



ARLINGTON COUNTY, VIRGINIA
ARLINGTON COUNTY PLANNING COMMISSION

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 CLERK

November 10, 2015

Arlington County Board
 2100 Clarendon Boulevard
 Suite 300
 Arlington, Virginia 22201

SUBJECT: 5. SP #438, Clarendon West (Red Top Cab)

A. CONSIDERATION OF ADOPTION OF AN AMENDMENT to the Arlington County Comprehensive Plan’s Master Transportation Plan (MTP) Map to delete a portion of N. Ivy Street south of 13th Street N.

B. ENACT AN ORDINANCE OF VACATION TO VACATE

1) a Portion of 13th Street North Between Washington Boulevard and North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon’s Addition to Block 6, Clarendon, Part Lots 234, 235, 236, 237 and 259, RPC #15-078-024; 2) a Portion of 13th Street North Between Washington Boulevard and North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon’s Addition to Block 6, Clarendon, Part Lot 259, RPC #15-078-024; 3) a Portion of 13th Street North Between North Ivy Street and North Irving Street Abutting the Northwestern Boundary of Property Known as Wood-Harmon’s Addition to Block 6, Clarendon, Part Lot 224, RPC #15- 78-012; 4) a Portion of Washington Boulevard at the Northeast Intersection of Washington Boulevard and 13th Street North, Near the Southwestern Boundary of Property Known as Wood-Harmon’s Addition to Block 6, Clarendon, Part of Vacated N. Jackson Street, RPC #15-078-024; 5) a Portion of Washington Boulevard Abutting the Southern Boundary of Property Known as Wood-Harmon’s Addition to Block 6, Clarendon, Part Lots 259 and 258, RPC #15-078-024; 6) a Portion of North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon’s Addition to Block 6, Clarendon, Part Lot 224, RPC #15-078-012; 7) a Portion of North Ivy Street Running in a Southeast Direction from 13th Street North and Between and Abutting Property Known as Wood-Harmon’s Addition to Block 6, Clarendon, Part Lots 224, Lot 223, Lot 222, Lot 221, Lot 219, RPC #s 15-078-012, O. 011, -021, -010, -022 and Wood-Harmon’s Addition to Block 6, Clarendon, Part Lots 234, 235, 236, and 237 and Abutting and to the North of Wood-Harmon’s Addition to Block 6, Clarendon, Part Lots 253 and 252, RPC # 15-078-024 and 15- 078-006; 8) and an Easement for Public Street and Utilities Purposes Running From the Northeast to the Southwest and then to the Southeast and then to the East, Located on Property Known as Part Lots, 252, 253, 254, 237, 236, 235, 234, 259, 258, 257, 256, 255 and Part of Vacated N. Jackson Street, Wood-Harmon’s Addition.

P.C. #18.A.B.

RECOMMENDATIONS:

- 1. The Planning recommends that the County Board adopt this amendment to the Arlington County Comprehensive Plan's Master Transportation Plan map to delete a portion of North Ivy Street south of 13th Street North.**
- 2. The Planning Commission finds that the requested vacations are in accordance with the Comprehensive Plan.**

BACKGROUND

The Planning Commission heard these items at its November 9, 2015 public hearing. Joanne Gabor, Department of Environmental Services (DES)-Transportation gave a short overview of the proposed MTP amendment, and Linda Collier, DES – Real Estate Bureau presented background of the proposed Street Vacation. Other staff present included Aaron Shriber, Community Planning, Housing, and Development (CPHD)- Planning.

Brian Scull representing the Shooshan Company, LLC and John Kinney, Bean Kinney & Korman, responded to questions on behalf of the applicant.

PUBLIC SPEAKERS

There were no public speakers for this item.

PLANNING COMMISSION DISCUSSION

Commissioner Schroll reported the Transportation Commission (TC) had a speaker who wanted to ensure that the pedestrian connection included in the site plan would remain if the applicant did not build the project.

Ms. Collier responded the Ordinance would require that the applicant record a plat and a deed at a time closer to when the project starts, the applicant cannot pull a demolition permit until the the plat and deed are recorded, and the vacation is not valid until that deed is recorded.

Commissioner Gutshall said the MTP amendment is a simultaneous action by the Board and he wondered if the Board approves this, the Vacation does not take effect but Ivy Street would be removed from the MTP. A project could come forward with the belief that there is no desire for that pedestrian connection.

Mr. Shriber said staff views this as a valid site plan that provided a pedestrian connection in lieu of the vehicular connection. Rather than adding a new pedestrian passage line, it was handled through the site plan. If the site plan became invalid and staff would evaluate a new request to provide such a passage to break up the block. Ms. Collier added that the County Board could choose to replace the street on the MTP.

Commissioner Gutshall said staff should document that if the site plan is not initiated, in some period of time, the purpose might be forgotten. The intent is that there should be a pedestrian connection at the minimum through that block and it should be documented.

Mr. Kinney responded that the Board approved the site plan on a five-year basis because it was recognized work on 13th Street needed to be done jointly. The vacation is on a three year schedule and the applicant is planning to ask for an extension of the vacation and the site plan to run concurrently which does tie everything together if for some reason they are not under construction by that time.

Commissioner Sockwell asked if the vacation goes into 13th Street and if there will be a change to the configuration of 13th Street by Ivy Street. Ms. Collier responded it extends to 13th but the new curb line would extend beyond what is being vacated.

Ms. Gabor responded 13th Street is being relocated along with Washington Boulevard as part of the site plan. Ms. Collier responded the portion of 13th Street and Ivy being vacated is only going up to the portion of 13th Street to make a straight line.

Mr. Scull responded that the curved part of the vacations line is set about 5 feet behind the proposed curb line and that they are only vacating land up to within the curb line, not into the street.

This section of 13th Street will remain consistent with the finished Beacon project.

PLANNING COMMISSION MOTION

Commissioner Ciotti made a motion that the Planning Commission recommend that the County Board adopt this amendment to the Arlington County Comprehensive Plan's Master Transportation Plan map to delete a portion of North Ivy Street south of 13th Street North. Commissioner Iacomini seconded the motion.

The Planning Commission voted unanimously 8-0 to approve the motion with Commissioners Siegel, Ciotti, Iacomini, Forinash, Harner, Sockwell, Gutshall, and Schroll in support.

Commissioner Ciotti made a motion that the Planning Commission make a finding that the requested vacations are in accordance with the Comprehensive Plan. Commissioner Iacomini seconded the motion.

The Planning Commission voted unanimously 8-0 to approve the motion with Commissioners Siegel, Ciotti, Iacomini, Forinash, Harner, Sockwell, Gutshall, and Schroll in support.

Respectfully Submitted,
Arlington County Planning Commission
Christopher J. Forinash

