



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of April 21, 2012

**DATE:** April 12, 2012

**SUBJECT:** U-3327-12-1 USE PERMIT for an open-air market located in the 1700 block of North McKinley Road (No RPC #).

**Applicant:**

Field to Table, Inc.  
6101 22<sup>nd</sup> Street North  
Arlington, Va. 22205-2103

**C.M. RECOMMENDATION:**

Approve the subject use permit, with a modification from the Zoning Ordinance requirement for a location within 100 feet of an "R" district boundary, subject to the conditions of the staff report and with a County Board review in 10 months (February 2013).

**ISSUES:** This is a request by Field To Table, Inc., for a farmer's market located in the public right-of-way of the 1700 block of North McKinley Road in the Westover Village neighborhood and concerns have been raised by the landlord and business owners in the Westover Village Shopping Center regarding the blocking of one driveway entrance to the shopping center.

**SUMMARY:** The applicant proposes a farmer's market to be located in the County right-of-way of the 1700 block of North McKinley Road. This is a temporary location, and the applicant desires to ultimately have the market on the Walter Reed School property. The market will operate Sundays from April to November, from 9 a.m. to 1 p.m. The applicant is also requesting a modification of the zoning ordinance requirement that the market be no closer than 100 feet from an "R" zoning district. Staff supports the applicant's request, and the proposed modification, as the market should not have a substantial adverse impact on neighboring properties. Therefore, staff recommends approval of the subject use permit, with a modification of the Zoning Ordinance requirement for a location with 100 feet of an "R" district boundary, subject to the conditions of the staff report and with a County Board review in 10 months (February 2013).

County Manager:

*BMD/GA*

County Attorney:

*[Handwritten signatures]*

Staff: Peter Schulz, DCPHD, Planning Division

PLA-6171

43.

**BACKGROUND:** The applicant, Field to Table, Inc., has been working with County staff for several months to establish a farmers’ market in the Westover Village neighborhood. The applicant had originally planned to locate the market on the property of the Walter Reed School, owned by Arlington Public Schools (APS). All other open-air markets in Arlington County are on County government-owned or –controlled property. While the applicant continues to pursue the proper approvals with APS and the County for the use of Reed School, in order to open the market in a timely manner for the 2012 season the applicant requests a use permit to temporarily operate the market in the public right-of-way of the 1700 Block of North McKinley Road, between Reed School and the Westover Shopping Center. This use permit request was deferred from the March County Board meeting in order to permit the applicant to revise their application accordingly.



**The following provides additional information about the site and location:**

Site: The subject property is the public right-of-way of the 1700 block of North McKinley Road, a County-controlled street, roughly between Washington Boulevard and the Reed School parking lot. Reed School is on the west, and the Westover Shopping Center is to the east. A more detailed diagram is attached to this report.

To the north: Single-family residences, zoned “R-6”

To the east: The Westover Shopping Center zoned “C-1”.

To the south: Across Washington Boulevard, one- and two-story commercial uses zoned “C-1”.

To the west: The Walter Reed School and Westover Library zoned “S-3A”.

Zoning: The subject property is split-zoned [“S-3A”](#) Special Districts (adjacent to Reed School) on the western side, and [“C-1”](#) Local Commercial Districts on the eastern side (adjacent to the shopping center).

Land Use: The street right-of-way does not have a [General Land Use Plan \(GLUP\)](#) designation, but the proposed site is located between Reed School, which is designated “Public (*Parks [local, regional, federal]; schools [public]; parkways, major unpaved rights-of-way; libraries and cultural facilities*)”, and Westover Shopping Center, which is designated “Service Commercial (*Personal And Business Services, Generally 1-4 Stories. Maximum 1.5 FAR*)”. The street right-of-way is designated a “Local” street on the Master Transportation Plan Map.

Neighborhood: The subject site is located in the Westover Village Civic Association area. The civic association discussed the use permit request at their April 9, 2012 meeting. The Civic Association did not approve or deny the request, but had suggested to the applicant to explore a way that one (1) lane of McKinley Road could be open at all times, and recommended to County staff that the approval of the School Board and County government for the use of the Reed School property be expedited.

**DISCUSSION**: The applicant, Field to Table, Inc., is a non-profit neighborhood organization with the goal of establishing and operating a farmers’ market in the Westover Village neighborhood. The market is proposed to operate between April and November on Sundays between 9 a.m. and 1 p.m. The proposed location, at least for the 2012 market season (while the applicant pursues using the Reed School property), would be the County right-of-way of the 1700 block of North McKinley Road between Washington Boulevard and the Reed School parking lot. The street would be closed from approximately 8 a.m. until 1:30 p.m. to allow for setup and breakdown of the market. A Field To Table representative (the “market master”) would be on site to coordinate street closure, setup and breakdown of vendors, truck parking and garbage collection. The proposed total number of vendors at this time is 33.

The proposed location is designed in such a way to minimize inconvenience to patrons of the Westover Shopping Center, while permitting the applicant to accommodate the anticipated number of vendors and the size of their trucks. The proposed market location will unfortunately block one access point to the Westover Shopping Center parking lot. While many of the shopping center’s businesses are closed early on Sunday mornings, a few shops will be open at the same time as the proposed farmers’ market such as the drug store, the Westover Market, Ayers Hardware, and the Wells Fargo Bank, which has a 24-hour drive through. As seen in the attached diagram, the market stalls are laid out in a way that vehicles will be able to exit the one-way ATM drive –through and the one-way shopping center parking lot exit. Patrons of the shopping center will be able to access the center’s rear parking lot via North Longfellow Street, and may also park on Washington Boulevard. Therefore, while the market will block one point of access to the shopping center, it is expected that many patrons of the farmer’s market will combine trips to the market and to the shops in the center.

Parking for market patrons will be in the Reed School's McKinley Road parking lot, and on-street parking along Washington Boulevard. The applicant agrees to a condition to encourage market patrons to use these parking areas, and to avoid parking in the residential portion of the neighborhood or in neighboring commercial property.

The applicant is requesting a modification from the Zoning Ordinance requirements to permit an open-air market to be less than 100 feet from the boundary of an "R" district. The Board may approve a modification if it finds that there will not be a substantial adverse impact on surrounding neighborhoods. (Currently, the Civitan Market is the only existing market that is less than 100 feet from an "R" district boundary.) Only a small part of the market will be within 100 feet of an "R" district, and the proposed market layout (see attached diagram) will place the smallest vendors in the area nearest the residential zone. The largest vendors with the largest trucks will be placed at the Washington Boulevard end of the market. The applicant has stated that the market master will ensure that the market will comply with the Arlington County Noise Ordinance, and ensure that any vendors that may need a generator or refrigerated equipment will be kept as far away from the residences as possible. Furthermore, the proposed arrangement of the farmer's market is a temporary one, most likely for this year only, and the applicant is still pursuing the proper approvals to use the Reed School property for the market.

Staff recommends a County Board review in February 2013 in order to review the operation of the market in its temporary location, and to permit the applicant to amend their use permit approval before the beginning of the season in April 2013 in order to incorporate the Reed School site if an agreement is reached by that time.

**CONCLUSION:** The proposed farmer's market, in its temporary location in the public right-of-way of North McKinley Road, will have minimal inconvenience to traffic on Sunday mornings, and sufficient parking is available such that there will have no substantial adverse affect on nearby residential uses and adjacent businesses. Therefore, staff recommends approval of the subject use permit, with a modification from the Zoning Ordinance requirements to permit a location with 100 feet of an "R" district boundary, subject to the conditions of the staff report and with a County Board review in 10 months (February 2013).

Proposed conditions:

1. The applicant agrees that the hours of operation for the open-air market will be limited to Sundays from 9 a.m. to 1 p.m., April through November. Vendors will be permitted to begin set-up on Sunday no earlier than 8 a.m., and vendors must depart no later than 1:30 p.m.
2. The applicant agrees to identify a person who will serve as liaison to the community throughout the operation of the use. The liaison's name shall be submitted to the Zoning Administrator and shared with the Crystal City Citizen Review Council prior to the issuance of a certificate of occupancy for the farmer's market.
3. The applicant agrees to meet all applicable County requirements and work cooperatively with the Police Department, the Fire Department, the Community Code

Enforcement Office, the Department of Environmental Services and the Department of Public Works in doing so, including obtaining, where applicable, right-of-way permits and licenses from the Department of Environmental Services Real Estate Division.

4. The applicant agrees to provide all vendors associated with the Market with a document that lays out the preferred approach routes for vehicles and that identifies major arterial roadways to avoid the use of neighborhood residential streets. This document shall be provided to the Zoning Administrator before issuance of the Certificate of Occupancy.
5. The applicant agrees that the Market shall take all practical measures to encourage the use of public transportation and also to encourage customer parking in adjacent parking facilities as designated in the parking plan. The applicant agrees that such measures will include, but will not be limited to verbal instructions and written documents (including maps) directing patrons to public transportation access points and to the public parking areas designated in the plan. The applicant agrees to encourage market patrons to park in the Reed School parking lots, or in the public street parking along Washington Boulevard and not park in residential streets or the lots of neighboring businesses or apartments. Such information shall at a minimum be placed in any market advertising (and on a website if the market has one), and on on-site signage.
6. The applicant agrees to comply with the requirements of the County's Noise Ordinance.
7. The applicant agrees to lay out the vendor spaces generally in accordance with the attached Westover Market Vendor and Parking Plan. At least one (1) driveway to the Westover Shopping Center parking lot and one (1) exit from the bank ATM drive-through shall be maintained at all times from McKinley Road.
8. The applicant agrees to maintain a minimum five (5) feet of clear sidewalk space in a straight line along North McKinley Road.

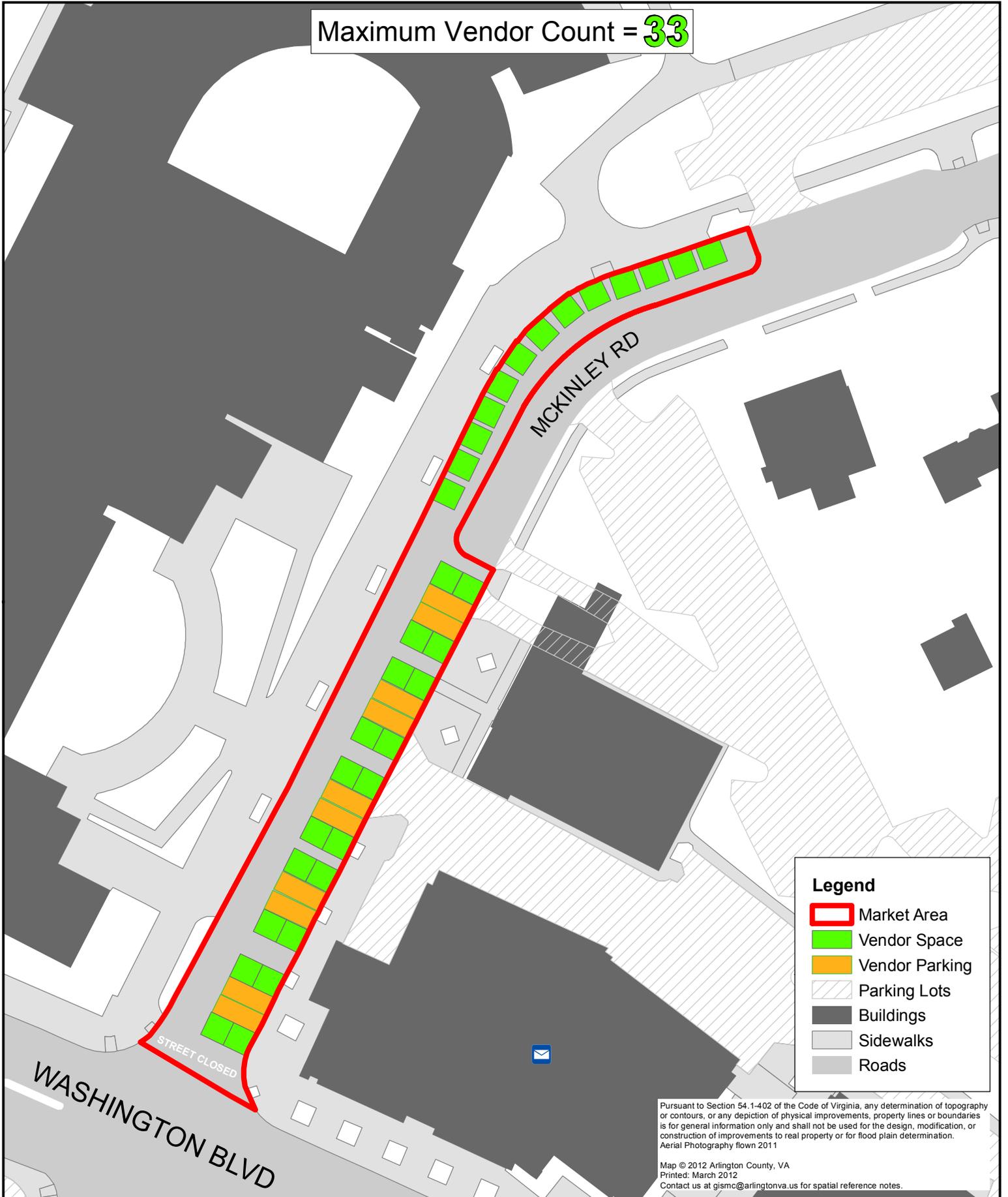
**PREVIOUS COUNTY BOARD ACTIONS:**

There are no previous County Board actions on this site.

# Westover Farmers' Market

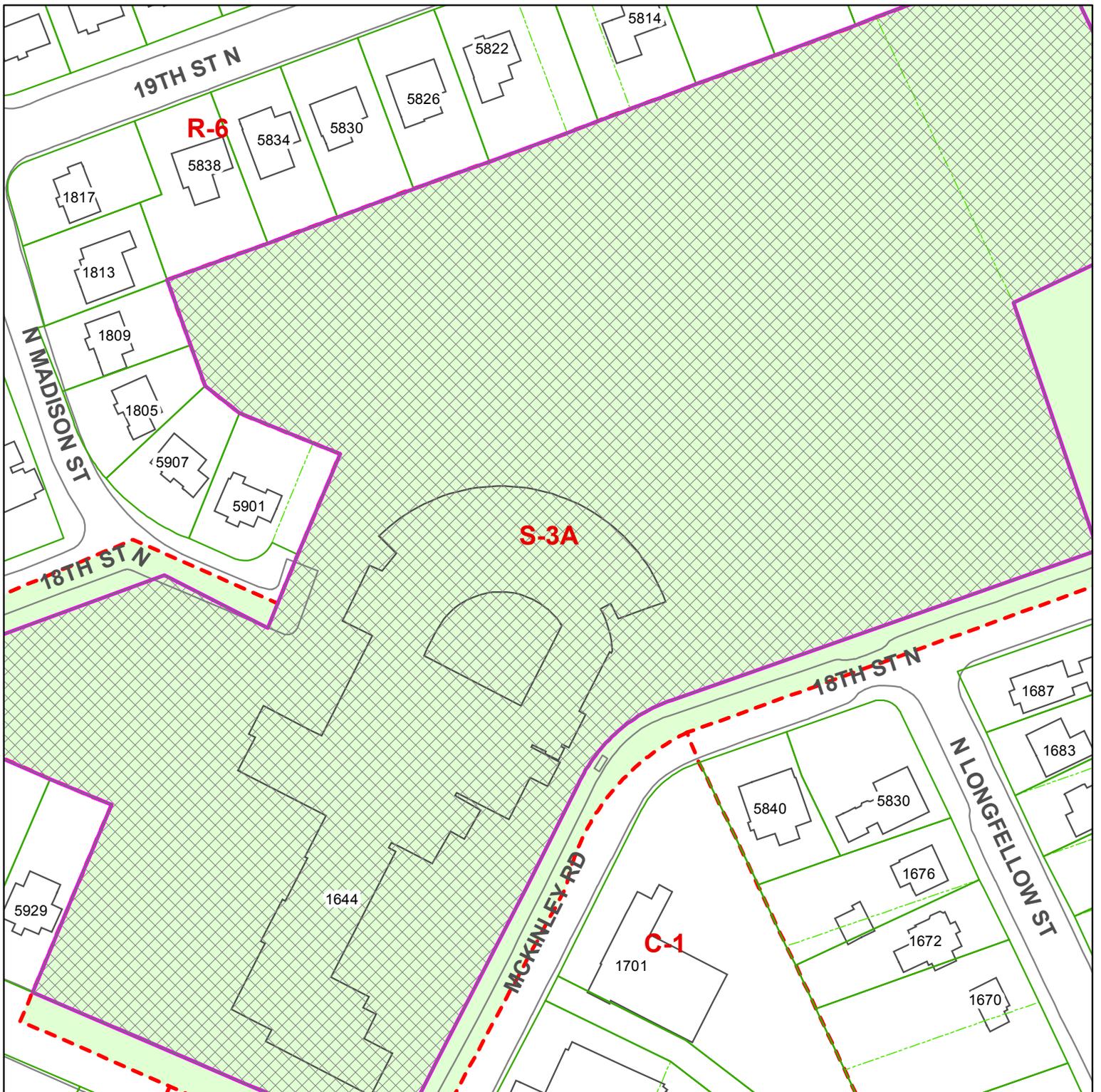
Vendor Space and Parking

Maximum Vendor Count = **33**



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Aerial Photography flown 2011

Map © 2012 Arlington County, VA  
Printed: March 2012  
Contact us at [gismc@arlingtonva.us](mailto:gismc@arlingtonva.us) for spatial reference notes.



**U-3327-12-1**

**1600 N McKinley Rd**

**RPC# 10-022-030**



 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.