



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of May 19, 2012**

### SUPPLEMENTAL REPORT #2 – REVISED CONDITION

**DATE:** May 22, 2012

**SUBJECT:** A. Z-2533-11-1 REZONING from "R-5" One-Family, Restricted Two-Family Dwelling Districts to "CP-FBC" Columbia Pike Form Based Code Districts. Property is approximately 20,767 sq. ft. and located at 3506 Columbia Pike (RPC# 26-001-019).

B. U-3334-12-1 USE PERMIT for the development of 247 multi-family dwelling units, 12 stacked flats, 44 townhouses and 15,079 square feet of retail; approval of a comprehensive sign plan; and modification of use regulations for alley location, location of building entrances and signs; all for property located at 3400, 3506, and 3514 Columbia Pike and 1100 and 1110 S. Glebe Road (RPC# 26-001-018, -019, -020, -071, and -072).

**DISCUSSION:** The subject proposal designates a new north/south street within the proposed development. The street is proposed to connect to 11<sup>th</sup> Street, South and to extend south toward 12<sup>th</sup> Street, South. Plans submitted by the applicant and the May 11, 2012 staff report included a reference to the new street as "Lincoln Street." Staff recognizes that the proposed "Lincoln Street" will be officially named following the street naming approval process. Therefore, staff refers to the proposed "Lincoln Street" as the "New" Street throughout the May 11, 2012 report. However, there are four (4) conditions that do not use the "New" Street convention and instead refer to the street as "Lincoln Street".

Staff is recommending to modify the first condition (Condition #14) that references "Lincoln Street" by adding a parenthetical statement that clarifies that "Lincoln Street" is intended to be the north/south street that extends from 11<sup>th</sup> Street, South towards 12<sup>th</sup> Street, South on the south block of the proposal. The revised language is as follows.

County Manager:

*BMD/GA*

County Attorney:

*[Signature]*

*[Signature]*

Staff: Jason Beske, DCPHD, Planning Division

PLA-6180 sup #2

**14. Pavement, Curb and Gutter Along All Frontages**

The developer agrees to show on the civil 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 tenant occupancy in the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the improvements are located in the South Block. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the season, weather, or other construction-related issues, which may not permit installation of these features by the required timing.

a. The developer agrees to design and construct pavement, curb and gutter along all site frontages, as listed below, in locations as determined at the time of the review of the civil engineering plan.

i. **Columbia Pike (North Block)** The developer agrees to construct a new curb and gutter along the south side of Columbia Pike, with a pavement width of approximately 56 feet in locations where parking is not provided and 64 feet in locations where parking is provided from the face of existing curb on the north side of Columbia Pike to the face of curb on the north block including travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, crosswalks, and accompanying handicap ramps, built per Arlington County Standards on the south side of Columbia Pike at its intersection with South Glebe Road,.

These cross sections may be modified in order to improve the transition of the travel lanes to the adjacent block to the east of S. Glebe Road as approved on the civil engineering plan.

ii. **S. Glebe Road (North Block):** Subject to VDOT approval, the developer agrees to construct a new curb and gutter along the west side of S. Glebe Road, at approximately the existing location, with a pavement width of approximately 62.5 feet (four lane section) to match the existing location of the curb and 70 feet (five lane section) from face of curb to face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the west side of S. Glebe Road at its intersection with Columbia Pike and 11<sup>th</sup> Street South .

- iii. **Alley – Western property line of North Block:** The developer agrees to construct a new curb along the west side of the alley beginning at Columbia Pike to the new segment of 11<sup>th</sup> Street S., as shown on the plans to include a concrete walk adjacent to the building, with a pavement width of approximately 25 feet from face of curb to the western façade of the building, with a 5-foot-wide area along the eastern side of the alley marked for pedestrian access, and with a pinch point at the southern end of the alley to no less than 23.5 feet total, as shown on the final engineering plan approved by the County Manager.
- iv. **11<sup>th</sup> Street South.** The developer agrees to construct a new segment of 11<sup>th</sup> Street South from the western property line east to South Glebe Road, including a new curb and gutter along the north and south sides of 11<sup>th</sup> Street S, consistent with the location shown on the plans dated April 19, 2012, with a pavement width of approximately 36 feet from face of curb to face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the north and south side of 11<sup>th</sup> Street South at its intersection with South Glebe Road.

Timing of construction of interim/rough and final pavement, curb and gutter of 11<sup>th</sup> Street South shall be as described in Condition #4 (Phasing Plan).

- v. **S. Glebe Road (South Block):** Subject to VDOT approval, The developer agrees to construct a new curb and gutter along the west side of S. Glebe Road, at approximately the existing location, with a pavement width of approximately 58.3 feet from face of curb to face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the west side of S. Glebe Road at its intersection with 11<sup>th</sup> Street South and 12<sup>th</sup> Street South

- vi. **S. Lincoln Street (South Block)** (As used in these conditions, Lincoln Street shall refer to the north/south street that extends from 11th Street towards 12th Street with a planned future connection to 12th Street. Therefore, wherever “Lincoln Street” is referenced in these conditions, such reference shall apply to that segment regardless of the street name that is ultimately selected for the new segment.) The developer agrees to construct a new segment of South Lincoln Street from the new segment of 11<sup>th</sup> Street South to the southern property line, including curb and gutter along the east and west sides of S. Lincoln Street, consistent with the location shown on the plans dated April 19, 2012, with a pavement width of approximately 34 feet from face of curb to

face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the east and west sides of S. Lincoln Street at its intersection with 11<sup>th</sup> Street S.

Final paving of South Lincoln Street shall be completed prior to issuance of the first Certificate of Occupancy for the last stick of townhouses on the South Block.

- vii. **S. Monroe Street (South Block):** The developer agrees to re-construct the existing curb and gutter in-place and on-grade to meet and match existing conditions along the S. Monroe Street frontage. The existing handicap ramp at the southwestern corner shall remain.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with 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 Landscape Plan and on the ~~final~~ Civil Engineering Plan, in accordance with the Columbia Pike Form Based Code Streetscape Standards in effect at the time of Civil 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 use permit drawings dated April 19, 2012 unless the County provides additional funding to offset such increased cost.