



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 11, 2010**

DATE: November 19, 2010

SUBJECT: U-2972-99-1 USE PERMIT REVIEW to renew a dormitory facility for Vanguard Services, located at 521 N. Quincy St. (RPC #14-061-071, -072)

Applicant:

Vanguard Services Unlimited, Owner
Deborah Simpson Taylor, Chief Executive Officer
521 North Quincy Street
Arlington, Virginia 22203

C.M. RECOMMENDATION:

Renew the use permit for a dormitory facility, subject to all previous conditions, with no further scheduled County Board review.

ISSUES: This is a five (5) year renewal request for a dormitory for Vanguard Services and no issues have been identified as of the date of this report.

SUMMARY: Vanguard Services is requesting renewal of a use permit for a dormitory located at 521 N. Quincy St. in Ballston. The use continues to operate in compliance with the approved use permit. Staff is unaware of any community concerns regarding this use since the last renewal five (5) years ago. Therefore, it is recommended that the use permit be renewed, subject to all previous conditions, with no further scheduled County Board review.

BACKGROUND: In December 1999, the County Board approved a rezoning and use permit for Vanguard Services to construct and operate a dormitory for up to 80 individuals for the purposes of substance abuse rehabilitation. The use began operation in 2002, was renewed by the County Board for two (2) years in 2003, and was renewed by the County Board for five (5) years in December 2005.

County Manager:

BMD/GA

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5766

10.

DISCUSSION: During the review period, the use has continued to operate in compliance with all use permit conditions. No complaints have been received about the operation.

Since the Last Review (December 2005):

Use Permit Conditions: The facility is in compliance with the conditions of the use permit.

Community Code Enforcement: The Code Enforcement Office states that it has no issues regarding this use.

Fire Marshal's Office: The Fire Marshal's Office has not expressed any concerns regarding this use.

Police Department: The Police Department has not expressed any concerns regarding this use..

Civic Associations: The dormitory is located within the Ashton Heights Civic Association and adjacent to the Buckingham Civic Association. Staff has notified the civic associations but has not received any response regarding renewal of this use as of the date of the staff report.

CONCLUSION: The dormitory is in compliance with the use permit conditions. Staff is not aware of any outstanding community concerns regarding this use. The use was last renewed in December 2005, for a five-year period. Given that this use has never generated concerns in the community and is compliant with the use permit conditions, and as the last renewal was for five (5) years, staff recommends no further scheduled County Board review of this use permit. Therefore, staff recommends that the use permit for the dormitory be renewed, subject to all previous conditions and with no further scheduled County Board review.

PREVIOUS COUNTY BOARD ACTIONS:

- November 12, 1999 Advertised on the County Boards Own Motion, Rezoning from “RA8-18” and “C-M” to “RA6-15” for a public hearing on December 11, 1999.
- December 14, 1999 Approved a Rezoning Request (Z-2460-99-1) for a change in land classification from “RA8-18” Apartment Dwelling Districts and “CM” Limited Industrial Districts; to “RA6-15” Apartment Dwelling Districts.
- Approved use permit (U-2972-99-1) for a dormitory with a maximum of 80 persons subject to the conditions of the staff report and with a review in three (3) years. (December 2002)
- December 7, 2002 Renewed use permit (U-2972-99-1) for a dormitory with a maximum of 80 persons subject to all previous conditions and with a review in three (3) years (December 2005).
- December 10, 2005 Renewed use permit (U-2972-99-1) for a dormitory with a maximum of 80 persons subject to all previous conditions and with a County Board review in five (5) years (December 2010).

Approved Conditions:

1. The developer agrees that the dwelling shall meet the standards and requirements of the Department of Human Services (Social Services and the Environmental Health Bureau), the State of Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services, the Community Code Enforcement Office, the Inspection Services Office and the Fire Department, including the installation of smoke detection systems/alarms as specified by the Fire Marshal.
2. The developer agrees that occupancy may not exceed 80 clients at any one time. In addition, the developer agrees to provide 24-hour staff coverage of the facility.
3. The developer agrees to develop a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. This plan shall be determined by the Department of Public Works to meet these standards before the issuance of the Clearing, Grading and Demolition Permit.
4. The developer agrees to comply with all state and local laws and regulations not expressly modified by the County Board's action on this plan and shall obtain all necessary permits for any work on or improvements to the property.
5. The developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Zoning Administrator prior to the issuance of any permit for either demolition or construction, and shall be posted at the entrance of the project.
 - a. Before commencing any clearing or grading of the site, the developer shall hold a meeting with those whose property abuts the project to review the hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Zoning Administrator is to be notified of the date of the meeting before a Clearing and Grading permit is issued. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project.

- b. Throughout construction of the project, the developer agrees to advise abutting property owners in advance and in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
 - c. At the end of each work day during construction of the project, the developer agrees to ensure that any streets used for hauling construction materials and to enter the construction site are free of mud, trash and debris.
6. The developer agrees to submit a detailed final site development 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 any building permit for the property. 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 site plan approval. 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 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 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, walkway and plaza areas;

- d. Topography at two (2) foot intervals and the finished first floor elevation of all structures;
 - e. Landscaping for plaza areas, 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;
7. 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 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. Plant materials and landscaping shall meet the American Standard for Nursery Stock Z60.1-73, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) - a height of 12 to 18 feet with a minimum caliper of 3 to 3 1/2 inches.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum height of 8 to 10 feet.
 - (3) 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.
 - (4) Shrubs - a minimum spread of 18 to 24 inches.
 - (5) 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 developer 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 developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition after the expiration of the two year guarantee required in #7.a. above and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator.
 - h. The developer agrees to notify the Department of Parks, Recreation and Community Resources (DPRCR) Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.
8. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above.
9. The developer agrees to construct pavement, curb and gutter along all frontages of this site in accordance with Arlington County Standard R-20 for concrete curb and gutter and Standards R-1.0, -1.1, -1.2, -1.3, and -1.4 for pavement as shown on the final engineering plan and approved by the County Manager or his designee prior to the issuance of any certificate of occupancy for the property.

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 and any regulations adopted thereunder.

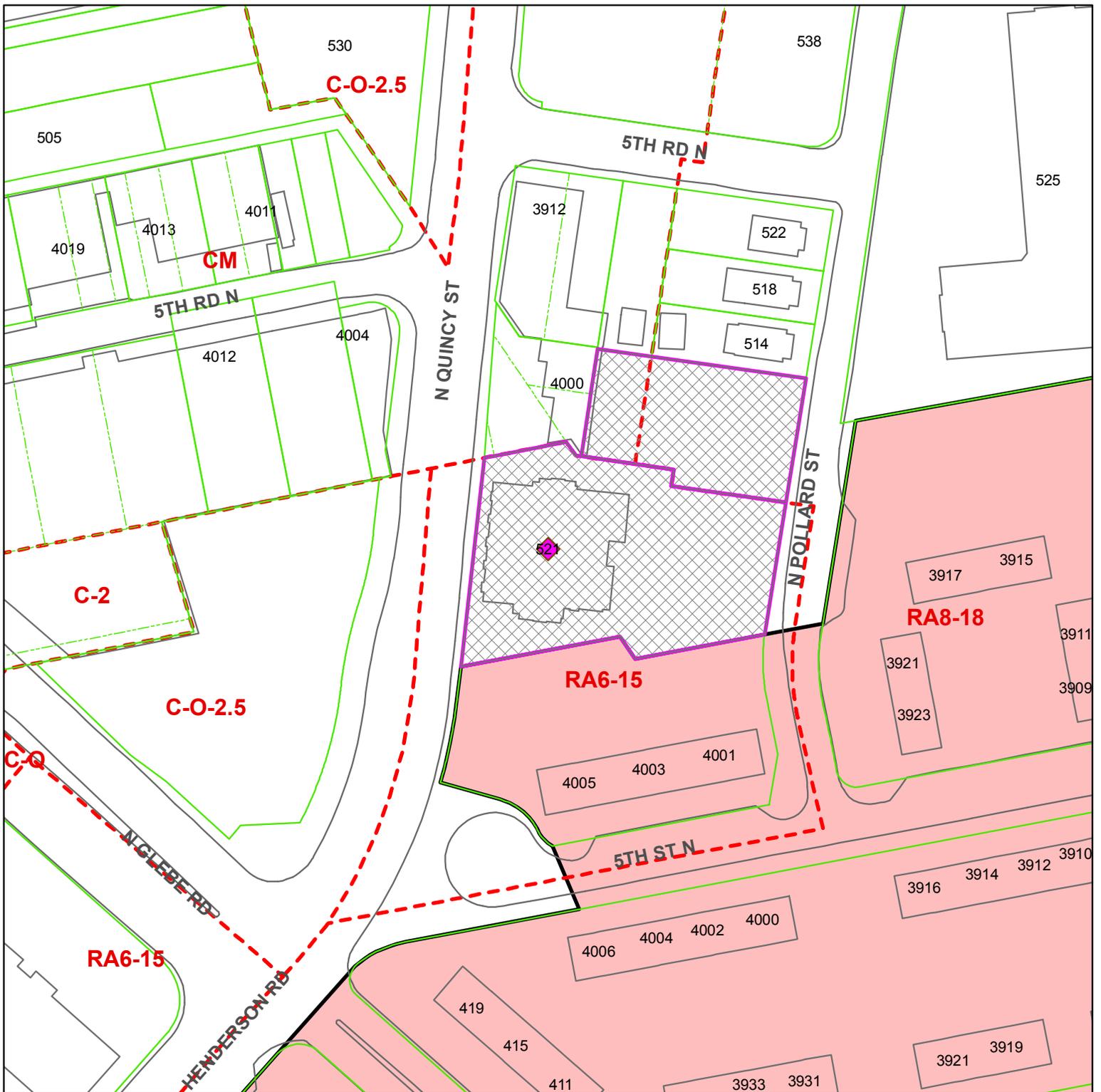
10. Prior to the issuance of any certificate of occupancy, for the property sidewalk and street trees shall be installed as follows: Sidewalks along the North Quincy Street frontage of this development shall be paved with brick or an interlocking concrete paver and shall be placed on a properly engineered base approved as such by the Department of Public Works. The North Pollard Street frontage may be paved with concrete. The 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 in accordance with the Rosslyn-Ballston Streetscape Plan or other applicable urban design standards approved by the County Board and in effect at the time of the site plan approval. The sidewalks shall contain street trees in 4 foot x 12 foot tree pits planted with either *liriope muscarii*, *euonymus fortunei* (Wintercreeper), *hypericum calycinum* (Aaron's Beard), or *juniperus conferta* (Shore Juniper) as ground cover. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standards. Street trees shall be guaranteed by the developer for two years after final acceptance by the Department of Public Works. Before acceptance of the right-of-way improvements a bond and an agreement for this guarantee period shall be submitted to the Department of Public Works by the developer and executed by the developer in favor of the County. The sidewalk sections and street tree species shall be as follows:
 - 4-foot sidewalk and 4-foot planting strip along the North Pollard Street frontage of the site.
 - Willow Oaks – 3 to 3 ½ Caliper – 30 feet on center.
11. All sanitary sewers and water mains, including water services, shall have a minimum of ten (10) feet horizontal clearance from each other and five (5) feet from all other utilities, and shall have a minimum of 10 feet horizontal clearance from buildings and other structures. Water mains 16 inch and larger, and mains over 10 feet in depth shall have a minimum of 15 feet horizontal clearance from buildings and other structures; and sanitary sewers 15 inch and larger, or sewers over 10 feet in depth shall have 15 feet minimum clearance from buildings and other structures. All water mains and sanitary sewers shall meet County Standard design criteria.
12. No existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior written approval of the Department of Public Works. This approval shall be obtained before the issuance of the Excavation/Sheeting and Shoring Permit.
13. The developer agrees to remove and replace any existing curb, gutter and sidewalk along the street frontages of this site, which is in poor condition or damaged by the developer

according to Arlington County standards and specifications, prior to the issuance of any certificate of occupancy for the property.

14. The developer agrees to submit final site engineering plans to the Department of Public Works. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. The Excavation/Sheeting and Shoring permit shall not be issued for this site until final site engineering plans and the sequence of construction has been approved by the Department of Public Works.
15. The developer agrees to provide parking for all construction workers without charge to the workers. In lieu of providing parking, the developer agrees to provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or another method of providing for construction workers to arrive at the site. Compliance with this condition shall be based on a plan, which shall be submitted to the Zoning Administrator before the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be violated during the course of construction, a correction notice will be forwarded to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected.
16. A mixture of brick pavers, concrete and asphalt shall be used on the access drives, automobile drop-off areas, plaza areas and interior walkways. Interior walkways shall have a minimum width of four (4) feet. The materials to be used are subject to approval by the County Manager or his designee according to adopted Sector Plans or other urban design standards approved by the County Board as a part of the final site development and landscape plan.
17. The developer agrees to install address indicator signs 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 and landscape plan, prior to the issuance of any certificate of occupancy for the property.
18. The design of the facade treatment for the buildings and the materials to be used on the facades shall be as specified and shown on the submitted drawings dated June 18, 1999 and as revised August 18 1999 and as presented to the County Board and made a part of the public record on December 11, 1999, and shall be approved before the issuance of the

Excavation/Sheeting and Shoring Permit.

19. The developer agrees that all electrical transformers shall be screened or placed underground in vaults, which meet Virginia Power standards. These vaults may be placed in the street right-of-way or in driveways if approved by the County on the final site-engineering plan. Ventilation grates may not be located within public sidewalks or within that portion of the public right-of-way between the street curb and any building which is used as a walkway. The locations of the vaults shall be coordinated with other utility locations so as to have a minimum clearance of five (5) feet to conduits and manholes and a minimum clearance of 10 feet to water mains and sanitary sewers unless otherwise approved by the owner of that utility. All vault ventilation grate and utility locations or the screening shall be approved by the Department of Public Works as part of the review of the final site engineering plan and by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.
20. The developer agrees that screened exterior space shall be provided for the collection, storage and compaction of trash, as well as appropriate facilities for the recycling of reusable materials as defined by the County. This space shall not be in a loading berth. Drawings showing compliance with this condition shall be approved by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.
21. The developer agrees to ensure that all parking spaces shall comply with the requirements of Section 33 of the Zoning Ordinance. Unless otherwise approved by the County Board, the number of compact spaces may not exceed 40 percent of the total number of spaces provided. Drawings showing that the requirements have been met shall be approved by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.
22. Mechanical equipment shall be screened so as not to be visible from public rights-of-way.
23. The developer agrees to submit engineering site plans and building plans to the Crime Resistance Section of the Arlington County Police Department for its review of security measures before the issuance of the Final Building Permit.



U-2972-99-1

521 N. Quincy St

RPC: 14-061-071, -072



 Case Location(s)
Scale: 1:1,200

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