



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of July 11, 2009**

### SUPPLEMENTAL REPORT

**DATE:** July 8, 2009

- SUBJECTS:** A. Z-2546-09-1 REZONING from “R-5” One Family Dwelling Districts to “CP-FBC” Columbia Pike – Form Based Code Districts; 1036, 1100, and 1106 S. Highland Street (Axumite Village) (RPC: #32-007-167, -168, and -022).
- B. U-3224-09-1 USE PERMIT REQUEST for approval under the Columbia Pike Form Based Code, 1036, 1100, and 1106 S. Highland Street (Axumite Village) (RPC: #32-007-167, -168, and -022).

**DISCUSSION:** This report provides an updated Interim Plot & Location Plan (see Attachment 5), updated Conditions #8, 13, 14, 23.d, and 27 which reflect continued conversations between staff and the applicant, and additional information regarding the alley width. The attached plan has been updated to reflect the preferred location for new water lines and meters per discussions with staff, and the other changes noted in the report address issues that were raised during community review and the Planning Commission public hearing.

Condition #8.k. has been revised to indicate that a mix of shade trees and evergreen trees and/or low-growing vegetation should be provided along the southern property line between the proposed privacy fence and parking area to provide additional buffering from the proposed subject site and the adjacent properties. Condition #13 and #14 describe the way in which the applicant shall construct the street frontages, including curb and gutter placement, and sidewalk conditions. Condition #13 erroneously indicated that the full sidewalk would be constructed of concrete; however pursuant to the FBC, the applicant only proposes concrete in the clear sidewalk and proposes other paving materials in other zones of the sidewalk. Condition #14 was corrected to indicate the proposed tree pit sizes; and to indicate that if subsequent changes to the FBC are adopted with regards to the Streetscape Standards, such as the required quantities of benches and bike rack placement, that staff will work with the applicant at the time of final landscape plan review to review and consider adjustments to the proposed bench and bike rack streetscape elements. Condition #23 was revised to include the respective property identification numbers for the adjacent parcels.

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

Staff: Jennifer Smith, DCPHD, Planning Division  
Dolores Kinney, DES, Division of Transportation

PLA-5302

A question has been raised as to whether the alley width could be narrowed to a width less than 23 feet.

*Staff Response: Although the space required by the FBC for an alley on a Local Site is 12 feet, staff worked with the applicant to determine an appropriate width for the alley on this site because the alley will not provide through access and therefore, it needs to provide two-way vehicular travel. Staff had previously recommended that the alley should meet the minimum drive aisle standard in the Zoning Ordinance which is 23 feet when it is adjacent to perpendicular parking spaces. A lesser width could be approved by the County Board; however, staff has concerns that a lesser dimension, such as 21 feet (the dimension permitted when compact, perpendicular parking spaces occur next to the drive aisle) may be insufficient for turning movements into and out of the parking spaces. However, in this instance where the alley is relatively straight, unlike a parking garage where ramps and turns occur, staff supports reducing the alley width from the previously recommended width of 23 feet to 21 feet in order to allow for additional space for the required Privacy Fence and landscaping along the southern property line. Condition # 27 has been revised.*

REVISED CONDITIONS:

**8. Coordination of these plans: final site development, landscape and site engineering**

\* \* \*

- k. Privacy walls shall be constructed of durable materials as specified by the Columbia Pike Form Based Code ~~such as brick, cedar or redwood~~ and are subject to approval by the County Manager on the final site development and landscape plan. All privacy walls adjacent to the public right-of-way and any other walls as required by the Columbia Pike Form Based Code ~~County Manager~~ shall be constructed consistent with the Columbia Pike Form Based Code ~~of brick and shall not exceed a height of five and one-half (5 ½) feet above the adjacent sidewalk.~~ All retaining walls shall be ~~constructed of either masonry or brick and are~~ subject to approval by the County Manager on the final site development and landscape plan. The developer agrees to collaborate with immediate neighbors to the south of the project and the Douglas Park Civic Association President, or his/her representative, on the privacy fence design in order to design a fence that is compliant with the Columbia Pike Form Based Code and adequately shields the adjacent properties from vehicular lights and minimizes noise from the parking area. The applicant also agrees to include landscape plantings along the southern property line between the fence and the parking areas, with a mix of shade canopy trees and evergreen trees and/or low-growing vegetation, to provide additional buffering for vehicular lights and noises and to discuss these details with the neighbors. The developer agrees to provide documentation to the Zoning

Administrator on the meeting (s) with the neighbors, including a list of attendees and meeting notes.

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**Pavement, Curb and Gutter Along All Frontages**

13. The developer agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the Columbia Pike Form Based Code, and/or the then-current Arlington County standards 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 curb and gutter at a minimum distance of approximately 18 feet (back of curb) from the survey centerline along South Highland Street as shown on the final site engineering plan as approved by the County Manager or his designee, and a 19-foot wide concrete sidewalk consisting of tree pits and 6-foot clear sidewalk.
  - b. 11<sup>th</sup> Street South: The developer agrees to construct curb and gutter at a minimum distance of approximately 18 feet (back of curb) from the survey center line along northern frontage of the property at the future 11<sup>th</sup> Street as shown on the final engineering plan as approved by the County Manager or his designee, and a 19-foot wide concrete sidewalk consisting of 4-foot wide tree pits and 6-foot clear sidewalk.
  - c. The developer further agrees to coordinate with the adjacent property owner to construct 11<sup>th</sup> Street South to its ultimate design.
  - d. The developer agrees to construct handicap ramps along South Highland Street at the on-site and receiving corners of the intersections of 11<sup>th</sup> Street as shown on the final engineering plan approved by the County Manager.
  - e. The developer agrees to construct pedestrian crosswalks of materials as approved by the County, built per Arlington County Standards, along South Highland Street at the intersections of South Highland Street and 11<sup>th</sup> Street, as shown on the final engineering plan approved by the County Manager

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation

shall be as determined by the County Manager on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the Columbia Pike Form Based Code Streetscape Standards or other applicable urban design standards in effect at the time of final Site Engineering Plan Approval; provided, however, that the provision of such improvements shall not increase the projected cost anticipated for such improvements as shown on the Use Permit plan drawings dated May 22, 2009 and June 2009, unless otherwise amended at the time the County Board approves the project and unless the County provides additional funding to offset such increased cost.

14. **Sidewalk Design and Improvements**

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The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Placement, planting and root enhancement options shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the Form Based Code Use Permit. The sidewalk sections and street tree species shall be as follows:

- a. 11<sup>th</sup> Street South – a minimum 19-foot, wide sidewalk measured from the back of curb maintaining a 6-foot wide clear sidewalk, including 4 feet by 14 15 feet tree pits placed at the back of curb, planted with 4 ½ inch caliper Red Oak street trees, or as otherwise approved by the Columbia Pike FBC Administrative Review Team at the time of final Landscape Plan approval, placed 25 to 30 feet on center.
- b. S. Highland Street – a minimum 19-foot, wide sidewalk measured from the back of curb maintaining a 6-foot wide clear sidewalk, including 5 feet by 12 4 feet by 15 feet tree pits placed at the back of curb, planted with 4 ½ inch caliper Red Oak street trees, or as otherwise approved by the Columbia Pike FBC Administrative Review Team at the time of final Landscape Plan approval, placed 25 to 30 feet on center.
- c. The developer agrees that all underground utilities and utility vaults shall not be located in a manner that interferes with the appropriate spacing and replacement of street trees, consistent with the approved final site development and landscape plan. Utility lines shall not be located beneath street trees. The location of all existing and proposed utility lines shall be shown on both the final landscape plan and the final site engineering plan.

- d. The developer agrees that if the County Board adopts develops and/or revises the streetscape paving and furniture standards in the adopted Columbia Pike Form Based Code, prior to submission of the final site engineering plans, the developer agrees to coordinate with the Columbia Pike FBC Administrative Review team to determine what and how, if any, adjustments are needed to the streetscape elements around the site's frontages and any final design streetscape paving and furniture standards shall be incorporated into the final site engineering plans.

### **Recordation of Deeds of Public Easements and Deeds of Dedications**

23.

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- d. At such time that either: 1) the County Board approves a redevelopment proposals for either of the adjacent properties to the north (RPC #32-007-21 or RPC #32-007-018), or 2) either the County Board or the County Manager determines that it is desirable for the County to construct 11<sup>th</sup> Street South adjacent to the Property and provides written notice to the developer of such determination, then the developer agrees to dedicate (including recordation of a deed in form acceptable to the County Attorney and in substance to the County Manager) in fee simple to the County Board within 120 days after either the approval or the notice, for public street and utilities purposes, approximately 3,687 square feet in area, running from the northern property boundary of the property upon which the Use Permit is located ("Property") to the face of curb being constructed as part of this Use Permit for the future 11<sup>th</sup> Street South, as such face of curb is shown on plans entitled, "Exhibit B Showing Proposed Street Dedication", dated July 1, 2009 (see Attachment 3), and as determined on the final approved engineering plan for the Use Permit.

### **Parking**

27. The developer agrees to ensure that all parking spaces comply with the requirements of Section 33 of the Zoning Ordinance and the Columbia Pike Form Based Code and as shown on the drawings dated May 22, 2009, with the exception that the alley/drive aisle width shall be 21 feet. Unless otherwise approved by the County Board, the number of compact spaces may not exceed the Zoning Ordinance requirement. The developer shall submit drawings showing that these requirements are met, and shall obtain approval by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.

The developer agrees to construct 41 spaces as part of the development and agrees that up to 36 of these spaces may be reserved for residential occupants and at least 5 of these spaces shall be made available at all times to the public and visitors to the site on a non-reserved basis per the Columbia Pike Form Based Code. The developer agrees that 4 out of the 5 required non-reserved spaces will be constructed within the future 11<sup>th</sup> Street South right-of-way with access from S. Highland Street as shown on plans dated May 22,

2009 and further agrees that the four spaces will be relocated as on-street parallel parking spaces on 11<sup>th</sup> Street South once the area is dedicated to the County, per Condition #23, where the spaces will remain available for the public and visitors to the site on a non-reserved basis.

The developers agrees to develop a parking management plan which outlines how guest and visitor parking and parking for residents, and general public parking will be provided, and where the parking will be located. The parking management plan shall also include the location of any secure areas, including bicycle storage, and the location of security gates or other measures to restrict access, if applicable. The parking management plan shall encourage parking by visitors of the project, through ease of access to the parking spaces, and signage. The developer shall submit the parking management plan to the Zoning Administrator and it shall be reviewed and approved by the County Manager prior to the issuance of the first Certificate of Occupancy for any portion of the site.