

For Immediate Release:
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Civic Association Again Warns the County Board that County's Plans for Quincy Site Violate the County's Own Laws

ARLINGTON (VA) -- The Ballston-Virginia Square Civic Association (BVSCA), representing nearly 16,000 Arlington residents, reiterated in [a letter to the County Board](#) that the County's intended use of the Quincy Site for the parking and operation of 29 Arlington Transit (ART) buses violates numerous provisions of the County's zoning ordinance, as well as a restrictive covenant covering a portion of the site. The County's plan calls for the buses to operate out of a county-owned site located on North Quincy Street, adjacent to Washington-Liberty High School, a family-friendly neighborhood, and a popular park for pre-school aged children.

"Our neighborhood -- like any other in Arlington -- should shoulder its fair share of uses that benefit the broader community, even if that sometimes means greater noise, traffic, and pollution," said James Rosen, President of the Civic Association. "But placing buses on the Quincy site fails to meet the standard for a good -- let alone lawful -- use of land the County paid over \$30 million to acquire in 2017, of which the County has since written off \$5 million."

Once a spot for family establishments like Jumpin' Joeys and Dynamic Gymnastics, the County has converted this space for a storage facility for County vehicles, mid-to-heavy industrial equipment, and now a proposed bus depot. With more than 2,500 high school students attending Washington-Liberty and thousands more using the facilities in and around the neighborhood, the influx of additional buses and employee vehicles will create even more congestion, add noise comparable to a jack hammer in operation as late as midnight and early as 4:00 a.m., add toxic particulate matter to the air, and increase the risk of serious accidents and injuries in the neighborhood.

"Putting these buses right next to a residential neighborhood and immediately across the street from Washington-Liberty High School places a disproportionate burden -- financial and otherwise -- on our neighborhood," said Mr. Rosen. "The noxious effects of the operation of ART buses, as they commence and terminate their routes from 4:00 a.m. until past midnight, five days a week, will not only put our health and safety at risk, but will compromise the livability of our neighborhood, and put our students and visitors in dangerous situations."

Mr. Rosen added that that "The BVSCA has long had a constructive relationship with the County and local developers on a range of projects within the neighborhood surrounding the Quincy Site that benefits the broader Arlington community. Just in the last few years, the BVSCA has supported expansion of Washington-Liberty High School, the construction of two high-rise affordable housing buildings that will add 304 units of affordable housing, and redevelopment of a large parcel of land that includes the Arlington YMCA, Terwilliger Place (the joint venture between the Arlington Partnership for Affordable Housing and the American Legion), and the previous Sport and Health

Club.”

“The County needs to find a better, more appropriate site for the ART buses, involve citizens in any plan – short or long-term, and prioritize long-term planning on the site,” said Mr. Rosen. “For what the citizens indirectly paid for the Quincy site, the site should not be suspended in perpetuity as swing space for whatever usage the County settles on – often as a result of its expediency rather than from thoughtful, long-term planning. Better, more productive use of the site will benefit all Arlington citizens.”

“We remain committed as a neighborhood to welcoming a wide range of uses for the site that conform to County regulations, fit with the neighborhood, and continue to make Ballston-Virginia Square a safe and high-quality place to live, work, learn, and play.”

For more information about the planned use of the Quincy Site for parking and operation of the ART buses, including background about the BVSCA, the history of the Quincy Site, County ownership and stewardship of the site, the County’s planned use of the site, and other pertinent information, please visit www.ballstoncivic.org or write to info@ballstoncivic.org.

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