

Arlington County Transportation Commission Meeting

3401 Columbia Pike – Vacation of a Portion of a 12' Alley

Betsy Herbst
DES-Real Estate Bureau

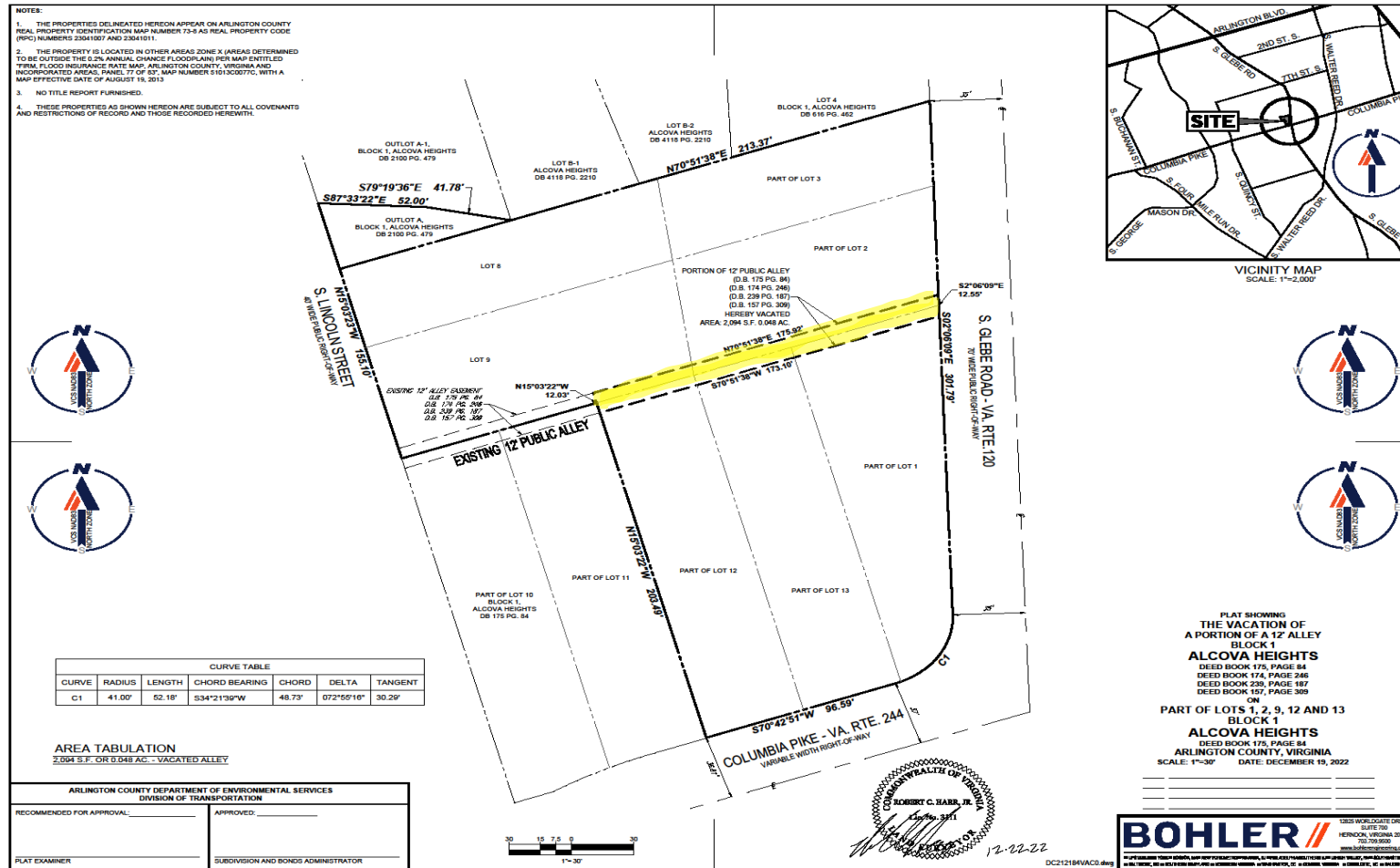
February 2, 2023



3401 Columbia Pike –Vacation of Portion of Alley

- Request by MCP III Arlington LLC (“Applicant”) to facilitate construction of the FBC project at 3401 Columbia Pike (Bank of America site)
- Vacation will allow for construction of proposed 6-story mixed use building, including 250 residential units, ground floor retail and below-grade parking
- Alley originally dedicated in 1918 and later rededicated through several documents up until 1925
- No record of alley being previously vacated prior to construction of existing bank building

3401 Columbia Pike –Vacation of Portion of Alley Vacation Plat



3401 Columbia Pike –Vacation of Portion of Alley

- The Alley is not identified as a street on the Master Transportation Plan (“MTP”)
 - Alleys are not shown on the MTP but are considered public rights-of-way for pedestrian and vehicular passage
 - This Alley has not been used for alley purposes at least since construction of the Bank of America building

3401 Columbia Pike –Vacation of Portion of Alley

Recommendation to the Transportation Commission:

Find that the proposed vacation of a portion of a 12' alley running Southwest from South Glebe Road toward South Lincoln Street, along the parcel lines between Lot 9 and Parts of Lots 1, 2, 12 and 13, Block 1, Alcova Heights, is substantially in accord with the Comprehensive Plan, including the Master Transportation Plan, of Arlington County, Virginia.