



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of September 25, 2010

### SUPPLEMENTAL REPORT REVISED GENERAL LAND USE PLAN RESOLUTION, ADDITIONAL RECOMMENDATION

**DATE:** September 24, 2010

- SUBJECTS:**
- A. Adoption of the Crystal City Sector Plan;
  - B. GP-320-10-1 Adoption of General Land Use Plan (GLUP) Amendments for the Crystal City Metro Station Area; and
  - C. Adoption of Master Transportation Plan (MTP) Amendments for the Crystal City Metro Station Area, including the Street Typology Map, Bike and Trail Network Map, and Transit Network Map.

#### **C. M. RECOMMENDATIONS:**

1. Adopt the attached resolution (Attachment 1) to adopt the Crystal City Sector Plan;
2. Adopt the attached resolution (REVISED Attachment 2) to approve the General Land Use Plan Amendments for the Crystal City Metro Station Area; and
3. Adopt the attached resolution (Attachment 3) to approve the Master Transportation Plan Amendments for the Crystal City Metro Station Area, including the Street Typology Map, Bike and Trail Network Map, and Transit Network Map.
4. Adopt the attached resolution (Attachment 4) to affirm Arlington County's commitment to the implementation of transportation infrastructure for Crystal

County Manager: MB/GA

County Attorney: SAN

Staff: Anthony Fusarelli, Jr., DCPHD  
Richard Best, DES  
Alexander Iams, AED  
Diane Probus, PRCR

**58 A.B.C.**

City specifically the construction and operation of a revised street system and streetcar line.

**DISCUSSION:** The purpose of this supplemental report is to: 1) introduce a revised Attachment 2 that includes a proposed resolution to adopt the General Land Use Plan amendments, complete with the County Manager and Planning Commission recommendations; 2) introduce a new Attachment 4 that includes a proposed resolution affirming the County's commitment to the implementation of transportation infrastructure for Crystal City, specifically the construction and operation of a revised street system and streetcar line; and 3) provide supplemental materials as part of Exhibit 1-B (the plan's Community Comment and Response Matrix) that incorporate additional proposed plan changes in response to recent comments on the Sector Plan.

General Land Use Plan Resolution: In the September 23, 2010, staff report, the resolution for the approval of the General Land Use Plan amendments did not include the associated recommendations put forth by the Planning Commission and County Manager. A revised Attachment 2 to this report now includes a proposed resolution to adopt the General Land Use Plan amendments, complete with the County Manager and Planning Commission recommendations, as indicated with underline. This Attachment supersedes the Attachment 2 in the September 23, 2010, Report.

Resolution Affirming the County's Commitment to Crystal City Transportation Infrastructure: A key element of the Crystal City Sector Plan and its future success is the ability to implement transportation components providing for improved mobility through traffic demand management, reductions in vehicular traffic, protection of adjacent residential from increased vehicular traffic and safety impacts, improvements in pedestrian access and safety, improvements in bicycling amenities and safety and increased transit ridership on the Metro system and new ridership on the streetcar system. Attachment 4 includes a proposed resolution to clearly communicate and emphasize the County's commitment to constructing and operating the necessary transportation infrastructure, particularly the streetcar line, as described in the plan. In adopting this resolution, the County Board would be directing the County Manager to immediately take all prudent and practicable implementing actions for the construction and operation of the transportation system.

Additional Proposed Plan Changes: In the process of completing preparations for the September 23, 2010, staff report, staff was able to incorporate most, but not all, recommended changes intended for the final plan. The additional materials of Exhibit 1-B attached to the end of this supplemental report represent a continuation of the proposed plan changes recommended in the remainder of Exhibit 1-B attached to the September 23, 2010, staff report. In summary, the intent of the most recently proposed changes are as follows:

- **Comment 3.6.16:** To include a sentence on page 52 that cross references the additional design guideline recommendations on sidewalk characteristics on page 123;
- **Comment 3.6.17:** To include a new note on Figure 3.6.11 (Surface Transitway Map) that clarifies the proposed transit stop locations shown in the map are illustrative and general, with final locations to be determined in the future through detailed planning and design;

- **Comment 3.7.4:** To revise the narrative on page 89 to clarify that the preference is for the Underground to maintain continuous connectivity below cross-streets in future redevelopment projects, recognizing street level crossings may occur only when below-street connections are not feasible;
- **Comment 3.7.5:** To clarify that the description of streetscapes and the Underground working separately and against each other in some cases is a current condition, in contrast to what's planned for and envisioned in the future.

## **ATTACHMENT 2 - REVISED**

### **GENERAL LAND USE PLAN RESOLUTION**

WHEREAS, the County Board of Arlington County has been presented with proposed amendments of the General Land Use Plan (“GLUP”), a part of the County’s Comprehensive Plan, to:

- Add new Note 1 to establish the “Crystal City Coordinated Redevelopment District” (CCCRD) as a mechanism within the General Land Use Plan for implementing the future vision for Crystal City;
- Amend the General Land Use Plan map to redesignate the area east of Crystal Drive between 12<sup>th</sup> Street S. and the Airport Viaduct (Virginia Route 233) to “Low” Office-Apartment-Hotel;
- Amend the General Land Use Plan map to redesignate the area bounded by Jefferson Davis Highway, Crystal Drive, 12<sup>th</sup> Street S., and the Airport Viaduct to “High” Office-Apartment-Hotel;
- Amend the General Land Use Plan map to redesignate the area bounded by Jefferson Davis Highway, Crystal Drive, the Airport Viaduct, and property just south of 27<sup>th</sup> Street S. to “High” Office-Apartment-Hotel;
- Amend the General Land Use Plan to redesignate the area bounded by Jefferson Davis Highway, S. Eads St., Army Navy Dr., and a line approximately 150 feet north of 27<sup>th</sup> Street S. to “High” Office-Apartment-Hotel;
- Add general location for open space symbols to indicate the recommended public open space locations proposed in the Sector Plan;
- Amend the boundary of the Crystal City Metro Station Area depicted on the back of the General Land Use Plan map, to expand the boundary to include the properties that front the south side of the 500 block of 23<sup>rd</sup> Street S. (between S. Eads St. and S. Fern St.);
- Amend the General Land Use Plan text, including: text changes to the Jefferson Davis Corridor summary on the back of the General Land Use Plan map; text changes to the description in both the Crystal City/Crystal Park box on the back of the General Land Use Plan map and in the Crystal City/Crystal Park narrative in the General Land Use Plan booklet, within the section on special planning areas.

WHEREAS, the County Manager has recommended that the proposed amendments be approved; and

WHEREAS, the Planning Commission has recommended adoption of the Crystal City Sector Plan and the associated GLUP and Master Transportation Plan amendments; and

WHEREAS, the County Board of Arlington County has considered the foregoing recommendations and the purposes of the GLUP and the Comprehensive Plan as set forth in these documents, the Arlington County Zoning Ordinance, and the Code of Virginia; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed amendments to the GLUP on September 28, 2010.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations and all public comments, the County Board of Arlington County finds that the aforementioned proposed amendments to the GLUP set forth in Exhibit 2-A and 2-B should be, and hereby are, adopted.

## ATTACHMENT 4

### **RESOLUTION AFFIRMING ARLINGTON COUNTY'S COMMITMENT TO THE IMPLEMENTATION OF TRANSPORTATION INFRASTRUCTURE FOR CRYSTAL CITY SPECIFICALLY THE CONSTRUCTION AND OPERATION OF A REVISED STREET SYSTEM AND STREETCAR LINE**

WHEREAS, the County Board of Arlington County has been presented with a proposed Crystal City Sector Plan to serve as the long range planning guide for the redevelopment and revitalization of Crystal City over the next forty years; and

WHEREAS, the Sector Plan communicates a preferred vision for Crystal City as a complete, urban community, and a vibrant and attractive urban village, with new and improved public open spaces, streets and streetcar facilities along with other plan improvements of high quality; and

WHEREAS, the Crystal City Sector Plan recommends the implementation of several transportation components providing for improved mobility and accessibility through expanding travel options for residents, workers and visitors to Crystal City inclusive of expanded transit facilities/services centered on a new streetcar line, as well as expanded facilities to improve conditions for walking and bicycling; and

WHEREAS, the Crystal City Sector Plan also focuses on transportation demand management, reductions in vehicular traffic, and the protection of adjacent residential areas from increased vehicular traffic and safety impacts; and

WHEREAS, these actions lead to a future Crystal City that is less reliant on private vehicle travel than the station area today;

NOW, THEREFORE, BE IT RESOLVED that the Arlington County Board as an integral part of its approval and adoption of the Crystal City Sector Plan AND this Transportation Infrastructure Implementation Resolution hereby commits to the construction and operation of a revised street system and streetcar line as described in the plan and, directs that all prudent and necessary steps be expeditiously undertaken to construct and operate a street car line according to the routing and system parameters prescribed in the Crystal City Sector Plan.

BE IT FURTHER RESOLVED, that the County Manager is directed to immediately take all prudent and practicable implementation actions, and present to the County Board all matters requiring County Board approval, for the construction and operation of the system, commensurate with the sector plan projected development, transit demands and funding provided by the tax increment financing (TIF) funds and other available funding sources, including but not limited to those actions listed in the following table.

## IMPLEMENTATION ACTIONS

<b>Action</b>	<b>Schedule</b>
Establishment of Tax Increment Financing Area <ul style="list-style-type: none"> <li>• Advertisement</li> <li>• Adoption</li> <li>• TIF Fund effective</li> </ul>	September 2010 October 2010 January 2011
Initial Funding of Transportation Infrastructure Implementation as part of FY2010 close-out process.	October 2010
Transportation Infrastructure Implementation Plan <ul style="list-style-type: none"> <li>• Contingency Funding</li> <li>• Start-up staffing</li> <li>• Procurement</li> <li>• Rights of way</li> <li>• Engineering</li> <li>• Contract Preparation/Administration</li> </ul>	November 2010
Streetcar Program <ul style="list-style-type: none"> <li>• A&amp;E Contractor Selection for Preliminary Engineering and Environmental Documentation</li> <li>• CB Contract Award</li> </ul>	December 2010  January 2011

Comment #	Meeting Commenter	Date	Question/Comment	Staff Response	Proposed Changes to Sector Plan
<b>CHAPTER 3 – TRANSPORTATION (3.6)</b>					
3.6.16	County	9/22		Page 52, A cross-reference is proposed at the end of the first bullet in first column to refer to the design guidelines for typical sidewalk conditions on Page 123.	Page 52, revised text: <ul style="list-style-type: none"> <li>“6-foot wide (minimum) sidewalks: most are 8- and 10-foot wide minimum, (exclusive of 2-foot building setback), (see page 123 for additional guidelines on sidewalk conditions).”</li> </ul>
3.6.17	County	9/22		Page 57, An additional note is proposed to Figure 3.6.11 that states the proposed transit stops are illustrative and general, and their final locations will be determined through future study, analysis, and planning.	Page 57, add new note: <ul style="list-style-type: none"> <li>“The locations of the proposed transit stops shown on this map are illustrative and general, with final locations to be determined through future study, analysis, and planning.”</li> </ul>
<b>CHAPTER 3 – PUBLIC REALM (3.7)</b>					
3.7.4	Citizen Comment to Staff	9/22	Page 89, Public Realm and the Underground While recognizing there may be feasibility issues in keeping the Underground below any relevant cross-streets in all instances, that should be stated clearly as the preferred (continuous) condition.	Staff concurs, and will revised text accordingly.	Page 89, revised text: “...its form and program. The Underground will have improved access to, and frontage on, the street, which in some cases may lead to street level crossings where it’s not feasible or preferred to continue the Underground below the street. Combined, these efforts...”
3.7.5	County	9/22		Page 89, A revision is proposed to clarify that in its <b>current condition</b> , streetscapes and the underground sometime work separately and against each other, in contrast with what is envisioned for the future.	Page 89, revised text: “In many ways, streetscapes and the Underground currently work separately and against each other rather than reinforcing their interdependence. The Master Plan...”