DATE: June 29, 2006

SUBJECT: Z-2527-06-1 REZONING: Arlington County Department of Environmental Services and Arlington Public Schools from “M-1” Light Industrial Districts and “S-3A” Special Districts to “P-S” Public Service Districts; 2700 S. Taylor St., 2650, 2700, 2770 S. Arlington Mill Dr. (RPC #29-014-011, 29-003-027, 29-003-028, 29-003-029)

Applicants:
Carol Newby
Arlington County
Director – DES, GSD
1400 N. Uhle Street, Suite 601
Arlington, VA 22201

Steve Larson
Arlington County Public Schools
Administrative Officer
2770 S. Taylor Street
Arlington, VA 22206

C.M. RECOMMENDATION:

Adopt the attached resolution approving a rezoning from “M-1” Light Industrial Districts and “S-3A” Special Districts to “P-S” Public Service Districts at 2700 S. Taylor Street, 2650, 2700, 2770 South Arlington Mill Drive (RPC #29-014-011, 29-003-027, 29-003-028, 29-003-029).

ISSUES: Concerns have been raised regarding the potential future uses that the “P-S” District would allow at this site.

SUMMARY: Arlington County Department of Environmental Services and Arlington Public Schools have submitted a proposal to rezone four parcels of land which comprises the Trades Center Property Yard (“Trades Center”). No changes are planned regarding the uses that currently occur on the property. While the “P-S” Public Service District would permit uses that are currently not part of the Trades Center existing uses, there are no plans to incorporate any of those additional uses to the list of current Trades Center activities. Rezoning the parcels to “P-S” would allow operations at the property yard to continue and to be compliant with the County’s Zoning Ordinance.
BACKGROUND: The Trades Center is the staging site for the physical activity demanded by an urban community. All County vehicles – including Police and Fire emergency response vehicles and school buses – are maintained and refueled there. Crews leave the Trades Center every morning to fulfill programs as varied as special trash pickups, water main breaks, trail maintenance, storm water discharges into streams, traffic sign and signal maintenance. There are a variety of light and heavy industrial uses at the Trades Center including, among others, repairing and maintaining equipment and vehicles, parking trucks and buses, crushing rock, grinding leaves, and warehousing and storing materials. The “M-1” classification generally permits those types of activities, but “M-1” also requires some of those activities to take place within a building. Numerous Trades Center activities do not, and cannot effectively, take place indoors. For example, “M-1” requires all truck repair work to take place indoors. For the Equipment Shops to inspect, test and repair the extendable ladder of a Fire Department ladder truck, they must fully extend the ladder outdoors. In addition, the “S-3A” classification of the new Park Operations Building parcel does not permit the uses to which it is dedicated. Uses in the Park Operations Building include carpentry, welding, and small engine repair shop, and areas adjacent to the building are used for staging areas for crews, assembly areas for the carpentry and welding shop, and vehicle fleet parking.

The following provides additional information about the site and location:

Site: Four parcels near Shirlington, bounded by South Arlington Mill Road to the North, 29th Street South to the West, and 31st Street South to the South.

A 68,154 square foot (1.5646 acres) portion of the NE quadrant of parcel RPC #29-014-011 is not included in the rezoning application. The Arlington County Board approved on October 7, 2000 a rezoning request to change land classification for that portion of the parcel from “M-1” Light Industrial Districts to “C-O-1.5” Commercial Office, Building, Hotel and Apartment Districts (Z-2470-00-2). This action incorporated a portion of the Arlington County Trades Center into the Village of Shirlington development. Arlington County still owns this portion of the parcel. The property is ground leased to Street Retail, Inc. for an initial period of 65 years, with a renewal term of 35 years, for the operation of the parking deck in accordance with the terms of the Phased Development Site Plan (PDSP) for the Village of Shirlington.

In addition, a sliver of land on the southernmost part of the parcel, approximately a 9,696 square foot (0.22 acre) would retain its existing zoning. This part of the parcel is adjacent to Fort Reynolds Park, and the Trade Center activities on that part of the parcel do not necessitate the rezoning from “S-3A” to “P-S.” Keeping the zoning for that sliver of land would better coordinate with Fort Reynolds Park and the adjacent Abingdon Elementary School, which are also zoned “S-3A.”

To the north: South Arlington Mill Road. Four Mile Run and Jennie Dean Park are located on the North side of South Arlington Mill Road. The property is designated “Public” on the General Land Use Plan (GLUP) and is zoned “S-3A” Special Districts.
To the west: 29th Street South. Windgate of Arlington, a 734-unit townhouse condominium complex, and Courtbridge of Arlington, a 260-unit townhouse condominium complex, are two condominium complexes located across on the other side of 29th Street South. This area is designated “Low-Medium Residential” on the GLUP and zoned “RA14-26” Apartment Dwelling Districts.

To the east: Village at Shirlington, which includes the following: a 149-unit residential building, designated “Low Office-Apartment-Hotel” on the GLUP and zoned “C-0-1.5” Commercial Office Building, Hotel and Apartment District; the Shirlington Library / Signature Theatre which is designated “Low Office-Apartment-Hotel” on the GLUP and zoned “C-0-1.5” Commercial Office Building, Hotel and Apartment District, and Village at Shirlington (aka, Windsor) Apartments, a 238-unit building, which is designated “Low Office-Apartment-Hotel” on the GLUP and zoned “C-0-1.5” Commercial Office Building, Hotel and Apartment District.

To the south: Shirlington House, a 437-unit residential building, is designated “Low-Medium Residential” on the GLUP and zoned “RA6-15” Apartment Dwelling Districts. Park Shirlington Apartments, a 189-unit residential building, is designated “Low-Medium Residential” on the GLUP and zoned RA14-26” Apartment Dwelling Districts. Fort Reynolds Park, a 43,560 square foot open space, is designated “Public” on the GLUP and zoned “S-3A” Special District. Abingdon Elementary School is designated “Public” on the GLUP and zoned “S-3A” Special District.

**Zoning:** The Park Operations Building parcel is zoned “S-3A” Special Districts, and the other parcels are currently zoned “M-1” Light Industrial Districts.

**Land Use:** The General Land Use Plan designates the parcels as “Government and Community Facilities,” to include County administration and service facilities.

**Neighborhood:** The site is located in Shirlington, near the Fairlington Civic Association.

**Proposed Rezoning:** The proposal is to rezone the Trades Center parcels from “S-3A” and “M-1” to “P-S.” No development or redevelopment is planned for the site. The table below provides the summary of zoning and land area by parcel.

<table>
<thead>
<tr>
<th>RPC #</th>
<th>Zoning District</th>
<th>Land Area (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>29014011</td>
<td>M-1</td>
<td>1,269,209</td>
</tr>
<tr>
<td>29014011</td>
<td>S-3A</td>
<td>33,921</td>
</tr>
<tr>
<td>29003027</td>
<td>S-3A</td>
<td>78,859</td>
</tr>
<tr>
<td>29003028</td>
<td>M-1</td>
<td>259,605</td>
</tr>
<tr>
<td>29003029</td>
<td>M-1</td>
<td>64,622</td>
</tr>
</tbody>
</table>

Total Site Area: 1,706,216 (39.169 acres)
Existing Development: The map below provides an overview of the current buildings on-site and the adjacent properties.
Uses: For over half a century, the Trades Center has been the work site for County employees that provide Arlington’s most vital services, ranging from snow plowing, repairing school buses and other heavy equipment, training fire fighters, and engineering traffic signs and signals. Table 1 provides a detailed list of activities occurring on-site. While the “P-S” Public Service District would permit uses that are currently not part of the Trades Center existing uses, there are no plans to incorporate any of those additional uses to the list of Trades Center activities.

Table 1
Normal Activities Occurring at the Trades Center

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Normal Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment Bureau (2701 S. Taylor Street)</td>
<td>Provides comprehensive fleet management and support services to the County’s vehicle fleet. Services include vehicle repair and maintenance, fueling, parts inventory, and procurement and disposal of vehicles. Areas around facility are used for storage of equipment being maintained and for material supplies such as steel. Certain repairs and inspections are conducted outside of the building, and welding assembly sometimes occurs outside of the building. Temporary storage of wrecked vehicles occurs until insurance assessments are performed. After assessments, vehicles are removed. Operations are six days per week. An evening shift operation runs until 11:30 p.m. The facility can be open 24 hours a day in support of emergency operations that are often weather related (snow, wind, or flood responses).</td>
</tr>
<tr>
<td>Storage Building (Old Equipment Shops) (4251 S. 28th Street)</td>
<td>Used as dry storage for material in support of street maintenance and other County public works type services. Also used for storage of vehicles during winter time that cannot be stored at below freezing temperatures (street flushers and sweepers). Areas outside of the building are used for material and vehicle storage. Adjacent area has tar storage tank for street maintenance and a liquid calcium chloride tank for snow melting use.</td>
</tr>
<tr>
<td>Water/Sewer/Streets Building (4200 S. 28th Street)</td>
<td>Operational center and offices for maintenance of the County’s streets, sidewalks, storm water, water distribution, and sewer collection systems. Also supports seasonal services such as snow removal operations. Facility includes warehoused materials and training and meeting rooms for staff. Areas outside of the building are used for material storage and heavy vehicle parking. The facility is staffed 24 hours a day and is often involved in emergency response operations such as water line repairs and snow removal.</td>
</tr>
<tr>
<td>Building Name</td>
<td>Normal Activities</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Police Impound Yard and Building (under construction)</td>
<td>Building and yard used to store impounded vehicles and to support police investigations as needed. Some storage of vehicles is long term. Area is secured and under surveillance.</td>
</tr>
<tr>
<td>Solid Waste and traffic Engineering Building and out buildings (4300 S. 23rd Street)</td>
<td>Operational center and offices for maintenance of the County’s residential refuse collection programs and the County’s traffic signal and signs programs. Parts and supplies are warehoused in an adjacent building, and there is enclosed vehicle parking for specialty equipment. Areas outside of the building are used for materials storage and vehicle parking. The facility is open for use regularly six days a week with a small Sunday operation. The facility can be open 24 hours a day in support of emergency operations that are often weather related (snow, wind, or flood responses).</td>
</tr>
<tr>
<td>Fire Training Academy (2800 S. Taylor Street)</td>
<td>Office and classroom facilities to provide fire and EMS training to County staff and certain volunteer groups. Adjacent structure is a training structure for practicing fire fighting skills.</td>
</tr>
<tr>
<td>Schools Warehouse (Maintenance, Educational Supplies, and Transportation Facility) (2770 S. Taylor Street)</td>
<td>Offices for school’s transportation functions, facility maintenance operations, and warehousing functions. Areas outside of the building are used for school bus and other support fleet parking.</td>
</tr>
<tr>
<td>Park Operations Building (2700 S. Taylor Street)</td>
<td>Offices, shops, and operational center for County parks and recreational facilities. Shop operations include carpentry, welding, and small engine repair shop. Areas adjacent to the building are staging areas for crews, assembly areas for the carpentry and welding shop, and vehicle fleet parking. The facility is open for use regularly six days a week with a small Sunday operation. The facility can be open 24 hours a day in support of emergency operations that are often weather related (snow, wind, or flood responses).</td>
</tr>
<tr>
<td>Earth Products Yard</td>
<td>Area used for processing and storage of soils, inert materials, and vegetative waste. Products stored include fill dirt, leaf mulch, wood mulch, crushed asphalt and concrete, quarry stone, and street construction debris. Heavy equipment is used to crush stone, grind waste wood and yard waste, and screen soils. Operation is often six days a week. One section of the yard is designated as a recycling center and free mulch is available for citizen pick up. Adjacent structure is used to store road salt for winter use. Yard is often active 24 hours a day in support of snow removal and water line repairs.</td>
</tr>
<tr>
<td>Building Name</td>
<td>Normal Activities</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Fuel Pumps (4225 S. 28th Street)</td>
<td>A 24-hour automated fueling facility for all County vehicles. Fuels include unleaded gas, biodiesel, and compressed natural gas.</td>
</tr>
<tr>
<td>Truck Wash facility (under construction)</td>
<td>A 24-hour automated vehicle wash facility for all County vehicles.</td>
</tr>
<tr>
<td>Animal Welfare League (2650 S. Arlington Mill Drive)</td>
<td>Facility operated by a County contracted service provider. It operates 24-hours a day. Service provider regularly schedules pet care related services open to the public.</td>
</tr>
</tbody>
</table>

**DISCUSSION**

**Adopted Plans and Policies:** The General Land Use Plan guides development on the subject site. In addition, the County Board recently adopted a new Noise Ordinance that affects the site.

In February 2006, the County Board approved a change to the Noise Control Ordinance (NCO) that gives the County Manager the authority to exempt certain County properties from the NCO. The manager designated the Trades Center exempt in March 2006.

**General Land Use Plan:** The General Land Use Plan designates the Trades Center parcels as “Government and Community Facilities,” to include County administration and service facilities. Arlington's first General Land Use Plan was adopted by the County Board on August 12, 1961. The General Land Use Plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. These amendments have been incorporated into a published document ten times; the most recent was in 2004.

The Trades Center is currently zoned "M-1" Light Industrial District. In 1975, the Zoning Ordinance was amended to add the "P-S" Public Service District classification. "P-S" was specifically established for County land uses including, but not limited to, repair garages, storage areas and yards and warehouses. The proposed zoning classification change would properly reflect the Trades Center’s operations and be in line with the General Land Use Plan.

Other Arlington County parcels zoned “P-S” include the water pollution plant and the surrounding area used for flood control, fire stations, the detention center, and the justice center.

**Issues:**

During the review process, an issue was raised regarding the additional uses that “P-S” zoning would permit, specifically a water treatment plant and incinerator that are not on the current list of permitted uses on the Trades Center site. There are no plans to add these uses to the property yard site.

**Review Process:**

Z-2527-06-1
Trades Center
PLA-4417
Planning Commission: The Planning Commission heard this item at its June 26, 2006 meeting. The Planning Commission voted 6-2 to support the project, subject to the following amendments:

- Provide assurances regarding future uses. Planning Commission members wanted the County to provide assurances to the community adjacent to the Trades Center that the rezoning of the Trades Center land to “P-S” does not signal a change of uses for the location.
  
  **Staff Response:** Although the “P-S” District provides a different set of permitted uses for the Trades Center location when compared to “M-1” or “S-3A,” there are no changes planned for on-site Trades Center activities. The basis for the rezoning request was to ensure the GLUP and zoning matched for the Trades Center parcels.

- Leave the zoning unchanged for the sliver of land adjacent to Fort Reynolds Park.
  
  **Staff Response:** The current activities on the Trades Center property adjacent to and immediately east of Fort Reynolds Park do not require that piece of land to be rezoned. Staff agrees to exclude the southernmost sliver of Trades Center land, approximately 24 feet wide and 404 feet long (9,696 sq. ft. / 0.22 acres), from the rezoning request. In addition, a revised plat map will show the split zoning for the parcel.

- Work with the community to repair or replace the fence between the Trades Center and Windgate property. There is a fence located on property owned by Windgate of Arlington. The fence helps screen the Windgate of Arlington community from the noise and fumes emanating from the school bus parking lot located on the west side of the Trades Center property. The President for Windgate III requested that the County replace the fence.
  
  **Staff Response:** The County will work together with the Windgate of Arlington community to assess the fence’s condition and to ensure the Windgate of Arlington area is properly shielded from the effects of the school busses parked on the Trades Center property adjacent to the Windgate of Arlington community.

**CONCLUSION:** It is appropriate to rezone the four parcels in question to make the respective zoning classifications and operations at the trade center match the GLUP designation and zoning. Staff recommends that the adoption of the attached resolution to approve the rezoning from “S-3A” and “M-1” to “P-S.”
REZONING RESOLUTION

WHEREAS, the County Board of Arlington County ("County Board") finds that Arlington County Department of Environmental Services and Arlington Public Schools has requested a rezoning of property located 2700 S. Taylor St., 2650, 2700, 2770 S. Arlington Mill Dr. (part of RPC #29-014-011 except for a 68,154 square foot (1.5646 acres) portion of the NE quadrant of the parcel, and approximately a 9,696 square foot (0.22 acre) sliver on the southernmost part of the parcel, and RPC #29-003-027, 29-003-028, 29-003-029) ("Property"); and

WHEREAS, the County Board finds that the rezoning to "P-S" Public Service Districts will be consistent with the General Land Use Plan Designation for the Property; and

WHEREAS, the County Board finds that the rezoning to "P-S" Public Service Districts is required by public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, the Planning Commission held a duly advertised public hearing on the proposed rezoning on June 26, 2006 and has recommended approval of the rezoning request; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed rezoning on July 8, 2006.

NOW THEREFORE, be it resolved, that the aforementioned Property located at 2700 S. Taylor St., 2650, 2700, 2770 S. Arlington Mill Dr. (part of RPC #29-014-011 except for a 68,154 square foot (1.5646 acres) portion of the NE quadrant of the parcel, and approximately a 9,696 square foot (0.22 acre) sliver on the southernmost part of the parcel, and RPC #29-003-027, 29-003-028, 29-003-029) is hereby rezoned FROM “M-1” Light Industrial Districts and “S-3A” Special Districts TO "P-S” Public Service Districts, as shown on the attached map (Z-2527-06-1 Rezoning).
Z-2527-06-1 REZONING
2700 S. Taylor St., 2650, 2700, 2770 S. Arlington Mill Dr.
(RPC #29-014-011, 29-003-027, 29-003-028, 29-003-029)
Note: A 68,154 square foot (1.5646 acres) portion of the NE quadrant of parcel RPC #29-014-011, and approximately a 9,696 square foot (0.22 acre) sliver of land on the southernmost part of the parcel, are not included in the rezoning application.

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

Revised 6/27/06