ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of June 12, 2010

SUPPLEMENTAL REPORT
REVISED AND NEW CONDITIONS

DATE: June 11, 2010

SUBJECT: U-2443-85-1 USE PERMIT AMENDMENT for a country club to demolish existing clubhouse, construct new clubhouse, relocate tennis courts and build two new accessory buildings for Army Navy Country Club located at 2400 18th Street S., 1700 Army Navy Drive (RPC: 32-001-006).

DISCUSSION: This is a supplemental report to add additional language in condition #22 added at the request of the Historic Preservation staff. There is also a proposed new condition affording greater protection to the magnolia bog on the property. The applicant agrees to the revised and new conditions.

Proposed Amended Condition #22:

22. **Documentation of Historical Artifacts, Features and Buildings**
The developer agrees to be responsible for documenting any historical artifact or historical natural feature uncovered during construction on the site. ~~This documentation shall include written notation describing the artifact or natural feature, color photographs, and mapping of the location and/or depth of the site excavation at which the item was found. The developer agrees to submit a copy of this documentation to Arlington County before issuance of the First partial Certificate of Occupancy for the respective phase of the project.~~

~~Additionally,~~ ~~t~~The developer agrees to engage an archeological firm with Civil War experience to conduct Phase 1, and Phase 2 archaeological studies~~y~~ as those phases are defined in Chapter 6 of the Virginia Dept. of Historic Resources *Conducting Archaeological Investigations, Guidelines for Conducting Survey in Virginia, April 2006* with consultation from a civil war fort expert. The developer agrees that the studies will be conducted on all areas of disturbance and immediate surrounds if significant archeological resources are discovered at the limits of disturbance. If the Phase 1 and 2 studies warrant further work, the developer agrees to conduct a Phase 3 study to the same

County Manager: MB MAA

County Attorney: [signature]

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5602--Supplemental

37. B.

standards noted above. The phased study will include written notation describing any artifacts found and will include color photographs.

The developer agrees to provide to Historic Preservation staff a Historic Overlay Map which will depict the significant archeological resource areas discovered in the above-mentioned phased study, and the proposed use permit amendment improvements. This Overlay Map shall include the proposed tennis court area and immediate surrounds.

Additionally, the developer agrees to provide a Historic Area Protection Plan which will include the Historic Overlay Map. This Plan shall include appropriate protection fencing, and will show construction staging areas.

The developer agrees to obtain Arlington County Historic Preservation staff's review and approval of the Historic Overlay Map and Historic Area Protection Plan in addition to the excavation, sheeting and shoring permit application. Both the Historic Overlay Map and Historic Area Protection Plan will include the limits of the project disturbance, and will show areas outside of the limits of disturbance, if significant archeological resources are discovered at the limits of disturbance.

In the event a historical artifact or natural feature is found on the site, and is to be disturbed or removed from the site during construction, the developer agrees to contact the Arlington County Historic Preservation Program, Neighborhood Services Division before removing or disturbing the artifact or natural feature. Arlington County shall be given the opportunity to accept donation of the artifact or natural feature before the item is offered to any other organization or individual, unless the property owners wishes to keep it on site.

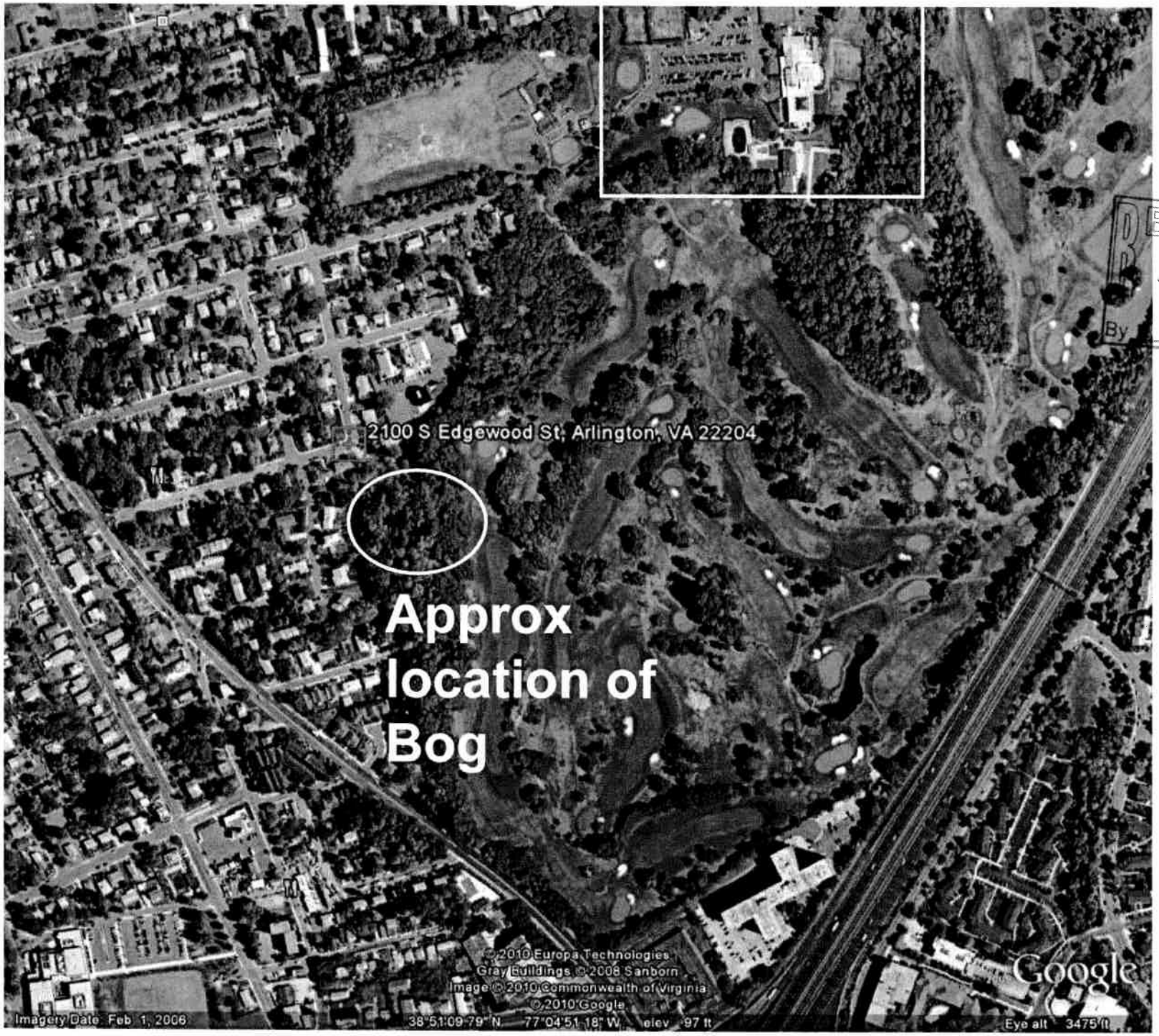
The developer agrees to coordinate the final landscape plan with areas found to contain significant archeological resources, so that the proposed landscaping will not adversely affect the said resource.

The applicant agrees to request an administrative change for the location of the tennis courts, should the phased studies and resultant overlay map & protection plan show a conflict between the proposed tennis court locations and a significant archeological feature, if the proposed location of the tennis courts adversely affects the said feature in a way that significantly alters the integrity of the feature, based on the archaeologist, civil war expert and Historic Preservation Staff findings. The Zoning Administrator may approve such administrative change if he or she finds, with input from the Historic Preservation staff, that the revised location will not have an adverse effect on the known archaeological feature.

Proposed New Condition:

37. The developer agrees to leave the Magnolia Bog (in the general location as shown on the Attachment A to condition #37 dated June 11, 2010) undisturbed except for routine

maintenance. The developer further agrees, upon request, to provide reasonable access to the bog for representatives of Arlington County, through the Club's General Manager and subject to adequate notice and under circumstances that will not interfere with the ongoing operation of the golf course.



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JUN 11 2010
By

Attachment A to Condition 37

ARMY NAVY
COUNTRY CLUB

REQUEST FOR PROPOSAL
Archeological Services
November 17, 2009

The Army Navy Country Club (ANCC) is requesting a proposal from your firm for Archeological Services in support of our New Clubhouse Project (NCP) located in Arlington, County, Virginia.

Project Background

The ANCC is a private, member-owned recreation facility founded in 1924. The Club draws its membership primarily from active duty and retired commissioned U.S. military officers. These officers represent all services and range in rank from Second Lieutenant and Ensign to General and Admiral. ANCC also has a number of civilian members.

ANCC was established to provide, at moderate expense, recreational facilities near the National Capital for military and civilian persons who are bound together by the fraternal and patriotic spirit of serving the best interests and efficiency of the National Defense. ANCC has over 3,300 members and is one of the largest country clubs in the United States.

Gracing some 500 acres of rolling, wooded property comprised of two large campus facilities in Arlington and Fairfax, Virginia, the ANCC has 54 championship holes of golf; 6 swimming pools; a new state-of-the art fitness center, one of the largest indoor tennis facilities on the east coast, and golf and tennis pro shops. The Arlington club resides on more than 270 acres locate between RT 395, South Glebe Road and Columbia Pike.

Overview of the Project

The clubhouse and certain other buildings and facilities at the Arlington Campus are outdated and can no longer effectively satisfy the changing dynamic of the ANCC

membership. The leadership and membership of ANCC have embarked on a comprehensive masterplanning and design effort to design and construct an entirely new clubhouse, cart storage and maintenance building, parking and landscaped grounds, tennis courts, and other support facilities.

MTFA Architecture has been retained to lead the masterplanning and design effort. A comprehensive team of designers and engineers is working with MTFA to provide civil, structural, mechanical, electrical, plumbing, life-safety, interior design, food service, tennis and interior furnishing and equipment designs. Additionally, Jacobs Project Management has been retained to provide program, project, and owner representation services.

The new clubhouse facility is anticipated to be approximately 95,000 SF in size with approximately 475 parking spaces and 16 new tennis courts. The project will be rely on phased construction with the new clubhouse and parking facilities constructed and occupied before initiating the demolition of the existing clubhouse, parking, and tennis facilities. The design phase, which is currently in the concept/schematic design phase, will continue until early spring 2010. Occupancy of the new clubhouse is targeted for the spring of 2012.

The site for the project is adjacent to the existing clubhouse, and will require the relocation of underground utilities, demolition of the existing parking lot and other structures on site. It is known that the general area of disturbance is closer to the perimeter, trenches and campgrounds of the Civil War Fort Richardson. See attached site plan and illustration.

Scope of Services

Conduct historic resources studies, including Phase I and Phase II surveys in accordance with the standards required by Arlington County Virginia on the area of disturbance.

Provide the design team with a map which can be transferred to the construction plan of the Civil war sensitive area.

Provide on call services during site disturbance activities to document and assist as required if any historical artifact is uncovered.

It is understood that the scope of services listed above may not be complete, so we are requesting that your response to this RFP address other services that may be necessary.

Submittal Requirements

In addition to providing a cost proposal for the scope of services, include in your response:

- References for three recently completed projects that included Phase 1 and 2 archeological surveys. Of particular interest are projects in Arlington and Virginia that included Civil War sites
- Resumes of the members of your firm who would be performing the work

Please submit 2 hard copies and 1 electronic version (in pdf. format) of your proposals no later than close of business on Tuesday, November 24, 2009 to:

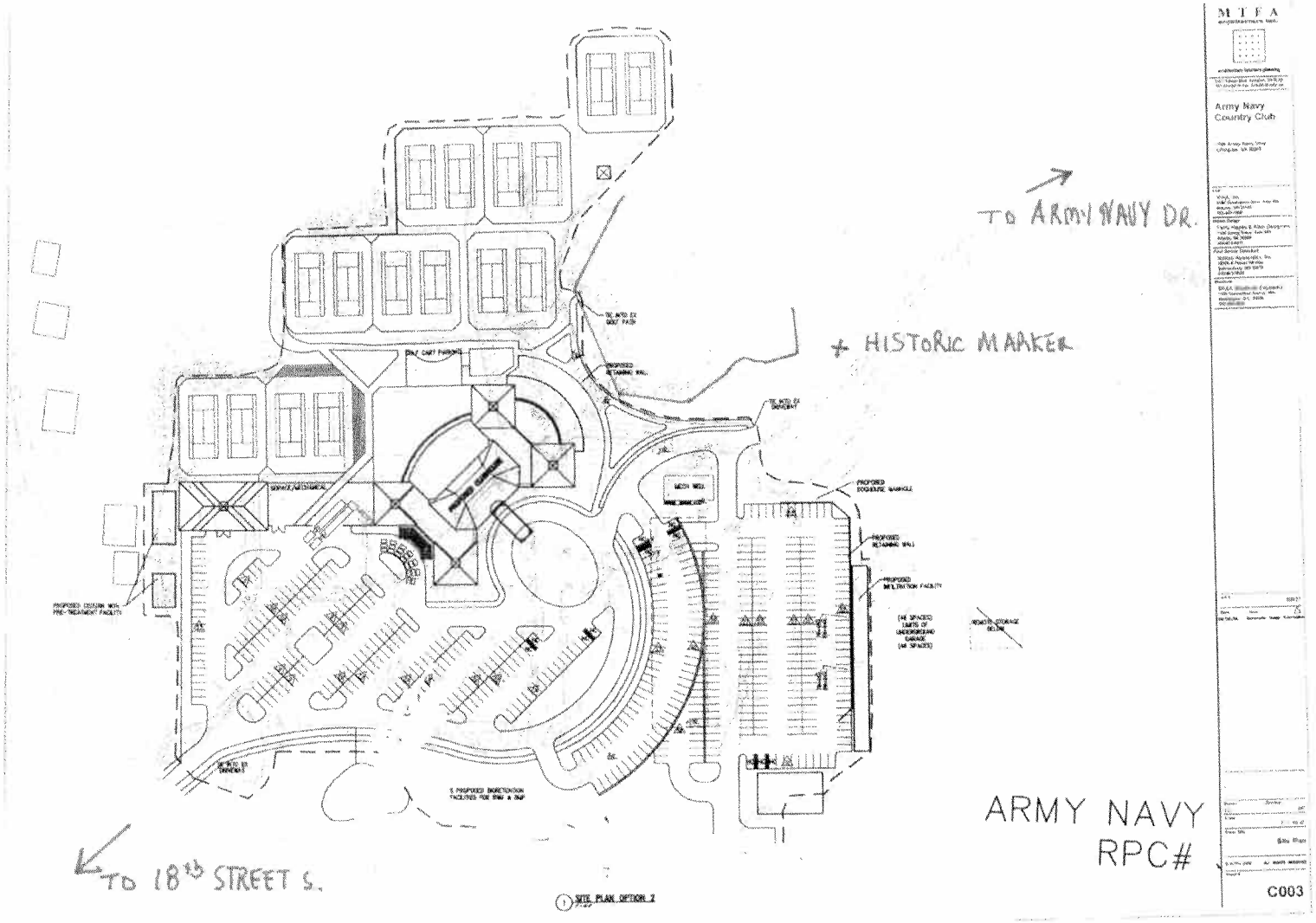
Steven Rose
Project Manager
The Army Navy Country Club
1700 Army Navy Drive
Arlington, VA 22202-1640

If you would like to visit the site or have any questions, please contact me directly at 703-489-6829 or steve.rose@jacobs.com . We look forward to your response.

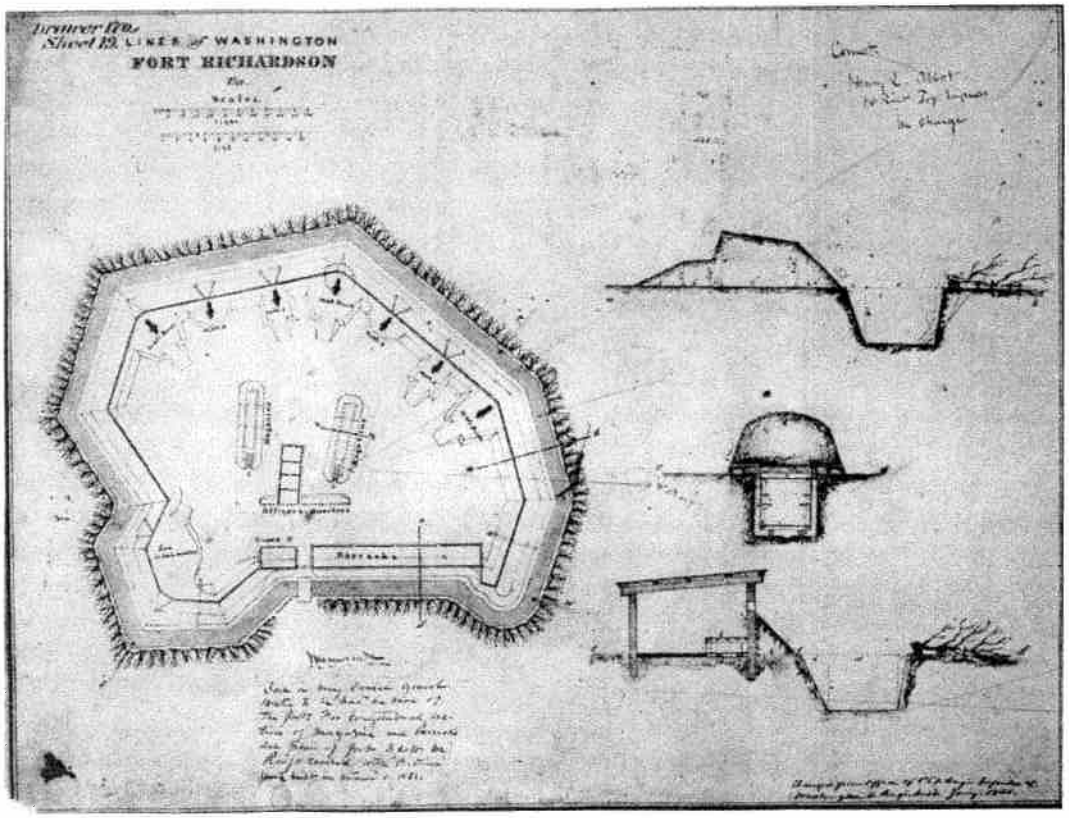
Sincerely,

Steven Rose
Project Manager

Enclosures: Marked-up Site Plan
Fort Richardson Engineer Drawing



1 SITE PLAN OPTION 2



Fort Richardson — Engineer Drawing

National Archives

U-2443-85-1
1700 Army Navy Drive
RPC: 32-001-006

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.

Not To Scale

Case Location(s)

Department of Community Planning, Housing and Development

Planning Division