



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 14, 2019

DATE: December 6, 2019

SUBJECT: An amendment to the Master Transportation Plan (MTP) Map to remove a planned section of 14th Road South east of South Elm Street.

C. M. RECOMMENDATION:

Adopt the attached resolution (Attachment 1) to approve an amendment of the Master Transportation Plan (MTP) Map to remove a section of 14th Road South, east of South Elm Street.

ISSUES: There are no outstanding issues concerning the proposed amendment of the MTP Map as of the date of this report.

SUMMARY: An unbuilt portion of 14th Road South is proposed to be removed from the Master Transportation Plan (MTP) Map (see Attachment 2). The street had previously been planned as a local street to serve a portion of the Metropolitan Park development. The current proposal for the final phases of the Metropolitan Park development concurrently being considered by the Board as the subject of a separate report, modifies previous plans to incorporate new office buildings where 14th Road and residential buildings were envisioned. With the proposed new development there will no longer be a need or intent to construct the planned section of 14th Road east of South Elm Street.

BACKGROUND: In February 2004, the County Board approved a Phased Development Site Plan (PDSP) amendment for the Metropolitan Park project in the Pentagon City neighborhood. Along with the PDSP amendment the County Board approved an amendment to the MTP Map which identified a set of new streets in the PDSP area intended to break-up the superblock between 12th and 15th streets to enhance area travel circulation and to provide access to the planned Metropolitan Park buildings. The planned Metropolitan Park streets are depicted on the MTP Map that was adopted by the County Board in December 2007.

In subsequent years several phases of the planned PDSP buildings and streets have been built by the property's owners. The remaining portions of the PDSP, known as Phases 6, 7 and 8 are

County Manager:

mgs/AMB

County Attorney:

AM

CR Sanders

40. A.

Staff: Ritch Viola, DES Transportation Division

currently being considered for development as two new office buildings. The proposed project for Phases 6, 7 and 8 include building footprints and access points that are different from the approved PDSP. One difference is the proposed elimination of the planned section of 14th Road South east of South Elm Street.

DISCUSSION: In 2004 when the Metropolitan Park Phased Development Site Plan amendment was adopted by the County Board the subject site was a single block measuring more than 1,100 feet in length between 12th and 15th Streets South and a width of over 700 feet between South Eads and Fern streets. Along with the PDSP adoption, the Master Transportation Plan was amended to include several new streets traversing or internal to the Metropolitan Park site. One of the planned new streets is 14th Road South which has been envisioned as a local street serving the proposed development at the southeast corner of the site. As depicted on the PDSP and MTP Map, 14th Road South would connect South Elm Street to a private court at the rear of two planned residential buildings. The planned street would only provide service to the development within the southeast corner of the Metropolitan Park development.

Phases 6, 7 and 8 are proposed to contain two office buildings with less-linear footprints than the residential buildings initially envisioned on the site. The planned internal courtyard is also proposed to be reconfigured. Under the new configuration there will no longer be the need for the planned 14th Road South segment. The proposed new buildings have been designed to utilize South Elm Street and 14th Street South for their vehicular access. The planned section of 14th Road South is proposed to be removed from the MTP Map as it would not serve a function for the proposed new development or the Crystal City and Pentagon City neighborhoods.

PUBLIC ENGAGEMENT:

Level of Engagement: **Consult**

Outreach Methods: The Metropolitan Park Site plan, including associated street alignment and design aspects, has undergone extensive community review during Site Plan Review Committee meetings. The proposed site plan with street layout was considered at meetings of the Transportation and Planning commissions at various dates during October, November and December 2019.

The Arlington Transportation Commission at their October 30, 2019 meeting voted unanimously to support advertisement of public hearings for the proposed MTP Map amendment.

Community Feedback: Supportive

FISCAL IMPACT: None

Attachment 1: RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER
TRANSPORTATION PLAN MAP

WHEREAS, the County Board of Arlington County has been presented with a 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 in Attachment 2, entitled 14th Road South Master Transportation Plan Amendment, in the County Board Report dated December 6, 2019 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 the MTP Map amendment to the County Board; and

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

WHEREAS, on December 14, 2019, 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 2.

