



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of May 19, 2012

DATE: May 9, 2012

SUBJECT: SP #72 SITE PLAN AMENDMENT to construct an approximately 139,100 square foot building with up to 163 units (approximately 136,868 square feet residential) and up to 2,203 square feet of commercial, including retail, office, education and personal services, and a comprehensive sign plan and modifications of zoning ordinance requirements for the parking ratio, tandem parking spaces, sign area and placement, landscaped open space, bonus density for LEED Silver certification and relationship to adjacent existing or permitted uses and buildings, exclusion of at-grade bicycle parking and service areas and below-grade fitness facility and other modifications necessary to achieve the proposed development plan; located at 650 N. Glebe Road (RPC# 20-12-359).

Applicant: 650 N. Glebe LLC

By:

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201-3559

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to SP #72 to permit development an approximately 139,100 sq. ft. building with up to 163 units (approximately 136,868 square feet residential) and up to 2,203 square feet of commercial space with modifications of zoning ordinance requirements for the parking ratio, tandem parking spaces, sign area and placement, landscaped open space, bonus density for LEED Silver certification and relationship to adjacent existing or permitted uses and buildings, exclusion of at-grade bicycle parking and service areas and below-grade fitness facility, subject to the conditions of the ordinance.

County Manager:

BMD/GA

County Attorney:

[Signature] *[Signature]*

Staff: Elizabeth Kays, CPHD, Planning Division
Robert Gibson, DES, Transportation Division

39. B.

PLA-6182

ISSUES: A site plan amendment request has been submitted for the redevelopment of 650 North Glebe Road by 650 N. Glebe LLC. Some community members have expressed concern about the proposed North Tazewell Street extension into the site and that the site plan amendment varies greatly from the previous site plan approval and the 1980 Ballston Sector Plan.

SUMMARY: A major site plan amendment request has been submitted for the redevelopment of 650 North Glebe Road (commonly known as the Goodyear site). The applicant proposes approximately 136,868 square feet of residential (163 dwelling units), and 2,203 square feet of ground floor retail space in one (1) six-story building. The site has a standing approval from a previous site plan amendment approved by the County Board in 1989. The proposed amendment would change the previously approved 4-story office building to a 6-story residential building with ground floor retail. The applicant also proposes LEED Silver certification and the provision of an in-fee road dedication for the extension of North Tazewell Street to provide access to the building's garage and service areas and to provide future street access to adjacent sites on the block.

The redevelopment and improvements proposed by the site plan amendment meet the requirements of Sections 16A and 36.H.3 of the Arlington County Zoning Ordinance in that they provide the recommended building form, density and mix of uses largely consistent with the zoning district and the site's General Land Use Plan (GLUP) designation. It also meets the County's goals and policies relevant to green building and sustainable design, retail and affordable housing. The proposal will not be harmful or detrimental to the property or improvements of the neighborhood, and it is designed and located such that public health, safety and welfare will be promoted and protected. Therefore, staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to the conditions of the attached ordinance.

BACKGROUND: The subject site is currently developed with a one-story commercial building (occupied by a Goodyear retailer) and a single-family house. The site is part of Site Plan #72 which was originally approved in 1968 and has been subsequently amended through the years. The site plan is also occupied by a Harris Teeter grocery store, the Hyde Park Condominiums, The Carlin residential apartment building for the elderly, Ballston Gardens apartment building, and an additional single-family house on North Thomas Street. Site Plan #72 also includes the American Service Center (ASC) dealership's surface parking lot across North Glebe Road at the corner of North Quincy Street. The site plan amendment is proposed solely for the portion of Site Plan #72 occupied by the Goodyear facility and adjacent single-family house. Under the proposed site plan amendment, both buildings would be demolished.

The following provides additional information about the site and location:

Site: The 36,957 square-foot site is located in the Ballston station area on the southwest quadrant of North Glebe Road and North Carlin Springs Road intersection on the block generally bounded by North Carlin Springs Road to the north, North Glebe Road to the east,

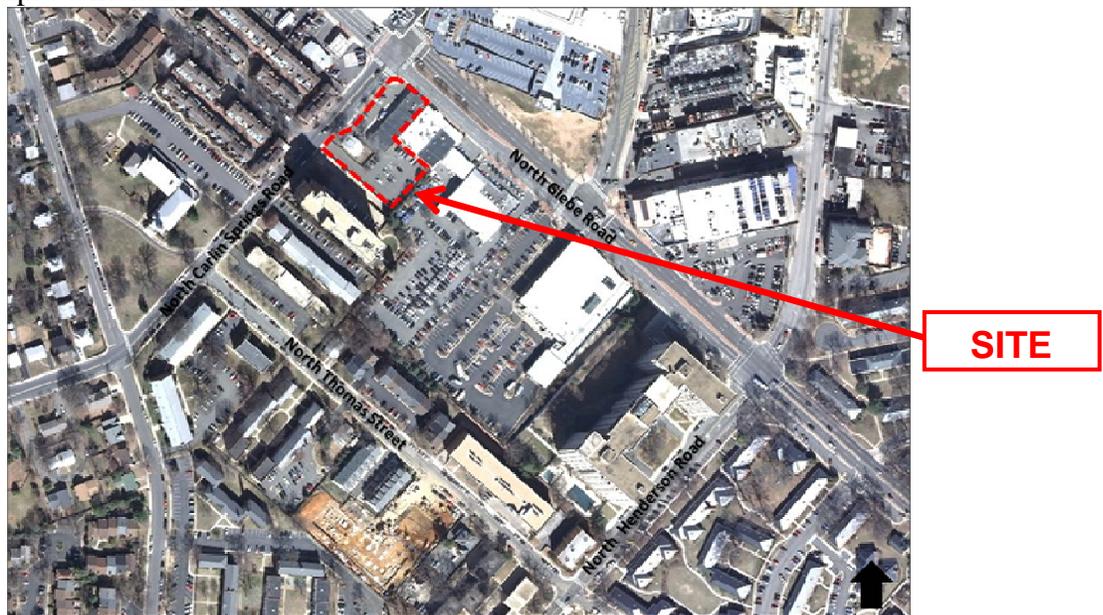
North Henderson Road to the south, and North Thomas Street to the west. The surrounding land uses are as follows:

- To the north: Across North Carlin Springs Road, Exxon service station and the Townes of Ballston townhouses. The properties are designated “High-Medium Residential Mixed-Use” on the General Land Use Plan (GLUP) and are zoned “C-2” and “R-C.”
- To the west: Immediately adjacent, The Carlin apartment building for the elderly at 4300 N. Carlin Springs Road. The property is designated “High-Medium Residential Mixed-Use” on the GLUP and is zoned “R-C.”
- To the east: Across North Glebe Road, the Ballston Commons Mall and parking structure. The property is designated “Medium Office-Apartment-Hotel” on the GLUP and is zoned “C-O-2.5.”
- To the south: Immediately adjacent, American Service Center (ASC) automobile dealership and repair facility. The property is designated “High-Medium Residential Mixed-Use” on the GLUP and is zoned “C-2” and “R-C.”

Zoning: “R-C” Apartment Dwelling and Commercial Districts.

General Land Use Plan Designation: “High-Medium Residential Mixed-Use” (Up to 3.24 F.A.R.).

Neighborhood: The site is located within the Buckingham Community Civic Association, immediately adjacent west of the Ashton Heights Civic Association and immediately adjacent south of the Bluemont Civic Association. The site is also within the Ballston Business Improvement District.



Development Potential: The property has a standing approval as part of a major site plan amendment to Site Plan #72, which was approved in 1989. The following provides a summary of the site’s “by-right,” Site Plan #72, and “R-C” site plan maximum development potential.

| Site Area: 36,957 sq. ft. | Density Allowed/Typical Use | Maximum Development |
|----------------------------------|--|--|
| “R-C” By-Right | Uses Permitted in RA14-26 including apartment houses and townhouses; 1,800 sq. ft. min lot area per dwelling unit. | 20 units |
| Site Plan #72 approval (1989) | Office | 4-story, 52,546 sq. ft. office building and 6,400 sq. ft. open space |
| “R-C” Site Plan | Up to 3.24 FAR Apartment The following uses at a rate of .62 sq. ft. for every one sq. ft. apartment uses, provided that total FAR does not exceed 3.24: <ul style="list-style-type: none"> • Retail and service commercial uses restricted to the first floor of any structure; and • Offices, business and professional. | 119,740 sq. ft. apartment project Mixed use: 73,914 sq. ft. (2.0) residential 45,826 sq. ft. (1.24) maximum non-residential |

Proposed Development: Below is a summary of the proposed amendment as well as the development approved as part of the 1989 Site Plan Amendment for the subject site. The proposed amendment would change the approved 4-story office building to a 6-story residential building with ground floor retail.

| | Approved 1989 Amendment for subject site¹ | Proposed Amendment for subject site |
|------------------------------|---|--|
| SITE AREA | 36,957 sq. ft. | 36,957 sq. ft. ² |
| Site Area Allocations | | |
| Residential | n/a | 36,281 sq. ft. |
| Office/Commercial | 36,957 sq. ft. | 676 sq. ft. |
| Density | | |
| Residential GFA | n/a | 136,868 sq. ft. |
| Residential units | n/a | 163 units |
| Residential FAR | n/a | 3.70 |
| Office/Commercial GFA | 52,546 sq. ft. | 2,203 sq. ft. |

¹ The 1989 approval included three buildings on the “R-C” portion of the Site Plan #72: a 4-story office building, an 11-story residential building, and an existing 3-story garden apartment building. The residential building was constructed (The Carlin) after a subsequent 1993 site plan amendment, and the 3-story apartment building (Ballston Gardens) still exists. The office building, which was proposed for the 650 N. Glebe site, was not constructed.

² Following approval of the proposed site plan amendment, the site area would be reduced by approximately 5,755 square feet to reflect the dedication of the N. Tazewell Street extension in fee to the County.

| | Approved 1989 Amendment for subject site ¹ | Proposed Amendment for subject site |
|---|---|--|
| Office/Commercial FAR | 1.42 ³ | .06 |
| Total GFA | 52,546 sq. ft. | 139,071 sq. ft. |
| Total FAR | 1.42 | 3.76 |
| Base Density | n/a | 119,740 sq. ft. (3.24 FAR) |
| Total Bonus Density | n/a | 19,331 sq. ft. (.52 FAR) |
| LEED Silver Certification Bonus | | |
| .15 FAR for retail portion of the bldg. | n/a | 101.4 sq. ft. (.003 FAR) |
| .20 FAR for residential portion of the bldg. | n/a | 7,256.2 sq. ft. (.20 FAR) |
| 36.H.5.a – 10% Bonus for provision of extension of N. Tazewell Street | n/a | 11,974 sq. ft. (.32 FAR) |
| Density Exclusions (GFA) | n/a | 3,695 sq. ft. |
| “R-C” Max. Permitted Density | 3.24 (119,740 sq. ft.) | 3.24 (119,740 sq. ft.) |
| “R-C” Max. Permitted Residential Density | 3.24 (119,740 sq. ft.) | 3.24 (119,740 sq. ft.) |
| “R-C” Max. Permitted Mixed-Use Residential Density | 2.0 (73,914 sq. ft.) | 2.0 (73,914 sq. ft.) |
| “R-C” Max. Permitted Mixed-Use Office/Commer. Density | 1.24 (45,826 sq. ft.) | 1.24 (45,826 sq. ft.) |
| Building Height | | |
| Average Site Elevation | 273.7 feet | 272.26 feet |
| Main Roof Elevation | Office bldg.: 328.1 feet | 347.34 feet |
| Main Roof Height | Office bldg.: 54.5 feet | 75.08 feet |
| Penthouse Roof Elevation | Office bldg.: 346.1 feet | 358.34 feet |
| Penthouse Height | Office bldg.: 18.0 feet | 11.0 feet |
| Number of Stories | Office bldg.: 4 | 6 |
| “R-C” Max. Permitted Bldg. Height (Site Plan) | 95.00 feet | 95.00 feet |
| Parking | | |
| Residential | n/a | 163 |
| Retail/Office | 90 | 1 |
| Total Number of Spaces | 90 | 164 |
| Standard Spaces | Unknown | 135 |
| Compact Spaces | Unknown | 22 (13.4%) |
| Handicap Spaces | Unknown | 4 |
| Tandem Spaces ⁴ | None | 3 |
| Residential Parking Ratio | n/a | 1 sp/unit (including tandem spaces) |
| “R-C” Required Residential Parking Ratio | n/a | 1.125 sp/unit (184 spaces) |

³ In the 1989 site plan amendment, the office FAR was calculated over the entire “R-C” portion of the site (118,105 sq. ft.) resulting in a .44 office FAR.

⁴ A tandem spaces is defined as the parking space located directly behind a direct access space with no aisle separating the spaces. In this project, there are three pairs of spaces proposed to be located in tandem.

| | Approved 1989 Amendment for subject site¹ | Proposed Amendment for subject site |
|---|---|---|
| Office/Retail Parking Ratio | 1 sp/580 sq. ft. | 1 sp/2,203 sq. ft. |
| “R-C” Required Office/Retail Parking Ratio | 1 sp/580 sq. ft. commercial GFA (90 spaces) | 1 sp/580 sq. ft. commercial GFA (4 spaces) |
| LEED | | |
| LEED Score | n/a | Silver – 33 |

Density and Uses: The proposed site plan amendment generates density solely based on the property owned by the applicant (RPC# 20-12-359). The proposal does not utilize any site area from the other parcels within Site Plan #72 to generate density nor does it make any of other parcels non-compliant. The proposed redevelopment of the site includes 136,868 square feet and 2,203 square feet of ground floor retail (3.76 FAR). The maximum permitted density in the “R-C” zoning district by site plan is 3.24 FAR. Therefore, the applicant proposes to achieve bonus density above 3.24 through the achievement of LEED Silver certification and for the dedication of a public street (extension of North Tazewell Street) which would provide pedestrian and vehicular access to the remainder of the block and facilitate redevelopment of adjacent sites. The applicant requests the additional density for the road access per Section 36.H.5.a.3 of the Zoning Ordinance, which states that the County Board may modify regulations taking into consideration the relationship to adjacent existing or permitted uses and buildings. The applicant also proposes to exclude from density gross floor area associated with a below-grade fitness area and at-grade bicycle storage and service areas.

Site and Design: The proposed 139,071 square-foot mixed-use building would be developed on the 36,957 square-foot, I-shaped parcel. A 23-foot wide street (extension of North Tazewell Street) would be provided at the west property line at the rear of the site. The proposed retail space would extend along the entire North Glebe Road frontage to the corner of North Carlin Springs Road. The North Carlin Springs frontage would include an additional entry to the retail space, the residential lobby entrance and amenity space, leasing offices and loft-style residential units with direct street entrances. Additional loft-style residential units, service, loading, and garage access would be accommodated on the alley/extension of North Tazewell Street. A private outdoor courtyard area would be provided at the interior of the site with access from the lobby, from North Glebe Road, and from the alley. The “R-C” zoning district requires that 10% of the site be landscaped open space. The applicant has requested to reduce this to 8.9% to be provided in the interior courtyard, which includes areas utilized for seating and planting.

The design differs from the 1989 approved site plan amendment which included 6,400 square feet of open space at the corner of North Glebe Road and North Carlin Springs Road, included a driveway entrance approximately 100 feet from the intersection on North Carlin Springs Road and North Glebe Road, and located the 4-story office building at the western property line.



Landscape Plan

Building Design: The proposed building would be composed of a concrete podium of four levels (the ground floor and three levels below-grade) with five stories of wood construction above. The six-story building height of 75.07 feet would be consistent throughout the structure, aside from an additional parapet height that will provide up to an additional seven (7) feet at portions of the building and mechanical penthouses up to an additional eleven (11) feet.

The building facades are proposed as a majority of neutral-toned brick, metal panel cladding, wood-patterned laminate/metal panel cladding, manufactured stone, and glass. The materials would be utilized to differentiate portions of the building and break up the façade. The manufactured stone with substantial glazing would define the pedestrian base and retail frontage at North Glebe Road and North Carlin Springs Road, while the brick and metal panel cladding would define the residential portions of the building on the upper floors. The retail, lobby, and leasing areas on the ground floor would have nearly floor to ceiling glazing, while the residential portions of the building are designed with smaller fenestration integrated with a system of metal spandrels and panels. A portion of the southeast



View of proposed development from North Glebe Road and North Carlin Springs Road

façade which is located at the lot line and has no fenestration is proposed as a patterned concrete masonry wall. During the SPRC process, the applicant shared several options with the committee for the design of this façade. Taking into consideration the comments received, the applicant now proposes a “fade” masonry pattern which is included in the elevations proposed with the site plan amendment.

Metal canopies and shading devices are proposed at the roof line, retail and residential street entrances and above windows in portions of the residential building. In-set balconies would be lined with metal railings. Both façade vents and mechanical penthouses would be integrated into the overall design of the building. The proposed development also includes a seven (7)-foot wide building projection over the sidewalk adjacent to the alley/North Tazewell Street extension, which is proposed to be dedicated as a public sidewalk easement. The projection will be at a height of approximately 18-19 feet above the sidewalk in this portion of the site.

LEED: The applicant proposes that the building would be certified as LEED Silver. The applicant requests .15 FAR bonus density for the commercial portion of the building and .20 FAR bonus for the residential portion of the building for a total bonus of 7,357 square feet. The submitted credit scorecard commits that the building will be certified with a minimum of 33 points.

Transportation: The [*Master Transportation Plan*](#) (MTP) classifies the section of North Glebe Road adjacent to the site as a Type B – Primarily Urban Mixed-Use arterial. North Carlin Springs Road adjacent to the site is classified as a Type D – Primarily Garden Apartments & Townhouse Neighborhoods arterial. To facilitate future through-block connectivity, the project proposes a new alley/extension of North Tazewell Street parallel to North Glebe Road at the rear of the site which is the subject of a related Master Transportation Plan-Map amendment.

Trip Generation: Wells and Associates, Inc. prepared a traffic impact analysis (TIA) dated December 18, 2008, and updated March 19, 2012, assuming a development plan for the site including 163 residential units with 2,250 square feet of ground floor commercial/retail. The project is estimated to generate 61 a.m. and 98 p.m. peak hour vehicle trips. Relative to the existing vehicle trips at the site, the project is estimated to produce 40 new a.m. peak trips and 82 new p.m. peak trips.

The TIA analyzed four (4) signalized intersections along North Glebe Road, (at Wilson Boulevard, North Quincy Street/North Henderson Road, North Randolph Street, and North Carlin Springs Road) within close proximity to the site. Each intersection, overall, currently operates with acceptable levels of service. However, at least one movement at each intersection operates with unacceptable levels of service and delay. Without the proposed development, the intersections of North Glebe Road and North Wilson Boulevard and the intersection of North Glebe Road and North Quincy Street/North Henderson Road are projected to operate at unacceptable levels of service by 2014. However, the TIA indicates that if signal timing adjustments are made, the proposed development would not add additional delay to the studied intersections when compared to the 2014 no build scenario.

Streets and Sidewalks: The proposed streetscape sections exceed the adopted [Rosslyn-Ballston Corridor Streetscape Standards](#) (R-B Standards). The R-B Standards calls for a Type B sidewalk section (13-foot wide sidewalk with street trees) along the west side of North Glebe Road adjacent to the site. Along North Carlin Springs Road, the R-B Standards calls for a Type C sidewalk section (6-foot clear sidewalk with a 4-foot planting strip). The project proposes a 16.67-foot wide sidewalk along North Glebe Road and a minimum 13.67-foot wide sidewalk along North Carlin Springs Road. Each street includes street trees, in either 5-foot by 12-foot tree pits or a continuous 5-foot wide planting strip adjacent to the street. No planting strip is provided adjacent to a proposed 40-foot long pick-up/drop-off lane on North Carlin Springs Road.

The table below provides a summary of the existing and proposed street cross-sections associated with the project.

| North Glebe Road | | |
|--|--|--|
| Existing Street | Existing Clear Sidewalk | Existing Total Sidewalk |
| <u>98-feet</u> – three travel lanes in each direction with a northbound left-turn lane and a 14.5-foot wide planted median | <u>East side</u> – 10 feet minimum <u>West side</u> – 4.5 feet | <u>East side</u> – minimum 14.5-foot wide sidewalk with 4'x8' tree pits with street trees <u>West side</u> – minimum 9-foot wide sidewalk with 4'x8' tree pits with street trees |
| Proposed Street | Proposed Clear Sidewalk | Proposed Total Sidewalk |
| <u>98-feet</u> – No Change | <u>East side</u> – No Change <u>West side</u> – 11 feet minimum | <u>East side</u> – No Change <u>West side</u> – minimum 16.67-foot wide sidewalk with 5'x12' tree pits with new street trees |
| North Carlin Springs Road | | |
| Existing Street | Existing Clear Sidewalk | Existing Total Sidewalk |
| <u>Varies from 41 to 54 feet</u> – At the intersection the street widens to provide three northbound lanes (left-turn, through and right-turn) and one southbound lane | <u>North side</u> – varies, 4-foot wide sidewalk adjacent to the gas station and 6-foot wide sidewalk adjacent to the town homes. <u>South side</u> – varies, 4.5 feet to 6.7 feet wide | <u>North side</u> – 4-foot wide sidewalk adjacent to the gas station and 10-foot wide sidewalk with street trees in 4'x8' tree pits adjacent to the town homes <u>South side</u> – varies, 8.5 feet to 6.7 feet with 4'x8' tree pits with street trees adjacent to Goodyear |
| Proposed Street | Proposed Clear Sidewalk | Proposed Total Sidewalk |
| <u>Varies from 41 to 53 feet</u> – At the intersection the street would be narrowed to approximately 53 feet ; 40-foot portion includes pick-up and drop-off lane | <u>North side</u> – No Change <u>South side</u> – 8 feet minimum | <u>North side</u> – No Change <u>South side</u> – 13.67-foot minimum wide sidewalk with a continuous 5-foot wide planting strip including new street trees; |

| | | |
|--|--|---|
| | | Adjacent to pick-up and drop-off lane, 8-foot minimum sidewalk with no planting strip |
| Extension of North Tazewell Street | | |
| Proposed Street | Proposed Clear Sidewalk | Proposed Total Sidewalk |
| <u>23-foot</u> - two 10-foot wide travel lanes, with curb and gutter | <u>West side</u> – none <u>East side</u> – 8 feet minimum | <u>West side</u> – none <u>East side</u> – minimum 8-foot wide sidewalk |

North Glebe Road adjacent to the site is approximately 98-foot wide from curb to curb including a planted median. The project proposes maintaining the existing North Glebe Road section. The road has three (3), 11-foot wide travel lanes in each direction and left turn lanes at the North Carlin Springs Road intersection. North Carlin Springs Road widens from a single travel lane with on-street parking on both sides to three (3) northbound lanes and one (1) southbound travel lane with on-street parking adjacent to the site. At its intersection with North Glebe Road, North Carlin Springs Road is approximately 54-foot wide. The project proposes to narrow North Carlin Springs Road by approximately one (1) foot to 53 feet in order to accommodate a wider overall sidewalk.

Extension of North Tazewell Street: The project proposes dedicating to the County an approximately 26-foot wide and 220-foot long right-of-way (23 feet for the street plus approximately three additional feet between the street and the western property line) to extend North Tazewell Street. The in-fee dedication area totals approximately 5,755 square feet, which is 15% of the total site area. Adjacent to the street, an 8-foot wide sidewalk is proposed adjacent the building, with a 7-foot wide building projection over the sidewalk at a height of approximately 18-19 feet (the projection extends only over the public sidewalk easement and does not encroach on the right-of-way dedication). Until future development on the interior of the block, the street will function as an alley providing access to the project’s garage and loading areas. In addition, by providing the road as a right-of-way in-fee dedication, the County will also be able to use the area to support future utilities (water mains, sanitary sewer lines and storm sewer lines) needed for the redevelopment of adjacent sites on the block. The building’s garage will not extend into the right-of-way dedication or under the sidewalk.

On-street parking: As part of the project, the applicant has agreed to work with Virginia Department of Transportation (VDOT) to permit off peak parking along the west side of North Glebe Road continuing from North Carlin Springs Road to North Randolph Street. The added off peak parking would improve the pedestrian environment and help support the proposed retail along North Glebe Road.

Loading, Service and Parking: The proposed development would include parking spaces for 164 cars, provided in three (3) levels below grade. 163 spaces would be for residential parking at a ratio of 1 space per unit, which is less than the 1.125 spaces required by Section 33 of the Zoning Ordinance. Section 16A (R-C District) of the Zoning Ordinance states that the County Board may reduce this requirement to no less than one (1) space for each unit as part of a site plan

approval. Staff supports such a reduction for this project because of the location in close proximity to transit and the proposed comprehensive transportation demand management plan which includes unbundling of parking spaces from residential units and subsidies for public transit and car share memberships. Within the total residential parking count, three of the residential spaces are proposed as tandem spaces, which require a modification of use approved by the County Board. One (1) space would be provided for the 2,203 square feet of retail space, which does not meet the required 1 space per 580 square feet parking ratio required in the “R-C” Zoning District. 13.4% of the spaces are proposed to be compact spaces, which is below the 15% maximum permitted by the Zoning Ordinance. The garage and loading areas are proposed to be accessed from the extension of North Tazewell Street. The loading area, bike storage, and transformers would also be accessed from this street.

In order to accommodate pick-up and drop-off activities, the applicant has proposed to provide a 40-foot short term loading lane adjacent to the residential entrance on North Carlin Springs Road. In this area, the planting strip will not be provided, but the minimum 8-foot clear sidewalk will be maintained. Upon evaluation in the future, the County could permit this lane to be used for short-term parking in addition to loading if appropriate.

Transit: The study area is just over one quarter mile (approximately 1,450 feet) from the Ballston Metro station. There are no bus stops along the site’s frontages on North Glebe Road or on North Carlin Springs Road. However, within a short walk there are stops served by Metro 25ABE, Metro 1 ABEF, 10B, 22A, and 23AC routes, along with ART 41, 42, and 52 routes.

Biking: A few blocks from the site, North Quincy Street has bike lanes and is a primary route for north-south bicyclists. The project proposes an at-grade bike room with storage for 49 bikes meeting the County’s standard for providing bicycle parking within site plan projects. There are also bike racks proposed along North Glebe Road to support four (4) additional visitor bikes.

Transportation Demand Management (TDM): The applicant has agreed to implement a Transportation Management Plan (TMP) to provide a program oriented towards decreasing single occupancy vehicle (SOV) trips to and from the site to help promote car free lifestyle for the residents. Staff supports the proposed TMP program and finds it to be consistent with the County’s adopted policies. As proposed by Condition #50, the TMP program will be implemented by the developer and include the major elements summarized below:

- Designation of a Transportation Coordinator to oversee the TMP program.
- Contribution of \$5,500 per year for thirty (30) years to Arlington County Commuter Services (ACCS) in support of the TMP program.
- Provision of SmartTrip® cards preloaded with a \$65.00 balance to each new tenant at first lease up.
- Provide a one-time membership fee subsidy in a car sharing plan for tenants who do not rent parking spaces within the garage.
- Display and distribution of transit related information.
- Unbundle parking from the rent of a unit.
- Submission of an annual report to the County regarding TDM activities of the site.

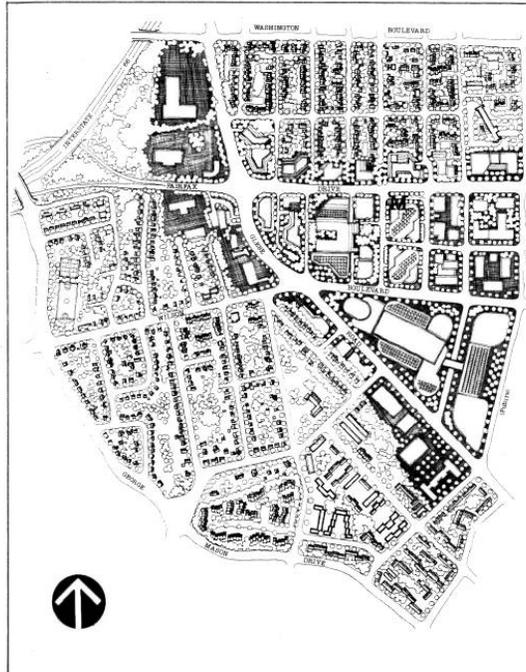
DISCUSSION:

Adopted Plans and Policies: The [General Land Use Plan](#) (GLUP) and the [Ballston Sector Plan](#) guide development on the site. Also detailed below is the history of the 1981 West Ballston Land Use Study and associated GLUP amendments which updated the planning policy for this area subsequent to the Ballston Sector Plan. County staff is also currently working with the Long Range Planning Committee (LRPC) of the Planning Commission on a study of the American Service Center site and nearby properties fronting the east and west sides of North Glebe Road (which includes the subject site). An update on this study and its guidance for the site plan is included below.

General Land Use Plan and Zoning: The proposed uses are consistent with the site’s General Land Use Plan designation of “High-Medium Residential Mixed-Use” and the “R-C” zoning for the site.

Ballston Sector Plan: The 1980 Ballston Sector Plan depicted this area as service commercial, recognizing the existing development along the west side of North Glebe Road. In light of efforts ongoing at the time to complete neighborhood conservation plans in West Ballston (such as that for Ball’s Crossing, now a part of Bluemont), the Ballston Sector Plan deferred making any specific recommendations for the West Ballston area. However, an illustrative concept plan generally depicted West Ballston with buildings along Glebe Road surrounded by extensive planted areas and neighborhood conservation areas to west. The Buckingham Community Civic Association’s Neighborhood Conservation Plan from 2006 recommends that no deviations be made from the Ballston Sector Plan’s concept plan.

Figure 2
Illustrative Plan



West Ballston Land Use Study: In May 1981, County staff completed a study of West Ballston to address land use and zoning issues in the area generally bounded by Wilson Boulevard, North Glebe Road, North Henderson Road, and George Mason Drive. Even though the 1980 Ballston Sector Plan deferred making specific recommendations in this area, existing land use and zoning issues as well as growing development pressure, among other factors, necessitated this study. The study recommended clearer policy regarding conservation and redevelopment in the area, with a focus on three issues:

1. Transition from the more intensive uses along Wilson Boulevard and North Glebe Road to the single-family residential areas;
2. Redevelopment pressures on the commercial frontage along the west side of North Glebe Road; and
3. Existing inconsistencies between the General Land Use Plan and zoning in the area.

The study recommended that the portion of the block fronting North Glebe Road between North Carlin Springs Road and the Hyde Park Condominium Building would be appropriate for mixed use development similar to what had been encouraged in other areas of Ballston with walkable Metro access, such as the north side of Fairfax Drive between North Vermont Street and North Quincy Street. The study recommended a GLUP amendment for this area to “High-Medium Residential Mixed-Use” which was adopted in October 1981. The study, which focused on land use, did not make any transportation recommendations.

GLUP Amendments (1981): In October 1981, the County Board adopted several GLUP amendments for the West Ballston area as a result of the West Ballston Land Use Study. The GLUP designation for 650 N. Glebe, along with neighboring sites, was changed from “Service Commercial” to “High Medium Residential Mixed Use” (maximum planned density of 3.24 FAR). The staff report notes this area “...is a transition area between Parkington across North Glebe Road and the single-family homes and garden apartments to the south and west. The “High Medium Residential Mixed Use” designation in this area would recognize the existing development rights of the “C-2” properties along North Glebe Road and encourage additional residential development through the use of the “R-C” zoning district.”

American Service Center (ASC) Site Special Study (Ongoing): The ASC Site Special Study is anticipated to result in an addendum to the North Quincy Street Plan and will provide guiding principles for future development in the area. The addendum is anticipated to come before the County Board in the Fall of 2012. The draft guiding principles helped to inform the site plan review for 650 N. Glebe Road. While additional refinements will be made through the LRPC process, the current draft addendum recommends a potential extension of North Tazewell Street into the block bounded by North Glebe Road, North Carlin Springs, North Thomas Street, and North Henderson Road where the majority of service, loading and garage entrances would be located in the future. The proposed site plan amendment has sought to accommodate this extension.

Retail Action Plan: The 2001 Retail Action Plan recommends that this area of North Glebe Road would be appropriate for large format retailers along pedestrian friendly major arterials and regional or sub-regional shopping centers. Staff is currently working on an update of the Retail Action Plan, which is anticipated to come before the County Board in the Fall of 2012.

Density and Uses:

While the development proposal is not consistent with the illustrative concept plan in the 1980 Ballston Sector Plan, it does conform to the guidance provided by the West Ballston Land Use Study and subsequent GLUP amendment for this area. The site plan also incorporates the preliminary transportation recommendations of the ASC Site Special Study for increasing road access through the block. The proposed site plan amendment will transform the existing Goodyear facility and adjacent residential home into a six (6)-story mixed-use building with 163 residential units and ground floor retail. The streetscape will be improved with widened sidewalks and street tree plantings, and an extension of North Tazewell Street through the site will allow for service areas to be located away from the busy thoroughfares of North Glebe Road and North Carlin Springs Road.

The applicant has requested bonus density for the in-fee dedication and construction of the North Tazewell Street extension per Section 36.H.5.a.3 of the Zoning Ordinance, which states that the County Board may modify regulations taking into consideration the relationship to adjacent existing or permitted uses and buildings. Although this bonus is in addition to using the street area to calculate base density, staff supports this request because the road not only locates the service/garage access off of North Glebe Road and North Carlin Springs Road for this site but also for adjacent sites on the block in the future. The new street will facilitate the redevelopment of adjacent sites by providing additional road access and by providing space for public utilities below the road surface.

As part of the Site Plan Review Committee (SPRC) process, there was significant discussion regarding the location and design of the retail uses. Staff and SPRC members encouraged the applicant to include retail at the ground floor for consistency both with the Retail Action Plan, though large format retail is not proposed, and the County's goals of providing activated retail streets near Metro stations. As a result of these comments, the applicant designed the ground floor to provide retail uses along the entire North Glebe Road frontage. The applicant has requested that Entertainment and Main Street Retail and Consumer and Business Services as listed in the Retail Action Plan, spa/massage therapy, and educational uses be permitted within the retail space. Staff supports the broad range of uses proposed, particularly due to the location of the building adjacent to existing auto uses and away from a concentration of other retail uses.

Transportation:

Provision of North Tazewell Street: The block bounded by North Glebe Road, North Carlin Springs Road, North Thomas Street, and North Henderson Road is very large at approximately 1,100 feet by 600 feet. Without pedestrian or vehicular access through the block, all traffic must use the peripheral streets. The Ballston Sector Plan and subsequent West Ballston Land Use Study did not make specific transportation recommendations for this area, and North Tazewell Street was not planned to extend into the block. Such extension was also not included in the 1989

site plan amendment, which relied on garage entrances directly from North Glebe Road and North Carlin Springs Road.

Current Master Transportation Plan (MTP) goals and policy recommend that a block of this size be broken up and new streets be added to improve circulation and connectivity. The discussion in the ASC Site Special Study, still underway, has thus far also recommended the block be broken up with the addition of new internal streets to support redevelopment and increase pedestrian and vehicular connectivity. New internal streets would also reduce the number of curb cuts on the streets around the perimeter of the block. The site plan amendment as proposed accommodates the North Tazewell Street extension through the provision of the 26-foot right-of-way.

Concurrent with the review of the proposed site plan amendment, a Master Transportation Plan-Map amendment adding the extension of North Tazewell Street into this block is also proposed.

There was extensive discussion throughout the Site Plan Review Committee (SPRC) process regarding the design of the street, particularly because of the impact it has on the footprint of the proposed building and garage. The draft of the ASC Site Special Study recommends a preferred street design of approximately 51 feet with sidewalks on both sides and the potential for street trees and parking. If such a street were to be fully accommodated on the 650 N. Glebe site, reasonable development of the site would be unfeasible and the street would also be significantly off-set from the current alignment of North Tazewell Street. As a result, the draft ASC Site Special Study currently recommends an interim option for an approximately 31-foot wide street. The ultimate condition is preferred in the long-term if adjacent sites redevelop. The proposed 23-foot-wide street and adjacent 8-foot-wide sidewalk is consistent with the draft ASC Site Special Study and will provide the minimum needed for two vehicular lanes and pedestrian access while still allowing for a feasible building footprint. The provision of the street constrains a feasible design for redevelopment of the site and several modifications are requested to accommodate the proposed design.

Pedestrian safety improvements: Substantial discussion at SPRC centered on pedestrian safety in the area, particularly in crossing North Glebe Road. The previous site plan amendments for Site Plan #72 anticipated the construction, by Arlington County, of a pedestrian bridge over North Glebe Road to be accessed from the 650 N. Glebe Road site, connecting to the Ballston Garage. Since the last site plan amendment for this site in 1989, County policy has evolved, as stated in the current MTP, to discourage above-grade crossings and instead focus on creating complete streets with safe at-grade pedestrian crossings. The funding which was originally dedicated to a bridge at this location was reallocated to intersection improvements by the County Board in 2006. With the adoption of the latest MTP in 2007, the Plan did not include the pedestrian bridge over North Glebe Road. The County is planning at-grade pedestrian safety improvements at the intersection of North Glebe Road and North Carlin Springs Road with the reallocated funding, which are scheduled to begin construction in Summer 2012. The improvements include new ADA compliant pedestrian ramps, a wider center median in North Glebe Road, re-striping of crosswalks, new traffic signals and signage. As part of the proposed site plan amendment, wider sidewalks, new street lights, a pedestrian crossing of North Carlin Springs Road at North Tazewell Street, and on-street, off-peak parking on North Glebe Road are also proposed.

In addition to those items discussed above, staff plans to make additional operational adjustments to the intersection to address concerns raised during the SPRC process. Staff believes the implementation of the various improvements will enhance pedestrian safety, and staff is committed to continue monitoring the effect of the improvements at the intersection following installation.

Comprehensive Sign Plan: The applicant has requested approval of a comprehensive sign plan for all signs on the building. The types of signs proposed are generally consistent with that permitted by the *Sign Guidelines for Site Plan Buildings* and Section 34 of the Zoning Ordinance, with modifications addressed below. The proposed building will have approximately 488 feet of linear frontage along public roads, including the new North Tazewell Street extension. As proposed, the signage for the building will consist of 181 square feet of sign area, consistent with the *Sign Guidelines for Site Plan Buildings* which recommends one square foot of sign area per linear foot of building wall frontage. The proposed signs are also of the type that would be permitted under the latest draft of the sign regulations update.

The following is a summary of the signs proposed for the building as part of the Comprehensive Sign Plan:

| Sign Label | Sign Type | Sign Dimensions | Area (sq. ft.) | Text | Location | Materials | Lighted? Y/N |
|------------|--|-----------------|----------------|---------------------------------------|--------------------------------------|---------------------------|--------------|
| 1A | Retail Tenant Identification (Glass panel-mounted) | 8'-0" x 3'-0" | 24 | TBD (retail tenant name) | N. Carlin Springs Road | Stainless Steel Wall Sign | Y |
| 1B | Retail Tenant Identification (Glass panel-mounted) | 8'-0" x 3'-0" | 24 | TBD (retail tenant name) | N. Glebe Road | Stainless Steel Wall Sign | Y |
| 1C | Retail Tenant Identification (Glass panel-mounted) | 16'-0" x 2'-0" | 32 | TBD (retail tenant name) | N. Glebe Road | Stainless Steel Wall Sign | Y |
| 1D* | Retail Tenant Identification (Mounted to canopy) | 16'-0" x 2'-0" | 32 | TBD (retail tenant name) | N. Glebe Road | Stainless Steel Wall Sign | Y |
| 2 | Building Address (Glass panel-mounted) | 6'-0" x 3'-0" | 18 | 650 N. Glebe | N. Carlin Springs Road | Stainless Steel Wall Sign | Y |
| 3 | Building Address (Wall-mounted) | 6'-0" x 3'-0" | 18 | 650 N. Glebe | N. Glebe Road | Stainless Steel Wall Sign | Y |
| 4* | Residential Parking Identification (Wall-mounted) | 16'-0" x 1'-6" | 24 | Resident Parking | Alley (N. Tazewell Street Extension) | Stainless Steel wall sign | N |
| 6* | Loading Dock Identification (Wall-Mounted) | 2'-0" x 2'-0" | 4 | 650 N. Glebe Receiving & Loading Dock | Alley (N. Tazewell Street Extension) | Aluminum panel | N |
| 7 | Fair Housing/Accessible | 1'-0" x 1'-0" | 1 | (Equal Housing Symbol) Equal | N. Carlin Springs | Aluminum panel | N |

| | Entry ID (Wall-Mounted) | | | Housing Opportunity (accessibility symbol) Accessible Entry | Road | | |
|--|--|---------------|---|---|--------------------------------------|----------------|---|
| 8 | Leasing Office Identification (Wall-Mounted) | 1'-0" x 1'-0" | 1 | 650 N. Glebe Leasing Office | N. Carlin Springs Road | Aluminum panel | N |
| 9 | Residents Only Access ID (Gate-mounted) | 1'-0" x 1'-0" | 1 | Residents Only Access | N. Glebe Road | Aluminum panel | N |
| 10 | Residents Only Access ID (Gate-mounted) | 1'-0" x 1'-0" | 1 | Residents Only Access | Alley (N. Tazewell Street Extension) | Aluminum panel | N |
| 12 | Bicycle Storage Identification | 1'-0" x 1'-0" | 1 | Bikes | Alley (N. Tazewell Street Extension) | Aluminum panel | N |
| Total sign area proposed: 181 sq. ft. | | | | | | | |
| Total sign area permitted: 488 sq. ft. | | | | | | | |

*Modification requested as described in the Modification of Use section of the report.

Modification of Use Regulations: The applicant requests the following modifications to Zoning Ordinance requirements:

Bonus Density: The applicant requests bonus density for LEED certification and for the provision of the extension of North Tazewell Street to improve the relationship to adjacent existing or permitted uses or buildings (Section 36.H.5.a of the Zoning Ordinance).

- 1) LEED Silver Certification: Arlington County's *Green Building Density Incentive Policy for Site Plans* contains bonus density provisions for site plan projects that meet the objectives of the County's green building program. Per Section 36.H.5.a.1 of the Zoning Ordinance, the County Board may permit bonus density for provisions made for open space and other environmental amenities. The applicant is proposing to commit to a certification of LEED Silver. The applicant is therefore requesting, consistent with the County's policy, bonus density of the maximum of .15 FAR for the commercial portion of the project and .20 FAR for the residential portion of the project for a total of 7,357 sq. ft. Staff has recommended the full bonus density. With the adoption of the Community Energy Plan, staff has made it a focus of new development projects to achieve higher levels of energy efficiency than required with standard LEED certification projects. Therefore the applicant has agreed to achieve at least three (3) points from LEED EA credit 1, "Optimize Energy Performance." In addition, the applicant has agreed to provide learning thermostats for all residential units and to provide ten (10) years of reporting on energy usage to the County. The applicant will be required to post a bond to ensure that the proposed LEED Silver certification is obtained.
- 2) Relationship to adjacent existing or permitted uses and buildings: Per Section 36.H.5.a.3 of the Zoning Ordinance, the County Board may permit bonus density related to specified

matters. The applicant is requesting 11,974 sq. ft. of bonus density (.32 FAR) for the in-fee dedication and construction of the North Tazewell Street extension. Staff supports this bonus density request because the road provides future road access for adjacent sites on the block and provides below-grade space for public utility connections which will be needed to support redevelopment on adjacent sites. Further the new street will achieve MTP policy of improving connectivity and circulation. The accommodation of the road necessitated a redesign of the building, including a reduction in the garage footprint which necessitated an additional below-grade parking level.

Density exclusions: The applicant is requesting the exclusion of the below-grade fitness facility and ground-level bicycle parking and service areas, totaling 3,695 sq. ft., from density. Exclusions of fitness facilities have been granted in previous site plan approvals due to the fact that the fitness facilities are located underground and would not add to the bulk of the building. Staff also supports the exclusion of the ground-floor bicycle parking and service areas. These areas would typically be provided in the garage, but the footprint of the garage has been constrained by the provision of the North Tazewell Street extension. Further, staff requested that the transformers be located outside of the bed of North Tazewell Street extension in order to provide the entire street bed for future public utilities. Due to the constraints imposed on the garage by the new street, staff supports the density exclusion in order for these uses to be located on the ground floor and the number of parking spaces in the garage to be maximized.

Parking Modifications: The proposed development includes 163 residential parking spaces (1 space per residential unit), which is less than the 1.125 spaces per residential unit required by Section 33 of the Zoning Ordinance. Section 16A (R-C District) of the Zoning Ordinance states that the County Board may reduce this requirement to no less than one (1) space for each unit as part of a site plan approval. The applicant has requested to provide three (3) of the 163 residential parking spaces as tandem spaces which is not permitted by Section 33 of the Zoning Ordinance without a modification by the County Board. The applicant has stated that they expect to rent tandem spaces to the same unit so as to reduce any conflict in the management of the spaces. The applicant has agreed to unbundle parking spaces from the units (Condition #51) and to provide a subsidy to tenants who choose to join a car sharing plan rather than rent a parking space (Condition #50). Staff supports the reduction in residential parking spaces and request for tandem spaces for this project because of the location in close proximity to transit and the proposed comprehensive transportation demand management plan which will provide many residents the opportunity to live car-free.

In addition to the 163 residential parking spaces, the applicant proposes to provide one parking space for the retail use at a ratio of 1 space per 2,203 square feet. This compares with the four spaces that are required to be provided in the “R-C” Zoning District at a ratio 1 space per 580 square feet. Due to the small size and location of the retail space, staff finds that the retail uses will likely be oriented toward the neighborhood with a strong focus on customers walking to the site and therefore the number of parking spaces provided is reasonable. Further, staff recommends that this space be utilized for employee parking only, recognizing the constraints of managing a very small number of public parking spaces within a residential parking garage. Proposed Condition #51 permits excess residential parking spaces to be rented to retail tenants

should spaces not be fully rented by the residential tenants. In addition, the Ballston Parking Garage across North Glebe Road from the site also rents monthly spaces which could be utilized by the retail tenants if needed. Staff finds that the parking needs of the retail tenants will be sufficiently met through the variety of options available.

Landscaped Open Space Modification: The applicant is requesting to reduce the landscaped open space requirement in Section 16A of the Zoning Ordinance from 10% to 8.9%. The landscaped open space is proposed to be provided in the interior, private courtyard on the site. Staff supports this modification as the provision of the North Tazewell Street extension reduced the site area which would have otherwise been available for landscaped open space.

Sign Modifications: Section 34.B of the Zoning Ordinance states that wall signs shall not extend further than twelve (12) inches from the face of the building wall. The applicant proposes one (1) retail wall sign on the North Glebe Road frontage which will be affixed to a metal canopy above the main entrance to the retail space. The canopy will extend approximately 4'6" from the building edge, within the proposed sidewalk and utilities easement area, and will be at a minimum of eleven feet above the sidewalk below. Staff finds that the canopy will help activate the pedestrian frontage and the provision of signs on the canopy will not adversely impact the pedestrian environment.

Per Section 34.E.11, "entrance" and "exit" signs at a vehicular entrance may not exceed three (3) square feet. The applicant proposes two signs for parking and loading on the extension of North Tazewell Street which exceed these requirements. The loading sign will be four (4) square feet, and the parking sign will be 24 square feet. The parking sign will be constructed of individual, dimensional stainless steel letters. The loading sign will consist of painted lettering on an aluminum panel. Neither sign will be illuminated. Staff finds this modification appropriate since the signs will be integrated into the design of the building, no lighting is proposed, and the size will improve the ease of access for visitors. The proposed signs are also of the type that would be permitted under the latest draft of the sign regulations update.

Community Benefits: The following are considered significant community benefits associated with the subject site plan amendment:

- Extension of North Tazewell Street: the applicant has agreed to dedicate in fee to the County approximately 26 feet of right-of-way, free of any encroachments or encumbrances, for future use as a public street and to accommodate public utilities (Condition #82).
- Affordable Housing: The applicant has agreed to provide a base contribution to the County's AHIF fund as stipulated in the Zoning Ordinance (Condition #66).
- Public Art: The applicant has agreed to make a contribution of \$75,000 to the County's Public Art Fund (Condition #64).

- **Parking Meters:** The applicant has agreed to contribute up to \$8,000 for the installation of multi-space parking meters along the property's public street frontage (Condition #83).
- **North Glebe Road parking:** The applicant has agreed to pursue on-street off-peak parking on North Glebe Road between North Carlin Springs Road and North Randolph Street with VDOT (Condition #84).
- **Utility Fund:** The applicant has agreed to make a contribution of \$42,000 to the County's Utility Fund (Condition #5).
- **Transportation Demand Management:** The applicant has agreed to implement a TDM Plan for the purpose of coordinating efforts to reduce the impact of the development on the existing transportation network (Condition #50).

Community Process: The subject site plan was reviewed four (4) times by the Site Plan Review Committee (SPRC) on November 14, 2011, January 23, 2012, February 2, 2012 and March 26, 2012. Following are issues or concerns that were thoroughly discussed by the SPRC:

- The provision and design of the extension of North Tazewell Street extension and related bonus density;
- The configuration of ground floor retail uses and the residential lobby;
- The accommodation of curbside loading and delivery;
- The parking modifications;
- Pedestrian safety improvements;
- The design of the south façade;
- The quality of the proposed building materials;
- The provision of street trees; and
- The proposed seven-foot building projection over the sidewalk adjacent to the N. Tazewell Street extension.

With the conclusion of the SPRC review on March 26, 2012, the issues that remain outstanding and of community concern include the design of the North Tazewell Street extension, the quality of building materials, and the parking modification.

Planning Commission: The Planning Commission heard the proposed site plan amendment at its May 7, 2012 meeting. The Planning Commission voted ten to two (10-2) to recommend that the County Board adopt the site plan ordinance with the following recommendations:

- Staff should explore with owners of The Carlin creation of an exit onto the North Tazewell Street through-block connector and close the current curb cut for the existing exit.

Staff Response: The applicant is currently working with staff to study the feasibility of providing access to The Carlin (4300 N. Carlin Springs Road) from the new North Tazewell Street extension.

- In the event parking spaces meeting the retail parking requirement are unavailable at the time of operation of the retail, the applicant should provide parking within two (2) blocks of the project site.

Staff Response: Condition #50 has been revised to require that the applicant provide a list of parking garages with spaces available to the public for lease to all retail tenants at the time of initial lease up. Staff finds that the available spaces in the area, including the Ballston Parking Garage across the North Glebe Road from the site, will sufficiently meet the needs of the retail tenants without requiring off-site agreements.

- The developer should provide an additional five (5) Red Maple street trees, a minimum of 3 ½ inches caliper in size, to be planted off site as street trees along Glebe Road in the vicinity of the project, in locations to be approved by County staff.

Staff Response: Staff has evaluated North Glebe Road in the vicinity of the site to determine appropriate off-site planting options. The applicant has agreed to pursue the planting of three (3) additional trees in the median of the North Glebe Road between North Carlin Springs Road and North Randolph Street, subject to the approval of VDOT and the County Manager (Condition #85). Staff, however, does not recommend planting in the existing tree pits located to the south on North Glebe Road which lack trees or contain dying trees. The tree pits do not meet the County's current size standards and would need to be significantly increased to support healthy street trees. Staff recommends the replanting of these trees would be best accommodated when adjacent sites are redeveloped and the sidewalk and tree pits can be widened and built to current standards.

Transportation Commission: The Transportation Commission heard the proposed site plan amendment at its May 3, 2012. The Transportation Commission voted unanimously (9 to 0) to recommend that the County Board adopt the site plan ordinance and made the following recommendations:

- Provide a minimum of four (4) on-street visitor bicycle parking spaces.

Staff Response: The applicant has revised the drawings to provide three bicycle racks (6 spaces) on North Glebe Road and North Carlin Springs Road;

- Condition #6: Change the second sentence to read; "Lighting levels will ~~conform to~~ meet or exceed minimum illuminance levels approved by the County".

Staff Response: Condition #6 has been revised to require that lighting levels conform to Arlington County Traffic Signal and Streetlight Specifications.

- Condition #11: Add the Ballston BID, Ballston Crest Townhomes Association, The Carlin Apartments and Hyde Park Condominiums to the list of groups that should receive information on the project's community liaison.

Staff Response: Condition #11 has been amended to include those in the list above and additional adjacent residents' associations.

- Condition #26: Review the language to ensure that lighting is provided to light the public walkway under the building overhang.

Staff Response: Staff has reviewed the language in Condition #26 and finds it sufficiently requires that lighting on all frontages must meet Arlington County Standards.

- Condition #39: Check to see if the MTP should be referenced in relation to the bike parking standards.

Staff Response: Condition #39 has been revised to reference the updated parking standards document, Arlington Bicycle Parking Class I Standards.

- Condition #51: Review and rewrite the language to ensure that spaces can be unbundled and that one space may not be available in perpetuity for use by each residential unit.

Staff Response: Condition #51 has been revised to address these recommendations.

Housing Commission: The site plan amendment will be heard at the May 10, 2012 meeting of the Housing Commission.

CONCLUSION: The proposed site plan amendment would permit the development of a 139,071 square foot mixed-use apartment building with ground floor retail uses rather than the 52,546 square foot office building previously approved in 1989. The proposed bonus density of 19,331 square feet for LEED Silver certification and relationship to existing and permitted uses on adjacent sites needed for the North Tazewell Street extension would be appropriate on the subject site, maintaining the intent of the GLUP designation for the site and achieving the goals of sustainability and increased vehicular and pedestrian connectivity and utilities for the rest of the block. The use, bulk and mass of the building is appropriate for the site. Therefore, staff recommends the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to the conditions of the ordinance.

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment dated June 8, 2010 and significantly revised on September 5, 2011 for Site Plan #72, was filed with the Office of the Zoning Administrator; and

WHEREAS, the Planning Commission held a duly advertised public hearing on that Site Plan Amendment on May 7, 2012 and recommended that the County Board approve it, subject to numerous conditions and has provided a letter dated May 11, 2012; and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its May 19, 2012 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on May 19, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - **Modification to Section 16A.B.1.a to permit increased density and exclude from density GFA associated with below-grade fitness facility and at-grade bicycle parking and service areas;**
 - **Modification to Section 16A.B.1.f to reduce the commercial parking ratio from 1 space per 580 square feet to 1 space per 2,203 square feet;**
 - **Modification to Section 33 to reduce the residential parking ratio from 1.125 spaces per unit to 1 space per unit as permitted by site plan approval in Section 16A.B.1f.**
 - **Modification to Section 33 to permit tandem parking spaces;**
 - **Modification to Section 16A.B.1.e to reduce the landscaped open space from 10% to 8.9%; and**
 - **Modification to Section 34 for sign area and sign placement.**
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and

- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated June 8, 2010 and significantly revised on September 5, 2011 for Site Plan #72, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 below and dated April 13, 2012 (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment for the portion of Site Plan #72 located at 650 N. Glebe Road LLC to permit a 139,071 square foot apartment building with 163 units and 2,203 square feet of ground floor commercial uses for the parcel of real property known as RPC# 20-12-359 located at address 650 N. Glebe Road, approval is granted and the parcels so described shall be used according to the Site Plan as originally approved on December 7, 1968 and amended from time to time as shown in the records of the Office of Zoning Administration, and as amended by the Revised Site Plan Application, subject to the following conditions as amended from those previously approved for this site (RPC# 20-12-359) only:

The following Conditions of site plan approval (#1 through #14) are valid for the life of the site plan and must be met by the developer before issuance of the Land Disturbance and Demolition Permits.

1. Site Plan Term

The developer (as used in these conditions, the term "developer" shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.1 and the revised plans dated April 13, 2012 and reviewed and approved by the County Board and made a part of the public record on May 19, 2012, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

This site plan approval expires three (3) years after the date of County Board approval if a building permit has not been issued for the first building to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this site plan and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the site plan is subject to, among other things, inclusion of amended or additional site plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

2. Pre-Construction Meeting

The developer agrees to request and attend a pre-construction meeting coordinated by County staff in a County office building prior to the issuance of any permits for the site plan. The meeting participants shall include the developer and its construction team, and

relevant County staff. Relevant County staff will include the following personnel and division representatives: DCPHD Site Planner, Arlington County Police, Code Enforcement, Department of Environmental Services (DES) Transportation Planner, Department of Parks, Recreation and Community Resources (DPRCR) site plan liaison, Landscape Plan team, Arlington Economic Development (AED), green building staff contact, WalkArlington staff, Housing Division, and other departments as determined by the County Manager. The purpose of the pre-construction meeting is to discuss the requirements of the site plan conditions.

3. **Tree Protection and Replacement**

- a. The developer agrees to complete a tree survey, which shows existing conditions of the site and locates and identifies all trees which are three (3) inches in diameter or greater. The survey shall include any tree on adjacent sites whose dripline extends onto the subject site.
- b. The developer agrees to file and implement a tree protection plan which will designate any trees proposed to be saved by the developer. Trees designated to be saved on the tree protection plan, or those specified to be saved by the approved site plan and shown on any filing in connection with this case, will be protected. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager to meet the requirements of this site plan, before the issuance of the Land Disturbance or Demolition Permit.
- c. Upon approval of the tree protection plan the developer agrees to submit to the Department of Parks, Recreation, and Cultural Resources (DPRCR) a performance bond estimate for the trees to be saved. Upon approval of the performance bond estimate by the DPRCR, the developer agrees to submit to the DPRCR a performance bond, in the approved amount of the estimate, and the approved tree protection plan, which bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit. Prior to the release of the public improvement bond, the developer agrees to submit to the DPRCR as-built drawings showing the location of all saved trees.
- d. The Developer agrees that any tree proposed to be saved on the tree protection plan or other filing shall be saved. At a minimum, this plan shall include:
 - (1) A site grading plan at two (2) foot 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 critical root zone of the trees to be saved.
 - (4) Identification of tree protection measures and delineation of placement of tree protection.
 - (5) Any tree required to be saved pursuant to this condition, which dies (any tree which is 30% or more dead as determined by the County's Urban Forester shall be considered to have died) prior to, or within ten (10) years of, the issuance of the Master Certificate of Occupancy shall be removed and replaced by the developer at his expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements of Condition #15 below, provided, however, that replacement as specified in this subparagraph (3.d.5) does not relieve the developer of any violation resulting from the failure to save identified trees.
 - (6) The location of all construction trailers shall be approved either by Administrative Change approval or be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers proposed to be located in the public right-of-way shall require approval by DES and Zoning staff, and the site plan's Arlington County Police representative shall receive a copy of the aforementioned map.
- e. In addition to saving identified trees, the developer also agrees to replace all trees shown on the Tree Survey that are removed as a result of the new construction in accordance with the Arlington County Tree Replacement Guidelines. The developer agrees to submit tree replacement calculations and a tree replacement plan in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in assessing the condition of trees. Any replacement trees shall conform to the standards and specifications set forth in Condition #15a below and any replacement trees that cannot be accommodated on site will be provided in a monetary amount to the Tree Canopy Fund coordinated with Arlington County's Department of Parks and Recreation. The developer agrees to submit and obtain approval of this plan by the County Manager as part of the final landscape plan.
- f. Per Condition #3.e above, the developer agrees to make a contribution to the County's Tree Canopy Fund of at least \$2,400.00 per tree, or a greater amount specified by the County Board, for every tree that cannot be planted on site. The contribution shall be required when tree planting requirements cannot be met on the property. The payment shall be delivered to the Department of Parks and Recreation

Office prior to the issuance of the ~~Excavation/Sheeting and Shoring Permit~~ Footing to Grade Permit, and evidence of compliance with this condition shall be provided to the Zoning Administrator in the form of a letter at the time of payment.

4. **Photographic Record of Development**

The developer agrees to produce and submit to the Zoning Administrator a photographic record of development, starting with a record of the site as it appears before demolition is begun, including photographic records during construction, and ending with a photographic record of the development as it appears after completion of construction. These photographs shall comply with the following specifications:

All photographic records can be either color or black and white. Submission of a photo contact sheet and 8" x 10" prints on photographic paper shall be the minimum acceptable standard. Color photographs on compact disc, print copies of the photographs, and the photo contact sheet must be date-stamped and submitted at the end of the project prior to the issuance of the Master Certificate of Occupancy.

The photographic record shall include photos taken at the following points in construction, and photos shall be submitted as taken:

- a. Before Land Disturbance and Demolition of the site (shall be submitted before issuance of the Land Disturbance and Demolition Permits)–Views of north, south, east and west facades, as location permits, of buildings to be demolished, as well as at least one photo of the site before any land disturbance including the existing physical relationship with adjacent buildings and streets. The photographic record shall also include all historic aspects of the facades of the building to be demolished, consistent with the requirements described in Condition #54 below.
- b. Site Clearance (shall be submitted before issuance of the Footing to Grade Permit)–Views of cleared site facing north, south, east and west, as location permits, with adjacent buildings and streets included.
- c. Construction Phase (shall be submitted before issuance of the Shell and Core Certificate of Occupancy Permit)–At a minimum, views of the site: during excavation, upon completion of the first floor above grade, at topping out, and during the exterior cladding phase.
- d. Site Completion (shall be submitted before issuance of the Master Certificate of Occupancy)–North, south, east and west facades of completed building or buildings, as well as at least one view of completed project in context of adjacent buildings and streets.

The photographic records for which no time is specified above, including the completed compact disc with the entire photographic history, shall be delivered to the Zoning

Administrator, before the issuance of a Master Certificate of Occupancy for placement in the County archives.

5. **Utility Fund Contribution**

In addition to funding and constructing the utility undergrounding work, the developer agrees to contribute in the amount specified in Site Plan conditions to the County utility fund before the issuance of the Above Grade Building Permit or prorated consistent with an approved phasing plan for the development. The total utility fund contribution for this site is \$42,000 (\$50,000 x 0.84 acres). The contribution amount shall be increased by the same percentage as the percentage change in the Consumer Price Index (CPI) from 2012 to the date of the year which the contribution is made. These funds may, but need not, be used by the County for the purpose of providing the undergrounding of utilities along the properties which are not redeveloping in this undergrounding district. If the area of the site plan is subdivided, the contribution to be made by each owner shall be based proportionally on the amount of site area allocated to each subdivided parcel. The contribution, if not obligated by the County to pay for utility undergrounding projects within 10 years from the date of payment, will be refunded without any accrued interest to the development owners of record at the time of any refund.

6. **Plan for Temporary Circulation During Construction**

The developer agrees to develop and implement (after approval) a plan for temporary pedestrian and vehicular circulation during 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. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit this plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the Land Disturbance and Demolition Permit. The developer agrees to provide a copy of the approved plan to the appropriate civic associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

The developer agrees, during the hours of construction, to provide “flagmen” to assist in the direction of traffic along or around a street any time that any driving lane of such a street is partially or fully blocked due to temporary construction activities. In addition, the developer agrees to notify the appropriate civic associations and all abutting property owners in writing (or, by mutual agreement, by e-mail) at least seven calendar days in advance of any street closure, except in the case of an emergency, of more than one hour duration on any street. “Emergency” street closures may include, but not be limited to, those relating to rupture or potential rupture of a water or gas main, insecure building façade, or similar unforeseeable public danger. “Emergency” street closures shall not include closures for setting up or dismantling of a crane, exterior building construction, materials deliveries, or utilities work, or similar situations.

~~During construction the Developer agrees to provide adequate temporary lighting for roadway users, including pedestrian walkways. The temporary lighting plan shall be submitted, approved and implemented prior to the issuance of the demolition and land disturbance permits. Lighting shall be turned on between dusk and dawn 7 days a week. Any high intensity overhead lighting, such as lighting placed on construction cranes shall be used only during construction hours (except lower levels after hours for safety and security reasons), and shall be placed so as not to directly illuminate residential dwellings or be a nuisance to neighboring property owners. The approved temporary lighting plan shall be operated from prior to issuance of the Demolition and Land Disturbance permits until County standard lighting fixtures are in place and operational around the perimeter of the site. Street lighting shall be in accordance with the latest IES Roadway Lighting Design Guidelines, AASHTO Roadway Lighting Design Guide, VDOT Traffic Engineering design manuals, and Arlington County's Streetlight System Design Guidelines memorandum, and shall conform to minimum illuminance levels approved by the County.~~

During construction the Developer agrees to provide adequate temporary lighting for roadway users, including pedestrian and vehicular traffic, along all frontages of the site, including the interiors of covered pedestrian walkways. Lighting levels will conform to minimum illuminance levels as stated in the Arlington County Traffic Signal and Streetlight Specifications. The developer agrees to submit and obtain the County Manager's approval of a temporary lighting plan prior to issuance of the demolition and land disturbance permit. However, the temporary lighting plan shall not be required for a demolition permit which involves only the single-family home. The County Manager shall approve the temporary lighting plan if he/she finds that the plan is consistent with the standards set forth in this condition (Condition #6) and with any other lighting requirements set forth in this site plan approval. Lighting shown on the temporary lighting plan shall be turned on between dusk and dawn 7 days a week. Any high-intensity overhead lighting, such as lighting placed on construction cranes, shall be used only during construction hours (except lower levels after hours for safety and security reasons), and shall be placed so as not to directly illuminate residential dwellings or be a nuisance to neighboring property owners. The approved temporary lighting plan shall be implemented prior to the shut-down or removal of any existing lighting and operated from implementation until County standard lighting fixtures as approved in Condition #26 are in place and operational around the perimeter of the site.

The developer agrees to maintain street surfaces adjacent to the site in a clean, smooth condition devoid of potholes at all times during the construction period. Whenever a significant portion of an adjacent road surface is disturbed for reasons relating to the construction, including utility work, the developer agrees to repair promptly the disturbed portion(s) of pavement with hot patching to return the road surface to a clean, smooth condition. The developer agrees to insure that the road surface is promptly repaired regardless of whether the excavation work or other damage to the road surface was done by the developer, the developer's contractors, or private utility companies. The developer agrees to make reasonable efforts to schedule construction work so that digging in the

street surfaces will not occur during the winter months. However, if the road surface is disturbed during the winter months, the developer may temporarily restore the road surface using cold patching and then hot patch the disturbed surface at the earliest opportunity when weather conditions permit. If cold patching is used, it shall be properly maintained and resurfaced as necessary to maintain a clean, smooth road condition. The term “significant portion of a road” is understood to include, but not be limited to, a cut in the road surface that exceeds 10 feet in length or 100 square feet in size. This condition is in addition to any other conditions in this site plan and any County requirements relating to reconstruction and repaving of streets at the completion of construction.

7. **Residential Relocation**

The developer agrees to coordinate with the Arlington County Relocation Program Coordinator in order to provide each rental household living in either an apartment unit or a single-family dwelling which is displaced by the construction of this site plan, except those who sign initial leases for a unit in the project after the date of this site plan approval, with at least the following:

- a. A minimum of 120 days written notice to vacate.
- b. Relocation payments, in accordance with the *Arlington County Tenant Relocation Guidelines* adopted by the County Board and in effect on the County Board date identified in Condition #1,
- c. Relocation services in accordance with the *Arlington County Tenant Relocation Guidelines* adopted by the County Board and in effect on the County Board date identified in Condition #1,

If the developer decides to limit relocation benefits to persons who executed initial leases before adoption of the site plan, the developer agrees to notify, in writing, any tenant moving in after the date that the site plan is approved of his/her ineligibility for relocation payments and services. Any tenant who has not signed a waiver of rights to relocation assistance must receive the assistance. In cases where State law requires 120-day notice to vacate (displacement from multi-family buildings containing four or more units), notice cannot be waived, but the lead time for such notice may be reduced by mutual agreement in writing. Evidence of compliance with this condition shall be provided to the Zoning Administrator before the issuance of the Land Disturbance and Demolition Permits.

8. **Retail Relocation**

The developer agrees to coordinate with the Department of Economic Development in order to provide the following relocation assistance to all retail tenants under lease as of the date of the approval of the proposed site plan:

- a. The developer agrees to keep all retail tenants informed of the redevelopment schedule by providing periodic updates with regard to material changes in the development program for the site, including the phasing of the project, anticipated schedules for eviction, construction and occupancy, and any anticipated material impacts on the tenants while they remain on the site, such as test borings, construction signs and fencing, asbestos removal, disruptions to customer parking and pedestrian paths, and the like.
- b. The developer will assist the County to make available to all retail tenants, either directly or through the developer, information on available commercial space in the County, business counseling services and appropriate business courses.
- c. The developer agrees to cooperate with the retail tenants by referring tenants who so request to private sources of professional assistance in regard to lease negotiation (i.e., understanding lease terms, trends and negotiation strategy), space planning and other related sources of help.
- d. Except for provisions in any lease to the contrary, the developer agrees to maintain the site, structures and systems in good repair and in a businesslike appearance until the last retail tenant vacates or until the notice to vacate expires, whichever comes first.
- e. The developer agrees to show compliance with the terms of this condition to the Zoning Administrator before the issuance of the Land Disturbance and Demolition Permits.

9. **Compliance with Federal, State and Local Laws**

The developer 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, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this site plan approval. The developer 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 the developer is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.

10. **Post-County Board 4.1 Filing**

The developer agrees to file four copies of a site plan and the tabular information form, and digital copies on compact disc in JPEG and PDF, ~~and DXF~~ formats, which complies with the final approval of the County Board and with Administrative Regulation 4.1, with the Zoning Administrator within 90 days of the County Board approval and before the issuance of the Land Disturbance and Demolition Permits.

The developer agrees to include on the post-4.1 plans details regarding ~~existing~~ traffic signal system infrastructure, e.g., poles, meters, controller cabinets existing at the time of County Board approval, and to indicate on the plans if any part of the system will be moved and to where it is proposed to be moved.

The developer also agrees that no changes to the approved post-4.1 plans can take place in the field. All post-4.1 plan changes must be submitted for review and approval by either the Zoning Administrator or the County Board.

11. Community Liaison and Activities During Construction

The developer agrees to comply with the following before issuance of the Land Disturbance and Demolition Permits and to remain in compliance with this condition until the Master Certificate of Occupancy is issued.

- a. The developer 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 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, the Buckingham Community Civic Association, the Bluemont Civic Association, the Ashton Heights Civic Association, Ballston Crest Townhomes, Hyde Park Condominiums, Townes of Ballston, Ballston Gardens apartments, The Carlin apartments, and Ballston Business Improvement District and to the Zoning Administrator, and shall be posted at the entrance of the project.
- b. Before commencing any land disturbance of the site, the developer shall hold a community meeting with those whose property abuts the project 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. The Zoning Administrator and the Arlington County Police representative must be notified once the community meeting dates/times are established. The developer agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before Land Disturbance and Demolition Permits are issued. The developer agrees to submit to the Zoning Administrator two (2) sets of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation (one set of which will be forwarded to the Police). 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. The location of all construction trailers shall be approved either by Administrative Change approval or to be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers shall require approval by DES staff, and the site plan's Arlington County Police representative shall receive a copy of the

aforementioned map.

- c. Throughout construction of the project, the developer 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, the developer 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. The developer 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. The developer agrees to place a minimum of one sign per street front around the construction site, indicating the permissible hours of construction, to place one additional sign within the construction trailer containing the same information, to provide a written copy of the permissible hours of construction to all subcontractors, and to require its subcontractors to observe such hours.
- 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.

12. **C & D Waste**

The developer 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 developer agrees to obtain the County Manager's approval of this plan prior to the issuance of the Land Disturbance and Demolition permits, and to implement the plan throughout demolition and construction of the project.

13. **Green Building Fund Contribution**

~~Intentionally Omitted. The developer agrees to make a contribution to the County's Green Building Fund of \$1,663 (\$0.045 X 36,957 square feet). The payment shall be made to the Department of Environmental Services prior to the issuance of the Land Disturbance and Demolition Permits, and compliance with this condition shall be~~

~~provided to the Zoning Administrator in the form of a letter at the time of payment. If the project achieves formal certification as a LEED Green Building from the U.S. Green Building Council within one year of issuance of the Master Certificate of Occupancy, the Green Building fund contribution shall be refunded upon receipt of written request, and documentation of LEED certification, by the applicant.~~

14. **Vacations and Encroachments**

Prior to the issuance by the County of any permit for development of the site plan, except for demolition permits solely for buildings and structures not owned by the County or located on property within which the County has an interest, the developer agrees to obtain approval of, and fulfill all required conditions of, all ordinances of vacation and/or ordinances of encroachment associated with and/or required to build the project, or any portion thereof, as depicted on the site plan referenced in Condition # 1 of this Ordinance and in accordance with final site engineering plans for the project approved by the County. The satisfaction of the requirements of this condition may be phased (i.e., all ordinances of vacation or ordinances of encroachment associated with each approved phase of development must be enacted or obtained before issuance, by the County, of any permit for any work relating to, or necessary for, such phase, except for demolition permits for buildings or structures, not owned by the County or located on property within which the County has a legal interest) provided that such phasing is approved by the County Manager as part of a phasing plan as set forth in Condition #68. Irrespective of any other conditions set forth herein, the developer agrees that no building, structure or utility of any type shall encroach upon, or interfere with, the use of any County property or the exercise by the County of any property right or interest, unless and until the developer, before any Excavation/Sheeting and Shoring Permit is issued, first has: a) obtained an ordinance of vacation or an ordinance of encroachment, enacted by the County Board, permitting such use, encroachment or interference; and, b) met all of the conditions of such ordinance(s).

- **The following Conditions of site plan approval (#15 through #31) are valid for the life of the site plan and must be met by the developer before issuance of the Excavation/Sheeting and Shoring Permit, unless otherwise stated in the Condition.**

15. **Coordination of these plans: final site development, landscape and site engineering**

The developer agrees to attach the County Board meeting minutes outlining the approved conditions and the conditions themselves to each set of Building Permit drawings that they submit to the County. The developer agrees to submit to the Zoning Administrator ~~and obtain approval from the County Manager~~ a detailed final landscape plan prior to issuance of the Excavation/Sheeting and Shoring Permit. The final landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final civil engineering plan as required in Condition #18 below, as well as a vicinity map with major streets labeled. The final landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the final landscape plan and the final civil engineering plan

shall verify, by means of survey, that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager 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 ~~Footings to Grade Excavation/Sheeting and Shoring~~ Permit. 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 in Conditions #16 and 21 below; the Arlington County Streetscape Standards if applicable; the Sector Plans if applicable; 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 civil 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 to also be submitted. 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 civil engineering plan. All hardscape features shown on the approved landscape plan shall be completed prior to the issuance of the first partial Certificate of Occupancy for tenant occupancy. All plant materials shown on the final landscape plan shall be installed before the issuance of the first Partial Certificate of Occupancy for occupancy for any space above grade for the respective phase of construction. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the planting season, availability of plant materials, weather, or other construction-related issues, which may not permit installation of plant materials or construction of hardscape features by the required timing.

Upon approval of the final landscape plan and prior to the issuance of the first partial Certificate of Occupancy for the respective phase of construction/tenant occupancy, the developer agrees to submit to the Department of Community Planning, Housing, and Development (DCPHD) a copy of the contract for construction and installation of all landscape materials. The final 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, bus stops, 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 civil engineering plan and placed so they do not obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets (existing or proposed) shall not be located in the pedestrian clear zone of the public sidewalk, including but not limited to access areas to ADA ramps, crosswalks, building entrances, and interior walkways. Transformers shall not be placed above grade in the setback area between the building and the street.

The developer agrees to relocate existing traffic signal poles, traffic signal cabinets, and any other existing traffic-related items and equipment located on, or in the public right-of-way contiguous to, the development site as described below. The improvements shall conform to the DES Construction Standards and Specifications, and shall be shown on the final engineering plan. Installation of the improvements shall be completed prior to issuance of the first certificate of occupancy for the development. The developer agrees to install the following improvements:

None

- b. Intake and exhaust garage ventilation grates may not be located within public sidewalks or streets, or within areas between the street curb and any building which is used as a walkway. The developer agrees to provide drawings showing how the garage will be ventilated as part of the post-County Board Administrative Regulation 4.1 drawings required in Condition #10 above. Ventilation grates shall be located and/or screened so as not to be visible from public rights-of-way. The developer shall obtain approval from the County Manager of the location and screening of all ventilation grates as part of the review of the final civil engineering plan and the final landscape plan before issuance of the Footing to Grade Permit.
- c. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, ADA ramps, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Interior walkways shall have a minimum width of four (4) feet. All plaza areas, access drives, automobile drop-off areas, interior walkways and roadways 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 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 landscape plan.
- d. The location and types of light fixtures for streets, parking, walkway and plaza areas, and associated utilities, as contained in the lighting plan required in Condition #53 below.
- e. Topography at two (2) foot intervals, and the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures.
- f. 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. Include public art information, if known.

- g. 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 final civil engineering plan.
- h. The limits of demolition and construction.

The developer agrees that once approved, the final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendments may be specifically approved through an Administrative Change request.

16. Landscape Standards

The developer agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:

- a. 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~~ 3 1/2 inches, except as indicated in Condition #21 below.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)—a minimum caliper of 3 to 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs—a minimum spread of 18 to 24 inches.
 - (5) Groundcover—in 2 inch pots.
- b. The developer agrees to plant all street trees prior to issuance of the first Partial Certificate of Occupancy for occupancy of any space above grade for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on the planting season, the availability of street trees, and the weather. The developer also agrees to fulfill the Public Improvement Bond requirements (Condition #33). The developer agrees to notify the 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.

- c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
- 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.
- e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material or other drainage material commonly used in the industry as reviewed and approved by the County Manager on the landscape plan, for trees and tall shrubs, and three (3) feet for other shrubs, except in portions of the courtyard located directly over the garage, where a minimum of two (2) feet shall be provided for shrubs, ornamental, and evergreen trees and a minimum of 12 inches shall be provided for perennials and ground cover. This requirement shall also apply to all 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 adjacent finished grade.
- f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
- g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Land Disturbance and Demolition Permits and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the site plan and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.

17. Utility Company Contacts

The developer 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 the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above for each phase of the project.

18. ~~Final site Civil engineering plan approval by DES~~

~~The developer agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall include a receipt from the Zoning Office that the landscape plan has been accepted. Staff comments on the final engineering plans will not be provided to the developer without submission of the landscape plan to the Zoning~~

~~Office. 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 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 and the CPHD Site Planner, as consistent with all site plan approval requirements and all County laws. To ensure final sign-off, the plans shall include CPHD Site Planner review and signature blocks. Upon completion of the construction of a project, the developer 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.~~

The developer agrees to submit a complete set, as determined by the Department of Environmental Services, of civil engineering plans based on a draft First Submission Plan Checklist dated January 20, 2012 or subsequent amended submission checklist, prior to the issuance of the Clearing and Grading Permit for the applicable phase of the project consistent with the approved Phasing Plan for the development, pursuant to Condition #68 below. The plans shall be drawn at a horizontal scale of 1 inch = 25 feet and a vertical scale of 1 inch = 5 feet and be 24 inches by 36 inches in size.

The developer agrees to meet the following requirements prior to issuance of the Excavation/Sheeting and Shoring Permit:

1. Obtain approval by the County Manager of a Maintenance of Traffic Plan for, at a minimum, the Excavation/Sheeting and Shoring phase of work;
2. Obtain approval by the County Manager of a tieback plan, or alternatively, submit a statement by the developer confirming that tiebacks will not be placed and will not extend into the public right of way during construction of the project; and
3. Obtain a minimum of one complete County staff review of the civil engineering plans that results in a finding by the County Manager that the limits of Excavation/Sheeting and Shoring shown on the plan will not interfere with, limit, damage, or pose a substantial risk of damage to, existing and proposed public infrastructure and adjacent public or private property.

The developer also agrees to obtain all additional required approvals and permits prior to commencing excavation, sheeting, and shoring.

The developer agrees to obtain approval of civil engineering plans that agree with the approved final landscape plan, and the sequence of construction, from the Department of Environmental Services, as being consistent with all site plan approval requirements and all County codes, standards and specifications, and policies, prior to issuance of the footing-to-grade permit, or for any phase consisting only of buildings on slab, prior to the issuance of the above grade building permit.

19. Pavement, Curb and Gutter Along All Frontages

The developer 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 prior to issuance of the first partial Certificate of Occupancy for occupancy of the applicable phase of the project/tenant occupancy. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the season, weather, or other construction-related issues, which may not permit installation of these features by the required timing.

- a. The developer agrees to reconstruct curb and gutter in approximately its current location along the west side of North Glebe Road, which results in a varying street cross section of approximately 98 feet, as shown on the final engineering plan approved by the County Manager. The developer agrees to construct one crosswalk and accompanying handicap ramps at the intersection with North Carlin Springs Road and Ballston Common Mall garage entrance (south side), as shown on the final engineering plan approved by the County Manager, unless previously constructed.
- b. The developer agrees to construct new curb and gutter along the south side of North Carlin Springs Road, which results in a varying street cross section of approximately 40 feet to 53 feet, as shown on the final engineering plan approved by the County Manager (note: accommodate the drop off in front of the building the street width should increase to approximately 59 feet). The developer agrees to construct one crosswalk and accompanying handicap ramps at the intersection of North Glebe Road (west side), as shown on the final engineering plan approved by the County Manager, unless previously constructed. The developer also agrees to construct one off-site crosswalk and accompanying handicap ramps at the intersection of North Tazewell Street (west side), as shown on the final engineering plan approved by the County Manager.
- c. The developer agrees to construct new curb and gutter along the extension of North Tazewell Street creating a uniform 23-foot street width, as shown on the final engineering plan approved by the County Manager.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with applicable laws and regulations. The developer 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 on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the Rosslyn-Ballston Corridor Streetscape Standards or other 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

site plan drawings dated April 13, 2012 unless the County provides additional funding to offset such increased cost.

20. Survey Monuments

The developer agrees to submit, before issuance of the Excavation/Sheeting and Shoring Permit, a survey of the site adherent to the following:

Horizontal Datum - All Site Plans shall be referenced 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 U.S. Survey feet. All plans shall be annotated as follows: "The site shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from a field run boundary and horizontal control survey."

Vertical Datum - All Site Plans shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). All plans shall be annotated as follows: "The site shown hereon is referenced to the North American Vertical Datum of 1988 as computed from a field run vertical control survey."

21. Sidewalk Design and Improvements

The developer 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 on the final landscape plan and final civil engineering plan, in accordance with the Arlington County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Arlington County Streetscape Standards and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The developer agrees that the clear pedestrian zone sidewalk shall:

- a. 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.
- b. Not be less than six feet wide at any point.
- ~~c. Allow encroachments by sidewalk cafes only in accordance with Condition # 67 and under the provisions of the Arlington County Streetscape Standards.~~
- d. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards.
- e. Use plain, un-tinted concrete or, subject to approval, an integral tint that harmonizes with its setting. Non-standard materials or surface treatments may be used subject to approval and under the provisions of the Arlington County Streetscape Standards.
- f. Not contain joints or use patterns that create gaps of $\frac{1}{4}$ -in ~~depth~~ width or greater at spacings of less than 30."

The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first partial Certificate of Occupancy for occupancy of the applicable phase of the project/tenant occupancy.

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. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

North Glebe Road – a minimum 16-foot, 8-inch wide sidewalk measured from the back of curb maintaining an 11-foot wide clear sidewalk, including 5 feet by 12 feet tree pits, planted with 3 ½ inch caliper Red Maple street trees and such ground cover as *liriope muscarii*, *hypericum*, *calycinum* (Aarons Beard), or *juniperus conferta* (Shore Juniper), placed 28 to 32 feet on center and the tree planting area to be a minimum of eight (8) inches back from the back of curb.

North Carlin Springs Road– a minimum 13-foot, 8-inch wide sidewalk measured from the back of curb maintaining an 8-foot wide clear sidewalk, including a 5-foot wide continuous tree planting strip with 3 ½ inch Zelkova street trees placed 28 to 32 feet on center and the tree planting area to be a minimum of eight (8) inches back from the back of curb. To provide a drop-off along North Carlin Springs Road, the planting strip may be removed narrowing the sidewalk section while still maintaining a minimum 8-foot wide clear sidewalk.

North Tazewell Street – a minimum 8-foot wide sidewalk measured from the back of curb.

22. **Subsurface Structure-free Zone for Utilities and Streetscape**

The developer 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.

23. **Water Service Requirements**

The developer agrees that the location of the water services will be determined at the time of the review of the final engineering plan, and shall be constructed in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual.

24. **Existing Water Main or Fire Hydrant Service**

The developer 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 Excavation/Sheeting and Shoring Permit.

25. **Replacement of Damaged Existing Curb, Gutter and Sidewalk**

The developer agrees to remove and replace, according to the Arlington County Department of Environmental Services Construction Standards and Specifications Manual, any existing curb, gutter and sidewalk along the street frontages of this site which is in poor condition or damaged by the developer, prior to the issuance of the first Certificate of Occupancy. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the season, weather, or other construction-related issues, which may not permit installation of these features by the required timing.

26. **Street Lighting Requirements**

The developer agrees to show on the final engineering plans street lighting along all frontages of the site ~~prior to the issuance of the Excavation/Sheeting and Shoring Permit.~~ The plans shall include the height and color of the street light poles. The developer 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 ~~Shell and Core~~ first Certificate of Occupancy for tenant occupancy. In addition, the developer agrees to furnish and install all conduit and junction boxes necessary for the lighting system. All construction shall meet Arlington County standards.

The developer agrees to purchase and install "~~Carlyle~~" Arlington County standard street lights along all frontages of the site in accordance with adopted County Street Lighting Policy. Lighting along the east side of the N. Tazewell Street extension shall consist of building mounted fixtures as shown on the site plan drawings dated April 13, 2012 or as otherwise approved by the County Manager on the final engineering plan. The height of the street lights shall be — feet, measured from the sidewalk to the base of the luminaire as shown on the final engineering plan or as otherwise approved by the County Manager. The developer agrees to remove all standard thoroughfare lights from the site, unless the County decides that one or more are required to provide adequate lighting for street safety purposes at intersections. The developer agrees to pay the cost of moving existing or installing additional standard thoroughfare lights if required above.

27. **Underground Existing Aerial Utilities**

The developer agrees to remove and/or place underground all existing aerial utilities within or along the periphery of the entire site plan site as shown on the final site development and landscape plan and the final engineering plan approved by the County Manager. Any utility improvements necessary to provide adequate utility services to this development or utility work necessary to provide a terminus to the underground facilities shall be paid for by the developer and shall not result in the installation of any additional utility poles, or aerial devices. ~~The developer agrees to also contact the Development Services Bureau Chief, Transportation Division of the Department of Environmental Services in Arlington County not less than two (2) months prior to its planned commencement of utility undergrounding for each phase of the project to offer the County, at no cost to the County, access to the locations where the developer plans to excavate trenches or similar areas to install underground utilities so the County may install its fiber optic cable and/or conduit in those places concurrently with the developer's utility installation. Such access, and the terms and conditions under which access to the site will be provided and the undergrounding activities of the County and the developer will be coordinated, shall be set forth in an agreement approved by the County Manager and the County Attorney.~~ All utility relocation shall be completed prior to the issuance of the Shell and Core Certificate of Occupancy.

The developer agrees to construct/install four (4) 2-inch communication conduits (HDPE or equivalent County standard for communication conduits) and junction boxes along North Glebe Road and North Carlin Springs Road, for the sole and exclusive use by Arlington County, unless the County Manager determines that less conduit is required at the time of Final Engineering Plan approval. The conduit shall be designed and built as approved in the Final Engineering Plan and consistent with the then current Arlington County Traffic Signal Specification for the installation of communication conduit. The developer agrees to install the conduit prior to the issuance of the first Certificate of Occupancy for tenant occupancy.

28. **Off-street Parking for Construction Workers**

The developer agrees to provide off-street parking for all construction workers without charge to the workers. In lieu of providing parking, the developer 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, and for which the developer has obtained the Zoning Administrator's approval, before the issuance of the Excavation/Sheeting, and Shoring 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 the developer. 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.

29. **Address Indicator Signs**

The developer 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.

30. **Façade Treatment of Buildings**

The developer agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be as specified and shown on the submitted drawings identified in Condition #1 and as presented to the County Board and made a part of the public record on the County Board date identified in Condition #1, including all renderings, drawings, and presentation boards presented during public hearings. The developer agrees to submit three (3) copies of colored façade elevations at 24" x 36", which label the materials and colors for each elevation of the building, including interior elevations (e.g. elevations adjacent to interior courtyards, plazas and access drives), one (1) copy of black and white architectural elevations, and one (1) sample material board at no larger than 24" x 36", for review by the County Manager for consistency with this site plan approval prior to the issuance of the Footing to Grade Permit. The developer also agrees that all loading dock, transformer and garage doors shall contain a glass or visually similar treatment, as shown on the revised plans dated April 13, 2012, and as determined by façade approval called for in this condition. The submission shall be made to the Zoning Office. The developer further agrees to obtain the approval of the County Manager of the façade treatment as being consistent with the County Board approval before the issuance of the Final Building Permit.

The developer agrees that all retail storefronts along public rights-of-way are required to have an overall minimum transparency of 50% as measured from floor to ceiling. In addition, the portion of the retail storefronts that is located between three and eight feet from grade is required to be at least 80% transparent. The purpose of this condition is to allow pedestrians to view the activity within the retail establishment and to allow patrons and employees of the retail establishments to view the activity on the sidewalk and street. "Transparency" shall mean using glass or other transparent exterior material offering a view into an area of the retail establishment where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or the like. Where ~~Provided that~~ the exterior material is glass or other transparent material, through the Administrative Change process the Zoning Administrator a tenant may apply to the County Board for a site plan amendment may review and approve grant an exception to the views or other requirements (but not to the glass or other exterior transparent material) of this condition if he/she determines that

such exception is necessary to reduce sun glare in retail spaces at specified times of day or to provide privacy for spaces utilized for medical purposes. for a specified duration.

31. **Recordation of Deeds of Public Easements and Deeds of Dedications**

The developer agrees that, for each phase, as phase is defined in the phasing plan required in Condition #68, all required plats, deeds of conveyance, deeds of dedication, and deeds of easement associated with, and/or required by the final approved site engineering plans, for the construction of any public street, public infrastructure, public utility, public facility or public improvement (jointly “Public Improvements”), shall be: a) submitted by the developer to the Department of Environmental Services for review and approval prior to the issuance of any Excavation/Sheeting and Shoring Permit for such phase; and b) approved by the County and recorded by the developer, among the land records of the Circuit Court of Arlington County, before the issuance of the first Certificate of Occupancy for the building(s) or any portion thereof for such phase. Real estate interests conveyed by the developer to the County for public street or public right-of-way purposes shall be conveyed in fee simple, free and clear of all liens and encumbrances. Real estate interests conveyed by the developer to the County for Public Improvements or public uses, including, but not limited to, sidewalk, street trees, other streetscape planting, water mains, storm sewers, sanitary sewers, and other public utilities and facilities, which other Public Improvements are not located, or to be located, in the public street or public right-of-way may be granted to the County by deed(s) of easement, provided, however, that in the deed(s) conveying such real estate interests to the County, all liens and encumbrances shall be subordinated to the easement rights of the County.

- **The following conditions of site plan approval (#32 through #40) are valid for the life of the site plan and must be met by the developer before issuance of the Footing to Grade Structure Permit.**

32. **Plat of Excavated Area**

The developer 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 Conditions #1 and #10 above. Spot elevations shall be taken at spots determined at the time of the pre-construction meeting and shall at a minimum consist of two corners and spot elevations from 50 % of the total area to be excavated. The elevations shall be provided prior to the issuance of the footing to grade permit. Provided however, that when the Zoning Administrator determines that the excavated area will be greater than 20,000 square feet, the Zoning Administrator may reduce the area for which elevations must be provided before issuance of a footing to grade permit. Additional elevations confirming the elevations of the remainder of the excavation shall be provided prior to issuance of any permit for above grade construction.

33. **Public Improvements Bond**

Upon approval of the final site engineering plan the developer agrees to submit a performance bond estimate for the construction or installation of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Environmental Services for review and approval. Upon approval of the performance bond estimate by the Department of Environmental Services, the developer agrees to submit to the Department of Environmental Services a performance bond, in the approved amount of the estimate, and an agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements, which shall be executed by the developer in favor of the County before the issuance of the Final Building Permit.

Prior to the release of the public improvement bond, the developer agrees to submit as-built drawings showing the location and facilities for all underground utilities (water, sanitary sewer, and storm sewer) that will be maintained by Arlington County.

34. **~~Underground Electrical Transformers~~**

The developer agrees to install all new electric transformers, and all associated appurtenances, in ~~underground utility vaults that~~ an above-ground utility vault interior to the building. All new electrical transformers and associated appurtenances shall meet both Dominion Virginia Power and County design and construction standards and specifications. ~~The developer agrees to install all other underground utility vaults in conformance with the County design and construction standards and specifications, and all applicable construction standards and specifications of the owner of the utilities. Such underground utility vaults (“Utility Vaults”) may be placed, in whole or in part, within the County right of way or public easement, only after the developer applies for, and there is enacted by the County Board, an encroachment ordinance, or other County Board approval, permitting use of the County right of way or public easement for such purpose. Upon enactment of the ordinance or approval, the developer agrees to comply with all the conditions of such ordinance and any other conditions prescribed in the site plan condition addressing vacations and encroachments, including, but not limited to, recordation of any deeds, plats, or ordinances, the payment of compensation and required fees. Any associated ventilation grates for such vaults shall not be permitted, located or constructed within any portion of the County right of way or public easement area for sidewalks or public streets, or within any areas that provide pedestrian access to any buildings, street, and public or private open spaces. The location and placement of the Utility Vaults shall not conflict with the physical operation or placement of other existing or proposed public or private utility facilities. The Utility Vaults shall have a minimum horizontal clearance of five (5) feet to conduits and manholes and a minimum horizontal clearance of ten (10) feet to public water mains and public sanitary sewers, unless a greater or lesser clearance is specifically shown on the site engineering plans and approved by the Department of Environmental Services.~~ The developer agrees to obtain approval from the County Manager, or his designee, for the location of all Utility Vaults, ventilation grates, and associated appurtenances, as part of the review and approval of the final site engineering plans by the Department of Environmental Services.

35. **Interior Trash Collection and Recycling Areas**

The developer agrees that interior space shall be provided and used for the collection, storage, compaction, and removal of trash, as well as appropriate facilities for the recycling of reusable materials as defined by the County. The collection, storage, compaction, and removal of trash shall not occur outside the interior loading space. This space may not conflict with the use of a loading berth. The developer agrees to obtain approval from the Zoning Administrator of drawings showing compliance with this condition before the issuance of the Footing to Grade Structure Permit.

36. **Interior Loading Spaces**

The developer agrees that all loading spaces shall be in the interior of the building and shall also comply with the following requirements: minimum 12-foot clear width (including entrances), 30 foot-length and 14-foot height clearance. Any loading dock to be used for trash removal shall have a minimum interior height clearance of 18 feet. All loading docks- doors shall contain a glass or visually similar treatment as shown on the revised plans dated April 13, 2012, and as determined by the approved façade plan developed through the process set forth in Condition #30 ~~roll-down doors~~. Use of the loading dock for deliveries or trash pick-ups, excluding moving vans, shall be limited to the hours from 8:00 a.m. to 6:00 p.m., seven (7) days a week. The loading dock door shall also be closed when the loading dock is in use, except when necessary for entry or exit of vehicles, venting of vehicle exhaust, or when required for similar operational or safety measures.

~~37. **Parking Garage Van Access**~~

~~The developer agrees that new office parking garages shall be designed to allow access and use by vanpools. At least 10% of the total new parking supply shall be accessible to vans, shall be conveniently located on the level of the garage closest to street level, and shall have a minimum clearance of 98 inches. All other areas of the garage shall have a minimum clearance of 84 inches. Compliance with this condition shall be determined by review of the building plans by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit, which review shall not relieve the developer from constructing in accordance with this condition.~~

Intentionally omitted.

38. **Parking Space Compliance with Zoning Ordinance**

Other than the modification for three (3) tandem spaces, which is defined as a space located directly behind a direct access space with no aisle separation, requested as part of this site plan, The developer agrees to ensure that all parking spaces comply with the requirements of Section 33 of the Zoning Ordinance. Unless otherwise approved by the County Board, the number of compact spaces may not exceed the Zoning Ordinance requirement. The developer shall submit drawings showing that these requirements are met, and shall obtain approval by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.

39. **Bicycle Storage Facilities**

The developer agrees to provide, at no charge to the user, secure bicycle storage facilities in locations convenient to ~~office~~, residential and retail areas on the following basis at a minimum:

~~Office and Residential Bicycle Storage Facilities:~~

~~One (1) employee bicycle parking space for every 7,500 square feet, or portion thereof, of office floor area and one (1) additional such visitor space for every 20,000 square feet, or portion thereof, of office floor area.~~

One (1) resident bicycle parking space for every three (3) residential units, or portion thereof, of residential units and one (1) visitor space for every 50 residential units, or portion thereof, of residential units.

~~Employee and r~~Resident bicycle parking facilities shall be highly visible to the intended users and protected from rain and snow within ~~a structure~~ the location shown on the ~~site plan~~ the plans dated April 13, 2012, provided that the spaces comply with the standards stated in this condition. The facilities shall not encroach on any area in the public right-of-way intended for use by pedestrians or any required fire egress. The facilities for ~~office users and~~ resident bicycle parking must meet the acceptable standards for Class I storage space as defined in the Arlington Bicycle Parking Class I Standards contained in the Arlington Bicycle Transportation Plan, dated April 1994 with Amendments through March 2003, and be highly visible from an elevator entrance, a full-time parking attendant, a full-time security guard or a visitor/customer entrance. Visitor parking must be located within 50 feet of the primary building entrance. Any bicycle parking racks used on the site must conform to the Arlington County Standard or be approved by the Bicycle and Pedestrian Program Manager. Drawings showing that these requirements have been met shall be approved by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit. Residential condominium covenants shall not prohibit the storage of bicycles in individual condominium units.

~~In addition, the developer agrees that for every 50,000 square feet or fraction thereof of office Gross Floor Area (GFA), one (1) shower per gender shall be installed, up to a maximum of three (3) showers per gender. Also, a minimum of one (1) clothes storage locker per gender shall be installed for every required employee bicycle parking space. The lockers shall be installed adjacent to the showers in a safe and secured area and both showers and lockers shall be accessible to all tenants of the building. The location, layout and security of the showers and lockers shall be reviewed by the Arlington County Police Department before issuance of the Footing to Grade Structure Permit. The developer agrees that an exercise/health facility containing a maximum of 1,000 square feet shall not count as density (FAR) but shall count as GFA if this facility meets all of the following criteria: 1). The facility shall be located in the interior of the building and shall not add to the bulk or height of the project; 2). Showers and clothes lockers shall be provided as required above; 3). The lockers shall be installed adjacent to the showers in a~~

~~safe and secured area within the exercise facility and both showers and lockers shall be accessible to all tenants of the project; 4). The exercise facility shall be open only to tenants of the project and shall not accept or solicit memberships from outside of the project. The exercise facility, including the showers and lockers, shall be open during normal working hours.~~

Retail Bicycle Storage Facilities:

Two (2) retail visitor/customer bicycle parking spaces for every 10,000 square feet, or portion thereof, of the first 50,000 square feet of retail floor area; one (1) additional retail visitor/customer space for every 12,500 square feet, or portion thereof, of additional retail floor area; and one (1) additional retail employee space for every 25,000 square feet, or portion thereof, of retail floor area. The retail visitor/customer bicycle spaces shall be installed at exterior locations that are convenient to the retail visitors/customers, and such locations shall be reviewed by the Department of Environmental Services. The developer agrees to obtain approval of the location, design and details of the retail visitor/customer bicycle spaces as part of the final site development and landscape plan. Facilities for retail visitors/customers must meet the County standards for bicycle racks, and be located close to retail visitor/customer entrances.

40. **Emergency Vehicle Access/support on Parking and Plaza Areas**

The developer agrees to construct all plaza areas used for vehicular access and all surface parking areas to support the live load of any fire apparatus. Architecturally designed bollards or curbs shall be used on pedestrian plazas to separate the areas intended for emergency vehicle use from areas intended for pedestrian use. No above-grade structure shall be allowed to obstruct fire lanes. The requirements of this condition shall be incorporated in the drawings submitted for the Footing to Grade Structure Permit.

- **The following conditions of site plan approval (#41 through #45) are valid for the life of the site plan and must be met by the developer before the issuance of the Final Building Permit.**

41. **Wall Check Survey**

The developer 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 Conditions #1 and #10 above. The wall check survey shall show the location of the walls at the top level of the below-grade structure, and will be provided prior to the issuance of a permit for above-grade construction. The developer further agrees that, within thirty (30) days after approval of the wall check survey, or such other time as mutually agreed upon by the Zoning Administrator and the developer, to submit to the Zoning Administrator a wall check survey showing the location of the walls and the elevation of the slab, at grade.

42. **Screening of Mechanical Equipment**

Mechanical equipment shall be screened so as not to be visible from public rights-of-way.

43. **Use of Penthouse**
The use of any penthouse shall be limited to mechanical equipment and equipment maintenance space or telecommunication transmitter and/or receiver equipment as required in Condition #58 below.
44. **Review by Crime Prevention Through Environmental Design (CPTED) Practitioner**
The developer agrees to submit to the Operations Division of the Arlington County Police Department the approved post-4.1 drawings for review by the Crime Prevention Through Environmental Design (CPTED) practitioner in the Police Department for review of CPTED design elements.
45. **FAA Documentation**
The developer agrees to obtain from the Federal Aviation Administration (FAA), before the issuance of the final building permit, a written statement that the project is not a hazard to air navigation or that the project does not require notice to or approval by the FAA.
- **The following conditions of site plan approval (#46 through #55) are valid for the life of the site plan and must be met by the developer before the issuance of the First Certificate of Occupancy.**
46. **Water Main Improvements**
The developer agrees to show on the final engineering plans, and to construct, water main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The water main improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phases of construction.

None

47. **Sanitary Sewer Main Improvements**
The developer agrees to show on the final engineering plans, and to construct, sanitary sewer main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The sanitary sewer main improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phases of construction.

None

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. The developer agrees to repair or replace any sections or appurtenances of the sanitary sewer serving the development that are found to be deficient or damaged by the developer, as

identified by County staff and as shown on the final engineering plan approved by the County Manager.

48. **Storm Sewer Improvements**

The developer agrees to show on the final engineering plans, and to construct, storm sewer improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The storm sewer improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phases of construction.

The developer agrees to construct new storm inlets on North Carlin Springs Road at the southwest corner of the intersection of North Glebe Road and North Carlin Springs Road as approved on the final engineering plan.

The developer agrees to install new storm sewer and storm sewer inlets in the extension of North Tazewell Street if determined necessary at the time of final engineering plan approval.

49. **Fire Hydrant and Fire Department Connection Requirements**

The developer agrees to show on the final engineering plan, and to install, fire hydrants at intervals of not more than 300 feet, as well as fire department connections in order to provide adequate fire protection. The County shall specify the kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards. The fire hydrants and fire department connections shall be installed prior to the issuance of the first Certificate of Occupancy.

The developer agrees to provide calculations to demonstrate the needed fire flow as defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual. This information shall be clearly shown on the cover sheet of each final engineering plan set submitted.

50. **Transportation Management Plan**

The developer agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy for each respective building.

All dollar denominated rates will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of site plan approval.

The Transportation Management Plan shall include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

A. Participation and Funding

1. Maintain an active, ongoing relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner.
2. Designate a member(s) of building management as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. The applicant and /or building management will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The Property Transportation Coordinator shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.
3. In addition to supporting the ongoing activities of the Property Transportation Coordinator and other commitments of this TMP, the developer agrees to contribute to the Arlington County Commuter Services (ACCS), or successor, to sustain direct and indirect on-site and off-site services in support of TMP activities annual contributions of \$5,500.00 for residential (and retail) use per year for thirty (30) years. Payment on this commitment will begin as a condition of issuance of the first Certificate of Occupancy. Subsequent payments will be made annually.

B. Facilities and Improvements

1. Provide in the lobby or lobbies, an information display(s), the number/content/design/location of which shall be approved by ACCS / ATP, to provide transportation-related information to residents and visitors. Management shall keep display(s) stocked with approved materials at all times.
2. Provide in the building lobby(s) a means to call a taxi.
3. Maintain at least one on-site business center (including, at a minimum, access to copier, fax, personal computer, and internet services in a minimum 56 sq. ft. of space), which shall be made available to support residents of the building who choose to work from home.
4. Comply with requirements of Site Plan conditions to provide bicycle parking/storage facilities. The developer agrees to develop a plan of operation of the bicycle facilities which shall include details of implementation and continued

operation of the bicycle facilities and related systems.

5. Comply with requirements of Site Plan conditions to provide construction worker parking
6. Bus stops and shelters within 25 feet of the property and contiguous to the property shall be maintained free of snow, ice, trash, and debris. A 6 foot wide path, or the full width of the sidewalk (if less than 6 feet), shall be maintained clear of snow and ice, to the main entrance of the building(s) from these bus stops.

C. Parking Management Plan

1. The developer agrees to submit to and obtain approval from the County Manager of a parking management plan regarding: taxi passenger loading and unloading; accessible paratransit pick-up, drop-off, handicapped access, bicycle parking, and passenger waiting area; loading zones for short-term deliveries; bus stops; car sharing locations; and on-and off-street parking for residents, employees, and visitors. Such plan shall include a schematic drawing depicting an area parking plan for all block faces abutting the site. Additionally, this plan will note restrictions as to times that various activities (such as deliveries and parking) are permitted in the respective spaces. The parking management plan shall be submitted to the Zoning Administrator, and reviewed and approved by the County Manager, prior to the issuance of the first Certificate of Occupancy for building.
2. Provide effective directional signage subject to approval of a Comprehensive Sign Plan to direct residents and visitors to appropriate parking locations on the property, such plan to include provision for the items specified in the Parking Management Plan.
3. Provide a one-time membership fee subsidy in a car sharing plan per residential unit in which the tenant does not elect to rent a parking space in the building's garage, not to exceed \$65.00 per membership. This subsidy shall be paid in the form of a reimbursement upon proof of a new membership in a car share service by lessees or purchasers. The opportunity for reimbursement shall be advertised as an alternative option to prospective tenants prior to their commitment to lease a parking space in the building's garage.
4. Provide a list of parking garages, which are within one-quarter mile of the site and which contain publicly available parking spaces, to each retail tenant at the time of initial lease up.

D. Promotions, Services, Policies

1. Provide SmarTrip cards plus \$65.00 Metro fare media per person, for free, one

time, to each residential lessee or purchaser, distributed no later than the day of move in at initial lease up.

2. Provide SmarTrip cards plus \$ 65.00 Metro fare media per person, for free, one time, to on-site property management and maintenance employees. Provide, administer, or cause the provision of a sustainable commute benefit program for these employees (the program shall include, at a minimum, pre-tax employee contributions and/or tax-free transit or vanpool monthly contributions).
3. Provide SmarTrip cards plus \$ 65.00 Metro fare media per person, for free, one time, to on-site employees of the retail and office tenants, distributed no later than their first week of work at the building at initial lease up.
4. Provide website hotlinks to CommuterPage.comTM under a “transportation information” heading from the developer and property manager’s websites regarding this development.
5. Distribute a new-resident package, material provided by Arlington County, which includes site-specific ridesharing and transit-related information to each residential lessee or purchaser. Packages will be distributed to tenants and / or owners no later than the day of move-in at the building. Distribute equivalent package to new retail employees no later than their first day of work.
6. Reference to the nearest Metro Station and bus routes in all promotional materials and advertisements.
7. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all residents, tenants, employees, and visitors.
8. Participate in regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the building(s).

E. Performance and Monitoring

1. Upon approval of the TMP by the County, the developer agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
2. The owner shall reimburse the County for (up to a maximum of \$5,000 per study), and participate in, a transportation performance monitoring study at two years, five years, and each subsequent five years (at the County’s option), after issuance of first Certificate of Occupancy for tenant occupancy for 30 years. The County may conduct the study or ask the owner to conduct the study. The County will specify the timing and scope of the study. The study may include average vehicle

occupancy, daily vehicle-trips to and from the site, and parking availability by time of day for the site and pedestrian traffic. The study may include a seven-day count of site-generated vehicle traffic and a voluntary mode-split survey. The building owner and/or operator will notify, assist, and encourage residents, tenant's employees, and building employees to participate in mode split surveys which may be of an on-line, or email variety. A report will be produced as specified by the County.

3. During the first year of start up of the TMP and on an annual basis thereafter, the developer will submit an annual report, which may be of an on-line, or email variety, to the County Manager, describing completely and correctly, the TDM related activities of the site, and continuous reports of changes in commercial tenants during each year.

51. **Residential Parking and Parking Management Plan**

For condominium units, the developer agrees to offer for purchase, on a first-come first-served basis, no more than one space per unit excluding three tandem spaces and their associated direct access spaces (six spaces total). Each tandem space and its associated direct access space shall be sold together. The intent of this condition is to ensure that at least one parking space is available in perpetuity for parking use by each residential unit in the project. Accordingly, the developer agrees to offer the use, for rental units, and the purchase or use for condominium units, of at least one parking space for each dwelling unit.

Further, for condominium units, the developer agrees to notify the Zoning Administrator at the time of the settlement of the last dwelling unit. If excess parking spaces are available at the time of settlement of the last dwelling unit, the number of excess parking spaces equaling the number of dwelling units which were sold without a parking space, shall first be offered exclusively for a period of twelve (12) months to the owners of those dwelling units which were sold without a parking space. Any other remaining spaces shall be offered to all dwelling unit owners or transferred to the condominium, cooperative or homeowners association. By the end of twenty four (24) months following the settlement of the last dwelling unit, the developer agrees to relinquish in writing to the condominium, cooperative or homeowners association any and all remaining interest in the parking spaces or garage and a copy shall be filed with the Zoning Administrator. The future purchase of any parking spaces shall be limited to the dwelling unit owners or condominium, cooperative or homeowners association of the building.

For rental units, renters of dwelling units shall not be required to rent parking spaces. The developer agrees to offer for rent, on a first-come first-served basis, no more than one space per unit excluding three tandem spaces and their associated direct access spaces (six spaces total). Each tandem space and its associated direct access space shall be rented together. If excess direct access parking spaces are available, the number of excess parking spaces shall be used as follows: the first five (5) spaces shall be reserved as

Residential Visitor parking spaces; any additional excess spaces shall be offered to other residents to rent as additional spaces. If additional excess spaces are available after being offered to residents, the spaces may be offered to the retail tenant to rent.

For both rental and condominium buildings, the use of the parking spaces shall be limited to parking use by the residents of the building and ~~their~~ guests, unless otherwise permitted by the Zoning Ordinance. Parking spaces, ~~and~~ shall not be converted to storage or other use without approval of a site plan amendment.

The developer agrees to submit to the Zoning Administrator a parking management plan which outlines how guest and visitor parking for the residential building, and parking for retail tenants' employees ~~and customers for retail located in the residential buildings,~~ will be provided, where the parking will be located and how guests and visitors, and retail employees and customers, will be directed to the parking spaces. The developer further agrees to provide a minimum of 1 (one) retail tenant employee parking space. ~~make a minimum of ___ residential visitor parking spaces, and ___ retail tenant parking spaces, available within the residential garage.~~ The parking management plan shall be submitted to the Zoning Administrator, and reviewed and approved by the County Manager, prior to the issuance of the first Certificate of Occupancy for the ~~first residential~~ building. The developer agrees to implement the Parking Management Plan for the life of the site plan.

52. **Lighting Plan for Public Areas**

The developer agrees to include a lighting plan for all internal and external public areas, including parking areas, as part of the final civil engineering plan and the final landscape plan. This lighting plan shall be subject to review by the County Manager, including street lighting as described in Condition #~~30~~ 26 above. The developer shall include in the final civil engineering plan and in the final landscape plan certification that the lighting plan meets the then current standards of the Illumination Engineering Society of North America Standards. The developer agrees to obtain the approval of all lighting from the County Manager, and to install approved lighting, before the issuance of the First Certificate of Occupancy for occupancy of the applicable phase of the project.

53. **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 Certificate of Occupancy.

In the event an 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.

If historic buildings are located on the site, then photographic documentation shall be consistent with Historic American Building Survey (HABS) standards. Should the project be assessed as a possible archaeological site, the developer agrees to pursue, at a minimum, a level one and two archaeological study. The developer agrees to submit to the Arlington County Historic Preservation Program all written results of the level one and two archaeological study and all artifacts found on the site.

54. **Availability of Site Plan Conditions to Residential Condos, Cooperatives and Homeowners Associations**

If the project includes a residential condominium or cooperative component, then the developer agrees that a copy of the conditions of this site plan approval shall be made available to all prospective purchasers with the condominium's, cooperative's or homeowners association's bylaws or agreements. Documentation that this condition has been satisfied shall be provided to the County Manager before the issuance of the First Certificate of Occupancy. If the project includes a residential rental component that is converted to a condominium or a cooperative, then the developer agrees that a copy of the conditions of this site plan approval shall be made available to all prospective purchasers with the condominium's, cooperative's, or homeowners' association's bylaws or agreements prior to the issuance of the first Certificate of Occupancy following the conversion.

- **The following condition of site plan approval (#55) is valid for the life of the site plan and must be met by the developer before the issuance of the Master Certificate of Occupancy.**

55. **Building Height Certification**

The developer 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.

- **The following condition of site plan approval (#56) is valid for the life of the site plan and must be met by the developer within 90 days of receipt of the partial Certificate of Occupancy for full occupancy of the building.**

Obtain Master Certificate of Occupancy

56. The developer agrees to obtain a Master Certificate of Occupancy within 180 days of receipt of any partial Certificate of Occupancy for full occupancy of the building; however, the Zoning Administrator may administratively approve an extension if she finds that the developer is diligently, and in good faith, pursuing completion of the project.

- **Post Certificate of Occupancy: the following Conditions of site plan approval (#57 through #62) are valid for the life of the site plan.**

57. **County Installation of Telecommunications Transmitter and/or Receiver Equipment**

In order to maintain the effectiveness of the County's public safety systems, the developer/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. The developer 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. The developer is not required to pay for design and installation costs for such equipment. 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.

In addition, to enhance the reach of the County's public emergency communications system-of-systems, the developer/applicant agrees to grant to the County in perpetuity the right to install tie-ins from the County's outdoor emergency warning system to the interior building fire/emergency warning annunciator systems using either land lines or emergency relay transceivers in or on the penthouse or top floor, antennae systems and along with hazardous material detection sensors 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. The developer 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.

58. **Structural Additions**

The developer agrees that any structural addition or changes to the facades or materials shall be subject to the approval of the County Manager. If the County Manager, in consultation with the Zoning Administrator determines that any proposed improvements or changes to the facades or materials have a significant impact on the site plan, or otherwise meet Zoning Ordinance requirements for site plan amendments that go to the County Board, a site plan amendment shall be required.

59. **Snow Removal**

The developer or owner agrees to remove snow from all interior streets and interior and exterior sidewalks, including accessibility ramps and gutter areas within crosswalks, within a reasonable time after snow has stopped falling but in no case later than snow removal provided for vehicular access to the site.

60. **Maintenance of Residential Common Areas**

If the project includes a residential component, then the developer agrees that the maintenance of the common area, walkways, private drives and parking areas which are tied to condominium units shall be provided for by the condominium's, cooperative's or homeowners association's bylaws or agreements consistent with Section 2.D.6 of the Zoning Ordinance.

61. **Retention of Approved Parking Ratio over Subdivided Site**

The developer agrees to provide parking for each building according to the approved parking ratio; when this parking is not located within the parcel designation of each building but located within the overall project, it shall continue to be committed to the entire project for purposes of administering the Zoning Ordinance.

62. **Retention of Approved Density over Subdivided Site**

The density allocated for any new construction pursuant to the site plan on any subdivided parcel of the site shall be the same as the approved density for the entire site. No additional density shall be allowed on any individual parcel formed by subdivision of the site.

- **The following unique site specific conditions (#63 through #78) are valid for the life of the site plan and must be met before the issuance of the permit specified in each Condition.**

63. **Retail Elements**

~~a. The developer agrees to develop and implement a retail attraction and marketing plan for the _____ square feet of retail space located on the first floors of the office and residential buildings. The plan shall identify the types of retail desired, the marketing strategy to attract the retail, and strategies to retain the retail. The retail attraction and marketing plan shall be in accordance with the approved Retail Action~~

~~Plan for the Rosslyn-Ballston Corridor, dated January 2001. The retail attraction and marketing plan shall be reviewed and approved by the Department of Economic Development before being submitted to the Zoning Administrator. The above-grade building permit shall not be issued until documentation has been provided to the Zoning Administrator assuring that the plan has been approved by the Department of Economic Development. Any change in the use of the retail space from retail to office or other non-retail use shall require a site plan amendment.~~

- b. ~~The retail spaces shall be designed and constructed to include interior and exterior improvements necessary to ensure that they are functional and attractive to prospective retailers and that they animate the street frontage. These elements shall include, but are not limited to: approximately ___ foot floor to floor heights, as shown on the plans dated _____; access to the service corridor/areas as shown on the architectural plans dated _____; direct street frontage and access; rough-in of utilities, i.e., sprinkler heads, plumbing, electrical wiring, and stubs for extensions; provision for any venting systems required for any food preparation or restaurant use; and sufficient transparency of the building facade to achieve adequate street exposure.~~

OR

The developer agrees to market a minimum of 2,203 square feet of retail space located on the first floor of the building to uses consistent with the approved *Retail Action Plan* for the Rosslyn-Ballston Corridor, dated May 2001 and the following:

- ~~1. The developer is encouraged to lease space designated for “personal or business services” in the Retail Action Plan to “Entertainment and Main Street Retail” businesses. The developer agrees to design and use all retail spaces for either “Entertainment and Main Street Uses” or “Consumer or Business Services” as detailed in the *Retail Action Plan* (dated May 2001, as amended from time to time), spa/massage therapy, educational uses, or other uses, which in the sole judgment of the Zoning Administrator are of the same general character as those listed in this condition, but not for general office uses.~~
- ~~2. The retail commercial space shall be designed and used in a manner consistent with the _____ (_____ *Sector Plan*, adopted in _____).~~
3. Each separate retail space shall have direct access to the building’s service corridor area via the courtyard.
4. The developer shall build out the retail space to include the rough-in of utilities, i.e., sprinkler heads, plumbing, electrical wiring, and stubs for extensions.

The developer agrees to submit an application for administrative change for any proposal for retail uses or parking not clearly consistent with the above. Unless otherwise

provided in this site plan condition. Any change in the use of the retail space from retail to office or other non-retail use shall require a site plan amendment.

64. **Public art site plan condition – standard language for Public art fund contribution**
The developer agrees to make a contribution to the Public Art Fund in the amount of \$75,000 to support County public art initiatives described in the Public Art Master Plan (adopted December 2004) and the goals of the Public Art Policy (adopted September 2000). Such funds shall be earmarked for use in the Ballston metro (or other specified) area. Such contribution shall be made to the Public Art Fund prior to issuance of the first above grade building permit. If the contribution is made more than 12 months after site plan approval, the contribution amount will be adjusted based on the Consumer Price Index.

~~OR~~

~~Public art site plan condition – Standard language for art commissioning~~

~~The developer agrees to commission a professional artist to create public art for a minimum cost of \$ _____, inclusive of artist fees, fabrication, installation, transportation, artist travel/expenses but exclusive of art consultant fees, fees for coordinating with artist or with other design professionals on the project (architect, landscape architect, engineer, etc.), and other in-house costs or fees. The public art shall respond to the themes and priorities discussed in the Public Art Master Plan (adopted December 2004) in support of the goals of the Public Art Policy (adopted September 2000). If the contribution is made more than 12 months after site plan approval, the contribution amount will be adjusted based on the Consumer Price Index.~~

~~The developer agrees to obtain the approval of the County Manager for the process to be followed in the selection of artist, art proposal development, maintenance plan, placement and design of informational signage in accordance with Public Art Program signage specifications, and then to implement that approved process. The developer agrees to notify the County Manager when the artist selection process is about to begin. The County Manager at his option may, within 15 business days following receipt of this notification, request that a panel process be undertaken and designate panel members to be included or artists to be considered. If requested, the developer agrees to use a panel to select the artist and the art. The panel used by the developer will consist of at least three persons, up to two of whom may be professional artists or arts professionals, as defined by the County, and should include representatives from the developer's project team, including architect, landscape architect and other design professionals. The developer agrees to included in its panel those persons designated by the County Manager and to compensate them at a reasonable hourly rate agreed to by that individual.~~

~~The selection panel will consider at least three different artists for the commission, including any named by the County Manager as set forth in this condition. The developer agrees that artists who are currently under contract in the County will not be eligible for~~

~~commissions for public art within four years after the time of signing a contract or otherwise being initially engaged to create public art. The developer agrees to present its or the panel's choice of artist to, and obtain approval of this choice from the Arlington Commission for the Arts/Public Art Committee (ACA/PAC), prior to issuance of the Land Disturbance Permit. The developer further agrees to present the art proposal to, and obtain approval from, the ACA/PAC prior to issuance of the Excavation/Sheeting and Shoring Permit. The art proposal shall consist of visual and written representations of the public art and its proposed location within the site, list of materials, proposed maintenance plan, and an itemized budget. The developer further agrees to resubmit the art proposal to reflect any revisions made in response to any recommendations made by ACA/PAC to the County Manager prior to issuance of the Footing to Grade Permit. The public art shall be installed prior to the issuance of the Certificate of Occupancy for the top floor of the building.~~

~~_____ In order to prevent the public art from conflicting with other elements of the site plan, the developer also agrees to represent the public art on the landscape plan, building elevation or other plan that represents the site of the art, in the normal course of submission of such plans as provided for in these site plan conditions. The plan(s) on which the art is represented will be determined based upon the art's chosen location within the site plan.~~

~~_____ The developer may choose to make a contribution of \$ _____ to the Public Art Fund to fund County initiated public art projects in the _____ metro/or other specified area in lieu of commissioning public art through the process set forth above.. Such contribution shall be made to the Public Art Fund prior to issuance of the first above grade building permit. If the contribution is made more than 12 months after site plan approval, the contribution amount will be adjusted based on the Consumer Price Index.~~

~~65. **After-hours Parking in Office Garages**~~

~~The developer agrees to make all parking in the garage available to the public for parking after standard office hours (weekday evenings after 6:00 p.m., weekends, and all legal holidays) until 12:00 midnight or until the close of business of retail operations, whichever is later. The developer further agrees to make some parking spaces on the _____ levels of the garage available for use exclusively by the retail tenants' employees and customers; at a minimum, the number of spaces to be so reserved shall be consistent with the requirements of the Zoning Ordinance for the retail uses that occupy the space, but need to leave sufficient spaces for other uses. The developer agrees to implement a validation program to allow free use of such spaces for retail customers and employees between 6:00 p.m. and 12:00 midnight or until the close of business of retail operations, whichever is later.~~

~~Intentionally omitted.~~

66. Affordable Housing Contribution

The developer agrees to comply with Subsection 36.H.6.of the Zoning Ordinance, "Affordable Dwelling Units for Increased Density Within General Land Use Plan." Prior

to the issuance of the first Certificate of Occupancy for the project, the developer shall have submitted to and obtained from the County Manager confirmation or approval of the developer's finalized plan for meeting the requirements of the affordable housing ordinance, and shall have executed all necessary documents to implement the approved or confirmed plan.

67. Building Security Requirements

- a. The developer agrees to coordinate with County staff on the design of exterior building security measures in order to limit or mitigate any adverse impacts that these measures may have on the project's urban design (including street and retail base) and streetscape. All exterior building security measures shall be shown on, and approved as part of, the final site development and landscape plan and the approved façade treatment plan. The base of the buildings, as shown in the drawings dated April 13, 2012, and consistent with Condition #64 above, have been designed to accommodate retail uses and provide interest and activate the streetscape. Any change in the use and design of the base resulting from any proposal for exterior building measures shall require a site plan amendment.
- b. The developer agrees that it is the policy of the County to maintain the maximum number of on-street parking spaces around the perimeter of a site, and that it will not remove or reduce the number of on-street parking spaces around the perimeter of a site whether at the request of the developer or a tenant or otherwise. Accordingly, the developer agrees that it shall notify tenants of the aforesaid policy prior to execution of any lease with a tenant.

68. Phasing Plan

The developer agrees to obtain approval of the County Manager of a phasing plan prior to the issuance of any building permits for the site plan, and to implement the approved plan. During the phasing of construction, the developer further agrees to appropriately maintain the site and any buildings located within it. This shall include, but not be limited to, maintaining landscaping, keeping the grass mowed, and removing litter and debris from the site. Until the buildings are demolished, the developer agrees to maintain access on the site for fire emergency vehicles. Improvements required by these site plan conditions shall be constructed in phases, consistent with the phasing plan for construction of the project. Any changes in the project phasing shall require a new phasing plan approved by the County Manager prior to the issuance of any permits.

69. **Enclosure of Balconies**

The developer agrees that no balconies, other than those identified in the approved site plan, shall be enclosed. Enclosure of any additional balconies shall constitute additional gross floor area and shall require a site plan amendment.

70. **LEED Credits and Sustainable Design Elements**

- a. The developer agrees to include a LEED[®] Accredited Professional (LEED-AP) as a member of the design and construction team. The team will incorporate sustainable design elements and innovative technologies into the project so that numerous project components will earn the developer points under the U.S. Green Building Council's LEED green building rating system. Specifically, the developer agrees to meet the requirements for all LEED Prerequisites and achieve at least the number of LEED credits necessary to achieve LEED certification at the Silver level using the LEED NC version 2.2 green building rating system in place on the date on which the site plan project is accepted by the County through the Admin Reg 4.1 process, or a more recent version as approved by the County Manager (or his/her designee). At least three (3) points from LEED EA credit 1, "Optimize Energy Performance," shall be included in the project.

The developer agrees to fulfill the following before issuance of the indicated permit:

b. **Shell & Core CO**

1. For residential units, the developer agrees that all of the following types of appliances, fixtures, and/or building components initially installed in the project shall have earned the U.S. EPA's ENERGY STAR label (or an equivalent as approved by the County Manager or his/her designee): clothes washers, dishwashers, refrigerators, and ceiling fans. Residential units will comply with the EPA's Advanced Lighting Package (or equivalent as approved by the County Manager or his/her designee). The developer shall submit to the County Manager (or designee) documentation sufficient to confirm that such components are ENERGY STAR qualified (or equivalent as approved by the County Manager (or designee)) prior to issuance of the Shell and Core Certificate of Occupancy. The Nest Learning Thermostat (or equivalent thermostat capable of providing information on the unit's energy usage and as approved by the County Manager or his/her designee) will be installed in each unit.
2. For residential units, the developer agrees that all the following fixtures initially installed in the project shall have earned the U.S. EPA's WaterSense label (or equivalent as approved by the County Manager or his/her designee): toilets, showerheads, and bathroom sink faucets. The developer shall submit to the County Manager documentation sufficient to confirm that such components are WaterSense qualified (or equivalent as approved by the County Manager (or designee)) prior to issuance of the Shell and Core Certificate of Occupancy.

3. For the commercial lighting in common areas of multifamily residential projects, (by way of illustration and not limitation, these areas include lobbies, corridors, stairwells, common rooms, fitness rooms, etc.), the developer agrees to reduce the need for lighting (through daylighting where possible) and shall specify the use of energy efficient fixtures, bulbs, light sensors, motion sensors, timers, and interior design, e.g., paint color, that maximize energy efficiency in lighting. The guidelines outlined by the US Green Building Council's LEED for Commercial Interiors (LEED-CI) credit entitled, Optimizing Energy Performance: Lighting Power shall be used toward the goal of maximizing energy efficiency in the lighting of common areas.
- ~~c. **First Partial CO** - The developer agrees to submit documentation to the County Manager (or his/her designee) verifying that the prerequisites and credits needed to earn the above specified LEED certification have been included in the project. A site visit to verify LEED components will be accommodated as requested by staff.~~
- d. **Report Submittals** - The developer further agrees to submit to the Department of Environmental Services (DES) (with notification of submission to the Zoning Office), reports prepared by the LEED-AP and documentation upon request to substantiate the report. Such reports will be submitted prior to the issuance of the following permits or certificates of occupancy for construction of the project and will summarize the efforts to date of the inclusion of the sustainable elements within the project:
1. Demolition and Land Disturbance Permits
 2. Excavation/Sheeting & Shoring Permit
 3. Above-Grade Building Permit
 4. Shell and Core Certificate of Occupancy
 5. Partial Certificate of Occupancy for occupancy of the last floor of space
 6. Master Certificate of Occupancy
- e. The developer agrees to provide certification by a LEED-AP within ninety (90) days after the issuance of the first certificate of occupancy for any part of the last floor of building. The certification shall state that all the prerequisites and the minimum number of LEED credits, as set forth above in the reporting mechanisms, have been incorporated into the respective building and that, in the professional's opinion, the project will qualify for at least a LEED Silver Certification as outlined in the LEED NC version 2.2 rating system or a more recent version. A site visit to verify LEED progress will be accommodated as requested by staff. The developer also agrees to submit all appropriate documentation to the USGBC (or their designee) for review and evaluation for LEED certification.
- f. Prior to the issuance of the ~~first~~ partial certificate of occupancy for the last floor of space, the developer agrees to provide to the County financial security (in the form of a bond or letter of credit or other form approved by the County Attorney) in the

amount of \$294,280 [(\$40 per s.f.) x (7,357 s.f. of LEED bonus density)] guaranteeing that, within twenty-four (24) months from the date of the issuance of the first certificate of occupancy for tenancy of any part of the last floor of the building, the developer will have received from the U.S. Green Building Council its LEED Silver certification. If the total number of LEED points earned during certification is less than the number of points required to achieve the agreed upon LEED certification level, the developer shall automatically forfeit a percentage of the financial security as follows:

| Points missed | Percentage of financial security forfeited |
|---------------|--|
| 2 | 25% |
| 3 | 50% |
| 5 | 75% |

~~For each building, should the developer miss [six (6) or more points for LEED NC or seven (7) or more points for LEED CS], within the twenty-four (24) month period (unless due to delay related solely to the USGBC), the developer shall automatically forfeit 100 percent (100%) of the security.~~

Should the developer miss up to three (3) LEED points within the twenty-four (24) month period, the developer shall automatically forfeit twenty-five percent (25%) per credit of the total financial security for each point missed up to a total of seventy-five percent (75%) of the security. Should the developer miss four (4) or more points, within the twenty-four (24) month period (unless due to delay related solely to the USGBC), the developer shall automatically forfeit one hundred percent (100%) of the security.

The forfeited amount shall be paid to the County within 30 days of the date of notification from the USGBC. The developer agrees that the County may take any amounts due under the condition out of the financial security as deposited with the County.

- g. The owner agrees to provide a complete ENERGY STAR Portfolio Manager report (or equivalent as approved by the County Manager or designee) as outlined in County guidelines titled *Submission Requirements for Site Plans with Portfolio Manager Proffers* for the project each year for a period of ten (10) years. The first report shall be due on or before January 31 of the year following issuance of the partial certificate of occupancy of the last floor of space.
- h. The developer agrees that the LEED points referenced in this condition refer to the version of LEED in use on the date of site plan acceptance LEED NC version 2.2 and apply to all buildings in the development project. Any changes to the point valuations incorporated into future updates to the LEED Green Building Rating

System must equal or exceed the requirements outlined in version of LEED in use on the date of site plan acceptance.

- i. The developer agrees to permit the County Manager or his designee to access the USGBC records for the project, and to provide the County Manager with such authorization as may be necessary to allow such access. Should there be a dispute between the County and the developer as to whether any sustainable element has properly been included in the development so as to qualify for the applicable number of LEED rating system points, the County and the developer will select a mutually agreeable third-party LEED-accredited individual, or other person with substantial experience in the LEED system as approved by the County Manager, and accept the determination of that individual as to whether the developer has qualified for those points. If the third-party person determines that the sustainable element has properly been included, the County will issue the permit. Such a determination shall in no way relieve the developer of the obligation to achieve the level of certification called for in this condition.

71. Public Use and Access Easements

~~The developer agrees to grant permanent public use and access easements, in a form acceptable to the County Attorney and County Manager, to the County Board of Arlington County providing for public use and access to _____, entitled "_____" The final location of the easements may change with the preparation of the final building plans. The developer agrees to construct and landscape these areas, as shown on plans dated _____ and made a part of the public record on _____. Final landscape design and installation shall be approved by the County Manager as part of the final site development and landscape plan. Construction and landscaping of these areas shall be completed prior to the granting of the easements. Granting of the public use and access easements shall be completed prior to the issuance of the first certificate of occupancy for the building. The easements shall be granted by deed, in form and substance acceptable to the County Manager, and shall be recorded among the land records of the Clerk of the Circuit Court of Arlington County. The developer shall be responsible for maintaining these areas.~~

Intentionally Omitted.

72. Refuse Delivery to County Disposal Facility

The developer agrees to deliver all refuse, as defined by the Arlington County Code, to an operating refuse disposal facility designated by the County Manager. Any facility designated by the County Manager will have competitive rates at or below other facilities in the region otherwise available to the developer. The developer agrees that if it intends to deliver its refuse from this project to a facility other than the disposal facility designated by the County Manager, then the developer will submit that decision in writing to the DES Solid Waste Bureau along with a comprehensive cost analysis justifying the developer's decision. The developer 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.

73. Towing of Impermissibly Parked Vehicles

The developer agrees to have, as a part of its parking management plan, provisions relating to the towing of impermissibly parked vehicles. Such provisions shall include, but not be limited to:

- a. Requirements for signage at the developer's parking lot(s) providing notice of all applicable parking restrictions enforced by towing, the location of the towing contractor(s)' impoundment yard, and the name and telephone number of the developer's on-site representative responsible for towing-related complaints, as well as the telephone number of the Arlington County Office of Citizen and Consumer Affairs;
- b. Disclosure by the developer and its towing contractor(s), at the developer's parking lot(s), of all fees and charges for towing; and
- c. Evidence that the developer has a contract with the towing contractor that requires the towing contractor to clearly display all fees and charges for towing.

74. Speed Bumps at Garage Exit Ramps

The developer agrees to install speed bumps adjacent to the top of garage exit ramps at locations where ramps abut the pedestrian sidewalk, in order to slow vehicular traffic prior to vehicles crossing the sidewalk. The locations of the speed bumps shall be shown on the site engineering and building plans approved by the County Manager. The garage doors shall be setback from the sidewalk a minimum distance of six (6) inches.

75. Authorization for Police to Enter Residential Parking Areas

The developer agrees to develop procedures, subject to approval of the County Manager, whereby uniformed Arlington County Police will be authorized to enter the parking areas for purposes of enforcing compliance with County ordinances and state laws applicable to resident's motor vehicles.

76. Public Safety Radio Communications

The developer agrees to install and maintain in operable condition, in a manner acceptable to the County Manager, an internal antenna/amplifier system that permits public safety radio communications to transmit in the 806-825 MHz frequency and to receive in the 851-870 MHz frequency from all areas within the building. The developer agrees to provide documentation in the approved electrical engineering drawings that adequate accommodations have been made in the building to meet this requirement.

77. Historic Building Deconstruction

The developer agrees to develop and implement a plan, prior to the issuance of the Land Disturbance or Demolition permit, for the salvage and recycling of building elements and

materials from the existing building(s) proposed to be demolished in the event the site contains a building that is identified and/or surveyed by Arlington County's Historic Preservation Program. The developer agrees to contact and permit the staff of the Historic Preservation Program to inspect the property and the existing building(s) to identify those historic building elements and materials to be salvaged. Provisions for such salvage shall be incorporated into the plan. The developer agrees to pay for a recycling contractor or other licensed contractor to have the identified building elements and materials that are marked for salvage to be removed from the building and the site.

78. Power Door Openers

The developer agrees to install power door openers for the main pedestrian entrances to the residential building. In addition, at the secure interior doors, the developer agrees that call boxes, if used, shall be mounted and measured at a height that allows for hands-free remote capability. The entrances to the lobby of the residential elevators from the first level of the parking garage will have automatic door openers. These items shall be installed and functional prior to issuance of any certificate of occupancy for tenancy of the building.

79. Comprehensive Sign Plan

The developer agrees to limit signs on the site only to those consistent with the comprehensive sign plan dated April 9, 2012 and as in the chart that is part of this report, and reviewed and approved by the County Board and made a part of the public record on May 19, 2012. No sign permits shall be issued if the Zoning Administrator determines that the signs are not consistent with the comprehensive sign plan approved by the County Board on May 19, 2012.

The developer agrees that the total sign area shall not exceed 181 square feet. The developer further agrees to submit to the Zoning Administrator with each sign permit application a tabulation detailing the amount of permitted sign area consumed and remaining.

Minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the signs to meet field conditions at the discretion of the Zoning Administrator; or (ii) either a minor change in the area of the sign at the discretion of the Zoning Administrator but not to exceed the total sign area approved for the building. All other changes to the approved signs will require site plan approval or amendment.

80. Vents on Facades

The developer agrees that the vents on the facades will be painted the same color as the brick or adjacent façade component as applicable as shown on the revised plans dated April 13, 2012 and approved by the County Board on May 19, 2012.

81. Canopies and Awnings

The developer agrees that it shall not construct or permit to be constructed any structures within areas dedicated, or to be dedicated, as public sidewalk easements and public sidewalk and utilities easements pursuant to the conditions of this site plan, except canopies, awnings and/or other similar architectural details on or attached to the face of the building (“Canopies and Awnings”) within such easement areas as shown on the revised plans dated April 13, 2012 and approved by the County Board on May 19, 2012 or as otherwise approved by the County Manager on the final civil engineering plan as referenced in Condition #18 and the façade plan referenced in Condition #30. Such Canopies and Awnings also shall, among other requirements, meet the following minimum standards: each Canopy or Awning shall (i) be suspended from the face of a building or structure; (ii) have no ground supports; (iii) maintain a clearance of at least ten feet above the public sidewalk to the lowest edge of the Canopy or Awning; (iv) extend no more than four feet into the adjoining public sidewalk easement or public sidewalk and utility easement; (v) contain no permanent fixtures such as, among other things, fans, heaters and sprinklers; (vi) extend from the face of the building to the outer edge of the Canopy or Awning in no place more than 5.5 feet; (vii) extend into the easement area no further than to a point that is five feet behind the back of the curb line; (viii) shall not be located in the clear space above any utility vault; and, (ix) if such Canopy or Awning incorporates a sign, the sign meets all of the applicable zoning ordinance provisions.

In the event such Canopies and Awnings are approved by the County Manager as part of the final engineering plan and façade plan, the developer further agrees for itself, its successors in title and interest, and assigns, to indemnify and hold harmless the County Board of Arlington County, Virginia and County officials, officers, employees, and agents from all claims, negligence, damages, costs and expenses arising from the Canopies and Awnings. In the event of an emergency, the County may remove the Canopy or Awning and shall not be liable for any loss or damage to the Canopy, Awning or building that may result from such removal. In such event, the County shall not be responsible for replacing such Canopy or Awning.

In the event of need for routine utility work in the area of a Canopy or Awning, or need for County infrastructure repairs in the regular course of business in the area of the Canopy or Awning, the County may, by written notice delivered to the developer, require the developer, at the developer’s sole cost and expense, to remove the Canopy or Awning within fourteen (14) days of delivery of said notice. If the Canopy or Awning is not removed within fourteen (14) days of delivery of said notice, the County shall have the right, at the sole cost and expense of the developer to remove the Canopy or Awning and shall not be liable for any loss or damage to the Canopy, Awning or building that may result from such removal. In such event, the County shall not be responsible for replacing such Canopy or Awning.

If the County Manager determines that any Canopy or Awning, whether or not approved, interferes with public access or is otherwise inconsistent with the public welfare, zoning ordinance requirements, or future development, the developer shall, at its sole cost and

expense, remove the Canopy or Awning and fully restore any affected surface areas of the Canopy, building or easement. The developer agrees to complete removal of any Canopy or Awning upon notice of the need to do so. If the developer fails to remove the Canopy or Awning within the time specified, the developer agrees that the County may remove the Canopy or Awning, at the expense of the developer, and that the County shall not be liable for any loss or damage to the Canopy, Awning or building that may occur as a result of such removal.

82. Dedication of the extension of North Tazewell Street

The developer agrees to dedicate, in fee simple, for public street and utilities purposes, from the property that is the subject of this site plan amendment (RPC# 20-012-359) (“Project”), an area for an extension of North Tazewell Street (“Dedication Area” or “North Tazewell Street Extension”). The Dedication Area shall be approximately 26.4 feet wide and shall run southeastward for approximately 225 feet along the Project’s southwest boundary line and as more particularly shown and described as “Dedication for Public Street Purposes Approximate Area = 5,755 SF in the “Easement Exhibit” dated April 13, 2012 (“Exhibit A”). The final location, design and installation of the North Tazewell Street Extension shall be approved by the County Manager, or her designee, as part of the final engineering, site development and landscape plans. The developer agrees the Dedication Area shall be free of all liens, encumbrances and encroachments. The construction and landscaping of the North Tazewell Street Extension shall be completed prior to the dedication of the street.

The developer agrees to prepare, at its sole cost and expense, a deed and a plat of dedication in substance acceptable to the County Manager, or her designee, and in form, acceptable to the Arlington County Attorney. The deed and plat of dedication shall be submitted by the developer to the Department of Environmental Services for review and approval prior to the issuance of the Final Building permit for the building, and shall be recorded, by the developer, among the land records of the Clerk of Court of Arlington County, Virginia prior to issuance of the first certificate of occupancy for tenant occupancy (including retail occupancy) of the building.

The developer further agrees that following the dedication of the North Tazewell Street Extension, the resulting post-development site area for the purposes of applying density or other regulations in the future shall be approximately 31,182 square feet.

83. Parking Meters

The developer agrees to contribute the cost, up to a maximum of \$8,000, for installation of multi-space parking meters along the project’s frontage. The number of meters and the amount of the cost of installation will be determined by the County Manager prior to approval of the Final Engineering Plan and the resulting contribution shall be paid by the developer in one installment prior to the issuance of the first Certificate of Occupancy for tenant occupancy.

84. Glebe Road Parking

The developer agrees to coordinate and submit a parking feasibility study to Virginia Department of Transportation (VDOT) as well as coordinate and install parking spaces and associated multi-space parking meters along the west side of North Glebe Road (the side adjacent to the proposed building) between North Carlin Springs Road and North Randolph Street prior to the first above grade building permit, as shown on the final engineering plans and as approved by the County Manager. If the Zoning Administrator determines that all other conditions for the Master Certificate of Occupancy have been met and Arlington County or VDOT have not approved the installation of parking spaces, the developer has no further obligation under this condition.

85. Glebe Road Tree Plantings

The developer agrees to submit a proposal to Virginia Department of Transportation (VDOT) to install up to three (3) new trees in the center median of North Glebe Road between North Carlin Springs Road and North Randolph Street, as approved by the County Manager on the final engineering plan and final landscape plan, prior to the issuance of the first above grade building permit. If Arlington County and VDOT approve the installation of the trees, the developer agrees to install the number of trees approved prior to the issuance of the first Partial Certificate of Occupancy or, if VDOT approval is received after the first Partial Certificate of Occupancy, within 60 days of the VDOT approval or as soon thereafter as conditions for planting are appropriate. If the Zoning Administrator determines that all other conditions for the Master Certificate of Occupancy have been met and Arlington County and VDOT have not approved the installation of the trees, the developer has no further obligation under this condition.

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| June 20, 1981 | Approved a site plan amendment (Z-1921-68-2) for a reconfiguration of the 341,238 s.f. of office space into two buildings and to permit a one-story retail building at 600 North Glebe Road. |
| February 23, 1985 | Authorized the advertisement of a public hearing for a site plan amendment (Z-1921-68-2). |
| May 22, 1985 | Authorized the advertisement of a public hearing for a site plan amendment (Z-1921-68-2). |
| June 15, 1985 | Approved a site plan amendment (Z-1921-68-2) for a temporary parking lot for Ballston Common construction workers and/or Hecht Company Corporate office employees until August 1, 1986 at 600 North Glebe Road. |
| January 4, 1986 | Approved a site plan amendment (Z-1921-68-2) for renewal of a temporary parking lot for Ballston Common construction workers and/or Hecht Company Corporate office employees until August 1, 1986. |
| May 2, 1987 | <p>Approved a General Land Use Plan Amendment for the area on North Thomas Street between North Henderson Road and North Carlin Springs Road from "Low-Medium" Residential (16 – 36 units per acre) to "Government and Community Facilities."</p> <p>Approved a rezoning (Z-2327-87-4) from "C-O" to "C-O-2.5" and "RA4.8" for 600 North Glebe Road.</p> <p>Approved a rezoning (Z-2328-87-4) from "C-O" to "RA8-18" and "S-D" for 600 North Glebe Road (part); and 501,507, 511, 513, 517, and 521 North Thomas Street.</p> <p>Approved a site plan amendment (Z-1921-68-2) for 355,000 s.f. of commercial and 104,000 s.f. of elderly housing.</p> <p>Approved a use permit (U-2547-87-1) for construction and operation of an elderly housing facility.</p> |

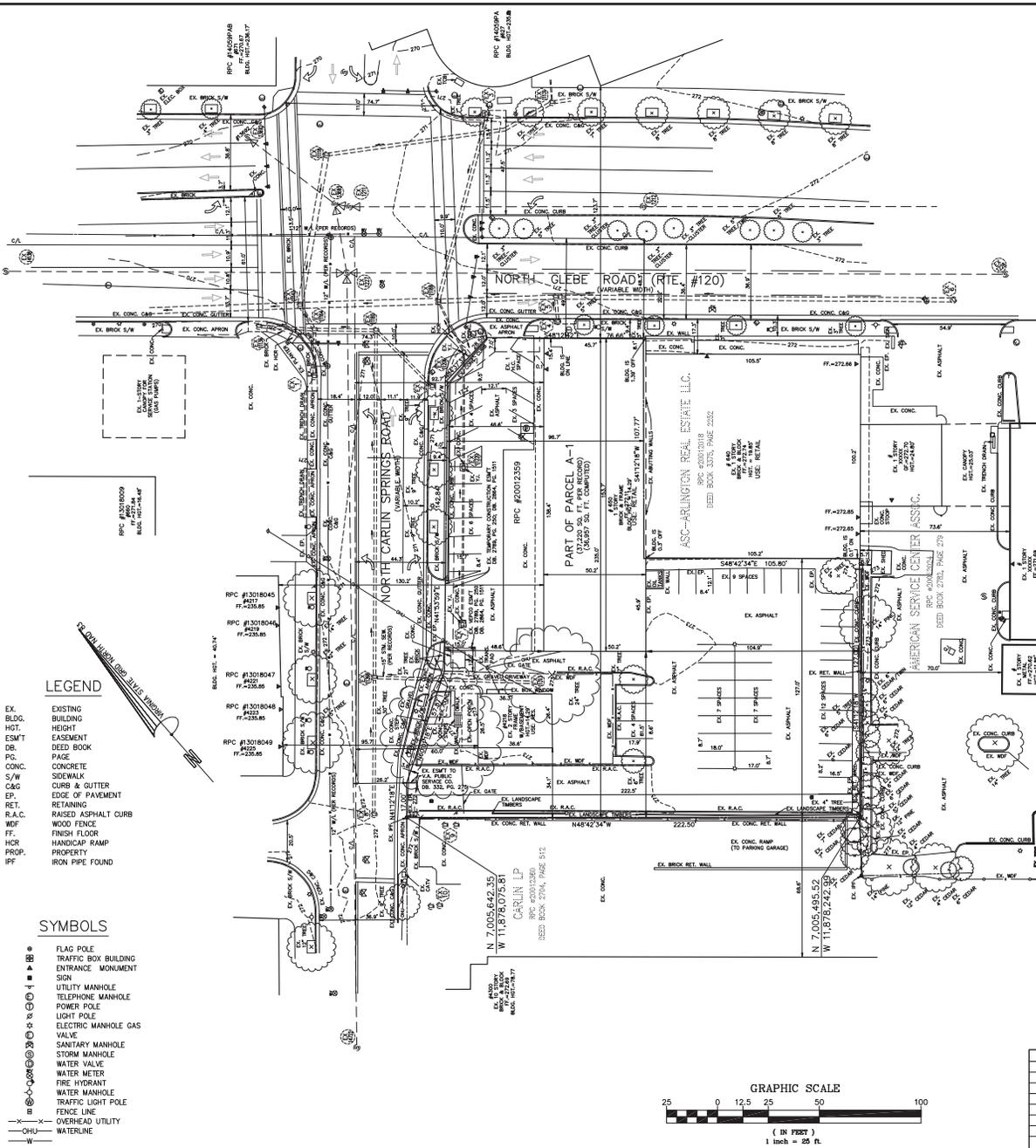
- Deferred a rezoning (Z-2411-93-5) from “RA4.8” to “C-O-2.5” for 600 North Glebe Road.
- December 11, 1993 Deferred a site plan amendment (SP #72) for renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road.
- January 8, 1994 Deferred a site plan amendment (SP #72) for renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road.
- February 5, 1994 Deferred a site plan amendment (SP #72) for renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road.
- March 5, 1994 Approved a site plan amendment (SP #72) for renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road.
- March 8, 1997 Authorized advertisement of a rezoning and site plan amendment for the northwest corner of the intersection of North Glebe Road and North Quincy Street extension (American Service Center).
- May 17, 1997 Approved a rezoning (Z-2439-97-1) from “RA6-15” to “CO-2.5” for 585 North Glebe Road.
- Approved a site plan amendment (SP #72) for an interim parking lot for American Service Center at 585 North Glebe Road until May 17, 2002.
- Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road.
- June 7, 1997 Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming

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| | free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road. |
| July 19, 1997 | Deferred a site plan amendment (SP #72) for a 50,000 s.f. grocery store at 600 North Glebe Road. |
| August 2, 1997 | Approved a site plan amendment (SP #72) for a 50,000 s.f. grocery store at 600 North Glebe Road. |
| August 2, 1997 | Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road. |
| September 6, 1997 | Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road. |
| November 8, 1997 | Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road. |
| May 16, 1998 | Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit construction of a new free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road. |
| August 8, 1998 | Approved a site plan amendment (SP #72) for a comprehensive sign plan at 600 North Glebe Road. |
| November 17, 1998 | Approved a site plan amendment (SP #72) to permit a 6,339 s.f. addition to an existing sales office as a temporary use until November 2003. |
| February 20, 1999 | Approved a site plan amendment (SP #72) for the renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road until September 1999. |

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| September 18, 1999 | Approved a site plan amendment (SP #72) for the renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road until December 1999. |
| December 11, 1999 | Accepted the withdrawal of a site plan amendment (SP #72) for the renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road. |
| October 19, 2002 | Deferred a site plan amendment (SP #72) for an interim parking lot at 585 North Glebe Road. |
| November 16, 2002 | Deferred a site plan amendment (SP #72) for an interim parking lot at 585 North Glebe Road. |
| December 2, 2002 | Approved a site plan amendment (SP #72) for an interim parking lot at 585 North Glebe Road until December 2007. |
| November 15, 2003 | Discontinued a site plan amendment (SP #72) for an addition to an existing sales office as a temporary use at 585 North Glebe Road. |
| May 15, 2004 | Approved corrections to the minutes of the December 7, 2002 Regular Meeting for a site plan amendment (SP #72) for an interim parking lot at 585 North Glebe Road. |
| December 15, 2007 | Approved a site plan amendment (SP #72) for renewal of an interim parking lot, without the use of the vehicle stacking mechanisms, at 585 North Glebe Road until December 2010. |
| September 25, 2010 | Approved a site plan amendment (SP #72) for renewal of an interim parking lot at 585 North Glebe Road until December 2015. |
| October 15, 2011 | Approved a site plan amendment (SP #72) to permit an interim parking lot at 585 North Glebe Road until December 31, 2015, with administrative reviews at one year (October 2012) and three years (October 2014). |

December 10, 2011

Approved a site plan amendment (SP #72) to permit a public utilities/telecommunication facility (antennas and rooftop equipment) at 4300 N. Carlin Springs Road.

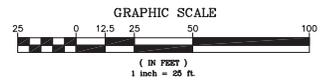


LEGEND

- EX. BLDG. EXISTING BUILDING
- HOT. HEIGHT
- ESMT EASEMENT
- DB. DEED BOOK
- PC. PAVE
- CONC. CONCRETE
- S/W SIDEWALK
- C&G CURB & GUTTER
- EP. EDGE OF PAVEMENT
- RET. RETAINING
- R.A.C. RAISED ASPHALT CURB
- REF. WOOD FENCE
- FF. FINISH FLOOR
- HCR HANDICAP RAMP
- PROP. PROPERTY
- IPF IRON PIPE FOUND

SYMBOLS

- FLAG POLE
- TRAFFIC BOX BUILDING
- ▲ ENTRANCE MONUMENT
- SIGN
- ⊕ UTILITY MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC MANHOLE GAS VALV.
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊙ TRAFFIC LIGHT POLE
- FENCE LINE
- OVERHEAD UTILITY
- WATERLINE



EXISTING ZONE

THE TOTAL SITE AREA EQUALS 0.85 AC. OR 37,220 S.F. (RECORDED), 36,957 S.F. (COMPUTED), AND IS ZONED RC.

LEGAL DESCRIPTION

ALL THAT CERTAIN PART OF LAND, AND IMPROVEMENTS THEREON, LYING AND BEING SITUATE IN THE COUNTY OF ARLINGTON, STATE OF VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A-1, THE CARLIN, AS THE SAME IS SHOWN ON PLAT ATTACHED TO DEED OF RESERVATION AND BARGAIN AND SALE DATED JULY 8, 1993, AND RECORDED JULY 22, 1993, IN DEED BOOK 2807 AT PAGE 964, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINING 7,467 SQUARE FEET, MORE OR LESS, TAKEN BY THE COMMONWEALTH OF VIRGINIA BY CERTIFICATE OF DEPOSIT NO. C-996091 DATED JULY 22, 1996, AND RECORDED AUGUST 6, 1996, IN DEED BOOK 2789 AT PAGE 220, AMONG THE AFORESAID LAND RECORDS, AS CONFIRMED BY FINAL ORDER DATED DECEMBER 11, 1997, AND RECORDED DECEMBER 15, 1997, IN DEED BOOK 2864 AT PAGE 1511, AMONG THE AFORESAID LAND RECORDS.

EXISTING STORM SEWER TABULATION

| | |
|--|--|
| CS TOP=270.26 INV=266.96 (15' OUT TO #1164) | EL TOP=270.84 INV=268.53 (8' IN FR. #1220) INV=268.53 (8' OUT TO #1186) |
| MS TOP=270.35 INV=264.83 (18' IN FR. #107-181-32) INV=261.80 (18' IN FR. #1188) INV=261.50 (18' IN FR. #1188) INV=261.50 (18' OUT TO #1188) | EL TOP=271.22 INV=267.92 (8' IN FR. 7) INV=267.90 (8' OUT TO #1206) |
| MS TOP=270.23 INV=266.15 (15' IN FR. 1) INV=266.48 (15' IN FR. #1188) INV=266.48 (15' OUT TO #1143) | EL TOP=270.97 INV=268.05 (8' OUT TO #1220) |
| CS TOP=270.69 FULL, NO INVERTS DETERMINABLE | EL TOP=271.62 INV=268.87 (15' IN FR. #1313) INV=268.75 (15' OUT TO #1180) |
| MS TOP=270.77 INV=267.22 (15' IN FR. 2) INV=267.22 (15' IN FR. #1188) INV=267.22 (15' OUT TO #1184) | EL TOP=271.62 INV=268.87 (15' IN FR. #1313) INV=268.75 (15' OUT TO #1180) |
| CS TOP=270.68 FULL, NO INVERTS DETERMINABLE | MS FACILITY TOP=272.13 INV. NOT ACCESSIBLE |
| MS TOP=270.50 | MS FACILITY TOP=272.32 INV=263.70 INV=263.04 |
| CS TOP=271.07 | MS TOP=271.90 INV=267.90 (8' IN FR. #1220) INV=267.90 (8' OUT TO #1186) |
| MS TOP=271.56 | MS TOP=271.90 INV=267.90 (8' IN FR. #1220) INV=267.90 (8' OUT TO #1186) |
| MS TOP=270.64 INV=268.17 (24' IN FR. 5) INV=268.16 (24' IN FR. 3) INV=268.17 (24' OUT TO #1145) | MS TOP=271.65 INV=268.47 (8' IN FR. #1432) INV=268.47 (8' IN FR. #1432) INV=268.47 (8' OUT TO #1393) |
| MS TOP=270.89 INV=263.39 (15' IN FR. 4) INV=263.29 (15' OUT TO #1188) | MS TOP=272.50 INV=268.87 (8' IN FR. #1432) INV=268.87 (8' IN FR. #1432) INV=268.87 (8' OUT TO #1393) |
| CS TOP=271.02 INV=264.10 (15' OUT TO 5) | MS TOP=269.78 INV=267.18 (8' IN FR. #1212) INV=267.18 (8' OUT TO #1393) |
| MS TOP=271.38 INV=264.42 (8') INV=264.46 (24' N) INV=264.33 (24' OUT TO 5) | MS TOP=271.65 INVERT ACCESSIBLE 8' OUT |

EXISTING SANITARY SEWER TABULATION

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|--|--|
| MS TOP=270.59 INV=267.90 (8' IN FR. #1432) INV=267.90 (8' IN FR. #1432) INV=267.90 (8' OUT TO #1393) | MS TOP=271.65 INV=268.47 (8' IN FR. #1432) INV=268.47 (8' IN FR. #1432) INV=268.47 (8' OUT TO #1393) |
| MS TOP=270.80 INV=268.17 (24' IN FR. 5) INV=268.16 (24' IN FR. 3) INV=268.17 (24' OUT TO #1145) | MS TOP=272.50 INV=268.87 (8' IN FR. #1432) INV=268.87 (8' IN FR. #1432) INV=268.87 (8' OUT TO #1393) |
| MS TOP=270.89 INV=263.39 (15' IN FR. 4) INV=263.29 (15' OUT TO #1188) | MS TOP=269.78 INV=267.18 (8' IN FR. #1212) INV=267.18 (8' OUT TO #1393) |
| CS TOP=271.02 INV=264.10 (15' OUT TO 5) | MS TOP=271.65 INVERT ACCESSIBLE 8' OUT |

METES AND BOUNDS DESCRIPTION

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH GLEBE ROAD (ROUTE 120), VARIABLE WIDTH, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH CARLIN SPRINGS ROAD, VARIABLE WIDTH, THENCE RUNNING WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH GLEBE ROAD (ROUTE 120), S48°12'42"E 76.66 FEET TO A POINT; THENCE DEPARTING THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH GLEBE ROAD (ROUTE 120) AND RUNNING WITH THE LINE COMMON TO THE LAND NOW OR FORMERLY OWNED BY ASC-ARLINGTON REAL ESTATE LLC, THE FOLLOWING TWO COURSES AND DISTANCES: S41°12'16"W 107.77 FEET TO A POINT; THENCE S48°12'42"E 105.80 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE LAND NOW OR FORMERLY OWNED BY AMERICAN SERVICE CENTER ASSOCIATES, THENCE DEPARTING SAID LAND OF ASC-ARLINGTON REAL ESTATE LLC AND RUNNING WITH SAID LAND OF AMERICAN SERVICE CENTER ASSOCIATES, S41°12'16"W 127.00 FEET TO AN IRON PIPE FOUND, THENCE DEPARTING SAID LAND OF AMERICAN SERVICE CENTER ASSOCIATES, AND RUNNING WITH THE LAND NOW OR FORMERLY OWNED BY CARLIN LP, N48°42'34"W 222.50 FEET TO AN IRON PIPE FOUND ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH CARLIN SPRINGS ROAD, THENCE RUNNING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH CARLIN SPRINGS ROAD, THE FOLLOWING COURSES AND DISTANCES: N41°32'59"E 142.84 FEET TO A POINT; AND N84°37'32"E 28.59 FEET TO THE POINT OF BEGINNING, CONTAINING 36,957 SQUARE FEET OR 0.84842 ACRES.

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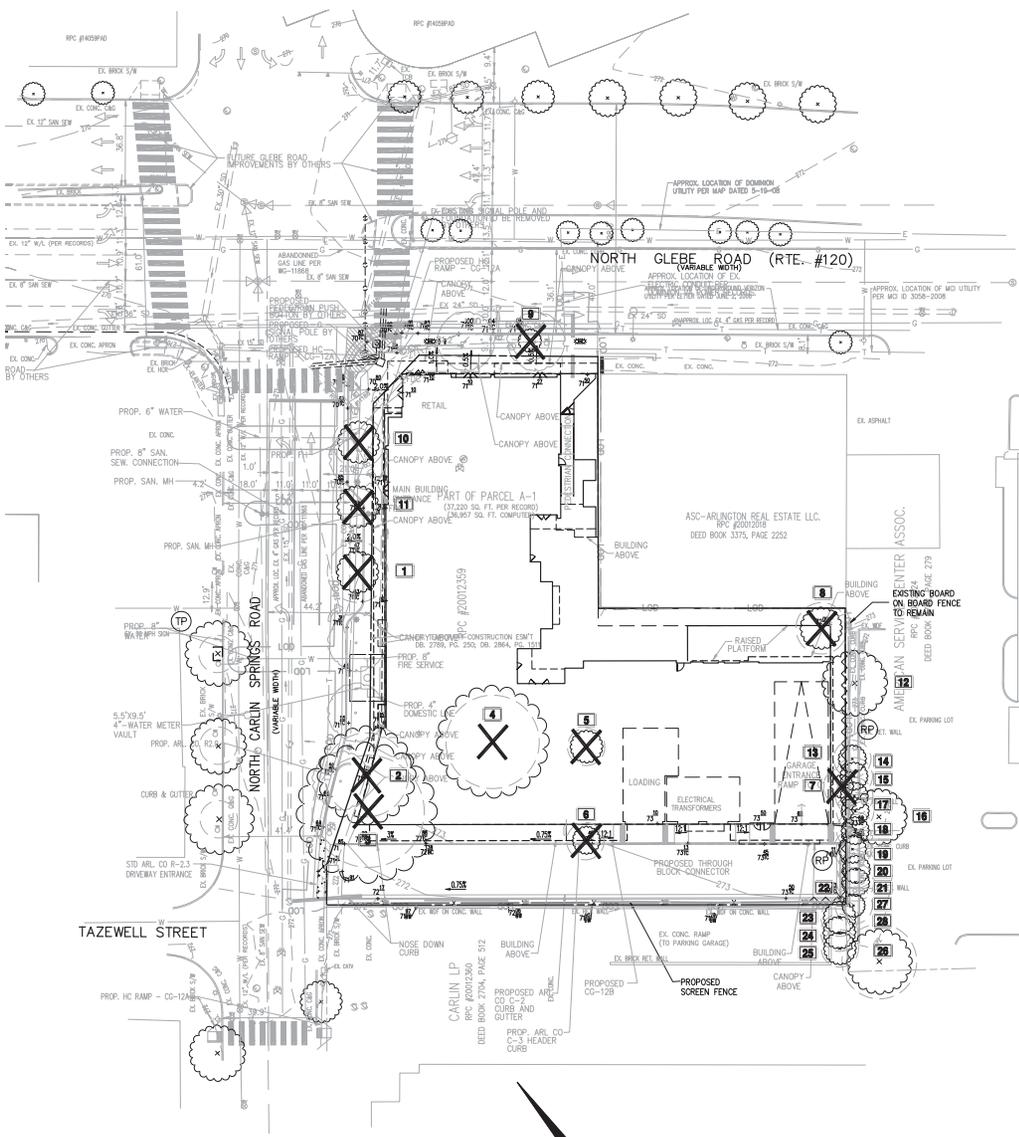
ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES

OVERALL CERTIFIED SURVEY PLAT
650 NORTH GLEBE
 4.1 SUBMISSION

| | | | |
|-------------------------------------|--------------------------------------|------------------------------------|--------------------------|
| SCALE 1" = 20' | DESIGNED BY | CHECKED | MSD |
| SUBMITTED DATE: SEPTEMBER 8, 2011 | APPROVED DATE: | APPROVED DATE: | APPROVED DATE: |
| RESUBMITTED DATE: APRIL 13, 2012 | CHIEF TRANSPORTATION PLANNING BUREAU | CHIEF TRAFFIC ENGINEERING BUREAU | CHIEF ENGINEERING BUREAU |
| APPROVED DATE: | APPROVED DATE: | APPROVED DATE: | APPROVED DATE: |
| CHIEF WATER, SEWER & STREETS BUREAU | CHIEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES | |
| FILE NO: 6502-D-PP-004 | PROJECT SHEET | C2.00 | |

| No. | DATE | DESCRIPTION |
|------------------|------|-------------|
| REVISIONS | | |

650 North Glebe, Arlington, VA 22202. © Bowman Consulting Group, Ltd. 2011. All rights reserved. Survey No. 6502-D-PP-004. 4.1 Sub.



TREE INVENTORY
 650 North Glebe Road, Arlington, VA
 Date of site visit (s): August 1, 2, 2011
 Certified Arborist: Gregg D. Eberly, MA-4616A

| Tree # | Botanical Name | Common Name | Caliper (DBH) | Condition Rating | Species Rating | Total Rating | Preserve/Remove | Replacements Required |
|--------|---------------------|-------------------|---------------|------------------|----------------|--------------|-----------------|-----------------------|
| 1 | Zelkova sericea | Japanese Zelkova | 3 | 0.7C | 0.7 | 6.92 | Remove | 2 |
| 2 | Acer pensylvanicum | Striped Maple | 1.8 | 0.7C | 0.7 | 3.07 | Remove | 2 |
| 3 | Acer pensylvanicum | Striped Maple | 2.4 | 0.7C | 0.7 | 12.10 | Remove | 3 |
| 4 | Canis tomentosa | Mockernut Hickory | 2.0 | 0.8 | 0.7 | 11.20 | Remove | 3 |
| 5 | Zelkova sericea | Japanese Zelkova | 8 | 0.8 | 0.7 | 4.48 | Remove | 1 |
| 6 | Zelkova sericea | Japanese Zelkova | 8 | 0.8 | 0.7 | 4.48 | Remove | 1 |
| 7 | Zelkova sericea | Japanese Zelkova | 6 | 0.7C | 0.7 | 3.02 | Remove | 1 |
| 8 | Zelkova sericea | Japanese Zelkova | 1 | 0.8 | 0.7 | 0.56 | Remove | 2 |
| 9 | Acer spicatum | acer Maple | 5 | 0.4B | 0.8 | 1.95 | Remove | 1 |
| 10 | Zelkova sericea | Japanese Zelkova | 1 | 0.7C | 0.7 | 5.85 | Remove | 2 |
| 11 | Zelkova sericea | Japanese Zelkova | 8 | 0.6B | 0.7 | 3.51 | Remove | 1 |
| 12 | Pinus strobus | Southern Pine | 1.4 | 0.6B | 0.6 | 5.71 | Preserve | - |
| 13 | Jumpelia virginiana | Eastern Redcedar | 1.1 | 0.7C | 0.7 | 5.54 | Preserve | - |
| 14 | Jumpelia virginiana | Eastern Redcedar | 6 | 0.7C | 0.7 | 3.02 | Preserve | - |
| 15 | Jumpelia virginiana | Eastern Redcedar | 6 | 0.7C | 0.7 | 3.02 | Preserve | - |
| 16 | Acer saccharinum | Sugar Maple | 1.2 | 0.6B | 0.7 | 5.71 | Preserve | - |
| 17 | Jumpelia virginiana | Eastern Redcedar | 5 | 0.7C | 0.7 | 2.52 | Preserve | - |
| 18 | Jumpelia virginiana | Eastern Redcedar | 7 | 0.7C | 0.7 | 3.53 | Preserve | - |
| 19 | Jumpelia virginiana | Eastern Redcedar | 7 | 0.7C | 0.7 | 3.53 | Preserve | - |
| 20 | Jumpelia virginiana | Eastern Redcedar | 7 | 0.7C | 0.7 | 3.53 | Preserve | - |
| 21 | Jumpelia virginiana | Eastern Redcedar | 6 | 0.7C | 0.7 | 3.02 | Preserve | - |
| 22 | Jumpelia virginiana | Eastern Redcedar | 6 | 0.6B | 0.7 | 2.26 | Preserve | - |
| 23 | Jumpelia virginiana | Eastern Redcedar | 8 | 0.7C | 0.7 | 4.26 | Preserve | - |
| 24 | Jumpelia virginiana | Eastern Redcedar | 8 | 0.7C | 0.7 | 4.26 | Preserve | - |
| 25 | Jumpelia virginiana | Eastern Redcedar | 8 | 0.7C | 0.7 | 4.26 | Preserve | - |
| 26 | Pinus strobus | Southern Pine | 1.6 | 0.6 | 0.6 | 5.76 | Preserve | - |

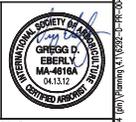
Total Replacements Required: 19

- Notes:
- Condition Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA. Condition Rating: 8D=100 Excellent, 7D=85 Good, 6D=65 Fair, 5D=45 Poor, 4D=24 Very Poor
 - Species Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA.
 - All trees indicated are to be removed from the site due to construction impacts.
 - All trees with a minimum 3" DBH have measured and valued.
 - Any replacement trees that cannot be accommodated on site will be provided in a monetary amount; for every tree that cannot be planted on site, a contribution to the County's Tree Canopy Fund of at least \$2,400 per tree will be provided to the Tree Canopy Fund coordinated with Arlington County's Department of Parks, Recreation and Cultural Resources.

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE CRITICAL ROOT ZONE
- ROOT PRUNING TRENCH
- PROPOSED TREE PROTECTION FENCE
- PROPOSED LIMITS OF DISTURBANCE

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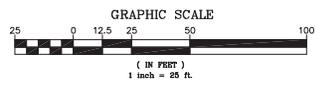


ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

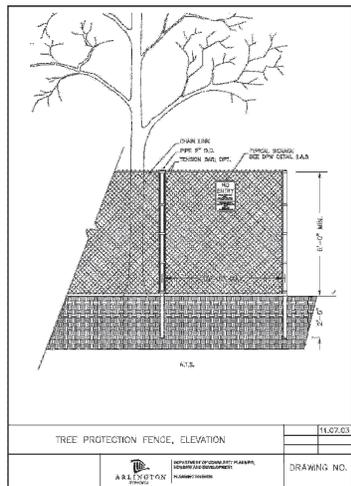
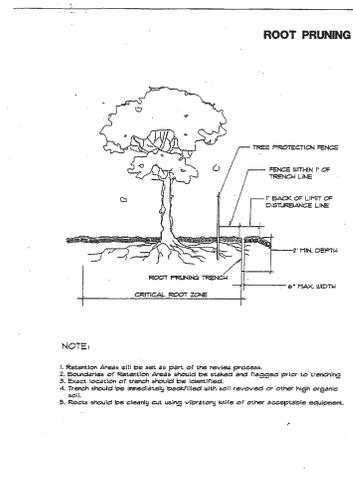
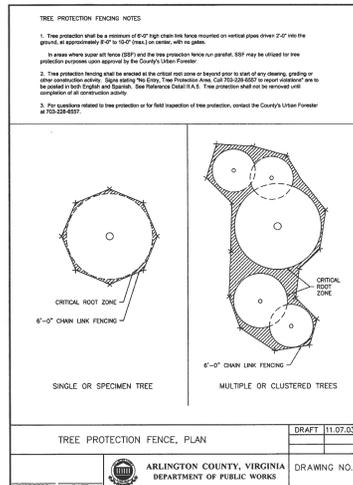
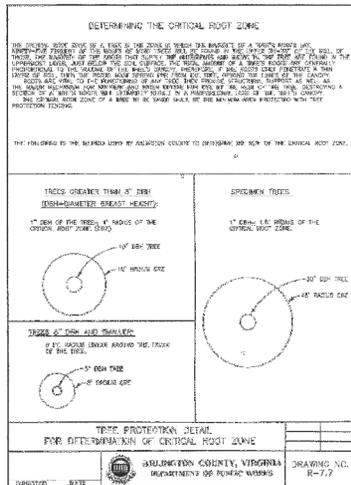
TREE PRESERVATION PLAN
 650 NORTH GLEBE
 4.1 SUBMISSION

| SCALE | DESIGNED | CHEK | CHECKED | JES |
|-------------------------------------|--------------------------------------|------------------------------------|---------|-----|
| AS SHOWN | | | | |
| SUBMITTED DATE: SEPTEMBER 8, 2011 | APPROVED DATE: | APPROVED DATE: | | |
| RESUBMITTED DATE: APRIL 13, 2012 | CHIEF TRANSPORTATION PLANNING BUREAU | CHIEF TRAFFIC ENGINEERING BUREAU | | |
| APPROVED DATE: | APPROVED DATE: | APPROVED DATE: | | |
| CHIEF WATER, SEWER & STREETS BUREAU | CHIEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES | | |
| FILE NO: 6502-D-PP-004 | PROJECT SHEET: C3.00 | | | |
| ISSUE NO: 6502-D1-004 | | | | |

| No. | DATE | DESCRIPTION |
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| REVISIONS | | |
| | | |
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Date: 09/13/2012 08:56:56 AM. gregg.d.eberly@bowmanconsulting.com (Gregg D. Eberly) (703) 846-2188 (703) 853-8781



TREE PRESERVATION NOTES

1. PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING DBH (DIAMETER) GREATEST HEIGHT SPECIES AND LOCATION FOR ALL TREES OVER 3" IN DIAMETER ON THE PROPERTY TO BE DEVELOPED AND ANY TREES ON ADJACENT PROPERTY WHOSE CRITICAL ROOT ZONES EXTEND ONTO THE PROPERTY TO BE DEVELOPED.
2. PROPERTY OWNER SHALL SUBMIT A TREE PROTECTION PLAN DESIGNATING TREES TO BE PRESERVED AND TREES TO BE REMOVED ON SUBJECT AND ADJACENT PROPERTY AND REPLACEMENT TREES FOR THOSE REMOVED IN ACCORDANCE WITH MANDATORY ARLINGTON COUNTY TREE REPLACEMENT GUIDELINES. RESULTS OF TREE REPLACEMENT GUIDELINES MUST BE SHOWN IN TABULAR FORM AS ILLUSTRATED IN SAID GUIDELINES.
3. THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
4. USE CRITICAL ROOT ZONE DETAIL AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7.
5. TREE PROTECTION FENCING SHALL BE ERRECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAIL R.A.5.
6. TREE PROTECTION SHALL BE A MINIMUM OF 6' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.
7. SUBMIT PHOTOGRAPHIC RECORD (2 SHOTS) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
8. NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THE REQUIREMENT MAY RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
9. ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS' GUIDE FOR PLANT APPRAISALS PUBLISHED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER, 2004.
10. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
11. WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
12. ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
13. ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.

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Fax: (703) 853-0781

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ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

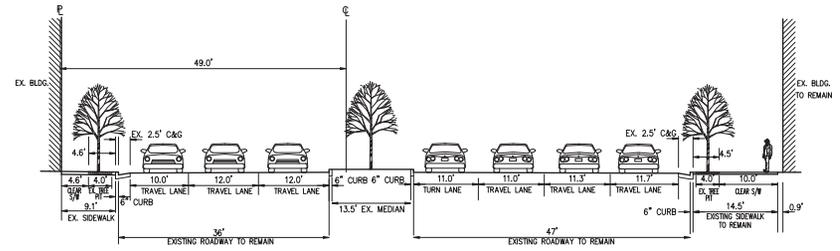
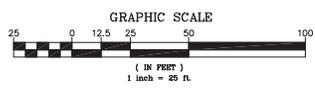
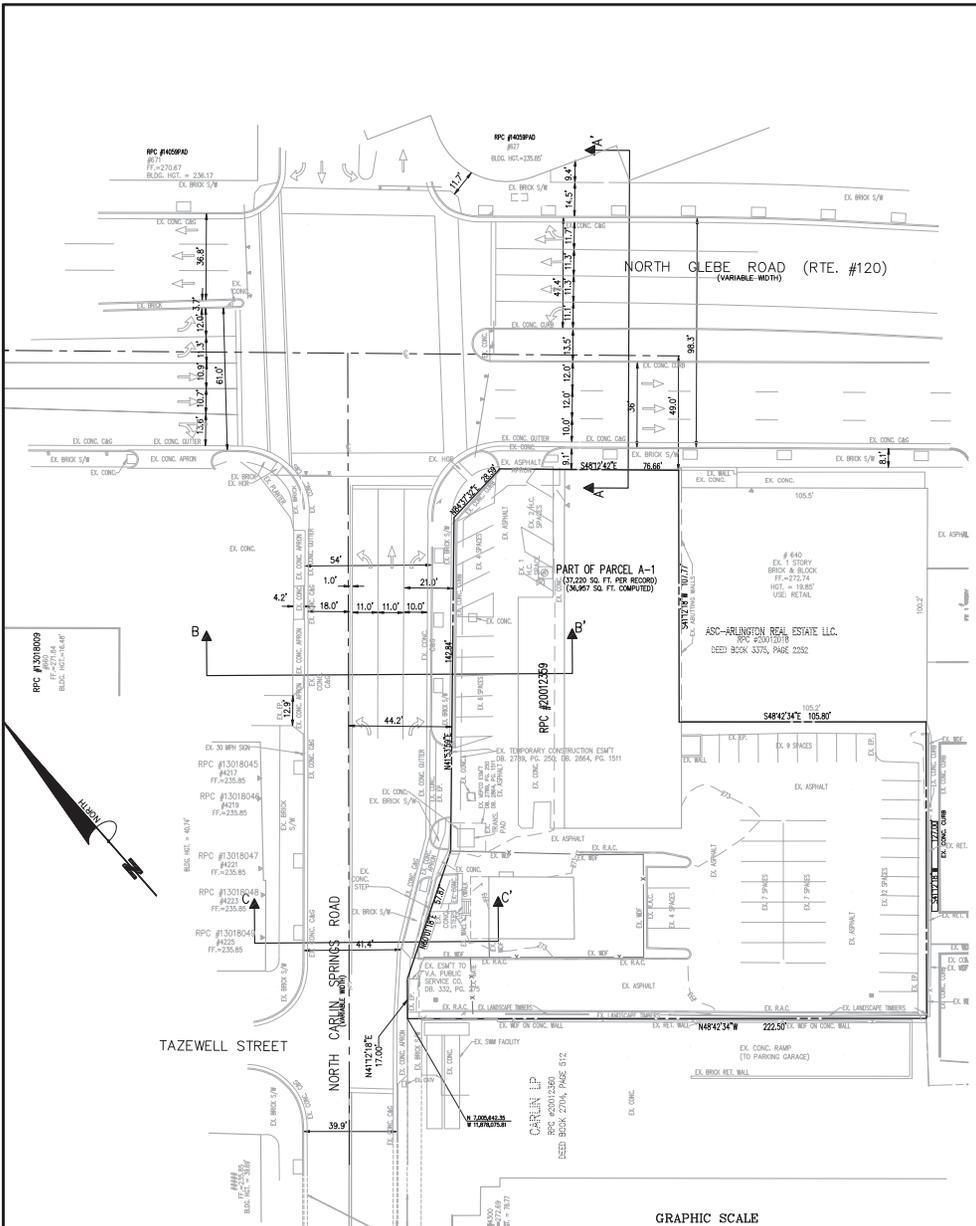
TREE PRESERVATION DETAILS
650 NORTH GLEBE
4.1 SUBMISSION

| | | |
|-------------------------------------|--------------------------------------|------------------------------------|
| SCALE: N/A | DESIGNED: GSE | CHECKED: SEG |
| SUBMITTED DATE: SEPTEMBER 8, 2011 | APPROVED DATE: | APPROVED DATE: |
| RESUBMITTED DATE: APRIL 13, 2012 | CHIEF TRANSPORTATION PLANNING BUREAU | CHIEF TRAFFIC ENGINEERING BUREAU |
| APPROVED DATE: | APPROVED DATE: | APPROVED DATE: |
| CHIEF WATER, SEWER & STREETS BUREAU | CHIEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES |

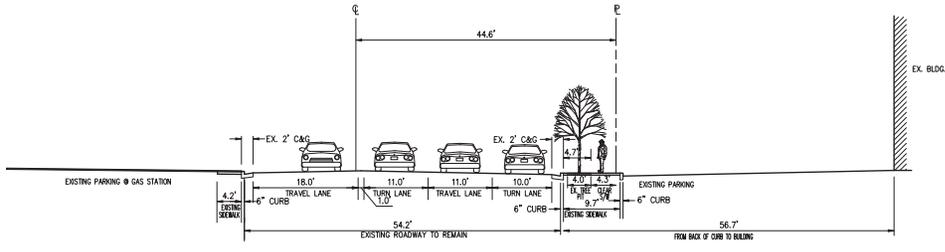
FILE NO: 6502-D-PB-004
JOB NO. 6502-01-004

PROJECT SHEET: C4.00

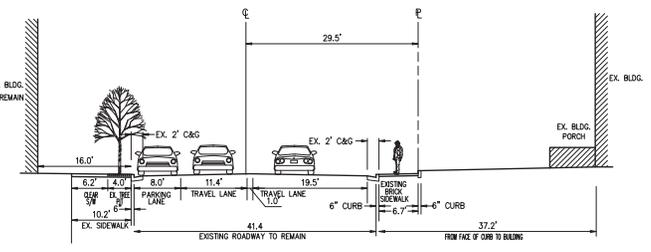
Date: 11/13/2012 10:58:56 AM. gse: 6502-01-004 (04/13/2012 10:58:56 AM) (04/13/2012 10:58:56 AM) (04/13/2012 10:58:56 AM)



EXISTING NORTH GLEBE ROAD CROSS SECTION A-A'
LOOKING NORTH-WEST
SCALE: 1"=10'



EXISTING NORTH CARLIN SPRINGS ROAD CROSS SECTION B-B'
LOOKING NORTH-EAST
SCALE: 1"=10'



EXISTING NORTH CARLIN SPRINGS ROAD CROSS SECTION C-C'
LOOKING NORTH-EAST
SCALE: 1"=10'

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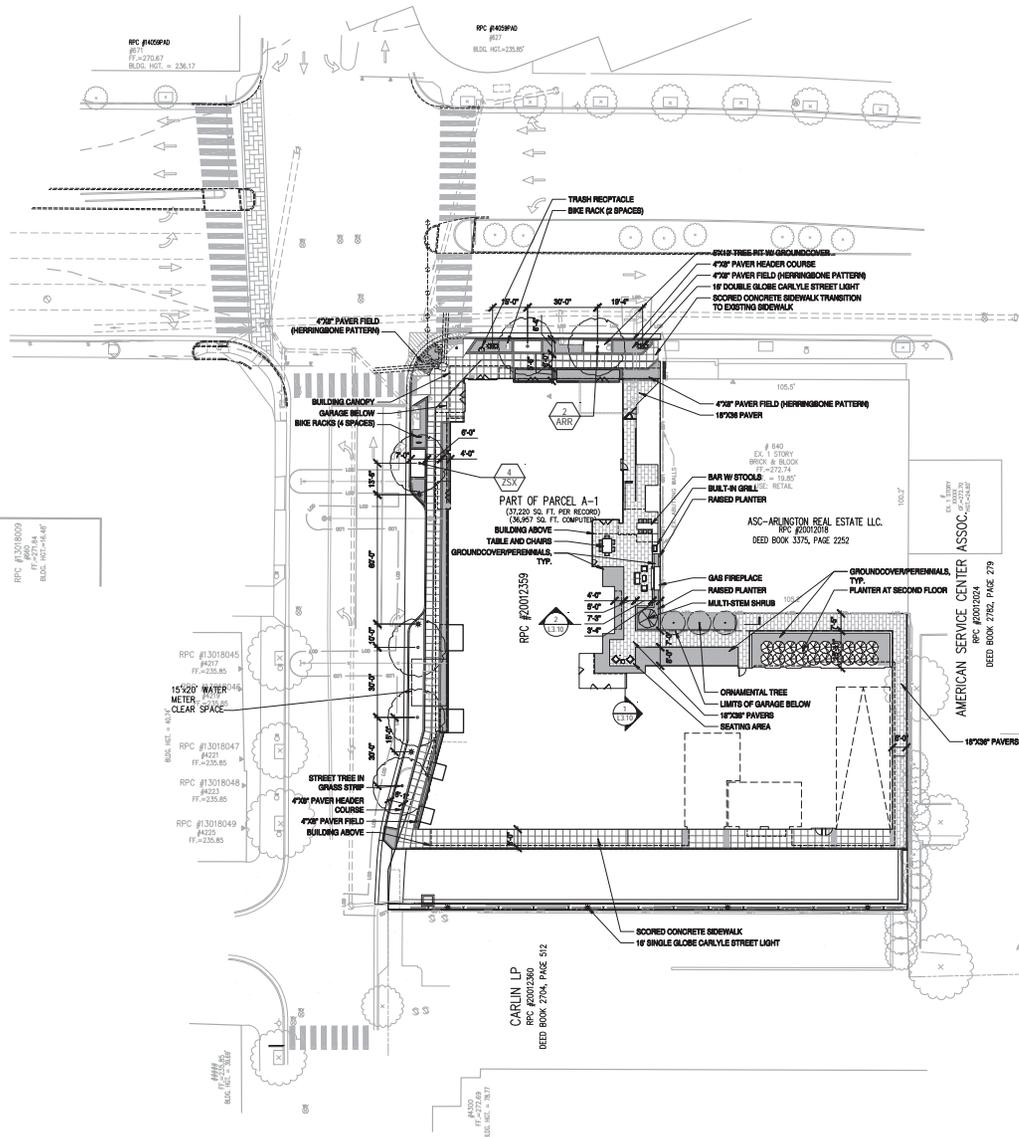
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING STREET SECTIONS
650 NORTH GLEBE
4.1 SUBMISSION

| SCALE | DESIGNED | HD | CHECKED | MSD |
|---|--------------------------------------|----|------------------------------------|-----|
| SCALE 1" = 25' | | | | |
| SUBMITTED DATE: SEPTEMBER 8, 2011 | APPROVED DATE: | | APPROVED DATE: | |
| RESUBMITTED DATE: APRIL 13, 2012 | CHIEF TRANSPORTATION PLANNING BUREAU | | CHIEF TRAFFIC ENGINEERING BUREAU | |
| APPROVED DATE: | APPROVED DATE: | | APPROVED DATE: | |
| CHIEF WATER, SEWER & STREETS BUREAU | CHIEF ENGINEERING BUREAU | | DIRECTOR OF ENVIRONMENTAL SERVICES | |
| FILE NO: 6502-D-PP-004 4/28/12 NO. 6502-01-004 | PROJECT SHEET | | C7.00 | |

| No. | DATE | DESCRIPTION |
|------------------|------|-------------|
| REVISIONS | | |

C&S File Name: 14_1002_004_N_Glebe_02-00000000_Site_Mastering_Watermain_Upgrade.dwg; PLOT DATE: 04/18/12 09:58 AM



LEGEND

| | | | |
|--|------------------------------|--|------------------------------------|
| | SHADE TREE | | SCORED CONCRETE |
| | EXISTING TREE | | ROSSLYN - BALLSTON STANDARD PAVERS |
| | SHRUB MASS / GROUNDCOVER | | 18' X 36' PAVER |
| | SHRUBS | | EX. STREET LIGHT |
| | LAWN | | SINGLE GLOBE LIGHT |
| | WATER LINE | | DOUBLE GLOBE LIGHT |
| | STORM DRAIN / STORM FACILITY | | BIKE RACK |
| | LIMITS OF DISTURBANCE | | |
| | SANITARY LINE | | |

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JOHN B. STONEY JR.
 Lic. No. 15822
 04.13.12
 LANDSCAPE ARCHITECT

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

OVERALL LANDSCAPE PLAN
650 NORTH GLEBE
4.1 SUBMISSION

| No. | DATE | DESCRIPTION |
|------------------|------|-------------|
| REVISIONS | | |

| SCALE | AS SHOWN | DESIGNED | CHECKED |
|-------------------------------------|-------------------|--------------------------------------|------------------------------------|
| DATE | SEPTEMBER 8, 2011 | APPROVED DATE: | APPROVED DATE: |
| RESUBMITTED DATE: | APRIL 13, 2012 | CHIEF TRANSPORTATION PLANNING BUREAU | CHIEF TRAFFIC ENGINEERING BUREAU |
| APPROVED DATE: | | APPROVED DATE: | APPROVED DATE: |
| CHIEF WATER, SEWER & STREETS BUREAU | | CHIEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES |
| FILE NO. 6292-D-PR-004 | | PROJECT SHEET | LT.10 |
| JOB NO. 6292-01-004 | | | |

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STREET TREE SCHEDULE

STREET TREES

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE-CONDITION | NOTES | COVERAGE |
|-----|-----|---------------------------------|-----------------------|----------------------|---------------------|----------|
| ARR | 2 | Acer rubrum 'Red Sunset' | Red Sunset Red Maple | B&B, 2 - 4 1/2" cal. | Nursery-grown,full. | - |
| ZSX | 4 | Zelkova serrata 'Village Green' | Village Green Zelkova | B&B, 4 - 4 1/2" cal. | Nursery-grown,full. | - |

PLANT PALLETTE

ORNAMENTAL TREES

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE-CONDITION | NOTES | COVERAGE |
|-----|-----|-------------------------------------|--------------------------------|----------------------|----------------------------------|----------|
| ACS | x | Amelanchier canadensis | Shadblow Serviceberry | B&B, 2 - 2 1/2" cal. | Nursery-grown, single-stem,full. | - |
| BNX | x | Betula nigra 'Heritage' | Heritage River Birch | B&B, 2 - 2 1/2" cal. | Nursery-grown, single-stem,full. | - |
| COM | x | Cornus kousa 'Milky Way' | Kousa Dogwood | B&B, 2 - 2 1/2" cal. | Nursery-grown, single-stem,full. | - |
| CLC | x | Crataegus laevigata 'Crimson Cloud' | Crimson Cloud English Hawthorn | B&B, 2 - 2 1/2" cal. | Nursery-grown, single-stem,full. | - |

LARGE SHRUBS

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE-CONDITION | NOTES | MISC |
|-----|-----|---------------------------------------|-------------------------------|-----------------|-------|------|
| AGE | x | Abelia x grandiflora 'Edward Goucher' | Edward Goucher Glossy Abelia | 3 gal., 18"x24" | Full. | - |
| OPF | x | Chamaecyparis plicata 'Fillera Aurea' | Gold Threadleaf False Cypress | 3 gal., 30"x30" | Full. | - |
| CSX | x | Cornus sericea | Red Twig (Redosier) Dogwood | 3 gal., 30"x24" | Full. | - |
| PLS | x | Prunus laurocerasus 'Schip' | Schip Laurel | 3 gal., 24"x30" | Full. | - |

MEDIUM SHRUBS

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE-CONDITION | NOTES | MISC |
|-----|-----|--------------------------------------|------------------------------------|-----------------|-------|------|
| JCS | x | Juniperus chinensis 'Sea Green' | Sea Green Juniper | 3 gal., 24"x36" | Full. | - |
| KLE | x | Kalmia latifolia 'EF' | EF Dwarf Mountain Laurel | 3 gal., 18"x24" | Full. | - |
| PLD | x | Prunus laurocerasus 'Otto Luyken' | Otto Luyken's Laurel | 3 gal., 18"x24" | Full. | - |
| RDV | x | Rhododendron 'Delaware Valley White' | Delaware Valley White Rhododendron | 3 gal., 18"x24" | Full. | - |

SMALL SHRUBS

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE-CONDITION | NOTES | MISC |
|-----|-----|---------------------------------|-----------------------------|-----------------|-------|------|
| HCP | x | Hydrangea quercifolia 'Pee Wee' | Pee Wee Oak Leaf Hydrangea | 3 gal., 24"x24" | Full. | - |
| ICB | x | Ilex crenata 'Heller' | Heller Holly | 3 gal., 12"x18" | Full. | - |
| PJP | x | Pieris japonica 'Pheluda' | Nocturne Japanese Andromeda | 3 gal., 18"x24" | Full. | - |
| PMM | x | Pinus mugo 'Mops' | Mops Mugo Pine | 3 gal., 24" ht. | Full. | - |
| VON | x | Viburnum opulus 'Nana' | Dwarf Cranberrybush | 3 gal., 18"x24" | Full. | - |

GRASSES, PERENNIALS, AND VINES

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE-CONDITION | NOTES | SPACING |
|-----|-----|------------------------------------|------------------------|-----------------|-------|----------|
| CPX | x | Carex Pennsylvanica | Yellow Sedge | 1 gal. | Full. | 18" o.c. |
| HBA | x | Hosta 'Blue Angel' | Blue Angel Hosta | 1 gal., 12" ht. | Full. | - |
| HOB | x | Heliborus orientalis | Heliborus | 1 gal., 18" ht. | Full. | - |
| HRS | x | Hosta 'Royal Standard' | Hosta Royal Standard | 1 qt., 24" ht. | Full. | - |
| HFF | x | Hosta fortunei 'Francee' | Francee Hosta | 1 qt., 24" ht. | Full. | - |
| PAH | x | Pennisetum alopecuroides 'Hamelin' | Hamelin Fountain Grass | 1 gal., 18" ht. | Full. | - |

GROUNDCOVERS / GREEN WALL PLANTS

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE-CONDITION | NOTES | SPACING |
|-----|-----|--------------------------------------|---|----------------|-------|----------|
| AMM | x | Varies | Mixed Annuals | 8" pots | Full. | 12" o.c. |
| CDC | x | Cotoneaster dammeri Coral Beauty | Coral Beauty Cotoneaster | 1 qt. | Full. | 12" o.c. |
| EFE | x | Eucrymus fortunei 'Emerald and Gold' | Emerald and Gold Creeping Wintercreeper | 4" pots | Full. | 8" o.c. |
| HGX | x | Hypericum calycinum | St. John's Wort | 1 qt. | Full. | 8" o.c. |
| JCS | x | Juniperus chinensis 'San Jose' | San Jose Juniper | 1 qt. | Full. | 12" o.c. |
| LSD | x | Liriope spicata 'Silver Dragon' | Silver Dragon Variegated Lilyturf | 1 gal. | Full. | 12" o.c. |
| LSX | x | Liriope spicata | Lilyturf | 1 gal. | Full. | 12" o.c. |
| SHH | x | Sarcococca hookeriana var. humilis | Dwarf Sweetbox | 1 gal. | Full. | 24" o.c. |
| OUN | x | Ohiopogon japonicus 'Nigra' | Black Mondo Grass | 1 gal. | Full. | 12" o.c. |
| PTX | x | Pachysandra terminalis | Japanese Pachysandra | 1 qt. | Full. | 12" o.c. |

*NOTE: THE PLANT PALETTE IS INTENDED AS AN INDICATION OF THE TYPE OF PLANT MATERIAL THAT WILL BE USED. ADDITIONAL SPECIES MAY BE INCORPORATED IN THE FINAL LANDSCAPE DESIGN.



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Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue, Suite 302
Arlington, Virginia 22214
Phone: (703) 548-2189
Fax: (703) 683-5781
www.bowmanconsulting.com



JOHN R. STORY JR.
Lic. No. 1582
04.13.12
LANDSCAPE ARCHITECT

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

LANDSCAPE SCHEDULE
650 NORTH GLEBE
4.1 SUBMISSION

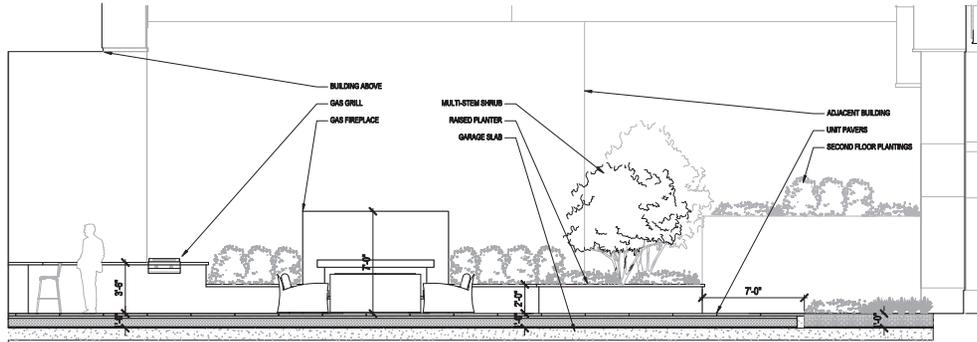
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| SUBMITTED DATE: | SEPTEMBER 8, 2011 | APPROVED DATE: | |
| RESUBMITTED DATE: | APRIL 13, 2012 | CHEF TRANSPORTATION PLANNING BUREAU | CHEF TRAFFIC ENGINEERING BUREAU |
| APPROVED DATE: | | APPROVED DATE: | |
| CHEF WATER, SEWER & STREETS BUREAU | | CHEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES |

FILE NO.: 2009-D-PR-004
JOB NO.: 6292-01-004

PROJECT SHEET L2.10

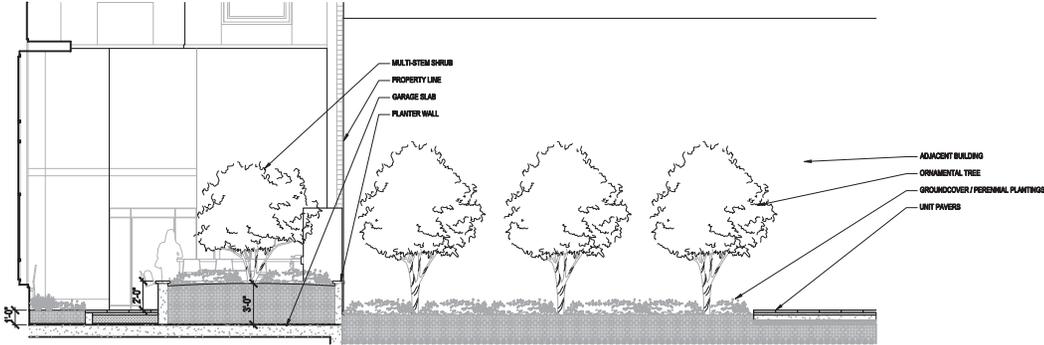
| No. | DATE | DESCRIPTION |
|------------------|------|-------------|
| REVISIONS | | |

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1 COURTYARD SECTION 'A'

Scale: 1/4" = 1'-0"



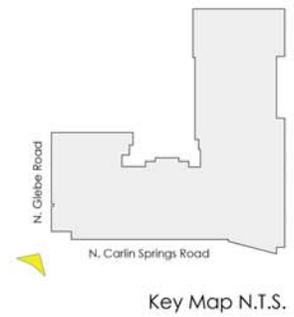
2 COURTYARD SECTION 'B'

Scale: 1/4" = 1'-0"

| | | |
|--|--------------------------------------|------------------------------------|
| <p>Bowman CONSULTING Bowman Consulting Group, Ltd. 2121 Eisenhower Avenue, Suite 302 Arlington, Virginia 22214 Phone: (703) 548-2188 Fax: (703) 683-5781 www.bowmanconsulting.com</p> | | |
| ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES | | |
| COURTYARD SECTIONS 650 NORTH GLEBE 4.1 SUBMISSION | | |
| SCALE: AS SHOWN | DESIGNED | CHECKED |
| SUBMITTED DATE: SEPTEMBER 8, 2011 | APPROVED DATE: | APPROVED DATE: |
| RESUBMITTED DATE: APRIL 13, 2012 | CHIEF TRANSPORTATION PLANNING BUREAU | CHIEF TRAFFIC ENGINEERING BUREAU |
| APPROVED DATE: | APPROVED DATE: | APPROVED DATE: |
| CHIEF WATER, SEWER & STREETS BUREAU | CHIEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES |
| FILE NO.: 6292-D-PR-004 JOB No. 6292-01-004 | PROJECT SHEET | L3.10 |

| No. | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS | | |

Court file name: 13_0302_650 n. glebe road 650-4.1-01.dwg (pl) \pwwork\11\6292-D-PR-01-L3.10.dwg



650 N. GLEBE ROAD

650 N. Glebe, LLC
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 Herndon, VA 20170
 703.834.9700

ARTIST'S CONCEPT RENDERING A0.1

ARLINGTON, VA
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HARRIS TEETER

MERCEDES-BENZ

AMERICAN SERVICE CENTER

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NEIGHBORHOOD CONTEXT I

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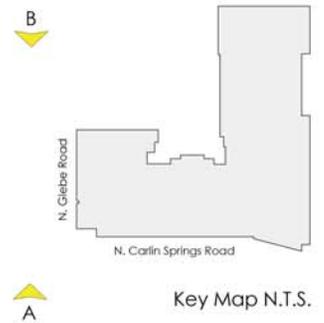




A: VIEW FROM NORTH WEST



B: VIEW FROM SOUTH EAST



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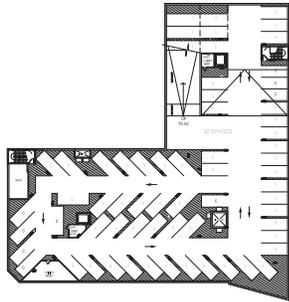
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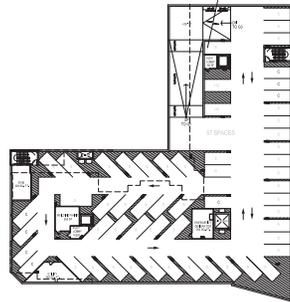
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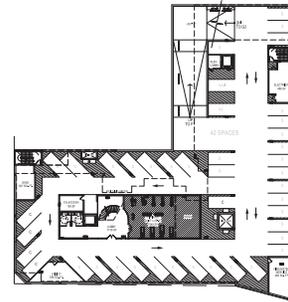
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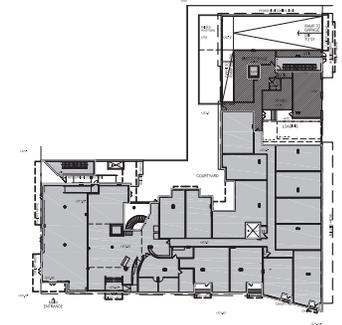
BASEMENT LEVEL 3



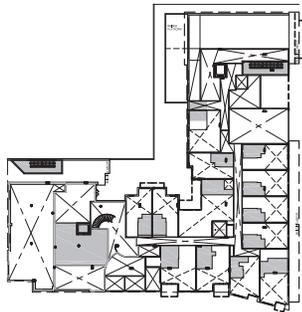
BASEMENT LEVEL 2



BASEMENT LEVEL 1



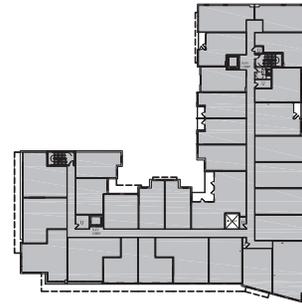
GROUND LEVEL



MEZZANINE



LEVELS 1-4



LEVEL 5

| F.A.R. ANALYSIS | | | | | |
|------------------|------------|-------|--------------------|-------------------|--------------------|
| LEVEL | ELEV | UNITS | GSF TOTAL | F.A.R. EXCLUSIONS | F.A.R. GSF TOTAL |
| G1 | 273.50 | 13 | 18,098 GSF | 2,147 GSF | 15,951 GSF |
| MEZZANINE | 283.17 | | 3,848 GSF | 0 GSF | 3,848 GSF |
| L1 | 293.00 | 30 | 23,725 GSF | 0 GSF | 23,831 GSF |
| L2 | 303.67 | 30 | 23,725 GSF | 0 GSF | 23,831 GSF |
| L3 | 314.34 | 30 | 23,725 GSF | 0 GSF | 23,831 GSF |
| L4 | 325.00 | 30 | 23,725 GSF | 0 GSF | 23,831 GSF |
| L5 | 335.67 | 30 | 23,847 GSF | 0 GSF | 23,953 GSF |
| TOTAL | 163 | | 141,223 GSF | 2,147 GSF | 139,076 GSF |
| SITE AREA | | | | | 36,957 GSF |
| F.A.R. | | | | | 3.76 |

| UNIT MIX | | | |
|-----------------|---------------|-------------|----------------|
| UNIT TYPE | AVG UNIT SIZE | TOTAL UNITS | % OF MIX |
| STUDIO | 575 SF | 40 | 25% |
| 1 BEDROOM | 658 SF | 75 | 46% |
| 1 BEDROOM + DEN | 800 SF | 15 | 9% |
| 2 BEDROOM | 960 SF | 20 | 12% |
| LOFT | 796 SF | 13 | 8% |
| TOTAL | 705 SF | 163 | 100.00% |

NOTE:
UNIT MIX TO BE CONFIRMED
AT TIME OF FINAL SITE PLAN

| F.A.R. EXCLUSIONS: | |
|-------------------------|-----------------|
| BICYCLE STORAGE (G1) = | 619 GSF |
| SERVICE CORRIDOR (G1) = | 462 GSF |
| TRANSFORMERS (G1) = | 651 GSF |
| TRASH (G1) = | 415 GSF |
| FITNESS (B1) = | 1548 GSF |
| G1 TOTAL = | 2147 GSF |
| B1 TOTAL = | 1548 GSF |
| TOTAL = | 3695 GSF |

650 N. GLEBE ROAD

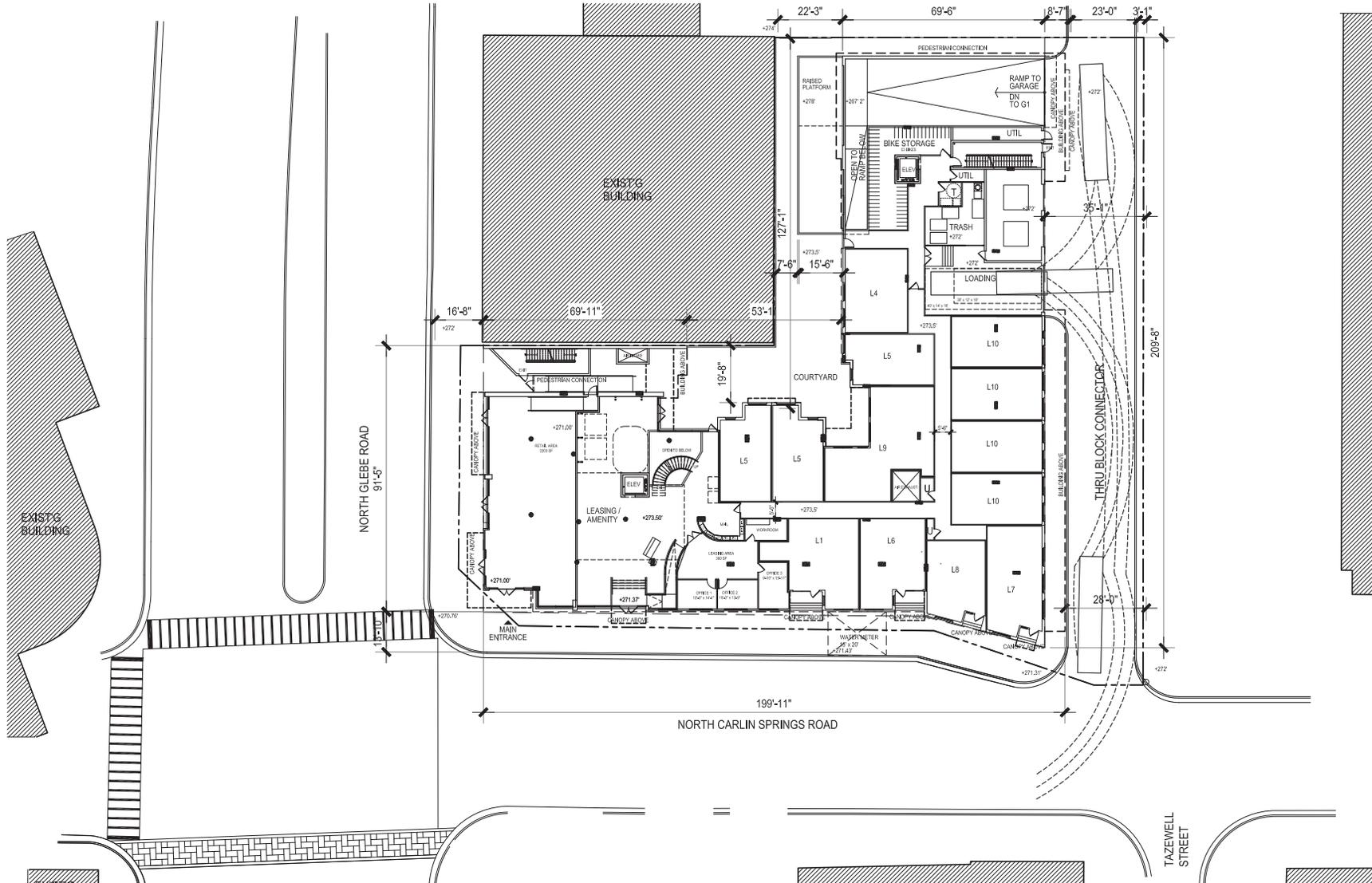
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F.A.R. ANALYSIS

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ARCHITECTURAL SITE PLAN

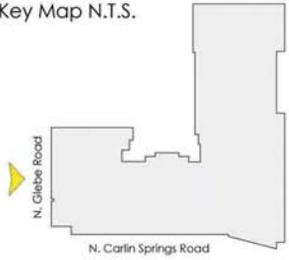
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Scale 0 8 16 32

AI.0

Key Map N.T.S.



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BUILDING ELEVATIONS

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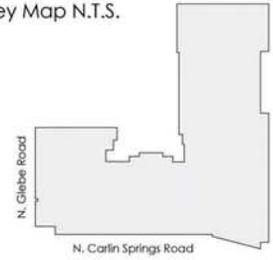
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Scale 0 4 8 16

A2.0



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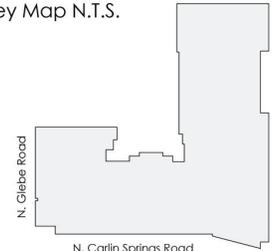
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A2.1



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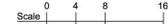
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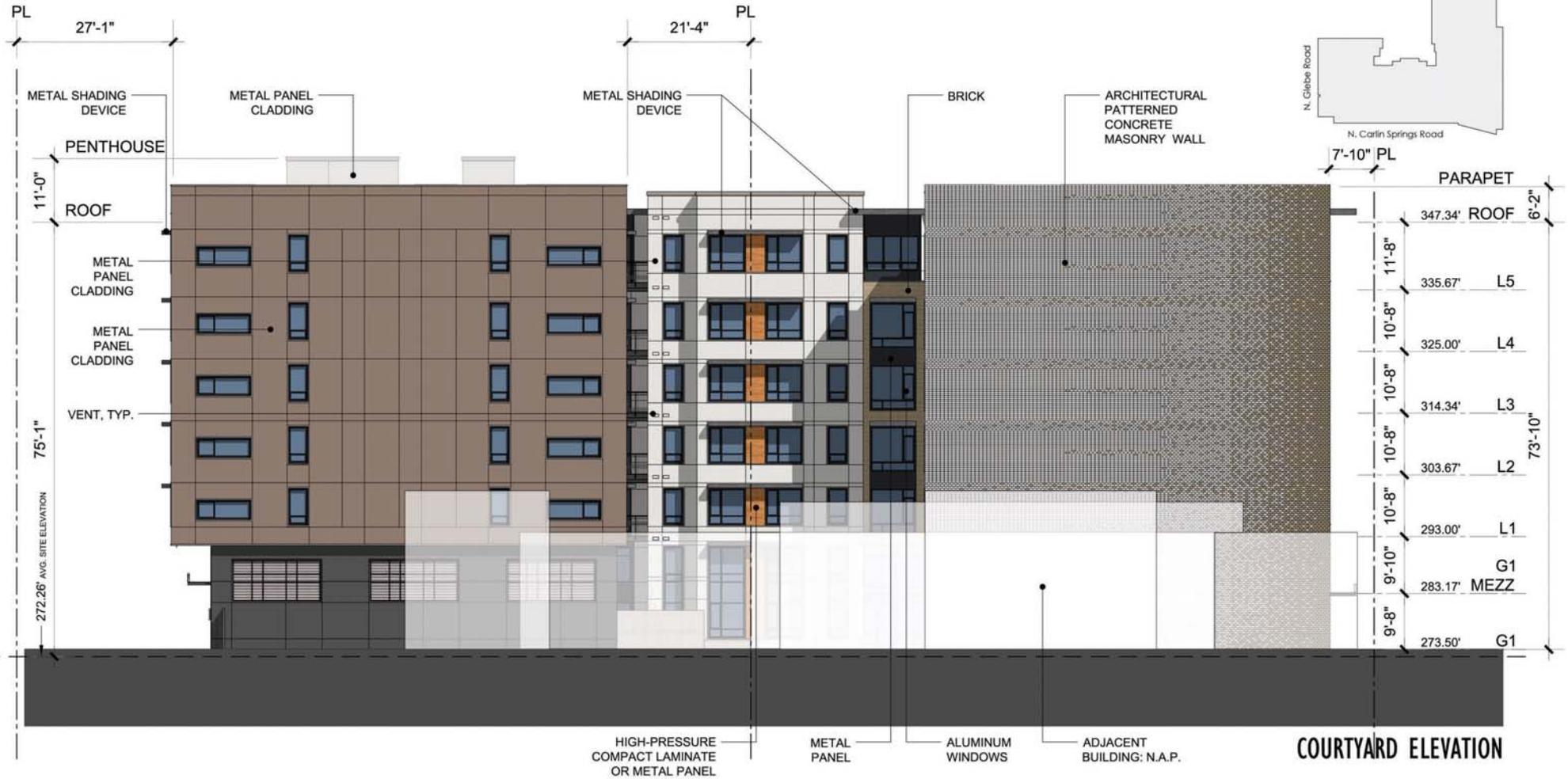
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A2.2





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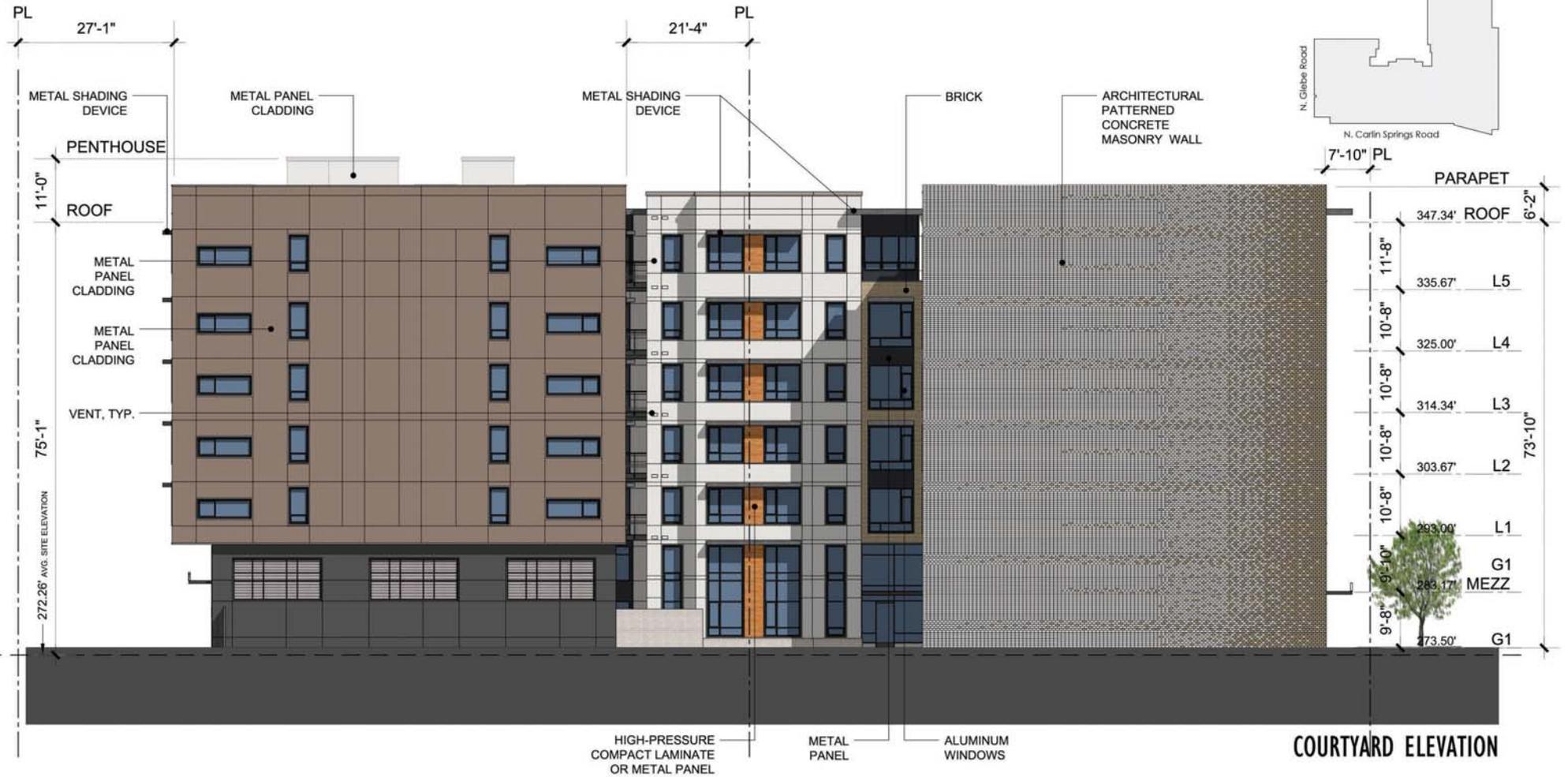
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Scale 0 4 8 16

A2.3





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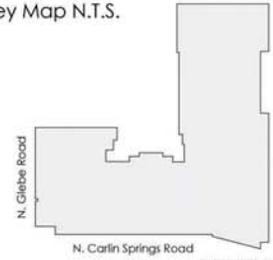
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A2.3a



Key Map N.T.S.



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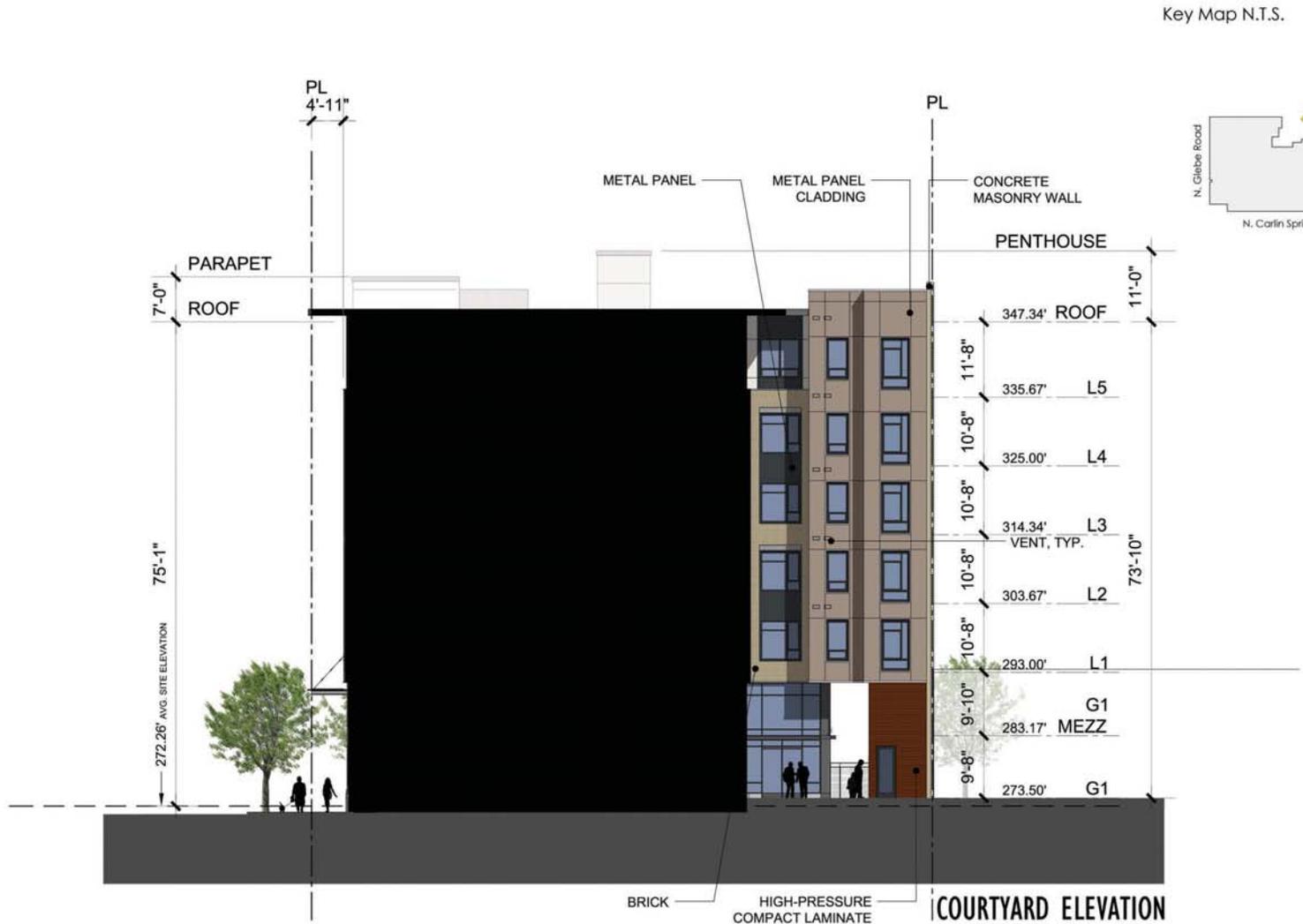
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A2.4





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A2.5





Typical Balcony Railing



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ENLARGED BLDG. ELEVATION

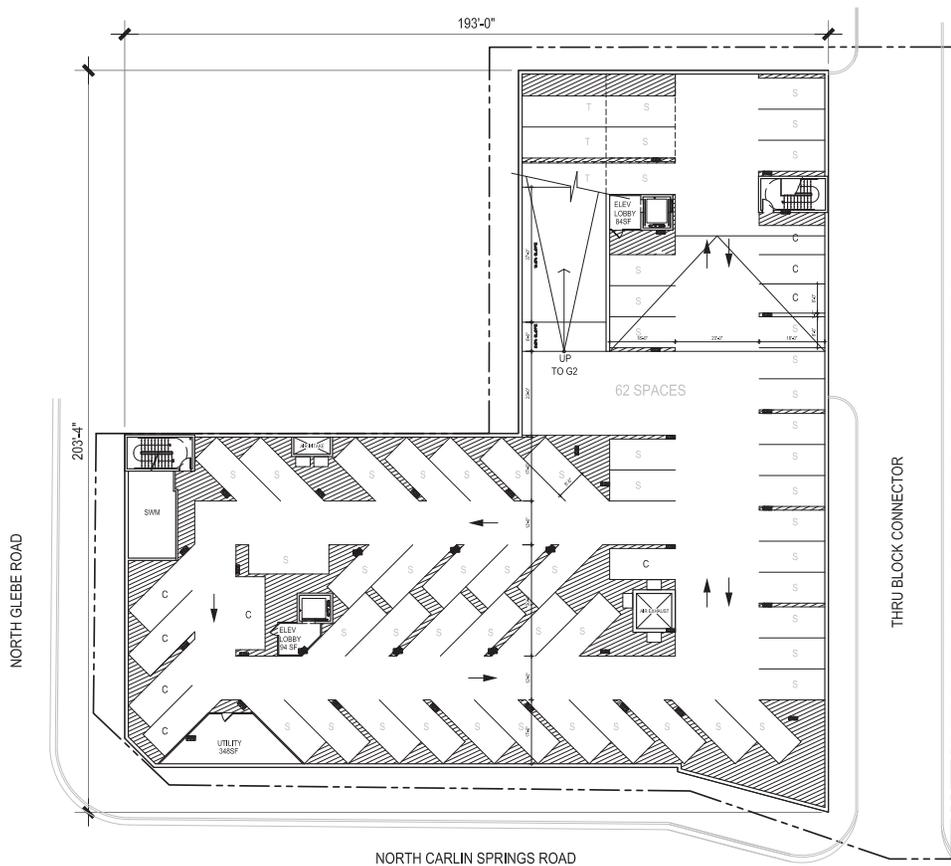
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Scale 0 2 4 8

A2.6





BASEMENT LEVEL 3
(+243.5')



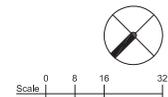
BASEMENT LEVEL 2
(+252.5')

| Level | PARKING COUNT | | | | Total |
|-------------------------------|---------------|-----------|----------|----------|------------|
| | Standard | Compact | Tandem | Handicap | |
| B1 | 35 | 5 | 3 | 2 | 42 |
| B2 | 47 | 8 | 3 | 2 | 57 |
| B3 | 53 | 9 | 1 | 0 | 65 |
| Total Parking Provided | 135 | 22 | 3 | 4 | 164 |
| Percentage | 82.32% | 13.41% | 1.83% | 2.44% | 100% |

SUBTERRANEAN GARAGE

ARLINGTON, VA
 PROJECT # 2011-0267 04.13.2012

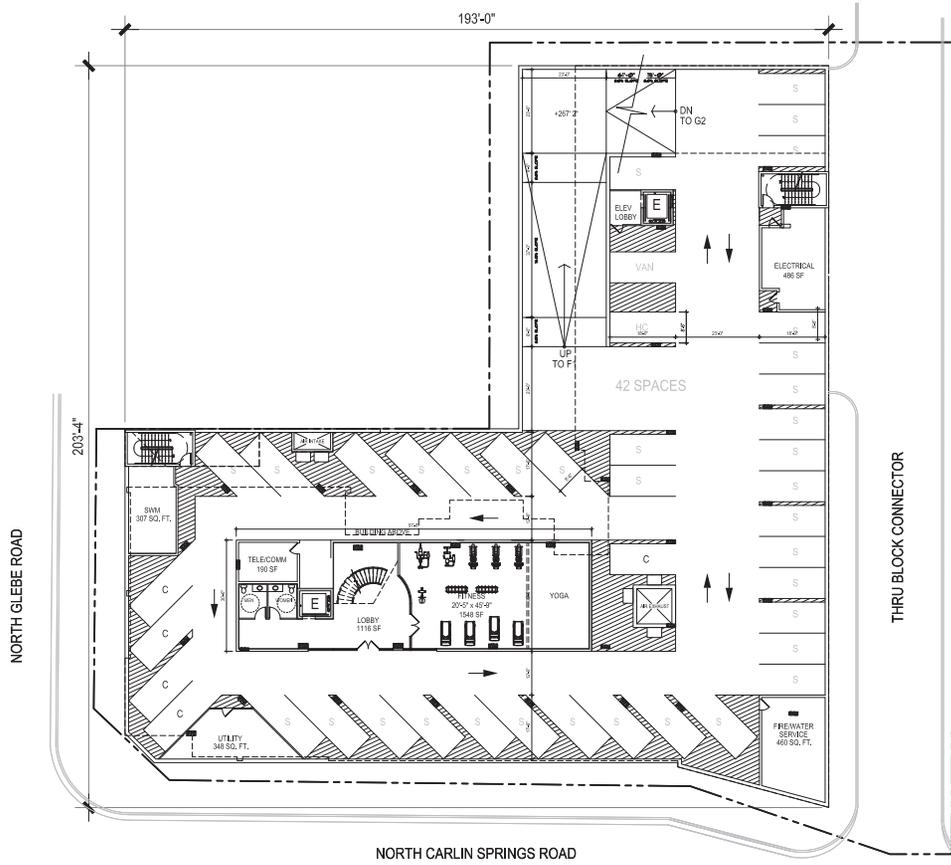
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BASEMENT LEVEL I
(+262.0')

| PARKING COUNT | | | | | |
|---------------|------------|-----------|----------|----------|------------|
| Provided | Standard | Compact | Tandem | Handicap | Total |
| G1 | 0 | 0 | 0 | 0 | 0 |
| B1 | 35 | 5 | 0 | 2 | 42 |
| B2 | 47 | 8 | 0 | 2 | 57 |
| B3 | 53 | 9 | 3 | 0 | 65 |
| TOTAL | 135 | 22 | 3 | 4 | 164 |

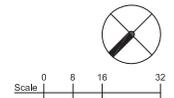
650 N. GLEBE ROAD

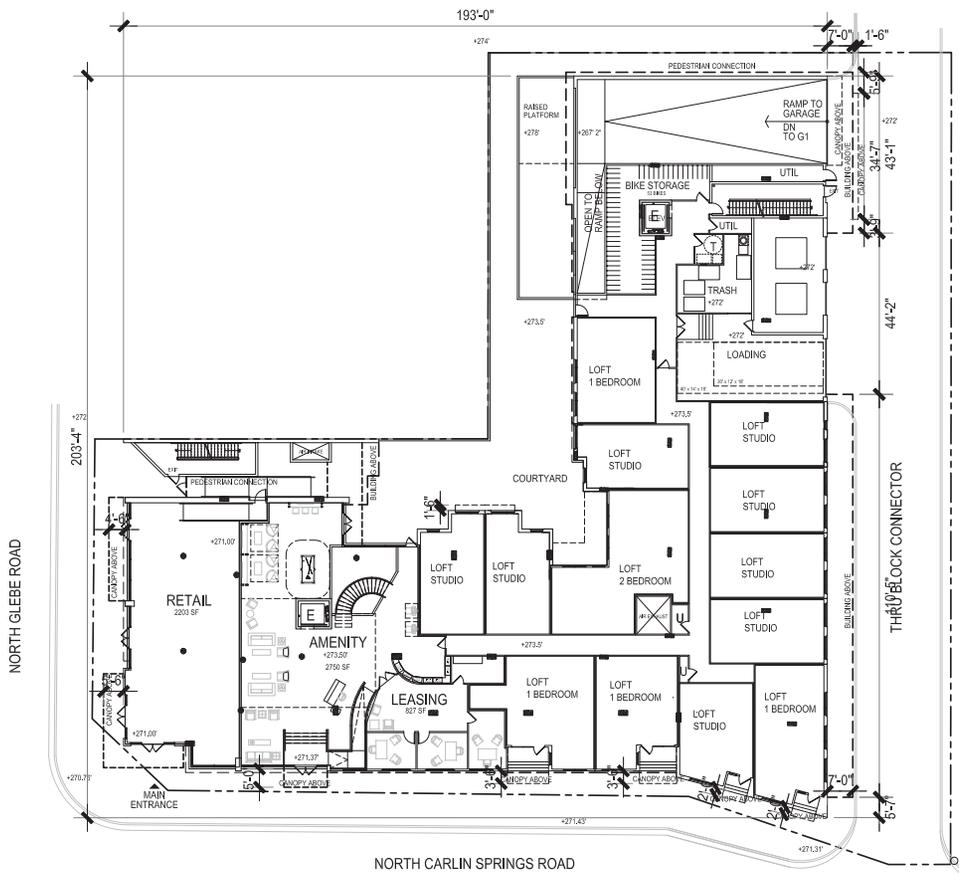
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SUBTERRANEAN GARAGE

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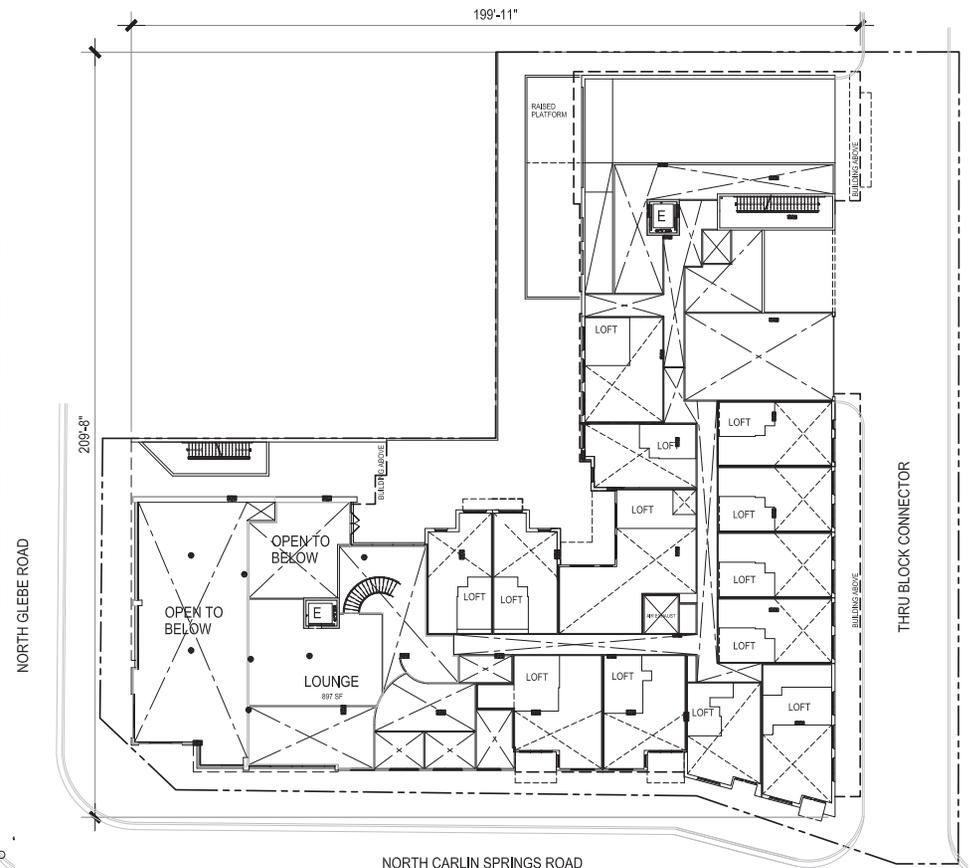
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NORTH CARLIN SPRINGS ROAD

GROUND LEVEL
(+273.5')



NORTH CARLIN SPRINGS ROAD

MEZZANINE
(+283.1')

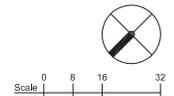
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GROUND LEVEL BLDG PLAN

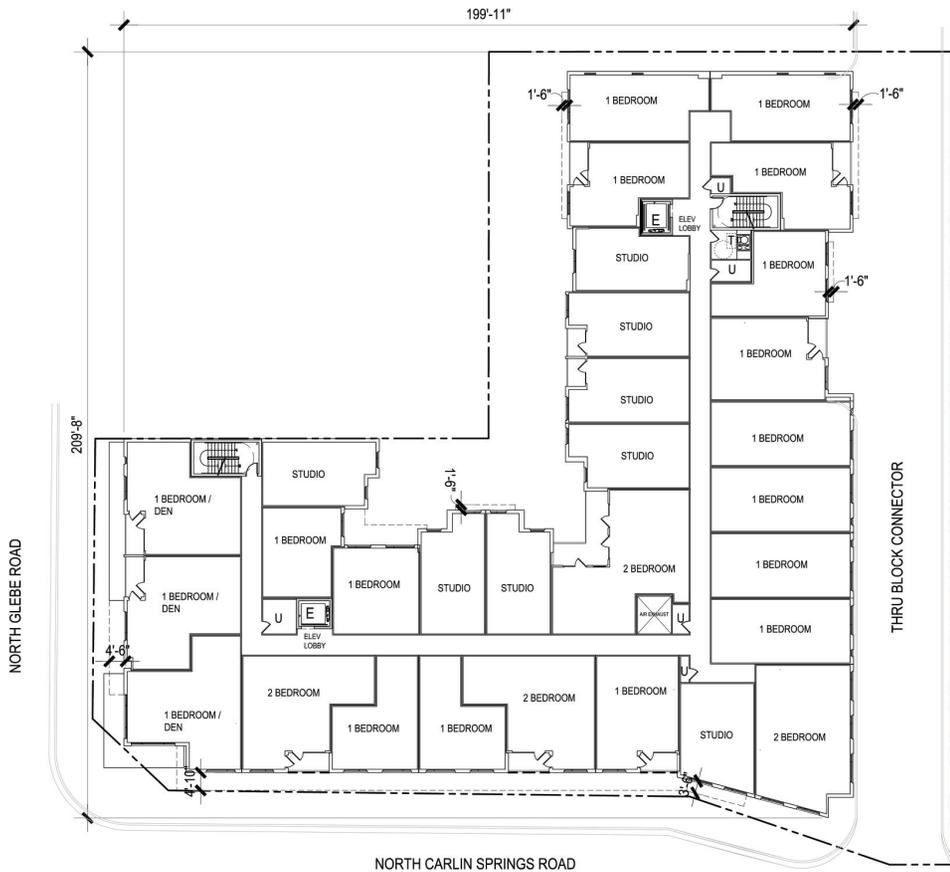
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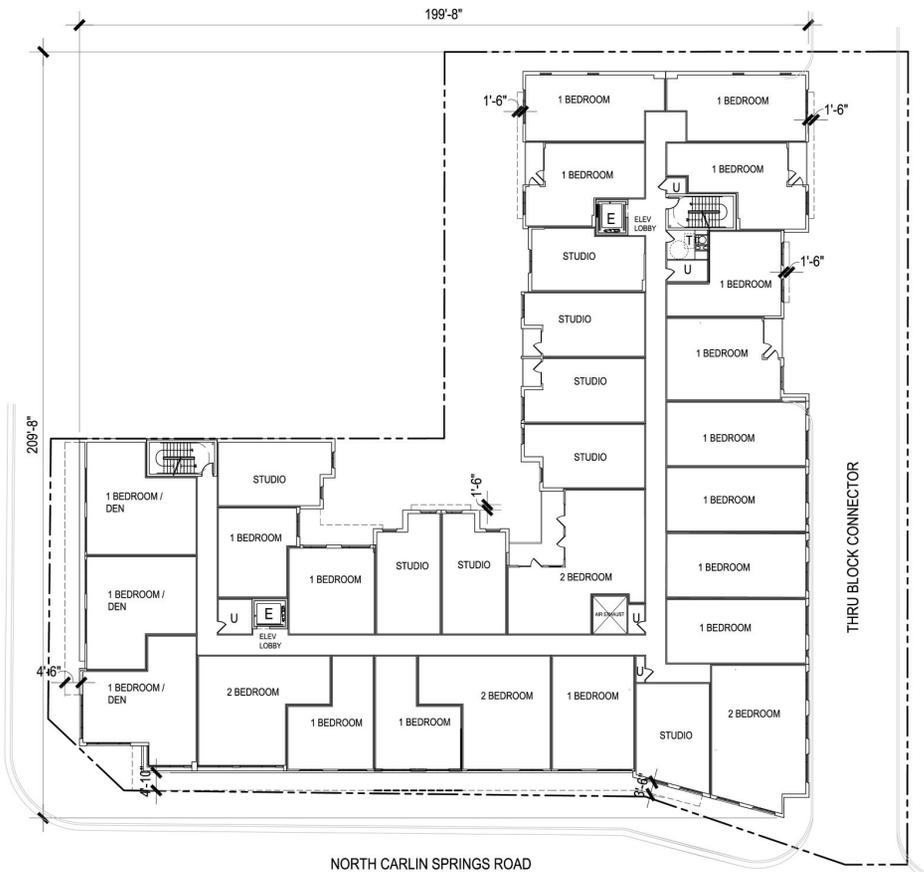


A3.2





LEVELS 1-4
 (Level 1: +293.0')
 (Level 2: +303.67')
 (Level 3: +314.34')
 (Level 4: +325.0')



LEVEL 5
 (+335.34')

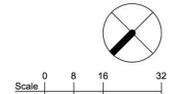
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BUILDING PLANS

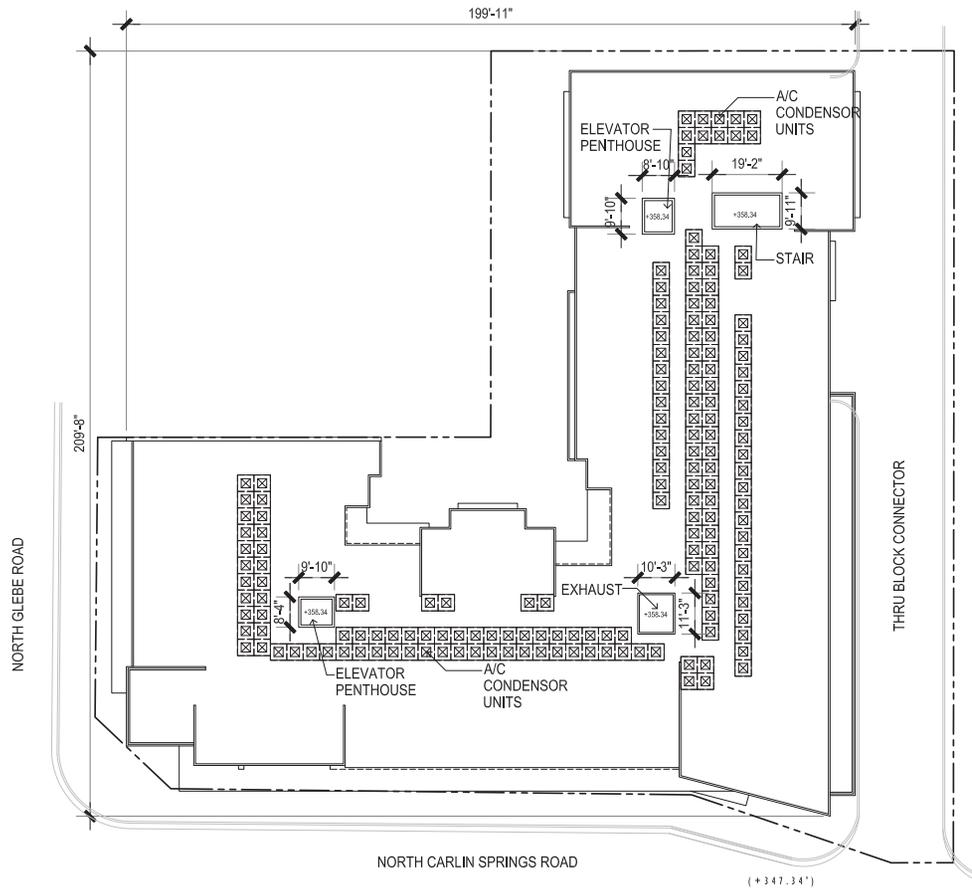
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A3.3



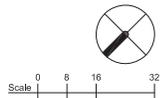


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ROOF PLAN

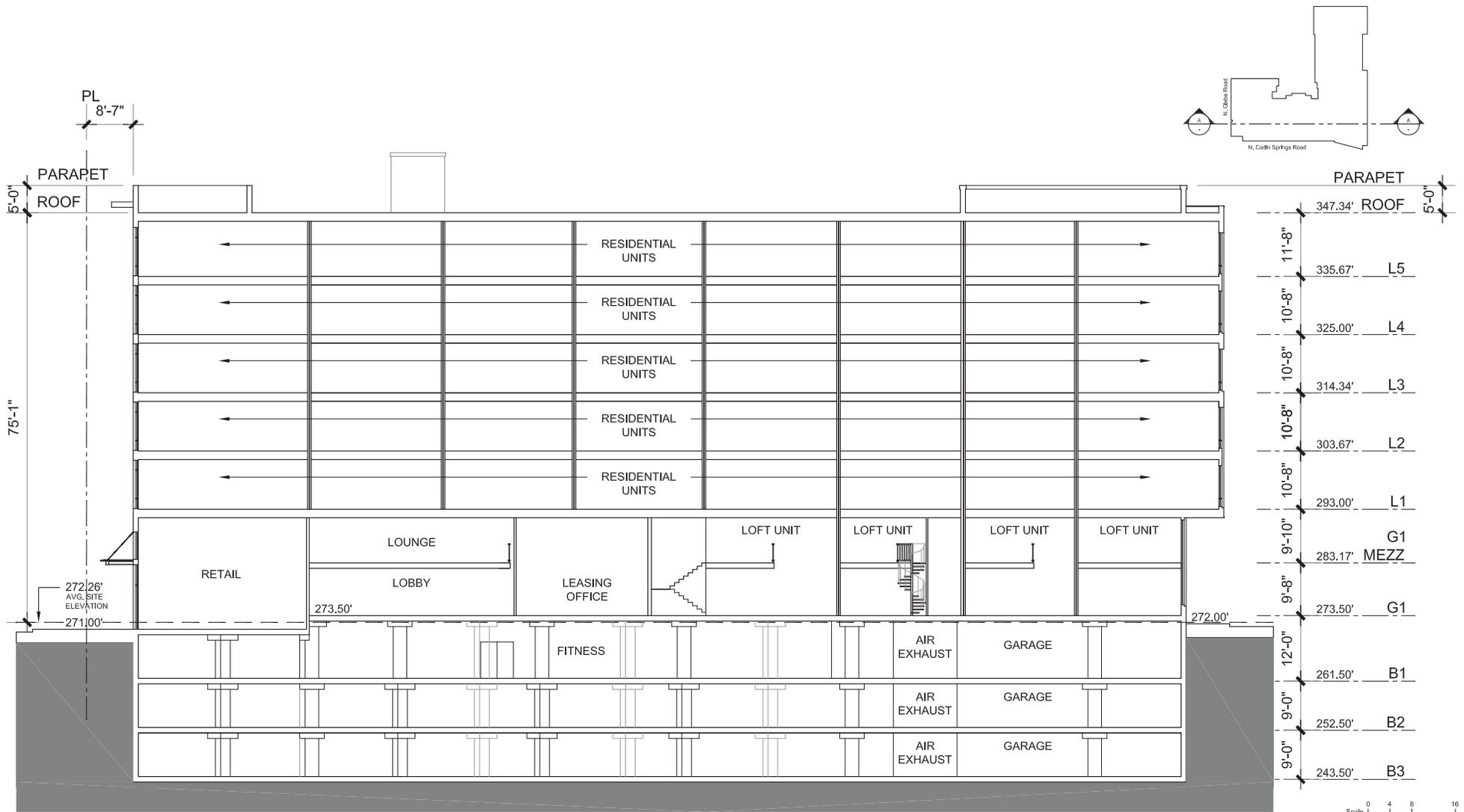
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A3.4



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SECTION A-A

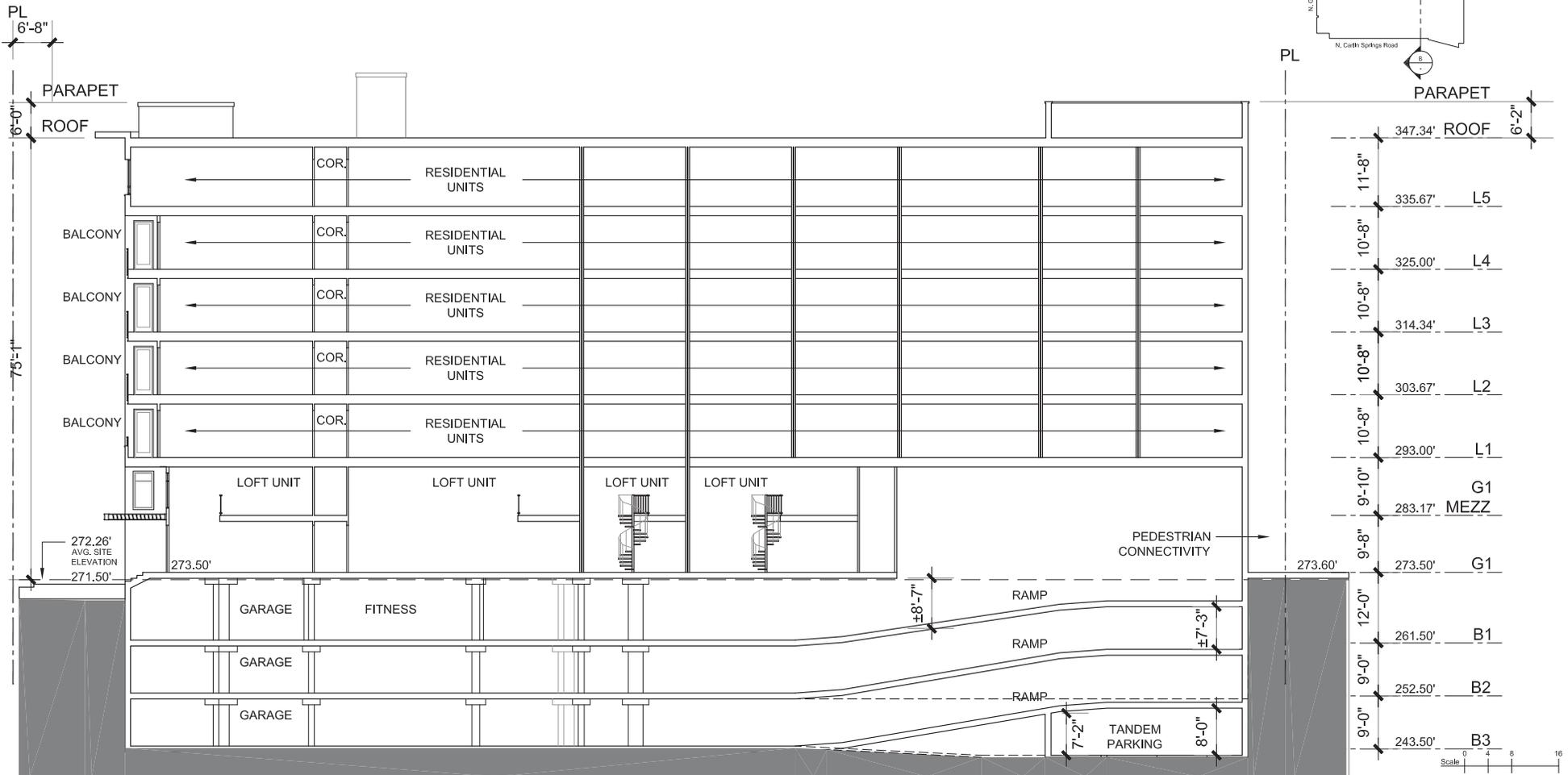
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Scale 0 4 8 16

A4.0





650 N. GLEBE ROAD

SECTION B-B

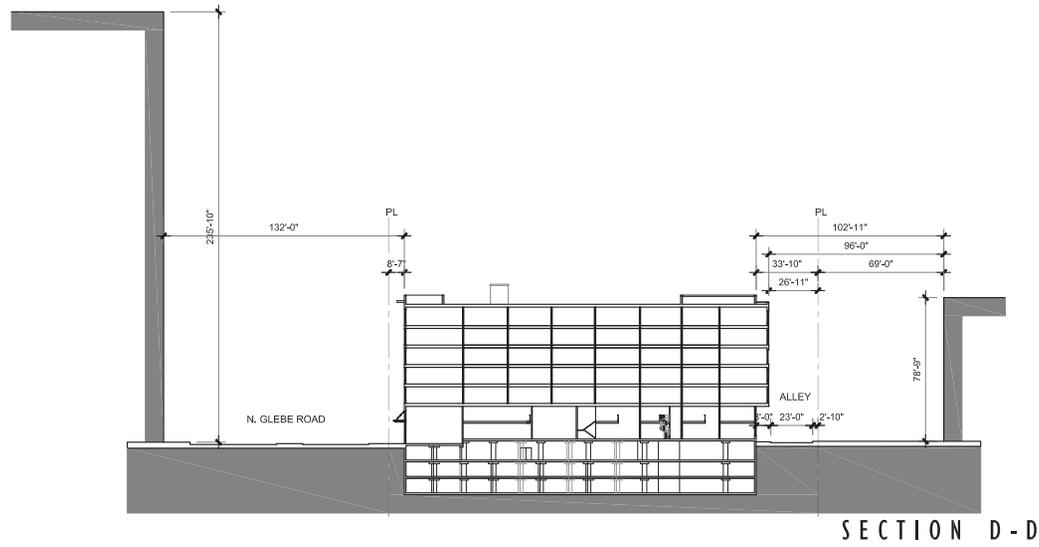
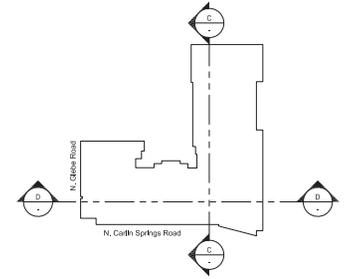
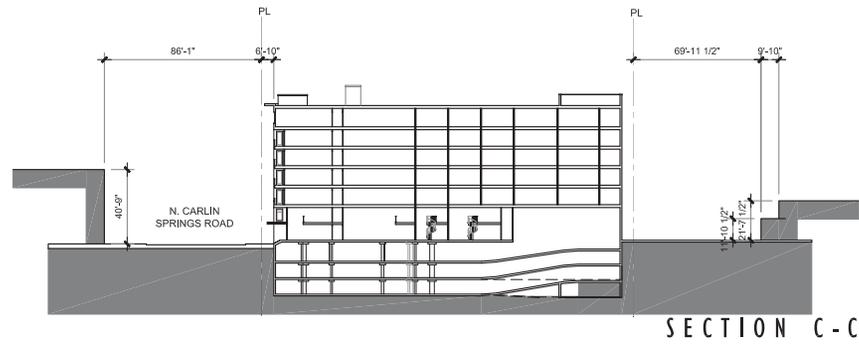
A4.1

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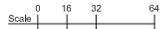


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 703.834.9700

SITE SECTIONS

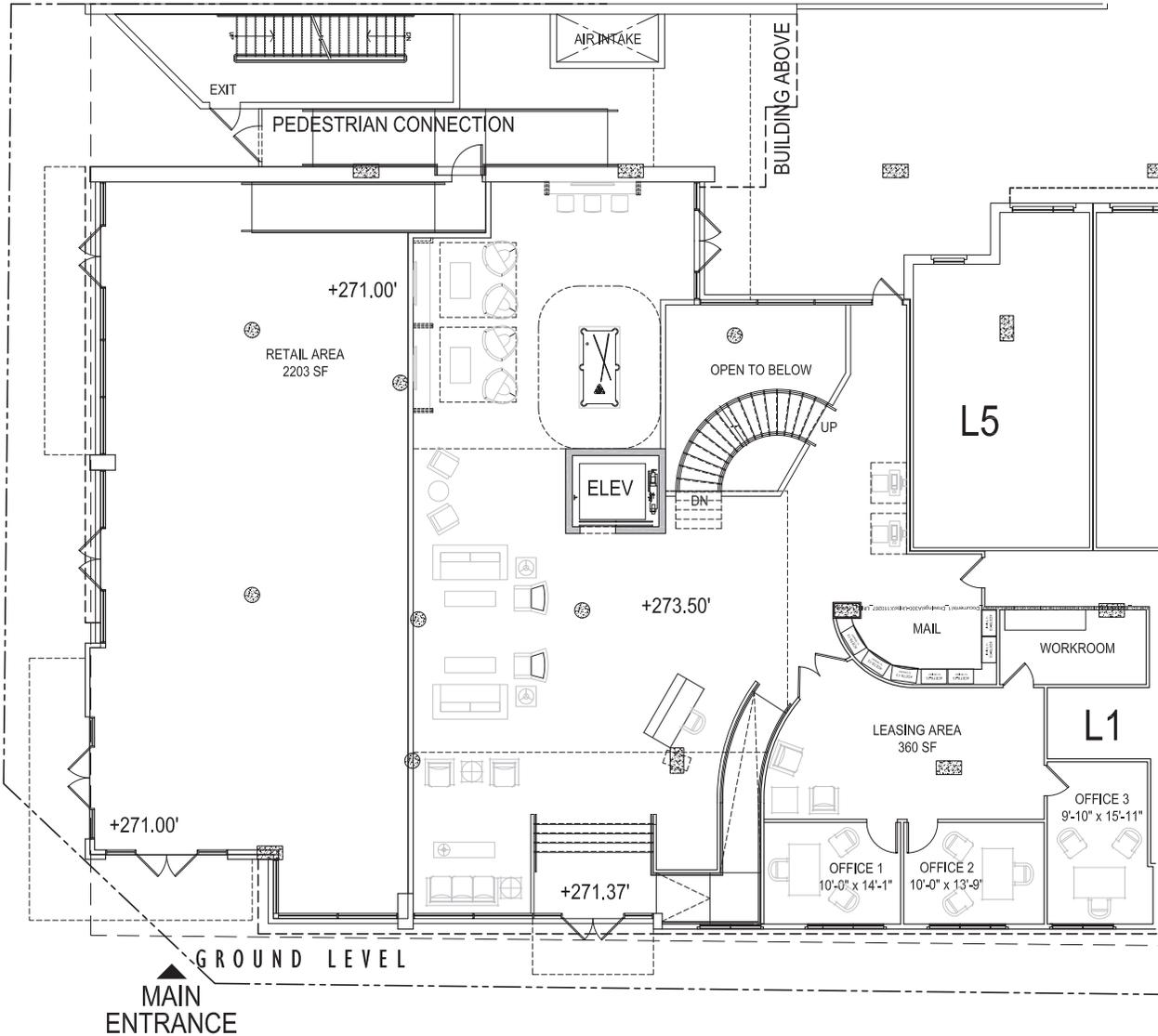
ARLINGTON, VA
 I T G Y # 2011-0267 04.13.2012



A4.2

Architecture+Planning
 8605 Westwood Center Dr.
 Suite 300
 Vienna, VA 22182
 703.992.6116
 ktgy.com





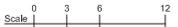
650 N. GLEBE ROAD

650 N. Glebe, LLC
 455 Spring Park Place
 Suite 100
 Herndon, VA 20170
 703.834.9700

LEASING OFFICE & FITNESS

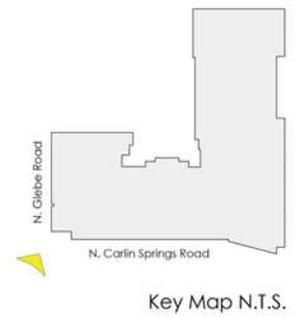
ARLINGTON, VA
 I T G Y # 2011-0267 04.13.2012

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 8605 Westwood Center Dr.
 Suite 300
 Vienna, VA 22182
 703.992.6116
 ktgy.com



A5.0





650 N. GLEBE ROAD

650 N. Glebe, LLC
 455 Spring Park Place
 Suite 100
 Herndon, VA 20170
 703.834.9700

CONCEPTUAL PERSPECTIVE

ARLINGTON, VA
 K T G Y # 2011-0267 04.13.2012

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 8605 Westwood Center Dr.
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 Vienna, VA 22182
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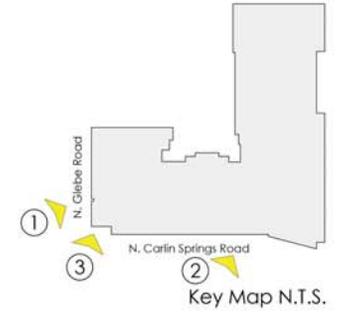
A6.0



1. Street Presence along N. Glebe Road



2. Residential Street Presence along N. Carlin Springs Road



3. Entrance with Entry Canopy Detail

650 N. GLEBE ROAD

650 N. Glebe, LLC
 455 Spring Park Place
 Suite 100
 Herndon, VA 20170
 703.834.9700

CONCEPTUAL PERSPECTIVES

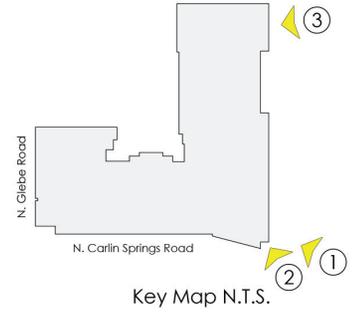
ARLINGTON, VA
 K T G Y # 2011-0267 04.13.2012

Architecture+Planning
 8605 Westwood Center Dr.
 Suite 300
 Vienna, VA 22182
 703.992.6116
 ktgy.com





1. Alley Perspective from N. Carlin Springs Road



2. Residential Street Presence along N. Carlin Springs Road and Alley



3. Garage Entry with Pedestrian Connection Block Wall Detail

650 N. GLEBE ROAD

650 N. Glebe, LLC
455 Spring Park Place
Suite 100
Herndon, VA 20170
703.834.9700

CONCEPTUAL PERSPECTIVES

ARLINGTON, VA
K T G Y # 2011-0267 04.13.2012

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Vienna, VA 22182
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ktgy.com

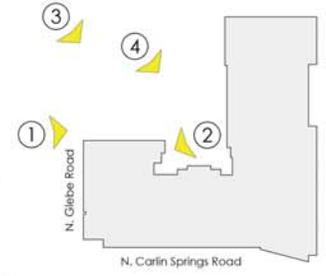




1. Courtyard View from N. Glebe Road



3. Courtyard View beyond American Service Center



Key Map N.T.S.



2. Courtyard View of Pedestrian Connection and Lobby/Leasing



4. Courtyard View from American Service Center

650 N. GLEBE ROAD

650 N. Glebe, LLC
 455 Spring Park Place
 Suite 100
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 703.834.9700

CONCEPTUAL PERSPECTIVES

ARLINGTON, VA
 K T G Y # 2011-0267 04.13.2012

Architecture+Planning
 8605 Westwood Center Dr.
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 Vienna, VA 22182
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 ktgy.com



COMPREHENSIVE SIGN PLAN

650 North Glebe Road

Arlington, Virginia

Architect
KTYG Group, Inc.
8605 Westwood Center Drive Suite 300
Vienna, VA 22182
703.992.6116
Contact: Mark Drake

Developer
650 N. Glebe, LLC
455 Spring Park Place, Suite 100
Herndon, VA 20170
703.834.9700
Contact: Christopher J. Lukawski

April 9, 2012

193'-0"

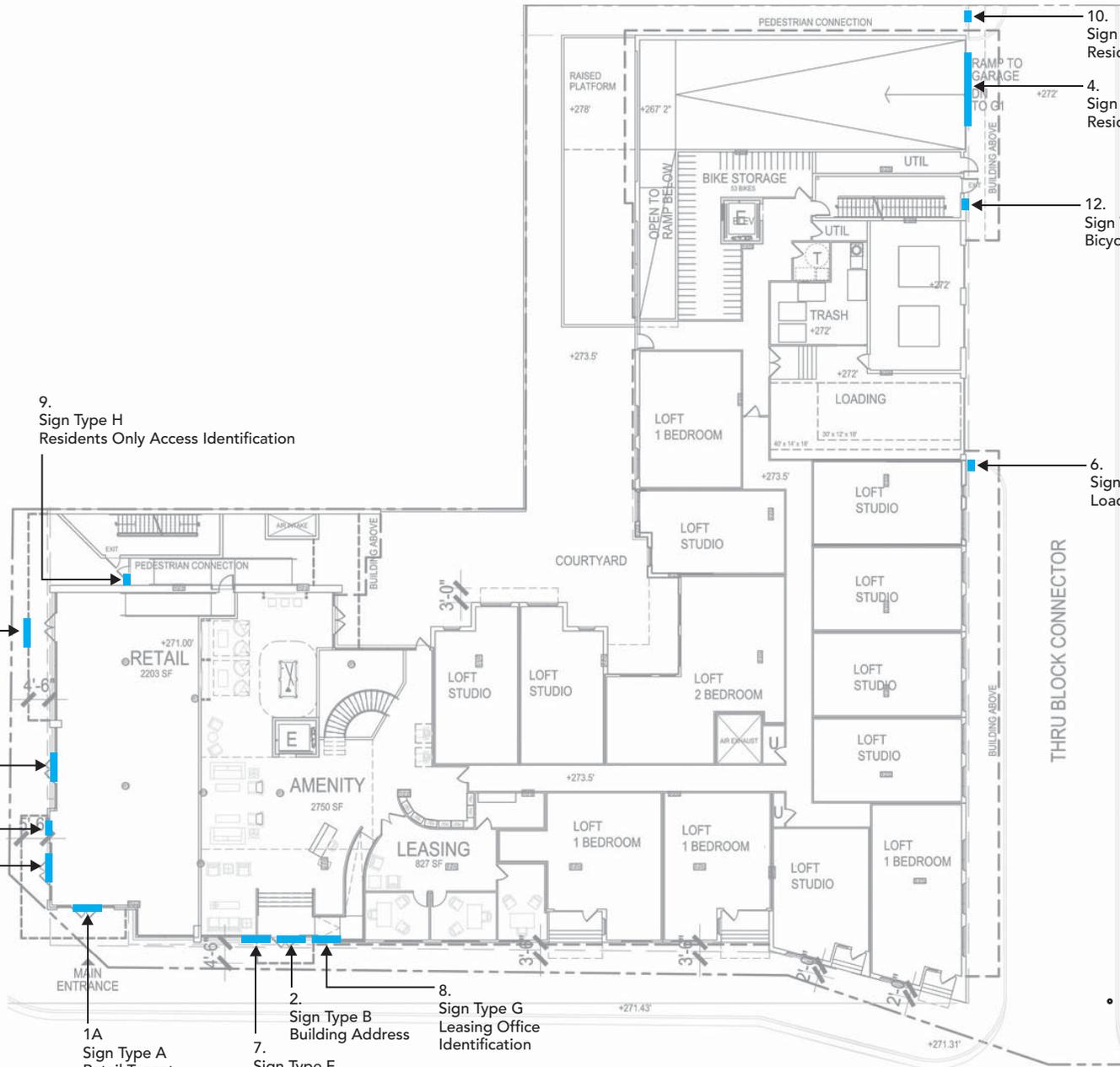
91'-5"

203'-4"

NORTH GLEBE ROAD

NORTH CARLIN SPRINGS ROAD

THRU BLOCK CONNECTOR



- 1D Sign Type A.1 Retail Tenant Identification
- 1C Sign Type A Retail Tenant Identification
- 3. Sign Type C Building Address
- 1B Sign Type A Retail Tenant Identification

9. Sign Type H Residents Only Access Identification

1A Sign Type A Retail Tenant Identification

7. Sign Type F Fair Housing/Accessible Entry Identification

2. Sign Type B Building Address

8. Sign Type G Leasing Office Identification

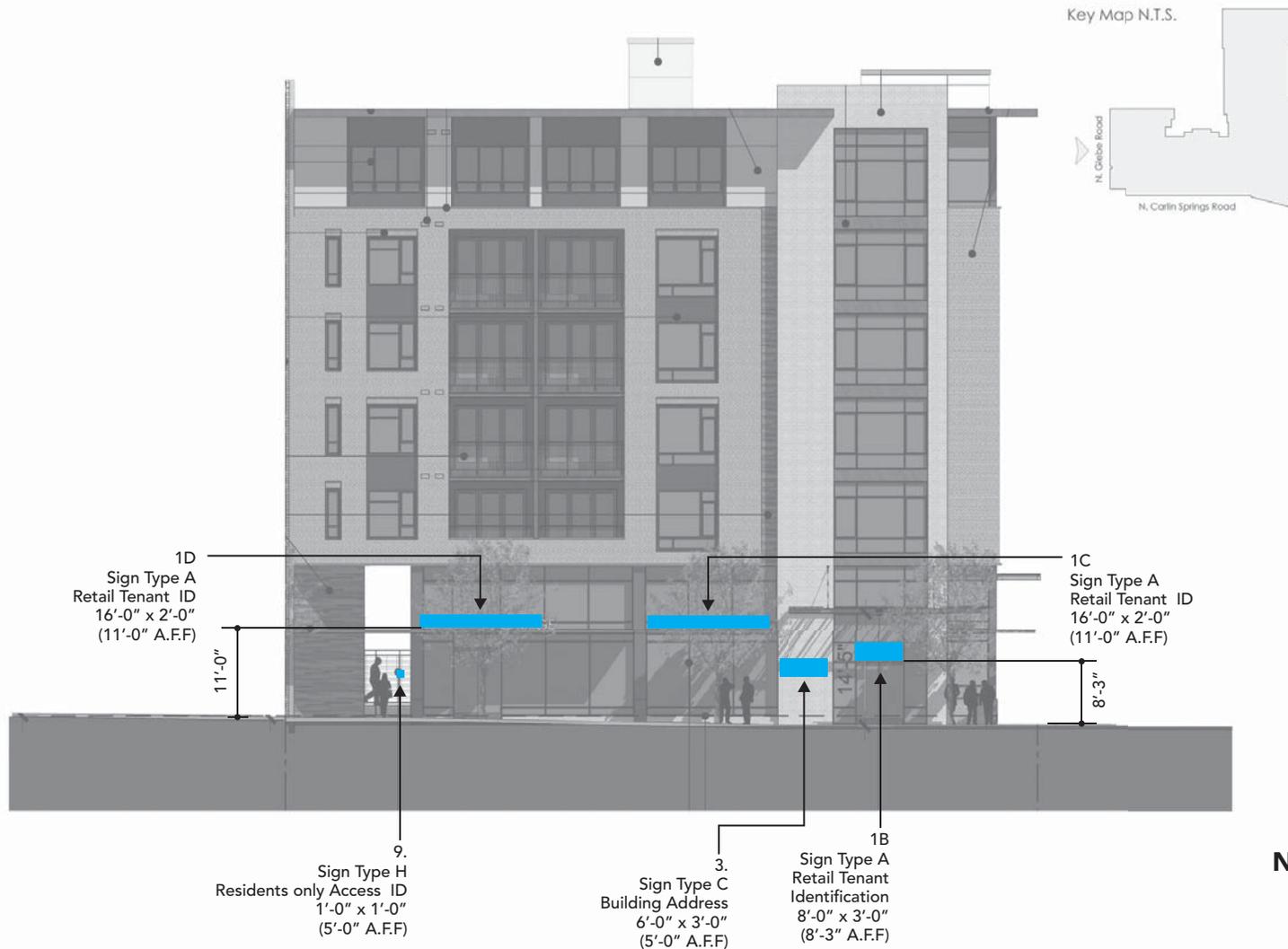
10. Sign Type H Resident Only Access ID

4. Sign Type C Resident Parking Identification

12. Sign Type K Bicycle Storage Identification

6. Sign Type E Loading Dock Identification





Key Map N.T.S.



N. CARLIN SPRINGS ROAD

1A
Sign Type A
Retail Tenant
Identification
8'-0" x 3'-0"
(8'-3" A.F.F)

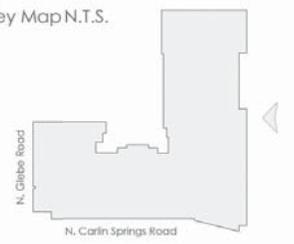
7.
Sign Type F
Fair Housing/
Accessible
Entry Identification
1'-0" x 1'-0"
(5'-0" A.F.F)

2.
Sign Type B
Building Address
6'-0" x 3'-0"
(8'-3" A.F.F)

8.
Sign Type G
Leasing Office
Identification
1'-0" x 1'-0"
(5'-0" A.F.F)

S2.1

Key Map N.T.S.



ALLEY ELEVATION



6.
Sign Type E
Loading Dock
Identification
2'-0" x 2'-0"
(5'-0" A.F.F.)

12.
Sign Type K
Bicycle Storage
Identification
1'-0" x 1'-0"
(5'-0" A.F.F.)

4.
Sign Type C
Resident Parking
Identification
16'-0" x 1'-6"
(11'-0" A.F.F.)

10.
Sign Type H
Resident Only Access ID
1'-0" x 1'-0"
(5'-0" A.F.F.)

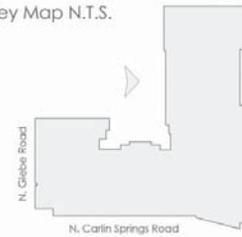
11'-0"

Key Map N.T.S.



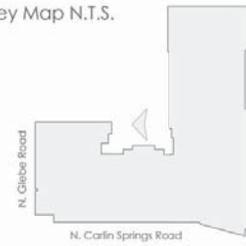
COURTYARD ELEVATION (NO SIGNAGE)

Key Map N.T.S.



COURTYARD ELEVATION (NO SIGNAGE)

Key Map N.T.S.



COURTYARD ELEVATION (NO SIGNAGE)

| Sign No. From Sign Location Plan | Sign Designation | Sign Type | Dimensions LxH | Signage Area | Signage Area Counted by zoning | Signage Area Not Counted by zoning | Message | Material | Location |
|--|---|--------------|-------------------|-----------------|---|---|--|---|-----------------------|
| 1A | Retail Tenant Identification (Glass panel-mounted) | A | 8'-0"x 3'-0" | 24.00 | 24.00 | 0.00 | (Retail Tenant Name) TBD | Individual, Dimensional Stainless Steel Letters/logo, illuminated, light wash from concealed baseline light source. | N. Carlin Springs Rd. |
| 1B | Retail Tenant Identification (Glass panel-mounted) | A | 8'-0"x 3'-0" | 24.00 | 24.00 | 0.00 | (Retail Tenant Name) TBD | | N. Glebe Rd. |
| 1C | Retail Tenant Identification (Glass panel-mounted) | A | 16'-0"x 2'-0" | 32.00 | 32.00 | 0.00 | (Retail Tenant Name) TBD | Individual, Dimensional Stainless Steel Letters/logo, illuminated, light wash from concealed baseline light source. | N. Glebe Rd. |
| 1D | Retail Tenant Identification (Mounted to canopy) | A.1 | 16'-0"x 2'-0" | 32.00 | 32.00 | 0.00 | (Retail Tenant Name) TBD | | N. Glebe Rd. |
| 2 | Building Address (Glass panel-mounted) | B | 6'-0"x 3'-0" | 18.00 | 00.00 | 18.00 | 650 N. Glebe | (Same as Sign 1A) | N. Carlin Springs Rd. |
| 3 | Building Address (Wall mounted) | C | 6'-0"x 3'-0" | 18.00 | 00.00 | 18.00 | 650 N. Glebe | (Same as Sign 4) | N. Glebe Rd. |
| 4 | Resident Parking Identification (Wall-mounted) | C | 16'-0"x 1'-6" | 24.00 | 24.00 | 0.00 | Resident Parking | Individual, dimensional stainless steel letters, non-illuminated. | Alley |
| 6 | Loading Dock Identification (Wall-mounted) | E | 2'-0"x 2'-0" | 4.00 | 4.00 | 00.00 | 650 N. Glebe Receiving & Loading Dock | Aluminum panel, Painted, non-illuminated. | Alley |
| 7 | Fair Housing/Accessible Entry ID (Wall-mounted) | F | 1'-0"x 1'-0" | 1.00 | 1.00 | 00.00 | (Equal Housing Symbol) Equal Housing Opportunity (accessibility symbol) Accessible Entry | (Same as Sign 6) | N. Carlin Springs Rd. |
| 8 | Leasing Office Identification (Wall-mounted) | G | 1'-0"x 1'-0" | 1.00 | 1.00 | 00.00 | 650 N. Glebe Leasing Office | (Same as Sign 6) | N. Carlin Springs Rd. |
| 9 | Residents Only Access ID (Gate-mounted) | H | 1'-0"x 1'-0" | 1.00 | 1.00 | 00.00 | Residents Only Access | (Same as Sign 6) | N. Glebe Rd. |
| 10 | Residents Only Access ID (Gate-mounted) | H | 1'-0"x 1'-0" | 1.00 | 1.00 | 00.00 | Residents Only Access | (Same as Sign 6) | Alley |
| 12 | Bicycle Storage Identification | K | 1'-0"x 1'-0" | 1.00 | 1.00 | 00.00 | Bikes | (Same as Sign 6) | Alley |

TOTAL

181.00 145.00 36.00



LEED-NC

LEED-NC Version 2.2 Registered Project Checklist

650 Glebe Road : LEED NCv2.2 Scorecard

Arlington County

Yes ? No

8 2 4 Sustainable Sites 14 Points

| | | | | | |
|---|---|---|------------|--|----------|
| Y | | | Prereq 1 | Construction Activity Pollution Prevention | Required |
| 1 | | | Credit 1 | Site Selection | 1 |
| 1 | | | Credit 2 | Development Density & Community Connectivity | 1 |
| | 1 | | Credit 3 | Brownfield Redevelopment | 1 |
| 1 | | | Credit 4.1 | Alternative Transportation , Public Transportation Access | 1 |
| 1 | | | Credit 4.2 | Alternative Transportation , Bicycle Storage & Changing Rooms | 1 |
| 1 | | | Credit 4.3 | Alternative Transportation , Low-Emitting and Fuel-Efficient Vehicles | 1 |
| 1 | | | Credit 4.4 | Alternative Transportation , Parking Capacity | 1 |
| | | 1 | Credit 5.1 | Site Development , Protect and Restore Habitat | |
| | 1 | | Credit 5.2 | Site Development , Maximize Open Space | 1 |
| | | 1 | Credit 6.1 | Stormwater Design , Quantity Control | 1 |
| | | 1 | Credit 6.2 | Stormwater Design , Quality Control | 1 |
| 1 | | | Credit 7.1 | Heat Island Effect , Non-Roof | 1 |
| 1 | | | Credit 7.2 | Heat Island Effect , Roof | 1 |
| | | 1 | Credit 8 | Light Pollution Reduction | 1 |

Yes ? No

1 2 2 Water Efficiency 5 Points

| | | | | | |
|---|---|---|------------|--|---|
| 1 | | | Credit 1.1 | Water Efficient Landscaping , Reduce by 50% | |
| | 1 | | Credit 1.2 | Water Efficient Landscaping , No Potable Use or No Irrigation | 1 |
| | | 1 | Credit 2 | Innovative Wastewater Technologies | 1 |
| | 1 | | Credit 3.1 | Water Use Reduction , 20% Reduction | 1 |
| | | 1 | Credit 3.2 | Water Use Reduction , 30% Reduction | |

Yes ? No

3 1 4 Energy & Atmosphere 17 Points

| | | | | | |
|---|---|---|----------|---|----------|
| Y | | | Prereq 1 | Fundamental Commissioning of the Building Energy Systems | Required |
| Y | | | Prereq 2 | Minimum Energy Performance | Required |
| Y | | | Prereq 3 | Fundamental Refrigerant Management | Required |
| 3 | | | Credit 1 | Optimize Energy Performance | 1 to 10 |
| | | 1 | Credit 2 | On-Site Renewable Energy | 1 to 3 |
| | | 1 | Credit 3 | Enhanced Commissioning | 1 |
| | | 1 | Credit 4 | Enhanced Refrigerant Management | 1 |
| | | 1 | Credit 5 | Measurement & Verification | 1 |
| | 1 | | Credit 6 | Green Power | |

continued...

Yes ? No

Y

6 7 Materials & Resources 13 Points

| | | | | | |
|---|--|---|------------|--|----------|
| Y | | | Prereq 1 | Storage & Collection of Recyclables | Required |
| | | 1 | Credit 1.1 | Building Reuse , Maintain 75% of Existing Walls, Floors & Roof | 1 |
| | | 1 | Credit 1.2 | Building Reuse , Maintain 100% of Existing Walls, Floors & Roof | 1 |
| | | 1 | Credit 1.3 | Building Reuse , Maintain 50% of Interior Non-Structural Elements | 1 |
| 1 | | | Credit 2.1 | Construction Waste Management , Divert 50% from Disposal | 1 |
| 1 | | | Credit 2.2 | Construction Waste Management , Divert 75% from Disposal | 1 |

| | | | | | |
|---|--|---|------------|---|---|
| | | 1 | Credit 3.1 | Materials Reuse, 5% | 1 |
| | | 1 | Credit 3.2 | Materials Reuse, 10% | 1 |
| 1 | | | Credit 4.1 | Recycled Content, 10% (post-consumer + ½ pre-consumer) | 1 |
| 1 | | | Credit 4.2 | Recycled Content, 20% (post-consumer + ½ pre-consumer) | 1 |
| 1 | | | Credit 5.1 | Regional Materials, 10% Extracted, Processed & Manufactured Regionally | 1 |
| 1 | | | Credit 5.2 | Regional Materials, 20% Extracted, Processed & Manufactured Regionally | 1 |
| | | 1 | Credit 6 | Rapidly Renewable Materials | 1 |
| | | 1 | Credit 7 | Certified Wood | 1 |

Yes ? No

| | | | | |
|----|---|---|-------------------------------------|-----------|
| 10 | 1 | 4 | Indoor Environmental Quality | 15 Points |
|----|---|---|-------------------------------------|-----------|

| | | | | | |
|---|---|---|------------|--|----------|
| Y | | | Prereq 1 | Minimum IAQ Performance | Required |
| Y | | | Prereq 2 | Environmental Tobacco Smoke (ETS) Control | Required |
| | | 1 | Credit 1 | Outdoor Air Delivery Monitoring | 1 |
| | | 1 | Credit 2 | Increased Ventilation | 1 |
| 1 | | | Credit 3.1 | Construction IAQ Management Plan, During Construction | |
| | | 1 | Credit 3.2 | Construction IAQ Management Plan, Before Occupancy | 1 |
| 1 | | | Credit 4.1 | Low-Emitting Materials, Adhesives & Sealants | 1 |
| 1 | | | Credit 4.2 | Low-Emitting Materials, Paints & Coatings | 1 |
| 1 | | | Credit 4.3 | Low-Emitting Materials, Carpet Systems | 1 |
| 1 | | | Credit 4.4 | Low-Emitting Materials, Composite Wood & Agrifiber Products | 1 |
| | | 1 | Credit 5 | Indoor Chemical & Pollutant Source Control | 1 |
| 1 | | | Credit 6.1 | Controllability of Systems, Lighting | 1 |
| 1 | | | Credit 6.2 | Controllability of Systems, Thermal Comfort | 1 |
| 1 | | | Credit 7.1 | Thermal Comfort, Design | 1 |
| 1 | | | Credit 7.2 | Thermal Comfort, Verification | 1 |
| | 1 | | Credit 8.1 | Daylight & Views, Daylight 75% of Spaces | 1 |
| 1 | | | Credit 8.2 | Daylight & Views, Views for 90% of Spaces | 1 |

Yes ? No

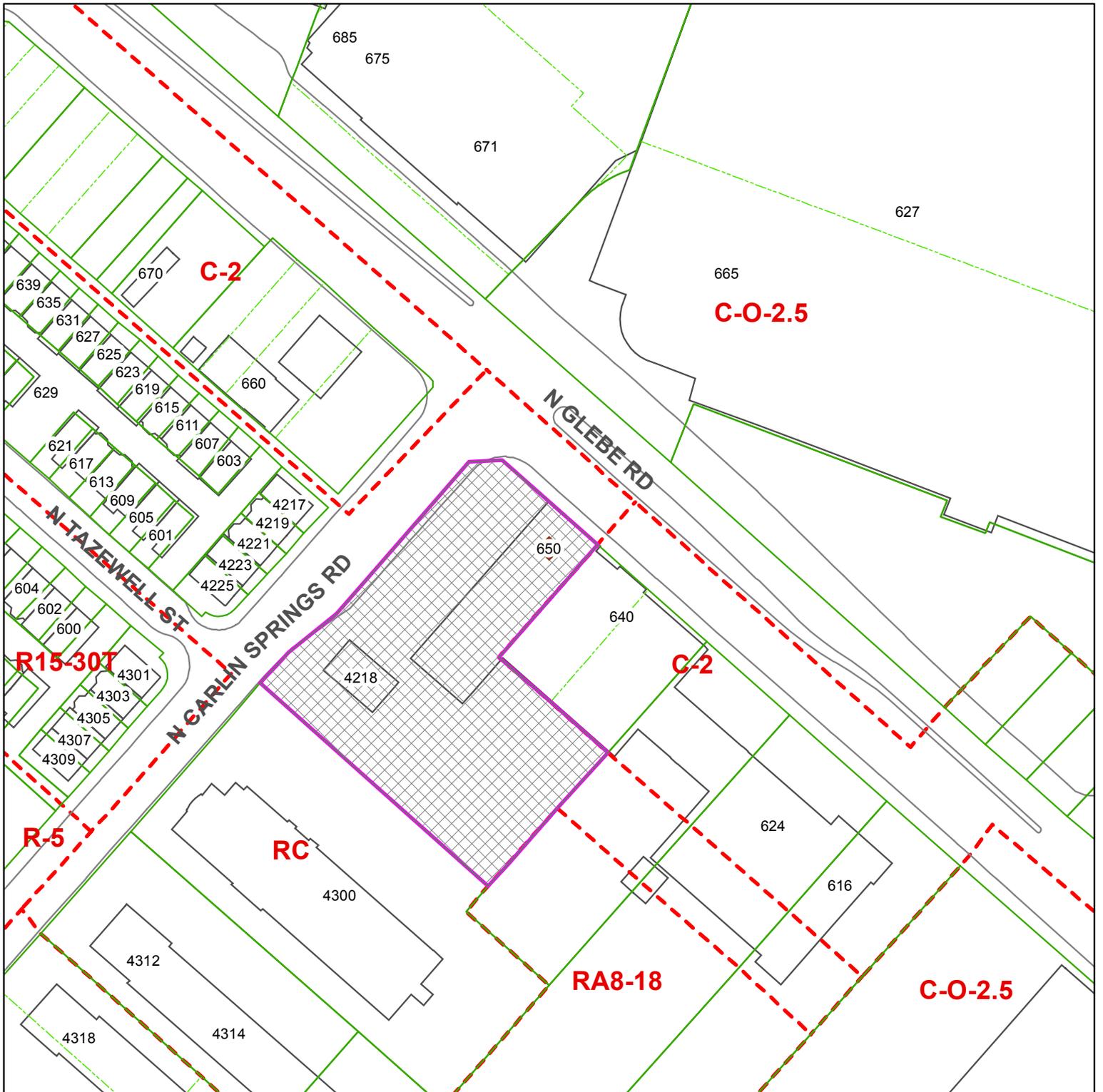
| | | | | |
|---|--|--|--|----------|
| 5 | | | Innovation & Design Process | 5 Points |
|---|--|--|--|----------|

| | | | | | |
|---|--|--|------------|--|---|
| 1 | | | Credit 1.1 | Innovation in Design: SSc7.1 | 1 |
| 1 | | | Credit 1.2 | Innovation in Design: SSc4.1 | 1 |
| 1 | | | Credit 1.3 | Innovation in Design: Education Program | 1 |
| 1 | | | Credit 1.4 | Innovation in Design: TBD | 1 |
| 1 | | | Credit 2 | LEED® Accredited Professional | 1 |

Yes ? No

| | | | | |
|----|---|----|---|-----------|
| 33 | 6 | 21 | Project Totals (pre-certification estimates) | 69 Points |
|----|---|----|---|-----------|

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points



SP#72

650 N. Glebe Rd.

RPC #20-12-359



 Case
 Location(s)
 Scale: 1:1,200

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