



ARLINGTON COUNTY, VIRGINIA
ARLINGTON COUNTY PLANNING COMMISSION

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CHAIR

NANCY IACOMINI
VICE CHAIR

MICHELLE STAHLHUT
COORDINATOR

GIZELE C. JOHNSON
CLERK

May 12, 2015

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

SUBJECT: 2. ART Bus Property Yard (ACTION)

- A.** Adoption of a Resolution to amend the Master Transportation Plan (MTP) Map, to remove a section of 32nd Street South, between South Eads Street and Jefferson Davis Highway, as a public street. The subject section of 32nd Street South is west of Jefferson Davis Highway and east of South Eads Street and contains 4,820 sq. ft. of street area.

- B.** Enactment of an Ordinance to Abandon as a Public Street a Portion of 32nd Street South Between the Western Boundary of Jefferson Davis Highway and the Eastern Boundary of South Eads Street Abutting the (i) Southern Boundary of Property of the County Board of Arlington County, Virginia, as Recorded in Deed Book 4752, Page 403, RPC #37-026-007, RPC #37-026-010; and (ii) Northern Boundary of Property of Arlington Transit Service District, as Recorded in Deed Book 4053, Page 651, RPC # 37-026-003, with Conditions.

RECOMMENDATIONS:

- 1. The Planning Commission finds that the abandonment as a public street a portion of 32nd Street South running from the western boundary of Jefferson Davis Highway to the eastern boundary of South Eads Street is in conformance with the Comprehensive Plan.

- 2. The Planning Commission recommends that the County Board
 - a. Adopt the resolution attached to the staff report dated April 16, 2015 to approve an amendment to the Master Transportation Plan (“MTP”) in order to remove a portion of 32nd Street South from the MTP Map.
 - b. Enact the Ordinance to Abandon as a Public Street a portion of 32nd Street South running from the western

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boundary of Jefferson Davis Highway to the eastern boundary of South Eads Street.

- c. Authorize the Real Estate Bureau Chief, Department of Environmental Services, to execute, on behalf of the County Board, all deeds and other documents necessary to effectuate the Ordinance to Abandon as a Public Street, subject to approval by the County Attorney.

Dear County Board Members:

The Planning Commission heard this item at its May 4, 2015 public hearing. Rich Viola, Department of Environmental Services (DES), Transportation gave an overview of the proposed MTP amendment and abandonment of 32nd Street, and highlighted an existing pedestrian connection between Ft. Scott Drive and 27th Street South that will not be affected by the loss of 32nd Street. The street is not mentioned in the Crystal City Sector Plan and the Transportation Commission supported the abandonment and removal of the street from the MTP. Also present was Maxine Cholmondeley, DES, Real Estate and Bob Duffy, Planning Director, Community Planning, Housing, and Development(CPHD).

Public Speakers

Jim Huryz, Fairlington resident, said that the Arlington Rapid Transit (ART) bus service is cheap to operate and Arlington County should investigate transporting students via ART bus rather than school buses. If there is only piecemeal multi-modal planning, Arlington residents will experience gridlock in five years especially without enforcement of traffic control ordinances, especially bicycle ordinances. Supporting bikeshare while starving ART bus of funds is a misuse of public funds. He added that there is additional overnight parking for smaller ART buses at the Trades Center after the vehicles are refueled and serviced.

Planning Commission Committee Reports

Commissioner Gutshall reported that the Transportation Commission discussed the need for connectivity between Eads and Jefferson Davis Highway and made a recommendation that if and when the Crystal City Sector Plan is revisited, a through-block connection at the point of the pedestrian connection should be revisited.

Mr. Duffy said that the Planning Commission previously heard the related rezoning case for the ART Bus Facility and the vacation of 32nd Street was described and discussed during that hearing. This is the final action associated with the new bus service facilities that ART will be constructing.

Planning Commission Discussion

Commissioner Forinash asked about connectivity and where are the best opportunities for street connections. Mr. Viola responded that the pedestrian connection at Ft. Scott Drive is one logical place.

Commissioner Cole asked if the elimination of the street had been discussed with the Civic Association. Mr. Viola responded the Arlington Ridge Civic Association generally supported the closure. Commissioner Cole responded that during the discussion of the Crystal City Sector Plan, the neighborhood was pleased to create a super block in order to prevent cut through traffic into their neighborhood. Commissioner Cole added that he found it difficult to believe that the County would support a pedestrian connection through a bus service yard. Mr. Viola responded the connection is an existing eight to ten foot wide pedestrian connection.

Commissioner Forinash asked if the pedestrian connection impedes circulation within the ART bus site. Mr. Viola responded that the walkway is located on the northern edge of the facility and the southern edge of the walkway is fenced from the northern edge of the ART bus facility. The property to the north is a parking facility that has been used for rental cars in the past.

Commissioner Cole asked if there is any density on this site that can be banked. Mr. Duffy responded it has not been a consideration for this site. Mr. Duffy added that this item had been discussed with the Crystal City Civic Association and they supported the project. Commissioner Cole responded that due to the County's fiduciary duty to taxpayers, perhaps the principle of banking density should apply to this site. Mr. Duffy responded that the recommendation by Planning Commission with respect to the Mosaic Park proposal to study and make recommendations related to Transfer of Development Rights policy would help ensure consistency of policy application.

Planning Commission Motion

Commissioner Forinash moved that the Planning Commission find the abandonment as a public street a portion of 32nd Street South running from the western boundary of Jefferson Davis Highway to the eastern boundary of South Eads Street is in conformance with the Comprehensive Plan. Commissioner Iacomini seconded the motion.

The Planning Commission voted to support the motion 9-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Iacomini, Siegel, and Sockwell in support.

Commissioner Forinash moved that the Planning Commission recommend to the County Board that it adopt the resolution attached to the staff report dated April 16, 2015 to approve an amendment to the Master Transportation Plan ("MTP") in order to remove a portion of 32nd Street South from the MTP Map, to Enact the Ordinance to Abandon as a Public Street a portion of 32nd Street South running from the western boundary of Jefferson Davis Highway to the eastern boundary of South Eades Street and that the County Board authorize the Real Estate Bureau Chief, Department of Environmental Services, to execute, on behalf of the County Board, all deeds and other documents necessary to effectuate the Ordinance to Abandon as a Public Street, subject to approval by the County Attorney. Commissioner Iacomini seconded the motion.

The Planning Commission voted to support the motion 9-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Iacomini, Siegel, and Sockwell in support.

Respectfully Submitted,

Arlington County Planning Commission

A handwritten signature in black ink, appearing to read "Chris Forinash". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

Christopher Forinash
Planning Commission Chair