



ARLINGTON COUNTY TRANSPORTATION COMMISSION

2100 Clarendon Boulevard, Suite 900, Arlington, VA 22201
TEL 703-228-3689 FAX 703-228-7548 www.arlingtonva.us

February 20, 2018

Ms. Katie Cristol, Chair
Arlington County Board
2100 Clarendon Boulevard
Arlington, VA 22201

RE: 11th and Vermont Site Plan

Dear Chair Cristol,

I am writing to express the view of the Transportation Commission regarding the proposed 11th and Vermont Site Plan.

The Transportation Commission, by a vote of 12-0 recommends that the County Board approve the request for a site plan to redevelop the subject properties with a 72-unit multifamily residential building with condominium and townhouse-style units (south block) and 12 townhouse units (north block); located at 1031 N. Vermont Street and 4400 11th Street N., with modification of zoning standards for density exclusions for below-grade spaces and visitor parking, and all other modifications necessary to achieve the proposed development, subject to the conditions of the ordinance.

The Commission heard this item at its February 8th meeting. The commission heard a presentation from the applicant and from staff. The commission heard testimony from several public speakers including residents of the Westview Condos, the Victoria at Ballston and also the president of the Ballston-Virginia Square Civic Association. The public speakers generally expressed concern about the number of visitor parking spaces and how they will be accessed, the limited number of safe and efficient egress points from the neighborhood and the ability of the streets fronting the site to accommodate increased traffic.

The commission discussed the parking ratios at the site and again lamented the unexpectedly high parking ratios so close to Metrorail. Providing fewer parking spaces at this development, given all the other transportation options available nearby, would help "self-select" residents who are car-free or car-lite. Building so much parking for these townhouses and condos enables residents who are car-dependent to purchase them leading to additional traffic in the neighborhood and drives up the cost of housing.

Additionally, the Commission discussed the constrained transportation network in this area and how the street closures Utah Street, Taylor Street and Stuart Street directly contribute to the low # of options for safely exiting this neighborhood in a motor vehicle. Reopening one or more of those streets to through

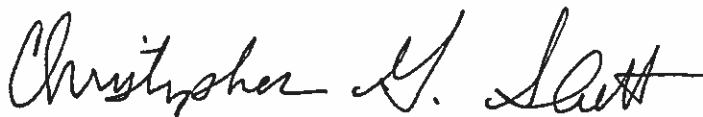
traffic could easily address the neighbor's concerns about getting into and out of the neighborhood, but appears to not be supported by the neighbors due to concerns about cut-through traffic.

Some commissioners urged the applicant and staff to ensure that the landscaping upgrades the applicant will undertake at the dead-end of Utah Street enable through-traffic for cyclists without having to ride along the Utah Street sidewalk which creates conflicts with pedestrians.

Present and voting were Bushue, Warren, Gearhart, Calkins, Weinstein, Weir, Yarie, Perkins, Slatt, Wadsworth, Hester, Price.

I am happy to answer any questions at 571-482-8454 or chris@dodgersden.com.

Best,

A handwritten signature in black ink that reads "Christopher M. Slatt". The signature is written in a cursive, flowing style.

Christopher Slatt, Chairman