



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of July 15, 2017

**DATE:** July 7, 2017

**SUBJECT:** U-3491-17-1 USE PERMIT for Patrick Henry Elementary School, the addition of relocatable classrooms to increase design capacity, and parking modifications; located at 701 S. Highland St. (RPC# 25-014-010).

**Applicant:**

Arlington County School Board

**By:**

John Chadwick  
Assistant Superintendent, Facilities and Operation  
Arlington Public Schools  
1426 North Quincy Street  
Arlington, VA 22207

**C.M. RECOMMENDATION:**

Approve the use permit for Patrick Henry Elementary School, to include the addition of relocatable classrooms to increase capacity up to 703 seats, and a parking modification, subject to the conditions of the staff report.

**ISSUES:** Arlington Public Schools is increasing capacity via relocatable classrooms to create four (4) new classrooms at Patrick Henry Elementary School. A use permit is required since one was never approved for Patrick Henry Elementary, and per the Arlington County Zoning Ordinance, a modification of the parking requirement requires a use permit. There are no issues with the subject use permit.

**SUMMARY:** Student enrollment is growing at a faster rate than Arlington Public Schools (APS) can provide new permanent classrooms. APS is proposing to add one quad, 4-classroom structure (60'x70'), next to the existing trailers on site. The relocatable classrooms will add approximately 96 students to the overall capacity from 607 to 703. A use permit is required because there is no use permit for Patrick Henry notwithstanding its operation on the property for

County Manager:

County Attorney:

CR Sanders

Staff: Cedric Southerland, DCPHD, Planning Division  
Rob Gibson, DES, Transportation

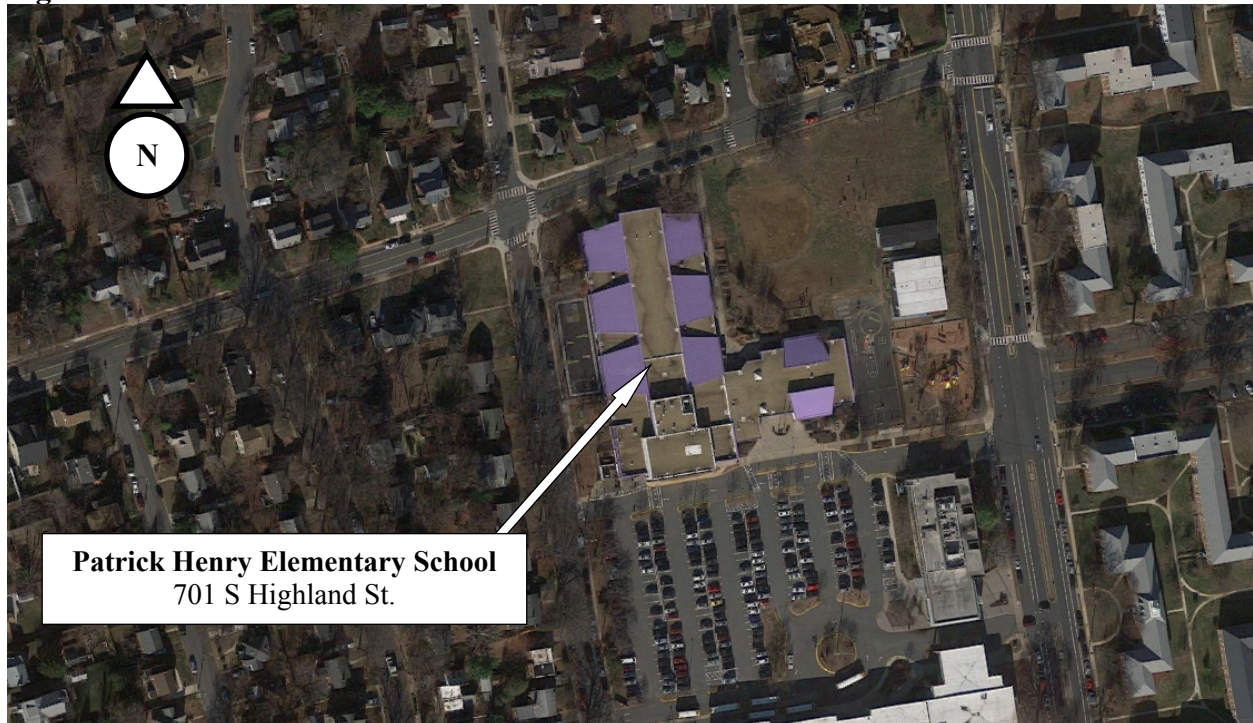
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92 years. Moreover, a use permit is required for an increase in design capacity for the school and a modification of the parking requirements. Staff recommends the County Board approve the use permit, subject to the proposed conditions of the staff report.

**BACKGROUND:** Patrick Henry Elementary School first opened in 1925. The school was rebuilt in 1974 and subsequently renovated for expansion in 1993. Historically, Patrick Henry Elementary School was the first elementary school in Arlington to integrate in 1959. Currently, the school enrolls 607 students and was designated a National Blue Ribbon School in 2015.

**Figure 1.**



Source: Google Maps

**The following provides additional information about the site and location:**

Site: The site is bounded on the north by 7<sup>th</sup> Street South, on the west by S. Highland Street, to the east by S. Walter Reed Drive. Residential uses surround the school to the north, east and west. To the south of the school, also on APS property, is Arlington Community High, the Arlington Career Center and Columbia Pike Branch Library. The site measures 182,952 square feet (4.2 acres), and includes a large open field, a playground, and several blacktop play areas.

Zoning: The site is zoned "S-3A" Special Districts.

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

Neighborhood: The site is located within the Arlington Heights Civic Association. APS conducted outreach to the civic association. The principal has also notified the PTA of the

proposed relocatable classrooms. Staff followed up with the civic association and has not received a response as of the date of this report.

**DISCUSSION:** Due to increased enrollment, APS is proposing to add one quad, 4-classroom structure (60'x70'). The addition of the four (4) classrooms will increase capacity from 607 to 703, for a total of 96 students. The location of the classrooms will be next to the existing relocatable classrooms along the S. Walter Reed Drive side of the property. A use permit is required for the relocatable classrooms because it increases the number of students in the elementary school as provided in the table below.

*Table 1: Capacity*

Existing Building Capacity	463
Existing Relocatable Capacity	144
<b>Total</b>	<b>607</b>
Proposed Building Capacity	463
Proposed Relocatable Capacity	240
<b>Total</b>	<b>703</b>
<b>Increase in Overall Capacity</b>	<b>96</b>

*Table 2: Parking*

<b>Description</b>	<b>Spaces</b>
ACZO minimum requirement (employees) – 1 space per 7.5 students	94
ACZO additional requirement (visitors) – 1 space per 40 students	18
<b>TOTAL required parking</b>	<b>112</b>
Existing paved spaces	218
<b>TOTAL existing parking</b>	<b>218</b>
<b>NET parking</b>	<b>106</b>

*Parking Modification:* As shown in the table above, there are 218 total existing onsite parking spaces at Patrick Henry Elementary School, which exceeds the Arlington County Zoning Ordinance (ACZO) requirement of 112 spaces. The 218 on-site parking spaces are sufficient to serve all on-site needs. However, a parking modification is required because spaces are shared by the library and Career Center.

*Transportation Demand Management (TDM):* A TDM is not required for this use permit, as the proposed parking modifications will allow for shared parking spaces with the library and Career Center.

*Student Bicycle Parking:* Patrick Henry Elementary School has bicycle parking for 40 bikes currently. This exceeds the minimum bicycle parking typically required as part of recent use permit approvals for schools, with a minimum of one space for every 20 students of design capacity. APS has agreed per condition #3 to provide a minimum amount of bicycle parking for students for the life of the use permit.

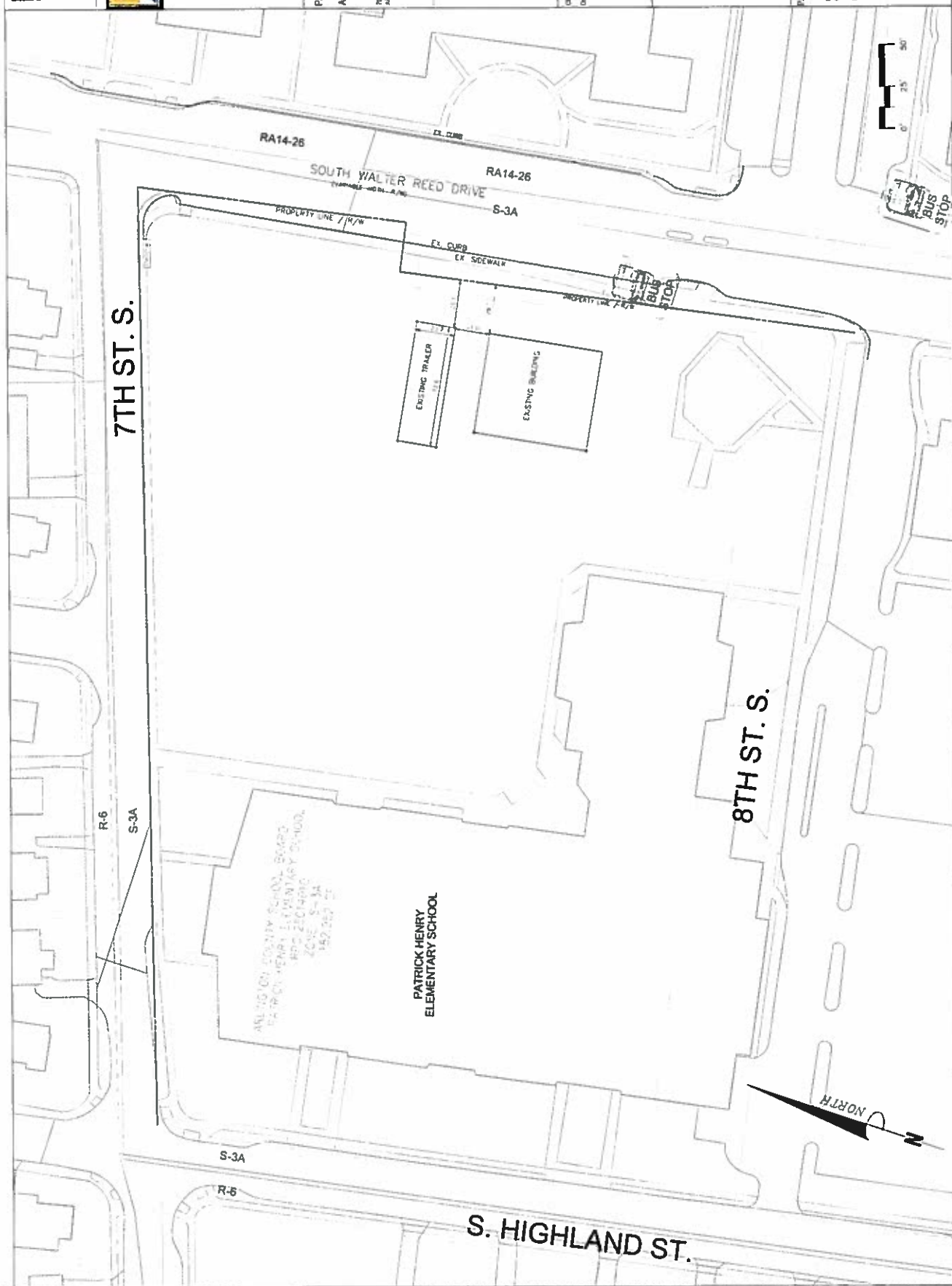
Consistency with Comprehensive Plan: Per Virginia Code 15.2-2232, public facilities shall not be constructed unless they are found to be consistent with the adopted comprehensive plan or part thereof. The General Land Use Plan (GLUP), an element of Arlington County's Comprehensive Plan designates the subject site as "Public." This designation allows for parks (local, regional and federal), schools (public), parkways, major unpaved rights-of-way, libraries and cultural facilities. Staff determined that the public facilities proposed are consistent with Arlington's Comprehensive Plan, and at its July 5, 2017 meeting, the Planning Commission confirmed the recommended finding that the proposed public facilities are consistent with the Arlington County Comprehensive Plan. The entire Planning Commission recommendation and votes are outlined in the Planning Commission letter dated July 12, 2017.

**CONCLUSION:** The relocatable classrooms provide needed student capacity to relieve overcrowding at Patrick Henry Elementary School. There are no issues associated with the increase in design capacity and parking modification. Therefore, staff recommends that the County Board approve the use permit with modification to parking, subject to the proposed conditions of the staff report.

Proposed Conditions:

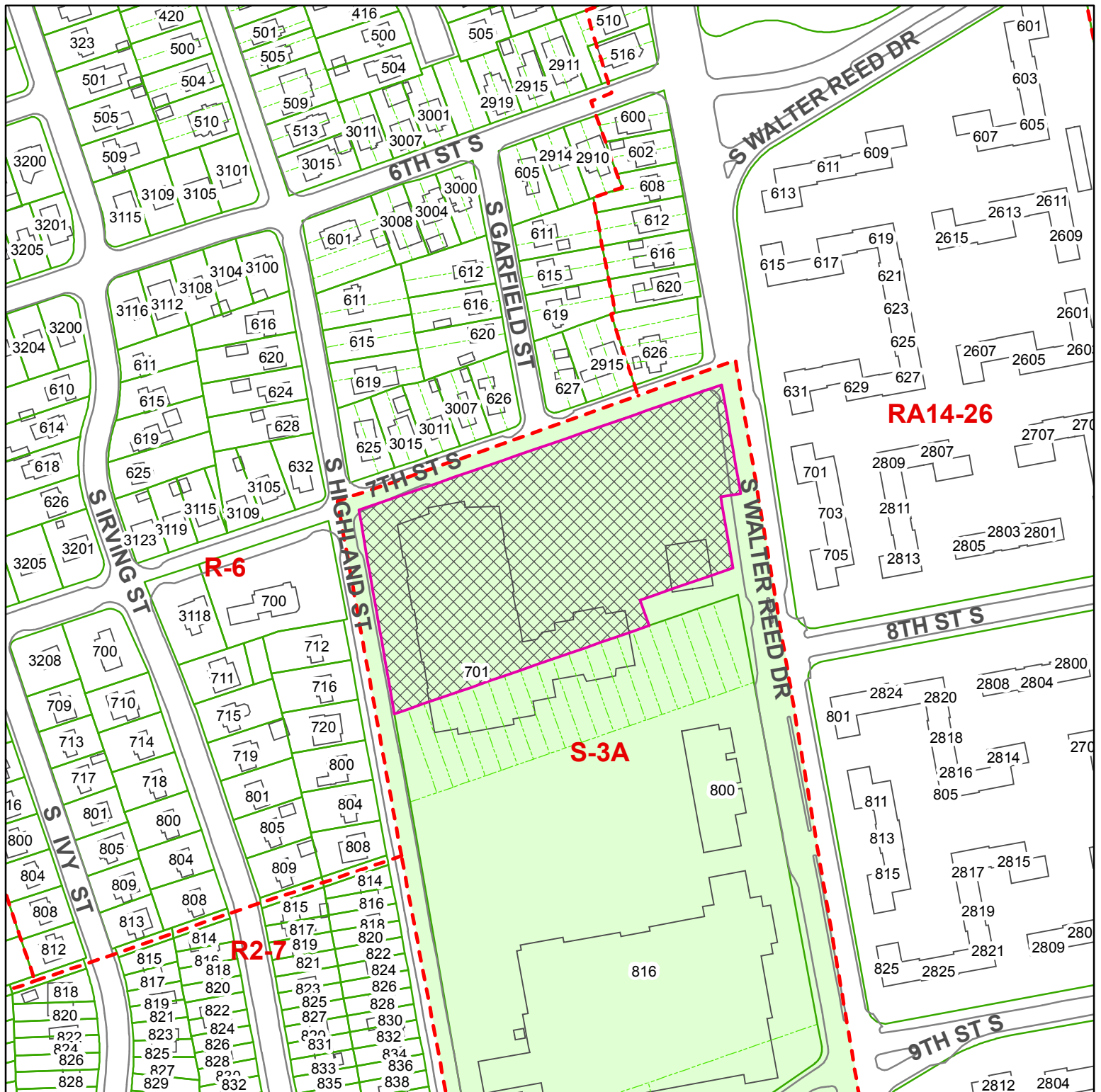
1. The applicant agrees that the relocatable classrooms located on the property at 701 S. Highland Street will remain as shown on the plan dated May 9, 2017 (plans entitled "Patrick Henry Elementary Relocatables Permit Application"). The applicant agrees that minor changes to the site shall be approved by the County Manager or his designee if the County Manager finds that the changes are not inconsistent with the approval of this use permit.
2. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Zoning Office, Community Code Enforcement Office, Inspection Services Division, Fire Marshal's Office, and the Department of Parks and Recreation (DPR).
3. Arlington Public Schools agrees to submit to, and obtain approval for a minimum 24 Class III bicycle parking spaces (for a design capacity of 463 students for the existing school located throughout the site but visible to main entrances and exits, under weather cover (Class II) where feasible. All bicycle parking spaces (products, materials, layouts, locations, and installations) shall meet the Arlington County Bicycle Parking Standards in place on the date of approval, or be substantially equivalent, as determined by the County Manager or designee. Arlington Public Schools agrees to have installed a minimum of all required bicycle parking spaces prior to September 1, 2019.

PREVIOUS COUNTY BOARD ACTIONS: There are no past County Board actions on this site.










U-3491-17-1

701 N Highland St

RPC # 25-014-010



 Case  
Location(s)  
Scale: 1:2,400

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  
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By \_\_\_\_\_  
Removed \_\_\_\_\_