



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of January 20, 2024

DATE: January 16, 2024

SUBJECT: UURD23-00003 USE PERMIT AMENDMENT for the Reeves Farmhouse; located at 400 N. Manchester Street (RPC# 12-030-084).

Applicant:

Habitat for Humanity of Washington, DC and Northern Virginia

By:

Michael Spots, Director of Real Estate Development
Habitat for Humanity of Washington, DC and Northern Virginia

C.M. RECOMMENDATION:

- A. Consent by the County Board allowing for the consideration of a use permit amendment by Habitat for Humanity of Washington, DC and Northern Virginia on County-owned property known as the Reeves Farmhouse located at 400 N. Manchester Street (RPC# 12-030-084).
B. Approve the use permit amendment (UURD23-00003) for the Reeves Farmhouse Unified Residential Development, with Zoning Ordinance modifications for bulk, coverage and placement requirements, subject to all previously approved and revised conditions.
C. Authorize the County Manager to accept the submission of applications for Land Disturbance Activity and Building Permits by Habitat for Humanity of Washington, DC and Northern Virginia on County-owned property subject to UURD23-00003 known as the Reeves Farmhouse located at 400 N. Manchester Street (RPC# 12-030-084)

ISSUES: On September 19, 2015, the County Board approved two (2) use permits on County-owned property at 400 N. Manchester Street: 1) U-3419-15-1 for a Unified Residential Development; and 2) U-3422-15-1 for a public park. Since 2015, the property has been subdivided; however, no purchaser, until now, has been identified who was committed to

County Manager: [Signature]
County Attorney: [Signatures]
Staff: Aaron Shriber, DCPHD, Planning Division
Lorin Farris, DCPHD, Neighborhood Services Division

preserving the Reeves Farmhouse as a residential dwelling. The applicant (Habitat for Humanity of Washington, DC and Northern Virginia) has engaged with the County to acquire this property and renovate it for use as a residential dwelling providing care for adults with developmental disabilities. As the property is not yet owned by the applicant, the County Board must consent to the use permit application which seeks to further modify bulk, coverage and placement requirements in association with their proposed revisions to the site and building to meet their needs. No issues have been identified as of the date of this report.

SUMMARY: The Reeves Farmhouse is part of the former Torreyson Farm, a 160-acre dairy farm that was established in the 1860s and remained productive until the 1950s. The Reeves Farmhouse was constructed circa 1900. When the farm ceased operations, the property was sold and subdivided for residential development. In 2001, Arlington County acquired the remaining 2.45 acres that contained the Reeves Farmhouse and initiated a process to preserve the residential building for habitation while creating public park space. In 2004, the property was designated a Local Historic District and in 2015, the County Board approved two use permits allowing for the subdivision of the property with one lot being used as an expansion of public park space and the other containing the Reeves Farmhouse on a pipe-stem lot created by a Unified Residential Development (URD). From 2015 until now, the Reeves Farmhouse has remained vacant. However, since 2015, the County has been actively courting a purchaser of the site for use of the property for residential purposes and executed a Letter of Intent with the applicant in February 2020 to proceed with a purchase and sale agreement and use of the building to care for adults with developmental disabilities.

The 2015 URD allowed for the creation of a pipe-stem lot with modifications approved for setbacks, lot width, and lot coverage. At the time, the URD was created to require the preservation of the Reeves Farmhouse but allow for historically sensitive building modifications to support residential use of the building. The County has been engaged in negotiations with the applicant (Habitat for Humanity of Washington, DC and Northern Virginia) who will acquire the property and rehabilitate the building for use as a residential dwelling providing care for adults with developmental disabilities. As proposed, the historic building will be renovated and expanded in a historically sensitive manner, to provide for the needs of the applicant and the intended residents of the building. Site modifications will also occur to provide more efficient vehicular and emergency vehicle access, parking spaces, stormwater facilities, and landscaping improvements. Less than eight persons will reside in the structure; thus, the use is considered a dwelling in the R-6 zoning district and is not classified as a group home. Further, with the proposed building renovations, additional modifications of the approved use permit are necessary. These modifications are the purpose of this amendment to the URD and were approved by the Historical Affairs and Landmark Review Board (HALRB) on July 19, 2023 (CoA 23-16).

Additionally, a separate purchase and sale agreement conveying the subject property from the County to Habitat for Humanity, along with an agreement allocating County Community Development Block Grant (CDBG) funds, will proceed to the County Board for its consideration later in 2024. However, approval of this use permit amendment will allow for the applicant to initiate review of a land disturbance activity (LDA) permit so that they may commence renovations on the property upon ownership and once County funds have been allocated to

support this effort. A condition has been included that would not allow the applicant to receive approval of the LDA permit until they legally own the property per an executed purchase and sale agreement.

BACKGROUND:

Address / RPC: 400 N. Manchester Street (RPC# 12-030-084)

Neighborhood: Boulevard Manor Civic Association and adjacent to Bluemont Civic Association

Zoning: R-6, One-Family Dwelling District

GLUP: “Low” Residential (1-10 units/acre) and Publicly Owned

Existing Land Use: The 13,827 square foot property exists as a pipe-stem lot that was recorded by a deed of resubdivision (attached) in 2018 and is subject to an exterior historic preservation easement (attached) providing for the protection and historic preservation of the Reeves Farmhouse. The property is surrounded by Bluemont Park and single detached dwellings. In 2017, the County demolished the detached garage and made other site and access improvements subject to HALRB approval (CoA 17-11).

Figure 1: Reeves Farmhouse Location



Source: Pictometry

Figure 2: Reeves Property GLUP Designation

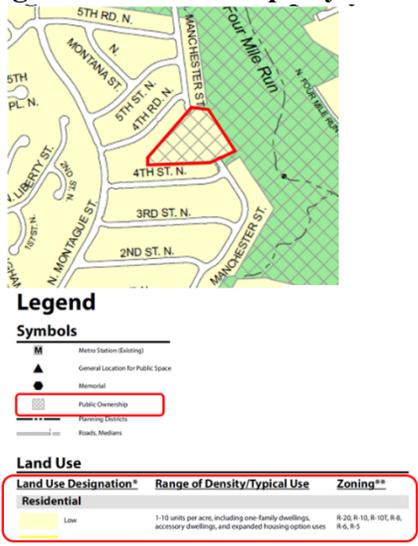


Figure 3: Reeves Farmhouse



Source: CPHD Staff

Figure 4: Reeves Farmhouse



Source: CPHD Staff

DISCUSSION: The applicant’s proposed renovation of the Reeves Farmhouse includes the restoration of the building’s exterior, and construction of a two-story and one-story addition on the south and west sides of the building. These alterations will increase the building’s footprint and increase the bedroom count to seven bedrooms along with ADA compliant access and gathering spaces. The building and site renovations (within the Local Historic District boundaries) were approved by the Historical Affairs and Landmark Review Board (HALRB) on July 19, 2023 (CoA 23-16). Specific to the Reeves Farmhouse, the proposed improvements include the following:

1. Existing clapboard siding to remain and be prepped/repainted if the condition is acceptable (or replaced in-kind to match existing and repainted if in a deteriorated condition);
2. Existing wood trim to remain and be prepped/repainted if conditions are acceptable (or replaced in-kind and repainted to match existing if in poor condition);
3. In-kind replacement of the existing one-over-one wood windows and wood trim;
4. Existing turned wood posts and brackets on front porch to remain and be prepped/repainted if conditions are acceptable (or replaced in-kind to match existing and repainted if in a deteriorated condition);
5. Install, prime, and paint a 30”-high wood guardrail on the front porch;
6. Install new sloped wood ramp along the front elevation that is primed and painted, and install new 36”-high wood handrail for ramp that is primed and painted;
7. Existing wood soffit and fascia at the front porch eaves to remain and be prepped/repainted if conditions are acceptable (or replaced in-kind and repainted to match existing if in poor condition);
8. Reconstruct and paint the interior brick chimneys with flagstone caps;
9. Replace the asphalt roof with new dimensional asphalt shingles;

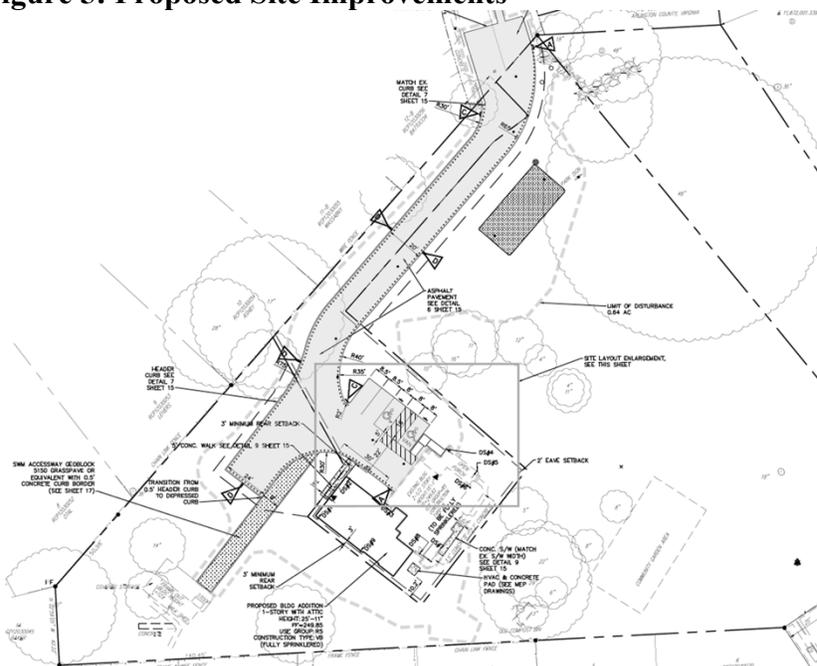
10. Existing wood eaves to remain and be prepped/repainted if conditions are acceptable (or replaced in-kind and repainted to match existing if in poor condition);
11. Install prefinished PVC trim along the fascia and soffit on the eaves;
12. Install new solid core wood, five-panel front entrance door that is primed and painted;
13. Install new, prefinished aluminum round gutters;
14. Install new, prefinished 3" round aluminum downspouts; and
15. Install two, fixed vinyl windows in the new shed-roof dormer.

Specific to the one-story addition, the proposal includes the following elements:

1. Install dimensional asphalt shingle roofing;
2. Install new, prefinished/smooth Hardie lap siding and new PVC edge trim;
3. Install new, prefinished one-over-one vinyl windows with PVC trim;
4. Install new, prefinished PVC fascia at the eaves and PVC soffit underside of the eaves;
5. Install new solid core wood, five-panel door on the west elevation that is primed and painted; and
6. Install new, prefinished 3" round aluminum downspouts.

Additional site improvements include installation of a new driveway providing adequate emergency vehicle access, four (4) parking spaces including two (2) handicap accessible spaces, stormwater management facilities, and landscaping enhancements.

Figure 5: Proposed Site Improvements



Source: Applicant's Architectural Plans

Figure 6: Proposed Reeves Farmhouse Renovation



Source: Applicant’s Architectural Plans

To accomplish these renovations of the Reeves Farmhouse, additional Zoning Ordinance modifications are necessary. The below table explains the applicable provisions of the Zoning Ordinance for Unified Residential Development within the R-6 zoning district that this project proposes:

Regulation	Zoning Ordinance Requirement	URD as Originally Approved	Modification Approved in 2015	URD Amendment Proposal	Modification Requested
Minimum Site Area	12,000 sf	107,593 sf	No	107,593 sf	No
Minimum Frontage	100 ft	169 ft	No	169 ft	No
Density	As determined by the County Board	1 du	No	1 du	No
Maximum Site Coverage	50%	7%	No	7%	No
Parking	2.5 spaces/unit	2.5 spaces	No	4	No
Minimum Lot Size	6,000 sf	13,827 sf	No	13,827 sf	No
Setbacks	25 ft (all sides)	3 ft	Yes	2 ft	Yes
Lot Width	60 ft	23.58 ft	Yes	23.58 ft	Yes

Maximum Lot Coverage ¹	43%	49%	Yes	55%	Yes
Maximum Building Footprint (%) ²	33%	20%	No	23.5%	No
Maximum Building Footprint (sf) ²	2,772 sf	2,650 sf	No	3,250 sf	Yes
Building Height	35 ft	25 ft	No	25 ft	No

¹ Stormwater mitigation measures are shown on the attached plans and depending upon their final design as approved in coordination with the Land Disturbing Activity Permit, any related stormwater feature should be considered in addition to the lot coverage % depicted in this table.

² Accessible ramps may be necessary to meet ADA requirements and will increase the building footprint sf and %; however, the ramps are shown in the attached plans and will be addressed during the building permit stage and should be considered in addition to the % and sf areas depicted in this table.

The renovations to the Reeves Farmhouse and property have been designed in a historically sensitive manner and in keeping with the purpose of the approved Unified Residential Development (URD) standards. Further, these revisions have been explicitly designed to accommodate the applicant's intended use of the building as a residence providing care for adults with developmental disabilities.

The purposes of a Unified Residential Development (URD) per Sect. 10.1 of the Zoning Ordinance are to:

- A. Provide for flexible, site-specific solutions for the development of one-family detached dwellings in certain districts;
- B. Implement the purposes of the General Land Use Plan and the Zoning Ordinance;
- C. Promote the compatibility of one-family residential developments with surrounding neighborhoods by coordinating building forms, the bulk, scale and placement of new buildings, and the relationship between buildings and structures within the development and surrounding properties;
- D. Provide pedestrian connectivity; and
- E. Preserve natural landforms, irreplaceable historical features, and significant trees and foliage.

With the approval of this URD in 2015, the County Board concurred with staff's assessment that the URD met each of these elements. Staff believes that the proposed renovations and site improvements to accommodate the applicant's intention to own, renovate, and operate the Reeves Farmhouse as a residential dwelling providing care for adults with developmental

disabilities continues to meet these criteria. Therefore, staff is supportive of this use permit amendment.

PUBLIC ENGAGEMENT:

Level of Engagement: Communicate

Outreach Methods:

- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board hearing on the use permit were placed in the January 8, 2024, and January 15, 2024, issues of the Washington Times for the January 20, 2024, County Board Meeting.

In addition to the above legal requirements:

- Placards were placed in various locations surrounding the subject property within seven (7) days of the public hearing.
- Civic associations were informed of the application via email communication. The subject property is located within the Boulevard Manor Civic Association and is adjacent to the Bluemont Civic Association.

Community Feedback:

Boulevard Manor Civic Association: No substantive comments on this use permit amendment application have been received by staff as of the date of this report.

Bluemont Civic Association: No substantive comments on this use permit amendment application have been received by staff as of the date of this report.

Historical Affairs and Landmark Review Board (HALRB): This proposal was presented to the HALRB on April 19, 2023, and July 19, 2023. A Certificate of Appropriateness (CoA 23-16) encapsulating the building renovations proposed by this use permit amendment was approved at the July 19, 2023, HALRB hybrid public hearing.

CONCLUSION: The Reeves Farmhouse URD was created in 2015 when the County Board approved this use permit. The purpose of the URD was to create two (2) lots, one providing public open space adjacent to Bluemont Park and another to accommodate the renovation of the Reeves Farmhouse as a residential structure. Until now, the County had been unsuccessful in finding a willing purchaser of the Reeves Farmhouse to implement its stated residential purpose. Habitat for Humanity of Washington, DC and Northern Virginia (the applicant) has been in negotiations with the County since 2020 to acquire the Reeves Farmhouse to allow for renovations and operation of the structure as a home for adults with developmental disabilities. To accomplish this mission, the applicant proposes this use permit amendment to further modify bulk, coverage, and placement provisions of the Zoning Ordinance to accommodate their

proposed renovation of the structure. The proposal involves a historically sensitive renovation to the Reeves Farmhouse and site improvements consisting of a new driveway access, accessible parking, stormwater management facilities, and landscaping enhancements. Further, the renovations of the historic structure were approved by the County's Historical Affairs and Landmark Review Board (HALRB) on July 19, 2023 (CoA 23-16). Staff believes that this use permit amendment continues to meet the purpose of a URD and will not result in an adverse impact on the health or safety of persons residing or working in the neighborhood, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and will not be in conflict with the purposes of the master plans of the County. Therefore, staff recommends that the County Board 1) consent to the consideration of this use permit amendment by the applicant as the intended purchaser of the property (purchase and sale agreement to be considered by the County Board at a subsequent meeting); 2) approve the use permit amendment to the Reeves Farmhouse URD with modifications of bulk, coverage, and placement provisions of the Zoning Ordinance as identified in the application materials, and subject to all previously approved and revised conditions; and 3) authorize the County Manager to accept application submissions for Land Disturbance Activity and Building Permits by the applicant prior to ownership of the property.

Approved and Revised Conditions (UURD23-00003)

1. The Developer (as used in these conditions, the term “Developer” shall mean the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.11. The Developer further agrees to comply with the revised plans dated August 5, 2015 as revised through October 2023 (architectural plans) and December 12, 2023 (civil plan), which were reviewed and approved by the County Board and made a part of the public record on September 19, 2015 and January 20, 2024 (UURD23-00003), including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the Developer and accepted by the County Board or vice versa (hereafter “the Plan(s)”). This use permit approval expires three (3) years after the date of County Board approval if a subdivision plat building permit has not been ~~recorded~~ approved pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this use permit and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the use permit is subject to, among other things, inclusion of amended or additional use permit conditions necessary to bring the permit into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.
2. The Developer agrees that, except as otherwise specifically provided in these conditions, all required easements and right-of-way agreements shall be submitted to the County Manager or designee for approval and be recorded by the Developer at the time of recordation of the subdivision plat.
3. ~~The Developer agrees that the two (2) trees that are proposed to be removed on proposed Parcel “B-1” (as shown on Sheet L1 of the Plans) for the construction of the grass paver access drive shall be not be removed until the Developer constructs the grass paver access drive. The trees shall be replaced at the time of construction according to Arlington County Tree Replacement Guidelines.~~
4. The Developer agrees that for that part of the property that remains owned by Arlington County (proposed “Parcel B-1” as shown on Sheet S2 of the attached Plans or as amended) shall be used for uses, structures, and programming consistent with open space.
5. ~~The Developer agrees that they must obtain the required approvals for demolition of the garage before recordation of the subdivision plat.~~
6. ~~The Developer agrees to not record the subdivision plat until instructed to do so by the County Board.~~

~~The Following Conditions #7-15 are applicable only to the proposed lot labeled “Lot 1” on sheet S2 of the Plans and do not apply to the remainder of the property (labeled “Parcel B-1” on sheet S2 of the Plans). All references to “the site” or “the property” in the following conditions shall only refer to “Lot 1” as shown on the Plans.~~

7. Final Landscape Plan

A. Submission and Approval

1) ~~Submission. The Developer agrees to submit to the Zoning Administrator a detailed Final Landscape Plan prior to issuance of a Certificate of Occupancy. The plan shall conform to, where applicable:~~

- ~~a. The landscaping requirements contained herein;~~
- ~~b. Rosslyn Ballston Corridor Streetscape Standards;~~
- ~~c. Sector Plans;~~
- ~~d. The landscaping, planting, and sidewalk and driveway construction specifications and standards;~~
- ~~e. Arlington County Landscape Standards, including the Standards for Planting and Preservation of Trees on Site Plan Projects;~~
- ~~f. Master Transportation Plan;~~
- ~~g. Other applicable streetscape guidelines or standards or urban design standards approved by the County Board and in effect at the time of the Final Landscape Plan approval;~~
- ~~h. The approved Certificate of Appropriateness.~~

2) ~~The Developer agrees that the Final Landscape Plan shall, at a minimum, contain the following information, in accordance with the checklist in the Arlington County Landscape Standards:~~

~~a. Tree Replacement Plan and Calculations~~

~~(1) In addition to saving identified trees the Developer also agrees to replace all trees shown on the Tree Survey/Landscape Plan (Sheet L1) that are removed as a result of the new construction. Such replacement shall be completed in accordance with the Arlington County Tree Replacement Guidelines. The Developer agrees to submit and obtain the review and approval of a Tree Replacement Plan, and Tree Replacement Calculations, as part of the Final Landscape Plan.~~

~~(2) Tree Canopy Fund~~

~~The Developer agrees that any replacement trees that cannot be accommodated on site shall be provided in a monetary amount to the Tree Canopy Fund prior to the issuance of the Excavation, Sheeting and Shoring Permit. The Developer agrees to make a contribution to the County's Tree Canopy Fund of at least \$2,400.00 per tree, or a greater amount specified by the County Board, for every tree that cannot be planted on site. The contribution shall be required when tree planting requirements cannot be met on the property. The Developer agrees to deliver the payment to the Department of Parks and Recreation, and provide evidence of compliance with this condition, which shall be provided to the Zoning Administrator in the form of a letter at the time of payment.~~

~~b. Drawings from the Civil Engineering Plan (if a civil engineering plan is required) showing the location of utilities, lighting, equipment, and other elements which may impact landscape elements on the site.~~

~~c. The location of all existing and proposed fire hydrants and standpipes, storm sewers and storm water management facilities, and sanitary sewers and appurtenances.~~

d. The location, dimensions, materials, and pavement pattern for driveways and access drives, automobile drop-off areas, curb ramps, driveway aprons, service drives, crosswalks, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Interior walkways shall have a minimum width of four (4) feet.

3) Approval of Plan. The Developer agrees to obtain approval of the Final Landscape Plan by the County Manager, prior to issuance of a Certificate of Occupancy. The Developer further agrees that the approved Final Landscape Plan shall conform to the Civil Engineering Plan (if any), and the sequence of construction, and shall be consistent with the conceptual Final Landscape Plan approved by the County Board as a part of the use permit approval, all use permit approval requirements, and all County codes, standards and specifications, and policies.

B. Standards and Requirements. The Developer agrees that the Final Landscape Plan shall, at a minimum, meet the following standards and requirements:

1) The plans shall be drawn to a horizontal scale of 1 inch = 25 feet on sheets 24 inches by 36 inches in size and a vertical size of 1 inch = 5 feet in size.

2) The plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia.

3) The Tree Replacement Plan, and associated Tree Replacement Calculations, shall be in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or a landscape architect certified to practice in the Commonwealth of Virginia. Any replacement trees shall conform to the standards and specifications set forth in subparagraph 11 below.

4) Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:

a. Major deciduous trees (shade or canopy trees) other than street trees – a minimum caliper of 2-2 ½ inches.

b. Evergreen trees – a minimum height of 7 to 8 feet.

c. Ornamental deciduous trees – a minimum caliper of 2 to 2 ½ inches for single stem trees. Multi-stem trees shall not be less than 8 feet in height.

d. Shrubs – a minimum spread of 18 to 24 inches.

e. Groundcover – in 2 inch pots.

C. Installation and Maintenance of Landscape Plan Elements The Developer agrees to implement the approved Final Landscape Plan as follows:

1) Installation

The Developer agrees that all improvements shall be constructed and/or installed before issuance of a Certificate of Occupancy.

a. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of installation of all improvements based on the planting season, availability of plant materials, weather, or other construction-related issues, which may not permit installation of hardscape features, plant materials and/or street trees by the required timing.

b. The following standards for Installation apply:

(1) The Developer agrees to notify the DPR Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way

and to be available at the time of planting to meet with staff of DPR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPR Urban Forester.

(2) All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.

(3) Exposed earth not to be sodded or seeded shall be well mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.

(4) Soil depth shall be a minimum of three (3) feet plus 12 inches, or a depth to accommodate other drainage material commonly used in the industry as reviewed and approved by the County Manager on the landscape plan, for trees and tall shrubs and two (2) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat wall height (2 ½ feet, maximum) above the adjacent finished grade.

(5) Finished grades shall not exceed a slope of three to one, unless otherwise shown on the approved plans.

2) Maintenance and Replacement (Life of Use Permit) The Developer agrees to maintain the site in a clean and well-maintained condition and ensure that all plaza areas, and other landscaped areas located on private property, are kept in a clean and well-maintained condition for the life of the use permit.

3) Administrative Changes. The County Manager may consider minor revisions to landscape plans based on changes in building, street and driveway locations and other details of design as necessitated by civil engineering and architecture plans as long as such changes are consistent with the intent of the Site Plan approval. The Developer agrees that any change to the approved landscape plan requires approval of a revised landscape plan by the County Manager. The Final Landscape Plan shall govern construction and/or installations of elements and features shown thereon, except as amendments may be specifically approved by the County Manager.

8. The Developer agrees to record a perpetual historic preservation easement on the property before the recordation of the subdivision plat.
9. The Developer agrees that renovations or additions to the house, site improvements including driveway, parking spaces, stormwater facilities, and landscaping changes, and construction of accessory structures, shall not require a use permit amendment and may be approved administratively by the Zoning Administrator so long as the property remains a County Historic District and the proposed improvements comply with the terms of the historic preservation easement and use permit amendment (UURD23-00003), and are approved in accordance with applicable Arlington County codes and ordinances. The Developer further agrees to obtain a Certificate of Appropriateness for any proposed renovation and/or improvement where one is required. The Developer further agrees to obtain a Certificate of

~~Occupancy after any renovations to the house to make it habitable. The Developer agrees that additions to the house or, site improvements such as driveway, parking spaces, stormwater facilities, landscape changes, and new accessory structures shall only be permitted in a manner consistent with the plans approved with the use permit amendment (UURD23-00003) on January 20, 2024 and in accordance with applicable Arlington County codes and ordinances within the area labeled “Potential Area for Reeves Farmhouse Addition” on the attached exhibit labeled “Exhibit 1 Potential Area for Future Reeves Farmhouse Addition” dated July 13, 2015, except that (a) fence(s) shall be permitted anywhere on the property where permitted and regulated by the Zoning Ordinance subject to obtaining a Certificate of Appropriateness and compliance with the terms of the historic preservation easement for said fence(s).~~

10. The Developer agrees that on-site construction activity, including, by way of illustration and not limitation, delivery of materials and equipment, except for construction worker arrival to the construction site and indoor construction activity, shall commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays, and shall commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. Indoor construction activity defined as activity occurring entirely within a structure fully enclosed on all sides by installed exterior walls, windows, and/or doors shall end at midnight each day. The Developer may submit to the Zoning Administrator, through the administrative change process, a request to permit construction activity during hours other than those identified above. The Zoning Administrator may approve such request only if the Developer can show that the construction activity requires certain utility work and/or street closures outside the hours stated above. “Holidays” are defined as New Year’s Day, Martin Luther King Day, Presidents’ Day, Memorial Day, Juneteenth, Independence Day, Labor Day, ~~Columbus Day~~, Veterans’ Day, Thanksgiving, and Christmas. The Developer agrees to place a minimum of one sign per street front around the construction site, indicating the permissible hours of construction, to provide a written copy of the permissible hours of construction to all subcontractors, and to require its subcontractors to observe such hours.
11. The Developer agrees that storage of construction materials, equipment and vehicles shall occur only on the site.
12. The Developer agrees that all Port-a-Johns shall be located on the interior of the site away from the public streets for the term of construction on the site. The Developer agrees to contact the Department of Environmental Services (Transportation Planning) to obtain any necessary Construction Equipment and/or right-of-way permits as may be necessary to implement this use permit (UURD23-00003).
13. The Developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board’s action on this URD and to obtain all necessary permits. In addition, the Developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this use permit approval. The Developer agrees the County has the authority to take actions to include issuance of a stop work order when the Developer is not in full compliance with any of the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.

14. The Developer agrees that the site may be used for uses as permitted and regulated in the “R-6” zoning district as determined by the Zoning Administrator which are not inconsistent with a Unified Residential Development.
15. The Developer agrees to provide a copy of the conditions of the use permit to any contract purchaser or subsequent owner of the property in addition to providing information which clearly states that all owners of property on the site and their successors and assigns are bound by the terms and conditions of this use permit.
16. The Developer agrees that neither a Land Disturbance Activity (LDA) permit nor a Building Permit allowing for implementation of this use permit amendment (UURD23-00003) approved on January 20, 2024, may not be issued until the property has been legally conveyed by Arlington County to the Developer.
17. The Developer agrees that building and site improvements shall be consistent with the locations of such improvements as shown on the architectural and civil plans approved by the County Board on January 20, 2024 (UURD23-00003).

PREVIOUS COUNTY BOARD ACTIONS:

June 30, 2001	Approved the Agreement and Purchase of the real estate and improvements at 400 N. Manchester Street.
December 11, 2004	Adopted an ordinance (Z-2497-03-HD) to designate the property as a local historic district.
October 18, 2014	Adopted an ordinance designating a white oak at the northeast corner of the property as a specimen tree.
May 19, 2015	Instructed the County Manager to create a separate parcel of land for the house for sale to a private buyer.
September 19, 2015	Approved a use permit (U-3419-15-1) for a Unified Residential Development for the Reeves property and approved a use permit (U-3422-15-1) for a public park for the Reeves property.
July 14, 2018	Approved an exterior historic preservation easement for the Reeves Farmhouse.
February 25, 2020	Directed the County Manager to sign the Letter of Intent with Habitat for Humanity.