



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of June 13, 2009

### SUPPLEMENTAL REPORT

**DATE:** June 10, 2009

**SUBJECT:** U-3215-09-1 USE PERMIT, accessory parking use at a place of worship for temporary construction workers, located at 1961 North Culpeper Street (RPC #07-006-129).

**REVISED C.M. RECOMMENDATION:**

Approve the use permit to allow accessory parking at the main parking lot of the Mt. Salvation Baptist Church (29 spaces), subject to the conditions of the staff report, with an administrative review in **three (3) months (September, 2009), and a County Board review in** six (6) months (December 2009).

**DISCUSSION:** The recommendation has been revised in response to a letter sent to the County Board from the John M. Langston Civic Association regarding the above-referenced use permit application of Marymount University to park a recommended 29 construction workers at the main lot at the Mt. Salvation Baptist Church. While the letter does mention that the Civic Association voted to support the subject application, it also mentions that the Civic Association has a number of outstanding concerns. Specifically:

- The Civic Association believes that existing traffic conditions are presently strained on North Culpeper Street.

Staff Response: The Arlington County Department of Environmental Services (DES) estimates that the proposed use would generate an additional 40 trips on North Culpeper Street in the a.m. (6 – 7:30 am) and p.m. (2:30 – 4:30 pm). These additional trips will not impact North Culpeper Street. Construction workers using this lot will be shuttled to and from the site during these times. Shuttle times will be staggered so that traffic impacts to North Culpeper Street will be further reduced. The applicant has agreed in condition #4.b to monitor the parking lot to reduce potential safety hazards.

- The Civic Association further mentions outstanding concerns about the safety of children along North Culpeper Street, as many children walk along the street during

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

Staff: Matthew Pfeiffer, DCPHD, Planning Division  
Robert Gibson, DES, Transportation Planning

PLA-5291

the afternoon hours.

Staff Response: As stated above, the number of trips added to the total daily trip count as a result of the proposed use is insignificant and will not contribute to increased traffic along the street. Furthermore, workers would be instructed to watch for children when entering and exiting the site. The applicant has agreed to submit a plan for general security at the site, any worker that does not comply with these rules will have their parking privilege immediately revoked.

- The Civic Association mentions concerns regarding worker conduct at the site, and the applicant's ability to control this conduct.

Staff Response: The applicant has agreed to submit a plan detailing maintenance and security at the site. Workers will be issued a placard containing rules and regulations for parking at the Church. Also, the applicant has agreed to include in its security/maintenance plan a plan for personal monitoring of workers at the site by the applicant's personnel. The applicant has indicated that this plan would entail coordination between Marymount University parking security and the General Contractor's own personnel, and would consist of monitoring the use of the lot at peak hours when any new subcontractor was using the lot. Furthermore, any worker found to be violating any of the stated rules would have their permission to use the subject lot immediately revoked. In addition, staff is recommending a short administrative review to monitor the situation at the site, and, if necessary, recommend additional measures to mitigate impacts or a revocation of the use permit.

- The Civic Association mentions the previous use of the lot at Mt. Salvation Baptist Church by construction workers working at Arlington Hospital.

Staff Response: Staff was not aware of issues resulting from that previous use, since at that time a use permit was not required for accessory parking at places of worship. However, the Civic Association specifically mentions an issue with the previous use where workers were "relieving themselves" in the street. As a result, staff discussed with the applicant the possibility of including a portable toilet for workers to use on site. The applicant did not agree to this for several reasons. The addition of a portable toilet at the main lot at Mt. Salvation would necessarily take up at minimum one (1) parking space. Also, there will be toilet facilities at the construction site available for workers. Finally, as mentioned above, the applicant will be required by condition #4.b to provide a plan for security at the site. The applicant has indicated that any worker found to be violating rules will have their permission to use the lot immediately revoked. Staff is also recommending short review periods to monitor this use.

- Finally, the John M. Langston Civic Association stated in their letter the desire for a shorter review period, and suggested a three (3) month administrative review be conducted in addition to the recommended six (6) month administrative review.

Staff Response: Staff concurs with this request, and has revised the recommendation to include a three (3) month administrative review and a County Board review to take place in six (6) months (in place of the previously recommended administrative review) to monitor the use during a peak month of construction.

In addition to responding to the letter from the John M. Langston Civic Association, this report corrects an exhibit attached to the report dated June 5, 2009. The exhibit depicted the placard that workers will be required to present in their dashboards when parked in the subject lot. The placard contains the rules and regulations that workers must abide by on Side B. While presently only available in English, these rules will be presented in both English and Spanish on Side B of the placard as required by condition #4.b.