



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 25, 2009**

DATE: April 13, 2009

SUBJECT: SP #401 Site Plan amendment to revise Conditions #6, 19, 21, 36, and 45 and other modifications as necessary to achieve the proposed development plan. The property is located at 800-900 N. Glebe Rd., and is identified as RPC #14-053-058, -059, -060, -061, and -062.

Applicant:

North Glebe Residential, LLC

By:

Nan E. Walsh, Attorney
Walsh, Colucci, Lubeley, Emrich, & Walsh, PC
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Approve the site plan amendment request for a site plan subject to revised Conditions #6, 19, 21, 36, and 45, and subject to all other previously approved conditions.

ISSUES: The applicant has requested a modification to several site plan conditions dealing with a temporary pedestrian walkway, technical details of excavation and wall location verification, and the configuration of North Wakefield Street. There are no issues associated with this request.

SUMMARY: During final engineering of the approved site plan, staff and/or the applicant identified several elements governed by site plan condition language that should be modified, because of a conflict between a temporary walkway on Glebe Road and Glebe Road traffic operation, an opportunity to improve the operation of North Wakefield Street with a revision to its design, and to improve construction efficiency. Staff supports revisions to Conditions #6, 19, 21, 36, and 45 to address these items.

County Manager: _____

County Attorney: _____

Staff: Lisa Maher, CPHD Planning
Jennifer Fioretti, DES Planning

PLA-5224

BACKGROUND: The County Board approved this multi-building site plan on February 23, 2008. During final design and review of the engineering plan, the applicant concluded that the requirement to construct a temporary pedestrian walkway along Glebe Road, as approved, during construction could not be met while maintaining acceptable transportation operations along Glebe Road. Redesign of the walkway to maintain safe clearance from the project's excavation and minimize the impact on Glebe Road traffic requires a modification of the approved walkway width provided for in Condition #6. Staff also asked the applicant to reconfigure North Wakefield Street adjacent to the project in order to improve street and sidewalk geometrics while maximizing on street parking, which requires modification of Conditions #19 and 21 regarding street, sidewalk, and planting strip widths. Finally, the applicant has requested revisions to Conditions #36 and 45 to optimize the timing and efficiency of excavation and construction of the very large garage.

DISCUSSION: As part of the project's engineering plan review, and as the applicant undertook detailed planning for the excavation and construction of the office and multifamily buildings, the need arose to revise several site plan conditions, as follows.

Condition #6 requires the provision of a six-foot wide temporary pedestrian walkway along Glebe Road during the project's construction. Adjacent to Office Building A, in the northern portion of the site, there is not enough room to construct a walkway this size, given the location of the approved garage, without eliminating the westernmost travel lane of Glebe Road. Both staff and the Virginia Department of Transportation found closure of the travel lane would pose a significant negative impact to safe and efficient vehicle and transit operations. Reducing the width of the walkway to four feet along the frontage of the Building B site would meet ADA requirements and maintain three southbound travel lanes on Glebe Road. In addition, pedestrian counts along Glebe Road in this location show only modest use. Therefore, staff supports revising this condition to provide for a minimum four-foot wide walkway in this location during construction of the project's garage, and a six-foot walkway at other times.

Condition #19 provides for North Wakefield Street to be built to a width of 34 to 36 feet. On final design of this street, as shown in the site engineering plan, and on further review by staff, staff recommends that the street be reconfigured to provide a better transition between the travel lanes north and south of the new Ninth Street North, which are somewhat offset. This would improve the geometry and safety of the street and maximize on-street parking compared to the design conceptually approved with the site plan. Therefore, staff recommends revising this required street section width to 31 to 34 feet.

On the east side of North Wakefield Street, Condition #21 provides for different sidewalk and planting strip widths north and south of the new block of Ninth Street North. As part of the reconfiguration of this street discussed above, staff recommends that the streetscape south of Ninth Street North be revised to a five-foot wide sidewalk with a four-foot wide planting strip (previously a six-foot wide sidewalk with a five-foot wide planting strip) to match the widths approved north of Ninth Street North. In addition, along the west side of North Wakefield Street, the applicant agreed to provide a sidewalk with two-foot wide grass for on-street parking

adjacent to four of these houses. The revised street configuration would delete a grass strip in front of the two southern-most houses and add on-street parking adjacent to these two houses.

Condition #36 concerns verification of the elevation at the bottom of the site excavation. The applicant has proposed to verify the elevation of the excavated area at one end of the site and begin construction of the garage in that location while excavation continues in the remainder of the site. This arrangement increases the efficiency of construction and decreases construction time. Staff has already begun to use similar condition language in subsequent site plans after discussion with the Northern Virginia Building Industry Association and therefore supports the proposed revision to this condition.

Condition #45 provides for a wall check survey to ensure that the building footprint matches the approved plans. Similar to the situation for Condition #36, the applicant has proposed revised language to improve the efficiency of that process. The revision allows for submission of a wall check survey at the top garage level for issuance of the above grade permit, to be followed within 30 days with a survey at grade. The existing language provides for only an at-grade survey. The proposed revision would permit the applicant to continue construction while the wall check survey is being reviewed. Again, similar language has been used in site plans approved after this one, and staff supports the change.

CONCLUSION: As described above, staff or the applicant propose to revise several site plan conditions relating to streets and site engineering, for the purpose of correcting a conflict along Glebe Road, improving efficiency of construction, and improving the operation of North Wakefield Street. Staff, the Bluemont Civic Association, and the residents on the subject block of North Wakefield Street support all these changes, which include:

- Revised Condition #6 to narrow the temporary pedestrian walkway along a portion of Glebe Road to accommodate a pinch point;
- Revised Condition #19 to improve the geometry of North Wakefield Street;
- Revised Condition #21 to accommodate the improved geometry of North Wakefield Street, which results in consistent streetscape width along the entire east side of North Wakefield Street between Wilson Boulevard and the cul-de-sac, and provides parking adjacent to the two southern-most single family houses on the west side of North Wakefield Street instead of a grass strip;
- Revised Condition #36 to improve efficiency of garage construction;
- Revised Condition #45 to improve efficiency of construction between below and above grade portions of the project.

Therefore, staff recommends that the County Board approve the site plan amendment for Site Plan #401, subject to revised conditions #6, 19, 21, 36, and 45, as follows, and subject to all other previously-approved conditions.

Revised Conditions:

Plan for Temporary Circulation Through Construction

6.

The first paragraph of Condition #6 not printed here and shall continue in effect

[The second paragraph of Condition #6 is revised as follows:]

The plan covering the period during construction shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. The developer agrees to maintain a minimum six-foot wide covered sidewalk along the Glebe Road (except during the time frame stated below), Wilson Boulevard, and North Wakefield Street (adjacent to the west block) frontages of the site at all times with a construction entrance on the west side of North Wakefield Street, except that the County Manager may approve temporary, short term closures of the sidewalk for reasons including, but not limited to, the installation of façade elements, construction of utilities and streetscape, and other stages of construction that would pose an imminent danger to pedestrians. The developer agrees to construct and maintain a minimum four-foot wide covered sidewalk along the portion of North Glebe Road north of new Ninth Street North, until 45 days after completion of the slab at grade for Building B. The Zoning Administrator may extend this period of time in the event of delays in construction beyond the developer's control, such as weather. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit this plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the Clearing, Grading and Demolition Permit. The developer agrees to provide a copy of the approved plan to the appropriate civic associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

The remainder of Condition #6 not printed here and shall continue in effect

Pavement, Curb and Gutter Along All Frontages

19. The developer agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.
 - a. The developer agrees to construct new curb and gutter along North Wakefield Street, which results in a varying street cross section of approximately ~~34~~ 31 feet to ~~36~~ 34 feet, as shown on the final engineering plan approved by the County Manager.

The remainder of Condition #19 not printed here and shall continue in effect

Sidewalk Design and Improvements

21.

The first 6 paragraphs of Condition #21 not printed here and shall continue in effect

North Wakefield Street (East Side - South of Ninth Street North) – A minimum ~~119-~~ foot wide sidewalk measured from the back of curb, including a minimum ~~65-~~ foot clear sidewalk in addition to pedestrian lighting, and a ~~54-~~ foot wide planting strip starting at the back of the curb planted with 4 to 4 ½ inch caliper Scarlet Oak street trees, and such ground cover as liriope muscarii, hypericum, calycinum (Aarons Beard), or juniperus conferta (Shore Juniper), placed approximately 30 feet apart on center and a minimum of eight (8) inches from back of curb.

North Wakefield Street (West Side – North of Jordan Manor Site) – A minimum ~~7-~~ foot wide sidewalk measured from the back of curb, including a minimum 5-foot clear sidewalk, ~~and plus~~ a 2-foot wide planting strip adjacent to the four northern-most houses starting at the back of the curb planted with sod.

The remainder of Condition #21 not printed here and shall continue in effect

Plat of Excavated Area

36. The developer agrees to submit one (1) plat, drawn at the scale of 1 inch = 25 feet and 24 inches x 36 inches in size, of the excavated area showing spot elevations which confirm that the construction drawings are consistent with the average site elevation, and with the building's ground floor elevation(s) at the building's lowest level(s), as approved by the County Board and as indicated in the plans referenced in Conditions #1 and #10 above. Spot elevations shall at a minimum consist of two corners and spot elevations from 25 % of the total area to be excavated. The elevations shall be provided prior to the issuance of the footing to grade permit. Additional spot elevations shall be taken from 50% of the total area to be excavated and shall be submitted prior to commencing footing-to-grade construction at that location. Final spot elevations shall be submitted prior to the issuance of any permit for above grade construction.

Wall Check Survey

45. The developer agrees to submit one (1) original and three (3) copies of a wall check survey to confirm its consistency with the plans approved by the County Board, as referenced in Conditions #1 and #10 above. The wall check survey shall show the location of the walls at the slab of the P1 level of the garage for each phase of the project, and will be provided prior to the issuance of a permit for above-grade construction for each phase of the project. The developer further agrees that, within thirty (30) days after approval of the wall check survey, to submit to the Zoning Administrator a wall check survey showing the location of the walls and the elevation of the slab, at grade, for each phase of the project.

PREVIOUS COUNTY BOARD ACTIONS:

February 23, 2008

Approved the GLUP Amendment (GP-314-08-1) to “Medium” Office-Apartment-Hotel, and added Note 23 to specify that buildings in the southwestern and western portion of the site shall consist of residential uses and have maximum heights of 50 feet.

Approved a rezoning (Z-2538-07-1) to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts and “RA8-18” Apartment Dwelling Districts.

Approved a site plan (SP #401) for two office buildings, 28 townhouse units, with conceptual approval of the 90-unit “AHC Building”, with modification of use regulations for density and below grade exclusions from GFA, subject to the conditions in the staff report.

July 19, 2008

Approved site plan amendment for the “AHC Building” portion of Site Plan #401 consistent with Condition #79 of Site Plan #401.

July 19, 2008

Approved revisions to Conditions #16e, 22, 43, and approved temporary construction fence signs.