



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 08, 2012**

DATE: November 29, 2012

SUBJECT: Amendment of the Master Transportation Plan (MTP) Map to remove a section of 20th Street North from its intersection with North Uhle Street in an easterly direction to its terminus with I-66.

C. M. RECOMMENDATION:

Adopt the attached Resolution to approve an Amendment to the Master Transportation Plan (MTP) Map to remove the section of 20th Street North from its intersection with North Uhle Street in an easterly direction to its terminus with I-66.

ISSUE: The action proposes to remove an existing street section currently included on the Master Transportation Plan Map. No issues have been identified.

SUMMARY: Existing residential structures abutting the subject section of 20th Street North are proposed to be demolished in conjunction with a proposed site plan. The abutting property is proposed to be redeveloped and there will no longer be a need for the portion of 20th Street. As such, the MTP Map is proposed to be amended to reflect the removal of the portion of 20th Street North. Thereafter, that portion of 20th Street North is proposed to be vacated. The developer will incorporate the vacated land into a proposed redevelopment with a high-rise residential building and a low-rise commercial building.

BACKGROUND: The 2000 block of 20th Street North, between North Uhle Street and the I-66 right-of-way is currently developed and classified in the MTP Map as a neighborhood minor street. See Attachment A for a map of the area. 20th Street as constructed is approximately 125' long and 30 feet wide and connects only to North Uhle Street. The VDOT limited-access improvements and related facilities to the east prevent an eastern connection of 20th Street to I-66 or any other street or transportation facility. The 2000 block of 20th Street North currently serves only four single-family residential buildings. The four buildings are to be demolished and a proposed residential high-rise to be built on the site.

County Manager:

BMD/GA

County Attorney:

[Signature]

[Signature]

26. A.

Staff: Richard Viola, DES, Transportation Planning
Lisa Maher, DES, Development Services

DISCUSSION: The 2145 Lee Highway proposed site plan contemplates the vacation of 20th Street North east of North Uhle Street, for construction of the new residential building. It is County policy, as stated in the MTP, to maintain the street grid network to maximize vehicle and pedestrian circulation. However, in this case, the existence of I-66 and the demolition of the four residential buildings will make the 200 block of 20th Street North no longer necessary. The street is short, (approximately 125' in length) and cannot be connected at its eastern end to the limited access I-66. It is currently used only for vehicular access to four single-family houses all of which are proposed to be removed as part of the development project. 20th Street is also of little utility as a future pedestrian or bicycle connection because it is only about 100 feet away and parallel to an existing sidewalk and trail connection to the I-66/Custis Trail.

Access to the residential and commercial buildings proposed in the site plan will be provided by the adjacent North Veitch and North Uhle streets. The removal of 20th Street North from the MTP Map will not adversely affect the overall street network.

The Arlington Transportation Commission voted unanimously at their November 19, 2012 meeting to support the proposed MTP Map amendment and the related vacation of 20th Street North. At their November 26, 2012 meeting the Planning Commission voted (6 to 2) to deny the site plan for reasons unrelated to the removal of 20th Street North, and also voted to deny all actions associated with the site plan including the MTP Map amendment regarding 20th Street North.

FISCAL IMPACT: Removal of the street and amendment of the MTP will impose no costs on the County. As a condition of any ordinance of vacation the applicant will be required to compensate the County for the vacated property and the funds negotiated will be deposited into the County's General Fund.

CONCLUSION: Staff recommends that the County Board adopt the amendment to the Master Transportation Plan (MTP) Map to remove the section of 20th Street North, from its intersection with North Uhle Street in an easterly direction to its terminus with I-66.

RESOLUTION TO AMEND THE MASTER TRANSPORTATION PLAN (MTP) MAP TO REMOVE A SECTION OF 20TH STREET NORTH FROM ITS INTERSECTION WITH NORTH UHLE STREET IN AN EASTERLY DIRECTION TO ITS TERMINUS WITH INTERSTATE 66.

WHEREAS, the Master Transportation Plan (“MTP”) Map has been proposed to be amended by removing from the MTP Map a section of 20th Street North from its intersection with North Uhle Street, which portion runs in an easterly direction for approximately one hundred and twenty five (125) feet to its terminus at a dead end abutting the I-66 right-of-way;

WHEREAS, the section of 20th street North is classified on the MTP Map as a neighborhood minor street;

WHEREAS, the section of 20th Street North is not a through street,

WHEREAS, the VDOT limited access improvements and related facilities to the east of the terminus of 20th Street North prevent an eastern connection of such street to I-66 or to any other street or transportation facility;

WHEREAS, the section of 20th Street North serves four (4) abutting lots each of which are owned by the same entity which proposes to consolidate and redevelop such lots with access to North Uhle Street;

WHEREAS, the section of 20th Street North is not needed for the County transportation system;

WHEREAS, the section of 20th Street North is of little utility as a future pedestrian and bicycle connection because of the close proximity of another sidewalk and trail;

NOW, THEREFORE, be it resolved that the County Board of Arlington County hereby amends the Master Transportation Plan (MTP) Map to remove a section of 20th Street North from its intersection with North Uhle Street in an easterly direction to its terminus with I-66.

Appendix A: Portion of 20th Street North to be Closed and Removed from the MTP Map

