



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of October 24, 2009

SUPPLEMENTAL REPORT

DATE: October 22, 2009

SUBJECT: SP #109 SITE PLAN AMENDMENT to allow educational uses on the second through seventh floors, and educational and retail uses on the first floor, located at 3330 Washington Boulevard (RPC# 15-087-003).

DISCUSSION: This report corrects two (2) minor errors and modifies a portion of the Transportation Demand Management (TDM) condition included in the report dated October 8, 2009. It was brought to the attention of staff that the St. Charles Borromeo Catholic Church, located across Washington Boulevard from the site, had been using the garage at the Truland Building for overflow parking for events and services on weekends. Part b. under "Parking Management Plan" of Condition #8, which required the applicant to limit parking on site to students and faculty and to require a fee for parking, would have precluded the applicant from allowing the Church to utilize the garage on weekends. Staff has revised this condition to allow third-parties to be able to park in the garage, at the applicant's discretion, outside of the hours of operation for the educational use.

Revised Conditions:

7. The applicant agrees to contribute in the amount specified in Site Plan conditions to the County utility fund before the issuance of the first Certificate of Occupancy for the requested uses. The total utility fund contribution for this site is \$39,258.49 (\$50,000 x .78 acres). These funds may, but need not, be used by the County for the purpose of providing the undergrounding of utilities along the properties which are not redeveloping in this undergrounding district. If the area of the site plan ~~is~~ subdivided, the contribution to be made by each owner shall be based proportionally on the amount of site area allocated to each subdivided parcel. The contribution, if not obligated by the County to pay for utility undergrounding projects within 10 years from the date of payment, will be refunded without any accrued interest to the development owners of record at the time of any refund.
8. HUB Properties Trust (hereinafter known as HUB), successors, and ~~assigns~~assignees, agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. HUB agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy for the requested uses. The Transportation Management Plan shall

County Manager: RC/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5386

4.

include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, on going relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner.
- b. Designate a member(s) of building management, or a representative of the tenant, as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. HUB and /or building management or tenant's representative will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The Property Transportation Coordinator shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

Facilities and Improvements

- a. Provide in the lobby, an information display, the number/ content/ design/location of which shall be approved by ACCS / ATP, to provide transportation-related information to residents and visitors. Management shall keep display(s) stocked with approved materials at all times.
- b. Provide bicycle parking: 12 spaces within 50 feet of the front entrance to the 3330 Washington Boulevard building on Washington Blvd.

Parking Management Plan

- a. No on-street loading will be permitted between the hours of 7 to 9 AM and 4 to 6 PM.
- b. The applicant, during tenants' primary hours of operation, shall limit parking on site to building management, tenants' employees and students taking classes at the GMU Arlington campus and shall require a fee to park on site for single occupant vehicles (SOV) consistent with comparable office buildings located in the Arlington County development corridors. The applicant, at its discretion, may make the parking on site available to third parties on weekends, legal holidays (defined as New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving, and Christmas), and after 10 pm Monday through Friday.

- c. Provide reserved spaces for carpools and vanpools that are conveniently located with respect to the elevators serving the building.

Promotions, Services, Policies

- a. Provide website hotlinks to CommuterPage.com/TM under a “transportation information” heading from the applicant’s tenant and/or property manager’s websites regarding this development.
- b. Transit Subsidies: HUB, or their tenant shall provide a transit subsidy to employees up to the Federal maximum per month. Currently that maximum is \$230.
- c. Reference the Virginia Square Metro Station and bus routes in promotional materials and advertisements.
- d. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all tenants, employees, and visitors.
- e. Participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the building.

Performance and Monitoring

- a. Upon approval of the TMP by the County, the applicant agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- b. During the first year of start up of the TMP and on an annual basis thereafter, HUB, or their tenant or property manager, will submit an annual report, which may be of an on-line, email variety, to the County Manager, describing completely and correctly, the TDM related activities of the site.