



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of January 26, 2008

### SUPPLEMENTAL REPORT

**DATE:** January 25, 2008

**SUBJECT:** U-3184-07-1 USE PERMIT for a drive-through bank at 5510 Lee Hwy. (RPC #10-001-007)

**DISCUSSION:** This report is being written to clarify conditions #4, 5, 7, 22, and 26 listed below and to add two new conditions, #28 and 29 regarding vehicle towing and streetscape improvements. Condition #28 is written to prevent predatory towing and encourage bank and other retail customers to walk to other business in this vicinity. This increases pedestrian activity along the street and helps reduce vehicle trips. Condition #29 refers to a commitment made by the applicant to contribute toward sidewalk, curb, and gutter improvements at a specific location in the Leeway Overlee neighborhood should the County approve the application for the improvement project. The revised and new conditions read as follows:

4. The developer agrees to submit a detailed final site development and landscape plan at a scale no larger than  $1/16$  inch = 1 foot  $1$  inch = 25 feet before issuance of the Excavation/Sheeting and Shoring Permit of first Building Permit, whichever comes first, and the plan shall be approved by the County Manager or his designee before issuance of the final Building Permit. In order to facilitate comparison with the final site engineering plan, the landscape plan shall be at the same scale as the engineering drawing. 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)  $1$  inch = 10 feet. 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 development plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by the Department of Parks, Recreation and Community Resources (DPRCR) 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 installation of all plant materials shown on the final landscape plan shall take place before issuance of the First Certificate of Occupancy. The final site development and landscape plan shall include the following details:

County Manager: \_\_\_\_\_

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division  
Robert Gibson, Department of Environmental Services  
PLA-4859

- f. The location and planting details for street trees and shrubs in accordance with Department of Environmental Services (DES) Standards and Specifications for planting in public rights-of-way along Lee Highway and North ~~George Mason Drive~~ Illinois Street as shown on the approved final site engineering and landscape plans.
5. Landscaping shall conform to Department of Public Works Standards and Specifications and to the following requirements:
    - ~~i. The applicant agrees to coordinate with the Arlington County Urban Forester to develop, install, and maintain a supplemental planting plan for the Lee Highway frontage subject to review and approval of the Virginia Department of Transportation.~~
  7. The developer agrees that the final sidewalk pattern/design and 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 and final engineering plan, in accordance with the applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project. The sidewalks along the street frontages of this development shall be concrete with brick banding and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services (DES). The sidewalk treatments shall continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic. The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Placement, planting and root enhancement options shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer agrees to maintain and replace the street trees and sidewalks for the life of the site plan use permit. The sidewalk sections and street tree species shall be as follows:

Lee Highway – A minimum five-foot-wide utility/planting strip adjacent to the back of curb and a minimum 10-foot-wide concrete sidewalk. The developer also agrees to relocate the existing fire hydrant located at the southwest corner of Lee Highway and Illinois Street out of the clear sidewalk and into the new utility strip along Illinois Street providing all of the appropriate connections to the existing water main located in Lee Highway.

North Illinois Street - A minimum two-foot-wide utility/planting strip adjacent to the back of curb and a minimum 6-foot-wide concrete sidewalk.

22. The applicant agrees to show on the final engineering plans and construct pavement, sidewalk, curb and gutter along all frontages of this site in accordance with the Arlington County Standard for concrete sidewalk with brick banding, concrete curb and gutter current at the time of implementation. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project as follows:

Lee Highway – Face of curb shall be located approximately 35 28 feet south of the survey centerline or as approved by the County Manager on the final engineering plan maintaining the existing curb alignment.

North Illinois Street – Construct a new curb and gutter narrowing the street to 25-feet from face of curb to face of curb for approximately the first 85-feet from the Lee Highway intersection south providing the appropriate transition to the existing 36-foot face of curb to face of curb Illinois Street width as approved by the County Manager on the final engineering plan.

North Illinois Street Gateway Treatment – Construct a “Gateway Treatment” on North Illinois Street narrowing the road at Lee Highway from 36-feet to 25-feet. The “Gateway Treatment” shall include a stamped colored asphalt treatment, a new crosswalk, new handicap ramps and the addition of street trees in a design that is intended to calm vehicular traffic as it enters the neighborhood from Lee Highway. The “Gateway Treatment” is show in the plans dated January 10, 2008.

26. The applicant agrees that eight (8) bicycle parking spaces will be provided for this project for the employees and visitors. The bicycle spaces shall be installed at exterior locations within 50 feet of the primary entrance on Lee Highway, and such locations shall be reviewed by the Division of Transportation. Facilities for bicycle parking must meet the County standards for Class III bicycle racks. The developer agrees to obtain approval of the location, design and details of the bicycle spaces, by the Bicycle and Pedestrian Program Manager, as part of the final site development and landscape plan.

28. The applicant agrees to provide evidence of an agreement with their towing contractor that the towing company is prohibited from towing any vehicle from the site unless specifically requested to do so by the bank staff. Evidence of this agreement shall be provided to the Zoning Administrator prior to issuance of the Certificate of Occupancy.

29. Upon receipt of an approved final Building Permit and within sixty (60) days of receipt of written notice from the County Manager that Arlington County has approved final plans for the construction of sidewalk, curb and gutter for those certain properties known as 2201 N. Illinois Street, 2213 N. Illinois Street, 5445 N. 22nd Road and 2231 N. Illinois Street (collectively the “Missing Link Properties”), the developer agrees to deliver \$25,000 (Twenty Five Thousand Dollars) to the County Manager or his designee. The \$25,000 contribution shall be used solely to fund the construction of sidewalk, curb and gutter and related work adjacent to the Missing Link Properties. If the developer has

not received written notice from the County Manager within five (5) years of approval of this use permit by the County Board that final plans for the Missing Link Properties have been approved, this condition # 29 shall be void, and the developer shall have no obligation to pay the aforementioned contribution.