



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 21, 2012

DATE: July 3, 2012

SUBJECT: U-3120-05-2 USE PERMIT AMENDMENT for softball and multipurpose field with lighting, grandstand, and press box at Washington Lee High School; located at 1301 N. Stafford St. (RPC# 10-001-001).

Applicant:

Arlington Public Schools

By:

John C. Chadwick, Director
Design and Construction Services
Arlington Public Schools
2770 South Taylor Street
Arlington, Virginia 22206

C.M. RECOMMENDATION:

Approve the use permit amendment for a softball and multipurpose field with lighting, grandstand, and press box at Washington Lee High School, subject to all previous conditions and with new conditions #34 and 35.

ISSUES: This is a use permit amendment for a softball and multipurpose field with lighting, grandstand seating, and a press box. Prior to filing this application, Schools contacted both the adjacent property owners and the Ballston-Virginia Square and Cherrydale Civic Associations. No issues have been identified.

SUMMARY: This is a use permit for a new softball and multipurpose field with lighting, a press box, and grandstand seating for up to 280 people at Washington Lee High School. The field will also be available to the Arlington County Department of Parks and Recreation. The proposed new softball and multipurpose field, including the proposed lights and the grandstand

County Manager:

BMD/GA

County Attorney:

[Signature] *[Signature]*

Staff: Sophia S. Fisher, DCPHD, Planning Division
Melanie Jesick, DES, Transportation

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seating and the press box, are compatible with the surrounding school and ball field uses, and will not cause an adverse impact on the nearby residential uses. In addition, there is adequate existing parking to accommodate the additional parking spaces required by the grandstand seating. Therefore, staff recommends that the County Board approve the use permit amendment for a softball and multipurpose field with lighting, grandstand, and press box at Washington Lee High School, subject to all previous conditions and with new conditions #34 and 35 that apply solely to the subject use permit amendment.

BACKGROUND: In 2005, a Use Permit was approved to allow the construction of a new Washington Lee High School, which replaced an existing high school at the same location. The project included 358,102 square foot school building with a public pool, two standard ball fields, and expansion of the existing Education Center parking lot. The project also provided a total of 622 parking spaces, which exceeded the required 562 minimum parking spaces.

The following provides additional information about the site and location:

Site: The relatively flat 19.5 acre site occupies an entire street block bounded by Washington Boulevard, North Quincy Street, I-66, and North Stafford Street. The site contains the existing Washington-Lee High School with an indoor pool, a stadium consisting of a track and football field with bleachers, and no significant vegetation.

- To the north: A multi-story public parking garage over I-66 that is used by the Education Center, the High School, and for commuter parking; Across I-66 there are “R-6” One Family Dwellings, Oak Grove Park zoned “S-3A”. I-66 is located 20 to 30 feet lower than the adjacent properties.
- To the west: “R-5” One Family, Restricted Two Family Dwellings
- To the east: “R-5” One Family, Restricted Two Family Dwellings; “M-1” Light Industrial; “CM” Limited Industrial
- To the south: “RA8-18” Apartment Dwelling; “R15-30T” Residential Townhouse Dwelling; Quincy Park is adjacent to the site to its southeast across Quincy Street and Washington Boulevard.

Zoning: The site is zoned “[S-3A](#),” Special Districts.

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

Neighborhood: The site is located within the Ballston-Virginia Square Civic Association, and adjacent to the Cherrydale Civic Association. The Cherrydale Civic Association has voted to support the application. Ballston-Virginia Square Civic Association has stated that they do not object to the proposal, and that they want to ensure that light pollution is mitigated and that adjacent neighbors (across N. Quincy Street) are updated on construction timelines and other aspects of the project that could have an impact. New condition #35 requires that Schools identify a liaison to maintain contact with the community.



Source: Google Maps

DISCUSSION: The proposed development includes a new softball and multipurpose ball field, grandstand seating for 280 people, a press box, and lights for evening games. The field will be jointly used by Arlington Public Schools and the Arlington County Department of Parks and Recreation. Sports and recreation fields are a permitted use in the “S-3A” zoning district; this use permit amendment is required because the area is part of the previously approved use permit for the Washington Lee High School. The softball and multipurpose field with lighting and grandstand seating were not considered at the time of the original use permit approval, so this proposal represents an expansion of the approved uses on site. The field is currently fenced and used as a multipurpose practice field (see image below). There is an existing 4’ fence surrounding the field with a 20’ tall ball net system at the southwest corner to prevent balls from flying into the street. This application proposed to keep the existing 4’ fence and replace the ball net system, as well as install a temporary fence during the softball season. Per [Section 32.D.3.e](#), the height limitations for fences do not apply to “any open mesh type fence enclosing any school or playground.”

Softball games and practices are currently held at Quincy Park, which is located to the southeast of the site. Moving the softball games to the Washington Lee campus will provide a safer environment for students going to and from practice, and will also provide increased opportunities for Parks and Recreation to schedule activities both in Quincy Park and at Washington Lee.



Left: image of the proposed softball and multipurpose field, showing the five (5) light poles along with the grandstand and the press box.

Below: view of the existing field looking south towards Washington Boulevard.



Parking: Parking on site is provided in the form of surface parking lots on the northeast corner of the site and a parking garage that was built over the Interstate 66 right-of-way. The required minimum parking for the existing use permit is 562 spaces, and there are currently 602 parking spaces available on site, an excess of 40 spaces over the required minimum. The grandstand is parked at the ratio of one (1) space per ten (10) seats, or a total of 28 parking spaces for the proposed use. After construction of the grandstand, there will be an excess of 12 parking spaces on site. Therefore, there is adequate existing parking for the proposed use.

Lighting: The applicant is proposing to install a total of five (5) light poles to illuminate the proposed new field. Two (2) stanchions are proposed to be 67 feet tall, and the other three (3) stanchions are proposed at 60 feet. The proposed hours for the lights are until 11:00 p.m. for the Spring and Fall seasons (March through June and September through mid-November), and until 10:30 p.m. during the Summer (July and August). The proposed lights will employ Musco dark sky lighting, which is designed to prevent light from spilling over into the adjacent properties. Below is a graphic showing the photometric plan demonstrating that the proposed lighting will produce less than 0.5 foot candles of light at the street surface on N. Quincy Street and Washington Boulevard. In comparison, streetlights produce approximately 5 foot candles and the moon can produce up to approximately 0.5 foot candles at the street surface. Therefore, there will be minimal impact from the proposed new lighting.

The height proposed for the lights conforms with the maximum permitted height for lights at Washington Lee High School, which is 68'. Stadium light poles are considered to be a structure under the ACZO, which is defined in relevant part as "anything constructed or erected which requires location on the ground..." Per Section [31.B.2.a](#), a structure may exceed the maximum building height in a district by 23'. In "S-3A," the maximum building height 45'; therefore, the maximum height for structures would be 68' (45' maximum building height plus the additional 23' for structures). Because the proposed light poles do not exceed 68', they are in conformance with the height limitations imposed by the Zoning Ordinance.



Above: Graphic showing the photometric plan for the proposed lights. Note: a street light produces 5 foot candles and Moonlight produces 0.5 foot candles at street level.

CONCLUSION: This proposal is generally consistent with the adopted plans and policies for the area. The General Land Use Plan identifies the site as "Public" Parks (local, regional, and federal), Schools (public), Parkways, major unpaved rights-of-way, and Libraries and cultural facilities. The proposed development request is consistent with the General Land Use Plan. The proposed new softball and multipurpose field, including the proposed lights and the grandstand seating and the press box, are compatible with the surrounding school and ball field uses, and will not cause an adverse impact on the nearby residential uses. Therefore, staff recommends that the County Board approve the use permit amendment for a softball and multipurpose field with lighting, grandstand, and press box at Washington Lee High School, subject to all previous conditions and with new conditions #34 and 35.

New Conditions:

34. Lighting: The applicant agrees that high quality focused dark sky control lighting (Musco focused dark sky technology or similar) shall be installed for the new softball and multipurpose athletic field taking advantage of latest advances in glare and spillage reduction. The lighting shall also be designed and constructed to control sky glow and glare. The applicant further agrees to ensure that design/construction contracts include a performance guarantee including a written commitment to undertake all corrections required to meet performance specifications.

The applicant agrees that the new lighting (after July 30, 2012) for the softball and multipurpose athletic field will not increase ambient lighting at the property line fronting Washington Boulevard and North Quincy Street by more than two (2) foot-candles over the existing ambient light measured at street level. A light study shall be submitted to the County Manager within three (3) months after the initial use of the proposed lights to evaluate the before and after effects on the surrounding community. In the event that the light study shows that the new lighting will increase the average ambient lighting by more than two (2) foot-candles, the applicant agrees to work with their lighting engineer to design an alternate that will not exceed the maximums set forth in this condition.

35. Community Liaison: The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns which may be related to the softball and multipurpose athletic field lighting both during construction and operation. The name and telephone number of the liaison shall be submitted to the Zoning Administrator and a copy sent to the Ballston-Virginia Square Civic Association, the Cherrydale Civic Association, and the adjacent residential neighbors on Quincy Street within thirty (30) days after County Board approval of this use permit amendment (by August 24, 2012).

PREVIOUS COUNTY BOARD ACTIONS:

April 19, 2005	Approved award of contract for the installation of synthetic grass at Washington-Lee High School stadium.
May 17, 2005	Carried over the use permit (U-3120-05-1) to the May 31, 2005 County Board meeting.

Approved Conditions

1. Arlington Public Schools agrees to comply with the standard conditions set forth below and the drawings and materials dated April 19, 2005 and labeled “*Washington-Lee High School Use Permit Submission Set*,” and materials dated March 24, 2005, both prepared by Grimm + Parker Architects, reviewed and approved by the County Board and made a part of the public record on May 31, 2005 including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by Arlington Public Schools and accepted by the County Board or vice versa. This use permit approval expires three (3) years after the date of County Board approval if a building permit has not been issued for the building to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. Arlington Public Schools agrees that this discretion shall include a review of this use permit and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the use permit is subject to, among other things, inclusion of amended or additional use permit conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by Arlington Public Schools and accepted by the County Board or vice versa.
2. Arlington Public Schools agrees to conduct a pre-construction meeting, and to coordinate participation in the pre-construction meeting by representatives from the Cherrydale Citizens’ Association, the Ballston-Virginia Square Civic Association, and the Washington-Lee PTA, and relevant County staff , including staff from the Departments of Community Planning, Housing and Development (DCPHD) Planning, Zoning, Inspection Services; Environmental Services (DES); Parks, Recreation and Community Resources (DPRCR); and others as necessary, prior to the issuance of any permits for the use permit. The purpose of the pre-construction meeting is to discuss the requirements of the use permit conditions.
3. Tree preservation and tree replacement:
 - a. Arlington Public Schools agrees to file a tree preservation plan for any trees proposed to be saved by Arlington Public Schools or specified to be saved by the approved site plan and shown on any filing in connection with this case. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree preservation plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree preservation techniques on urban sites and shall be submitted and approved, and found by the County Manager or his designee to meet the requirements of this site plan, before the issuance of the Clearing, Grading and Demolition Permit. At a minimum, this plan shall include:
 - (1) A site-grading plan at two feet intervals, including the location of all proposed improvements and utilities.
 - (2) Detailed specifications for any tree walls or wells proposed.

- (3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the dripline of the trees to be saved.
- (4) Identification of tree protection measures and delineation of placement of tree protection.

Any tree identified on the Tree Preservation Plan to be saved which dies (any tree which is 25% or more dead shall be considered to have died) within two (2) years of the issuance of the master certificate of occupancy shall be removed and replaced by Arlington Public Schools at their expense with the number of major deciduous and evergreen trees whose total calipers equals the caliper of the tree to be replaced and which meet the minimum size and other requirements of condition #7a. and b. below.

- b. Arlington Public Schools also agrees to replace all trees removed as a result of the new construction in accordance with the Arlington County, Virginia Tree Replacement Guidelines. Arlington Public Schools shall prepare a tree replacement plan, developed with assistance of the County's urban forester, to plant replacement trees on site or on County-owned land. Arlington Public Schools agrees to submit and obtain approval of this plan by the County Manager or his designee as part of the final site development and landscape plan.
4. Arlington Public Schools agrees to develop a plan for temporary pedestrian and vehicular circulation during each phase of the construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Arlington Public Schools agrees to submit this plan to, and obtain approval of the plan from, the County Manager or his designee as meeting these standards, before the issuance of the Clearing, Grading and Demolition Permit for each phase of the construction. The County Manager may approve amendments to the plan, if consistent with this approval.
 5. Arlington Public Schools agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. Arlington Public Schools also agrees that compliance shall include meeting the requirements of the Inspection Services Office, Community Code Enforcement Office, the Bureau of Environmental Health, the State Department of Education, and the Fire Marshal's Office, including the installation of smoke detection/alarm systems. The County also has the authority to take actions to include issuance of a stop work order when Arlington Public Schools is not in compliance with the agreed-upon conditions.
 6. Arlington Public Schools agrees to comply with the following before issuance of the Clearing, Grading and Demolition Permit and to remain in compliance with this condition until the Master Certificate of Occupancy is issued.

- a. Arlington Public Schools agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site or on call throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Zoning Administrator, and shall be posted at the entrance of the project.
- b. Before commencing any clearing or grading of the site, Arlington Public Schools shall hold a meeting with those whose property abuts the project and the representatives from the Cherrydale Citizens' Association, the Ballston-Virginia Square Civic Association, and the Washington-Lee PTA to review the construction hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. Arlington Public Schools agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before a Clearing, Grading and Demolition Permit is issued. Copies of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project.
- c. Throughout construction of the project, Arlington Public Schools agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
- d. At the end of each work day during construction of the project, Arlington Public Schools agrees to ensure that any streets used for hauling construction materials and entrance to the construction site are free of mud, dirt, trash, allaying dust, and debris and that all streets and sidewalks adjacent to the construction site are free of trash and debris.
- e. Arlington Public Schools agrees that construction activity, except for construction worker arrival to the construction site and indoor construction activity, will commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays and will commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. "Holidays" are defined as New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, and Christmas. Indoor construction activity defined as activity occurring entirely within a structure fully enclosed on all sides by installed exterior walls, windows, and/or doors shall end at midnight each day, and any such activity that occurs after 6:30 p.m. shall not annoy or disturb reasonable persons of normal sensitivities. Arlington Public Schools agrees to place a minimum of one sign per street front indicating the permissible hours of construction around the construction site, to place one additional sign within the construction trailer containing the same information, and to provide a written copy of the permissible hours of construction to all subcontractors.

- f. Storage of construction materials, equipment and vehicles shall occur on the site or an approved off-site location, or as approved by the County Manager of his designee.
7. Arlington Public Schools agrees to submit to the Zoning Administrator and obtain approval from the County Manager a detailed final site development plan and a landscape plan prior to issuance of the first building permit. The final site development plan and landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final site engineering plan as required below, as well as a vicinity map with major streets labeled. The landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. Arlington Public Schools further agrees that the final site development plan, the landscape plan, and the site engineering plan verify by means of survey that there are no conflicts between the street trees and utilities. Arlington Public Schools shall obtain approval by the County Manager or his designee for both plans as meeting all requirements of the County Board's site plan approval and all applicable county laws and plans before the issuance of the first building permit for each phase of the construction. The plan shall be consistent with the conceptual landscape plan approved as a part of the site plan, and, at a minimum, shall conform to the landscaping requirements below; the *Rosslyn-Ballston Corridor 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 site engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the site engineering plan. The installation of all plant materials shown on the final landscape plan shall take place before the issuance of the first Certificate of Occupancy for the respective phase of construction. The final site development and landscape plan shall include the following details:
- a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final site-engineering plan and placed so as not to obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets shall not be located in the public sidewalk. Transformers shall not be placed above grade in the setback area between the building and the street.
 - b. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as

well as for address indicator signs. Primary walkways shall have a minimum width of eight (8) feet. All plaza areas shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager or his designee according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final site development and landscape plan.

- c. The location and types of light fixtures for streets, parking, walkway, tennis courts, and plaza areas.
 - d. Topography at two (2) foot intervals and the finished first floor elevation of all structures.
 - e. Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures.
 - f. The location and planting details for street trees in accordance with Department of Public Works Standards and Specifications for planting in public rights-of-way and as shown on the approved final site engineering plan.
 - g. The limits of demolition and construction.
8. Arlington Public Schools agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:
- a. Planting materials shall be of good nursery stock and a nursery guarantee shall be provided by Arlington Public Schools for two years including the replacement, as needed, and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding, and watering) of all landscape materials following the issuance of the Master Certificate of Occupancy.
 - b. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees - a minimum caliper of 4 to 4 1/2 inches.

- (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum caliper of 4 to 4 1/2 inches.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a minimum caliper of 3 to 3 1/2 inches.
 - (4) Shrubs - a minimum spread of 18 to 24 inches.
 - (5) Groundcover - in 2 inch pots.
- c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
 - d. Exposed earth not to be sodded or seeded shall be well mulched or planted in groundcover. Areas to be mulched may not exceed the normal limits of the planting bed.
 - e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat wall height (2 1/2 feet, maximum) above the finished grade adjacent to them.
 - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began, whichever is greater.
 - g. Arlington Public Schools agrees to maintain the site in a clean and well-maintained condition and to secure and maintain the site throughout all phases of construction.
 - h. Arlington Public Schools agrees to notify the Department of Parks, Recreation and Community Resources (DPRCR) Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.
9. Arlington Public Schools agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition Arlington Public Schools agrees to submit to the Zoning Administrator copies of letters from Arlington Public Schools to the utility companies offering them access as stated above.

10. Arlington Public Schools agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. Neither the Excavation/Sheeting and Shoring permit nor the first building permit for each phase of the construction shall be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services, as consistent with all site plan approval requirements and all County laws. Upon completion of the construction of a project, Arlington Public Schools agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.
11. Arlington Public Schools agrees to place underground all utilities serving the proposed structure, except as described herein, and as shown on the final engineering plan approved by the County Manager or his designee. The existing utility guy poles and the utilities they carry on the site shall be allowed to remain. 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 Arlington Public Schools and shall not result in the installation of any additional utility poles or aerial devices. All utility relocation shall be completed prior to the issuance of the final Certificate of Occupancy.
12. Arlington Public Schools agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed in accordance with the approved phasing plans prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.
 - a. North Quincy Street – The face of curb along the west side of the street shall be located 42-47 feet from the existing face of curb along the east side of North Quincy Street between 14th Street and Washington Boulevard and as shown on the final engineering plan approved by the County Manager. North of 14th Street, the face of curb along the west side of the street shall remain in its approximate location and as shown on the final engineering plan approved by the County Manager. Arlington Public Schools agrees to coordinate with the County Manager design and construction revisions to the streetscape section between 13th Street and Washington Boulevard to provide a 47-foot-wide cross-section, to the extent that the County is prepared to fund the additional improvements.
 - b. Washington Boulevard – Arlington Public Schools agrees to participate in the redesign of Washington Boulevard between Stafford and Quincy Streets to the extent that the County is prepared to fund improvements. Improvements under consideration include: the realignment of the face of curb along the north side of Washington Boulevard as necessary to widen the sidewalk adjacent to the end of the stadium track to achieve an eight-foot-wide sidewalk to the extent possible and to incorporate a parking lane on the eastern one-half of the block between the stadium

and North Quincy Street as shown on the final engineering plan approved by the County Manager. Arlington Public Schools agrees to coordinate with the County Manager design and construction revisions to Washington Boulevard to achieve the desired streetscape section between North Quincy and North Stafford Streets.

- c. North Stafford Street - The face of curb along the east side of the street shall be located 36 feet from the existing face of curb along the west side of North Stafford Street between 13th Street and Washington Boulevard and as shown on the final engineering plan approved by the County Manager. North of 13th Street, the face of curb along the east side of the street shall remain in its approximate location and as shown on the final engineering plan approved by the County Manager.
 - d. All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. Arlington Public Schools further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager or his designee on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the 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 use permit drawings approved at the May 31, 2005 County Board meeting unless the County provides additional funding to offset such increased cost.
13. Arlington Public Schools agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan and final engineering plan, in accordance with the Rosslyn-Ballston 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. Arlington Public Schools further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project. The sidewalks along the street frontages of this development shall be paved with poured concrete and shall be placed on a properly-engineered base approved as such by the Department of Transportation. The sidewalk treatments shall continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic. The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Placement, planting and root enhancement options shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. Arlington Public Schools agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections

and street tree species for North Quincy Street, Washington Boulevard and North Stafford Street shall be as follows:

- a. A minimum 12.5 foot wide sidewalk measured from the back of curb, 4-foot by 12-foot tree pits (or 5-foot by 5-foot tree grates or 4-foot wide planting strip) planted with 4 to 4 ½ inch caliper Willow Oak street trees placed a minimum of 30 feet apart on center, and such ground cover as liriopie muscarii, hypericum, calycinum (Aarons Beard), or juniperus conferta (Shore Juniper) placed a minimum 8-foot clear sidewalk adjacent to a tree pit, except in the area adjacent to the stadium along Washington Boulevard, which shall be determined by the County Manager or his designee on the final engineering plan.
 - b. Arlington Public Schools agrees to achieve a minimum eight-foot clear sidewalk width on North Stafford Street and agrees to cooperate with the County were the County to fund the relocation of the light poles on North Stafford Street.
 - c. Arlington Public Schools agrees to coordinate with the County Manager revisions to the streetscape section for Washington Boulevard adjacent to the stadium to achieve a minimum eight-foot clear sidewalk width, contingent upon available funding and a traffic engineering analysis.
 - d. Arlington Public Schools agrees to maintain the mid-block pedestrian walkway open to the public except at such times as the gates are controlled for stadium events or as stadium-related programmatic or safety situations may dictate. Any extended closing for safety purposes shall be done in consultation with the County Manager or his designee.
 - e. The landscape plan shall incorporate and identify the locations of all Metrobus and ART route bus stops along the site frontages and maintain a minimum 40-foot length clear space in the streetscape section adjacent to the bus stop free of trees, landscaping for transit passenger embarking/disembarking operations, as shown on the final engineering plan approved by the County Manager.
14. Arlington Public Schools agrees that in order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project shall provide a structure-free zone under the public sidewalk along all street frontages, as required in the *Standards for Planting and Preservation of Trees in Site Plan Projects*. This zone shall be a minimum of five (5) feet deep and shall extend from the back of the street curb to the far edge of the public sidewalk. No subterranean structures (such as parking garages) shall intrude into this five foot deep zone. Within the zone, underground utilities and utility vaults shall not be located in a manner that interferes with the appropriate spacing and replacement of street trees, consistent with the approved final site and development and landscape plan. Utility lines shall not be located beneath street trees. The location of all existing and proposed utility lines shall be shown on both the final landscape plan and the final site engineering plan.

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

Public Schools, as identified by County staff and as shown on the final engineering plan approved by the County Manager or his designee.

21. Arlington Public Schools agrees to show, on the final engineering plan, horizontal standpipes or fire hydrants at intervals of not more than 300 feet in order to provide adequate fire protection. The County shall specify kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards. The fire hydrants shall be installed prior to the issuance of the Final Building Permit and horizontal standpipes shall be installed prior to the issuance of the first Certificate of Occupancy.
22. Arlington Public Schools agrees to provide calculations to demonstrate the needed fire flow as defined in the Arlington County Department of Environmental Services Standards and Specifications. This information shall be clearly shown on the cover sheet of each plan set submitted. Arlington Public Schools agrees to remove and replace any existing curb, gutter and sidewalk along the street frontages of this site which is in poor condition or damaged by Arlington Public Schools according to Arlington County standards and specifications, prior to the issuance of the first Certificate of Occupancy.
23. Arlington Public Schools agrees to show on the final engineering plans street lighting along all frontages of the site prior to the issuance of the first building permit. The plans shall include the height and color of the street light poles. Arlington Public Schools agrees, at its cost, to purchase and install approved Arlington County street lighting along the frontages of the site prior to the issuance of the Final Certificate of Occupancy. In addition, Arlington Public Schools agrees to furnish and install all conduit and junction boxes necessary for the lighting system, excluding the lighting system for the fields. All construction shall meet Arlington County standards.
 - a. Arlington Public Schools agrees to purchase and install Virginia Power "Carlyle" standard single-globe street lights along all frontages of the site in accordance with adopted County Street Lighting Policy. The height of the street lights shall be 14 feet. Arlington Public Schools agrees to pay the cost of installing additional standard thoroughfare lights should the County decide that they are necessary to provide adequate lighting for street safety purposes.
24. Arlington Public Schools agrees to provide off-street parking for all construction workers without charge to the workers. In lieu of providing parking, Arlington Public Schools may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Compliance with this condition shall be determined based on a plan which shall be submitted to the Zoning Administrator before the issuance of the first building permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for a location on the construction

site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be either not implemented or violated during the course of construction, a correction notice will be forwarded to Arlington Public Schools. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, and construction halted until the violation has been corrected.

25. Arlington Public Schools agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be generally consistent with the submitted drawings and materials presented to the County Board and made a part of the public record on May 31, 2005 including all renderings, drawings, and presentation boards presented during public hearings.
26. Arlington Public Schools agrees to provide bicycle racks for 90 bicycles conveniently located adjacent to the school.
27. Arlington Public Schools agrees to meet County stormwater quantity and quality requirements. Underground detention systems will be used to comply with quantity control requirements.
28. Arlington Public Schools agrees to submit a design for construction and installation of parking information and directional signs for the I-66 parking garage for approval by the County Manager or his designee prior to the issuance of Phase 2 Construction Permit.
29. Arlington Public Schools agrees to evaluate allowing parking after hours along the internal driveway adjacent to the north side of the high school.
30. Arlington Public Schools agrees to submit a Transportation Demand Management (TDM) program to the County Manager or his designee for review and approval prior to the issuance of the Certificate of Occupancy after completion of the first phase of construction, or June 1, 2007, whichever is earlier. In addition, Arlington Public Schools agrees to submit an interim Parking Management Plan to the County Manager or his designee for review and approval prior to the removal of the Stafford Street parking lot.
31. Arlington Public Schools agrees to hire a LEED certified consultant as a member of the design and construction team. The consultant shall work with the team to incorporate sustainable design elements and innovative technologies into the project so that numerous building components may earn Arlington Public Schools points under the U.S. Green Building Council's system for LEED certification.

Specifically, Arlington Public Schools agrees to include sustainable elements in design and construction that are sufficient to meet the requirements for the seven LEED Prerequisites and 33-38 LEED credits. If the project is unable to achieve 33-38 credits, an administrative change shall be filed and approved by the County Manager or his designee.

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

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

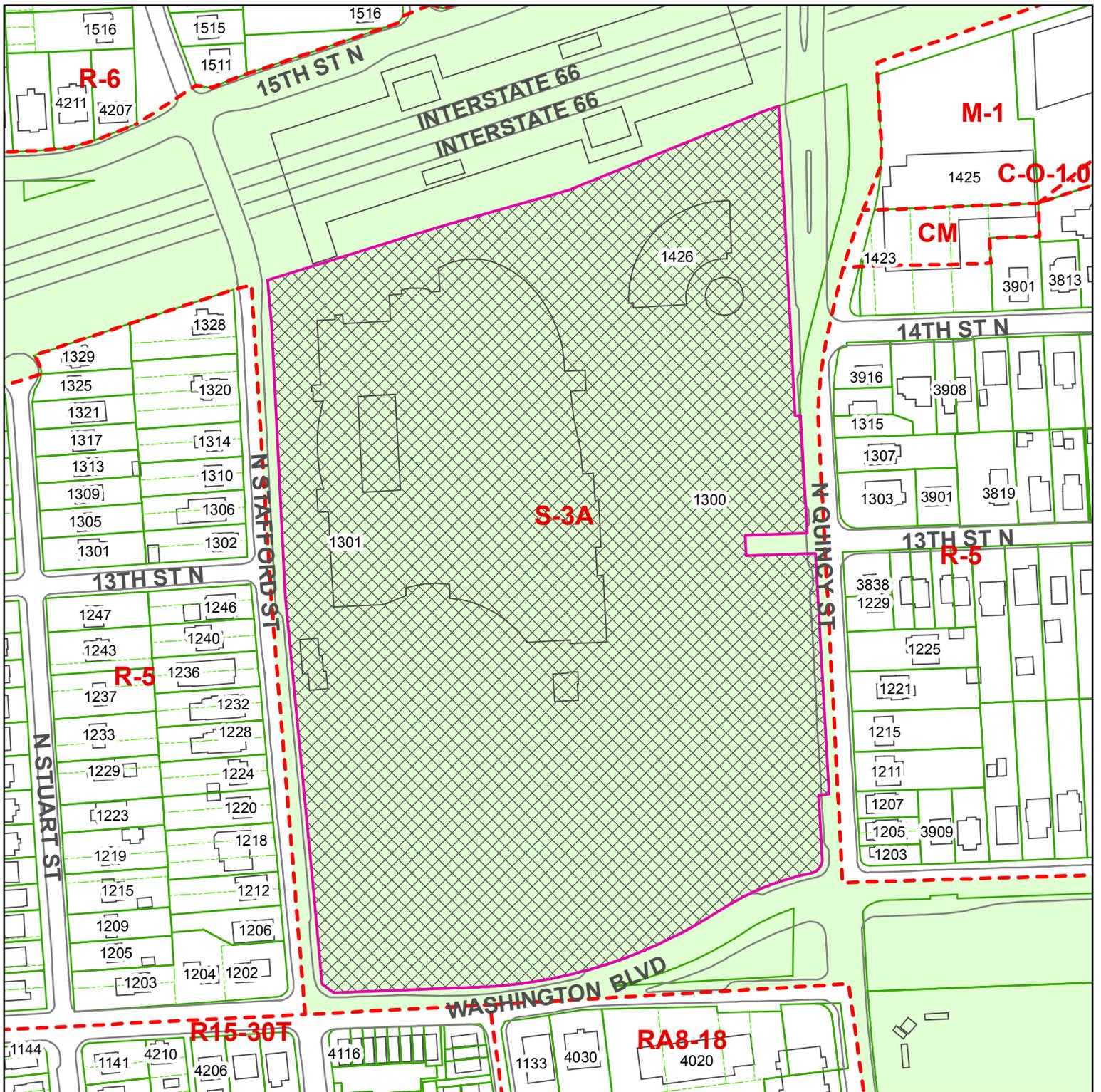
Request for use of facilities from non-school groups and organizations will be considered when space is available at times that do not interfere with Arlington Public Schools' instruction programs, students activity programs, or ancillary programs sponsored, administered, or supported by Arlington Public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

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

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

In addition, Arlington Public Schools agrees to enter into:

- a. A Memorandum of Understanding (MOU) between the Superintendent and the County Manager on the joint use of Washington-Lee High School's Public Swimming Pool prior to the issuance of a Demolition Permit for the existing Public Swimming Pool. In addition, the County Manager and the Superintendent shall develop a preliminary MOU addressing simultaneous use of the pool by the high school and the community, prior to the commitment of County funds for additional lanes in the new swimming pool.
- b. A Memorandum of Understanding (MOU) between the Superintendent and the County Manager on the joint use of the stadium prior to the County Manager authorizing installation of the synthetic fields.



U-3120-05-2

1301 N. Stafford St.

RPC # 14-001-001

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



 Case Location(s)
Scale: 1:2,400