



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of June 16, 2018

DATE: June 7, 2018

SUBJECT: Request to Advertise an Amendment to the Master Transportation Plan Map to add a section of South Queen Street, south of the 2400 block.

C. M. RECOMMENDATION:

Adopt the attached resolution to authorize advertisement of public hearings to be held at the July 2, 2018, Planning Commission meeting and the July 14, 2018, County Board meeting to consider an amendment to the Master Transportation Plan (MTP) Map to add a new section of South Queen Street south of the 2400 block.

ISSUE: A proposed new residential subdivision, known as First Addition to Block 3 of Club Manor Estates, is seeking to extend South Queen Street in order to provide street frontage for 12 proposed new townhomes. The proposed new street section is not currently depicted on the MTP Map.

SUMMARY: A property developer has recently approached Arlington staff with a conceptual development plan for the construction of 12 new townhomes fronting on a new section of South Queen Street in the Arlington Ridge neighborhood. The proposed development would be accessed via a new section of South Queen Street that would be constructed as part of the development. Attachment A provides an illustration of the proposed development.

In order for the property to be developed in the future, it will need access to a public street. Creating a new public street section requires amending the Master Transportation Plan Map to include it into Arlington's planned street network. A proposed amendment to the MTP Map for South Queen Street is illustrated in Attachment B.

BACKGROUND: In 1974, a subdivision of townhomes, to be known as Forest Hills, was constructed in the Arlington Ridge neighborhood. The subdivision included the dedication of public street right-of-way, approximately 40 feet in width, for a future new South Queen Street. The Forest Hills development constructed a new section of South Queen Street that extends approximately 1,150 feet south and east from 23rd Street South and ends in a cul-de-sac. A

County Manager:

MJS / Muc

County Attorney:

[Signature]

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Staff: Ritch Viola, DES – Transportation Planning Bureau

portion of the South Queen Street right-of-way, which extends approximately 125 feet from the cul-de-sac to the Forest Hills property boundary, has not been constructed with street improvements.

In early 2018, a developer approached Arlington County staff with an interest in constructing new homes on a property immediately adjacent to the Forest Hills community. Currently their concept for the development includes 12 new townhomes, although such a development proposal has not been approved by County staff. Pedestrian and vehicular access into the new development is proposed to be provided by a newly constructed section of South Queen Street which would utilize the currently undeveloped public street right-of-way and an additional right-of-way dedication. The proposed new section of South Queen Street would be approximately 300 feet in length and is proposed to end in a hammerhead type cul-de-sac.

DISCUSSION: The Forest Hills development when it was approved and developed in the 1970's included a new section of South Queen Street south of 24th Street South. The public street right-of-way that was dedicated for the new street extends from the northern edge of the development to the property line near its southeast corner. Although South Queen Street was constructed with a cul-de-sac "bulb" terminus, the land dedication provided for an anticipated future extension of South Queen Street into the adjacent property. The unbuilt portion of dedicated South Queen Street right-of-way is currently maintained as an approximately 40-foot wide grass strip between two townhouses.

The conceptual development plan that has been shared with the County staff shows an approximately 300-foot long extension of South Queen Street from the cul-de-sac bulb into the new development. The development concept calls for the construction of 12 new townhouses fronting upon the new street segment. The extended South Queen Street is proposed to terminate in a hammerhead about 25 to 30 feet from the property boundary with the adjacent Oakridge Elementary School.

Arlington County's current Master Transportation Plan Map ("Map") was adopted by the County Board in December 2007 and has subsequently been amended many times to reflect intended changes to the depicted street network. Many of the Map amendments have been made to permit street changes either called for in approved planning documents, such as sector and area plans, or in Board-approved new development site plans.

In order for new building lots to be approved they must have access to a public street, therefore an amendment to the MTP Map to add the proposed new section of South Queen Street must be adopted before any subdivision plat for the subject property could be approved.

Construction of the new portion of South Queen Street, both within the new subdivision and the Forest Hills development, would be the responsibility of the subdivision's developers. Such construction would require physical installation of the paved street, curbs and gutters, sidewalks, storm drains, street lights and all associated utilities. The street construction will remove landscaped areas in the Forest Hills development that are currently utilized by the residents, and may also include modifications to the existing South Queen Street roadway in order to accommodate anticipated traffic generated by the new development.

PUBLIC ENGAGEMENT: In early May Arlington County staff alerted the Forest Hills Homeowners Association and the Arlington Ridge Civic Association about the proposed development and the requirement for an Amendment to the Master Transportation Plan Map to permit future construction of the proposed new section of South Queen Street. On June 5, 2018 County staff meet with the executive committee of the Forest Hills Homeowners Association to answer their questions about the proposed MTP amendment and to explain the approval process and timeline. A number of the Forest Hills homeowners expressed concerns about the land disturbance for the new street segment and proposed development. The president of the Arlington Ridge Civic Association expressed an interest to be kept informed about the approval process.

The Arlington Transportation Commission reviewed the MTP amendment's request-to-advertise proposal at their May 31, 2018 meeting. The Commission had several questions for staff and subsequently voted 12 to 0 to support the request-to-advertise proposal.

The proposed MTP amendment is to be heard by the Planning Commission at their meeting scheduled for July 2, 2018. The Transportation Commission will also consider approval of the MTP amendment at their June 28, 2018 meeting.

FISCAL IMPACT: There are no fiscal impacts.

RESOLUTION TO AUTHORIZE ADVERTISMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION ON JULY 2, 2018 AND BY THE COUNTY BOARD ON JULY 14, 2018 TO CONSIDER AN AMENDMENT TO THE MASTER TRANSPORTATION (MTP) MAP TO ADD A NEW SECTION OF SOUTH QUEEN STREET, SOUTH OF THE 2400 BLOCK.

The County Board of Arlington hereby resolves that the Master Transportation Plan (MTP) Map amendment to add a new section of South Queen Street, south of the 2400 block, shall be advertised for public hearings to be held by the Planning Commission on July 2, 2018 and by the County Board on July 14, 2018.

Attachment A: Conceptual Development Plan

