



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of December 10, 2011

**DATE:** December 2, 2011

**SUBJECT:** U-1860-71-5 USE PERMIT AMENDMENT for the addition of a new fitness facility to the existing country club building (also a new child care area and relocation of a tennis court) located at 4813, 4831 Old Dominion Drive. (Washington Golf and Country Club) (RPC# 03-061-002, 03-061-003, 03-061-004, 03-061-005, 03-061-007, 03-061-010, 03-061-011, 03-061-012, 03-061-016, 03-061-017, 03-061-024, 03-061-027, 03-061-028)

**Applicant:**

Washington Club and Country Club, Inc.  
c/o Francis J. Dougherty  
3017 North Glebe Road  
Arlington, Virginia 22207

**By:**

Tad Lunger, Esq.  
Bean, Kinney & Korman P.C.  
2300 Wilson Boulevard, 7<sup>th</sup> Floor  
Arlington, Virginia 22201

**C. M. RECOMMENDATION:**

Approve the subject use permit amendment subject to all previous conditions, revised Condition #17 and proposed Conditions #22, 23, and 24 of the staff report, and with a County Board review in one (1) year (December 2012) in order to monitor progress on the expanded facility construction and compliance with revised and proposed condition language.

**ISSUES:** This is a use permit amendment for an addition containing a new fitness facility to the existing country club building, with alterations to the site including the relocation of a tennis court and a new child care area/playroom. No issues have been identified.

County Manager:

*BMD/GA*

Staff: Marco Antonio Rivero, DCPHD, Planning Division  
Dolores Kinney, DES, Transportation Division  
Jason Papacosma, DES, Environmental Planning  
Ben C. Harris, DHS, Child Care Office

8.

PLA-6066

**SUMMARY:** This is a use permit amendment by the Washington Golf and Country Club (WGCC) requesting to add a new fitness center to the current country club facility. The addition will contain a child care facility/playroom space and the relocation of an existing outdoor tennis court. Other improvements on the site include resurfacing Courts #10 and 11 from hard surface to clay surface courts. The proposed child care facility/playroom will only be used by children of WGCC members. The Arlington County Child Care office informed staff that they do not license facilities where parents remain on-site. While the child care facility will not be licensed, staff believes this space needs to be monitored so the activities and practices conform with the requirements regulated by Chapter 52 of the Arlington County Code and the applicant's own agreements as to the use of the space (attached within the supplemental materials of this report). Staff has proposed, and the applicant has agreed to condition language that will govern the activity of this child care facility.

Although the applicant submitted its Use Permit application before the October 1, 2011, effective date of new compliance criteria for the Chesapeake Bay Preservation Ordinance, the applicant has submitted a stormwater management strategy for the site that satisfies more than 80 percent of the new criteria (Proposed Condition #24 addresses this strategy and attached to this report is a site plan and a chart that shows their compliance). The applicant's commitment to implement this comprehensive stormwater management strategy is a key factor in the Rock Spring Civic Association's support for this use permit amendment. Therefore, staff recommends approval of the use permit amendment, subject to all previous conditions, revised Condition #17 and proposed Conditions #22, 23, and 24 of the staff report, and with a County Board review in one (1) year (December 2012) in order to monitor progress on the expanded facility construction and compliance with revised and proposed condition language.

**BACKGROUND:** The Washington Golf and Country Club was originally approved for a use permit to use two (2) existing houses for club facilities during construction of the main Country Club building in 1957 (U-1286-57-1). Subsequent use permits were approved by the County Board for expanded Country Club facilities and outdoor recreational facilities including the original approval of U-1860-71-5 which allowed the construction of an indoor tennis court facility and expansion of existing parking facilities in May 1971. In April 1988, the County Board approved a use permit amendment request to U-1860-71-5 to incorporate the premises known as 4831 Old Dominion Drive and to construct additional facilities and a parking lot. The County Board last reviewed this use permit in October 2000.

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

Site: The site is approximately 308,792 sq. ft., bounded by Rock Spring Road, Old Dominion Drive, and North Glebe Road.

To the north: Single family dwellings zoned "R-10" and designated "Low" Residential, 1-10 units per acre on the GLUP.

To the south: Single family dwellings zoned "R-10" and designated "Low" Residential, 1-10 units per acre on the GLUP.

To the east: Extension of the Washington Golf and Country Club (parking lot, swimming pool, one-story brick pool house, green and golf course fairways), Marymount University Main Campus (residential dormitories in multi-story stucco buildings), and Cathedral View SP #407 (residential cluster townhouse development), all zoned “R-10” and designated “Semi Public” (Country Clubs and semi-public recreational facilities; Churches, private schools, and private cemeteries) on the GLUP.

To the west: Single family dwellings zoned “R-10” and designated “Low” Residential, 1-10 units per acre on the GLUP.

Zoning: The site is zoned “R-10” One-Family Dwelling Districts.

General Land Use Plan: “Semi Public” (Country Clubs and semi-public recreational facilities; Churches, private schools, and private cemeteries).

Neighborhood: The site is located within the boundaries of the Rock Spring Civic Association. The civic association requested further information from the applicant regarding their stormwater management strategy for the site. The applicant has provided this information to staff and the civic association. The civic association supports the proposed use permit amendment request.

**DISCUSSION:** The Washington Golf and Country Club (WGCC) would like to add a new fitness center to the current country club facility. The addition would contain a child care facility/playroom space and the relocation of an existing outdoor tennis court. Other improvements on the site include resurfacing Courts #10 and 11 from hard surface to clay surface courts. Approximately, 7,335 sq. ft. of space will be added to the current facility.<sup>1</sup> The expanded lobby space will add 362 sq. ft. on the first floor, and the new fitness center/play room on the second floor will measure approximately 6,973 sq. ft. The addition will use the same materials as those used on the existing facility (mainly red brick and painted metal panels) and will be 28 feet from grade to the top of the standing seam roof. Tennis Court #1 as shown on the plans (site of proposed building addition) will be relocated between Courts #9 and #10. In addition, the court will contain a clay surface. The proposed court will be of the same size as the other existing, outdoor courts in the vicinity.

#### Fitness Facility and Child Care Area/Playroom

The second floor fitness facility will contain various activities for Country Club patrons including but not limited to weights, treadmills, an athletic multipurpose room, and spin cycles. Locker rooms and a child care area/playroom are also included within this addition. The playroom will accommodate no more than 15 children at any given time between the ages of 3-12. The facility will only be available to parents who remain on-site or are using the adjacent

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<sup>1</sup> Calculated per the site area and floor plans dated September 26, 2011.

fitness facility and tennis courts. At least one (1) child care attendant for each six (6) children will be on-site (per Chapter 52 of the Arlington County Code regarding requirements for centers with children of mixed ages). The Arlington County Child Care office informed staff that they do not license facilities where parents remain on-site; however they provided the applicant a pre-construction letter detailing important practices. Furthermore, the applicant's own agreements as to the use of the space (attached within the supplemental materials of this report), including abiding by the requirements listed in Chapter 52 of the Arlington County Code are also incorporated as new condition language for this use permit amendment.

### Parking and Sidewalks

The site is located on the south side of Rock Spring Road with Old Dominion Drive frontage on the west and North Glebe Road frontage on the east. This section of Old Dominion Drive and Rock Spring Road are classified as Non-Arterial Streets. North Glebe Road is classified as a Type E-Primarily Single-Family Residential Neighborhood Street. There are currently a total of 297 parking spaces which were approved by the County Board in April 1988. These parking spaces are scattered through various parking lots surrounding the site. Staff believes there will not be a need for additional parking with the additional facilities.

In June 2011, the County Board approved deeds of easement from the Washington Golf and Country Club for public street and sidewalk improvements along Old Dominion Drive in conjunction with a County Public Improvement Project. The project provides public sidewalk, storm drain, and curb and gutter along both sides of Old Dominion Drive where none currently exists and upgrades sidewalks along Rock Springs Road. A sidewalk currently exists on North Glebe Road.

### Community Response

The Rock Spring Civic Association and the applicant have been in communication since September regarding the proposed use permit amendment. The president of the Rock Spring Civic Association and two executive board members were given a presentation by the applicant showing their proposed site plans and elevations for the project. One area of mutual concern was how stormwater run-off would be treated for the site and how it would be impacted by the new addition. The applicant has worked with Department of Environmental Services (DES) staff and the Civic Association to address these concerns and submitted a stormwater strategy for the site that satisfies more than 80 percent of the new compliance criteria for the Chesapeake Bay Preservation Ordinance, which went into effect on October 1, 2011 (Proposed Condition #24 addresses this strategy and attached to this report is a site plan and a chart that shows their compliance). The Rock Spring Civic Association's Executive Board voted unanimously to support the use permit amendment request at their November 20, 2011 meeting.

**CONCLUSION:** Staff supports the proposed use permit amendment for an expanded fitness facility and other subsequent alterations to the site. There will be no new parking required on the site. The applicant submitted a stormwater management strategy that has been reviewed by the Civic Association and County staff that satisfies more than 80 percent of the new compliance criteria for the Chesapeake Bay Preservation Ordinance. Furthermore, the Rock Spring Civic

Association supports this use permit amendment request. Therefore, staff recommends approval of the use permit amendment, subject to all previous conditions, revised Condition #17 and proposed Conditions #22, 23, and 24 of the staff report, and with a County Board review in one (1) year (December 2012) in order to monitor progress on the expanded facility construction and compliance with revised and proposed condition language.

Revised Condition #17:

17. The WGCC shall provide final development plans, architectural drawings and landscape plans to the Rock Spring Civic Association prior to the request of a building permit. The intent herein shall be to provide the Rock Spring Civic Association the opportunity to review the final plans prior to the start of construction to assure that the final plans are in conformance with these conditions. The WGCC shall submit a letter signed by the President of the Rock Spring Civic Association which states that the Association has reviewed the final plans and that they are in conformance with the existing conditions of the Use Permit as amended by the County Board on December 10, 2011.

Proposed Conditions:

**Expanded Fitness Facility (including proposed playroom)**

22. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate building permit prior to the issuance of a certificate of occupancy.

**Child Care Facility/Playroom**

23. The applicant agrees that, in operating a child care facility on site, it will conform to all requirements and standards of Chapter 52 of the Arlington County Code that stipulates the requirements for a Child Care facility including but not limited to the following requirements:
  - a. The child care facility will have no more than 15 children between the ages of 3-12 in care at any time and will contain at least one (1) adult attendant on-site for each six children. Child care facility staff persons shall be subject to a background check with the Virginia State Police that checks the criminal record and the sex offender registry; and a background check of the Child Protective Service central registry. These background checks will be obtained before hiring any child care facility staff persons; Background checks shall be administered and recorded as required under Chapter 52 of the Arlington County Code. All documentation of these background checks shall be included as public record to the Zoning Administrator before issuance of a certificate of occupancy.

- b. The applicant agrees to meet the space requirements as specified in Chapter 52 of the Arlington County Code. Furthermore, the applicant agrees to install child sized toilet and sink facilities within the child care facility.
- c. The applicant agrees that the child care facility shall only be made available to members and their families/caregivers that are using the fitness center and on-site tennis facilities. No commercial or public use of this facility shall be allowed. The expanded fitness facility that is adjoined to the indoor tennis facility shall be updated with secure entry and egress system using identity technology.
- d. The applicant agrees that children admitted to the child care facility will be registered in by a parent/caregiver who remains on site for the duration of the child's time in the facility.
- e. The applicant agrees that children will not be allowed to play outdoors, and there will be no outdoor play equipment of any type at the child care facility.
- f. The applicant agrees to develop clear communication and evacuation procedures that will be shared with parents/caregivers of children using the child care facility, clearly identifying where children will be taken in the event of an emergency. A copy of these procedures shall also be submitted to the Zoning Administrator.

### **Stormwater Management Strategy**

- 24. The applicant agrees to implement the stormwater management strategy as outlined in Attachment #5 dated November 16, 2011 and presented to the Rock Spring Civic Association on November 20, 2011, as part of its final civil engineering plan. The applicant agrees that it will submit a final civil engineering plan that contains specific mitigation measures as called for in the stormwater management strategy and obtain the County Manager's review and approval of the final civil engineering plan before the issuance of the building permit. The applicant further agrees that it will implement the approved final civil engineering plan during construction and throughout the life of the project.

PREVIOUS COUNTY BOARD ACTIONS:

- October 12, 1957                      Approved a use permit (U-1286-57-1) to use two existing houses for club facilities during construction of the main Country Club building.
- August 29, 1959                      Approved a use permit (U-1348-59-2) for the construction of six outdoor tennis courts.
- February 9, 1963                      Approved a use permit (U-1537-63-3) to permit construction of a recreational area including tennis courts, parking and the use of an existing house for club facilities.
- July 27, 1963                          Approved a use permit (U-1559-63-4) to extend and revise the tennis facilities on this site (amended on September 22, 1971 to allow lighting of outdoor courts).
- April 10, 1971                          Deferred a use permit request (U-1860-71-5) to allow construction of an indoor tennis court facility, and expansion of existing parking facilities.
- May 1, 1971                              Approved a use permit request (U-1860-71-5) to allow construction of an indoor tennis court facility, and expansion of existing parking facilities.
- April 3, 1982                            Approved a use permit request (U-2330-82-6) for the operation of outdoor tennis courts and paddle tennis decks, with conditions and a review in one year.
- April 9, 1983                            Continued use permit (U-2330-82-6) subject to previous conditions and with a review in one year.
- April 7, 1984                            Continued use permit (U-2330-82-6) with no further review, except for a review six months after construction of paddle tennis decks.
- February 28, 1987                      Withdrew a use permit amendment request (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot.

April 16, 1988	Approved a use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot.
April 8, 1989	Continued the use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot.
April 7, 1990	Continued the use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot.
April 6, 1991	Continued the use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot and with a review in six (6) months.
October 12, 1991	Continued the use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and construction of additional facilities, subject to original conditions amended condition 1.f. with a review in one (1) year.
October 10, 1992	Continued the use permit (U-1860-71-5) subject to all previous conditions and amended condition #18 and with a review in one (1) year.
October 9, 1993	Continued the use permit (U-1860-71-5) subject to all previous conditions and with periodic inspections for toxic hazards in the garage and with a review in two (2) years.
October 14, 1995	Continued the use permit (U-1860-71-5) subject to all previous conditions and with a review in five (5) years (October 2000).

October 7, 2000

Renewed the use permit (U-1860-71-5) for incorporation of 4831 Old Dominion Drive into the Country Club site and associated facilities for the parcels of real property known as 2930 North Glebe Road and 4813 and 4831 Old Dominion Drive, subject to all previous conditions and no further review.

Approved Conditions:

1. The developer shall submit a detailed final site plan development and landscaping plan at a scale no larger than 1/16 inch = 1 foot to be approved by the County Manager or his designee prior to the issuance of any building permits. Minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies shall be permitted if such changes do not affect the intent of the approval. The site development and landscaping plan shall include the following details:
  - a. The location, dimensions and materials for driveways, driveway aprons, parking areas, interior walkways and sidewalks, as well as for address indicator signs;
  - b. Topography at two foot intervals;
  - c. A landscaping buffer shall be provided separating the parking lot from the property now or formerly known as the "Gibson" property. This buffer shall be at minimum as shown on the plan prepared by G. L. Rupert and Associates, as submitted and revised as a part of this request. The buffer shall have a minimum width of 20 feet, consist of a mixture of evergreen trees and shrubs, and include a three to six foot earth berm. The existing six foot wood fence shall be stained and retained for several years to provide continuous screening while the new landscaping becomes established;
  - d. Identification of all trees or wooded areas to be retained and the methods which will be employed to ensure their preservation and protection during construction. Preservation requirements shall include:
    - (1) Techniques to ensure that the entire ground surface within the dripline is protected from compaction;
    - (2) The storage of building materials outside of the dripline of protected trees;
    - (3) The implementation of tree protection measures prior to the issuance of any permits including excavation or grading permits; and
    - (4) The removal and replacement by the developer of retained trees which die within one year following the issuance of the master certificate of occupancy. Replacement shall be with appropriate nursery stock of a similar species.
  - e. The landscape plan shall be consistent with the landscape plan presented at the March 29, 1988 Site Plan Review Committee meeting; and
  - f. Landscaping along Old Dominion Drive shall consist of a stone wall, three to four feet in height, beginning at the corner of the property formerly known as the

“Babcock” property, and terminating at the end of the parking lot at its easternmost point. The wall shall then turn from Old Dominion Drive toward the practice tennis court and surround the dumpster location with a six foot wood screening fence with stone posts. The front of the wall shall be landscaped with intermixed species of evergreen shrubs as are allowed under Virginia Department of Transportation (VDOT) standards and as noted on the landscape plan. Additional landscaping within the parking lot shall be as shown on the revised landscape plan provided by G. L. Rupert and Associates referenced above.

2. Landscaping shall conform to Administrative Regulation 4.3 and to the following requirements:
  - a. Planting materials shall be of good nursery stock and guaranteed by the developer for one year following issuance of the master certificate of occupancy;
  - b. Plant materials and landscaping shall adhere to American Standard for Nursery Stock Z50.1-73 and shall meet the following standards:
    - (1) Major deciduous trees – a height of 12 to 18 feet with a minimum caliper of 2 ½ inches to 3 inches;
    - (2) Evergreen trees – a minimum height of 8 to 10 feet
    - (3) Ornamental trees – a height of 10 to 14 feet with a minimum caliper of 1 ½ inches to 2 inches; and
    - (4) Shrubs – a minimum spread of 18 inches to 24 inches.
  - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, seeding may be substituted for sod;
  - d. 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; and
  - e. Finished grades, except for existing grades, shall not exceed a slope of three to one.
3. Façade design and materials for the new building addition and that portion of the existing building which faces Rock Spring Road and Old Dominion Drive shall be of brick and stone, as shown on the architectural drawings hereinafter referred to as the “Georgian Colonial Design,” with elevations as prepared by Sheridan, Behm, Eustice and Associates.
4. That portion of the existing tennis building which faces North Glebe Road shall be painted a dark grey similar to the existing tennis pro shop which is adjoining.

5. The Washington Golf and Country Club (WGCC) shall submit a lighting plan which shows the addition of two outdoor tennis court lights and the relocation of the tennis court light lost due to construction, which includes the detailed specification of proposed lighting, for review by the Inspection Services Division and approval by the County Manager or his designee. This review shall determine the extent to which the proposed lights would affect the surrounding neighborhood. Any lighting determined to adversely affect surrounding residences shall not be approved. All tennis court lighting shall be turned off at 11:00 p.m. A lighting plan for the site as a whole shall also be submitted as an element of the landscaping plan to be approved by the County Manager or his designee, for adequacy of security lighting.

6. The WGCC shall satisfy the requirements of the stormwater detention ordinance as administered by the Arlington County Department of Public Works.

The WGCC will make an effort increase the detention to reduce the current level of stormwater flowing off-site and if reductions do not create conflicts-at-law over riparian rights. Such increase shall be either through the increased storage capacity of the stormwater detention system and/or through the reduction of sizes of outflow lines from such detention structure.

7. Either the access from Old Dominion Drive to the facility shall be restricted to right-hand turn only ingress and egress or the access shall be closed, except as may be provided for emergency vehicles. This restriction shall be managed through the construction of a traffic barrier/planter island at the Old Dominion Drive entrance. Either alternative shall comply with the Arlington County Department of Public Works and VDOT standards and specifications shall require the construction of acceleration and/or deceleration lanes, then the access shall be closed.

8. The WGCC shall not permit public address, loudspeaker or amplified music systems within the grounds of the proposed facility. Exceptions shall be allowed for occasional special events, provided sound levels are kept within the County Code limits allowed for noise at different times of the day.

9. The developer shall install a four foot wide sidewalk with a four foot wide utility strip from back of curb, including street trees, along the Rock Spring Road frontage of this site.

10. The proposed new building roof shall be shingled, if requested by the civic association within six months.

11. The first floor of the proposed tennis building shall be lowered to an elevation of 385 feet above sea level and bermed along the portion facing Old Dominion Drive, reducing the aggregate visible surfaces of the structure. The WGCC shall apply to the County for an amendment to this Use Permit if for any reason the floor elevation of the proposed tennis building will be higher than 385 feet above sea level.

12. Parking lot and walkway lighting shall be limited to pole/post lighting not to exceed a 14 foot height. Those light locations adjoining residential dwellings shall be shaded on the residential side.
13. The WGCC shall not have the right to assign this Use Permit in any manner which would facilitate the division of the golf course from the proposed facility.
14. The WGCC shall place a bond with the County for all public improvements prior to the issuance of building permits.
15. Limited food and beverage facilities shall be allowed only for the convenience of persons using these athletic facilities as participants or observers, provided there shall be no external ventilation odors which constitute a nuisance to residents of adjoining properties.
16. The WGCC shall serve alcoholic beverages only occasionally under temporary Alcohol Beverage Control (ABC) permits during special athletic events held in these facilities, and has been permitted in the past.
17. The WGCC shall provide final development plans, architectural drawings and landscape plans to the Rock Spring Civic Association prior to the request of a building permit. The intent herein shall be to provide the Rock Spring Civic Association the opportunity to review the final plans prior to the start of construction to assure that the final plans are in conformance with these conditions. The WGCC shall submit a letter signed by the President of the Rock Spring Civic Association which states that the Association has reviewed the final plans and that they are in conformance with the conditions of the Use Permit amendment.
18. The WGCC shall maintain in good conditions, for residential use, the existing Babcock house and grounds. The intent herein shall be to provide normal maintenance in accordance with standards appropriate to the neighborhood and to not require restoration in perpetuity. The WGCC shall apply to the County for an amendment to this Use Permit before any proposed demolition or nonresidential use of the Babcock house.
19. All landscape plans, site conditions and provisions of the prior approvals of this use permit shall remain in effect and condition of this use permit.
20. The applicant shall submit all drawings and illustrations presented to the Planning Commission (or copies of same) for the record.
21. The WGCC, at this time, does not plan and is not planning for the development of additional athletic structures on the west side of North Glebe Road, except as approved by the original use permit application and any current amendments. Any such additional facilities development shall require an amendment to this use permit. The WGCC recognizes that any future expansion should not depend on the desires of the WGCC

alone, but should also be dependent upon changes in the character of the surrounding residential neighborhood consisting of single-family detached homes.

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September 29, 2011

Norma Cozart, Zoning Administrator  
Arlington County Zoning Office  
One Courthouse Plaza  
2100 Clarendon Boulevard, Tenth Floor  
Arlington, Virginia 22201

Re: **Statement of Support**  
**Washington Golf and Country Club ("WGCC")**  
**Use Permit Amendment Application to U-1860-71-5**

Dear Ms. Cozart:

WGCC is requesting the Arlington County Board's consideration of a Use Permit Amendment Application for U-1860-71-5 in connection with the portion of its property located west of North Glebe Road (the "Property"). By way of background, in 1998 WGCC converted a section of its Tennis Facility to provide a small fitness facility in response to growing public awareness and the need for daily exercise as a primary component of a healthy lifestyle. Since that time, usage of the facility has increased and its regular use has become routine for a significant amount of WGCC's members. While the membership of WGCC has remained static, membership demand for more usable, modern equipment and fitness programs has increased notably.

Earlier this year WGCC conducted a survey of its members to determine the need and type of improvements to the fitness facility that the membership desired. A significant majority of the membership responded, and many suggestions were made as to the type of improvements that should be considered by WGCC's Board of Directors. Thereafter, the Board of Directors appointed a project team to explore the need and scope of improvements sought by the membership.

First, the project team conducted an analysis of the current facility and number of users in accordance with guidelines set forth by the American College of Sports Medicine ("ACSM"). Second, the project team visited most of the other area country club fitness facilities as well as commercial and institutional facilities. The results of the ACSM analysis indicated that WGCC's current facility was deficient by approximately 2,000 square feet for its current equipment suite and number of users. In addition, there was another shortage of approximately 2,500 square feet for floor exercises and programs such as yoga, pilates, martial arts and spinning. Additionally found was a deficit of equipment storage space to maintain these activities, and most importantly, given the high



Norma Cozart  
Re: WGCC Use Permit Application  
September 29, 2011

number of WGCC's members with children, no short-term child care space or services are currently provided.

After reaching these conclusions, the project team conducted an analysis of the Property to determine the best location to accommodate an addition capable of providing the additional space needed, with as little impact to existing conditions as possible. As it turned out, there is an existing tennis court (60' x 120' (about 7,200 square feet)) immediately adjacent to the current fitness facility location that could be used for the needed addition. This location is not only adjacent to the existing fitness facility, it is also behind the existing indoor tennis building that fronts on Old Dominion Drive across from the Rock Spring neighborhood, providing the benefit of making the proposed addition not visible from the neighborhood's perspective (being behind and below the roof peak of the existing indoor tennis court building). WGCC currently anticipates this proposed addition to add approximately 6,828 square feet of GFA to the existing facility, with no use or loss of any existing parking area. We intend to relocate this existing tennis court (Court #1 – see enclosed exhibit showing tennis court locations) to the empty area between Court #s 10 and 11. In addition, we intend to convert the hard-top surface Court #s 10 and 11 to soft surface, clay courts.

WGCC's enclosed proposal represents an opportunity to permit the update of its fitness facilities and services with a modest addition to existing facilities that will have very little to no impact on the surrounding neighborhood. On behalf of WGCC and its membership, we look forward to continuing to work with Arlington County and the Rock Spring Civic Association on this proposal, and to an ensuing successful addition to its fitness facilities.

Sincerely,

BEAN, KINNEY & KORMAN, P.C.

A handwritten signature in black ink, appearing to read 'Tad Lunger', with a small flourish at the end.

Tad Lunger, Esquire

RTL/lcl



## WASHINGTON GOLF AND COUNTRY CLUB

3017 NORTH GLEBE ROAD, ARLINGTON, VIRGINIA 22207-4289, (703) 524-4600

September 29, 2011

Norma Cozart, Zoning Administrator  
Arlington County Zoning Office  
One Courthouse Plaza  
2100 Clarendon Boulevard, Tenth Floor  
Arlington, Virginia 22201

**Re: Washington Golf and Country Club Outreach to Rock Spring Civic Assoc.  
Washington Golf and Country Club ("WGCC")  
Use Permit Amendment Application to U-1860-71-5**

Dear Ms. Cozart:

Please accept this description of our outreach efforts to inform the Rock Spring Civic Association Leadership of our project to add an addition to our existing Fitness Center.

Washington Golf and Country Club (WGCC) Tennis and Fitness facilities are bordered by Old Dominion Drive, Rock Spring Road and North Glebe Road in North Arlington, VA. This location is across Old Dominion from the Rock Spring neighborhood.

The WGCC is well aware of our responsibility to our Rock Spring neighbors and invited leaders of their civic association to a meeting with the Club's manager, counsel and director for the fitness project. The first meeting, of several planned, was held on Thursday 15 September and was attended by the President of the Rock Spring Civic Association and two of its Executive Board members. The meeting was cordial, friendly and was a mutual exchange of information. The plan for the project was briefed in detail and a second meeting is scheduled to show the Association the elevations, size, building materials and design of the planned addition. As planned and presented the members at this first meeting saw no objections and were appreciative of our concerned approach to the project.

One area of mutual concern to both Rock Spring and WGCC is mediation of water runoff. Our plan will satisfy all requirements in this regard. We plan to meet again with the Rock Spring leadership by mid October.

Please advise if there is a need for additional information on the project and we will respond to any questions that you might have. Address your questions to:  
Mr. Francis J. Dougherty or Mr. Patrick Tobey at: Email: [buddougherty@msn.com](mailto:buddougherty@msn.com) or [ptobey@washingtongolfcc.org](mailto:ptobey@washingtongolfcc.org)

Sincerely,

Francis J. Dougherty  
Project Director



## WASHINGTON GOLF AND COUNTRY CLUB

October 12, 2011

3017 NORTH GLEBE ROAD, ARLINGTON, VIRGINIA 22207-4289, (703) 524-4600

Norma Cozart, Zoning Administrator  
Arlington County Zoning Office  
One Courthouse Plaza  
2100 Clarendon Blvd., Tenth Floor  
Arlington, VA 22201

Dear Ms. Cozart:

We are pleased to respond to your inquiry regarding our plans for a child care room in our expanded fitness center. For planning purposes I met with Mr. Ben Harris on 2 May 2011 and received an overview brief of Chapter 52 on Child Care requirements in Arlington County.

The child care room we plan will essentially be used as a play room for children between the ages of 3 and 12 while parents work out in the fitness center or play tennis. Our expanded fitness facility that is adjoined to our indoor tennis facility will be updated with a secure entry and egress system using identity technology to ensure only members and their families have access to the facility.

Specifically in response to your questions:

1. This facility is for members and family use only there is no commercial or public use planned or intended.
2. We plan on a space that would accommodate no more than 15 children and will meet the Chapter 52 space requirements (5' x 7' x 9') per child. The room will have child sized toilet and sink facilities.
3. We plan to abide by Chapter 52, paragraph 52.29 H ratio requirements and plan for at least 2 adult attendants depending on the size of the group.
4. Children admitted to the facility child care room will be registered in by a parent who will remain on site for the duration of the child's time in the room. We are planning on a limit of three hours.
5. There are no plans for outdoor play equipment of any type.
6. As stated above this facility will only be available to children of parents who are on site using the tennis or fitness facility. There are no plans for any drop off arrangements.

We plan to comply with all pertinent aspects of Chapter 52 especially those regarding health, sanitary and security provisions. All of our employees are given background checks and are certified healthy for employment.

Should you have further questions or suggestions please contact me directly at 703-532-5930, 202-284-1128 (cell) or email at [buddougherty@msn.com](mailto:buddougherty@msn.com).

Sincerely yours,

  
Francis J. Dougherty



DEPARTMENT OF HUMAN SERVICES

Child and Family Services Division

2100 Washington Boulevard, 3rd Floor Arlington, VA 22204-5073  
TEL 703.228.1550 TTY 703.228.1598 FAX 703.228.1171 [www.arlingtonva.us](http://www.arlingtonva.us)

To: Norma Cozart, Zoning Administrator, Arlington County Zoning Office  
From: Ben Harris, Supervisor, Early Childhood Development and Parent Resources Bureau  
RE: Washington Golf and Country Club Compliance with Chapter 52

The Child Care Licensing Unit has met with Francis 'Bud' Dougherty, from Washington Golf and Country Club and reviewed the requirements of Chapter 52 of the Arlington County Code that stipulates the requirements for a Child Care facility.

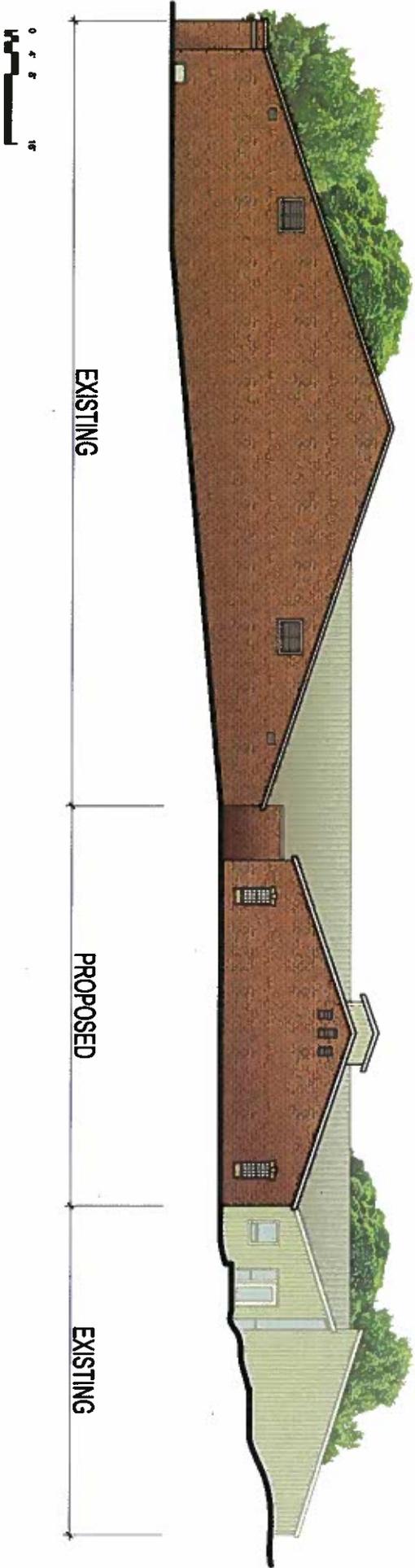
As the parents of the children remain on-site the Arlington County Child Care Office would not license the facility at Washington Golf and Country Club.

We emphasized to Mr. Dougherty the importance of the following aspects of Chapter 52 that we thought were most important to take into consideration as they move forward with their plans:

- **Establishing Clear Evacuation Procedures:** As the parents and children could potentially be in different areas of the property it is important for the staff to clearly communicate with the parents where the children would be taken in the event of an emergency.
- **Background Checks:** As with any facility that works with children background checks of staff that come in contact with the children are essential. Specifically, a background check with the Virginia State Police that checks the criminal record and the sex offender registry; and a background check of the Child Protective Service central registry.
- **Child:adult ratio:** We recommended that they carefully consider the ages allowed in their child care center and recognize the difference in needs of infants through school age children.
- **Toileting procedures:** In designing the facility it is important to establish toileting procedures to ensure the protection of the children and the staff.

The Child Care Licensing Unit is confident that Ms. Dougherty has sufficient understanding of Chapter 52 to implement best practices as they move forward with construction.

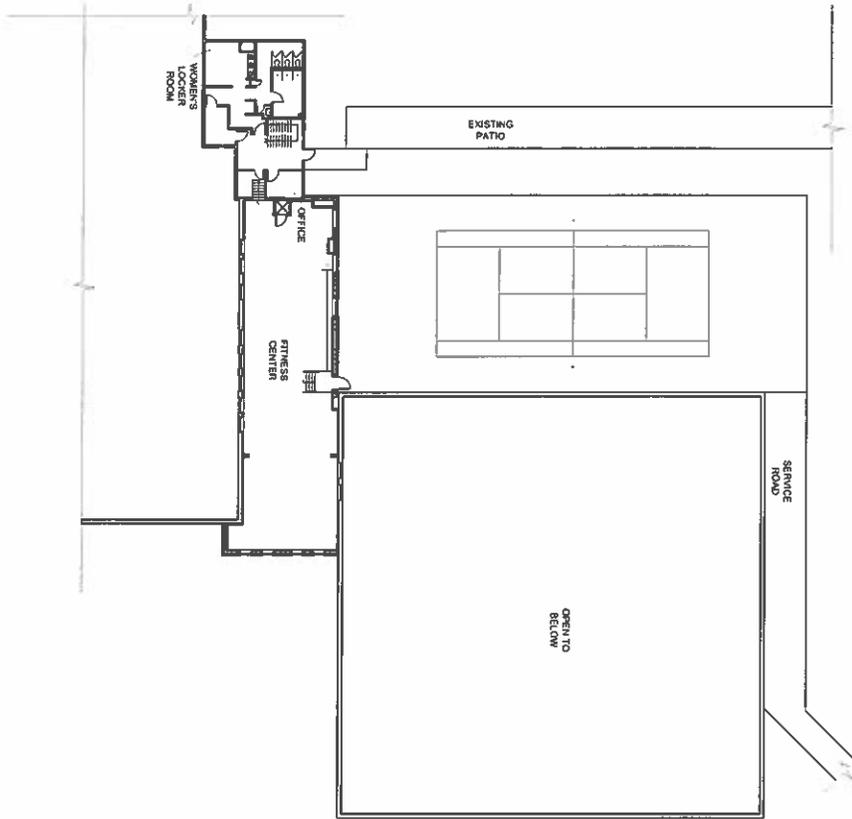
Please contact Ben Harris at (703) 228-1680 if you have any questions.



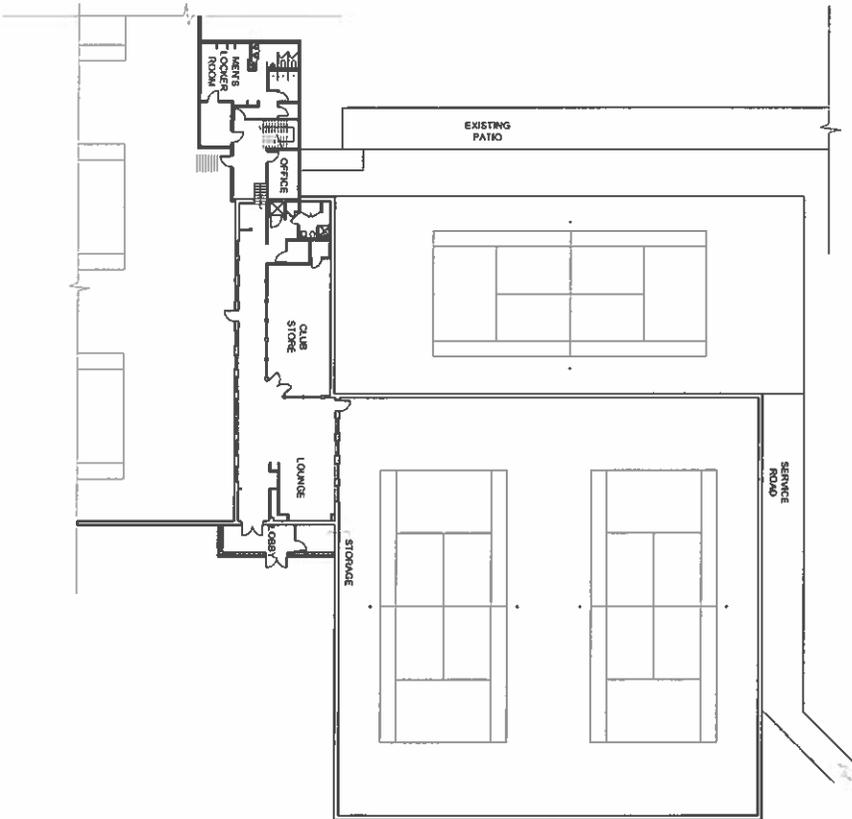
**WASHINGTON GOLF AND COUNTRY CLUB**  
Arlington, Virginia

October 24, 2011  
Proposed Southeast Elevation





2 EXISTING PLAN-SECOND FLOOR



1 EXISTING PLAN-FIRST FLOOR


  
**A1.0**

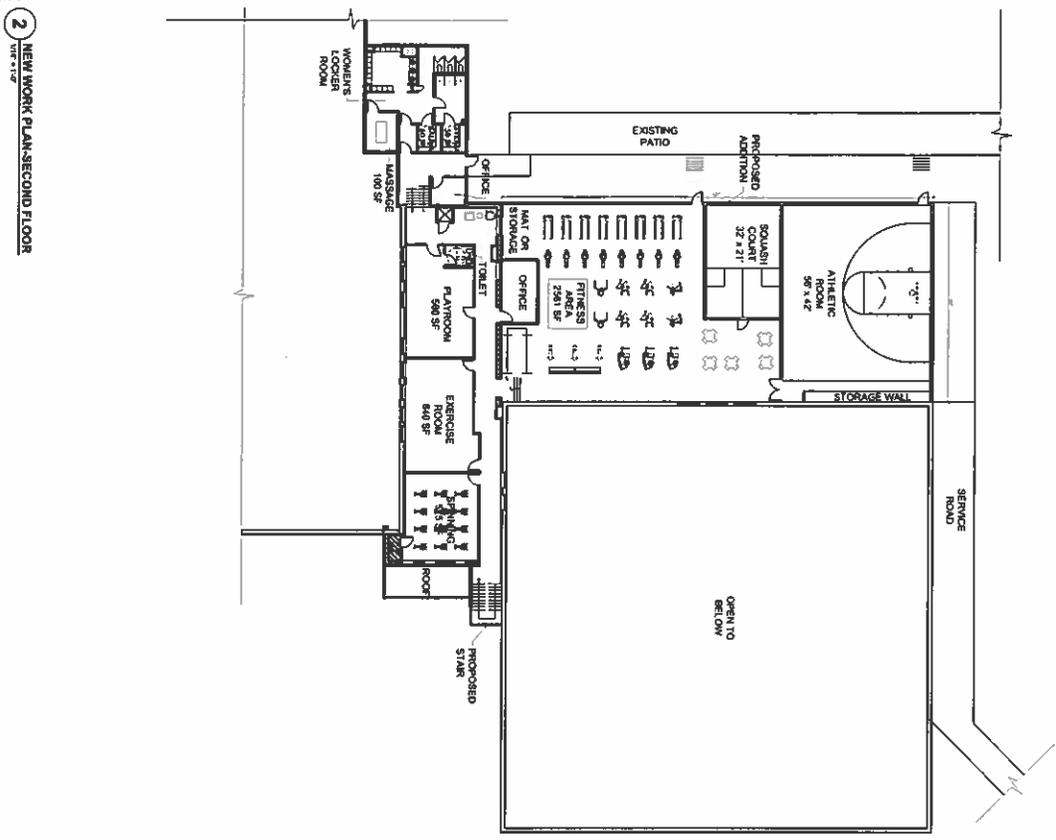
EXISTING PLANS



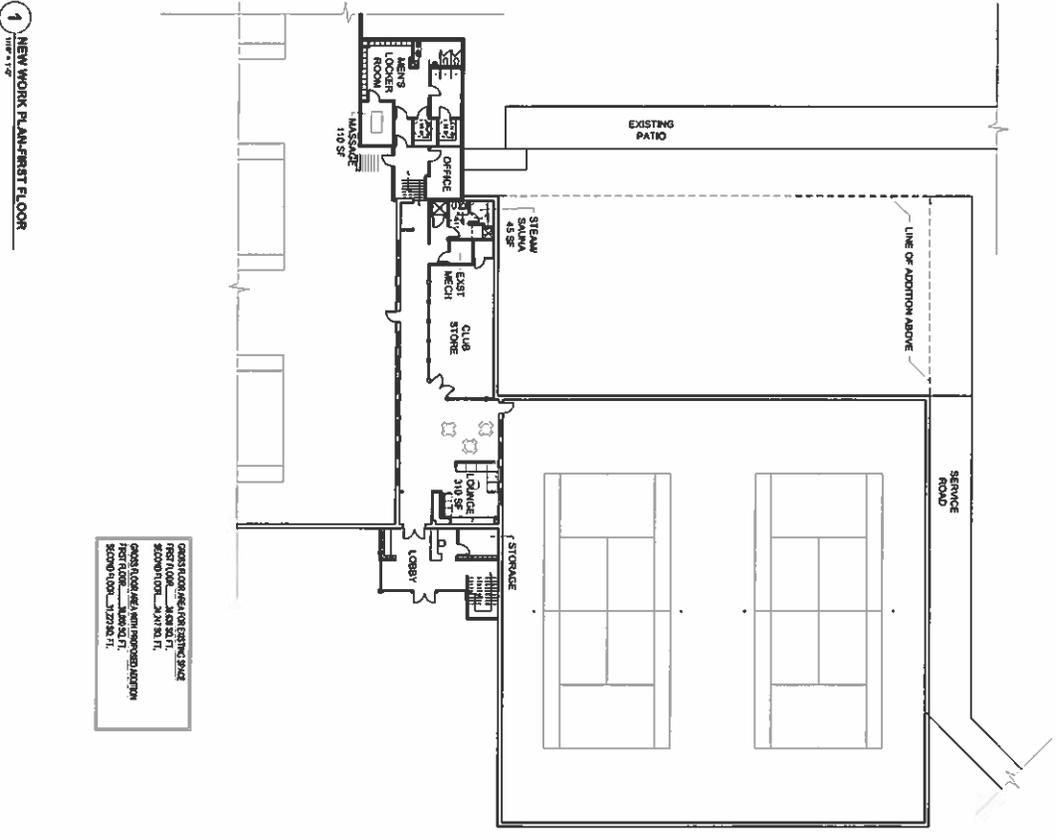
**WASHINGTON GOLF AND COUNTRY CLUB**  
 3017 N. GLEBE ROAD  
 ARLINGTON, VA



**ARCHITECTS**  
 1412 Eye Street, NW Washington, DC 20005  
 202.621.1000 202.621.1001 www.jto.com



**2** NEW WORK PLAN-SECOND FLOOR  
1/8" = 1'-0"



**1** NEW WORK PLAN-FIRST FLOOR  
1/8" = 1'-0"

EXISTING ROOM AREAS FOR EXISTING BLDG  
 FIRST FLOOR 34,600 SQ. FT.  
 SECOND FLOOR 2,371 SQ. FT.  
 PROPOSED ROOM AREAS FOR PROPOSED ADDITION  
 FIRST FLOOR 4,400 SQ. FT.  
 SECOND FLOOR 1,279 SQ. FT.

**PROPOSED ADDITION**

**WASHINGTON GOLF AND COUNTRY CLUB**  
 3017 N. GLEBE ROAD ARLINGTON, VA

**A1.1 ARCHITECTS**  
 1412 Eye Street, NW Washington, DC 20005  
 T: 202.621.1000 F: 202.621.1001 www.a1a.com

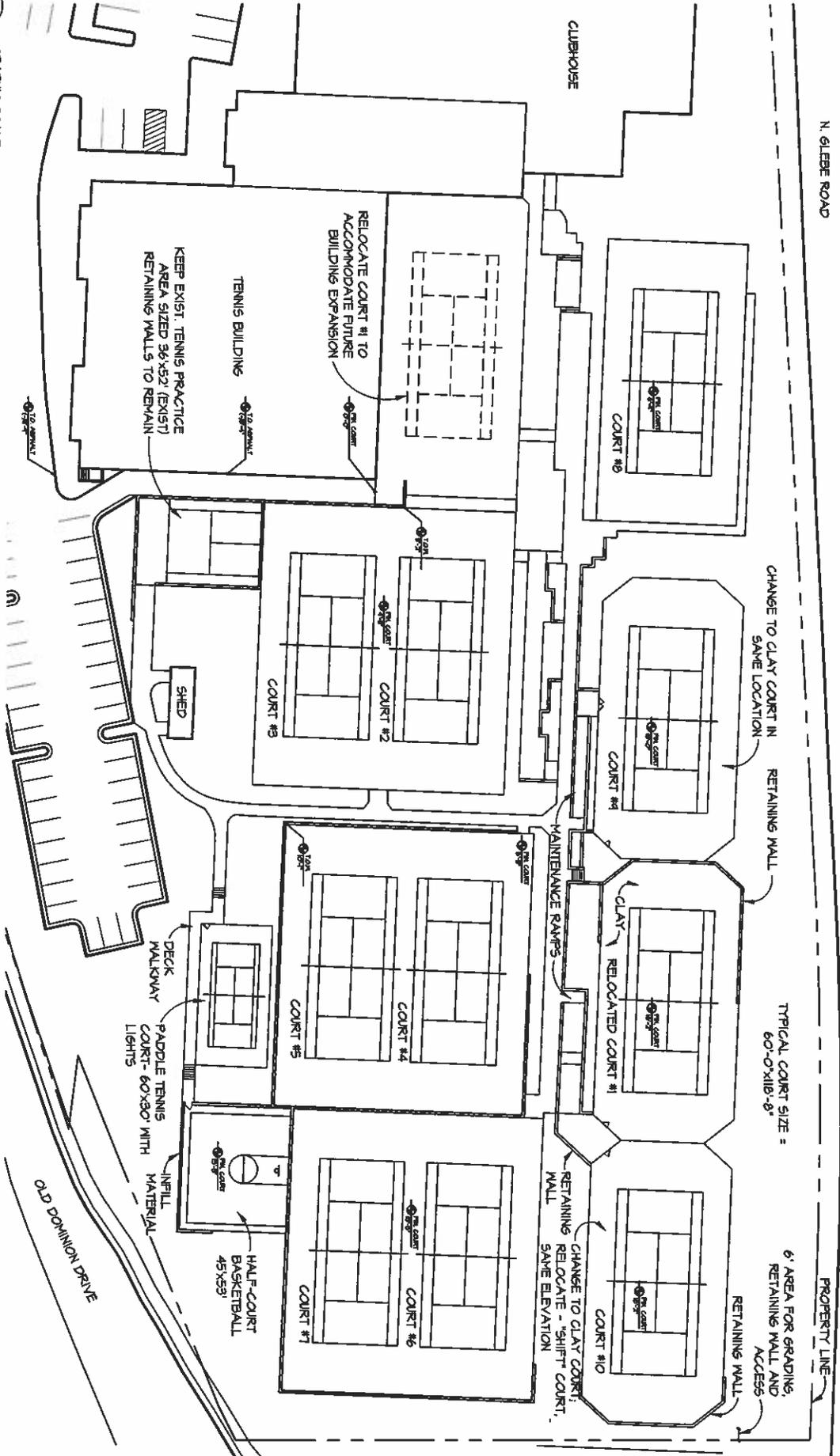


WASHINGTON GOLF & COUNTRY CLUB - PROPOSED SITE PLAN - OPTION 2

ARLINGTON, VA PROJECT NO:10,0444 03-25-11

COPYRIGHT 2011, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



N. GLEBE ROAD

PROPERTY LINE

CHANGE TO CLAY COURT IN SAME LOCATION

6' AREA FOR GRADING, RETAINING WALL AND ACCESS

CHANGE TO CLAY COURT: RETAINING RELOCATE - SHIFT COURT, SAME ELEVATION

RELOCATE COURT #1 TO ACCOMMODATE FUTURE BUILDING EXPANSION

KEEP EXIST. TENNIS PRACTICE AREA SIZED 36'X52' (EXIST) RETAINING WALLS TO REMAIN

OLD DOMINION DRIVE

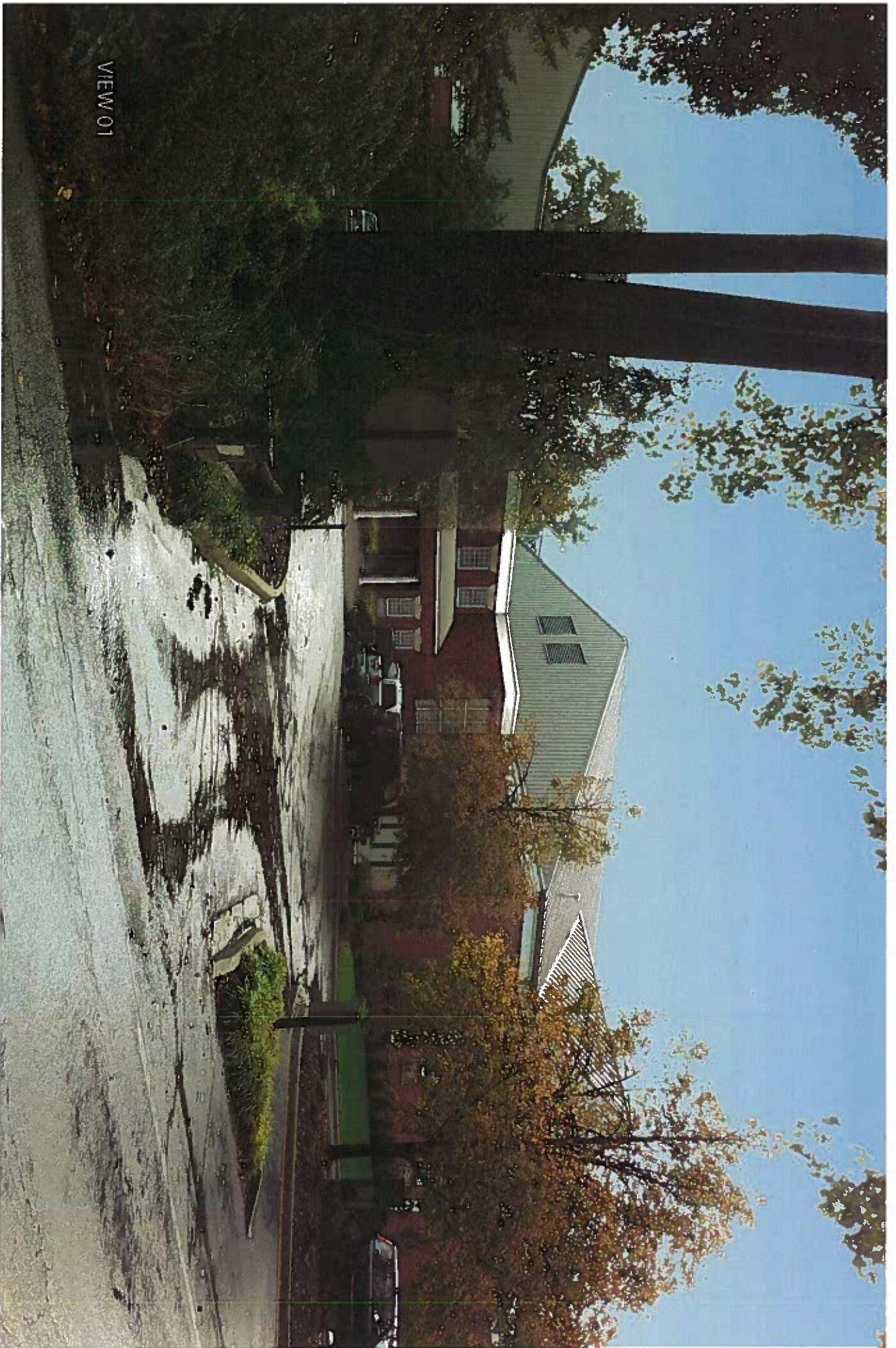
GRAPHIC SCALE  
0 20' 40' 80'



**WASHINGTON GOLF AND COUNTRY CLUB**  
Arlington, Virginia

October 24, 2011  
Proposed Site Plan





VIEW 01



VIEW 02



VIEW 03

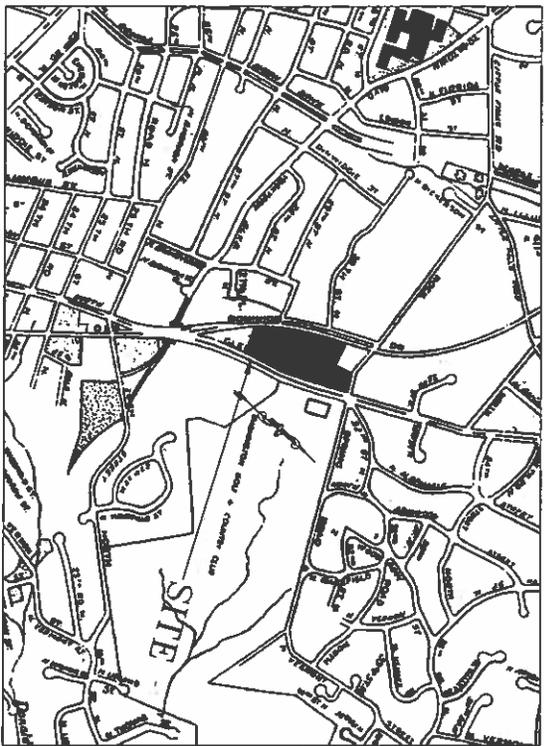


VIEW 04

# WASHINGTON GOLF AND COUNTRY CLUB

THIS PROJECT FRONTS ON ROCK SPRING ROAD, NORTH GLEBE ROAD AND OLD DOMINION DRIVE

VICINITY MAP SCALE 1" = 500'



### SHEET INDEX

- SHEET 1 COVERSHEET
- SHEET 2 TOPOGRAPHIC SURVEY
- SHEET 3 GEOTECHNICAL SURVEY
- SHEET 4 PLOT AND LOCATION PLAN
- SHEET 5 PLOT AND LOCATION PLAN
- SHEET 6 LANDSCAPE PLAN
- SHEET 7 LANDSCAPE PLAN

1. THE DEVELOPER OF CONSTRUCTION SHALL OBTAIN "WESS UTILITY" AT 1-800-253-2777 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MAJOR OF UNDERGROUND UTILITIES.
2. UTILITY MARKING REQUIREMENTS.
3. --- OPENERS 2-INCH WOOD STEEL CORNERS, INSTALLED 2-INCHES FROM THE EXTERIOR FACE OF THE CONCRETE CURB. THE CORNERS SHALL BE INSTALLED AT THE POINT OF THE CURB WHERE THE CURB MEETS THE SIDEWALK. THE CORNERS SHALL BE INSTALLED AT THE POINT OF THE CURB WHERE THE CURB MEETS THE SIDEWALK. THE CORNERS SHALL BE INSTALLED AT THE POINT OF THE CURB WHERE THE CURB MEETS THE SIDEWALK.
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**DeStammill Associates, Ltd.**  
 ARCHITECTS & LANDSCAPE ARCHITECTS  
 ONE WASHINGTON SQUARE, 22ND FLOOR  
 ARLINGTON, VIRGINIA 22204  
 (703) 486-8300

SCALE: 1/8" = 1'-0"	DESIGNED BY	CHECKED BY
DATE: SEPTEMBER 15, 2011	DESIGNED BY: [Name]	CHECKED BY: [Name]
PROJECT: WASHINGTON GOLF AND COUNTRY CLUB	DESIGNED BY: [Name]	CHECKED BY: [Name]
SHEET: 1 OF 7	DESIGNED BY: [Name]	CHECKED BY: [Name]

ARLINGTON, VIRGINIA  
 DEPARTMENT OF PUBLIC WORKS  
 WASHINGTON GOLF AND COUNTRY CLUB  
 COVER SHEET

- 1) ALL CONSTRUCTION SHALL COMPLY WITH ARLINGTON COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- 2) THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE ARLINGTON COUNTY INSPECTION SERVICES DIVISION AS MAY BE REQUIRED NECESSARY FOR THE CONSTRUCTION PROJECT.
- 3) THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REGULATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ARLINGTON COUNTY INSPECTION SERVICES DIVISION.
- 4) THE CONTRACTOR SHALL NOTIFY "WESS UTILITY" AT 1-800-253-2777 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MAJOR OF ALL UNDERGROUND UTILITIES.
- 5) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ARLINGTON COUNTY INSPECTION SERVICES DIVISION.
- 6) THE CONTRACTOR SHALL PROVIDE ALL UTILITIES NECESSARY TO CONSTRUCT THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ARLINGTON COUNTY INSPECTION SERVICES DIVISION.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OR COORDINATE THE EXCAVATION AND REPAIR OF ALL UTILITIES REMOVED, RELOCATED, OR ADJUSTED WITH ALL APPLICABLE ORDINANCES AND REGULATIONS FOR THE MAJOR OF ALL UNDERGROUND UTILITIES AND CONSTRUCTION OF THESE UTILITIES.
- 8) THE CONTRACTOR SHALL COORDINATE ANY INTERFERE AND EXTENSIVE UTILITY CONNECTIONS PRIOR TO CONSTRUCTION OF EXCAVATION NECESSARY TO ACCOMMODATE THE PROPOSED PROJECT.
- 9) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ARLINGTON COUNTY INSPECTION SERVICES DIVISION.
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- 25) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ARLINGTON COUNTY INSPECTION SERVICES DIVISION.



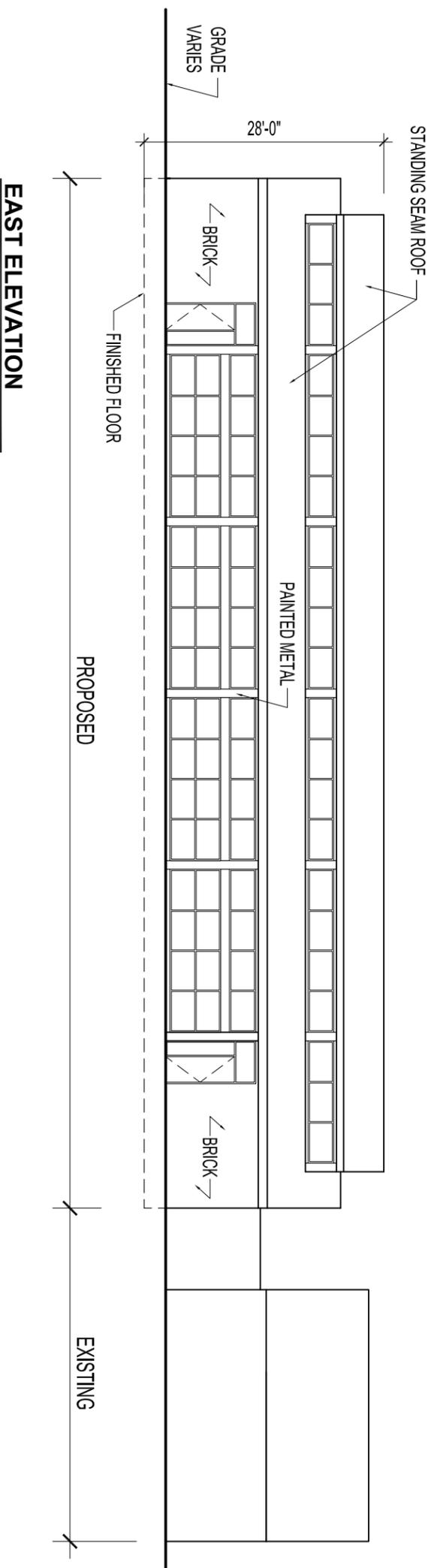
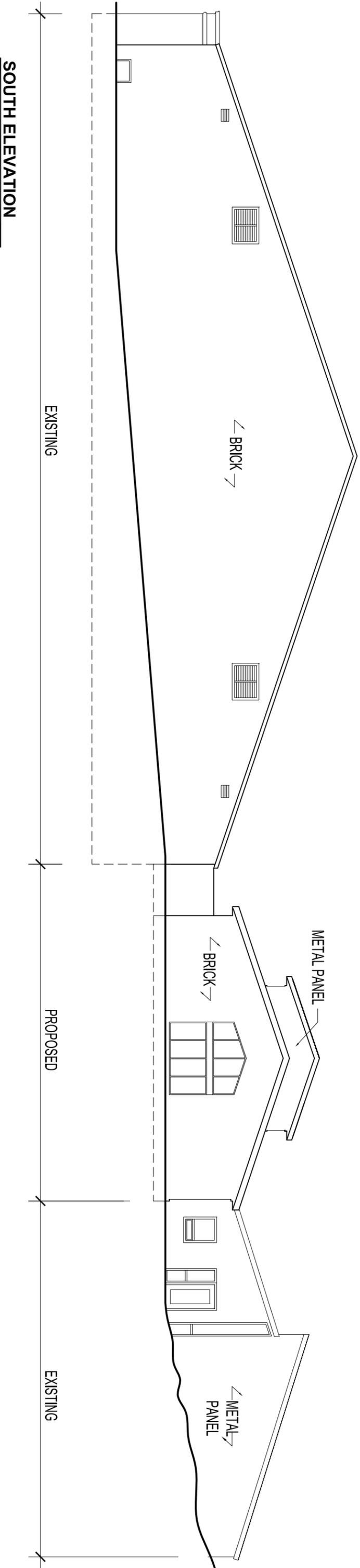












# WASHINGTON GOLF AND COUNTRY CLUB

## PROPOSED FITNESS CENTER ADDITION



11.15.2011



*WG&CC → For Child Care, No Issues  
(do not regulate).*

**Marco Rivero**

---

**From:** Ben C. Harris  
**Sent:** Tuesday, November 01, 2011 4:22 PM  
**To:** Marco Rivero  
**Subject:** Re: U-1860-71-5 WG&CC

**Categories:** Red Category

We do not license facilities where the parents remain on site, however we met with them and gave them a pre construction letter.

Ben

On Nov 1, 2011, at 3:23 PM, "Marco Rivero" <[Mrivero@arlingtonva.us](mailto:Mrivero@arlingtonva.us)> wrote:

Hi Ben,

I wanted to follow-up with you regarding the use permit amendment request for U-1860-71-5 for Washington Golf and Country Club regarding a new fitness room addition/facility on-site of approximately 7,340 sq ft. The second floor will contain a playroom for no more than 15 children. Have you reviewed this new application. The documentation shows that you met with the applicant a few months ago regarding this request. If there are any issues, please let me know so we can assess them.

*→ Include this w/ report.*

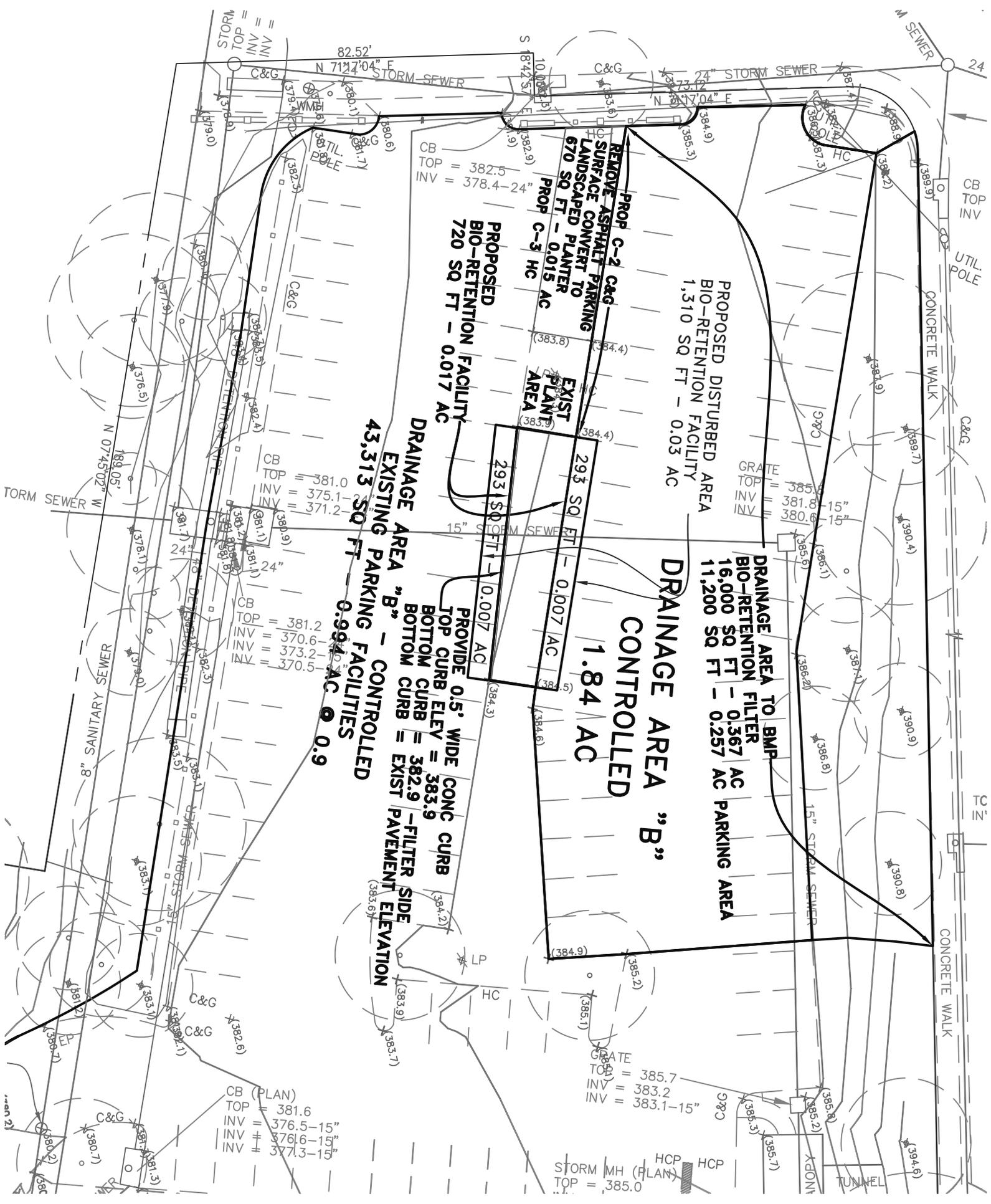
Thanks,

Marco

**Marco Antonio Rivero | Associate Planner - DCPHD, Arlington County Government**

2100 Clarendon Blvd, Suite 700, Arlington, Virginia 22201

Main: 703-228-3525 | Direct: 703-228-3572 | Fax: 703-228-3543 | [mrivero@arlingtonva.us](mailto:mrivero@arlingtonva.us)



PROPOSED DISTURBED AREA  
BIO-RETENTION FACILITY  
1,310 SQ FT - 0.03 AC

DRAINAGE AREA TO BMP  
BIO-RETENTION FILTER  
16,000 SQ FT - 0.367 AC  
PARKING AREA  
11,200 SQ FT - 0.257 AC

DRAINAGE AREA "B"  
CONTROLLED  
1.84 AC

REMOVE ASPHALT PARKING  
SURFACE CONVERT TO  
LANDSCAPED PLANTER  
670 SQ FT - 0.015 AC  
PROP C-3 HC

PROPOSED  
BIO-RETENTION FACILITY  
720 SQ FT - 0.017 AC

DRAINAGE AREA "B" - CONTROLLED  
EXISTING PARKING FACILITIES  
43,313 SQ FT - 0.994 AC @ 0.9

PROVIDE 0.5' WIDE CONC CURB  
TOP CURB ELEV = 382.9  
BOTTOM CURB = 382.9 - FILTER SIDE  
BOTTOM CURB = EXIST PAVEMENT ELEVATION

CB  
TOP = 382.5  
INV = 378.4 - 24"

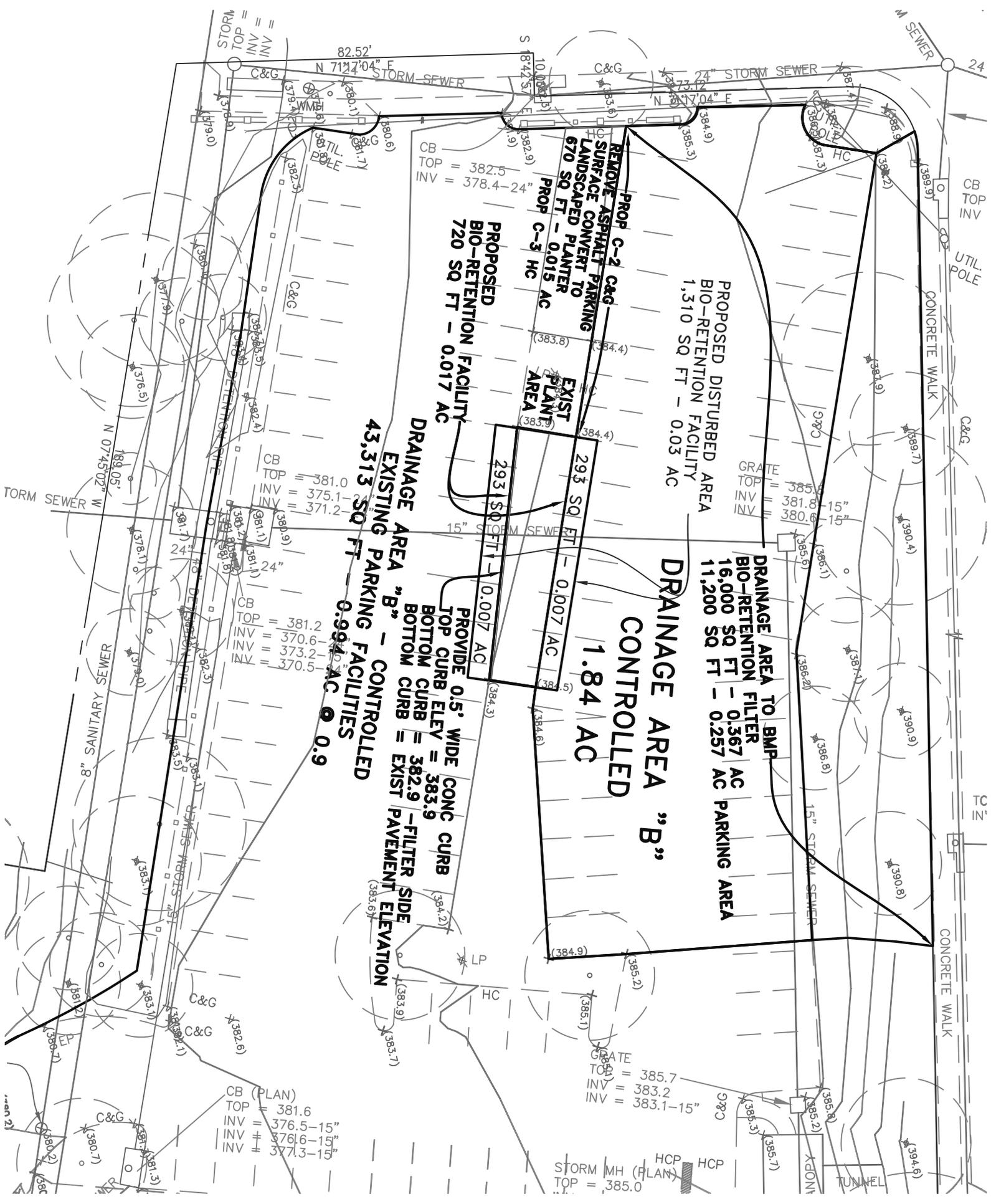
CB  
TOP = 381.0  
INV = 375.1 - 15"  
INV = 371.2 - 15"

CB  
TOP = 381.2  
INV = 370.6 - 15"  
INV = 373.2 - 15"  
INV = 370.5 - 15"

CB (PLAN)  
TOP = 381.6  
INV = 376.5 - 15"  
INV = 376.6 - 15"  
INV = 377.3 - 15"

STORM MH (PLAN)  
TOP = 385.0

GRATE  
TOP = 385.7  
INV = 383.2  
INV = 383.1 - 15"



Arlington County Chesapeake Bay Preservation Ordinance Stormwater Requirements Worksheet

Arlington County  
Chesapeake Bay Preservation Ordinance  
Stormwater Requirements Worksheet  
Version 2.0 October 2011

Step 1. Enter site characteristics and determine impact area			
	Area (sf)	%I	
Total Site Area	46686		
Existing Impervious Cover	26633	57.0%	
Proposed Impervious Cover	33556	71.9%	
Average Land Cover condition	7470	16.0%	
90% of Existing Impervious Cover	23970	51.3%	
			<b>Impact area (sf)</b>
	pre<=avg; post<=avg	No	--
	pre<=avg; post>avg	No	--
	pre>avg	Yes	9586
<b>Total Impact Area</b>			<b>9586</b>
Impact area > 50% of total impervious area?			No
<b>Impact Area Requirement</b>			<b>9586</b>
Maximum Watershed Management Fund fee	\$ 2.50		\$ 23,966

Applicant:  
Washington Golf and Country Club

Step 2. Vehicle-related pavement treatment			
	Area (sf)		
Vehicle-related pavement	1800		Not to exceed Impact Area Requirement
Required to be treated	1440		
Required min. treatment efficiency	50%		
Treatment credit needed	720		
Pervious surface BMPs	Impervious area reduction (sf)		Treatment Credit (sf)
Pervious paving system	0		0
	Impervious area treated (sf)	Treatment efficiency	Treatment Credit (sf)
Additional BMPs	(A)	(B)	(A X B)
Bioretention	11200	65%	7280
REMOVED ASPH PARKING SURFACE	670	100%	670
<b>Total vehicle-related pavement stormwater treatment credits</b>			<b>7950</b>

Is vehicular treatment requirement met?  
YES

Step 3. Additional treatment			
	Impervious area reduction (sf)		Treatment Credit (sf)
Pervious surface BMPs			0
Pervious paving system			0
Vegetated roof system	0		0
	Impervious area treated (sf)	Treatment efficiency	Treatment Credit (sf)
Additional BMPs	(A)	(B)	(A X B)
			0
			0
<b>Total additional treatment credits</b>			<b>0</b>

**STOP!**  
Are a minimum of 50% of the treatment credits obtained through the use of BMPs that provide annual runoff volume reduction (RR) as detailed in the most recent version of the Virginia DCR Stormwater Design Specifications?

Step 4. Determine compliance			
	Area (sf)		
Impact area	9586		
Total treatment credits	7950		
Remaining impact area	1636		
Total Watershed Management Fund fee	\$ 4,091	Fee payment only allowed if exception criteria met **	

Runoff Reduction (RR) BMPs	Treatment credit
Rooftop disconnection	
Vegetated roof	0
Rainwater harvesting	
Permeable pavement	0
Infiltration	
Bioretention	7950
<b>Total</b>	<b>7950</b>
<b>Percent of total treatment credits</b>	<b>100%</b>
<b>Requirement met?</b>	<b>YES</b>

**EXCEPTIONS ELIGIBILITY:**  
1. At least 50 percent of required treatment credits must come from 'runoff reduction' BMPs?  
2. More than 80% of the post-development impervious area must be treated by BMPs with a least a 50% treatment efficiency

Ms. Norma Cozart  
Zoning Administrator, Zoning Office  
Department of Community Planning,  
Development and Housing  
2100 Clarendon Blvd., 10<sup>th</sup> Floor  
Arlington, VA 22201

Dear Ms. Cozart,

November 22, 2011

As you are aware, Washington Golf (WGCC) is requesting an amendment to its use permit U-1860-71-5 in order to build a ~6800 square foot fitness center on its tennis site located between Glebe Road, Old Dominion Drive and Rock Spring Road. In accordance with the existing Use Permit provisions, WGCC has consulted with the Rock Spring Civic Association (RSCA) about the planned project, meeting twice with RSCA representatives prior to giving a presentation to the full RSCA Executive Board on November 20, 2011.

During these meetings we were briefed on the project concept, intended size, location and building materials and were shown preliminary elevation drawings. We were assured that the new fitness center essentially would be out of sight from our neighborhood and would result in no increase in parking spots or WGCC membership.

RSCA's only expressed concern about the project pertained to the mitigation of storm water runoff. As a result of that concern, WGCC had its consultant civil engineer work closely with Mr. Jason Papacosma, Watershed Programs Manager for Arlington County, to devise the mitigation plan reflected in a Chesapeake Bay Preservation Ordinance Stormwater Requirements Worksheet (version 2.0 October 2011) submitted to Arlington County by WGCC's consulting engineer on Nov. 16, 2011. That plan includes a new Bio-Retention system and a sizeable planter in the parking lot to replace existing asphalt. The worksheet indicates that this plan will achieve approximately 83% of the October 1, 2011 County compliance requirements for stormwater management. In addition, WGCC plans to meet the requirements of the County's separate Stormwater Detention Ordinance by adding pipe to its existing detention system.

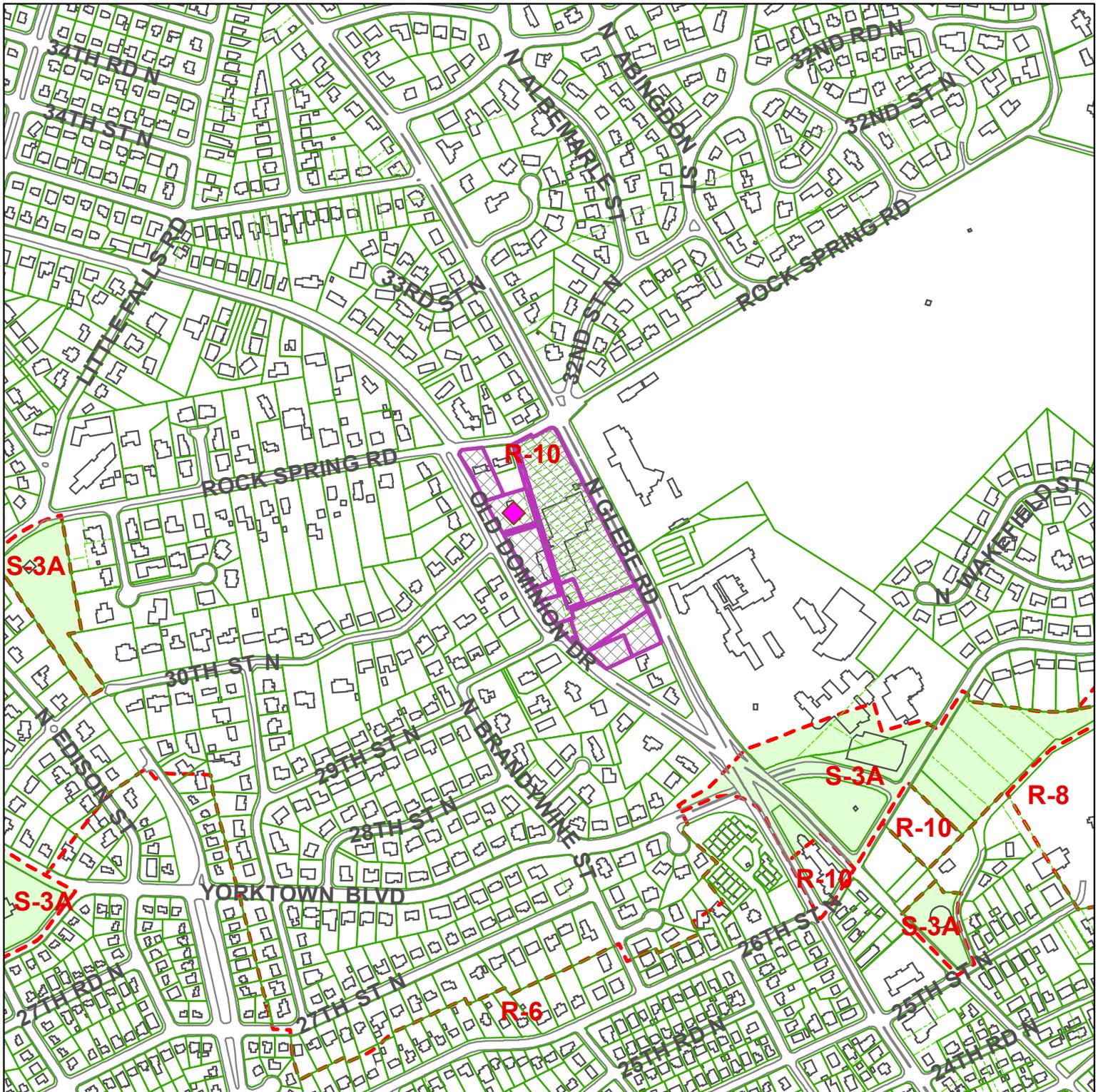
RSCA very much appreciated being included early in WGCC's planning process. We believe they have been forthright and open in presenting their objectives, and have been highly responsive to our concerns. They also have indicated that they plan to keep us informed as the project progresses so that no substantive changes would occur without our agreement. Consequently we believe that WGCC's plan is in compliance with its County use permit and stormwater mitigation requirements.

RSCA has no objections to, and is supportive of, the WGCC fitness center project and stormwater mitigation plans, as described to us -- provided that the final plans reflect only minor changes to the project concept/design and that they continue to provide stormwater treatment credits equal to at least 80% of the new County compliance criteria for the Chesapeake Bay Preservation Ordinance.

Sincerely,



Carl B. Cunningham  
President,  
Rock Spring Civic Association  
3417 N. George Mason Dr.  
Arlington, VA 22207



U-1860-71-5

4813, 4831 Old Dominion Drive

RPC# 03-061-002, 03-061-003, 03-061-004, 03-061-005, 03-061-007, 03-061-010, 03-061-011, 03-061-012, 03-061-016, 03-061-017, 03-061-024, 03-061-027, 03-061-028



 Case  
 Location(s)  
 Scale: 1:6,500

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