



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 26, 2008**

DATE: January 16, 2008

SUBJECT: 1) Enactment of an Ordinance to Vacate a Five Foot Sanitary Sewer and Water Facilities Easement Running Along the Easterly Portion of the Property known as 800 N. Glebe Road (RPC #14053019), with Conditions.

2) Enactment of an Ordinance to Permit the Encroachment of an Underground Electric Vault Within the Right-of-Way of Wilson Boulevard, Abutting the Property known as 800 N. Glebe Road (RPC No. 14053019), with Conditions.

3) Enactment of an Ordinance to Permit the Encroachment of an Underground Electric Vault Within an Easement for Public Street and Utilities Purposes, on Part of Lots 1 and 2, O.T. Dodd's Addition to Ballston, Along the Southerly Side of such Lots, adjacent to the intersection of N. Wakefield Street and Wilson Boulevard, (RPC #14053002), with Conditions.

Applicant: North Glebe Residential, LLC, c/o JBG Companies

Owner: North Glebe Residential, LLC

By: Nan E. Walsh

Walsh Colucci Lubeley Emrich & Walsh PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Defer consideration of the above matters until the February 23, 2008 County Board Meeting.

ISSUE: These are requests for the vacation of a sanitary sewer and water facilities easement and encroachment of two electric vaults to facilitate development of the property under proposed Site Plan #401.

SUMMARY: North Glebe Residential, LLC, c/o JBG Companies ("Applicant") has requested the County Board to enact an Ordinance to vacate a five foot (5') sanitary sewer and water

County Manager: _____

County Attorney: _____

Staff: Betsy Herbst, DES, Real Estate Bureau

facilities easement and Ordinances to permit encroachment of two underground electric vaults, in conjunction with an application for approval of Site Plan #401("Site Plan"), which is the subject of a separate staff report. Staff recommends deferral of the consideration of the proposed vacation and encroachments to allow additional time for staff to discuss and resolve with the Applicant issues relating to the Site Plan. The Applicant concurs with the recommended deferral.

DISCUSSION: The subject site is located on a block at the intersection of North Glebe Road and Wilson Boulevard in the Ballston area. (See Vicinity Maps at Attachments 1 and 2.) The parcels are currently developed with the former Bob Peck car dealership and surface parking. The Applicant acquired the two parcels by Special Warranty Deeds, dated January 31, 2006, and recorded in Deed Book 3946, Page 1039, and in Deed Book 3946, Page 1034, respectively, among the Arlington County land records. In conjunction with its plans to redevelop the property located at 800/900 North Glebe Road, bounded by North Glebe Road, Wilson Boulevard and North Wakefield Street, the Applicant has submitted an application for rezoning of the property and approval of the Site Plan concurrently with these applications for vacation and encroachment. The Site Plan consists of a proposal to construct two high-rise office buildings along North Glebe Road, a four-story residential apartment building, including ninety affordable dwelling units, and 28 residential townhouses, plus retail space on the site of the former Bob Peck car dealership and the Staples store.

In conjunction with the plans for redevelopment of the property, the Applicant has requested the County Board to vacate a five foot (5') sanitary sewer and water facilities easement and to permit encroachment of privately owned and maintained underground electric vaults, one within the right-of-way of Wilson Boulevard and one within an easement for public street and utilities purposes. Enactment of the ordinances of vacation and encroachment are unnecessary until the Site Plan is considered by the County Board. Staff recommends deferral of the consideration of the proposed vacation and encroachments to the February 23, 2008 County Board meeting to allow additional time for staff to resolve with the Applicant issues relating to the proposed Site Plan. The Applicant concurs with the recommended deferral.

ATTACHMENT 1

Vicinity Map
North Glebe Residential, LLC
Peck / Staples Site
800 N Glebe Rd.



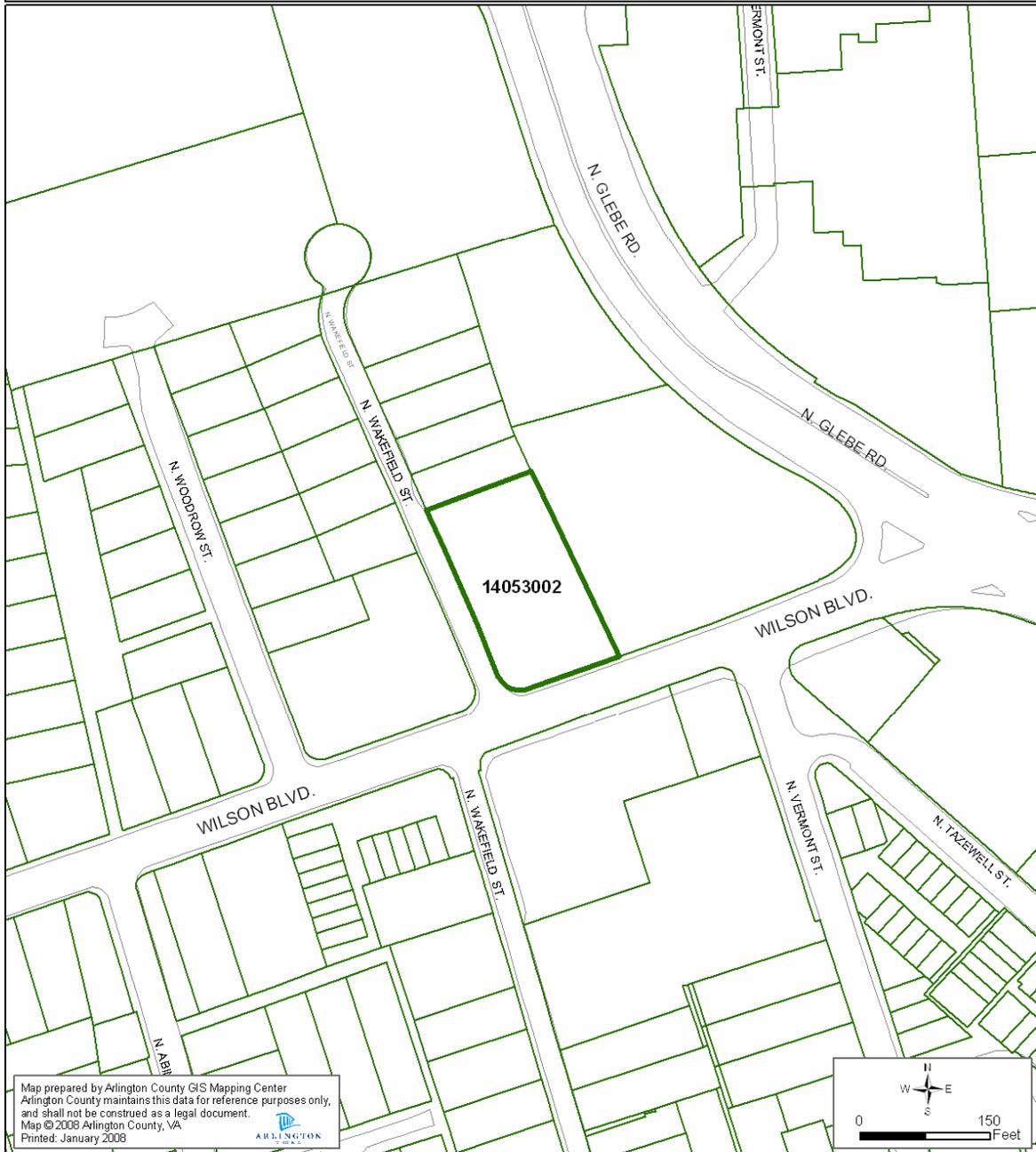
Map prepared by Arlington County GIS Mapping Center
Arlington County maintains this data for reference purposes only,
and shall not be construed as a legal document.
Map © 2008 Arlington County, VA
Printed: January 2008



ATTACHMENT 2

Vicinity Map

North Glebe Residential, LLC
Peck / Staples Site



Map prepared by Arlington County GIS Mapping Center
Arlington County maintains this data for reference purposes only,
and shall not be construed as a legal document.
Map © 2005 Arlington County, VA
Printed: January 2008

