



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of March 14, 2009**

**DATE:** March 3, 2009

**SUBJECT:** SP #387 Glebe Road Residential, LLC, amend condition #11 re timing of construction activity and conditions #24 and #25 re construction of sanitary sewer improvements and installation of fire hydrants and issuance of Final Building Permit; 2400 S. 24<sup>th</sup> Rd., 2485 S. Glebe Rd. (RPC #32-024-003)

### **C. M. RECOMMENDATIONS:**

1. Approve the Site Plan Amendment to revise Conditions #24 and #25.
2. Defer the Site Plan Amendment to modify Condition #11 to the April 25, 2009 County Board meeting.

**ISSUES:** This site plan amendment request presents no issues with the proposed amendments to Conditions #24 and #25 which are to delay the timing of certain improvements to First Certificate of Occupancy rather than Final Building Permit. However, additional time is needed for the applicant to address concerns associated with the proposed amendment to Condition #11, which would modify the timing of construction activity to permit construction at night for a limited time period.

**SUMMARY:** The applicant is requesting three (3) amendments to the approved conditions for SP #387, the Alexan at South Glebe. The first amendment is to Condition #11 regarding the permitted construction hours for the project, as the applicant is requesting to complete necessary roadwork during off-peak hours in the evenings and at night. Staff is recommending, and the applicant has agreed to, deferral of the proposed amendment to Condition #11 to allow the applicant time to reach out to adjacent property owners and address other concerns associated with the proposed construction at night. The other two proposed amendments are to Conditions #24 and #25. The applicant is requesting to complete the improvements outlined in those conditions prior to First Certificate of Occupancy rather than Final Building Permit, as the conditions currently state. Staff supports the proposed amendments to Conditions #24 and #25, as it will allow the project to move forward without construction delays and will not negatively impact other conditions in the Site Plan. Therefore, staff recommends approval of the Site Plan Amendments for Conditions #24 and #25 subject to these revisions and to all previous

County Manager: \_\_\_\_\_

Staff: Melanie Wellman, DCPHD, Planning Division  
Jennifer Fioretti, DES, Transportation

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conditions, and deferral of the proposed Site Plan Amendment for Condition #11 to the April 25, 2009, County Board meeting.

**BACKGROUND:** On December 15, 2004, the County Board approved SP #387 for a 251 unit multi-family building located at 2400 24<sup>th</sup> Road South. On May 20, 2006, the County Board approved an amendment to that site plan to decrease the building height, unit count to 217 units, parking levels and spaces and minor changes to the building footprint and grading. The applicant has received their Footing to Grade permit and construction has commenced.

The following provides additional information on the site:

Site: The roughly square site comprises 121,825 square feet (2.80 acres).

Zoning: “RA-H” Residential Apartment – Hotel Districts. Uses adjacent to the site include the following:

To the North: “R-6” - Private recreation/open space (Army-Navy Country Club)

To the east: “RA-H” - 12-story residential building (Dolly Madison)

To the west: “RA-H” - Across South Glebe Road, a 10-story residential building and a 2-story hotel

To the south: I-395

Land Use: “Medium” Residential (32-72 units per acre)

Neighborhood: The site is not located within the boundaries of an established civic association. However, the project is adjacent to the Nauck Civic Association.

**DISCUSSION:** One portion of the Site Plan Amendment request is a request to amend Condition #11, which outlines the permitted construction hours for the project. The applicant is requesting to complete utility work during off-peak evening and nighttime hours. Due to the fact that the utility work will be within the right-of-way of South Glebe Road, a separate approval and permit is required from the Virginia Department of Transportation (VDOT). VDOT has indicated to the applicant that they will not permit the utility work to be completed during the daytime hours. Staff is recommending, and the applicant has agreed to, deferral of this proposed amendment to allow the applicant to reach out to adjacent property owners and address facilitating VDOT’s requirement.

Another element of the Site Plan Amendment request is to amend Condition #24 and Condition #25 to complete the improvements outlined in those conditions prior to First Certificate of Occupancy rather than Final Building Permit, as the conditions currently state. More specifically, Condition #24 of SP #387 requires construction of sanitary sewer main improvements prior to the issuance of the Final Building Permit. The area referred to in Condition #24 is located in the VDOT Limited Access Area for Interstate 395 and requires separate approval and permitting from VDOT. The applicant states that they could face potential construction delays while awaiting the final permits from VDOT, and is therefore requesting this amendment so that there are no significant delays in construction timing.

SP #387 amendment

Amend conditions #11, #24 and # 25

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A similar request of the applicant is an amendment to Condition #25, which requires installation of fire hydrants as shown on the fire engineering plan prior to the issuance of the Final Building Permit. The applicant states that they are awaiting approval from VDOT regarding the design and construction of a lane shift that will be required. Given that the applicant is unable to install the hydrants until the lane shift is approved by VDOT, the applicant wishes to modify Condition #25 to allow the installation to take place prior to First Certificate of Occupancy.

Staff supports the proposed amendments to Conditions #24 and #25, as it will allow the project to move forward without construction delays and will not negatively impact other conditions in the Site Plan. Furthermore, the proposed language change of “prior to First Certificate of Occupancy” is consistent with timing language of other conditions, such as that in Condition #26. Condition #26 requires the removal or replacement of any existing curb, gutter and sidewalk along the street frontages of this site prior to the issuance of the First Certificate of Occupancy.

**CONCLUSION:** Staff recommends approval of the Site Plan Amendments for Conditions #24 and #25, subject to revised language and to all previous conditions. Staff also recommends deferral of the Site Plan Amendment for Condition #11 to the April 25, 2009 County Board meeting, to allow the applicant time to reach out to adjacent property owners and address any concerns related to the proposed construction hours.

Revised Condition #24 and revised Condition #25:

24. The developer agrees to show, on the final engineering plans, and to construct sanitary sewer main improvements in accordance with the following. The sanitary sewer main improvements shall be constructed prior to the issuance of the ~~Final Building Permit~~ First Certificate of Occupancy.

The proposed development will abandon the existing public sanitary sewer line along the I-395 ramp between manholes #2458 and #11421 and replace it as needed with a private sanitary sewer lateral, as shown on the final engineering plan approved by the County Manager or his designee. The developer will be required to comply with the new Chesapeake Bay Preservation Ordinance and the Plan of Development requirements, including a Resource Protection Area Delineation (site is not located in an RPA), a Landscape Conservation Plan, a Storm water Management Plan, and an Erosion and Sediment Control Plan.

The County will TV-Inspect the sanitary sewer lines serving the site and shall identify any improvements that are necessary to adequately service the development. The developer agrees to repair or replace any sections or appurtenances of the sanitary sewer serving the development that are found to be deficient or damaged by the developer, as identified by County staff and as shown on the final engineering plan approved by the County Manager or his designee.

25. The developer agrees to show, on the final engineering plan, horizontal standpipes or fire hydrants at intervals of not more than 300 feet in order to provide adequate fire protection. The County shall specify kind of service and locations at the time of the final

site engineering plan approval based on applicable safety standards. The fire hydrants shall be installed prior to the issuance of the ~~Final Building Permit~~ First Certificate of Occupancy and horizontal standpipes shall be installed prior to the issuance of the First Certificate of Occupancy.

The developer agrees to provide calculations to demonstrate the needed fire flow as defined in the Arlington County Department of Transportation Standards and Specifications. This information shall be clearly shown on the cover sheet of each plan set submitted.

PREVIOUS COUNTY BOARD ACTIONS:

December 15, 2005

The County Board approved SP #387 for 251 dwelling units including modifications for density and coverage.

May 20, 2006

The County Board approved an amendment to SP #387 to decrease building height, unit count, parking levels and spaces, and minor changes to the building footprint and grading.