



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 12, 2010**

DATE: May 26, 2010

SUBJECT: U-2985-00-1 USE PERMIT REVIEW for educational program and parking at the Thurgood Marshall building; located at 2847 Wilson Blvd. (RPC #15-065-019).

Applicant:
Arlington Public Schools

C.M. RECOMMENDATION:

Renew the use permit, subject to all previously approved conditions, and with a review in one (1) month (July 10, 2010).

ISSUES: This is a three (3)-year review of a use permit for an educational program located at the Thurgood Marshall building in Clarendon. Staff is recommending a short renewal in order to work out issues related to the public parking requirement in Condition #14.

DISCUSSION: In 2000, the County Board approved U-2985-00-1 for an educational use run by Arlington Public Schools in Clarendon. Condition #14, amended in 2004, required the applicant to work with staff on the submission of a parking management plan for the use of the site's parking lot for a public parking use. During the 2007 review, it was noted that the public parking use had been operating through a private parking provider; however the provider was using the lot on a somewhat limited basis. At some point subsequent to the 2007 review, the parking use ceased operating. Staff is recommending a short renewal in order to work with Arlington Public Schools on the reinstatement of the public parking use at the site.

County Manager: MB/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5614

12.

Approved Conditions:

1. The applicant concurs that the design capacity of the school facility shall be for a total of 35 students.
2. The applicant agrees that only those students who have met the criteria for return to their home schools are permitted to leave the school unsupervised to travel to a supervised job placement.
3. Use of the two (2) existing transitional parking lots currently operating under use permit approval (U-1304-58-1 and U-2083-76-2) is prohibited for uses other than those located on and operating in the Ives Funeral Home site.
4. The applicant agrees to facilitate the establishment of a neighborhood advisory group consisting of representatives from the Lyon Village Civic Association, the Clarendon-Courthouse Civic Association, nearby neighbors and APS to address potential issues and concerns which may arise regarding the New Directions use.
5. The applicant agrees that drop-off and pick-up of the students shall be via school bus and shall occur on North Fillmore Street within the planned gateway or on Wilson Boulevard side of the planned gateway.
6. The applicant agrees that students who exhibit ongoing violent behavior will not be admitted to participate in the program. Further the applicant agrees that students attending the program who exhibit violent/dangerous behavior will be immediately removed from the program and that excessive lesser infractions of the rules may also result in removal of students from the program.
7. The applicant agrees to submit a final site design and paving plan and landscaping plan to be approved by the County Manager or his designee prior to the issuance of any applicable permit. This plan shall include the building renovations including newly exposed windows, location and dimension of curb cuts to be eliminated. This plan shall also include the existing and proposed signs, on-site lighting, trash receptacles, and storage enclosures, as well as the location, quantity, size and species of plant material for street trees and landscaping. The final plan shall include any amendments to the conceptual drawings and designs dated May 8, 2000 as presented to and approved by the County Board at the July 22, 2000 County Board Meeting. The plan shall be reviewed with representatives of the Lyon Village Civic Association, the Clarendon-Courthouse Civic Association and the adjoining, adjacent and abutting neighbors prior to issuance to the County for approval by the County Manager or his designee.
8. The applicant agrees to meet the requirements of the Inspection Services Office, Community Code Enforcement Office, the Bureau of Environmental Health, the State Department of Education, and the Fire Marshal's Office, including the installation of smoke detection/alarm systems.

9. Prior to receiving the First Building Permit, the applicant agrees to identify a person who will serve as liaison to the community throughout the duration of development and operation of the space for the APS' New Directions Program. This individual shall have authority to act on concerns and shall be on the site throughout the hours of construction and redevelopment and during the hours that the New Directions Program would be operational. The name and telephone number of this individual shall be provided in writing to the president of the Lyon Village, and Clarendon-Courthouse Civic Associations and residents whose property abuts, adjoins or is adjacent to the site, the Clarendon Alliance, and to the Zoning Administrator, and shall be posted at the entrance of the project.

10. The applicant agrees to submit a detailed final site design and paving plan and landscape plan at a scale no larger than 1/16 inch = 1 foot before the issuance of the Excavation/Sheeting and Shoring Permit and the plan shall be approved by the County Manager or his designee before the issuance of the Final Building Permit. The final plan shall include any amendments to the conceptual drawings and designs dated May 8, 2000 as presented to and approved by the County Board at the July 22, 2000 County Board meeting. In order to facilitate comparison with the final site engineering plan the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale (1/16 inch = 1 foot, 1/8 inch = 1 foot, or 1/4 inch = 1 foot). The County may permit minor changes in building, street, and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the use permit approval. If applicable, the landscape plan shall include a Street Tree Plan which shall be reviewed by the Department of Parks, Recreation and Community Resources and shall be accompanied by the site engineering plan and the two (2) plans shall be compared to ensure that there are no conflicts between street trees and utilities; neither plan shall be approved until the landscape plan and the site engineering plan agree. The plan shall be shared with the Lyon Village and Clarendon-Courthouse Civic Associations prior to submittal for the issuance of the Certificate of Occupancy. The installation of all plant materials shown on the final landscape plan shall take place before the issuance of the first Certificate of Occupancy. The final site development and landscape plan shall include the following details:
 - a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final site-engineering plan and placed so as not to obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets shall not be located in the public sidewalk. Transformers shall not be placed in the setback area between the building and the street;
 - b. The location, dimensions, and materials for driveways, driveway aprons, parking areas, interior walkways and sidewalks as well as for address indicator signs;
 - c. The location and types of light fixtures for streets, parking and walkways;
 - d. Topography at two (2) foot intervals and the finished first floor elevation of all

- structures;
 - e. Landscaping for raised planters and surface parking areas, including a listing of plant materials, and details of planting, irrigation and drainage;
 - f. The location and planting details for street trees in accordance with Department of Public Works Standards and Specifications for planting in public rights-of-way and as shown on the approved final site engineering plan;
11. Landscaping shall conform to Department of Public Works Standards and Specifications and to the following requirements:
- a. Planting materials shall be of good nursery stock and a nursery guarantee shall be provided by the developer for two (2) years including the replacement and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding, and watering) of all landscape materials following the issuance of the master certificate of occupancy;
 - b. Planting materials and landscaping shall meet the American Standard for Nursery Stock Z60.1-73, and shall also meet the following standards:
 - i. Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) - a height of 12 to 18 feet with a minimum caliper of 3 to 3 1/2 inches.
 - ii. Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum height of 8 to 10 feet.
 - iii. Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)- a height of 10 to 14 feet with a minimum caliper of 1 1/2 to 2 inches.
 - iv. Shrubs - a minimum spread of 18 to 24 inches.
 - v. Groundcover - in 2" pots.
 - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards, 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 groundcover. 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 for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and 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 finished grade adjacent to them.
 - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
 - g. The applicant agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit and agrees to secure and maintain the site throughout the construction and phasing process. Further, the applicant agrees to submit a maintenance plan, which shall ensure that landscaped areas are kept in a clean and well-maintained condition, and to follow the terms of that maintenance plan approved for that purpose by the Zoning

Administrator.

- h. The plan shall include the reconfigured entrance to the site parking lot showing a single vehicular entrance from North Fillmore Street on the Wilson Boulevard side of a planned neighborhood gateway. Landscaping shall be installed between the sidewalk and the street to enhance the Department of Public Works gateway project. Plantings shall be installed between the sidewalk and the parking lot in a minimum four (4) foot wide planting strip to provide a buffer between the site and the neighborhood.
12. If applicable, sidewalks along all street frontages of this development shall be concrete and as approved by the Department of Public Works. The sidewalks shall be shown on the final site development and landscape plan in accordance with applicable urban design standards approved by the County Board and in effect at the time of the use permit approval. Street trees shall be guaranteed by the applicant for two (2) years after installation and maintained thereafter by the applicant.
13. The Superintendent of the Arlington Public Schools (APS) shall work with the County Manager to identify joint-use possibilities to accommodate County cultural programs in the subject School building outside the normal hours of School operations. The superintendent and County Manager shall incorporate such a joint-use arrangement in a Memorandum of Understanding (MOU).
14. Arlington Public Schools (APS) agrees to provide (through a contractor or otherwise) attended public parking in the evenings and on weekends and school holidays on the portion of the existing parking lot zoned "C-3." If, after diligent efforts, the Arlington Public Schools is unable to enter into a contract for attended parking in which the cost to APS does not exceed the parking revenues, the parking shall be determined through administrative review to be not economically feasible, as noted below. The public parking will be provided only when Schools is not having a function in the building. The details of the public parking arrangement shall be incorporated in a signed Memorandum of Understanding (MOU) between the Superintendent and the County Manager. A copy of the MOU shall be provided to the Zoning Administrator, the Clarendon Alliance, and the Presidents of the Lyon Village and Clarendon Courthouse Civic Associations. This condition shall be reviewed administratively six months after approval. Such review shall consider, but not be limited to, the impact on local neighbors and the continuing economic feasibility of offering parking on this site. If staff finds that there are substantial negative impacts from the parking, or that providing such parking is not economically feasible, or other good reason, then the condition shall be brought to the County Board for review, and the County Board shall take whatever action it deems appropriate, including amending or withdrawing the condition pursuant to the use permit process.



U-2985-00-1 USE PERMIT REVIEW
2847 Wilson Blvd. (Arlington Public Schools)
(RPC #15-065-019)


North

	Case Location(s)
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Note: These maps are for property location assistance only. They may not represent the latest survey, and other information.