



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of May 17, 2008

**DATE:** May 8, 2008

- SUBJECTS:**
- A. GP-316-08-1 General Land Use Plan Amendment to modify Note 20 to designate additional development density to the Monument View Site Plan Application (SP #400) site area within the “North Tract Special Planning District” which is an area generally bordered by Shirley Highway Interstate 395 on the West, the George Washington Memorial Parkway on the North and East, and the southern edge of 10th Street South.
  - B. Z-2528-06-1 REZONING: MR Boundary Channel, LLC/Monument Realty, LLC, rezoning from “M-2” Service Industrial Districts to “C-O-1.5” Commercial Office Building, Hotel and Apartment Districts; 320 S. 6th St., 608 S. Ball St., 901 S. Clark St., portions of S. Clark St., and Jefferson Davis Hwy. (RPC # part 34-024-345, 34-025-001, -003, -004, -005)
  - C. SP #400 SITE PLAN: MR Boundary Channel, LLC/Monument Realty, LLC, an application to approve approx. 352 dwelling units, approx. 3,540 sq ft retail, approx. 327,320 sq ft office, with modification of use regulations for exclusion of density for mechanical closets, storage, garage entry, parking, loading; 320 S. 6th St., 608 S. Ball St., 901 S. Clark St., portions of S. Clark St., (RPC # part 34-024-345, 34-025-001, -003, -004, -005)
  - D. An ordinance to vacate a portion of South Clark Street between 10th Street South and 6th Street South, adjacent to: Parcel 12, remainder from subdivision of Parcels 14 and 15, Potomac Yard (RPC # 34-024-345); Parcel 3-A, resubdivision of Lot 3, Cullinane Subdivision (RPC # 34-025-003); and Parcel 13, RF&P Railroad Property, Zone 123 (RPC # 34-025-004), which adjacent parcels are owned by the County Board of Arlington County, Virginia, with Conditions on vacation.
  - E. An ordinance to vacate: 1) a 10’ water main easement on Parcel 12, remainder from subdivision of Parcels 14 and 15, Potomac Yard, running from South Clark Street to Old Jefferson Davis Highway, parallel to 6th Street South, then running southwest along the southern boundary of Old Jefferson Davis Highway; and 2) a 15’ sanitary sewer and force main easement on

County Manager: \_\_\_\_\_

Staff: Richard Dooley, CPHD, Planning  
Robert Gibson, DES, Division of Transportation

PLA-4971

Parcel 12, remainder from subdivision of Parcels 14 and 15, Potomac Yard, running northwest from South Clark Street to Old Jefferson Davis Highway; both easements located in Arlington County, Virginia (RPC # 34-024-345), with conditions.

**Applicant:**

MR Boundary Channel, LLC/Monument Realty, LLC

**By:**

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

**C.M. RECOMMENDATION:**

Defer to the June 17, 2008, County Board meeting.

**ISSUES:** 1) The Old Jefferson Davis Highway, the proposed interior drive, and Ball Street sections do not meet County expectations. 2) The applicant needs to provide the bus shelter/garage exhaust structure previously shown, and include an elevator that would take people to/from public parking and street level. 3) The applicant should indicate ways in which it will improve building elevations along 10<sup>th</sup> St. and Old Jefferson Davis Highway.

**DISCUSSION:** The applicant has agreed to defer these items to the June 17, 2008 County Board meeting. Numerous issues remain with the proposal. Additional time is needed to resolve the issues identified above. Therefore, it is recommended these items be deferred to the June 17, 2008 County Board meeting.