



ARLINGTON COUNTY, VIRGINIA

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

DATE: May 13, 2010

SUBJECT: SITE PLAN #414: a medical or dental office, with modifications of use regulations for setbacks, parking, and signs on premises known as 6011 Wilson Blvd. (RPC# 12-024-013).

Applicant:

Dominion Hills Centre, LLC

By:

Benjamin T. Danforth, Agent/Attorney
Lawson, Tarter, and Charvet, P.C.
6045 Wilson Blvd.
Suite 100
Arlington, Virginia 22205

C. M. RECOMMENDATIONS:

1. Approve the site plan for a medical or dental office at 6011 Wilson Blvd., subject to the proposed conditions.
2. Deny the request for the proposed lit sign box above the roofline.

ISSUES: This is a proposed site plan to convert a former single-family dwelling into a medical or dental office at 6011 Wilson Blvd. One (1) outstanding issue remains. The proposed back-lit sign above the roofline would not reflect the residential character a transitional use in the "R-6" zoning district should have, as required by the Zoning Ordinance. Staff does not support the sign as proposed. A smaller sign located on the door or alongside the door could be supported.

SUMMARY: This is a site plan in which the developer is proposing to use an existing, vacant building as a medical or dental office. Historically the site was a single-family residence until 2002 when the owner of the Dominion Hills Shopping Center purchased the subject property and made changes to the façade of the existing building which resulted in the way the building appears today. The Zoning Ordinance specifies that a medical or dental office use is permitted on a transitional site in the "R-6" zoning district only by site plan, so long as the structure has an

County Manager: BMD/GA

County Attorney: CUM CAM

Staff: Melanie Jesick, DCPHD, Planning Division
Ron Hicks, DES, Transportation

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appearance of a single-family residence. The applicant is proposing several improvements, such as new asphalt roof shingles, new columns, and shutters, which would be compatible with adjacent residential uses to the north and east. No additional new construction is proposed. The proposal is an appropriate use for this site and the community supports the application. There are three (3) modifications requested: 1) a modification from the required 25-foot setback to allow the building to remain in its existing location, 17.3 feet back from the street; 2) a modification to parking requirements to allow four (4) of the required seven (7) parking spaces to be provided off-site in the adjacent shopping center; and 3) a modification to allow a business tenant sign. The proposed sign is a lit box above the roofline of the building, which would result in the building appearing more commercial than residential. As noted above, the applicant is proposing other improvements, and the proposed sign would significantly detract from that effort. Therefore, staff recommends denial of the proposed sign. There are no other issues, and staff recommends approval of SP #414, a medical or dental office at 6011 Wilson Blvd., subject to the proposed conditions.

BACKGROUND: The site contains an existing one (1) story, approximately 1,000 sq. ft. building and four (4) parking spaces. The building formerly existed as a single-family brick home. In 2002, the owner of the Dominion Hills Shopping Center purchased the subject property, and made changes to the façade of the existing building which resulted in the way the building appears today. There is also existing landscaping on site, a mature Silver Maple and an American Arborvitae in good condition. The site is located adjacent to the Dominion Hills Shopping Center, currently under the same ownership as the subject property. A medical or dental office use is proposed.

The following provides additional information about the site and location:

Site: The site is approximately 5,558 square feet (0.13 acres) and is bounded by Wilson Boulevard to the south, North Liberty Street to the east, Dominion Hills Shopping Center to the west, and a single-family detached home to the north. The site is currently developed with a one-story building. Adjacent land uses include:

- To the north: A single-family detached home. Zoned “R-6” and designated “Low” Residential (1 – 10 units/acre) on the General Land Use Plan (GLUP).
- To the west: The Dominion Hills Shopping Center. Zoned “C-1” and designated “Service Commercial” on the General Land Use Plan (GLUP).
- To the east: Single-family detached homes. Zoned “R-6” and designated “Low” Residential (1-10 units/acre) on the General Land Use Plan (GLUP).
- To the south: Powhatan Springs Park. Zoned “S-3A” and designated “Public” *Parks, Schools, Parkways, major unpaved rights-of-way, libraries and cultural facilities* on the General Land Use Plan (GLUP).

Zoning: The site is zoned “R-6” One-Family Dwelling Districts. The site meets the definition of a transitional site, on which a medical or dental office is permitted by site plan in the “R-6” zoning district.

General Land Use Plan Designation: The site is designated “Low” Residential (1 – 10 units/acre) on the General Land Use Plan.

Neighborhood: The site is located with the Dominion Hills Civic Association and is across the street from the Boulevard Manor Civic Association. The Dominion Hills Civic Association supports the proposal (letter attached).

Proposal: The following table sets forth the statistical summary for the proposed project:

SITE AREA	5,558 sq ft (0.13 acres)
Building Height	
Average Site Elevation	311.56 feet
Main Roof Elevation	330.66 feet
Main Roof Height	19.1 feet
Number of Stories	1 story
“R-6” Max. Permitted Building Height	35 feet
Parking	
Number of current spaces on site at 6011 Wilson	4
Standard Spaces	3
Handicap Spaces	1
Number of total parking spaces provided with the proposed site plan	7
Proposed on-site spaces (one space is proposed to be removed to allow additional room for a handicap parking space)	3 (including 1 handicap space)
Proposed off-site in adjacent shopping center	4
Required Medical Office Parking (typ. Site Plan)	7
Required Medical Office Parking Ratio (typ. Site Plan)	1 space per 150 sq ft
Coverage	
Proposed	2,864 sq ft (51.5%)
Maximum permitted coverage for “R-6”	56%

Transportation: The site is bounded by North Liberty Street and Wilson Boulevard. The Master Transportation Plan classifies Wilson Boulevard as a Type E Arterial (Primary Single Family Residential Neighborhoods) and North Liberty Street as a Neighborhood street.

Trip Generation: The Department of Environmental Services (DES) does not take regular traffic counts in the immediate area of the subject site plan as part of its regular traffic counting program. Special traffic counts were taken in the vicinity of the site and they are detailed below.

Street (location)	2004	2009
Wilson Boulevard at North Liberty	15,318	N/A
Wilson Boulevard at North Madison	N/A	17,612

Source: Arlington County Traffic Engineering Department

A Traffic Impact Analysis (TIA) was not required as the structure currently exists and contains only 1,006 square feet and is required to provide only seven (7) parking spaces.

Parking: Seven (7) parking spaces are required per the Zoning Ordinance for this use. As the seven (7) parking spaces cannot all be provided on the site, the Zoning Administrator has determined that the remaining parking spaces can be provided at the adjacent Dominion Hills shopping center, currently under the same ownership as the subject property. The shopping center has a total of 80 parking spaces, 73 of which are required for the shopping center uses. On the subject site, there are currently four (4) parking spaces, one (1) of which would be removed and striped as part of the proposed plan in order to provide additional room for a handicap parking space. Therefore, three (3) parking spaces would be provided on-site and four (4) in the adjacent shopping center, which can be accessed by way of an existing sidewalk between the two (2) sites. As the subject site and the shopping center site are under the same ownership, the developer would be required per Condition #12 to provide a restrictive covenant for those parking spaces, in case ownership changes in the future. These off-site parking spaces would be managed with signs to identify employee and visitor parking for the medical or dental office, as required per Condition #17.

Loading and Delivery: Any loading and delivery for the medical or dental office use will take place on the existing surface parking lot. Refuse and recycling containers are located at the rear of the building away from public view.

Streetscape and Sidewalks: –The Master Transportation Plan identifies Wilson Boulevard as a Type E Arterial Single-Family Street with on-street parking as a medium priority. Currently Wilson Boulevard exists with two travel lanes measuring approximately 10.5-foot wide and a 7.5-foot wide parking lane on either side of a five (5) foot wide median. A six (6) foot wide sidewalk along Wilson Boulevard currently exists and will remain in place. The sidewalk is constructed with two (2) feet of brick at the back of curb and additional four (4) feet of concrete. The developer has agreed to increase the sidewalk radius at the intersection of North Liberty Street Wilson Boulevard to maximize the transition to a four (4) foot clear sidewalk in the adjacent single family neighborhood to the north. A public sidewalk and utilities easement would be needed for the area increased by the radius, and this is referenced in Condition # 21 and the location shown on the attached plan.

North Liberty Street currently exists with one travel lane in each direction measuring approximately, ten (10) feet with two (2), eight (8) foot parking lanes on either side. The sidewalk adjacent to the site measures 6.5 feet and contains a 2.5-foot wide landscape strip at the back of curb and a four (4) foot wide clear sidewalk which is in character and consistent with the adjacent single family neighborhood. Additionally, the developer has agreed to install nubs at the northeast and northwest corners of North Liberty Street and Wilson Boulevard with new ADA ramps.

Public Transit: The project site is conveniently located adjacent to a Metrobus Stop at the intersection of North Liberty and Wilson Boulevard. Metrobus routes 1A, 1B, 1E, and 1F serve the Ballston Metro Station, Seven Corners, and East Falls Church. Additionally, ART Bus route 75 provides service to the site connecting Ballston Metro and Columbia Pike.

Bicycle Access: The subject site is within close proximity to the WO&D and Bluemont trails. On-street bicycle lanes are provided along Patrick Henry Drive. These trails and bike lanes

connect regionally to Fairfax, Alexandria, DC, and Falls Church. Consistent with condition # 14, the developer agrees to provide two (2) bicycle racks on the subject site and two (2) bike racks on the adjacent shopping center site.

Transportation Demand Management (TDM): Consistent with site plan development and the County's adopted TDM Policy, a TDM Plan is recommended to encourage reduced single occupancy vehicle (SOV) trips to and from the site. The recommended TDM strategies are briefly summarized below and referenced in Condition #16.

- Provide a one time contribution of \$1,500 to Arlington County Commuter Services (ACCS) to sustain direct and indirect on-site and off-site services in support of Transportation Management Plan (TMP) activities.
- Provide a Transportation Kiosk in the lobby of the building.
- Distribute transit information to new employees to include site-specific transit-related information.
- Designate a member of the building management team as Property Transportation Coordinator with responsibilities for completing and coordinating TDM Plan obligations for each building
- Provision Provide SmarTrip cards plus \$ 20.00 Metro fare media per person, for free, to on-site employees of tenants, once, at initial occupancy.

Utilities: Adequate water and storm drain capacity is available to serve the existing development. Staff recommends and the applicant agrees to contribute \$6,500 (\$50,000 x 0.13 acres) to the County's Underground Utility Fund. These funds are utilized to enable the County to fund underground utility projects along other undeveloped properties in the area.

DISCUSSION: The Zoning Ordinance states that the proposed use is permitted in the "R-6" Zoning district only by site plan:

Zoning Ordinance Section 9.A.2. Transitional uses¹: the following uses shall be permitted on a transitional site in the "R-6" districts:

With Site Plan approval as specified in Section 36, offices of doctors, physicians, dentists or psychologists, and medical or dental clinics, provided that the basis for judging the merits of any given site plan shall be the degree to which the structure has the appearance of, and complies with the bulk and placement requirements for, a single-family residence.

Proposed Design: To give the building an appearance of a single-family residence, the applicant is proposing improvements in the way of new roof shingles, shutters and columns. Elevations and renderings are attached, as well as photographs of the existing building. The existing

¹ A transitional site is defined by the Zoning Ordinance as: A lot or part thereof located in an "R," "S-3A" or an "RA" District and lying within a distance of two hundred (200) feet from the boundary of a "C" or an "M" District when such lot or part thereof: a) Lies contiguous to such boundary but not across any part of a street there from; and b) is not contiguous at more than one (1) lot line to a side lot line in an "R," "S-3A" or "RA" District.

building resembles the adjacent Dominion Hills shopping center, and the proposed improvements would not only aesthetically separate the subject site from that commercial use, but also help the building blend more with the adjacent residential uses. The applicant is also proposing to retain the existing landscaping on site, and additional tall landscaping would be planted to screen the on-site parking space in front of the building from the roadway.

The proposed site plan would also comply with the bulk and placement requirements for a single-family residence. As proposed, the one (1) story building would fit reasonably well with the adjacent residential neighborhood. In addition, the building remains in the same location as the single-family home used to be on site.

Modification of use regulations: The following modifications of use regulations are requested:

- Modification of setback from Wilson Boulevard: The applicant is requesting a modification of the required 25 foot setback from Wilson Blvd. to permit the existing structure to remain in its existing location, approximately 17.3 feet from Wilson Blvd., where the single-family home used to be. There are no issues with this modification.
- Modification of Parking Requirements: The applicant is proposing to provide four (4) of the required seven (7) parking spaces on the adjacent Dominion Hills Shopping Center property. The subject site and the shopping center are currently under the same ownership. Three (3) of the required parking spaces are able to be provided on site. There are no issues with this modification. As noted above, the applicant would be required to provide a restrictive covenant for the four (4) off-site parking spaces, in case ownership of the properties were to change.
- Modification of sign regulations: A business tenant sign is proposed for the building. The Zoning Ordinance allows for one (1) building name sign for buildings in “R” or “RA” zoning districts. The modification would be to allow a business sign as opposed to a building name sign. There are concerns with the sign as proposed, which are outlined below.

Sustainable elements: Because of the limited scope of work at 6011 Wilson, the project is not eligible for most LEED credits and would also not achieve the number of prerequisites and credits required to achieve LEED certification. This building was built by-right, without green elements. In addition, since the interior of the building is already completed, there is not an opportunity at this time to incorporate sustainable elements. The current approach of making cosmetic changes to the building façade is more sustainable than demolishing and rebuilding on-site, even if the new building were to be a LEED certified building. Very few new materials will be purchased, shipped and installed and very little waste is being generated by the minor renovations. The applicant is proposing to eliminate approximately 150 square feet of asphalt on the site and will incorporate additional landscaping, which will help to reduce stormwater runoff. The plantings specified are drought tolerant and will not require irrigation. In addition, the applicant is installing bicycle racks to promote alternative transportation.

Community process:

- Site Plan Review Committee (SPRC): The SPRC held one (1) meeting to discuss the proposed site plan on March 22, 2010. The SPRC agreed to forward the application to the Planning Commission for review.
- Planning Commission: The application was heard at the May 12, 2010 carryover Planning Commission meeting. The Planning Commission voted 7-3 to recommend approval of the proposed site plan, to deny the request for the lit sign box above the roofline, and to consider a sign on or by the front door or along the railing. The applicant continues to propose a lit sign box above the roofline.
- Transportation Commission: The application was heard at the May 6, 2010 Transportation Commission meeting. The Transportation Commission voted to unanimously approve the project, subject to the plans and conditions as proposed and to allow flexible use of off-site parking when the medical / dental office is not in use. Condition #12 has been revised to state that the parking for the medical/dental office will be reserved during the medical/dental office hours.

Proposed Sign: The proposed sign would be a back-lit box located above the roofline of the front of the building facing Wilson Boulevard (plan attached). The sign would be nine (9) square feet in size. A lit sign box above the roofline does not lend itself to a residential appearance, a requirement of this site plan, but rather to a commercial use. This type of sign is not permitted in a residential district and the County Board has not approved such signs for transitional medical offices. Several improvements are proposed by the applicant in an effort to help the building resemble a single-family dwelling, but the proposed sign would detract from that effort. A smaller sign on or beside the front door would be more appropriate for this use on this site, and could be supported. A small, un-lit plaque on the railing, as recommended by the Planning Commission, could also be appropriate.

CONCLUSION: The project proposes to re-use an existing, vacant building, formerly a single-family dwelling, as a medical or dental office. The proposed improvements, with the exception of the sign, would comply with the Zoning Ordinance requirement that the building maintain an appearance of a residence. Parking requirements would be met and there are no issues with the request for a setback modification. The Dominion Hills Civic Association supports the proposal. The lit sign box would make the building appear more commercial than residential, and cannot be supported. Therefore, staff recommends approval of SP #414, a medical or dental office at 6011 Wilson Blvd., subject to the proposed conditions. Furthermore, staff recommends denial of the proposed sign.

Proposed conditions:

Note: Where a particular County office is specified in these conditions, the specified office includes any functional successor to that office. Where the County Manager is specified in these conditions, "County Manager" includes the County Manager's designee. Whenever, under these conditions, anything is required to be done or approved by the County Manager, the language is understood to include the County Manager or his or her designee.

Site Plan Term

1. The developer (as used in these conditions, the term "developer" shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.1 and the revised plans dated March 26, 2010 and reviewed and approved by the County Board and made a part of the public record on May 22, 2010, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

This site plan approval expires three (3) years after the date of County Board approval if a building permit has not been issued pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this site plan and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the site plan is subject to, among other things, inclusion of amended or additional site plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

Utility Fund Contribution

2. The developer agrees to contribute in the amount specified in Site Plan conditions to the County utility fund before the issuance of the First Building Permit or prorated consistent with an approved phasing plan for the development. The total utility fund contribution for this site is \$6,500 (\$50,000 x 0.13 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 owners of record of the property at the time of any refund.

Compliance with Federal, State and Local Laws

3. The developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. In addition, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this site plan approval. The developer specifically agrees that the County has the authority to take such actions as may be necessary, to include the issuance

of a stop work order for the entire project, when the developer is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.

Post-County Board 4.1 Filing

4. The developer agrees to file four copies of a site plan and the tabular information form, and digital copies on compact disc in JPEG, PDF, and DXF formats, which complies with the final approval of the County Board and with Administrative Regulation 4.1, with the Zoning Administrator within 90 days of the County Board approval and before the issuance of the First Building Permit.

The developer agrees to include on the post-4.1 plans details regarding existing traffic signal system infrastructure, e.g., poles, meters, controller cabinets, and to indicate on the plans if any part of the system will be moved and to where it is proposed to be moved.

The developer agrees to convene and participate in a meeting with pertinent County staff to address requirements of the site plan approval.

The developer also agrees that no changes to the approved post-4.1 plans can take place in the field. All post-4.1 plan changes must be approved by the lead DCPHD contact for the site plan.

Green Building Fund Contribution

5. The developer agrees to make a contribution to the County’s Green Building Fund of \$250 (\$0.045 X 5,558 square feet). The payment shall be made to the Department of Environmental Services prior to the issuance of the First Building Permit, and compliance with this condition shall be provided to the Zoning Administrator in the form of a letter at the time of payment. If the project achieves formal certification as a LEED Green Building from the U.S. Green Building Council within one year of issuance of the Master Certificate of Occupancy, the Green Building fund contribution shall be refunded upon receipt of written request, and documentation of LEED certification, by the applicant.

Existing and Proposed Landscaping

6. The developer agrees to maintain all existing trees and vegetation on site, with the exception of the Juniper in the front of the site, which may be replaced with taller plants to screen the parking area. The developer further agrees to plant landscaping in the area adjacent to the parking spaces at the northwest corner of the site, in the area depicted on the proposed plan. All landscaping shall be shown on the final engineering plans to be approved by the County Manager or his designee.

The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the First Certificate of Occupancy 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 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.

Final site engineering plan approval by DES

7. The developer agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. The First Building Permit will not be issued until final site engineering plans which agree with the approved final site development and the sequence of construction, has been approved by the Department of Environmental Services and the CPHD Site Planner, as consistent with all site plan approval requirements and all County laws. To ensure final sign-off, the plans shall include CPHD Site Planner review and signature blocks. Upon completion of the construction of a project, the developer agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.

Pavement, Curb and Gutter Along All Frontages

8. The developer agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.
 - a. The developer agrees to maintain curb and gutter in approximately the same locations along Wilson Boulevard, as shown on the final engineering plan as approved by the County Manager.
 - b. The developer agrees to maintain curb and gutter in approximately the same locations along North Liberty Street, as shown on the final engineering plan as approved by the County Manager.
 - c. The developer agrees to construct nubs along the North Liberty Street frontage at the northeast and northwest corners as shown on the final engineering plan as approved by the County Manager.
 - d. The developer agrees to install handicap ramps and crosswalks along the site frontage and at receiving ends as shown on the final engineering plan as approved by the County Manager.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager on the final Site Development and on the final Site Engineering Plan, in accordance with applicable urban design standards in effect at the time of final Site Engineering Plan Approval; provided, however, that the provision of such

improvements shall not increase the projected cost anticipated for such improvements as shown on the site plan drawings dated March 26, 2010 unless the County provides additional funding to offset such increased cost.

Sidewalk Design and Improvements

9. The developer agrees to increase the sidewalk inside radius at the northwest corner of North Liberty Street and Wilson Boulevard to maintain at least a 5-foot clear sidewalk behind the proposed ADA ramps or as shown on the final engineering plan and approved by the County Manager. The developer, or any subsequent owner, also agrees to maintain and replace all sidewalks for the life of the site plan.

The developer also agrees to coordinate with any future streetscape and sidewalk improvements when adjacent properties redevelop.

Replacement of Damaged Existing Curb, Gutter and Sidewalk

10. The developer agrees to remove and replace, according to the Arlington County Department of Environmental Services Construction Standards and Specifications Manual, any existing curb, gutter and sidewalk along the street frontages of this site which is in poor condition or damaged by the developer, prior to the issuance of the first Certificate of Occupancy.

Address Indicator Signs

11. The developer agrees to install address indicator signs on the site which comply with Section 27-12 of the Arlington County Code or successor provision in a location visible from the street and as shown on the final site development plan.

Provide Restrictive Covenant for Off-site Parking

12. The developer shall obtain from the owner of Lots 174 through 181 and Lot 193, Section 1, Dominion Hills (RPC #12024001) (collectively "Shopping Centre Property") a restrictive covenant, benefitting Lot 182, Section 1, Dominion Hills (RPC #12024013) ("Lot 182") and the County, and burdening the Shopping Centre Property, which covenant shall provide, among other things, that there shall be, at all times, four (4) designated parking spaces, for use as described herein, on the Shopping Centre Property, at a location and of dimensions shown on a plat entitled "Exhibit Showing Four Existing Parking Spaces Reserved for the Benefit of Lot 182, Dominion Hills Centre, Arlington County, Virginia", by Walter L. Phillips, Incorporated, dated May 3, 2010, attached to this Ordinance and incorporated herein by this reference. Developer agrees that the covenant shall provide that the use of such parking spaces shall be solely for the benefit and exclusive use, during the medical/dental office hours, of the owner of Lot 182, to provide parking for occupants of the building on Lot 182 necessary to satisfy, in part, applicable zoning, site plan and special use parking requirements for use of Lot 182 as a medical or dental office building ("Required Parking"). The covenant shall be recorded among the land records of the Circuit Court of Arlington County, Virginia prior to the issuance of the first Certificate of Occupancy for the building that is the subject of Site Plan #414 ("Site Plan"). Prior to recordation of the Deed of Restrictive Covenant ("Deed"), the developer agrees to prepare, submit the Deed to the County for review, and obtain the County manager's written approval of the Deed. Developer agrees that the covenant, among other things, shall specify that: 1) the covenant

shall run with the land; 2) each of the four (4) spaces shall be at all times clearly marked with above-ground signs as being reserved during the medical/dental office hours, for the exclusive use by the owner of Lot 182 to provide Required Parking; and 3) no rights in the four (4) parking spaces have been previously granted or will be granted in the future, by the Shopping Centre Property owner to other persons or entities in the Shopping Centre Property or have been previously granted by such owner's predecessors in title or interest. The covenant shall further provide that: A) the covenant shall be enforceable by the County; and B) the covenant shall not terminate unless and until the Site Plan terminates, is extinguished, revoked, or otherwise ends, or when this Site Plan condition is amended by the County to eliminate the requirement for such covenant.

Screening of Trash

13. The developer agrees that all storage of trash shall be screened.

Bicycle Storage Facilities

14. The developer agrees to provide a minimum of at least two bike racks on site and two and two bike racks on the adjacent commercial site to the west prior to the issuance of certificate of occupancy. The bikes racks are to be in locations shown on the final engineering plan and as approved by the County Manager.

Screening of Mechanical Equipment

15. Mechanical equipment shall be screened so as not to be visible from public rights-of-way.

Transportation Management Plan

16. The developer 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 developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy.

Annual assessment rates will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of site plan approval.

The Transportation Management Plan shall 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 management company.
- b. Designate a member(s) of building management as Property Transportation Coordinator to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all TMP obligations. The

applicant and /or building management will provide, and keep current, the name and contact information of the PTC to ACCS. 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.

- c. In addition to supporting the ongoing activities of the Property Transportation Coordinator and other commitments of this TMP, the developer agrees to contribute to the Arlington County Commuter Services (ACCS) to sustain direct and indirect on-site and off-site services in support of TMP activities a one time contribution of \$1,500. Payment on this commitment will begin as a condition of issuance of the first Certificate of Occupancy.

Facilities and Improvements

- a. Provide 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.
- b. Provide in the building lobby a means to call a taxi.
- c. Comply with requirements to provide bicycle parking/storage facilities.

Promotions, Services, Policies

- a. Provide SmarTrip cards plus \$ 20.00 Metro fare media per person, for free, to on-site employees of tenants, once, at initial occupancy.
- b. Provide for free to each employee of a commercial tenant, once, at initial occupancy, a Metrobus Weekly Pass (Valid for a full week of unlimited travel region wide on regular Metrobus routes) or successor fare media, weekly, per person; distributed no later than the first day of work at the building for the first 30 days of an individual's employment at the building. Senior or Disabled weekly bus pass may be substituted if criteria are met. Passes shall be purchased through CommuterDirect, or successor entity, for ease of verification by ACCS.
- c. Provide website hotlinks to CommuterPage.comTM under a "transportation information" heading from the developer and property manager's websites regarding this development.
- d. Distribute a new-employee package, material provided by Arlington County, which includes site-specific ridesharing and transit-related information to each employee. Packages will be distributed to tenants no later than the first day of work at the building.
- e. Provide a reference to the local bus routes in promotional materials and

advertisements.

- f. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all residents, tenants, employees, and visitors.

Performance and Monitoring

- a. Upon approval of the TMP by the County, the developer agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.

Parking

- 17. The developer agrees to provide signs for the four (4) parking spaces in the adjacent Dominion Hills shopping center which indicate those four parking spaces are reserved for 6011 Wilson Blvd. during the medical/dental office hours only. The developer also agrees to make available the on-site parking spaces when the medical/dental office is not in use.

Obtain Master Certificate of Occupancy

- 18. The developer agrees to obtain a Master Certificate of Occupancy within 90 days of full occupancy of the building.

Structural Additions

- 19. The developer agrees that any structural addition or changes to the facades or materials shall be subject to the approval of the County Manager. If the County Manager, in consultation with the Zoning Administrator determines that any proposed improvements or changes to the facades or materials have a significant impact on the site plan, or otherwise meet Zoning Ordinance requirements for site plan amendments that go to the County Board, a site plan amendment shall be required.

Snow Removal

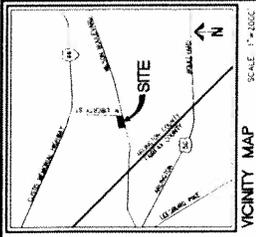
- 20. The developer or owner agrees to remove snow from all interior streets and interior and exterior sidewalks, including accessibility ramps and gutter areas within crosswalks, within a reasonable time after snow has stopped falling but in no case later than snow removal provided for vehicular access to the site.

Public Sidewalk and Utilities Easement

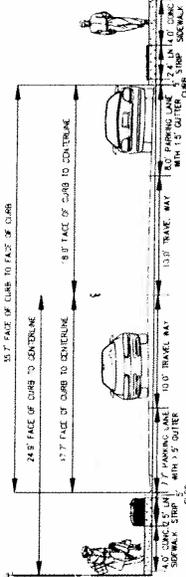
- 21. The developer agrees to grant a permanent easement for public sidewalk and utilities purposes to the County Board for a new portion of sidewalk on the corner of North Liberty Street and Wilson Boulevard, as shown on a plat entitled "6011 Wilson Boulevard Proposed Easement Exhibit, Arlington County, Virginia", by Walter L. Phillips, Incorporated, dated April 23, 2010, revised May 3, 2010, attached to this Ordinance and incorporated herein by this reference ("Plat"). The final location of the easement may change with the preparation of the final building plans. The public sidewalk and utilities easement shall be recorded by the developer among the land records of the Clerk of the Circuit Court of Arlington County, Virginia prior to the issuance of the first certificate of occupancy for the building that is the subject of the site plan. The easement shall be granted by deed of easement, in substance

acceptable to the County Manager, and in form acceptable to the County Attorney. The developer shall be responsible for maintaining the sidewalk within the easement area depicted on the Plat.

PREVIOUS COUNTY BOARD ACTIONS: There are no previous County Board actions on this site.



VICINITY MAP
SCALE 1" = 1000'



SECTION B-B
NORTH LIBERTY STREET LOOKING NORTH - EXISTING AND PROPOSED CONDITIONS
SCALE 1" = 4'

EXISTING TREE/SHRUB INVENTORY

SLT	SPECIES NAME	SUIT	QTY TOTAL	CONDITION	TO BE SAVED	TO BE REMOVED
1	ACALIA	11-12	423	X	X	
2	BOUNCIE	41-42	127	X	X	
3	AMERICAN ARBORVITAE	1A-117	1	GOOD CONDITION		X
4	MAPLE	11-111	1	GOOD CONDITION		X
5	DOGWOOD	11-115	120	X	X	
6	DOGWOOD	11-115	120	X	X	
7	DOGWOOD	11-115	120	X	X	
8	SILVER MAPLE	04-130	1	GOOD CONDITION		X
9	DOGWOOD	11-115	120	X	X	

NOTE: EXISTING LANDSCAPING TO REMAIN WITH EXCEPTION OF ANIMERS ALONG WILSON BLVD. SEE LANDSCAPE SCHEDULE FOR NEW PLANTS AND LOCATIONS.

PROPOSED SHRUBS

SLT	SYMBOL / COMMON NAME	SIZE	QTY TOTAL	SPACING
1	AMERICAN ARBORVITAE (SPYRUM)	1.0A	14	SEE SCHEDULE FOR PLANTING DETAILS, T.C.
2	BOUNCIE (SILVER MAPLE)	1.0A	14	SEE SCHEDULE FOR PLANTING DETAILS, T.C.
3	DOGWOOD (DOGWOOD)	1.0A	14	SEE SCHEDULE FOR PLANTING DETAILS, T.C.
4	DOGWOOD (DOGWOOD)	1.0A	14	SEE SCHEDULE FOR PLANTING DETAILS, T.C.

NOTE: REMOVE EXISTING ANIMERS W/ THIS AREA



NOTES:
1. CENTERLINE IN WILSON BOULEVARD AND CURB LOCATIONS ON THE EAST SIDE OF LIBERTY AND SOUTH SIDE OF WILSON (INCLUDING MEDIAN) BASED ON INFORMATION TAKEN FROM ARLINGTON COUNTY STREET PLANS (DATE 07/07).

LANDSCAPE PLAN AND STREET SECTIONS

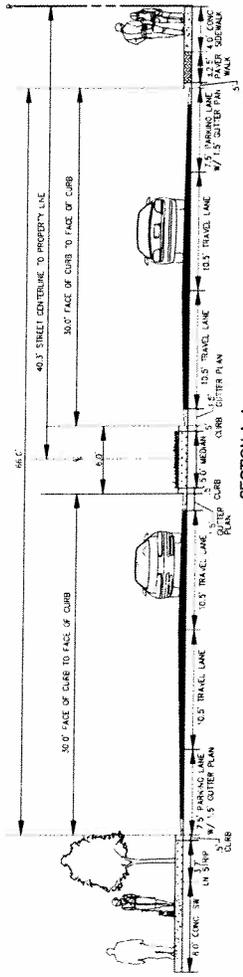
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPHAC.COM

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
6011 WILSON BOULEVARD
ARLINGTON COUNTY, VIRGINIA

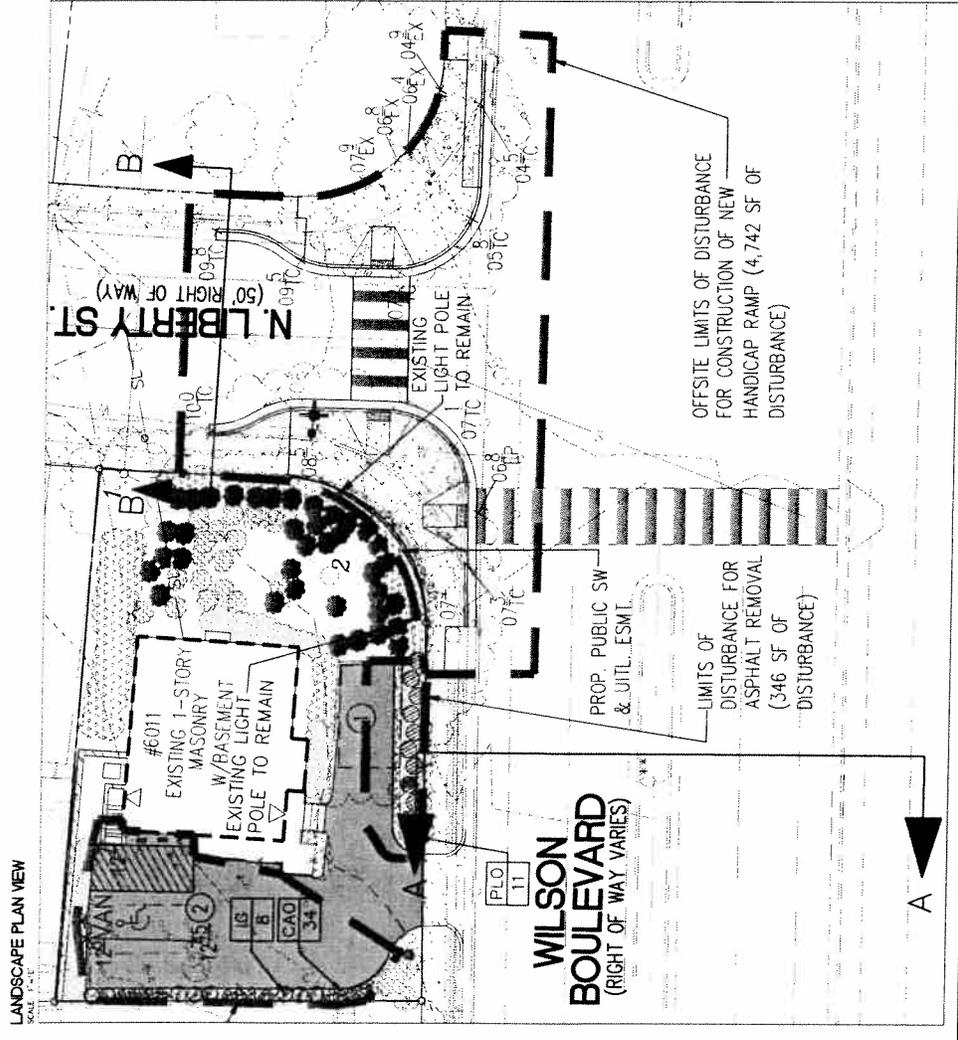
SCALE: AS SHOWN (DATE) CHECKED: (DATE)
SUBMITTED: DATE 11/17/09 APPROVED: DATE 11/17/09
REV: 1/20/10 REV: 1/20/10
APPROVED: DATE 11/17/09 APPROVED: DATE 11/17/09
SHEET: 01 OF 2

LANDSCAPE PLAN PREPARED BY:
LANDSCAPE PLAN PREPARED BY:
DATE: 11/17/09
DATE: 11/17/09
DATE: 11/17/09
DATE: 11/17/09

TRANSMITTAL ON COMMISSION 4/7/2010
TRANSMITTAL ON COMMISSION 4/7/2010



SECTION A-A
WILSON BOULEVARD LOOKING WEST - EXISTING AND PROPOSED CONDITIONS
SCALE 1" = 4'



LANDSCAPE PLAN VIEW

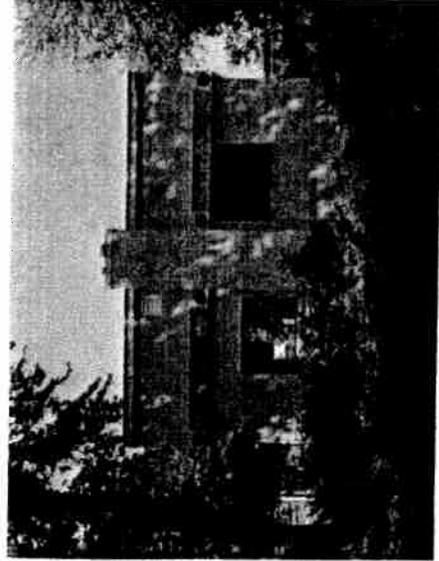
WILSON BOULEVARD
(RIGHT OF WAY VARIES)

OFFSITE LIMITS OF DISTURBANCE FOR CONSTRUCTION OF NEW HANDICAP RAMP (4,742 SF OF DISTURBANCE)

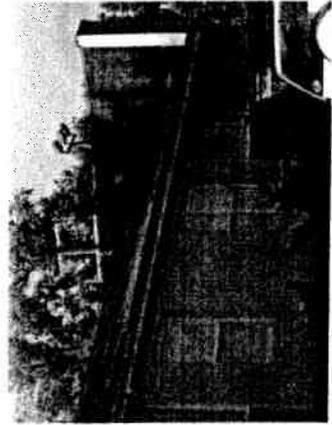
LIMITS OF DISTURBANCE FOR ASPHALT REMOVAL (346 SF OF DISTURBANCE)

PROP. PUBLIC SW & UTIL. ESMT.

DATE: 11/17/09
DATE: 11/17/09
DATE: 11/17/09
DATE: 11/17/09



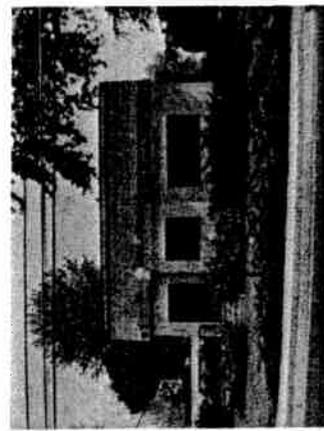
EXISTING RIGHT SIDE VIEW
10/1/2010



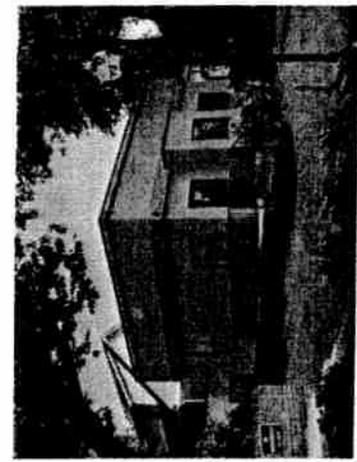
EXISTING REAR VIEW



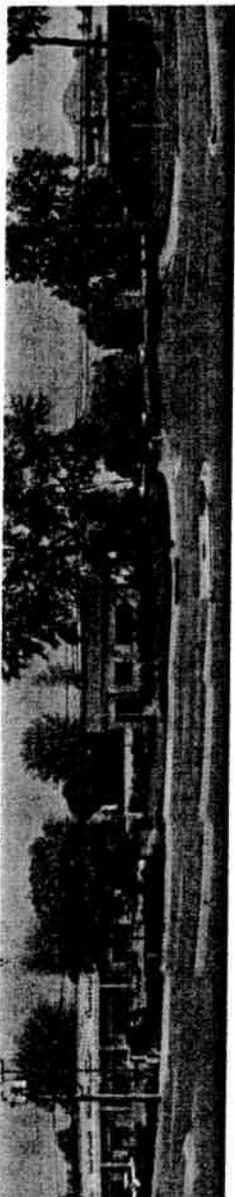
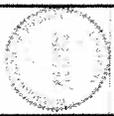
EXISTING LEFT SIDE VIEW



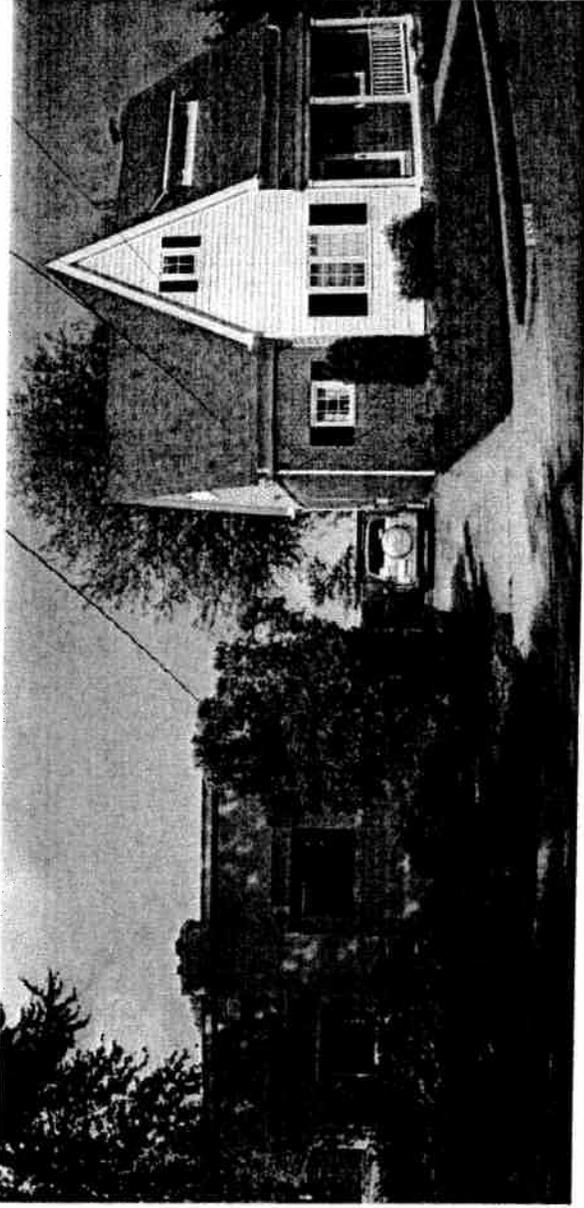
EXISTING FRONT ELEVATION
10/1/2010



EXISTING FRONT AND LEFT SIDE VIEW



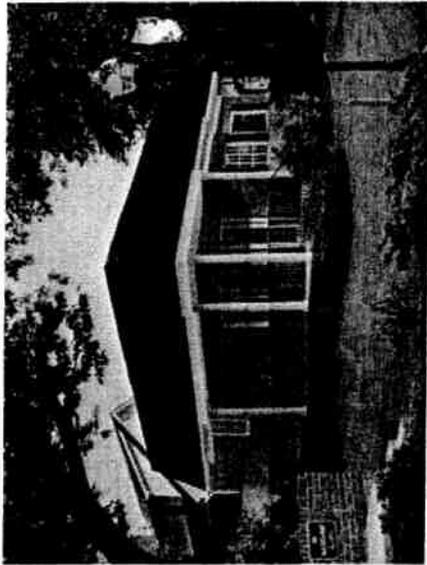
EXISTING WILSON BLVD VIEW
10/10/2010



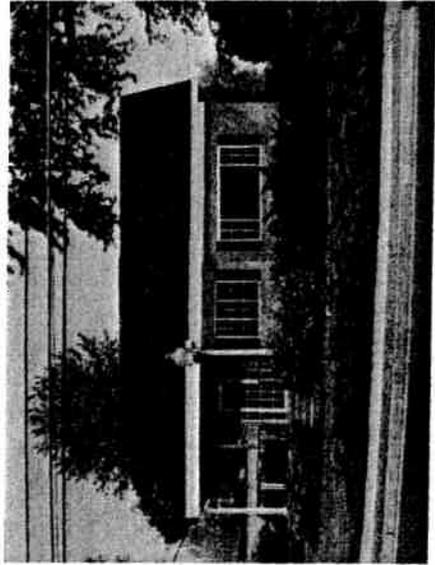
EXISTING RIGHT SIDE VIEW
10/10/2010



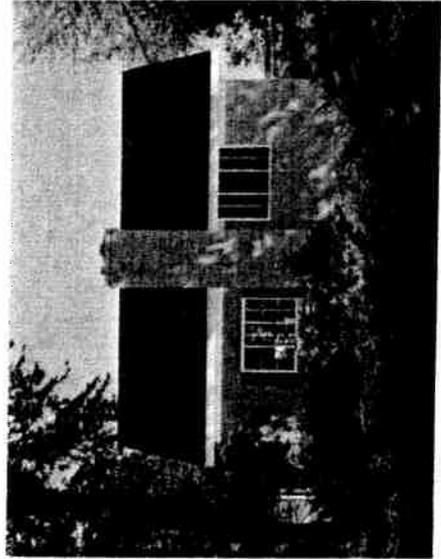
EXTERIOR RENOVATIONS
1000 W. 10th Street
SHERIDAN BRIDA EUSTICE & ASSOC. LTD.
ARCHITECTS
DATE: _____
JOB NO. _____



PROPOSED LEFT SIDE VIEW



PROPOSED FRONT VIEW
1/4" = 1'-0"



PROPOSED RIGHT SIDE VIEW
1/4" = 1'-0"

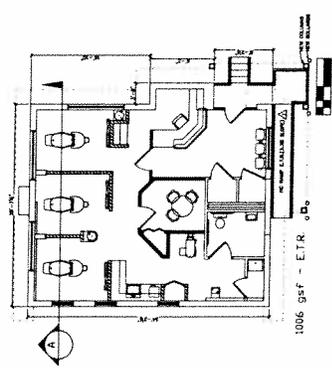
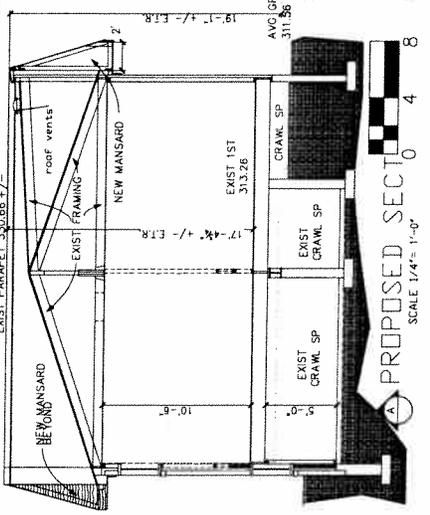
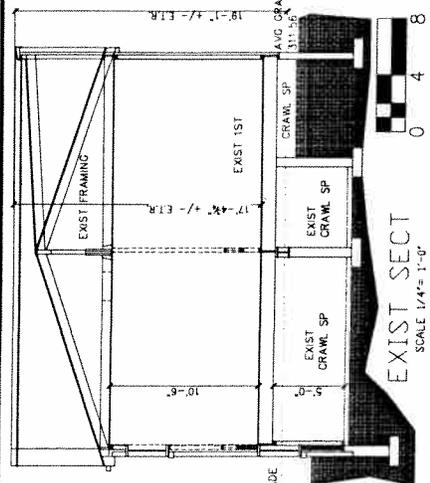
REVISIONS:
 7 15 09
 Δ STAFF CDMM
 11 20 09
 E LING
 2 17 10
 Δ SPRC CDMM
 03 24 10

JOB NO. 9017
 DATE MAY 09

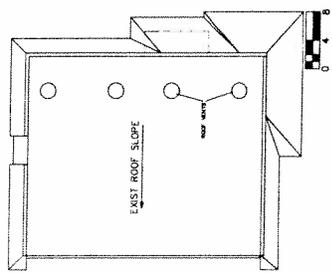
PLANS, ELEVATIONS
 EXTERIOR RENOVATIONS
 801 WILSON BLVD
 JACKSON, MISSISSIPPI
 SHERRILL BROWN-ELSTON & ASSOC., LTD.
 ARCHITECTS



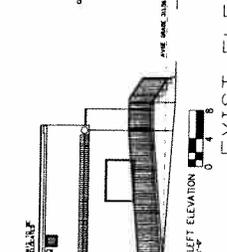
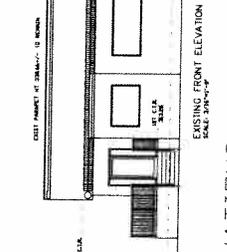
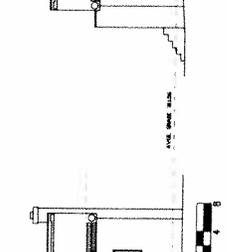
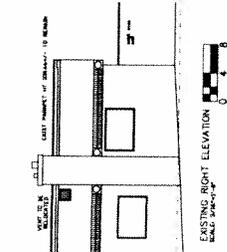
A-1
 OF



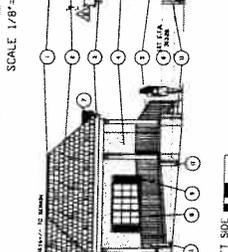
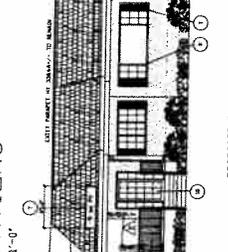
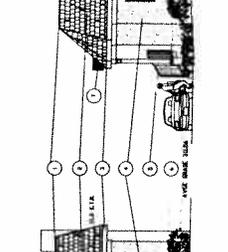
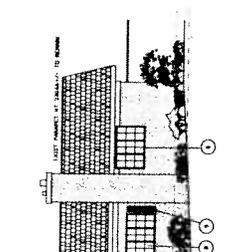
SCHEMATIC FLOOR PLAN
 SCALE 1/8" = 1'-0"
 PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY



PROPOSED ROOF PL
 SCALE 1/8" = 1'-0"



EXIST ELEVATIONS
 SCALE 1/8" = 1'-0"



PROPOSED ELEVATIONS
 SCALE 1/8" = 1'-0"

- NUMERICALS:
- 1 PREFINISHED ALUM. CAP TRIM
 - 2 NEW ASPHALT ROOF SHINGLES
 - 3 SIPR BURMESE/ALUM. TRIM, PTF
 - 4 EXISTING STUCCO
 - 5 EXISTING WALLS, PTF
 - 6 NEW COLUMNS, PTF
 - 7 NEW SIPR BURMESE/ALUM. TRIM, PTF
 - 8 NEW SIPR BURMESE/ALUM. TRIM, PTF
 - 9 NEW SIPR BURMESE/ALUM. TRIM, PTF
 - 10 EXISTING DOORS & STEELWORK
 - 11 PTF STEEL BEAMS



NOTES:

1. THE PROPERTY SHOWN ON THIS EXHIBIT IS DELINEATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP 61-7 AS REAL PROPERTY CODE (RPC) NUMBER 12024001.
2. THE PROPERTY IS NOW IN THE NAME OF DOMINION HILLS CENTRE, LTD AS RECORDED IN DEED BOOK 2377 AT PAGE 296.
3. THIS EXHIBIT DOES NOT SHOW ALL DEDICATIONS, EASEMENTS, RESTRICTIONS OR COVENANTS IN THE CHAIN OF TITLE. THIS EXHIBIT IS BASED ON RECORD INFORMATION.
4. IT IS THE INTENT OF THIS EXHIBIT TO SHOW FOUR (4) PARKING SPACES ON THE SUBJECT PROPERTY TO BE RESERVED FOR THE BENEFIT OF THE ADJACENT PROPERTY SHOWN HEREON AS LOT NUMBER 182.

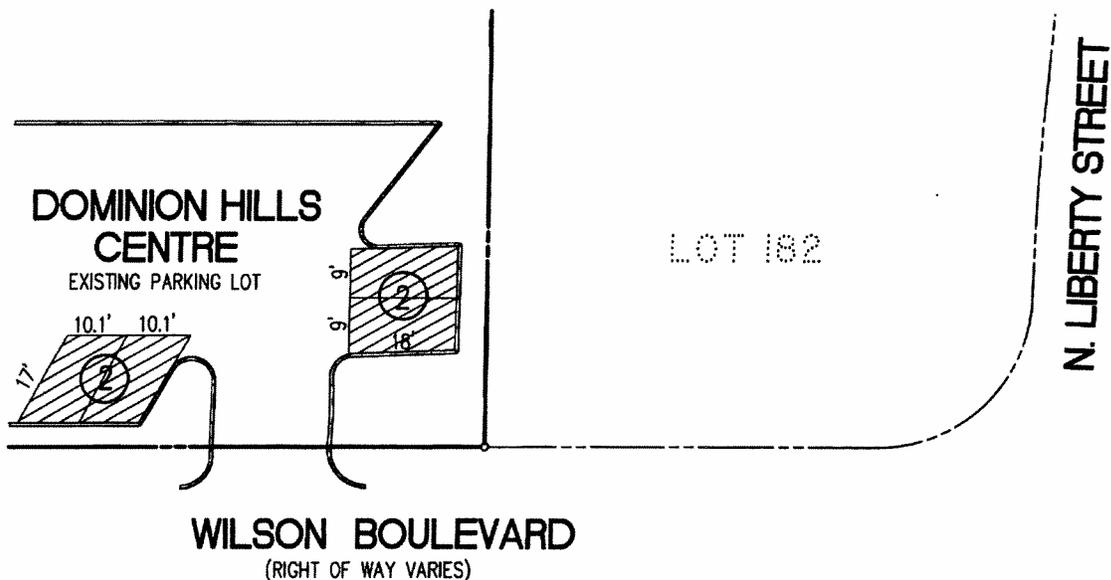
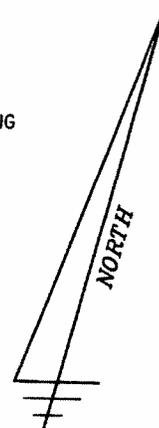


EXHIBIT SHOWING
FOUR EXISTING PARKING SPACES
RESERVED FOR BENEFIT OF LOT 182
DOMINION HILLS CENTRE
ARLINGTON COUNTY, VIRGINIA

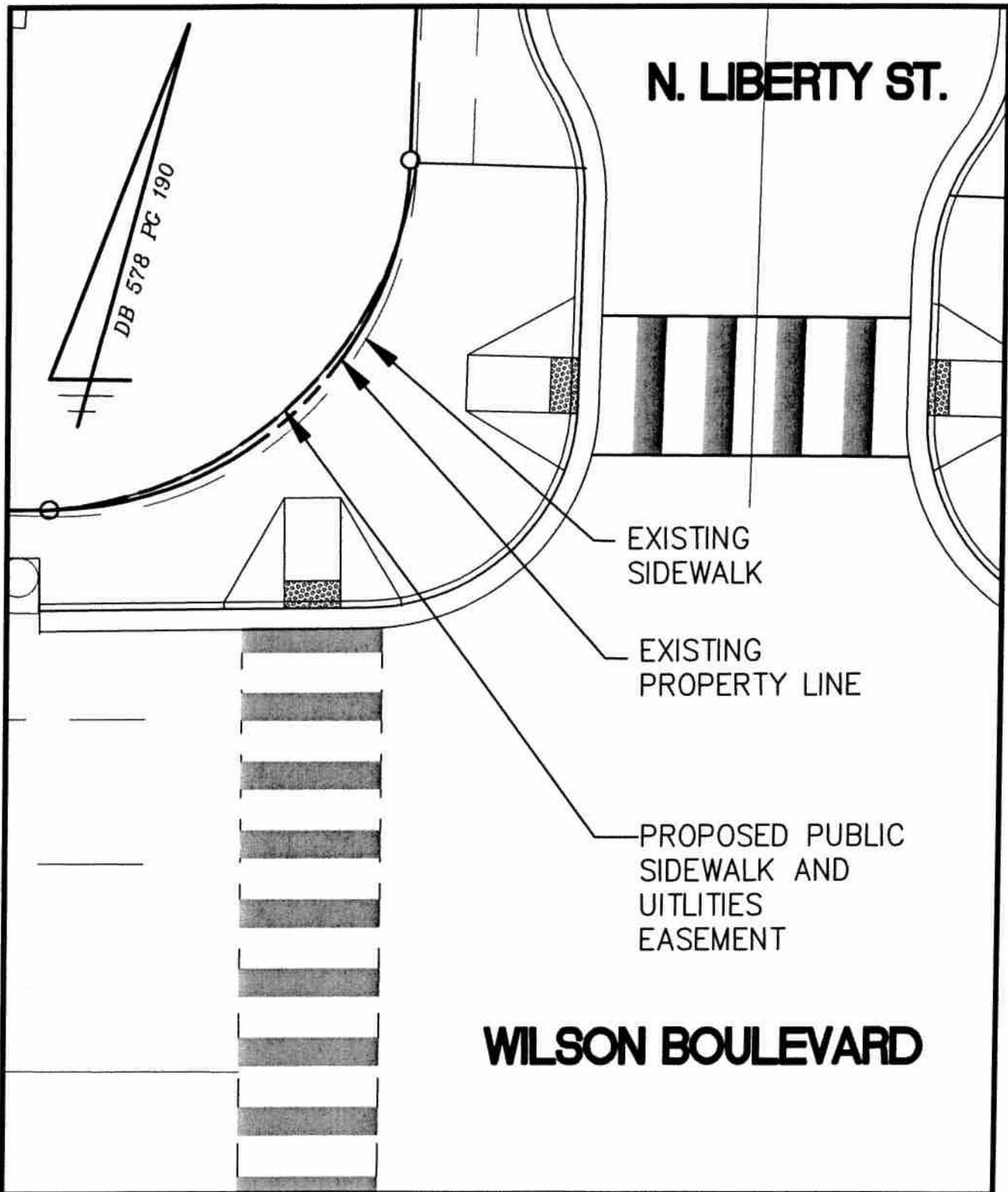


WALTER L. PHILLIPS

INCORPORATED
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

FWL: MAY 3, 2010

SCALE: 1" = 25'



N. LIBERTY ST.

DB 578 PC 190

EXISTING
SIDEWALK

EXISTING
PROPERTY LINE

PROPOSED PUBLIC
SIDEWALK AND
UTILITIES
EASEMENT

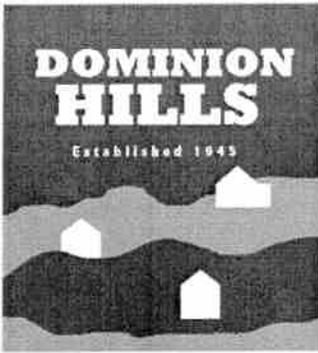
WILSON BOULEVARD

WALTER L. PHILLIPS, INC.
207 Park Avenue
Falls Church, Va. 22046
TEL (703) 532-6163 FAX (703) 533-1301
WWW.WLPINC.COM

**6011 WILSON BOULEVARD
PROPOSED EASEMENT EXHIBIT
ARLINGTON COUNTY, VIRGINIA**



SCALE: 1"=10' REV. 5/3/10
DATE: 4/23/10



Dominion Hills Civic Association

Arlington • Virginia

May 11, 2010

Laura Bobeczko

President

703-241-0626

lauralbobeczko@msn.com

Brian Hannigan

Vice President

Brenda Nardone

Membership Secretary

Jeff Coughlin

Treasurer

Board of Directors

Eric Sildon

Immediate Past President

Chuck Adkins-Blanch

Susie Barolo

Chanya Charles

Tom Fatouros

Carrie Mitchell

Kevin Mitchell

Greg Schneider

Max Scruggs

www.dominionhills.net

Mr. Charles Monfort
Chair, Planning Commission
2100 Clarendon Blvd.
Arlington, Virginia 22201

RE: SP #414 - Dominion Hills Centre, 6011 Wilson Boulevard
May 12, 2010 Agenda Item

Dear Chairman Monfort and Members of the Commission:

The Dominion Hills Civic Association (DHCA) strongly supports the proposed Site Plan for the property at 6011 Wilson Blvd. to be used as a medical or dental office. This position was recommended by a unanimous vote of the DHCA Board of Directors and approved by a unanimous vote of the membership present and voting at the DHCA membership meeting of April 15, 2010. In addition, the Dominion Hills neighbors living closest to this location were personally informed of this proposal by a representative of the Board. To the best of our knowledge, all have indicated their approval.

We believe that the proposed remodeling at this location will make an attractive public presentation for this transitional site. A medical or dental office will also likely not impose an undue burden or have a negative impact upon the residential neighbors.

Prior to its purchase in 2002 by the owners of the Dominion Hills Centre, this property was for many years a poorly maintained rental unit, an eyesore that reflected poorly on our neighborhood and detracted from the value of both its residential and commercial neighbors. The new owners quickly renovated the home's exterior and installed attractive landscaping. They have clearly demonstrated a commitment to keeping this property in the best possible condition. DHCA believes the neighborhood's interests will be well-served by your approval of the proposed site plan.

Thank you for your consideration.

Yours truly,

Laura Bobeczko

Laura Bobeczko
President



SP#414
6011 Wilson Blvd
RPC: 12-024-013

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

Department of Community Planning, Housing and Development

Not To Scale

Case Location(s)

Planning Division