



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 16, 2011**

DATE: April 6, 2011

SUBJECT: U-3150-06-1 USE PERMIT RENEWAL for secondary parking for off-site users at 1600 N. Glebe Road (Mt. Olivet) (RPC# 07-029-013)

Applicant:

Marilyn Traynham
Mt. Olivet United Methodist Church
1500 N. Glebe Road
Arlington, Virginia 22207

C. M. RECOMMENDATION:

Renew the use permit for secondary parking at Mt. Olivet United Methodist Church, subject to all previous conditions, and with a County Board review in five (5) years (April 2016).

ISSUES: This is a use permit renewal for secondary parking at Mt. Olivet United Methodist Church for use by Marymount University, and no issues have been identified.

SUMMARY: The subject use permit is a review of secondary parking at Mt. Olivet United Methodist Church. In October 2006, the County Board approved a use permit for secondary parking to allow surface parking lot spaces at the church to be used by Marymount University faculty, staff, and students. Several traffic calming improvements have been implemented by the applicant since approval of the use permit to help mitigate the impact of secondary parking on the adjacent community. The use continues to operate in compliance with the approved use permit conditions. Therefore, staff recommends renewal of the secondary parking use permit, subject to all previously approved conditions, with a County Board review in five (5) years (April 2016).

BACKGROUND: The subject use permit was approved on October 14, 2006. As part of the use permit approval, the applicant was required to implement a number of traffic calming measures such as installing a speed bump and planters at the Woodstock Street entrance to the property, having a guard monitoring the parking lot during peak periods of use, and widening the ramp from the parking lot to North Glebe Road for easy shuttle bus circulation. A use permit

County Manager: *BMD/GA*
Staff: Melanie Jesick, DCPHD, Planning Division
PLA-5869

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review was conducted in April 2007 with a revised condition that the speed bump be painted to increase visibility. In April 2008, the use permit was renewed with no issues.

DISCUSSION: Site visits to the use during the review period concluded that the applicant is in compliance with the use permit conditions. The traffic calming measures, existing signs, and monitoring of the use by the applicant help mitigate any impacts associated with the use.

Since the last use permit review (April 19, 2008):

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

Community Code Enforcement: The Community Code Enforcement office has not reported any issues with the use permit.

Police Department: The Police Department has not expressed any concerns regarding the subject use permit.

Fire Marshal's Office: The Fire Marshal's Office has not expressed any concerns regarding the subject use permit.

Civic Association: The site is located in the Waycroft Woodlawn Civic Association. The civic association has been notified but, to date, has not provided a response on the use permit renewal.

CONCLUSION: Several traffic calming improvements have been implemented by the applicant since use permit approval to help mitigate the impact of secondary parking on the adjacent community. The use continues to operate in compliance with the approved use permit conditions that outline those improvements. Therefore, staff recommends renewal of the secondary parking use permit, subject to all previously approved conditions, with a County Board review in five (5) years (April 2016).

PREVIOUS COUNTY BOARD ACTIONS:

May 20, 2006	Deferred the use permit (U-3150-06-1) request for secondary parking to the July 8, 2006 County Board meeting.
July 8, 2006	Deferred the use permit (U-3150-06-1) request for secondary parking to the September 16, 2006 County Board meeting.
September 16, 2006	Deferred the use permit (U-3150-06-1) request for secondary parking to the October 14, 2006 County Board meeting.
October 14, 2006	Approved the use permit (U-3150-06-1) request for secondary parking subject to conditions and with a County Board review in 5 months (March 2007).
March 17, 2007	Deferred the review of use permit (U-3150-06-1) for secondary parking to the April 21, 2007 County Board meeting.
April 21, 2007	Renewed the use permit (U-3150-06-1) request for secondary parking subject to conditions and with a County Board review in one (1) year (April 2008).
April 19, 2008	Renewed the use permit (U-3150-06-1) request for secondary parking subject to all previous conditions, and with a County Board review in three (3) years (April 2011).

Approved Conditions:

1. The applicant agrees that the parking of all vehicles on the site shall be in accordance with a plan that is consistent with the use permit approved by the County Board. The applicant agrees that a maximum of 100 parking spaces for the secondary use shall be provided on the site, and that at no time shall there be more than 152 automobiles parked on the site once the lot has been re-striped.
2. The applicant agrees that the hours of operation of the secondary use shall be limited daily to between 6 a.m. until 10 p.m. on Monday through Friday.
3. The applicant agrees to restrict parking ingress and egress for secondary use to North Glebe Road only, and shall prominently post restrictions near North Woodstock Street in a manner approved by the County Manager.
4. The applicant agrees that shuttle bus pick-ups and drop-offs on the lot would be limited to northbound shuttle buses only from North Glebe Road. All access improvements to the parking lot shall be reviewed and approved by the County Manager or his designee before construction. Additionally, the applicant agrees that should improvements to the North Glebe Road entrance to the Mount Olivet Church parking lot require work in the public right-of-way, then the applicant must obtain required permits from the Virginia Department of Transportation (VDOT).
5. The applicant agrees to widen the ramp from the parking to the North Glebe Road entrance from 17-feet wide to 25-feet.
6. The applicant agrees to install a speed hump and two planters on the church's property at the Woodstock Street entrance. The speed hump shall be 12 feet in width, 6 feet in length with a height no less than 3 inches, and shall be painted or striped in yellow paint for identification purposes. The planters on either side of the speed hump shall narrow the driveway width to no more than 14 feet. Each planter shall have one foot of separation from the speed hump to provide for drainage.
7. The applicant agrees that the approved secondary parking plan may only be modified with a use permit amendment as specified in Subsection 36.G.
8. The applicant agrees that all changes to the site required as condition to the use permit approval shall be satisfactorily completed by January 1, 2007. Prior to filing a building permit, the applicant shall submit plans of the proposed parking lot modifications to the Transportation Division of the Arlington County Department of Environmental Services for review and approval.
9. The applicant agrees that any expansion of the North Glebe Road driveway shall not cause damage to any existing landscaping. The applicant further agrees that should any damage occur to any existing landscaping, the applicant will be required to consult with

County staff to replace the materials damaged with substantially similar materials. The applicant agrees that if additional landscaping is required, all plant materials and landscaping, unless otherwise specified, shall conform to County standards and specifications, and shall meet the American Standard for Nursery Stock Z50.1-73, and the following standards:

- a) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Planes, Japanese Zelkovas, etc.) - a height of 12 to 18 feet with a minimum caliper of 3 to 3 1/2 inches.
 - b) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum height of 8 to 10 feet.
 - c) 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.
 - d) Shrubs - a minimum spread of 18 to 24 inches.
 - e) Groundcover - in 2 inch pots.
10. The applicant agrees that no outdoor public address system shall be used on the subject site.
 11. The applicant agrees to identify an on-site liaison that shall be available to respond to community concerns. Marymount University shall also provide a liaison to respond to community concerns related to the use of the lot. The names, hours of availability, and telephone numbers of the liaisons shall be provided to the Waycroft-Woodlawn Civic Association and the Arlington County Zoning Administrator.
 12. The applicant agrees that limitations on the use of the parking lot shall be prominently posted on the site indicating the number of spaces available for secondary parking, the days and hours they are available to the secondary users, restrictions on access and egress, and the general location of spaces available for secondary parking use.
 13. The secondary parking use shall not operate during the proposed construction to widen the North Glebe Road entrance. However, should the proposed construction improvements exceed a 3-day period, the applicant agrees to provide access for the primary use via 16th Road North to alleviate traffic on North Woodstock Street and to provide personnel at the North Glebe Road access to direct motorists to use alternate entrances.
 14. The applicant agrees that the off-site user, Marymount University, provide a \$7,000 contribution, on or before January 16, 2007, for Arlington County to install a gateway feature at the north end of North Woodstock Street.

15. The applicant agrees that shuttle buses which access the Mount Olivet lot for secondary use shall be limited to 30 feet in length. Such shuttle buses shall access the lot solely for the purposes of picking up and discharging students, which shall occur in the middle portion of the lot. Buses shall not layover or otherwise remain parked in the lot with their engines idling waiting for students or for other purposes at any time.
16. The applicant agrees that Marymount University will inform all shuttle drivers, parking guards, and campus safety personnel about responsibilities associated with monitoring the use of the Mt. Olivet parking lot. Further, the applicant agrees that Marymount staff, faculty and students applying for parking privileges at the Mt. Olivet parking lot will be informed of and agree to comply with the requirements associated with usage of the Mt. Olivet parking lot.
17. The applicant agrees that Marymount University will place a guard for a total of 3 hours a day at the Mt. Olivet parking lot every weekday that the university is offering classes during the peak periods of secondary use of the Mt. Olivet parking lot to monitor secondary use only. The applicant agrees that Marymount University will continue to periodically monitor the Mount Olivet parking lot during other secondary usage times.
18. The applicant agrees that Marymount University will place a guard at the Mt. Olivet parking lot for a minimum of 3 hours up to a maximum of 8 hours daily for the first two weeks of each semester to monitor secondary use only.
19. The use permit shall be reviewed by the County Board should Marymount University's lease agreement for secondary use of the lot be discontinued.
20. Prior to the March 2007 County Board review, the County will perform a study to verify the effectiveness of the proposed site improvements at preventing secondary users from accessing the Mount Olivet lot from Woodstock Street. Should the number of trips by secondary users entering and exiting the parking lot using Woodstock Street entrance during the study exceed 5 vehicles per day, the use permit shall be subject to an earlier review by the Board, including the possibility of non-renewal.



U-3150-06-1 USE PERMIT REVIEW
1600 N. Glebe Rd. (Mount Olivet Church)
(RPC #07-029-013)

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



Not To Scale

