



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 22, 2010**

DATE: May 6, 2010

SUBJECT: U-3211-08-3 USE PERMIT RENEWAL for accessory parking at 5115 Little Falls Road (RPC #02-024-027).

Applicant:

Owen J. Beirne, Jr., President
Columbus Club of Arlington, Inc.
5115 Little Falls Road
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Renew the use permit for accessory parking at 5115 Little Falls Road subject to all previously approved conditions and one (1) modified condition, with a County Board review in three (3) years (May 2013).

ISSUES: This is a one (1) year review of a use permit for temporary construction worker parking at the Columbus Club of Arlington, and no issues have been identified.

SUMMARY: The use permit for temporary construction worker parking at the Columbus Club of Arlington was approved in May 2009 for the parking of personal vehicles belonging to workers constructing the new Yorktown High School. In November 2009 the use permit was amended to allow vehicles belonging to workers constructing the new Marymount University buildings. Since approval of the original use permit and the amendment, no issues have been reported and the applicant has been compliant with all conditions. Marymount University workers will no longer be using the site starting at the end of May this year. Staff is recommending a small change to Condition #7 to clarify that workers constructing Yorktown High School will be allowed to use the site until the final Certificate of Occupancy is issued, as the project is phased and significant construction will occur subsequent to the first Certificate of Occupancy being issued. Therefore, staff recommends that the use permit for accessory parking be renewed subject to all previously approved conditions and one (1) modified condition, with a County Board review in three (3) years (May 2013).

BACKGROUND: The use permit for accessory parking at the Columbus Club of Arlington, located at 5115 Little Falls Road, was approved by the County Board in May 2009. The original

County Manager: BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

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approval was for workers associated with the new Yorktown High School project to park their personal vehicles in a maximum of 80 spaces in the main parking lot at the site. The workers were allowed to use the lot between the hours of 6 a.m. and 7 p.m., and would walk a short distance to and from the construction site. In November 2009, the use permit was amended to allow an additional 50 spaces in the main lot to be used by workers constructing the new dormitory and classroom buildings at Marymount University. The Marymount workers were to be picked up and transported to their construction site using vans, and were not permitted to use the site during the summer months.

DISCUSSION: Since approval of the use permit amendment (November 2009):

Use Permit Conditions: The applicant is in compliance with the approved use permit conditions.

Community Code Enforcement: Code Enforcement has reported that there are no issues at the site.

Civic Association: The Yorktown Civic Association has not responded to staff request for comment.

As indicated above, there have been no issues regarding the operation of the accessory parking use. Marymount University has indicated to staff that, due to the progress of construction at the Marymount University campus, they will no longer need to use the site after the end of May 2010. Also, staff is recommending a change in Condition #7 regarding the duration of the use permit. The current condition requires the operation to cease after the first Certificate of Occupancy is issued for the Yorktown High School project. As the project consists of three (3) separate phases, construction workers will still need to use the site for accessory parking after the Certificate of Occupancy for the first phase is issued. Staff is recommending a change so that the use permit will expire after the final Certificate of Occupancy is issued, expected to be in the spring of 2013. This change will allow Yorktown workers to utilize the site for the duration of the project.

CONCLUSION: The applicant has been compliant with the conditions of the use permit, and no issues have been reported. The Yorktown Civic Association has not responded to staff request for comment on the use permit review. Staff recommends a small change to Condition #7 dealing with the time period in which Yorktown workers may use the site. Therefore, staff recommends that the use permit for accessory parking be renewed subject to all previously approved conditions and the following modified condition, with a County Board review in three (3) years (May 2013).

Modified Condition:

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~~ final Certificate of Occupancy for U-3041-02-2 (Yorktown High School project), whichever occurs first.

PREVIOUS COUNTY BOARD ACTIONS:

January 1985	Approved a use permit for a school for ballroom dancing and social graces for 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 U-3211-08-3 for accessory parking at 5115 Little Falls Rd.
November 2009	Approved amendment to U-3211-08-3 to allow an additional 50 spaces to be used for Marymount University workers at 5115 Little Falls Rd.

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.
8. 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.

9. 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.
10. The applicant agrees that no construction vehicles may be parked on the site at any time.
11. 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.

12. 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.
13. 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 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.



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