



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 10, 2011

DATE: November 17, 2011

SUBJECT: Enactment of An Ordinance to Permit Encroachment of an Electric Vault in the Public Right of Way of N. Garfield Street at the Southwest Corner of the Intersection of N. Garfield Street and 11th Street North, along the Eastern Boundary of Part Lot 17, Part Lot 16 and Part Lot 15, Moore's Addition to Clarendon, RPC Nos. 18-026-003 and 18-026-008, with Conditions.

Applicant: Penzance Clarendon Assemblage, LLC

Owners: Jonathan C. Kinney, Trustee, Preston C. Caruthers, Trustee (RPC # 18-026-003); Federal Hill, L.L.C., c/o William Lillis (RPC # 18-026-008)

By: Tad Lunger, Esquire
Bean, Kinney & Korman, P.C.
2300 Wilson Boulevard, 7th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION: Defer consideration of the proposed enactment of an Ordinance to Permit Encroachment of an electric vault in N. Garfield Street until the January 21, 2012 County Board Meeting.

ISSUES: This is a request for an ordinance of encroachment to permit the construction of an underground electric vault within the public right of way of N. Garfield Street. Although no issues have been identified with this request, staff is requesting deferral of the associated site plan and the associated vacations.

SUMMARY: In order to permit redevelopment of the property under proposed Site Plan #418, the Applicant has requested enactment of an ordinance to permit encroachment of an electric vault in the public right of way for N. Garfield Street. Staff recommends deferral of consideration of the ordinance of encroachment until the associated vacations and site plan are heard by the County Board.

County Manager:

BMD/GA

County Attorney:

BAC *GA*

7. G.

Staff: Betsy Herbst, Linda Eichelbaum Collier, Real Estate Bureau, DES

DISCUSSION: The subject site is located on the block surrounded by Washington Boulevard, N. Highland Street, 11th Street N. and N. Garfield Street in the Clarendon area. As part of the proposed Site Plan #418 to construct two office buildings, the Applicant requests that the County permit encroachment of the electric vault for the project in the public right of way for N. Garfield Street, at the southwest corner of the intersection of N. Garfield Street and 11th Street N. The electric vault would be located behind the face of curb and under a sidewalk nub. In other matters related to the proposed site plan, the Applicant has also submitted a request for transfer of density right and approval of vacation of portions of easements for public street and utility purposes, all of which, in addition to the underlying site plan, are being recommended for deferral in separate Board Reports.

Staff recommends deferral of consideration of the proposed encroachment to the January 21, 2012 County Board meeting to allow additional time for staff to resolve with the Applicant issues relating to the associated site plan, transfer of density rights and proposed vacation requests.