



ARLINGTON COUNTY, VIRGINIA

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

SUPPLEMENTAL REPORT

DATE: July 8, 2009

SUBJECT: U-3223-09-1 USE PERMIT REQUEST for approval under the Columbia Pike Form Based Code, 1100 S. Edgewood Street (Columbia Place). (RPC: #32-005-006, -007, -013-016, and -018)

DISCUSSION: This report provides updated conditions #13 and #14 which reflect continued conversations between staff and the applicant, and condition #43 to address a concern raised regarding the proximity of potential outdoor café space to adjacent single-family detached dwelling 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 along Walter Reed Drive 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 has been adjusted 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 #43 is revised to reflect concern about proximity of potential outdoor cafés at the subject site with adjacent single-family detached dwelling properties. Therefore, staff recommends that Condition #43 be modified to limit the area of possible café space to no closer than 40 feet from the property line abutting the single-family detached dwellings, which is coincident with the line in which the building height is limited to 32 feet.

REVISED CONDITIONS:

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

County Manager: _____

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

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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. South Walter Reed Drive: The developer agrees to construct curb and gutter at a minimum distance of approximately 36-feet, (back of curb) from the survey centerline along South Walter Reed Drive as shown on the final site engineering plan as approved by the County Manager or his designee, and a minimum of 13-foot wide concrete sidewalk to include tree pits and minimum 6-foot clear sidewalk.
- b. The developer agrees to construct handicap ramps along South Walter Reed Drive at the on-site and receptive corners of the intersections of South Walter Reed Drive and the new 11th Street as shown on the final engineering plan approved by the County Manager.
- c. The developer agrees to construct pedestrian crosswalks of materials as approved by the County, built per Arlington County Standards, along South Walter Reed Drive at the intersections of South Walter Reed and the new 11th Street, as shown on the final engineering plan approved by the County Manager.
- d. 11th Street: The developer agrees to construct curb and gutter at a minimum distance of approximately 24-feet (back of curb) from the property line as shown on the final site engineering plan as approved by the County Manager or his designee, and a minimum 14-foot wide sidewalk to include tree pits and minimum 6-foot clear sidewalk adjacent to the curb along 11th Street.

The developer agrees that the portion of 11th Street South that will be constructed with this Use Permit plan, will provide three (3) on-street parallel parking spaces along the southern curb, west of the proposed alley entrance/exit, at a minimum width of 7 feet from face of curb; that the drive aisle clearance adjacent to the on-street parking spaces is maintained a width of at least 15 feet and shown on the final engineering plans per Condition #11; that the three (3) adjacent townhouse units facing 11th Street South will be fully sprinklered to meet the satisfaction of the Fire Marshal; and that the constructed portion of 11th Street South will be built to the northern property line unless otherwise approved by the County Manager, with all other aspects of this Condition being met.

- e. The developer agrees to construct 11th Street S. as a one-way eastbound street until such time that the adjacent property redevelops. The developer further agrees to coordinate with the adjacent property owner to construct 11th Street to its ultimate design.
- f. South Edgewood Street: The developer agrees to construct curb and gutter at a distance of approximately 23-feet (back of curb) from the survey centerline along

South Edgewood Street as shown on the final site engineering plan as approved by the County Manager or his designee, and a minimum 19-foot wide concrete sidewalk to include tree pits and minimum 6-foot clear sidewalk.

- g. The developer agrees to construct handicap ramps along South Edgewood Street at the on-site and receptive corners of the intersections of South Edgewood Street and the new 11th Street as shown on the final engineering plan approved by the County Manager.
- h. The developer agrees to construct pedestrian crosswalks of materials as approved by the County, built per Arlington County Standards, along South Edgewood Street at the intersections of South Edgewood Street and the new 11th 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 11, 2009 and May 14, 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. S. Walter Reed Drive – a minimum 13-foot, wide sidewalk measured from the back of curb maintaining a 6-foot wide clear sidewalk, including 5 feet by 12 feet tree pits placed at the back of curb, planted with 4 ½ inch caliper Red Maple 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. 11th Street South – a minimum 14-foot, wide sidewalk measured from the back of curb maintaining a 6-foot wide clear sidewalk, including 4 feet by 15 feet tree pits placed at the back of curb, planted with 4 ½ inch caliper Red Maple 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. S. Edgewood 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 feet tree pits placed at the back of curb, planted with 4 ½ inch caliper Red Maple 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.
- d. 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.
- e. 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.

Outdoor Cafes

43. Outdoor cafes shall be permitted in the public right-of-way or within public easements along Walter Reed Drive, no closer than 40 feet from the southern property line which abuts single-family detached dwellings, and 11th Street South in accordance with the applicable provisions of the Zoning Ordinance, with a maximum seating area and all other applicable requirements as set forth in the Zoning Ordinance and as determined by the Zoning Administrator. A minimum of six feet of clear sidewalk width must be maintained along each of the above-mentioned streets. Plans for all outdoor cafes shall be subject to prior administrative approval by the Zoning Administrator for consistency with County ordinances, regulations and policies. Any outdoor café shall be administratively reviewed one year following its approval to evaluate it after a season of operation. At that time, the Zoning Administrator may review the approval, impose conditions on the operation of the outdoor café, or revoke the prior approval.