



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of April 19, 2008

### REVISED REPORT

**DATE:** ~~April 10, 2008~~ April 14, 2008

**SUBJECT:** U-3150-06-1 USE PERMIT REVIEW for secondary parking for 100 parking spaces for off-site users at 1600 N. Glebe Rd. (RPC #07-029-013)

**REVISION EXPLANATION:** This report is written to correct the last sentence in the Conclusion section of the staff report on page #2 which references staff's recommendation for the next County Board review.

#### **C. M. RECOMMENDATION:**

Renew, the secondary parking use permit, subject to all previously approved conditions, with a County Board review in three (3) years (April 2011).

**ISSUE:** This is a use permit review of the secondary parking at Mt. Olivet 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 Church. In October 2006, the County Board approved a use permit for secondary parking to allow 100 of Mt. Olivet Church's 142 surface parking lot spaces to be used by Marymount University faculty, staff, and students. The applicant has implemented traffic calming improvements to help mitigate the impact of secondary parking on the adjacent community. The use operates in compliance with the approved use permit conditions. The Waycroft Woodlawn Civic Association informed staff that there have not been any concerns raised regarding the secondary parking operations at Mt. Olivet Church. Therefore, staff recommends renewal of the secondary parking use permit, subject to all previously approved conditions, with a County Board review in three (3) years (April 2011).

**BACKGROUND:** In April 2007, the County Board renewed the use permit for secondary parking for off-site users with a County Board review in one (1) year. As part of the use permit approval, the applicant was required to implement a number of traffic calming measures such as widening the site access driveway from North Glebe Road to facilitate more efficient shuttle bus circulation, installation of a speed hump and modifications to reduce the driveway width at the Woodstock Street access, and additional signs restricting Marymount traffic to North Glebe Road. The use was also conditioned on the provision of on-site staff to monitor the parking lot operations during peak use times and to report any misuse of the parking lot.

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

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4933

**DISCUSSION:** During this review period County staff has had the opportunity to observe the effectiveness of improvements made by the applicant as part of the original use permit approval. Staff has performed several visits to the site during the current semester. Staff has observed that Marymount staff continues to perform regular monitoring of the parking lot. Marymount has continued a vehicle activity recordation process which maintains a daily log of the Marymount vehicles using the lot as well as the total number of Marymount and non-Marymount vehicles entering and exiting the lot at Woodstock Street. The traffic calming improvements at the Woodstock Street access reduce vehicle speeds by creating a single traffic lane forcing vehicles to yield to one another. The speed hump also helps to reduce vehicle speeds onto Woodstock Street and signs posted at this access inform Marymount users to exit at North Glebe Road which reduces that amount of traffic on the smaller neighborhood streets.

**Since the last County Board review (April 21, 2007):**

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

Community Code Enforcement: The Code Enforcement Office has not expressed any concerns regarding the continuation of this use.

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

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

Civic Associations: The site is located in the Waycroft Woodlawn Civic Association. The civic association reports that no issues have been raised regarding the secondary parking use.

**CONCLUSION:** Mount Olivet and Marymount University have operated in compliance with the approved use permit conditions, and have improved the shared parking operations on the site. The improvements to the North Glebe Road entrance allow the entrance to function effectively. The combination of the entrance improvements, signs and increased monitoring at the Woodstock Street entrance mitigate the impacts on the neighborhood associated with the secondary use. Therefore, staff recommends renewal of the secondary parking use permit, subject to all previously approved conditions, with a County Board review in ~~one (1) year (April 2008);~~ three (3) years (April 2011).

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).

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 16<sup>th</sup> 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.