



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of May 19, 2012

**DATE:** May 10, 2012

**SUBJECT:** Amendment to the Comprehensive Plan - Master Transportation Plan - Map to add a new section of North Tazewell Street extending approximately 210 feet to the South from its current terminus at North Carlin Springs Road into the Block Bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road.

#### **C. M. RECOMMENDATION:**

Adopt the attached Resolution approving and adopting the Amendments to Comprehensive Plan - Master Transportation Plan - Map.

**ISSUES:** Some residents in the area have expressed concerns for the proposed extension of North Tazewell Street as it relates to previously approved plans, and its inclusion in the draft North Quincy Street Plan Addendum, which has not been adopted by the County Board.

**SUMMARY:** A proposed site plan amendment to SP #72 for the development of 650 North Glebe Road includes an extension of North Tazewell Street approximately 210 feet into the block. Staff recommends that the County Board approve the addition of this street segment to the Master Transportation Plan - Map. The street would both provide vehicular access to the property which is the subject of the proposed site plan and create the potential for street connectivity on the block for future redevelopment, consistent with Master Transportation Plan recommendations and with the ongoing land use and transportation planning study for this area.

**BACKGROUND:** The block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road ("Subject Block") is a very large "super block" measuring approximately 1,100 feet by 600 feet. The subject block has been subdivided into numerous parcels and has mostly been developed over time by Site Plan #72 and several by-right projects of various uses.

In the Ballston Sector Plan, approved in 1980, consideration of changes to the subject area was deferred until completion of the West Ballston Land Use Study and the Ball's Crossing Neighborhood Conservation (NC) Plan. Neither the 1981 West Ballston Land Use Study nor the

County Manager:

*BMD/GA*

County Attorney:

*[Signature]*

*[Signature]*

**39. A.**

Staff: Richard Viola, DES, Transportation Planning  
Robert Gibson, DES, Development Services

NC plan made any transportation recommendations for the subject area. The 2006 Buckingham Community Civic Association Neighborhood Conservation Plan was focused primarily upon the existing residential areas and was silent about the addition of a new street through this block.

In 2009, County staff, the Planning Commission and the community started a review of the 1995 North Quincy Street Plan in response to the approval of the Founders Square Site Plan and the submission of a site plan amendment request for the American Service Center (ASC) property at 585 North Glebe Road. As part of the ASC Site Special Study the initial study area was expanded in 2010 to include the subject block. The results of the ASC Site Special Study were incorporated by staff into the draft North Quincy Street Plan Addendum (“Addendum”). The Addendum anticipates the consolidation of the commercial parcels along North Glebe Road into a multi-phase development creating a more urban mixed-use neighborhood. Consistent with the goals and policies identified in the Master Transportation Plan (MTP), the draft North Quincy Street Plan Addendum recommends the block be further broken up with new internal streets to support the redevelopment of the site and to increase pedestrian and vehicular connectivity. New internal streets would also allow the number of curb cuts on the busier streets around the perimeter of the block to be reduced.

During the ASC Site Special Study process, a site plan amendment application was submitted for SP #72 to redevelop the 650 North Glebe Road parcel (currently the Goodyear Auto Service Center.) The redevelopment proposal includes the dedication and construction of a new segment of North Tazewell Street approximately 210 feet in length. Attachment A shows in black and encircled, the location of the proposed new section of North Tazewell Street.

**DISCUSSION:** The draft North Quincy Street Plan Addendum details a plan for the redevelopment of the west side of North Glebe Road between Henderson Road and North Carlin Springs Road. The Addendum recommends that this approximately 1,100 foot long block should be broken up with new streets to support redevelopment. This recommendation is consistent with Arlington’s established policy discussed in the Master Transportation Plan – Streets Element (adopted by the County Board on February 12, 2011) Policy 2 (6):

*Policy 2 (6) – Maintain and enhance a grid-style street network. Facilitate desired creation, realignment or relocation of existing streets as appropriate, including through vacation of existing and acquisition of new street right-of-way. Enhance the connectivity of the existing street network by constructing new streets with redevelopment of large blocks and avoiding permanent closures or other reductions in street connectivity. Whenever feasible, new streets should be publicly-owned. Privately-owned streets should have in place agreements with the County regarding their maintenance and provision for public access. Seek to manage privately-owned streets in the same manner as those publicly owned, including such areas as parking regulation.*

Staff is conducting a land use and transportation planning study on the subject block, which effort is continuing. In order to provide adequate access for the property which is the subject of the proposed site plan, and to allow consideration of this development to proceed without losing the possibility for connectivity, addition of this street segment to the Master Transportation Plan-Map should be considered. The proposed street would provide both vehicular access to the property in the short term and would create the potential for street connectivity for future

redevelopment projects within the block. Discussions on planning for further connectivity within the block will continue as part of the North Quincy Street Plan Addendum development.

One of the most critical new roadway segments within the subject block is proposed as part of the pending major site plan amendment to SP #72 at 650 North Glebe Road. The applicant proposes to construct and dedicate to the County in fee simple, for streets and utility purposes, an approximately 210-foot long extension of North Tazewell Street along the western property line of the project, linking the middle of the block to North Carlin Springs Road. The extension also would allow the service/loading and garage access for the 650 North Glebe Road project to be located at the rear of the site, eliminating the need for additional curb cuts on North Glebe Road or North Carlin Springs Road.

This new North Tazewell Street extension is proposed to be classified as a Non-Arterial Street on the Master Transportation Plan - Map.

Community Process:

*Transportation Commission.* The Transportation Commission heard the proposed Master Transportation Plan – Map amendment at its May 3, 2012 meeting. The Commission unanimously (nine in favor and zero opposed) recommended that the County Board approve and adopt the proposed amendments to the Comprehensive Plan - Master Transportation Plan - Map to add a new segment of North Tazewell Street extending approximately 210 feet to the south from its current terminus at North Carlin Springs Road, into the block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road.

*Planning Commission.* The Planning Commission heard the proposed Master Transportation Plan – Map amendment at its May 7, 2012 meeting. The Commission adopted (ten in support, one opposed, one abstaining) a resolution to recommend that the County Board approve and adopt the proposed amendment to the Master Transportation Plan – Map.

**FISCAL IMPACT:** No Arlington County funding would be needed for the proposed new street at this time. Construction of the new North Tazewell Street extension would take place with the development of 650 North Glebe Road. As a condition of the proposed site plan, the right-of-way and construction costs would be borne by the developers of the property.

**CONCLUSION:** The proposed Master Transportation Plan – Map amendment would add a new segment of North Tazewell Street extending approximately 210 feet to the south from its current terminus at North Carlin Springs Road, into the block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road. This addition to the MTP Map would begin to implement the MTP policy recommending the breaking up of “super blocks” with the conduction of the new street segment. Therefore, staff recommends that the County Board approve the proposed amendment to the Comprehensive Plan - Master Transportation Plan - Map to add a new segment of North Tazewell Street extending approximately 210 feet to the south from its current terminus at North Carlin Springs Road, into the block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road.



**RESOLUTION ADOPTING AMENDMENTS TO THE MASTER  
TRANSPORTATION PLAN MAP.**

WHEREAS, the County Board of Arlington County has been presented with proposed amendment to the Master Transportation Plan (MTP) Map; a part of the County's Comprehensive Plan; and

WHEREAS, the proposed amendment to the MTP Map is shown on Attachment A, entitled Master Transportation Plan Amendment for a new section of N. Tazewell Street, to the County Board Report dated May 4, 2012 and to this Resolution: and

WHEREAS, the County Manager recommends that the proposed MTP Map amendment be approved and adopted by the County Board; and

WHEREAS, the Planning Commission, after a duly advertised public hearing, recommends MTP Map amendment to the County Board; and

WHEREAS, the County Board of Arlington County has considered the foregoing recommendation in light of the purposes of the Master Transportation Plan (MTP) and the Comprehensive Plan, the Arlington County Zoning Ordinance, and the Code of Virginia; and

WHEREAS, on May 19, 2012, the County Board of Arlington County held a duly advertised public hearing on the proposed amendment to the MTP Map.

NOW, THEREFORE, BE IT RESOLVED THAT, based on the aforementioned recommendations, considerations, deliberations, and public comments, the County Board of Arlington County hereby approves and adopts the proposed amendment to the MTP Map attached to the Resolution as Attachment A.