DATE: March 8, 2006

SUBJECT: SP#249 “ON THE COUNTY BOARD’S OWN MOTION”, MINOR SITE PLAN AMENDMENT to revise Condition #54, premises known as 4301 and 4401 Wilson Boulevard (RPC #14-051-351, -352).

C.M. RECOMMENDATION:

Approve revised Condition #54, allowing two-way traffic on a service drive after widening the service drive and recordation of an easement from the Ellipse owner granting rights for Arlington Gateway loading traffic to travel northbound over the Ellipse office building driveway to access Fairfax Drive.

ISSUES: None.

SUMMARY: As part of multiparty negotiations that arose as part of the Arlington Gateway Fairmont Site Plan amendment approved by the County Board in January 2006, NRECA requests an amendment to a site plan condition to permit two-way traffic along the western edge of its property, in the shared driveway between the NRECA 2 building and the Arlington Gateway hotel immediately to its west. The current condition language requires ingress only along this driveway. The multiparty negotiations, if successful, will result in an agreement that would include the provision of an access easement for Arlington Gateway (Westin) hotel truck traffic egress through the Ellipse office building’s driveway to Fairfax Drive, which is a significant desire of residential neighbors of the hotel. By way of explanation, the Ellipse office building and the NRECA office buildings are all part of the Ellipse Site Plan immediately to the east of the Arlington Gateway site plan. This easement, in turn, would be facilitated by actions on the part of NRECA, which would include egress of a portion of its office traffic south to North Glebe Road, necessitating the requested site plan amendment.

While staff has been facilitating the negotiations for some time, an agreement among the parties has not yet been signed. The County Board continued this request from the original February 2006 hearing date in order to maintain the maximum interest by the parties in completing this agreement. An agreement between the parties could be reached prior to the March 14 consideration of this request. Since the hotel truck access easement mentioned above will not be recorded by that date, the revised condition provides for the requested two-way traffic only if the recorded easement is, and continues, in place. If the easement terminates, so would the two-way
traffic, unless the County Manager determines that the volume of NRECA traffic in the driveway warrants continuing it. If an agreement is not reached immediately, staff would be able to continue work with the parties and would be able to implement the desired changes at any point without subsequent County Board action.

DISCUSSION: The National Rural Electric Cooperative Association (NRECA) has requested a site plan amendment “on the County Board’s own motion” to amend Condition #54 to allow two-way traffic flow from its parking garage exit adjacent to the Phase 2 building in order to access Glebe Road. The NRECA site plan was originally approved by the County Board on January 10, 1987 and incorporated an access drive from Wilson Boulevard adjacent to the site’s western property line to access the parking garage and loading dock. The driveway entrance to the access drive was located adjacent to the channelized right turn lane to North Glebe Road. Because of its location, the access drive was restricted by site plan Condition #54 to operate one-way northbound only. Subsequent site plan amendments in 1999 to both the NRECA site plan (SP #249) and the adjacent Arlington Gateway site plan (SP #331) provided for realignment of the access drive to serve both developments and enter from North Glebe Road. Site plan Condition #54 limiting traffic flow one-way in the northbound direction was retained to improve traffic flow in the Glebe Road corridor and because the width of the driveway was not designed to meet VDOT standards for two-way traffic.

Stemming from concerns raised during the public review process for the Arlington Gateway (SP #331) Fairmont site plan amendment, staff has worked with the developer of the Arlington Gateway site plan and the owners of the Ellipse and NRECA office buildings in the Ellipse site plan on a multiparty agreement that would call for the following:

- The Ellipse office owner would grant an easement to the Arlington Gateway developer for Arlington Gateway hotel trucks to exit the site northbound through the Ellipse driveway to access Fairfax Drive;
- The NRECA would amend its easement for its vehicles that traverse the same Ellipse driveway to limit traffic to 200 vehicles per morning or evening peak period;
- Condition #54 in the NRECA phase 2 site plan amendment would be revised to permit two-way traffic in the driveway between the NRECA phase 2 building and the Arlington Gateway hotel;
- The narrow driveway between the Continental condominium (in the Arlington Gateway site plan) and the Ellipse office building’s garage ramp retaining wall would be closed to traffic.

This package of actions would serve to optimize the safety of pedestrian and vehicular traffic from the various buildings in the two site plans on already existing driveways. The proposed site plan amendment is the portion of the package that is under the County’s control, and staff recommends tying implementation of the two-way travel on the shared driveway to recodarion of the Ellipse’s easement to the Arlington Gateway developer to ensure that all parts of the agreement are carried out, before two-way traffic is permitted on the access drive. Turning movements at the driveway would be limited to right turns in and out only. The extension of the median in North Glebe Road should prevent vehicles attempting to turn left from the site to access southbound Glebe Road or westbound Wilson Boulevard. Staff will monitor motorist behavior at the driveway and coordinate closely with the adjacent building managers to ensure pedestrian safety at the intersection through enforcement of the turn restrictions.
The developer of the Arlington Gateway site plan amendment, approved by the County Board on January 21, 2006, has agreed in its site plan Condition #88 to cooperate with NRECA to grant additional easements necessary to widen the shared access service drive between Glebe Road and the hotel loading dock in order to meet VDOT standards for two-way traffic flow. NRECA has agreed with approval of this minor site plan amendment to construct the necessary improvements to VDOT standards to allow two-way travel.

At the time of the February 2006 County Board meeting, details of the multiparty agreement were still being negotiated, and the County Board continued this item to its March 14, 2006 meeting in order to accommodate the additional time required to finalize the agreement.

**CONCLUSION:** In order to create the most optimal vehicular circulation pattern within the driveways shared by the Arlington Gateway and Ellipse site plans and the driveways extending from these shared driveways to Fairfax Drive, staff recommends the revision of Condition #54 of the NRECA site plan to permit two-way traffic on the shared driveway between the NRECA 2 building and the Arlington Gateway hotel. Because this change is part of a larger, multiparty agreement involving other portions of driveway, staff recommends that this condition revision be subject to recordation of an easement from the Ellipse owner granting rights for Arlington Gateway loading traffic to travel northbound over the Ellipse office building driveway to access Fairfax Drive. In addition, the revised condition would permit the County Manager to approve continued two-way access in the absence of a recorded easement if necessitated by the volume of traffic on the shared driveway.

**REVISED CONDITION #54**

54. The developer agrees to provide a shared service drive as outlined in condition #65 below. The service drive, which shall be located between the phase-two office building and the west property line, shall be one-way only and shall provide ingress from Wilson Boulevard and egress from two locations: from The Jefferson service drive onto Fairfax Drive and from the east office building’s garage exit adjacent to North Taylor Street. The width of the paved area of the service drive shall be 20 feet. A six to nine-foot brick paver walkway shall be constructed between the service drive and the phase-two building, extending from the 9th Street Greenway connection/crosswalk to North Glebe Road. The service drive and the walkway shall be shown on a revised final site development and landscape plan, which shall be reviewed and approved by the County Manager or his designee before the issuance of the first building permit for the phase-two office building. If the developer, at its option and expense, widens the service drive between the Glebe Road entrance and the Arlington Gateway hotel loading dock to approximately 30 feet wide to provide for two way traffic and egress to North Glebe Road, pursuant to a revised final site development and landscape plan and as shown on a revised site engineering plan, which shall be reviewed and approved by the County Manager or his designee, and if the developer provides the County Manager or his designee with evidence of recordation among the land records of the Clerk of the Circuit Court of Arlington County of an easement allowing trucks serving the Arlington Gateway
Hotel (801 N. Glebe Rd.) to exit their site northbound through the Ellipse office (4350 N. Fairfax Dr.) driveway to Fairfax Drive (“Easement”), then two way traffic and egress to North Glebe Road may be permitted on and from the service drive. However, if the recorded easement terminates, then the service drive shall revert to a one-way street, unless the County Manager determines, in writing, that the volume of traffic on the site warrants maintaining the two-way status of the service drive.
PREVIOUS COUNTY BOARD ACTIONS:

January 10, 1987  Approved [Z-2181-80-6 (SP-5)] a mixed-use office, residential and retail development.

January 9, 1988  Approved a site plan amendment [Z-2181-80-6 (SP-5)] to convert the residential portion of the approved site plan to a lifecare facility with 350 independent living units, 32 personal care rooms, and 50 nursing care beds.

Approved a site plan amendment [Z-2181-80-6 (SP-5)] to re-configure the access drives serving the residential (lifecare) buildings.

May 13, 1989  Approved a site plan amendment [Z-2181-80-6 (SP-5)] to increase the GFA, decrease the number of units, decrease parking spaces and increase the building height on the approved site plan for a life care facility.

August 11, 1990  Deferred a site plan amendment [Z-2181-80-6 (SP-5)] request to convert retail space to office use to the September 8, 1990 County Board Meeting.

September 8, 1990  Approved a site plan amendment [Z-2181-80-6 (SP-5)] to convert the approximately 2,524 square feet of retail space to a dentist office subject to all previous conditions and one (1) new condition.

Deferred a site plan amendment request [Z-2181-80-6 (SP-5)] for two tenant identification signs on the east and west pavilion arms of the Ellipse building to the December 8, 1990 County Board meeting.

November 17, 1990  Denied a site plan amendment request [Z-2181-80-6 (SP-5)] to convert approximately 900 square feet of retail gross floor area to office use.

December 8, 1990  Deferred a site plan amendment request for a comprehensive sign plan [Z-2181-80-6 (SP-5)] to the February 9, 1991 County Board meeting.
<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
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<tr>
<td>February 9, 1991</td>
<td>Approved a site plan amendment for a comprehensive sign plan [Z-2181-80-6 (SP-5)] for the Ellipse at Ballston, subject to all previous conditions and six (6) new conditions.</td>
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<td>May 20, 1993</td>
<td>Ratified a contract for the sale of the portion of the out-parcel not needed for public right-of-way.</td>
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<td>July 10, 1993</td>
<td>Approved a site plan amendment for the balance of the office development at the Ellipse at Ballston, including incorporation of a portion of the out-parcel and development of two (2) 11-story office buildings.</td>
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<td>March 5, 1994</td>
<td>Approved a site plan amendment to exclude 4,500 square feet of storage from the floor area ratio (Condition #64), to amend Condition #34 to allow separate parking management element, and to amend Condition #32 to extend vanpool parking to the P-2 level of the parking garage, subject to all previous conditions, amended Conditions #32 and 34, and new condition #64.</td>
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<tr>
<td>July 20, 1996</td>
<td>Approved a site plan amendment for a free-standing retail tenant identification sign within the site (4301 Wilson Boulevard), behind the public sidewalk and right-of-way on Wilson Boulevard.</td>
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<td>August 17, 1999</td>
<td>Approved a site plan amendment to increase office gross floor area by 25,419 (revised to 20,919) square feet to the West Building (typical floor increase by approximately 2,400 square feet, from approximately 20,100 square feet to approximately 22,422 square feet) and reduce the building setback from the western property line from the approved setback of 30.1 feet to proposed setback of 15 feet, subject to all previous conditions, and the following amended conditions number 54 and 59 and new conditions number 65 through 72.</td>
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<td>July 28, 2001</td>
<td>Approved a site plan amendment to add 4,055 square feet of space to the garage of the NRECA Phase Two building, and to construct an arched sheltered walkway between the two NRECA buildings.</td>
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December 6, 2003

Approved a major site plan amendment to increase the west office building (Phase Two) GFA by approximately 19,311 square feet.