



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 20, 2018

DATE: October 17, 2018

SUBJECT: SP #401, SITE PLAN AMENDMENT to amend Conditions #39, #40, and #51 regarding the site's loading dock operations and management; located at 800 and 900 North Glebe Road and 801 North Wakefield Street (RPC #14-053-058; -061; -062).

Applicant:

North Glebe Office, LLC

By:

Nan E. Walsh

Walsh Colucci Lubeley & Walsh, P.C.

2200 Clarendon Boulevard, Suite 1300

Arlington, Virginia 22201

C.M. RECOMMENDATION:

Defer the subject site plan amendment for two (2) months to the December 15, 2018 County Board meeting.

DISCUSSION: The applicant is proposing amendments to Conditions #39, #40, and #51 to extend the loading dock hours of operation to 7 am to 8 pm, and to remove restrictions on deliveries from on-street loading zones that may be established by the County. Staff is recommending that the County Board defer the subject site plan amendment for two (2) months to allow the applicant time to collect additional data, and to implement several delivery management related measures that do not require County Board action. As further detailed below, the applicant has agreed to commission a study of baseline conditions including current loading dock utilization and operations on surrounding streets, as well as internal delivery receiving procedures. The applicant has also agreed to implement three (3) new measures to improve loading operations: hiring a Loading Dock Manager, implementing smaller vehicle loading within the parking garage, and developing a formal Loading Dock Management Plan

County Manager:

mgs/smb

County Attorney:

[Signature]

MNC

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division
Robert Gibson, DES, Development Services Bureau

using data and recommendations from the baseline study. It is important for the applicant to complete the baseline study prior to staff making recommendations on the applicant's site plan amendment proposal so that staff and the community have a full understanding of the impact to 9th Street N. and surrounding streets, in addition to further information on current loading dock utilization rates.

Baseline Conditions Study: The applicant will commission a baseline conditions study that will, for a week's time, monitor and document the following aspects of the site's current loading and delivery operations:

- Detailed delivery log
- Summary of instances when deliveries failed to deliver to site due to loading dock unavailability
- Vehicle counts on 9th Street N.
- Summary of vehicles improperly loading on 9th Street N.
- Utilization of 9th Street N. parking lane for loading/unloading
- Internal delivery receiving procedures

The applicant previously submitted a weeklong log of loading dock usage from April 2018, and so there is existing information on utilization rates for the loading dock. However, no study has taken place that has provided data on the usage of 9th Street N. and surrounding streets for loading and unloading (which occurs despite not being permitted by site plan conditions), and/or whether trucks are circulating on surrounding streets awaiting a loading space. It is important for staff to understand the full extent of the situation on surrounding streets, in combination with additional data on loading dock utilization, prior to making any recommendations on the request to increase loading capacity at the site. Finally, the baseline conditions study will analyze internal loading and delivery receiving procedures and make recommendations on process improvements that can be included in the applicant's Loading Dock Management Plan.

Loading Dock Management Plan and Loading Dock Manager: The applicant will develop and implement a formal Loading Dock Management Plan that will incorporate loading and delivery receiving procedures, and management and operation of the loading dock and other building facilities that may be involved in loading and deliveries. Currently, the building's security personnel perform loading dock management operations, and the applicant has committed to hiring a dedicated loading dock manager to oversee these operations. That person's responsibility will include maintaining a schedule of deliveries, directing vendors to the appropriate loading locations, and implementing contingency plans in the event of deviation from scheduling or loading space unavailability. This plan would also outline procedures for internal receiving of deliveries by tenants.

Garage Loading: The applicant will pursue short-term use of spaces within the parking garage to be used for loading operations by smaller vehicles such as vans and pickup trucks. This will require review and approval of an administrative change to the approved Parking Management Plan by the Zoning Administrator. It is anticipated that allowing use of the garage for loading will alleviate pressure on the loading dock and allow the dock to be used by larger vehicles. There is a jump elevator in the first level of the garage that vendors could use to bring items to

the main level; many of the items being brought by smaller vehicles consist of prepared food, and using the garage for this type of delivery is appropriate and will not result in any impacts to retail parking.

Monday, April 2nd

[illegible]

Tuesday, April 3rd

[illegible]

Wednesday, April 4th

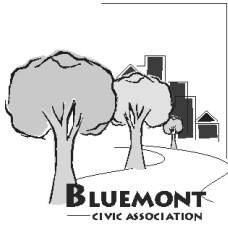
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Thursday, April 5th

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Friday, April 6th

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Bluemont Civic Association

Representing Neighborhoods in and around Arlington Traditional School, Lacey Woods Park, Bon Air, Fields Park, Balls Crossing, West Ballston, and all along the former Bluemont Division of the Washington and Old Dominion Railroad

P.O. Box 5134 Arlington, Virginia 22205
www.bluemontcivic.org

SUBJECT: Bluemont Civic Association Position to Support Original Site Plan Conditions Regarding SP #401

Dear Arlington County Board,

Thank you for helping to improve our community with forward thinking business development and related construction projects. I am writing to you on behalf of the Bluemont Civic Association (BCA) to request that the County Board, business leaders, and commercial developers ensure the quality of residential life remain preserved during site plan processes, construction processes, and after project completions.

On June 27, 2018, in response to a minor site plan amendment application filed by the owners of 800 N. Glebe Road seeking relaxed delivery rules, expanded morning unloading hours, legalized on-street unloading in multiple locations, and use of Ellen's Trace for vendor carts, dollies, and hand trucks, the BCA General Membership motioned for and unanimously voted to support a call for enforcement of the existing conditions negotiated with the community and approved by the Arlington County Board in 2008, as well as general protections of the rights and quality of life for residents living within or adjacent to site-planned buildings including 800 N. Glebe Road, 900 N. Glebe Road, and 801. N. Wakefield Street, as well as preservation of the gains made at the adjacent Mazda site.

This text of the adopted resolution is as follows:

"Whereas site plan conditions are, in part, designed to protect the rights and quality of life for residents living within or adjacent to site-planned sites who bear the brunt of inconvenience and disturbance generated by these sites;

Whereas many of the community benefits advertised to the Bluemont Civic Association (BCA) during the planning process for 800 and 900 N. Glebe Road and 801. N. Wakefield Street (SP #401) never materialized even though BCA members supported the original site plan;

Whereas the Arlington County Noise Ordinance was promulgated "for the purpose of promoting the public's health, safety and welfare, and to foster the comfort of the public" and to abate noise disturbances that are a nuisance to residents, particularly during hours in which Code Enforcement staff members work;

Whereas additional street loading zones in the vicinity of 800 and 900 N. Glebe Road would exacerbate the already-problematic traffic congestion along 9th Street N. and N. Wakefield Street and would decrease the pedestrian safety of children and adults as a result of additional traffic volume maneuvering around increased and earlier delivery and trash collection activity;

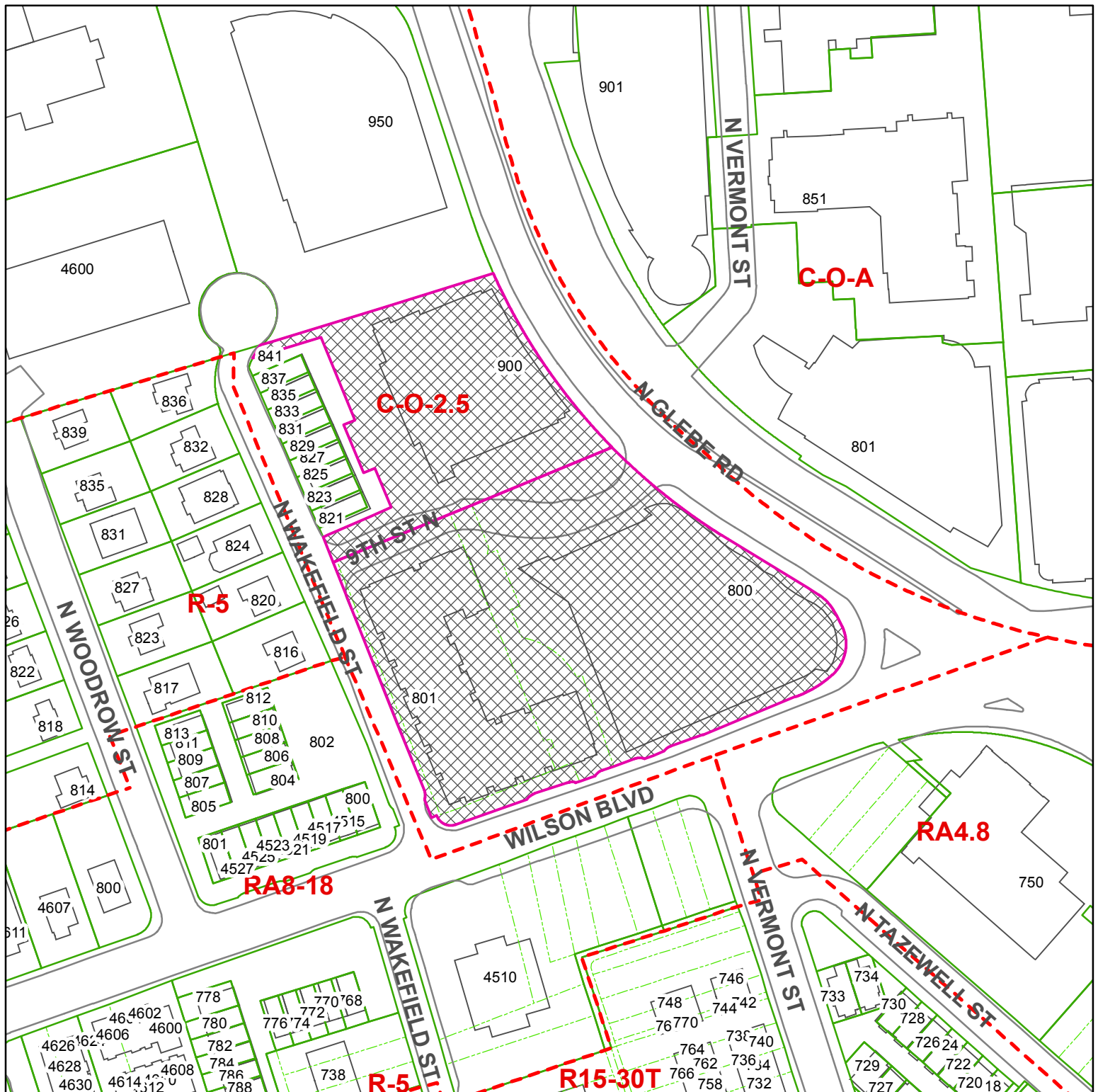
Whereas BCA members support residents' right to peacefully enjoy their own residences, whether leased or purchased, including on weekends and holidays, free from the disruptive clanging of loading ramps, backup alerts, engine idling, or other mechanical or vehicular noise in the late evening, overnight, and early morning hours;

Whereas, in recognition of the unique burdens shouldered by residents living in "edge development" on or near commercial and site-planned sites, the Arlington County Board required by site plan conditions that BF Saul limit loading dock hours for the 750 N. Glebe Road loading dock and required BF Saul to hire a full-time loading dock manager, create a written loading dock management plan in consultation with residents, and install sound-proof windows on dwellings across from the loading dock on 7th Street North.

Therefore, be it resolved, the BCA supports maintaining the existing site plan conditions for 800 and 900 N. Glebe Road and 801 N. Wakefield Street, and asks that they be enforced. The BCA also supports maintaining site plan conditions that continue to restrict loading dock hours and existing street loading/unloading activities for SP #401 that they continue to protect residents from nuisance noise disturbances generated by loading dock (including trash collection) and street loading/unloading activities — including on weekends and holidays — and that any amendments be acceptable to the residents living on or near N. Wakefield Street and 9th Street North, proximate to the buildings on SP #401. The BCA further asks the Arlington County Board to exercise the same care and consideration for the rights of residents on the north side of Wilson Boulevard (adjacent to or near 800–900 N. Glebe Road) as it did for those residents living on the south side of Wilson Boulevard by placing the same or similar requirements on the applicant of the "minor" site plan amendment for 800 N. Glebe Road as those the existing conditions placed on BF Saul on the 750 N. Glebe Road site, including an effective loading dock management plan.”

Sincerely,

Nick Pastore
President, Bluemont Civic Association




SP # 401

800, 801, and 900 N Glebe Rd

RPC #s 14-053-058, -061, and -062



 Case Location(s)
Scale: 1:1,600

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

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
Removed _____