



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 7, 2007**

DATE: June 29, 2007

SUBJECT: U-3175-07-1 USE PERMIT: Arlington Public Schools and Arlington County, construct new school and new public library; 1644 McKinley Rd.. (Reed School) (RPC #10-022-030)

Applicant:

Arlington Public Schools (APS)
Arlington County

By:

Sarah Woodhead
Director, Design and Construction Services
Arlington Public Schools
2770 South Taylor Street
Arlington, Virginia 22206

C. M. RECOMMENDATION:

Approve the use permit to construct a new school and new public library, subject to conditions in the staff report.

ISSUES:

- 1) Energy efficiency of the proposed building.
- 2) Use of EIFS on the school building façades.

SUMMARY: Arlington Public Schools and Arlington County have requested a use permit to reconstruct Reed School and Westover Library at the corner of Washington Boulevard and McKinley Road near the Westover Shopping Center. The proposed construction would be approximately 61,504 square feet in area, would retain the original 1938 Reed building, and would combine the library and school into one building. The school portion of the building would house three programs: The Children's School, Integration Station, and the Teen Parenting Program.

The current facilities are in need of renovation or replacement, and the project has undergone an extensive community process to develop the current proposal. Staff is working with the

County Manager: _____

Staff: Lorrie Pearson, DCPHD, Planning
David Robinson, DES, Transportation Division
Robert Gibson, DES, Transportation Division

PLA-4708

applicant on increasing the energy efficiency of the building and minimizing the use of EIFS, a synthetic stucco, on the school building façades, due to the maintenance issues often seen on other projects that have used EIFS. Therefore, staff recommends approval of the use permit to construct a new school and new public library, subject to conditions in the staff report, and consideration of more energy efficient features and minimizing the use of EIFS on the building façades.

BACKGROUND: The existing school site is comprised of a one and two story school building, two playground areas, three asphalt court areas, and a baseball field. The original building was constructed in 1938 and has seen a number of additions constructed through the years. Adjacent to the subject site is the current location of Westover Library. Although originally an elementary school, Reed School currently houses The Children’s School (a daycare program for 150 children) and Integration Station (preschool for 20 children with special needs) in an aging building in need renovation. The proposed use permit would provide new spaces for these programs, as well as for the Teen Parenting Program (for 60 high school teen mothers), which currently operates out of another facility. In addition to the school uses, a new library to replace the Westover Library at the corner of North Lexington Street and 18th Street North, would be incorporated into the building.

Site: The 10.88 acre site is bounded by Washington Boulevard on the south, McKinley Road on the east, 18th Street N. on the east and west, and Lexington Street on the northeast.

- To the north: Single family homes and farther east, North Lexington Street and other single-family homes, designated Low residential on the General Land Use Plan and zoned “R-6” One Family Dwelling Districts.
- To the west: Single-family homes, 18th Street North, and North Madison Street, designated Low residential on the General Land Use Plan and zoned “R-6” One Family Dwelling Districts.
- To the east: McKinley Road and 18th Street North. Across McKinley Road lie the post office and a bank, designated Service Commercial on the General Land Use Plan and zoned “C-1” Local Commercial Districts. Across 18th Street North lie single family homes designated Low residential on the General Land Use Plan and zoned “R-6” One Family Dwelling Districts.
- To the south: Washington Boulevard. Across Washington Boulevard are retail businesses, designated Service Commercial on the General Land Use Plan and zoned “C-1” Local Commercial Districts.

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

Land Use: The site is designated on the General Land Use Plan as “Public” (Parks (*Local, regional, and federal*). Schools (*public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities).

Neighborhood: Reed School is located within the Highland Park-Overlee Knolls Civic Association and is near the boundaries with Westover Village, Tara-Leeway, and Leeway Overlee Civic Associations.

Proposed Development: The table below provides a statistical summary of the project:

	Proposed
Total Site Area	473,932 sf (10.88 acres)
Density	
Academic – Classroom and office	42,701sf
Multipurpose Room	2,400 sf
Library	16,403 sf
Total GFA	61,504 sf
Total FAR	.13 FAR
“S-3A” Max. Permitted GFA	N/A
Building Height	
Average Site Elevation	266-298 feet
Main Roof Height	299.5 feet
Main Roof Elevation from ASE	29 feet
Penthouse Height	6 feet
Penthouse Elevation from ASE	292.5 feet
Number of Stories	1-2 stories
“S-3A” Max. Permitted Height	45 feet
Parking	
Total Off-Street Parking Spaces	71
Standard	59
HC	4
Compact	8
Percent Compact	11.3%
Total On-Street Parking Spaces	32 spaces (peak hours)
Total Required Spaces¹	143 spaces
LEED Score	Min. 33 points (Silver)

Density and Uses: The applicant proposes to demolish most of the existing Reed School, retaining the shell of the 1938 portion of the building, constructing additions for school and library use, for a total building area of 61,504 square feet. School uses would comprise 45,101 square feet, while the library would comprise 16,403 square feet of the new and renovated building.

Site and Design: The additions are designed to complement the preserved original Reed School, which is built of red brick with beige masonry details and after renovation, will feature three central palladian windows. The library addition would be constructed of a different red or red-brown brick color, with a glass curtain wall located at the corner of McKinley Road and Washington Boulevard. The school addition uses the same brick colors, adding areas of brick walls featuring projecting brick courses. In many locations above a brick watertable or at the second floor, the school addition also incorporates the use of beige or tan EIFS, a synthetic stucco-like façade material. Staff has experienced maintenance issues with the use of this

¹ If each specific use was required to provide parking, the Zoning Ordinance prescribes the following ratios: nursery schools require one space per employee (approximately 56 spaces), high schools require one space for each 10 students (approximately 6 spaces), a multipurpose room requires one space per 50 sf (approximately 48 spaces), and libraries require one space per 500 sf (approximately 33 spaces), totaling 143 spaces. Please note that these numbers do not take into account any sharing between the uses or the staggered times of use.

material on other projects. Staff is working with the applicants to determine if the use of EIFS can be minimized on the building façades.

The current proposal places most uses within a single story, with the exception of the portions of the Teen Parenting Program, which is in the second floor of a portion of the existing Reed School building proposed to be preserved, and in a new area of proposed second story building. The single-story design was discussed at length during Building Level Planning Committee meetings. State law requires direct egress for infants in a daycare center setting, which includes many of the children within The Children's School, and which would prohibit second-story classrooms for much of The Children's School. In addition, some parents of pre-school Integration Station children expressed concern over emergency egress for their children should that use be located on a second floor. The applicant examined various schemes placing portions of these programs on a second floor, but none were satisfactory to the intended building occupants. The current design, while in most part a one-story structure, is proposed in the approximate footprint of the existing school, thereby limiting the new area to be disturbed by construction. The current location of the existing Westover Library is also intended to be turned into an area of open space after project completion.

In order to address the question of possible future need to return the school to its original use for an elementary school, most of the single-story school portion is designed to carry the load of a second story addition in the future, should one be deemed necessary and approved through a use permit amendment.

Three surface parking areas are proposed on the site. The rear parking lot, in the location of the existing lot, is designed primarily for staff parking during business hours and is accessed from 18th Street North at the terminus of North Madison Street, which is the current access point for the existing lot. A library book drop is proposed in the area of this parking lot. Parents dropping off children attending The Children's School will use the parking area parallel to 18th Street North, at the terminus of McKinley Road. Buses dropping off students of Integration Station and the Teen Parenting Program will use a designated area along McKinley Road, where short-term parking, primarily for library users, will also be accommodated.

Primary pedestrian entrances for all uses are located along McKinley Road, although there is a door at the rear of the building for school and library staff. The rear door also provides the public access through the building in order to reach the front entrances for each use. A plaza area consisting of paved pathways and areas of grass is located in front of the preserved Reed School and is flanked by the proposed library on one side and the new school building on the other.

LEED: The project has committed to obtaining a LEED score within the silver level, with a minimum of 33 points obtained across the six categories of sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design process. The project will be certified by the U.S. Green Building Council. The Environment and Energy Conservation Commission (E2C2) and Planning Commission expressed concerns over the environmental aspects of the proposal and emphasized that energy efficiency should be improved.

Transportation: The subject site is located in the northwest corner of the intersection of McKinley Road and Washington Boulevard. The Master Transportation Plan - Part 1 classifies Washington Boulevard as a principal arterial street and McKinley Road as a neighborhood principal street (north of Washington Boulevard). Washington Boulevard (State Route 237) is controlled by the Virginia Department of Transportation, regulating speed limits, driveway locations and on-street parking. Adjacent to the site both Washington Boulevard and McKinley Road provide a single travel lane in each direction. Near the signalized intersection parking is restricted allowing vehicles to turn right or travel around left-turning vehicles.

Trip Generation: A Traffic Impact Analysis (TIA) submitted by the applicant, prepared by Patton Harris Rust & Associates, Inc., dated October, 2006, assessed the impacts of the development on the adjacent street system. The proposed development includes three Arlington Public School (APS) programs, including the Children's School, Integration Station, and Teen Parenting Program, and the Arlington County Westover Branch Library. The proposed combined development is estimated to generate approximately 172 AM and 257 PM peak hour vehicle trips. The critical intersections in the vicinity of this project are (1) McKinley Road and Washington Boulevard and (2) 18th Street North, Nicholas Street and Washington Boulevard. Levels of Service (LOS) remain approximately the same with the reconfiguration of the Reed School and the relocation of the Westover Library to the Reed School site. The signalized intersection of McKinley Road and Washington Boulevard is estimated to continue to operate at an acceptable LOS D or better for all approached during the AM and PM peak hours. The five-leg un-signalized intersection of 18th Street North, North Nicholas Street and Washington Boulevard is estimated to operate at an acceptable LOS D or better during the AM and PM peak hours for four of the five approaches. The left-turn movement along southbound 18th Street at Washington Boulevard is estimated to operate at LOS F during the AM and PM peak hours due to the high volume of through traffic on Washington Boulevard.

Parking: There is currently a total of 57 off-street parking spaces serving the existing Reed School programs (42 spaces) and the Westover Branch Library (15 spaces). The existing surface parking lot located to the rear of the Reed School is proposed to be reconfigured to provide a total of 46 parking spaces. Access to the lot is available at the intersection of 18th Street and North Madison Street. A new off-street parking lot (with 25 angled parking spaces) is proposed along the west side of 18th Street (extension of McKinley Road) adjacent to the sports field. On-street parking is also available adjacent to the site along the Washington Boulevard (approximately 10 spaces), McKinley Road [approximately five spaces plus the bus drop-off area (five spaces off-peak)] and 18th Street (approximately 17 spaces) frontages.

The transportation consultant conducted a parking needs analysis for the proposed development based on trip generation and parking utilization for the existing programs. The consultant estimates that a total of 97 parking spaces would be needed for the four distinct programs on-site. The program operating hours and their respective peak periods lend themselves to a shared parking off-peak parking management program. The 71 off-street parking spaces (86 spaces including the existing library parking lot spaces) and the adjacent 37 on-street parking spaces should be sufficient to accommodate parking demand at all times. The existing Westover Library surface parking lot is anticipated to be converted to open space in the future.

Streets: The site is located in the northwest corner of the intersection of McKinley Road and Washington Boulevard. The site also has additional street frontage to the rear of the site adjacent to 18th Street and North Madison Street.

- McKinley Road was initially proposed to be widened to provide a ‘lay-by’ parking lane indented from the existing curb alignment for school bus loading and unloading, handicap and regular parking spaces. Following discussions with staff, the applicant has agreed to eliminate the lay-by from the proposal and maintain the existing width of McKinley Road. The existing 36-foot width between the face of curbs provides two, 10-foot wide travel lanes and two, 8-foot wide curb parking lanes and is sufficient to accommodate the school bus operations. The proposal would eliminate the existing 20-foot wide bus loop that is separated from McKinley Road by a raised 4-foot wide concrete median. Removing the existing bus loop and revising the plans for the previously-proposed lay-by will provide a more pedestrian-friendly plaza at the entrance to the building. A portion of the parking lane in front of the building’s entrance is proposed to be a dedicated bus loading area. During periods when bus access is not required, public parking will be permitted.
- 18th Street North is proposed to be maintained at its existing 36-foot width between the face of curbs, providing two, 10-foot wide travel lanes and two, 8-foot wide curb parking lanes.
- Washington Boulevard is proposed to remain at its existing 36-foot width between the face of curbs, providing two, 10-foot wide travel lanes and two, 8-foot wide curb parking lanes.
- 18th Street North (bordering the site to the west) is proposed to be maintained at its existing 28-foot width between the face of curbs, providing two, 10-foot wide travel lanes and an 8-foot wide curb parking lane.
- North Madison Street (bordering the site to the west) is proposed to be maintained at its existing 32- to 35-foot width between the face of curbs, providing two travel lanes and a single curb parking lane. Staff recommends the proposed new curb and gutter along the parking lot on N. Madison Street tie into the new curb and gutter recently installed through the “18th Street North” Neighborhood Conservation project.

Pedestrian Access/Streetscape: The applicant has proposed to construct new streetscape along the site’s Washington Boulevard, McKinley Road/18th Street, 18th Street/North Madison Street frontages of the site.

- Washington Boulevard – Staff supports the applicant’s proposed 14-foot wide streetscape section, including a 5-foot wide tree pit located adjacent to the back of curb and a 9-foot wide clear, unobstructed concrete sidewalk.
- McKinley Road – The applicant has proposed to provide a 20-foot wide streetscape section, including a 5-foot wide tree pit located adjacent to the back of curb and a 15-foot wide clear, unobstructed concrete sidewalk to 18th Street N. Subsequent revision of the plan to eliminate the proposed lay-by will allow a continuous sidewalk width along this section.
- 18th Street N. – The applicant has proposed a 22-foot wide streetscape section north of McKinley Road adjacent to the off-street parking lot, providing a 7-foot wide clear

unobstructed concrete sidewalk located between a 5-foot wide planting strip located adjacent to the back of street curb and a 10-foot wide tree landscape strip located adjacent to the parking lot. Staff recommends that the street trees be located adjacent to the planting strip located adjacent to the back of street curb.

- 18th Street N./N. Madison Street – The applicant has proposed to locate a 5-foot wide sidewalk adjacent to the back of curb and a 10- to 15-foot wide landscape strip between the sidewalk and the parking lot. To continue the newly-constructed streetscape along 18th Street N., staff recommends the applicants, and the applicants agree to, provide a 2-foot wide grass strip adjacent to the back of curb, with a 5-foot wide clear sidewalk located at the back of the grass strip. Additional landscaping is to be provided between the parking lot and the sidewalk.
- Interior walkways – Several interior walkways are proposed, providing pedestrian access through and around the site. An 8-foot wide clear, unobstructed concrete sidewalk provides access from the parking lot located to the rear of the site with the public sidewalk along Washington Boulevard. An additional 8-foot wide clear, unobstructed concrete sidewalk is located in front of the off-street parking lot located adjacent to the sports fields along 18th Street. An 8-foot wide clear, unobstructed concrete sidewalk is provided along the northern periphery of the building, providing access from McKinley Road and the parking lot to the neighborhood and North Madison Street to the west.

Public Transit: Public transit is available adjacent to the site along Washington Boulevard. Metrobus Route 2 Washington Boulevard Line provides service between the Ballston –MU and the East Falls Church Metrorail Stations in Arlington. West of Arlington, Metrobus Route 2 provides service along the Washington Street and Lee Highway corridors in Falls Church and Fairfax County as far west as Fair Oaks Mall.

Bicycle Access: There are a number of bicycle facilities in the vicinity of the site. Bike lanes are in place on Patrick Henry Drive between George Mason Drive and Wilson Boulevard providing connections to community facilities in the neighborhood and the I-66 Custis Bike Trail. A bike route is also signed providing a loop from Patrick Henry Drive to the existing Westover Library and back to Patrick Henry Drive along 18th Street North and North Lexington Street adjacent to the site. The bike route signage will be updated to reflect the new location of the Westover Branch Library with its opening.

The project proposes installing at a minimum, bicycle racks for 20 bikes. Staff recommends these racks be conveniently located at the entrances to each of the programs. The installation of bike racks for 20 bicycles satisfies a LEED requirement and provides 40 percent more spaces than would be typically required by the County's standard site plan condition for bicycle parking.

Utilities: Adequate water and sanitary sewer capacity is available to serve the proposed development. Local improvements will be required to provide service to the development and to relocate existing utilities in conflict with the proposed building footprint. These will be determined at the time of final engineering plan review. The applicant will be required to comply with the Chesapeake Bay Preservation Ordinance and the Plan of Development requirements that include: A Resource Protection Area Delineation (site is not located in an

RPA); a Landscape Conservation Plan; Storm Water Management Plan; and an Erosion and Sediment Control Plan. Staff will review the final site engineering plan to ensure that storm water runoff will not be released from the site in a concentrated manner which may have an adverse impact on the adjacent residential properties and to make sure that disturbance to existing groundcover and trees is minimized.

Aerial utility lines are located along the site's Washington Boulevard, 18th Street and North Madison Street frontages of the site. Consistent with County practice for public buildings, the applicant will remove the existing aerial utility lines located along the Washington Boulevard frontage of the site consistent with the Utility Underground Policy. Staff also recommends that all utility services to the building be placed underground, including parking lot lighting.

DISCUSSION

Adopted Plans and Policies: The General Land Use Plan and the Zoning Ordinance provide guidance for development on the subject site.

General Land Use Plan: The General Land Use Plan (GLUP) designates the subject site as "Public" [Parks (Local, regional and federal). Schools (public). Parkways, major unpaved rights-of-way. Libraries and cultural facilities]. The zoning districts that are typically associated with this designation include "S-3A" and "S-D." The current zoning is consistent with the GLUP designation and is not proposed to change.

Zoning Ordinance: The Zoning Ordinance establishes guidelines for the specific zoning districts. The "S-3A" zoning district permits "schools and colleges and other public and private educational institutions" subject to securing a use permit as provided in Section 36.G.

Section 36.G. of the Zoning Ordinance governs the submittal, review and approval of use permits for special exceptions or conditional uses. The Zoning Ordinance specifically states that a use permit may be issued provided "that the County Board shall find that...the use will not: (1) affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use; (2) be detrimental to the public welfare or injurious to property or improvements in the neighborhood; (3) be in conflict with the purposes of the master plans of the county."

In addition, unlike provisions for special exception site plans, the use permit provision does not permit modifications to use regulations. Therefore, the project must comply with the regulations for the "S-3A" zoning district. These regulations include height limits (45 feet), lot area (6,000 square feet), parking requirements and setbacks. The proposal complies with these requirements without modification.

Modified Use Permit: The MUP process specifies that a school project would qualify for review as part of the use permit process should any one of four criteria apply: 1) an increase in enrollment exceeding the design capacity of the school, 2) a building expansion which increases the building footprint by more than 20% or extends closer to the property line, 3) an increase in parking of 50 spaces or 20,000 square feet, or 4) an increase of more than 10% of site coverage. The proposed building addition will extend closer to the property line along all sides, so therefore triggers a use permit.

Issues: Throughout the community and staff review process, a number of issues have been raised, and in most cases, addressed. Among the many issues discussed were:

- Maximizing open space while providing a safe environment for the users of both the school and library portions of the building. The current design retains most of the current amount of open space while expanding the size of the library and providing a safe and functional school for children.
- Preserving the original Reed School building. The current design retains the original 1938 building while adding wings to either side.
- Eliminating pick-up and drop-off in the rear parking lot. The current design puts the front door of The Children's School along McKinley Road/18th Street N., and provides a parking area nearby enabling parents to use that parking lot for pick-up and drop-off activities.
- Designing a plaza at the front of the building that was geared toward the pedestrian. The proposed design has eliminated vehicular access, creating a pedestrian-only plaza.
- Designing an elevation along Washington Boulevard that activates the street. The current design has regraded the area, providing a smooth transition between sidewalk and the building. Windows toward the east side of the elevation and a glass corner element farther west provide interest along the elevation.
- Extensive use of EIFS on the school façades. Staff has concerns with the maintenance issues sometimes seen on buildings that have used EIFS. Staff is working with the applicant to minimize its use on this project.
- Proposed energy efficiency. Although the project will be a LEED silver certified building, the proposed LEED elements do not emphasize energy efficiency. The applicant is evaluating the building's proposed energy efficiency.

Community Process:

Building Level Planning Committee (BLPC): The School Board appointed a BLPC consisting of representatives of Highland Park-Overlee Knolls, Westover Village, Tara-Leeway, and Leeway Overlee Civic Associations; Transportation, Planning, and Environment and Energy Conservation Commissions; program staff; Schools and County staff; neighbors; and parents. The BLPC held 16 regular meetings since first convening in November 2005. A variety of issues were raised during that process, most notably the desire to combine the school and library into one project. The combination of projects was authorized by the County Board and School Board through a Memorandum of Understanding signed in May 2006. As part of the BLPC process, the committee also hosted two worksessions to provide the County and School Board members a preview of the project during its schematic design phase.

Environment and Energy Conservation Commission (E2C2): The E2C2 considered this item at its June 18, 2007, meeting. The Commission noted concern about energy efficiency, heating/cooling systems, glass, and insulation. The Commission suggested permeable paving be considered, that on-site percolation should be maximized to manage stormwater, and that solar power could be retrofitted onto the building later. E2C2 may consider an Energy Star rating for the building. The Commission noted that the proposed high ceilings are inefficient and if the Energy Star analysis is not favorable, the project should incorporate more energy efficient mechanisms.

Staff Response: Staff concurs, with energy efficiency improvements being a priority due to the impact on climate change and the commitments outlined in the County's Fresh AIRE initiative. The applicant is evaluating the possibility of incorporating more energy efficient features.

Site Plan Review Committee (SPRC): The SPRC discussed this item at its June 21, 2007, meeting. The committee discussed a variety of issues, including the use of EIFS, the plaza design, parking areas and library book drop locations, the possibility for future improvements to energy efficiency (e.g. solar panels), landscaping, and accessibility of the site.

Transportation Commission: The Transportation Commission is scheduled to consider this item at its June 21, 2007, rescheduled carry-over meeting on July 2, 2007.

Planning Commission: The Planning Commission considered this item at its June 25, 2007, carry-over meeting on June 27, 2007. The Commission voted 6-3 to recommend approval of the project, subject to the conditions in the staff report and the recommendations below:

- Incorporate the revisions to street widths on McKinley Road and N. Madison Street in staff report.
Staff Response: Staff and the applicant concur with the recommended revisions to the street width of McKinley Road. Staff has since reevaluated the original recommendation for N. Madison Street and has determined that its existing width is most appropriate for this location.
- Incorporate the sidewalk widths on McKinley Road and N. 18th Street as recommended by staff.
Staff Response: Staff and the applicant concur. Condition #13 has been revised to incorporate the recommended widths.
- Provide a 5' clear sidewalk and 2' utility strip along the site along N. Madison Street as recommended by staff.
Staff Response: Staff and the applicant concur and Condition #13 has been revised to require those streetscape dimensions.
- Clarify the required and provided bicycle parking.
Staff Response: Since County standards do not exist for these types of uses, staff applied the standards for retail uses in site plans. Using this standard, a total of 14 bicycle parking spaces would be required at the site. The applicant is proposing 20-24 bicycle parking spaces. Condition #26 has been revised to denote the minimum number of spaces to be provided.
- Provide a mechanism for staff monitoring of handicapped parking adequacy.
Staff Response: As the proposed number of handicapped parking is twice that required by code, staff is satisfied the number of spaces is adequate. Should the Department of Environmental Services (DES) be notified by APS staff, library staff, or the public that there may be an inadequate supply of handicapped parking spaces for the site, DES will review the parking supply and allocate additional on-street spaces as handicapped spaces as necessary.
- Review and respond to recommendations of E2C2.

Staff Response: Staff concurs with the recommendations that pertain to energy efficiency in order to further the goals of the Fresh AIRE initiative. The applicant is evaluating the recommendations.

- Complete a Transportation Demand Management (TDM) plan.

Staff Response: Staff and the applicant concur and are working on a TDM plan required in Condition #28.

- Reconsider the use of EIFS on the building facades.

Staff Response: The applicant is evaluating alternative materials.

- Provide adequate library sign(s) commensurate with a public amenity.

Staff Response: The applicants have reviewed the library signs and will select a color for the signs that contrasts with the brick behind.

- Clarify condition #1 regarding the process for modifications to the plan.

Staff Response: Staff has clarified Condition #1.

- Remove proposed lay-by along McKinley Road.

Staff Response: Staff and the applicant concur. Condition #12 requires the lay-by be removed from the plans.

- Provide documentation of Energy Star roof material.

Staff Response: The applicant has provided documentation of the type of roof material to be used.

CONCLUSION: The existing Reed School and Westover Library are both in need of replacement. The current proposal is consistent with the General Land Use Plan and zoning district, and generally meets the criteria set forth in Section 36.G.1 of the Zoning Ordinance for use permits. In addition, the project provides the space needed for each use in a combined project that anchors the corner of Washington Boulevard and McKinley Road with strong civic presence in the form of the library. Through the BLPC, the community has been instrumental in shaping the project's site design and architecture.

Staff is working with the applicant to resolve the issues of increasing energy efficiency and the use of EIFS on the school building façades. Therefore, staff recommends approval of the use permit to construct a new school and new public library, subject to conditions in the staff report, and consideration of more energy efficient features and minimizing the use of EIFS on the building façades.

CONDITIONS

1. Arlington Public Schools agrees to comply with the standard conditions set forth below and the drawings and materials dated June 13, 2007 and labeled "*The Reed School/Westover Library*," prepared by Cox, Graae + Spack Architects, reviewed and approved by the County Board and made a part of the public record on July 7, 2007, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by Arlington Public Schools and accepted by the County Board. This use permit approval expires three (3) years after the date of County Board approval if a building permit has not been issued for the building to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. Arlington Public Schools 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 plan into compliance with then current County policies and standards together with any modifications proposed by Arlington Public Schools and accepted by the County Board.

2. Arlington Public Schools agrees to conduct a pre-construction meeting, and to coordinate participation in the pre-construction meeting by representatives from the Highland Park-Overlee Knolls, Westover Village, Tara-Leeway, and Leeway Overlee Civic Associations; and relevant County staff , including staff from the Departments of Community Planning, Housing an Development (DCPHD) Planning, Zoning, Inspection Services; Environmental Services (DES); Parks, Recreation and Community Resources (DPRCR); and others as necessary, prior to the issuance of any permits for the use permit. The purpose of the pre-construction meeting is to discuss the requirements of the use permit conditions.
3. Tree preservation and tree replacement:
 - a. Arlington Public Schools agrees to file a tree preservation plan for any trees proposed to be saved by Arlington Public Schools or specified to be saved by the approved site plan and shown on any filing in connection with this case. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree preservation plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree preservation techniques on urban sites and shall be submitted and approved, and found by the County Manager or his designee to meet the requirements of this site plan, before the issuance of the Clearing, Grading and Demolition Permit. At a minimum, this plan shall include:
 - (1) A site-grading plan at two feet intervals, including the location of all proposed improvements and utilities.
 - (2) Detailed specifications for any tree walls or wells proposed.
 - (3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the dripline of the trees to be saved.
 - (4) Identification of tree protection measures and delineation of placement of tree protection.

Any tree identified on the Tree Preservation Plan to be saved which dies (any tree which is 25% or more dead shall be considered to have died) within two (2) years of the issuance of the master certificate of occupancy shall be removed and replaced by Arlington Public Schools at their expense with the number of major deciduous and

evergreen trees whose total calipers equals the caliper of the tree to be replaced and which meet the minimum size and other requirements of condition #7a. and b. below.

- b. Arlington Public Schools also agrees to replace all trees removed as a result of the new construction in accordance with the Arlington County, Virginia Tree Replacement Guidelines. Arlington Public Schools shall prepare a tree replacement plan, developed with assistance of the County's urban forester, to plant replacement trees on site or on County-owned land. Arlington Public Schools agrees to submit and obtain approval of this plan by the County Manager or his designee as part of the final site development and landscape plan.
4. Arlington Public Schools agrees to develop a plan for temporary pedestrian and vehicular circulation during each phase of the construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Arlington Public Schools agrees to submit this plan to, and obtain approval of the plan from, the County Manager or his designee as meeting these standards, before the issuance of the Clearing, Grading and Demolition Permit for each phase of the construction. The County Manager may approve amendments to the plan, if consistent with this approval.
5. Arlington Public Schools agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. In addition, Arlington Public Schools agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this site plan approval. Arlington Public Schools specifically agrees that the County has the authority to take such actions as may be necessary, to include the issuance of a stop work order for the entire project, when Arlington Public Schools is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.
6. Arlington Public Schools agrees to comply with the following before issuance of the Clearing, Grading and Demolition Permit and to remain in compliance with this condition until the Master Certificate of Occupancy is issued.
 - a. Arlington Public Schools agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site or on call throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Zoning Administrator, and shall be posted at the entrance of the project.
 - b. Before commencing any clearing or grading of the site, Arlington Public Schools shall hold a meeting with those whose property abuts the project and the representatives from the Highland Park-Overlee Knolls, Westover Village, Tara-Leeway, and Leeway Overlee Civic Associations to review the construction hauling

- route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. Arlington Public Schools agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before a Clearing, Grading and Demolition Permit is issued. Copies of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project.
- c. Throughout construction of the project, Arlington Public Schools agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
 - d. At the end of each work day during construction of the project, Arlington Public Schools agrees to ensure that any streets used for hauling construction materials and entrance to the construction site are free of mud, dirt, trash, allaying dust, and debris and that all streets and sidewalks adjacent to the construction site are free of trash and debris.
 - e. Arlington Public Schools agrees that construction activity, except for construction worker arrival to the construction site and indoor construction activity, will commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays and will commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. "Holidays" are defined as New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, and Christmas. 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, and any such activity that occurs after 6:30 p.m. shall not annoy or disturb reasonable persons of normal sensitivities. Arlington Public Schools agrees to place a minimum of one sign per street front indicating the permissible hours of construction around the construction site, to place one additional sign within the construction trailer containing the same information, and to provide a written copy of the permissible hours of construction to all subcontractors.
 - f. Storage of construction materials, equipment and vehicles shall occur on the site or an approved off-site location, or as approved by the County Manager of his designee.
7. Arlington Public Schools agrees to submit to the Zoning Administrator and obtain approval from the County Manager a detailed final site development plan and a landscape plan prior to issuance of the first building permit. The final site development plan and landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final site engineering plan as required below, as well as a vicinity map with major streets labeled. The landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. Arlington Public Schools further agrees that the final site development plan, the landscape plan, and

the site engineering plan verify by means of survey that there are no conflicts between the street trees and utilities. Arlington Public Schools shall obtain approval by the County Manager or his designee for both plans as meeting all requirements of the County Board's site plan approval and all applicable county laws and plans before the issuance of the first building permit for each phase of the construction. The plan shall be consistent with the conceptual landscape plan approved as a part of the site plan, and, at a minimum, shall conform to the landscaping requirements below; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by the County Board. In order to facilitate comparison with the final site engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the site engineering plan. The installation of all plant materials shown on the final landscape plan shall take place before the issuance of the first Certificate of Occupancy for the respective phase of construction. The final site development and landscape plan shall include the following details:

- a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final site-engineering plan and placed so as not to obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets shall not be located in the public sidewalk. Transformers shall not be placed above grade in the setback area between the building and the street.
- b. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Primary walkways shall have a minimum width of eight (8) feet. All plaza areas shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager or his designee according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final site development and landscape plan.
- c. The location and types of light fixtures for streets, parking, walkway, tennis courts, and plaza areas.
- d. Topography at two (2) foot intervals and the finished first floor elevation of all structures.

- e. Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures.
 - f. The location and planting details for street trees in accordance with Department of Environmental Services Standards and Specifications for planting in public rights-of-way and as shown on the approved final site engineering plan.
 - g. The limits of demolition and construction.
8. Arlington Public Schools agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:
- a. Planting materials shall be of good nursery stock and a nursery guarantee shall be provided by Arlington Public Schools for two years including the replacement, as needed, and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding, and watering) of all landscape materials following the issuance of the Master Certificate of Occupancy.
 - b. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees - a minimum caliper of 4 to 4 1/2 inches.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum caliper of 4 to 4 1/2 inches.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a minimum caliper of 3 to 3 1/2 inches.
 - (4) Shrubs - a minimum spread of 18 to 24 inches.
 - (5) Groundcover - in 2 inch pots.
 - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.

- d. Exposed earth not to be sodded or seeded shall be well mulched or planted in groundcover. Areas to be mulched may not exceed the normal limits of the planting bed.
 - e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) 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 1/2 feet, maximum) above the finished grade adjacent to them.
 - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began, whichever is greater.
 - g. Arlington Public Schools agrees to maintain the site in a clean and well-maintained condition and to secure and maintain the site throughout all phases of construction.
 - h. Arlington Public Schools agrees to notify the Department of Parks, Recreation and Community Resources (DPRCR) 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 DPRCR 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 DPRCR Urban Forester.
9. Arlington Public Schools agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition Arlington Public Schools agrees to submit to the Zoning Administrator copies of letters from Arlington Public Schools to the utility companies offering them access as stated above.
10. Arlington Public Schools agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. Neither the Excavation/Sheeting and Shoring permit nor the first building permit for each phase of the construction shall be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services, as consistent with all site plan approval requirements and all County laws. Upon completion of the construction of a project, Arlington Public Schools agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.
11. The applicant agrees to remove all existing aerial utility lines along the site's Washington Boulevard frontage, (including electric, telephone, traffic communication, cable TV). All transitions from over head to underground utility service shall occur off-site. All utility services serving the building shall be placed below ground, including telephone, electric

and cable TV. All utility relocation shall be completed prior to the issuance of the final Certificate of Occupancy.

12. Arlington Public Schools agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed in accordance with the approved phasing plans prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.
 - a. McKinley Road – The face of curb along the west side of McKinley Road shall be located 36 feet from the face of curb on the east side of the road. This alignment requires removal of the proposed lay-by.
 - b. Washington Boulevard – The face of curb along the Washington Boulevard frontage of the site shall remain in its present alignment and location. The applicant agrees to construct new curb and gutter found to be in poor condition by a field inspection by the DES.
 - c. 18th Street N. - The face of curb along the 18th Street North frontage (McKinley Road extension) of the site shall remain in its present alignment and location. The applicant agrees to construct new curb and gutter found to be in poor condition by a field inspection by the DES.
 - d. 18th Street N./N. Madison Street -. The face of curb along the North Madison Street frontage of the site shall maintain its existing face of curb location on the east side of the road. The applicant agrees to construct new curb and gutter found to be in poor condition by a field inspection by the DES.
 - e. All entrances to the site shall be constructed as driveway entrances which shall not extend beyond the depth of the adjacent utility/planting strip.
 - f. The curb return at the northwest corner of the intersection of McKinley Road and Washington Boulevard shall be reconstructed as shown on the final engineering plan to provide two curb ramps perpendicular to the adjacent streets. Curb ramps shall also be constructed as necessary at the opposite ends of the respective cross walks. The traffic signal pole in the northwest corner of the intersection of McKinley Road and Washington Boulevard shall be relocated as necessary in conjunction with the placement and construction of the curb ramps to provide ADA compliant facilities.
 - g. Curb ramps shall be constructed on each side of 18th Street on the south side of the intersection of 18th Street North and North Longfellow Street.
 - h. All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. Arlington Public Schools further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager or his designee on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the applicable urban design standards in effect at the time of final Site Engineering Plan Approval; provided, however, that the provision of such improvements shall not increase the projected cost anticipated for

such improvements as shown on the use permit drawings approved at the July 7, 2007, County Board meeting unless the County provides additional funding to offset such increased cost.

13. Arlington Public Schools agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan and final engineering plan, in accordance with the applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. Arlington Public Schools further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project. The sidewalks along the street frontages of this development shall be paved with poured concrete and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The sidewalk treatments shall continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic. The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Placement, planting and root enhancement options shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. Arlington Public Schools agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species for North Quincy Street, Washington Boulevard and North Stafford Street shall be as follows:
 - a. McKinley Road – The developer agrees to construct minimum 5'x12' tree pits with street trees adjacent to the back of curb and a minimum 15-foot wide clear, unobstructed concrete sidewalk.
 - b. Washington Boulevard – The developer agrees to construct minimum 5'x12' tree pits with street trees adjacent to the back of curb and a minimum 14-foot wide clear, unobstructed concrete sidewalk.
 - c. Bus Shelter Pad – The developer agrees to construct a five-foot wide by 13-foot long concrete bus shelter pad adjacent to the back of sidewalk on Washington Boulevard as shown on the final engineering plan approved by the County Manager.
 - d. 18th Street N. – The developer agrees to construct a five-foot wide utility/planting strip with street trees adjacent to the back of curb and a minimum 7-foot wide clear, unobstructed concrete sidewalk.
 - e. 18th Street N./N. Madison Street – The developer agrees to construct a 2-foot wide utility/planting strip with street trees adjacent to the back of curb and a minimum 5-foot wide clear, unobstructed concrete sidewalk.
14. Arlington Public Schools agrees that in order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project shall provide a structure-free zone under the public sidewalk along all street frontages, as required in the *Standards for Planting and Preservation of Trees in Site*

Plan Projects. This zone shall be a minimum of five (5) feet deep and shall extend from the back of the street curb to the far edge of the public sidewalk. No subterranean structures (such as parking garages) shall intrude into this five foot deep zone. Within the zone, underground utilities and utility vaults shall not be located in a manner that interferes with the appropriate spacing and replacement of street trees, consistent with the approved final site and development and landscape plan. Utility lines shall not be located beneath street trees. The location of all existing and proposed utility lines shall be shown on both the final landscape plan and the final site engineering plan.

15. Arlington Public Schools agrees that the location of the water services will be determined at the time of the review of the final engineering plan in accordance with the following standards: water meter installations shall be located behind and adjacent to the curb line in an area clear of driveways, a minimum of five (5) feet clear of other utilities and a minimum of 10 feet clear of structures; a clear space 15 feet wide by 20 feet long by 10 feet deep shall be provided for three (3) inch and four (4) inch meter installations, and 20 feet wide by 25 feet long by 10 feet deep for six (6) inch and larger meter installations; and the building walls shall be adjusted as necessary to provide these clearances.
16. Arlington Public Schools agrees that all sanitary sewers and water mains, including water services, shall have a minimum of ten (10) feet horizontal clearance from each other and five (5) feet clearance from all other utilities, and shall have a minimum of 10 feet horizontal clearance from buildings and other structures. Water mains 16 inch and larger, and mains placed more than 10 feet deep shall have a minimum of 15 feet horizontal clearance from buildings and other structures; and sanitary sewers 15 inches and larger, or sewers placed more than 10 feet deep shall have 15 feet minimum clearance from buildings and other structures. All water mains and sanitary sewers shall meet County Standard design criteria.
17. Arlington Public Schools agrees that the minimum clear horizontal separation between each individual barrel of the storm sewer and proposed buildings or other permanent structures shall be as follows: 10 feet from the center line of storm sewer mains less than 27 inches in diameter and 10 feet or less in depth; 15 feet from the center line of storm sewer mains less than 27 inches in diameter and greater than 10 feet in depth; 15 feet plus half the diameter from the center line of storm sewer mains greater than 27 inches in diameter, at any depth.
18. Arlington Public Schools agrees that no existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior approval of the Department of Environmental Services. This approval shall be obtained before the issuance of the first building permit.
19. Arlington Public Schools agrees to show, on the final engineering plans, water main improvements as shown on the final engineering plan approved by the County Manager. The water main improvements shall be constructed prior to the issuance of the Final Building Permit for the respective phases of construction.

20. Arlington Public Schools agrees to show, on the final engineering plans, and to construct sanitary sewer main improvements as shown on the final engineering plan approved by the County Manager. The sanitary sewer main improvements shall be constructed prior to the issuance of the Final Certificate of Occupancy for each phase of construction. The County will TV-Inspect the sanitary sewer lines serving the site and shall identify any improvements that are necessary to adequately service the development. Arlington Public Schools agrees to repair or replace any sections or appurtenances of the sanitary sewer along the site frontage that are found to be deficient or damaged by Arlington Public Schools, as identified by County staff and as shown on the final engineering plan approved by the County Manager or his designee.
21. Arlington Public Schools agrees to show, on the final engineering plan, horizontal standpipes or fire hydrants at intervals of not more than 300 feet in order to provide adequate fire protection. The County shall specify kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards. The fire hydrants shall be installed prior to the issuance of the Final Building Permit and horizontal standpipes shall be installed prior to the issuance of the first Certificate of Occupancy.
22. Arlington Public Schools agrees to provide calculations to demonstrate the needed fire flow as defined in the Arlington County Department of Environmental Services Standards and Specifications. This information shall be clearly shown on the cover sheet of each plan set submitted. Arlington Public Schools agrees to remove and replace any existing curb, gutter and sidewalk along the street frontages of this site which is in poor condition or damaged by Arlington Public Schools according to Arlington County standards and specifications, prior to the issuance of the first Certificate of Occupancy.
23. Arlington Public Schools agrees to show on the final engineering plans street lighting along all frontages of the site prior to the issuance of the first building permit. The plans shall include the height and color of the street light poles. Arlington Public Schools agrees, at its cost, to purchase and install approved Arlington County street lighting along the frontages of the site prior to the issuance of the Final Certificate of Occupancy. In addition, Arlington Public Schools agrees to furnish and install all conduit and junction boxes necessary for the lighting system, excluding the lighting system for the fields. All construction shall meet Arlington County standards.
 - a. Arlington Public Schools agrees to purchase and install Dominion Virginia Power standard "Carlyle" street lights as shown on the final engineering plan approved by the County Manager along the site's Washington Boulevard, McKinley Road, 18th Street North and North Madison Street frontages of the site in accordance with adopted County Street Lighting Policy. Arlington Public Schools agrees to pay the cost of installing additional standard thoroughfare lights should the County decide that they are necessary to provide adequate lighting for street safety purposes.
24. Arlington Public Schools agrees to provide off-street parking for all construction workers without charge to the workers. In lieu of providing parking, Arlington Public Schools

may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Compliance with this condition shall be determined based on a plan which shall be submitted to the Zoning Administrator before the issuance of the first building permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for a location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be either not implemented or violated during the course of construction, a correction notice will be forwarded to Arlington Public Schools. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, and construction halted until the violation has been corrected.

25. Arlington Public Schools agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be generally consistent with the drawings and materials dated June 13, 2007 and labeled "*The Reed School/Westover Library*," prepared by Cox, Graae + Spack Architects, reviewed and approved by the County Board and made a part of the public record on July 7, 2007, including all renderings, drawings, and presentation boards presented during public hearings.
26. Arlington Public Schools agrees to provide bicycle racks for a minimum of 20 bicycles conveniently located adjacent to the school and library.
27. Arlington Public Schools agrees to meet County stormwater quantity and quality requirements. Underground detention systems will be used to comply with quantity control requirements.
28. Arlington Public Schools agrees to submit a Transportation Demand Management (TDM) program to the County Manager or his designee for review and approval prior to the issuance of the Certificate of Occupancy.
29. Arlington Public Schools agrees to hire a LEED certified consultant as a member of the design and construction team. The consultant shall work with the team to incorporate sustainable design elements and innovative technologies into the project so that numerous building components may earn Arlington Public Schools points under the U.S. Green Building Council's system for LEED certification.

Specifically, Arlington Public Schools agrees to include sustainable elements in design and construction that are sufficient to meet the requirements for the seven LEED Prerequisites and 33-38 LEED credits, for a LEED Silver rating. The project will be registered with the U.S. Green Building Council and will submit documentation sufficient for LEED Silver certification.

Arlington Public Schools further agrees to submit, to the County Manager or his designee, a report on the degree of attainment of LEED points. The most recent LEED tracking report will be available upon request by the County Manager or his designee throughout the construction process.

Arlington Public Schools agrees to consider using more energy efficient features within the building.

30. Arlington Public Schools agrees to submit a parking plan that denotes any significant changes in the approved parking spaces or location of such spaces for approval by the County Manager or his designee.
31. Arlington Public Schools agrees that Reed School buildings and grounds may be used by other agencies and organizations for educational, recreational, civic and cultural activities pursuant to the Code of Virginia and the following Arlington Public Schools policies:

Request for use of facilities from non-school groups and organizations will be considered when space is available at times that do not interfere with Arlington Public Schools' instruction programs, students activity programs, or ancillary programs sponsored, administered, or supported by Arlington Public Schools, including Arlington Public Schools Parent Teacher Associations. The following groupings shall have priority use and shall not be charged rental fees:

- Activities sponsored by the Arlington County Government.
- Activities primarily serving youth of the Arlington community and sponsored by nonprofit recognized civic or service groups.
- Activities of Arlington County Civic Federation member organizations.
- Student Groups with an adult sponsor.

Other groups shall also have use of the facility based on policies and rental rules established by the School Board. Custodial fees may be established for any use according to School Board policy.

32. Arlington Public Schools agrees to enter into a Memorandum of Understanding (MOU) between the Superintendent and the County Manager on the maintenance of the building, site, and landscaping prior to the issuance of any above-grade building permit.
33. If an acceptable space for a polling place is identified within the building by the Arlington County Electoral Board, Arlington Public Schools agrees to provide that space for the life of the use permit or until such time as the Electoral Board notifies Arlington Public Schools of its intention to permanently discontinue use of the building for a polling place.
34. Arlington Public Schools agrees to provide a plan for diverting from landfill disposal the demolition, construction, and land clearing debris generated by the project. The plan should outline recycling and/or reuse of waste generated during demolition and/or construction. The plan should outline specific waste streams and identify the means by which waste will be managed (reused, reprocessed on site, removed by licensed haulers

for reuse/recycling, etc.). The plan must include letters from contracted haulers, reprocessors, and recyclers indicating that they are able to manage waste from the project. Arlington Public Schools agrees to obtain the County Manager's approval of this plan prior to the issuance of the Clearing, Grading, and Demolition permit, and to implement the plan throughout demolition and construction of the project. Compliance with this condition may contribute to achieving LEED credits MR 2.1 and 2.2 (Construction Waste Management.)

35. Arlington Public Schools shall submit a boundary survey of the site, with an error of closure within the limit of one (1) in twenty thousand (20,000), related to the Virginia Coordinate System of 1983 (VCS 83). Two (2) adjacent corners or two points on every plan sheet shall be referenced to the VCS 83 with coordinate values shown in feet. If a conversion from meters to feet is necessary, the foot definition used for conversion is the U.S. Survey Foot of 1 ft = 1200/3937 E+00 meters. If the development is located more than one-half mile from an Arlington County Survey Control Network (ACSCN) monument, Arlington Public Schools shall utilize a Virginia Licensed Land Surveyor to establish a permanent second order accuracy (or higher) survey control monument. The surveyor shall comply with standards and specifications contained in the current VDOT Survey Manual. The surveyor will be required to submit his or her computations to the Office of the County Surveyor for inclusion into the ACSCN. Plans referenced to the VCS 83 shall be annotated as follows: "The site shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from a field survey which ties this boundary to the Arlington County Survey Control Network."
36. Arlington Public Schools agrees to install address indicator signs on the site which comply with Section 27-12 of the Arlington County Code or successor provision in a location visible from the street and as shown on the final site development and landscape plan.
37. Arlington Public Schools agrees to submit one (1) plat, drawn at the scale of 1 inch = 25 feet and 24 inches x 36 inches in size, of the excavated area showing spot elevations which confirm that the construction drawings are consistent with the average site elevation, and with the building's ground floor elevation(s) at the building's lowest level(s), as approved by the County Board and as indicated in the plans referenced in Condition #1 above.
38. Arlington Public Schools agrees to submit one (1) original and three (3) copies of a wall check survey to confirm its consistency with the plans approved by the County Board, as referenced in Condition #1 above.
39. Mechanical equipment shall be screened so as not to be visible from public rights-of-way. The applicant agrees to add a screening wall or evergreen landscaping to screen the at-grade mechanical equipment.
40. Arlington Public Schools agrees to submit to the Zoning Administrator and the Operations Division of the Arlington County Police Department documentation that a

Crime Prevention Through Environmental Design (CPTED) practitioner referred by the Police Department has reviewed and accepted the site plan for meeting CPTED design requirements.

41. Arlington Public Schools agrees to submit, before the issuance of the Master Certificate of Occupancy, drawings certifying the building height as measured from the average site elevation to both the building roof and to the top of the penthouse roof.
42. In order to maintain the effectiveness of the County's public safety systems, Arlington Public Schools/applicant hereby agrees to grant to the County in perpetuity the right to install telecommunications transmitter and/or receiver equipment and conducting wire in or on the penthouse or top floor, and antennae and traffic monitoring systems on the roof of the proposed buildings in a location and design that is acceptable to the County and the building owner based on a reasonable exercise of judgment by both upon request by the County. Arlington Public Schools agrees to provide, upon request by the County, access to electrical service separately metered, including auxiliary electrical power, and telephone radio control lines to the penthouse in the defined area. Any radio transmitter or receiver equipment and antenna to be installed or used by others must not interfere with the emergency communication system of the County.
43. Arlington Public Schools agrees to deliver all refuse, as defined by the Arlington County Code, to an operating refuse disposal facility designated by the County Manager. Arlington Public Schools further agrees to stipulate in any future lease or property sale agreements and deeds that all tenants or property owners shall also comply with this requirement for the life of the site plan.
44. Arlington Public Schools agrees to provide evergreen shrubs in the landscape strip between the front parking lot and the public sidewalk. Arlington Public Schools further agrees to maximize the placement of trees along the south and west sides of the rear parking lot to increase shading of the parking lot. Where gaps in screening of the lot results, the applicant agrees to provide evergreen shrubs around the north, west, and south portions of the parking lot.

PREVIOUS COUNTY BOARD ACTIONS:

July 30, 1977	Approved use permit (U-2125-77-1) for ACAP child care for up to 15 children, 2 years old, from 7:30 a.m. to 3:30 p.m., Monday through Friday, weekdays.
June 30, 1978	Continued use permit (U-2125-77-1) with no further review.
August 18, 1984	Approved use permit (U-2424-84-2) to increase enrollment for ACAP's child care from 15 children to 104 children, ages 2 to 5 years, from 7:00 a.m. to 6:00 p.m., weekdays.
August 18, 1984	Approved use permit (U-2425-84-3) for NOVA child care center for up to 100 children, from infancy to 12 years old, from 7:00 a.m. to 6:00 p.m., weekdays.
June 1, 1985	Approved use permit (U-2455-85-4) for Early Years Enhancement Services (EYES) for up to 10 handicapped infants and toddlers from 9:30 a.m. to 2:30 p.m., weekdays.
August 17, 1985	Continued use permits (U-2424-84-2 [Head Start]) and (U- 2425-84-3, [NOVA]) with reviews in three (3) years ((1988).
June 14, 1986	Continued use permit (U-2455-85-4, [EYES]) with a review in 1988.
March 7, 1987	Approved use permit (U-2542-87-5) for the Arlington Children's Center for up to 70 children with a review in one (1) year.
May 2, 1987	Approved use permit amendment (U-2542-87-5) to expand the age group for the Arlington Children's Center to 12 years with a review in 1988.
August 13, 1988	Continued use permit (U-2424-84-2) for Head Start Program with no further review. Continued use permit (U-2425-84-3) for NOVA with no further review. Continued use permit (U-2542-87-5) for the Arlington Children's School with no further review.

August 12, 1989	Approved use permit amendment (U-2455-85-4) to expand EYES to 18 children, ages 3 to 5 years with a review in one (1) year.
August 11, 1990	Continued use permit (U-2455-85-4) for EYES with a review in three (3) years.
June 4, 1991	Approved use permit amendment (U-2455-85-4, [EYES] for summer camp/learning program for up to 15 years, ages 6 to 14 years for August 5 through August 16, 1991, from 9:30 a.m. 2:30 p.m., with a review in August 1993.
August 14, 1993	Continued use permit (U-2455-85-4) for EYES with no further review.
September 7, 1996	Discontinued use permit (U-2893-96-1). Continued use permit (U-2894-96-6) for a Head Start program for 106 children with an administrative review in three (3) years. (September 2000)
October 2, 1999	Approved use permit amendment (U-2894-96-1) to increase enrollment in the Head Start program from 106 to 124 children with a review in one (1) year. (October 2000)
October 7, 2000	Continued use permit (U-2894-96-1) to increase enrollment in the Head Start program for 124 children, subject to administrative reviews at three months and six months, and County Board review in one (1) year. (October 2001)
October 13, 2001	Continued use permit (U-2894-96-1) for a Head Start program for 124 children, subject to an administrative review in three (3) years. (October 2004)