

The design provides the space needed to increase the educational facilities and community resources and to strengthen the education program for Yorktown High School. Through the BLPC process, the community has been instrumental in shaping the project's site design and building architecture. The new design provides the school with a civic presence in the community and serves as a public model with a commitment to sustainable design. Therefore, staff recommends approval of the subject use permit for a new high school building subject to the conditions of the staff report:

1. Arlington Public Schools agrees to comply with the standard conditions set forth below and the drawings and materials dated September 26, 2007 and labeled "*Yorktown High School*," prepared by Ehrenkrantz Eckstut & Kuhn Architects, reviewed and approved by the County Board and made a part of the public record on October 13, 2007, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by Arlington Public Schools and accepted by the County Board 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 Yorktown Civic Association; 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, relocatables, and parking inventory during each phase of the construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, off site construction parking, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Arlington Public Schools shall agree to maintain an existing stockade fence on the northern portion of the site adjacent to residences on North Greenbrier Street throughout the construction on the site, and shall agree to replace any portions of the fence damaged due to 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 Yorktown Civic Association, and the Yorktown 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 modified use permit 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 modified use permit, and, at a minimum, shall conform to the landscaping requirements below; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by the County Board. In order to facilitate comparison with the final site engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the site engineering plan. The installation of all plant materials shown on the final landscape plan shall take place before the issuance of the first Certificate of Occupancy for the respective phase of construction. The final site development and landscape plan shall include the following details:

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

In addition, Arlington Public Schools agrees to submit a landscape maintenance plan to the Zoning Administrator prior to issuance of a Certificate of Occupancy.

8. Arlington Public Schools agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:
 - a. Planting materials shall be of good nursery stock and a nursery guarantee shall be provided by Arlington Public Schools for two years including the replacement, as needed, and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding, and watering) of all landscape materials following the issuance of the Master Certificate of Occupancy.
 - b. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees - a minimum caliper of 4 to 4 1/2 inches.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum caliper of 4 to 4 1/2 inches.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a minimum caliper of 3 to 3 1/2 inches.
 - (4) Shrubs - a minimum spread of 18 to 24 inches.
 - (5) Groundcover - in 2 inch pots.
 - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
 - d. Exposed earth not to be sodded or seeded shall be well mulched or planted in groundcover. Areas to be mulched may not exceed the normal limits of the planting bed.
 - e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat wall height (2 1/2 feet, maximum) above the finished grade adjacent to them.
 - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began, whichever is greater.

- g. Arlington Public Schools agrees to maintain the site in a clean and well-maintained condition and to secure and maintain the site throughout all phases of construction.
 - h. Arlington Public Schools agrees to notify the Department of Parks, Recreation and Community Resources (DPRCR) Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.
9. Arlington Public Schools agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition Arlington Public Schools agrees to submit to the Zoning Administrator copies of letters from Arlington Public Schools to the utility companies offering them access as stated above.
10. Arlington Public Schools agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. Neither the Excavation/Sheeting and Shoring permit nor the first building permit for each phase of the construction shall be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services, as consistent with all site plan approval requirements and all County laws. Upon completion of the construction of a project, Arlington Public Schools agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.
11. The applicant agrees to remove all existing aerial utility lines along the site's Yorktown frontage, (including electric, telephone, traffic communication, cable TV). All transitions from over head to underground utility service shall occur off-site. All utility services serving the building shall be placed below ground, including telephone, electric and cable TV. All utility relocation shall be completed prior to the issuance of the final Certificate of Occupancy.
12. Arlington Public Schools agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed in accordance with the approved phasing plans prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.
- a. All entrances to the site shall be constructed as driveway entrances which shall not extend beyond the depth of the adjacent utility/planting strip.

- b. Curb ramps shall also be constructed as necessary at the opposite ends of the respective crosswalks.
 - c. 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 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 October 13, 2007, County Board meeting unless the County provides additional funding to offset such increased cost.
13. Arlington Public Schools agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan and final engineering plan, in accordance with 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 28th Street and Yorktown Boulevard Street shall be as follows:

- a. Yorktown Boulevard – The developer agrees to construct a 13-foot wide sidewalk incorporating 5-foot by 12-foot tree pits at the back of curb and a minimum 8-foot wide clear, unobstructed concrete sidewalk.

- a. Provide a 40-foot bus nub along the west side of Yorktown at the intersection of 30th Street.
 - b. Provide a nub with new crosswalks at the northwest corner of Yorktown and 28th Street across Yorktown Boulevard and 28th Street with ADA ramps at their receptive ends.
 - c. Provide a painted or thermoplastic striped median in Yorktown Boulevard between George Mason Dr. and Little Falls Rd. in a pattern as approved by the County Manager and as shown on the final engineering plan.
- b. North 28th Street – The developer agrees to construct a 11-foot wide sidewalk incorporating 5-foot by 12-foot tree pits at the back of curb and a minimum 6-foot wide clear, unobstructed concrete sidewalk.
 - a. Provide nubs on the northwest and southwest corners of 28th Street and N. Florida with a crosswalk and ADA ramps at its receptive ends.
 - b. Provide an apron at the intersection of Greenbrier and Yorktown
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 Dominion Virginia Power standard "Carlyle" street lights as shown on the final engineering plan approved by the County Manager along the site's Yorktown Boulevard and 28th Street frontages of the site in accordance with adopted County Street Lighting Policy. Arlington Public Schools agrees to pay the cost of installing additional standard thoroughfare lights should the County decide that they are necessary to provide adequate lighting for street safety purposes.
24. Arlington Public Schools agrees to provide off-street parking for all construction workers without charge to the workers. In lieu of providing parking, Arlington Public Schools may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Compliance with this condition shall be determined based on a plan which shall be submitted to the Zoning Administrator before the issuance of the first building permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for a location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be either not implemented or violated during the course of construction, a correction notice will be forwarded to Arlington Public Schools. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, and construction halted until the violation has been corrected.
25. Arlington Public Schools agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be generally consistent with the

submitted drawings and materials presented to the County Board and made a part of the public record on July 7, 2007, including all renderings, drawings, and presentation boards presented during public hearings.

26. Arlington Public Schools agrees to provide at least 90 bicycle racks conveniently located multiple locations 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 provide improvements throughout the site:
External Sidewalks
 - a. Yorktown Boulevard - The face of curb along the Yorktown Boulevard frontage of the site shall remain in its present alignment and location. The applicant agrees to construct new curb and gutter in poor condition as identified by a field inspection by the DES.
 - b. N. 28th Street– The face of curb along the N. 28th Street frontage of the site shall remain in its present alignment and location. The applicant agrees to construct new curb and gutter in poor condition as identified by a field inspection by the DES. A curb extension shall be provided at the southern entrance to the parking lot opposite its intersection with North Florida Street.
 - c. North Greenbrier Street (extended) – Redesign the curb return for the northwest corner of the intersection for N. 28th Street and North Greenbrier Street as shown on the final engineering plan approved by the County Manager to provide driveway entrance(s) to the parking lots.

Internal Sidewalks

- (1) Maintain a minimum 6-foot wide sidewalk throughout the site.
 - (2) All entrances to the site shall be constructed as driveway entrances which shall not extend beyond the depth of the adjacent utility/planting strip.
 - (3) ADA compliant curb ramps shall be provided at all sidewalk intersections with parking lot access drive aisles as shown on the final engineering plan approved by the County Manager.
29. Arlington Public Schools agrees to hire a LEED certified consultant as a member of the design and construction team. The consultant shall work with the team to incorporate sustainable design elements and innovative technologies into the project so that numerous building components may earn Arlington Public Schools points under the U.S. Green Building Council's system for LEED certification.

Specifically, Arlington Public Schools agrees to include sustainable elements in design and construction that are sufficient to meet the requirements for the seven LEED Prerequisites and 33-38 LEED credits. 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.

30. Arlington Public Schools agrees to submit a parking plan that denotes any significant changes in the approved parking spaces or location of such spaces for approval by the County Manager or his designee. Any proposed reduction in the amount of on-site parking shall be submitted as a use permit amendment for consideration by the County Board.
31. Arlington Public Schools agrees that Yorktown 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.

32. Arlington Public Schools agrees to enter into a Memorandum of Understanding (MOU) regarding the joint-use, scheduling and management of the park, parking and APS facilities, to be executed by the Superintendent and the County Manager by December 31, 2007.
33. Arlington Public Schools agrees to submit a final Transportation Demand Management (TDM) program that includes current traffic and parking counts. Arlington Public Schools agrees to submit the final TDM program and a Construction Phasing plan,

including any planned temporary use of the County property and parking, to the County Manager or his designee for review and approval by December 31, 2007. In addition, post construction annual reviews with traffic and parking counts are to be submitted to the County Manager or his designee to determine the effectiveness of the TDM. Furthermore, the TDM should be amended to include coordination between the Facility Use Management Team and a liaison from the Yorktown Civic Association.

34. Arlington Public Schools agrees to design and construct all parking spaces on the Greenbrier Park property to be of full size.
35. Arlington Public Schools agree to install new lighting fixtures in the new parking lot area to match the existing fixtures in the 51 parking space lot of the County.
36. Arlington Public Schools agrees to completely rebuild the existing six (6) tennis courts if these courts are used by APS for construction staging or mobile classrooms. APS further agrees to design and construct a full-sized outdoor basketball court. All tennis courts and the basketball court shall be constructed in full compliance with Department of Parks, Recreation and Cultural Resources' (DPRCR) design standards. During any such rebuilding of the courts, APS shall consider following enhancements subject to an agreement with the Yorktown Civic Association and DPRCR:
 - a. Revising the existing layout of the tennis courts and proposed basketball court to result in an improved layout for park use, school use and to minimize impacts to adjacent neighbors,
 - b. Design and construction of an area to install accessible bleachers to support Yorktown High School tennis program, consistent with the intent of the approved Park Master Plan to provide "upgraded accessibility features throughout" the Park,
 - c. Lighting of the six (6) tennis courts and basketball court in compliance with the DPRCR standards and approved Park Master Plan.
37. Arlington Public Schools agrees that any temporary construction access to the tennis court staging area shall be from Yorktown Blvd. or from the loading dock area. No construction access shall be allowed across the newly constructed park walkways or parking lot.
38. Arlington Public Schools agrees to evaluate and implement additional cost-effective energy efficiency measures including increased insulation and energy efficiency of glazing, taking into account operational savings over time, to be reviewed by and approved by the County Manager prior to application of the first building permit.
39. Arlington Public Schools shall submit a parking management plan showing the proposed satellite off-site parking area. The plan shall provide the location of a trash can onsite to control litter. In addition, the plan should include a maximum number of cars anticipated

as well as information on how the site would be maintained to control litter and loitering. The parking area shall be treated with, at a minimum, compacted gravel, as grass areas will not be allowed to be parked without such treatment. There shall be a minimum of 170sq ft per vehicle which includes the parking space and drive aisle. This plan shall be submitted and approved by the Zoning Administrator prior to issuance of any permits for school construction