



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of February 20, 2010

SUPPLEMENTAL REPORT

DATE: February 19, 2010

SUBJECT: SP #135 SITE PLAN AMENDMENT request to add approximately 6,100 sq. ft. floor area for a secure conference and presentation facility at The Boeing Co.; located at 1215 S. Clark St. (RPC #34-024-269)

C.M. RECOMMENDATION:

Approve the site plan amendment to allow for the addition of the secure conference and presentation facility subject to all previously approved conditions and two (2) new Conditions #28 and 29.

DISCUSSION: This supplemental report provides modification to Condition #29 Landscape Standards. In continuing discussions with the applicant regarding the unique challenges of providing landscape in the plaza area on top of the existing parking structure, county staff has developed condition language that allows for meeting those challenges while insuring that landscape standards are maintained. Staff recommends approval of the modified Condition #29 below, and including the modification with the conditions previously shown in the County Manager's Report dated February 16, 2010.

29. **Landscape Standards**

The developer agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements or modified requirements as approved by the County Manager or his designee in consideration of existing conditions or constraints:

- a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees—a minimum caliper of 4 to 4 1/2 inches, except as indicated in Condition #28 below.

County Manager: BMD/GA

Staff: Neil Thompson, Planning Division, DCPHD

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1.

- (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)—a minimum caliper of 3 to 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs—a minimum spread of 18 to 24 inches.
 - (5) Groundcover—in 2 inch pots.
- b. The developer agrees to coordinate with the DPRCR urban Forester to determine an appropriate and acceptable season in which to conduct planting. Planting is to occur during a season so as to best ensure the viability of the plantings. In addition, the developer agrees to plant trees prior to issuance of the first Certificate of Occupancy Permit, weather permitting, as determined by the Urban Forester for each phase.
 - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
 - d. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.
 - e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material or equivalent for shade trees and tall shrubs and three (3) feet for shrubs, ornamental deciduous and evergreen trees. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the adjacent finished grade. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
 - f. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit for each phase under development and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the site plan and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.
 - g. The developer agrees to notify the DPRCR Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way

and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.