

PUBLIC FACILITIES REVIEW COMMITTEE MEETING

DATE: October 21, 2015
TIME: 7:00 p.m.
PLACE: Ashlawn Elementary School Library
5950 8th Rd N

PFRC COORDINATOR: Michelle Stahlhut, 703-228-3541

Site Location:
Ashlawn Elementary School
5950 8th Rd N
Arlington, VA 22205

Applicant:
John Chadwick
Arlington Public Schools
2770 S. Taylor Street
Arlington, VA 22206

County Project Managers:

Sophia Fisher	CPHD – Planning	703.228.0771	ssfisher@arlingtonva.us
Dennis Sellin	DES – Planning	703.228.4805	dsellin@arlingtonva.us

BACKGROUND: On May 18, 2013, the County Board approved a use permit amendment for an approximately 26,160 gross sq. ft. addition for the Ashlawn Elementary School. The use permit amendment approval included modifications to parking regulations to permit the placement of required parking spaces at an off-site location, to reduce the required off-street parking, and other modifications as may be necessary to approve the proposed addition. Construction of the addition was completed in the fall of 2014.

The following provides additional information about the site and surroundings:

Site: The site is bound on the north by 8th Road North and Wilson Boulevard, south by 5th Road North, east by North Manchester Street and Bluemont Park, and west by the Dominion Hills Pool and Powhatan Springs Park.

Zoning: The site is zoned “S-3A” Special Districts. Schools are a permitted use by provision of a use permit subject to ACZO Section 15.

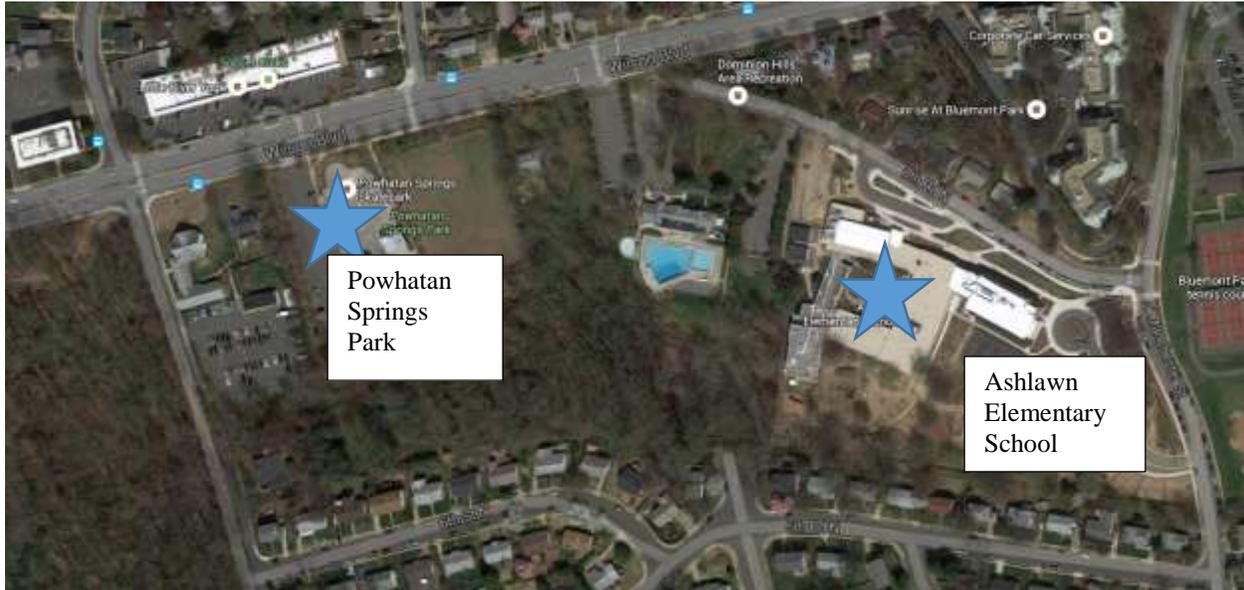
Land Use: The site is identified on the General Land Use Plan (GLUP) as “Public”.

Neighborhood: The site is located within the Boulevard Manor Civic Association and is adjacent to the Dominion Hills and Bluemont Civic Associations. Representatives from the aforementioned civic associations are involved in the BLPC and PFRC processes.

DISCUSSION: The use permit for the elementary school expansion was approved with a parking reduction, and a secondary use permit was approved to allow up to 30 school staff to park at the nearby Dominion Hills Area Recreation Association (DHARA) parking lot. Before the 2015-2016 school year began, the DHARA board voted to terminate the parking lease agreement with APS. To address the parking shortage this caused, Arlington Public Schools has filed a use permit application that will allow up to 30 Ashlawn staff to park at the Powhatan

Springs Park, which is approximately 1,500 feet from the elementary school. Use Permit Condition #59 of the Ashlawn Elementary School approval requires PFRC review of any new parking arrangement. There are no land use issues with the proposal to move the parking from the DHARA parking lot to the Powhatan Springs Park parking lot.

Vicinity Map:



Source: Google Maps

U-1217-56-1, Ashlawn Elementary School Condition #59

Secondary Parking Agreement with Dominion Hills Area Recreation Association

59. Arlington Public Schools agrees to notify the County Manager if the parking lot owned by the Dominion Hills Area Recreation Association will no longer be used for off-site parking. Such notification shall be provided at least six (6) months before the parking agreement is set to expire, or no later than 30 days after notification from Dominion Hills Area Recreation Association of non-renewal of the parking agreement, as specified in the use permit application documents for the secondary parking use (U-3363-13-1) submitted March 11, 2013 and approved by the County Board on May 18, 2013. When Dominion Hills Area Recreation Association notifies the County Manager that off-site parking will no longer be available, Arlington Public Schools agrees to identify an alternative mechanism to maintain compliance with the parking requirements specified within the Arlington County Zoning Ordinance, in the form of: (1) a new use permit application demonstrating where a new, secondary parking arrangement has been identified, and/or (2) a use permit amendment to this use permit should they consider an on-site parking alternative, and/or (3) another mechanism as specified within the Arlington County Zoning Ordinance. The selected, alternative mechanism(s) shall be subject to a meeting of the Public Facilities Review Committee (PFRC) prior to the scheduled County Board meeting.