



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of April 24, 2010

SUPPLEMENTAL REPORT – REVISED CONDITIONS

DATE: April 23, 2010

SUBJECT: U-3241-09-2 USE PERMIT of Arlington County Schools for replacement of Wakefield High School and associated parking, utilities, athletic fields, and grounds located at 4901 Chesterfield Rd. (RPC: 28-017-001).

Applicant:

Arlington Public Schools (APS)

By:

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Director of Design and Construction
Arlington Public Schools
2770 S. Taylor St.
Arlington, Virginia 22206

DISCUSSION: This supplemental report proposes revisions to clarify language in two (2) proposed conditions. Condition #14 is revised to state the sidewalk on South George Mason Drive is required to be a “minimum” of six-feet wide, as the sidewalk would be widened in some locations on South George Mason Drive up to eight (8) feet. The second revision in Condition #14 clarifies that the sidewalk requirement for South Dinwiddie Street is 16 feet as shown on the proposed plans, not 16 feet, 8 inches as was previously stated. Condition #29 for Transportation Demand Management (TDM) has been revised to remove references to specific prices, because prices could change, and by the time the school is completed these could be obsolete. The proposed change does not lock these numbers in place. References regarding the ART buses that stop at Wakefield were also removed in Condition #29, as they were factual statements, not necessarily TDM strategies that APS would implement.

Proposed revised conditions:

Sidewalk Design and Improvements

14. Arlington Public Schools agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan and final engineering plan, in accordance with applicable urban design standards approved by the County Board and in

County Manager: BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division
Dolores Kinney, DES, Transportation

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effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Arlington County Streetscape Standards, or as shown on the approved use permit plans, and shall be placed on the properly-engineered base approved as such by the Department of Environmental Services. Arlington Public Schools agrees that the clear pedestrian zone sidewalk shall:

- a. Continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not be less than six (6) feet wide at any point, except as shown on plans dated April 16, 2010.
- c. Allow pinch-points only under the provisions of the Arlington County Streetscape standards.
- d. Use plain, un-tinted concrete or, subject to approval, an integral tint that harmonizes with its setting. Non-standard materials or surface treatments may be used subject to approval and under the provisions of the Arlington County streetscape standards.
- e. Not contain joints or use patters that create gaps of ¼ inch depth or greater at spacings of less than 30 inches.
- f. Arlington Public Schools agrees to provide a minimum of 10-foot wide east-west trail through the site made with materials, striping, and/or markings approved by the County Manager.

Arlington Public Schools further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project, with the exception that plant materials shown on the final landscape plan shall be installed before the issuance of the first Partial Certificate of Occupancy for any space above grade for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials. The sidewalks along the street frontages of this development shall be paved with poured concrete and shall be placed on a properly-engineered base approved as such by the DES. The sidewalk treatments shall continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic. 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. Arlington Public Schools agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk and street trees shall be as follows:

- a. South George Mason Drive – A minimum six (6) foot wide clear sidewalk measured from the back of curb, to include pedestrian lighting at the back of the sidewalk, as shown on the final engineering plan and approved by the County Manager.
- b. South Dinwiddie Street – A minimum 16-foot, ~~8-inch~~ wide sidewalk measured from the back of the curb which includes a minimum 10-foot wide clear sidewalk in addition to pedestrian lighting and 5-foot by 12-foot tree pits measured eight 8-inches from back of curb with tree grates planted with 4 to 4 ½ inch caliper Red Maple street trees, and such ground cover as liriopé muscarii, hypericum, calycinum (Aarons Beard), juniperus conferta (Shore Juniper), or grass, placed approximately 30 feet apart on center, transitioning to the east to a minimum 13-foot wide sidewalk which includes a minimum 8-foot wide clear sidewalk with pedestrian lighting and a 5-foot wide landscape strip planted with 4 to 4 ½ inch caliper Red Maple street trees and such ground cover as liriopé muscarii, hypericum, calycinum(Aarons Beard), juniperus conferta (Shore Juniper) or grass, as shown on the final engineering plan and approved by the County Manager.
- c. Chesterfield Road – A 13-foot sidewalk to include a minimum eight (8) foot wide clear sidewalk, measured from the back of curb, including pedestrian lighting, and a 5-foot wide landscape strip planted with 4 to 4 ½ inch caliper Scarlet Oak street trees, and such ground cover as liriopé muscarii, hypericum, calycinum (Aarons Beard), juniperus conferta (Shore Juniper), or grass. The sidewalk will taper down to a minimum 4-foot wide sidewalk with a 2.5-foot landscape strip transitioning to neighborhood sidewalks to the north, as shown on the final engineering plan and approved by the County Manager.

Transportation Demand Management (TDM)

29. Arlington Public Schools 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. The following conditions may be modified by the County Manager as needed. The Transportation Management Plan shall include, but not be limited to, the following strategies:

a. Participation and Funding

1. Maintain an ongoing relationship with Arlington Transportation Partners (ATP) at no financial cost to Arlington County Public Schools.

2. Wakefield High School will appoint a Transportation Demand Management/Parking Coordinator whose responsibilities will include issuance of school parking permits, providing information and establishing carpools, and alternative transportation incentives, Coordinating with the Department of Parks, Recreation and Cultural Resources Program Coordinator to assure that events scheduled at the facility does not overburden the parking capacity of the site, and Coordinating in-building transportation issues within the facility.

b. Facilities and Improvements

1. The Facilities & Operations Department will maintain records of participation in Motor Free transportation options (bike/walk to work.) Facilities will report on usage of the program to the Personnel Office who will be responsible for maintaining payroll records sufficient to compensate persons enrolled in incentive programs and arranging for the establishment of taxable and non-tax incentive payments to employees. Employee supervisors will be responsible for the enforcement of employee honesty in completing enrollment forms.
2. Comply with requirements of use permit conditions to provide bicycle parking/storage facilities, and construction worker parking.

c. Parking Management Plan

1. Subject to the approval by the County Manager or his designee, Arlington Public Schools shall prepare a parking management plan depicting locations such as: loading and unloading; accessible paratransit pick-up, drop-off, handicapped access and passenger waiting area; bicycle parking; loading zones for short-term deliveries; bus stops; car sharing locations; and on-and off-street parking for students, employees, and visitors. Such plan shall include a schematic drawing depicting an area parking plan for all block faces abutting the site. Additionally, this plan will note restrictions as to times that various activities (such as deliveries and parking) are permitted in the respective spaces.
2. Provide effective directional signage to direct students and visitors to appropriate locations on the property, to include provision for the items specified in the Parking Management Plan.
3. Provide reserved spaces for carpools and vanpools for the students and staff that are conveniently located with respect to the elevators serving the building.
4. Students and staff parking on the site will be issued parking permits. Cars parked in spaces designated permit parking only will be required to

display a valid permit.

d. Promotions, Services, Policies

1. Preferred reserved parking will be provided on the site.
2. Ride matching services are provided through several free services such as Commuterpage.com and iCarpool.com.
3. The car/vanpool will be issued a specially marked permit and guaranteed a reserved parking place in the preferred parking area.
4. Persons electing to participate in carpools and van pools will be informed of the “Guaranteed Ride Home” program to assist with rides home when personal emergencies or emergency work requirements make using the carpool or van pool arrangements impossible.
5. Each participant in a car pool or van pool will be entitled to a monetary monthly incentive based on prices established by the County Manager of \$60 per month for each person in the pool, except 2 person pools which will receive a 50% benefit. The following schedule illustrates the incentive:
 - 2 members – \$30 per person per month
 - 3 or more members – \$60 per person per month
 - 10 month employees – \$60 per person per month for 10 months.
6. Persons who participate in a carpool with a non-APS employee and who do not use APS parking facilities are entitled to an a monthly incentive based on prices as established by the County Manager. of \$60 per month.
7. Persons participating in a car pool with other than APS employees who use a parking space will be entitled to a monetary incentive equal to a 2 person carpool and will be entitled to preferred/reserved parking. Non APS employees will be required to register with the TDM coordinator at the site.
8. Metro and metro bus benefits up to \$60/mo. will be issued monthly, on the first of each month to a SmarTrip card provided by APS or to a SmarTrip card issued in the employee’s name.
9. ART bus benefits will also be issued in the form of SmarTrip cards.
10. Vanpool benefits will be issued based through Metro’s on line system.

11. As a part of a joint APS/County Teen Transit Initiative, a program called “iRide” has been established with student assistance and participation. A kiosk has been designed and installed at Wakefield to provide information for students on the use of transit to get to school and other locations throughout the County. A brochure has been designed as a take-away by students.
12. As a Part of the Teen Transit Initiative Arlington County has reduced the ART bus fares for students from \$1.25 to \$0.60. Students will be able to purchase ART bus tokens from the TDM coordinator at Wakefield for a reduced fare. \$0.50.
13. Wakefield is currently served by the following public buses
 - West bound ART bus 75 stops across the street from the school on Dinwiddie Street.
 - East bound ART bus 75 stops in front of the school on Dinwiddie Street.

e. Performance and Monitoring

Two years after the issuance of the first Certificate of Occupancy APS will conduct a transportation performance monitoring study. All data collection for this study will occur on the same day and include average vehicle occupancy, daily vehicle-trips to and from the site, parking availability by time of day for the site. Modification to the plan may occur from time to time depending on performance.