

**PLANNING COMMISSION  
ARLINGTON COUNTY BOARD ROOM  
#1 Courthouse Plaza, Room 307  
2100 Clarendon Boulevard  
Arlington, Virginia 22201**

**Monday, Oct. 5, & Wednesday, Oct. 7, 2015  
COUNTY BOARD – October 17 & 20, 2015**

**THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON MONDAY,  
OCTOBER 5, 2015 BEGINNING AT 7:00 P.M.**

1. A. **Z-2584-15-1**, Rezoning from C-2 Service Commercial-Community Business District to R-C Multiple-Family Dwelling and Commercial District, and related update to ACZO Map 13-1 to indicate the zoning district and extend Line A around the property where necessary; located at 670 N. Glebe Rd.; approximately 43,936 sq. ft.; and identified as RPC# 13-018-009; -012; -013; -014; -016; -017 (**ACTION**)
- B. **SP# 437, 672 FLATS**, 670 Glebe Road Associates LLC, c/o The Penrose Group to for a mixed-use development containing 179,210 sq. ft. of residential gross floor area (173 dwelling units) and 4,325 sq. ft. of retail gross floor area in the R-C zoning district under ACZO §7.3, §15.5. Property is approximately 43,936 sq. ft.; located at 670 N. Glebe Rd.; and is identified as RPC# 13-018-009; -012; -013; -014; -016; -17. The proposed density is 4.18 FAR. Modifications of zoning ordinance requirements include: retail parking ratio, loading spaces, and landscaped open space, and other modifications as necessary to achieve the proposed development plan. (**ACTION**)
2. **TRANSPORTATION PERFORMANCE METRICS STUDY (INFORMATIONAL ITEM ONLY)**

**WEDNESDAY, OCTOBER 7, 2015, BEGINNING AT 7 PM**

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3. **CLARENDON WEST, THE SHOOSHAN COMPANY (RED TOP CAB SITE)**  
**(ACTION)**

- 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 13<sup>th</sup> Street N.
- B. **ENACT AN ORDINANCE OF VACATION TO VACATE:** **1)** a Portion of 13<sup>th</sup> 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 13<sup>th</sup> 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 13<sup>th</sup> 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 13<sup>th</sup> 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 13<sup>th</sup> 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, -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 to Block 6, Clarendon, RPC #s 15-078-024 and 15-078-006, all with Conditions.
- C. **ZOA-15-04** Adoption of an ordinance to amend, reenact and recodify the Arlington County Zoning Ordinance to revise Maps 1-8 in the Clarendon Revitalization District to reflect changes to block structure (§9.2.5 - §9.2.12) by eliminating N. Ivy Street south of 13<sup>th</sup> Street N. and shifting the location of 12<sup>th</sup> Street N. to the east, and to revise Map 1 to reflect changes in building height (§9.2.5) for the properties proposed for redevelopment with Site Plan #438, as detailed in the full text amendments and accompanying maps.

- D. SP# 438 CLARENDON WEST**, The Shooshan Company, LLC for a final site plan for the construction of an approximately 580,374 sq. ft. building containing up to 580 residential dwelling units and approximately 3,477 sq. ft. of retail use in the C-3 zoning district under ACZO §7.19, §9.2, §15.6. Property is approximately 152,953 sq. ft., located at 1126 N. Hudson St., 1229 N. Irving St., 1237 N. Irving St., 1220 N. Hudson St., 1125 N. Irving St., 1205 N. Irving St., 1123 N. Irving St., 3251 Washington Blvd., 1200 N. Hudson St., 1227 N. Ivy St., 1239 N. Ivy St., and 3275 Washington Blvd. (RPC# 15-075-007, -008, -011, -012, -013, -014, -016, -017, -018, -019, -020, 15-078-006, -010, -011, -012, -021, -022, and -024). The proposed density is 3.79 FAR. Modifications of zoning ordinance requirements include: Clarendon Revitalization District design requirements, parking, and other modifications as necessary to achieve the proposed development plan.

#### **4. ORGANIZATIONAL MATTERS & OTHER BUSINESS**

- A. Staff report on current matters
- B. Chairman's Report
- C. Committee Reports
  - 1) Site Plan Review Committee
  - 2) Long Range Planning Committee
  - 3) ZOCO
  - 4) Others
- D. Liaison Reports
- E. Approval of the September 9, 10, and 15, 2015 Meeting Minutes

**COMMISSIONER COLE WILL REPRESENT THE PLANNING COMMISSION AT THE COUNTY BOARD MEETING OF OCTOBER 17 & 20, 2015.**

**For inquiries regarding the Planning Commission, contact the Planning Division, (703) 228-3525. Our mailing address is Department of Community, Planning, Housing & Development, Planning Division 2100 Clarendon Boulevard, Suite 700, Arlington County, VA 22201. Gizele C. Johnson, Clerk, Planning Commission**