ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of November 14, 2009

DATE: November 5, 2009

SUBJECT: U-3211-08-3 USE PERMIT AMENDMENT to allow accessory parking at Columbus Club of Arlington for Marymount University, located at 5115 Little Falls Road (RPC #02-024-027).

Applicant:
Erik Kaniecki, Project Manager
James G. Davis Construction Corp.
12530 Parklawn Drive
Rockville, Maryland 20852

C.M. RECOMMENDATION:

Approve the use permit amendment for accessory parking at 5115 Little Falls Road, subject to the new conditions of the staff report, with a County Board review in six (6) months (May 2010).

ISSUES: This is a request for an amendment to an existing 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 an amendment to an existing use permit for accessory parking at the Columbus Club of Arlington to allow a maximum of 50 additional spaces in the site's main parking lot to be used by construction workers to park personal vehicles during part of the year. The applicant, Davis Construction, proposes to use the lot for construction workers working on the Marymount-26th Street Project (U-1671-65-3). The existing use permit was approved in May 2009 for construction workers working on the Yorktown High School Project, and allows a maximum of 80 vehicles to park in the lot. This expansion of use will not have an adverse impact to surrounding streets or residences, and will not impact the primary use of the site. The Yorktown and Rock Spring Civic Associations do not object to the expansion of use at the site. Therefore, staff recommends that the use permit amendment for an expanded accessory parking use at 5115 Little Falls Road, be approved subject to the new conditions of the staff report, with a County Board review in six (6) months (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

County Manager: BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5395

12.

temporary parking for the workers constructing a project at the Marymount University Campus. The Columbus Club site is described as follows:

Site: Located at 5115 Little Falls Road, the site is bound to the north by single-family detached homes and 33rd Street North; to the west by single-family homes and 32nd 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 "Low Residential" (1 – 10 units per acre)

Neighborhood: The site is located within the Yorktown Civic Association, and is proximate to the Rock Spring Civic Association. Representatives from both civic associations were informed and consulted regarding Marymount University's intention to pursue the Columbus Club site as an option for their construction worker parking needs. The Yorktown Civic Association President has written a letter to staff supporting the proposed use, and the Rock Spring Civic Association President has expressed to staff that his association is also in support of the proposed use. However, both civic association presidents related that there is some concern about the expanded use causing increased traffic on the surrounding street network.

By way of background, U-3211-08-3 for accessory parking at the Columbus Club of Arlington was approved by the County Board in May, 2009 to allow Hess Construction to park up to 80 workers in the lot on site for the duration of the construction at Yorktown High School. While Hess was approved for a maximum of 80 spaces, the applicant has indicated that they will not reach peak usage until the late-2010 timeframe. No issues have been reported to staff since the approval of the use permit.

DISCUSSION: The James G. Davis Construction Corporation, the General Contactor for the Marymount-26th Street Project, is requesting an amendment to the existing use permit for an accessory parking use at the Columbus Club of Arlington located at 5115 Little Falls Road. The amendment would allow 50 additional spaces (in excess of the maximum 80 already permitted for this use on site) in the site's main lot to be used by Davis Construction for their workers' personal vehicles during the construction of the new facilities at Marymount University. The applicant proposes that workers would use the lot between the hours of 6 a.m. and 4:30 p.m., and occasionally until 7 p.m., Monday through Friday.

The site would be used in this capacity after County Board approval until May 25, 2010, and then from September 7, 2010 through December 31, 2010. During this time, workers would park their personal vehicles in the Knights of Columbus parking lot and be picked up by shuttle vans

which would transport the workers to and from the construction site at the Marymount University Campus. The workers would be picked up between 6 and 7:30 am, and returned to the Columbus Club between 2 and 4:30 pm. The hours of operation for parking would not interfere with regular activities at the Knights of Columbus site, which include activities after 5 pm and on weekends. The Columbus Club of Arlington, Inc., has allowed the applicant to use the site only during non-summer months as they operate a day camp and swimming pool from June to September.

The expanded use would not adversely 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. Also, due to the proposed hours for the expanded use, workers would largely be entering the site before rush hour begins in the morning and exiting it before rush hour begins in the evening. The applicant has agreed to a number of conditions to ensure that there are no impacts to adjacent residences or streets as a result of the expansion of this use. First, the applicant has agreed to a condition whereby they would submit a plan for security and maintenance while the site is in use. The applicant has also agreed to a condition whereby if any aspect of the plan resulted in an impact to adjacent residences or streets, the applicant would be required to present a plan to staff regarding mitigation measures. Staff recommends a County Board review in six (6) months (May 2010) in order to monitor the operation of the expanded use.

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 Columbus Club of Arlington. In addition, the expanded use will not have impacts on adjacent residences or streets. The Yorktown and Rock Spring Civic Associations both support the use permit amendment. Therefore, staff recommends that the use permit amendment for expanded temporary construction worker parking at 5115 Little Falls Rd. be approved subject to the new conditions of the staff report, with a County Board review in six (6) months (May 2010).

New Conditions (applicable to use of the lot at 5115 Little Falls Road by the James G. Davis Construction Corporation only):

10. The applicant (James G. Davis Construction Corporation) agrees that parking at the site be limited to a maximum of 50 vehicles at any one time. Accessory parking shall be restricted to between the hours of 6:00 am to 7:00 pm Monday through Friday. The applicant agrees that no parking shall occur between May 26, 2010, and September 8, 2010.

11. The applicant shall identify a liaison that shall be available during the hours of operation to receive and respond to community concerns. The name and telephone number of the liaison shall be sent to the Yorktown and Rock Spring Civic Association Presidents, and the Zoning Administrator prior to the commencement of use.

12. The applicant agrees that no construction vehicles may be parked on the site at any time.

13. 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. A schedule for maintenance of the site, including the clean-up of trash and the emptying of trash bins.
    b. A plan for security at the site, including the monitoring of worker conduct and illegal parking. This plan shall include a copy of a placard that workers shall maintain in their vehicles while parked at the lot. The placard must display:
        - The rules and regulations for parking, in both English and Spanish
        - The name and telephone number of a liaison that will be able to answer questions and community concerns.

    This plan shall be submitted to the Yorktown and Rock Spring Civic Associations for informational purposes.

14 The applicant agrees that this use permit shall be valid until January 1, 2011, or such time as the applicant receives their first Certificate of Occupancy for the Marymount-26th Street Project (U-1671-65-3), whichever occurs first.

15. The applicant agrees that if the County finds that aspects of the operation for the parking of workers' vehicles and the shuttling of workers to and from the construction site have an adverse impact on the either the site or the surrounding area, the applicant shall, within five (5) business days of receipt of notice from the County, respond to the County with a plan to mitigate said issues.

PREVIOUS COUNTY BOARD ACTIONS:

January 1985	Approved a use permit for a school for ballroom dancing and social graces fro 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.
May, 2009	Approved use permit for accessory parking for a maximum of 80 vehicles for the Yorktown High School project.

Approved 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.

Bhavna Mistry Lee

From: David Haring [DHaring@yorktowncivic.com]
Sent: Friday, August 21, 2009 10:24 AM
To: chris.domes@marymount.edu
Cc: Mpfeiffer@arlingtonva.us; ekaniecki@davisconstruction.com; bhavna@fullcircle-development.com
Subject: Use permit for construction worker parking at KoC

Chris,

While our civic association policy is to not take formal positions on use permit requests until the applications and related documentation have been submitted to and reviewed by the county, I have polled our executive committee and the feedback I've received indicates that you should be able to safely anticipate that our civic association will accept the use of the Knights of Columbus parking lot for up to 40 spaces for construction worker parking related to the Marymount project through mid-2010. Please understand that this a tentative position pending our review of the final use permit and condition language that will be presented to the County Board.

While our executive committee is indicating our civic association's likely acceptance of the proposed parking plan, you should also be aware that among the feedback I received there were continuing complaints about the amount of truck traffic that has occurred on Yorktown Boulevard west of the underpass, as well as concern expressed about the number of pickup trucks currently being parked in on street spaces just west of the underpass. It certainly would be our hope that these concerns be fully addressed prior to the Board's review of the additional use permit application.

Thank you for giving us an early opportunity to discuss and comment on this aspect of your project. Please don't hesitate to contact me if you have any questions regarding our tentative position on the parking proposal, as well as the concerns that I'm passing along to you.

- David Haring, Pres.
Yorktown Civic Assoc.
703/208-5660 (o)
703/241-8111 (h)

Matthew Pfeiffer

From: Cunningham RSCA [cunninghamrsca@verizon.net]
Sent: Friday, October 23, 2009 12:34 PM
To: Matthew Pfeiffer; dharing@yorktowncivic.com
Subject: Re: Temporary parking at Knights of Columbus

Matt,
As you may know, I signed a letter requested by the Knights of Columbus some time ago indicating Rock Spring CA's support for the leasing of spaces by Marymount at the K of C facility. We have not developed any additional concerns since then and still are in agreement with the proposed arrangement.

In signing on behalf of RSCA I did orally suggest to the K of C President that he look into the question of whether construction workers would be coming or going at rush hour and thus help create a potential traffic bottle neck in the one block strip of Williamsburg Blvd. (between George Mason and Columbus) that is currently narrowed by construction work on the culvert over Little Pimmit Run. So far I have not heard any reports of such a bottle neck developing, but perhaps many of the construction workers have yet to begin parking there If a problem did develop, the workers presumably could be directed to take an alternate.

Carl
President
Rock Spring Civic Association

----- Original Message -----
From: Matthew Pfeiffer
To: dharing@yorktowncivic.com ; cunninghamrsca@verizon.net
Sent: Friday, October 23, 2009 11:58 AM
Subject: Temporary parking at Knights of Columbus

David and Carl,

Staff is winding up the review of the use permit amendment for Marymount (Davis Construction) to park a max of 50 vehicles during the fall and spring months at the Columbus Club of Arlington. This is in addition to the max. 80 vehicles allowed for the existing use permit for Yorktown HS (Hess Construction). This would be a temporary use that would cease when construction at Marymount ends. I have a letter from Yorktown CA tacitly accepting the applicant's proposal. Does anyone have any additional concerns I should be aware of? Please let me know,

Thanks,

Matt Pfeiffer

Matthew W. Pfeiffer
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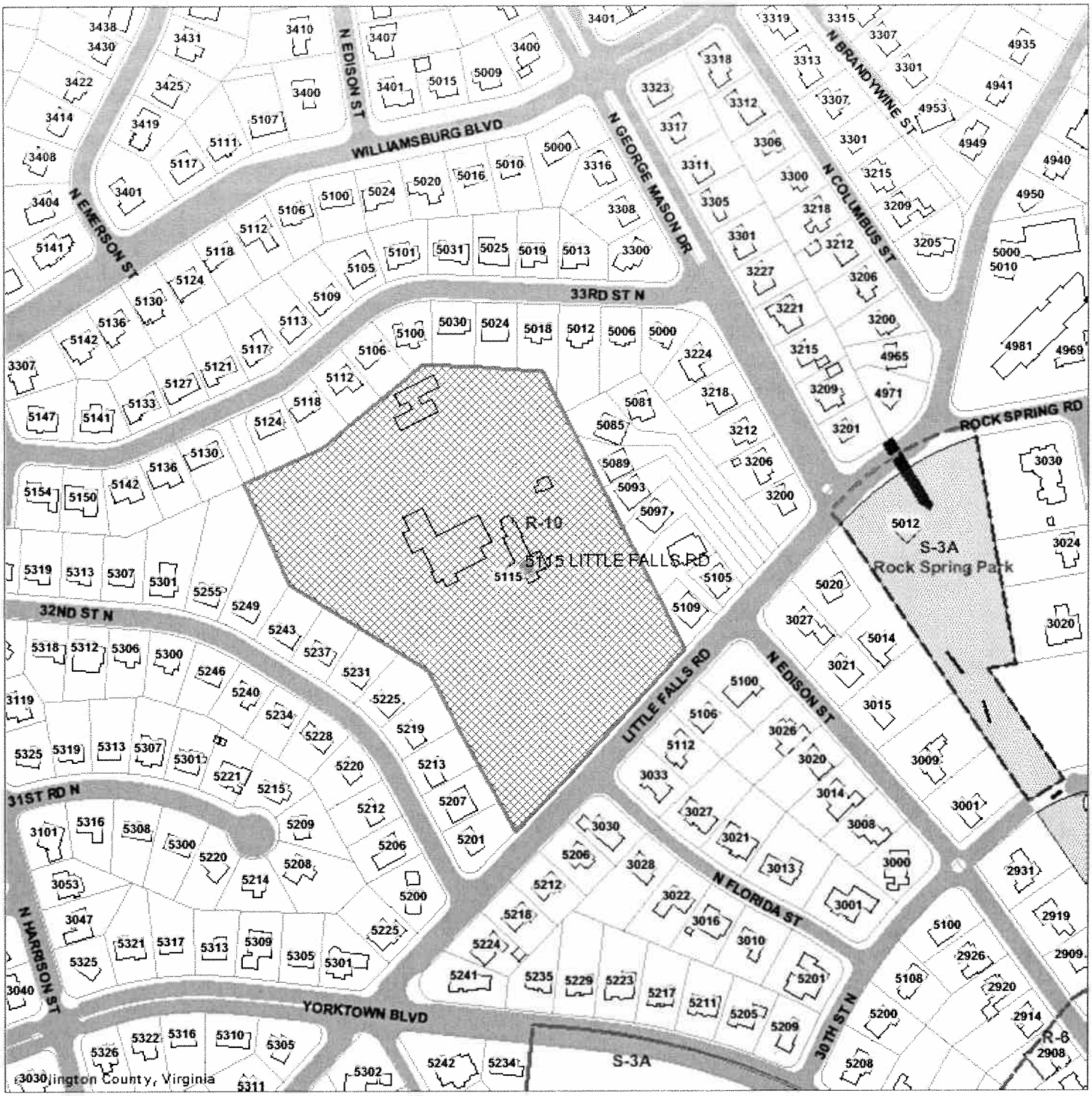

U-3211-08-3 USE PERMIT
5115 Little Falls Rd. (Columbus Club of Arlington)
RPC #02-024-027

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.

Department of Community Planning, and Housing Development

Planning Division