



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of May 16, 2009**

**DATE:** April 29, 2009

**SUBJECT:** U-3211-08-3 USE PERMIT, accessory parking at 5115 Little Falls Road (RPC #02-024-027).

**Applicant:**

Jim Vallie  
Hess Construction and Engineering Services  
804 West Diamond Avenue, Suite 300  
Gaithersburg, Maryland 20878

**C.M. RECOMMENDATION:**

Approve the use permit for accessory parking at 5115 Little Falls Road, subject to the conditions of the staff report, with an administrative review in three (3) months (August 2009), and a County Board review in one (1) year (May 2010).

**ISSUES:** The applicant requests a use permit for temporary parking for construction workers at the Columbus Club of Arlington, and no issues have been identified.

**SUMMARY:** The applicant is requesting a use permit to allow a maximum of 80 workers to use the main parking lot at the Columbus Club of Arlington to park their personal vehicles during the construction of the Yorktown High School project. The applicant has agreed to conditions that would avoid any potential conflicts with the summer day camp use at the site (U-2976-00-2) during the summer months, and an administrative review is recommended during these months to review the operation. Staff recommends that the use permit for accessory parking at 5115 Little Falls Road, be approved subject to the conditions of the staff report, with an administrative review in three (3) months (August 2009), and a County Board review in one (1) year (May 2010).

**BACKGROUND:** The applicant is requesting a use permit for accessory parking at the Columbus Club of Arlington (the Knights of Columbus). The accessory parking use is for temporary construction worker parking for the workers constructing the nearby Yorktown High School project. The Columbus Club site is described as follows:

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

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5261

Site: Located at 5115 Little Falls Road, the site is bound to the north by single-family detached homes and 33<sup>rd</sup> Street North; to the west by single-family homes and 32<sup>nd</sup> Street North; to the east by single-family detached homes along a private street, and North George Mason Drive; and to the south by Little Falls Road.

Zoning: The site is zoned “R-10” One Family Dwelling District. Section 33-A.8.b.(3) of the Arlington County Zoning Ordinance allows the use of private parking areas for places of worship or lodges, and states that the County Board may permit accessory parking by use permit provided the use does not result in parking being unavailable for the primary use of the site, and that there is no adverse impact to adjacent streets or residences.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Residential Low” (1 – 10 units per acre)

Neighborhood: The site is located within the Yorktown Civic Association, and is proximate to the Rock Spring Civic Association. Arlington Public Schools held two (2) meetings with the Yorktown Civic Association to discuss alternative sites for temporary construction worker parking for the new Yorktown High School project. Both the community and APS came to a consensus decision that the Knights of Columbus site would have the least amount of impact on the adjacent community. The President of the Yorktown Civic Association has expressed no objections to using this site as temporary parking for construction workers, but has expressed concerns about the general parking situation at Yorktown High School during the time of construction (see attached memo from the Yorktown Civic Association and response from Arlington Public Schools). The Rock Spring Civic Association President has indicated to staff that, while he has not heard any specific complaints regarding the subject application, he will need to contact residents living directly adjacent to the site.

Approved Plans and Policies: Section 33-A.8.b.(3) of the Zoning Ordinance.

In October 2007, the County Board approved a use permit (U-3041-02-2) for the construction of a new high school building at the existing Yorktown High School site. The conditions of the use permit specify that Arlington Public Schools (APS) develop a plan for activities during construction, to include: temporary pedestrian and vehicular circulation, construction vehicles routes, temporary construction parking, and other related activities. Condition #24 of this use permit specifically requires that APS must provide off-site parking for the personal vehicles of construction workers free of charge (see attachment). The proposed use permit would allow APS to be compliant with the conditions of their use permit for the Yorktown High School project.

**DISCUSSION:** Hess Construction and Engineering Services, the General Contactor for the Yorktown High School project, is requesting a use permit for an accessory parking use at the main parking lot at the nine (9) acre Columbus Club of Arlington (Knights of Columbus) property located at 5115 Little Falls Road. It would be used for temporary construction worker parking for the workers constructing the new Yorktown High School. The lot contains 127 spaces and is used for parking for events at the Knights of Columbus. The applicant proposes that between 50 and 80 workers would use the lot between the hours of 6 a.m. and 4 p.m., and

occasionally until 7 p.m., Monday through Friday and occasionally on weekends. A maximum of 80 spaces would be used at any one time.

The site would be used in this capacity from May 2009, when the construction at Yorktown is scheduled to begin, through the end of the multi-phased construction project, scheduled through 2013. During this time, workers would park their personal vehicles in the Knights of Columbus parking lot and walk a short distance to the Yorktown High School construction site, located less than a quarter-mile away. The hours of operation for parking would not interfere with regular activities at the Knights of Columbus site.

The Knights of Columbus currently operates a summer day camp use on the site during the months of June, July, and August. The use permit was approved for 150 students (U-2976-00-2) with hours of operation between 9 a.m. and 3 p.m., with extended drop-off/pick-up hours between 7 a.m. and 6 p.m. The applicants' request for accessory parking should not affect parents' ability to use the main parking lot, as parents would still be able to use 47 parking spaces. In addition, drop-off/pick-up hours are staggered for the summer camp use and parents are not required to park when dropping off and picking up their children.

Moreover, in order to mitigate any potential conflicts, the applicant has agreed to a condition requiring them to submit a plan showing where workers will ingress and egress the site. Workers would be required to use the westernmost driveway leading directly to the parking lot. Workers would also be prohibited from accessing the parking lot between 7 a.m. and 10 a.m. during the summer months in order to avoid conflicts with parents picking up and dropping off children for the summer camp. Finally, an administrative review is recommended for August 2009 to review compliance with conditions and overall traffic flow in and out of the site while the summer camp is in operation.

**CONCLUSION:** Staff supports temporary parking for construction workers at this site as it is consistent with the Zoning Ordinance. Temporary parking at this site will not impact parking for the primary use of this site as the hours of operation would be earlier than the hours for events scheduled at the Knights of Columbus. In addition, the use would not impact adjacent streets or residential properties as the lot is located approximately 440 feet from Little Falls Road, and is screened by a vegetated buffer from the north and west. Therefore, staff recommends that the use permit for temporary construction worker parking at 5115 Little Falls Rd. be approved subject to the conditions of the staff report, with an administrative review in three (3) months (August 2009) and a County Board review in one (1) year (May 2010).

Conditions:

1. The applicant (Hess Construction and Engineering Services) agrees that parking at the site be limited to a maximum of 80 vehicles at any one time, and will be restricted to between the hours of 6:00 a.m. to 7:00 p.m. Monday through Friday, and 10:00 a.m. to 6:00 p.m. on Saturdays and Sundays.
2. The applicant agrees to restrict construction workers to using only the western-most ingress/egress to the site during the months of June, July, and August. The applicant

further agrees that no vehicles belonging to construction workers may enter or exit the site after 7:00 a.m. and before 10:00 a.m. during these months.

3. The applicant agrees that no construction vehicles may be parked on the site at any time.
4. The applicant agrees that all temporary signs placed on site must be in both English and Spanish.
5. The applicant agrees to submit a plan to be approved by the Zoning Administrator prior to the commencement of use. This plan shall include the following:
  - a. An estimate of how many workers will be using the lot during each phase of construction.
  - b. A walking route for the construction workers to get from the site to Yorktown High School.
  - c. A plan for maintenance and security at the site, including the clean-up of trash and the emptying of trash bins.
  - d. The name and telephone number of an on-site community liaison.

A copy of this approved plan shall be provided to the Yorktown Civic Association and the Rock Spring Civic Association. This plan may be modified through an administrative change approved by the Zoning Administrator. All changes shall be provided to the Yorktown Civic Association and the Rock Spring Civic Association for informational purposes.

6. The applicant agrees to submit quarterly reports to the Yorktown Civic Association and the Rock Spring Civic Association that include a status update on the accessory parking use, and an update on any complaints received and how they were resolved.
7. The applicant agrees that this use permit shall be valid until July 1, 2013, or such time as Arlington Public Schools receive their first Certificate of Occupancy for U-3041-02-2 (Yorktown High School project), whichever occurs first.

PREVIOUS COUNTY BOARD ACTIONS:

January 1985	Approved a use permit for a school for ballroom dancing and social graces for young people.
January 1986	Renewed use permit for a school for ballroom dancing and social graces for young people.
December 1989	Discontinued use permit for a school for ballroom dancing and social graces for young people.
March 2000	Approved use permit for the operation of a summer day camp program for 115 children during June, July, and August.
October 2000	Renewed use permit for the operation of a summer day camp program for 115 children during June, July, and August
October 2001	Renewed use permit for the operation of a summer day camp program for 115 children during June, July, and August
May 2002	Amended use permit use permit for the operation of a summer day camp program to increase enrollment.
May 2004	Renewed use permit for the operation of a summer day camp
September 2006	Deferred a use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.
November 2006	Deferred a use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.
January 2007	Deferred a use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.

April 2007

Deferred a use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.

July 2007

Accepted withdrawal of use permit to install an unmanned radio telecommunications facility on the rooftop of the existing building.

December 2008

Accepted withdrawal of use permit for accessory parking for a maximum of 80 vehicles for the Yorktown High School project.