realignment alternative designated "ACO 3.3" as the future alignment for the roadways in the area of the Navy Annex. As you know, this is a significant step forward as we have been developing and negotiating various alignments since February 2014.

Given this recent progress, Arlington County will proceed with the engineering design for the realignment of Columbia Pike from S. Orme Street to S. Joyce Street, and for S. Joyce Street and a new Joint Base access road. The intention of this limited design effort will be to progress the ACO 3.3 realignment design to a point where exact metes and bounds description can be created for inclusion in the Exchange Agreement, and in any temporary construction and temporary operations easements that would be required for the Exchange Agreement and implementation of this realignment. The County will be funding this limited design effort to help expedite the drafting of the Exchange Agreement. We anticipate that this design effort and the associated plats/descriptions would be ready by late November. County legal, real estate and transportation staff will work, concurrently with Department of the Army ("Army") and Virginia Department of Transportation ("VDOT") staffs to negotiate and draft the terms of a mutually acceptable Exchange Agreement, with understanding that any Exchange Agreement negotiated by the staffs will be subject to final approval through each entity's respective approval process.

The County has already initiated the interchange modification report ("IMR") process with VDOT and is currently developing the future conditions analysis for the IMR. The County's intention is to achieve an engineering approval of the IMR by the end of January 2016. To acquire full IMR approval will require an environmental analysis. The type of environmental analysis required, and how it will be completed, will be dictated by the type of funding used for the final design and construction.

I understand the Army's concerns regarding the County's plans for future use of the land south of a realigned Columbia Pike and the design of any facilities to be constructed on such land. In the January 2013 Memorandum of Understanding between the Army and the County, the County agreed that any future use of

the land south of a realigned Columbia Pike (the "Site") will be restricted to "County and/or public use." The County also intends to site, design and construct any County/public facilities on the Site in a manner that does not detract from surrounding uses. The realignment of Columbia Pike and the multimodal improvements that will be made in this corridor not only will provide much needed operational improvements to the transportation network, but also will provide a physically and visually upgraded streetscape that will serve as a fitting boundary for Arlington National Cemetery, the Air Force Memorial, the Pentagon Memorial Visitor's Center, and other uses in this segment of the Columbia Pike corridor.

Arlington County has long prided itself on our comprehensive, strategic and highly collaborative community planning and transportation planning processes that provide extensive opportunities for community/stakeholder engagement. The County anticipates developing and executing a thorough planning process for the land south of Columbia Pike to determine appropriate County/public uses that will both meet public needs and be compatible with surrounding uses. Arlington County is also dedicated to utilizing a robust project development process that incorporates a high quality of land use planning, design, transportation planning and community engagement, prior to the development of any County/public facility or facilities on the Site. Arlington National Cemetery and other stakeholders will be afforded the opportunity to participate in these processes.

As part of both the County's community planning and transportation planning processes, and the County's project development process, I am willing to recommend that the County solicit reviews, comments and recommendations from selected qualified organizations that have experience and expertise in planning and design efforts for sites near federal facilities or landmarks.

I would appreciate the opportunity to meet with you in the coming weeks, along with representatives of the VDOT, to continue our significant progress toward an Exchange Agreement. I look forward to continuing to work with you to resolve any outstanding issues to our mutual satisfaction.

Sincerely,



Mark J. Schwartz
Acting County Manager

Cc: The Honorable Mark Warner
The Honorable Tim Kaine
The Honorable John McCain
The Honorable Jack Reed
The Honorable Mac Thornberry
The Honorable Adam Smith
The Honorable Donald Beyer
The Honorable Terry McAuliffe
The Honorable Aubrey Layne
Mr. Max Cleland, Secretary, Advisory Committee on Arlington National Cemetery
Mr. Patrick Hallinan, Executive Director, Army National Military Cemeteries
Arlington County Board
Mr. Jack Lechner, Superintendent, Arlington National Cemetery

Enclosure



- Proposed Arlington National Cemetery
- Proposed Arlington National Cemetery Property w/Arlington County Public Street Easement
- Existing Air Force Memorial Property
- Proposed 9/11 Visitors Center Property
- Proposed VDOT Property
- Proposed Arlington County Right of Way
- Proposed Arlington County Property

ACO3.3

Project Name and Location

Design: _____

Drawn: _____

Checked: _____

Map: _____

Scale: 1" = 1'-0"

Date: _____

ARLINGTON
VIRGINIA

DEPARTMENT OF ENVIRONMENTAL SERVICES

Departmental Support Staff
 Environmental Services
 2100 Columbia Pike, Room 2-440 112
 Arlington, VA 22204
 Phone: 703.261.2000
 Fax: 703.261.2000

Scale: _____

Approval: _____ Date: _____

Prepared by: _____

Reviewed by: _____

Approved by: _____