



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 19, 2008

DATE: July 11, 2008

SUBJECT: SP #382 SITE PLAN AMENDMENT National Science Teachers Association, amend height of parking structure, modify façade, number of parking spaces, and extend term of site plan; 1801, 1805 Clarendon Blvd., 1836, 1840 Wilson Blvd. (RPC #17-011-019, -021, -023).

Applicant:

National Science Teachers Association

By:

Nan Walsh
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATIONS:

Approve the site plan amendment request to modify the height of the parking structure and the façade, and to extend the term of the site plan, subject to all originally approved conditions and to amended conditions of the staff report.

Defer consideration of the request to modify the project's parking to the October 18, 2008 County Board meeting.

ISSUES: This is a request to modify slightly and extend an approved site plan. The Site Plan Review Committee reviewed the site plan amendment and the applicant has addressed all the issues that were raised.

SUMMARY: SP #382 was approved in 2005 to retain the existing NSTA building (approx. 46,080 square feet) and to redevelop the site immediately to the east (Rhodeside Grill and Il Radicchio restaurants) with an approximately 71,840 square foot new office building with ground floor retail/restaurant uses.

County Manager: _____

County Attorney: _____

Staff: Rich Dooley, Planning Division, DCPHD
Calvin Abram and Jennifer Fioretti, Transportation Division, DES

PLA-5012

NSTA is requesting a site plan amendment to change the building's façade, to amend the height of the parking structure entrance, and to extend the term of the site plan. The proposed facades are a more modern design than what was approved in 2005, and adequately merge the architectural styles of the existing and new buildings. The applicant responded to SPRC comments by integrating horizontal brick bands onto the new building's base, and adding brick facades onto the clock tower's side. The change to the existing parking garage entrance will enable the applicant to meet clearance heights required by the building code. Also included is a request to extend the term of the site plan, which is set to expire in November 2008, for an additional three (3) years to November 2011 so that the applicant can continue the national fundraising drive. All of the requested changes to the approved site plan are acceptable to staff and will help improve the overall functionality and style of the project. Conditions have been updated to reflect current 2008 standards. Therefore, it is recommended that the site plan amendment request to change the building's façade, to modify the height of the parking structure entrance, and to extend the term of the site plan to 2011 be approved subject to all previously approved conditions and to the amended conditions of the staff report. The applicant also included a request to modify the project's parking, however the applicant has requested a deferral to the October 18, 2008 County Board meeting. Staff recommends that the request to modify the project's parking be deferred to the October 18, 2008 County Board meeting.

BACKGROUND: The National Science Teachers Association (NSTA), founded in 1944, is the largest organization in the world committed to promoting excellence and innovation in science teaching and learning for all. NSTA's current membership of more than 55,000 includes science teachers, science supervisors, administrators, scientists, business and industry representatives, and others involved in and committed to science education.

The applicant's redevelopment will occur on property adjacent to the existing NSTA headquarters located in the area between the Courthouse and Rosslyn Metro Stations.

The following provides additional information about the site and location:

Site: The site, 50,880 square feet (1.16805 acres), is located between the Rosslyn and Courthouse Metro Station areas in the block bounded by Wilson and Clarendon Boulevards, North Rhodes Street, and North Courthouse Road. The site has frontage on North Rhodes Street and Wilson and Clarendon Boulevards, and is currently developed with a four story office building (NSTA), a two story commercial building (Il Radicchio), and a one-story commercial building (Rhodeside Grill). Uses adjacent to the site include the following:

To the north: Wilson Boulevard. Colonial Village (2-story colonial style brick apartment/condominium buildings) listed on the National Register of Historic Places and the Arlington Local Historic District. "Low-Medium" Residential on the General Land Use Plan (16-36 units per acre) and zoned "RA6-15" Apartment Dwelling Districts.

To the west: Hollywood Video, a one-story brick commercial building. "Service Commercial" on the General Land Use Plan (Personal and business services. Generally one to four stories. Maximum 1.5 FAR) and zoned "C-2" Service Commercial – Community Business District.

To the east: North Rhodes Street. Exxon gas station. "Service Commercial" on the General Land Use Plan (Personal and business services. Generally one to four stories. Maximum 1.5 FAR) and zoned "C-2" Service Commercial – Community Business District.

To the south: Clarendon Boulevard. Bromptons at Courthouse Townhouse development. "Medium" Residential (37-72 units per acre) on the General Land Use Plan and zoned "RA8-18" Apartment Dwelling District.

Zoning: The site is currently zoned "C-O-2.5" Commercial Office Building, Hotel and Apartments Districts.

Land Use: The site is designated on the General Land Use Plan as "Medium" Office-Apartment-Hotel (Office up to 2.5 FAR; Apartment up to 115 units/acre; and Hotel up to 180 units/acre).

Neighborhood: The site is located in the Radnor-Fort Myer Heights Civic Association.

Proposed Development: Although the applicant is not asking for additional density or height with this Site Plan Amendment, the post-approval design process has led to relatively insignificant changes to the project’s statistical summary. The following table sets forth the project’s updated statistical summary:

	2005 Approved Plan	2008 Proposed Amendment	Change
Site Area	50,880 sf (1.168 acres)	50,880 sf (1.168 acres)	0
Density			
Existing Office GFA	46,080 sf	46,080 sf	0
Office GFA	61,840 sf	61,510 sf	- 330 sf
Retail GFA	10,000 sf	10,160 sf	+ 160 sf
Total GFA	117,920 sf	117,750 sf	- 170 sf
“C-O-2.5” Permitted GFA	127,200 sf		
Office FAR	2.12 FAR	2.11 FAR	- 0.01 FAR
Retail FAR	0.20 FAR	0.20 FAR	Negligible
Total FAR	2.32 FAR	2.31 FAR	- 0.01 FAR
“C-O-2.5” Permitted FAR	2.5 FAR		
Building Height			
Average Site Elevation	179.9 feet	179.9 feet	0
Main Roof Elevation (new building)	237.17 feet	236.67 feet	- 0.50 feet
Main Roof Height (new building)	60.80 feet	60.30 feet	- 0.50 feet
Penthouse (Conf. Room) Elevation	249.17 feet	249.17 feet	0
Penthouse (Conf. Room) Height	69.30 feet	69.30 feet	0
Number of Stories	6 stories	6 stories	0
“C-O-2.5” Permitted Height	n/a		
“C-O-2.5” Permitted Stories	12 stories		
Parking			
	206 spaces (incl. 16 surface)	205 spaces (incl. 16 surface)	-1 space
Office	169 spaces	168 spaces	- 1 space
Office Parking Ratio over site	1 space per 638 sf	1 space per 640 sf	Negligible
Required Office Ratio (Spaces)	1 space per 580 sf (186 spaces)		
Retail/Visitor	37 spaces (incl. 16 surface)	37 spaces (incl. 16 surface)	0
Retail Parking Ratio	1 space per 277 sf	1 space per 282 sf	Negligible
Required Retail Ratio (Spaces)	1 space per 580 sf (17 spaces)		
Total Parking Ratio (Spaces)	1 space per 572 sf	1 space per 574 sf	Negligible
Total Percent Compact ¹	27%	27%	0
Coverage			
	34,599 sf (68%)	34,559 sf (68%)	0
LEED Score			
	Certified - 27 points	Silver – 32 points	+ 5 points

Site and Design: The applicant plans to build a six-story, rectangular building sited at the back of the sidewalk along Wilson Boulevard, Clarendon Boulevard and North Rhodes Street adjacent to the existing structure. The approved new building's façade of brick, glass and aluminum recognized and reflected the existing size and scale of the Rhodeside Grill structure and acknowledged the existing NSTA building. The current proposal for the façade, with a greater amount of metal cladding, provides a more modern look that is more in concert with the cutting-edge scientific activities being planned in this National Center for Science Education.

DISCUSSION:

Adopted Plans and Policies: The General Land Use Plan and the *Rosslyn to Courthouse Urban Design Study* guide development on the subject site. There are no changes to height, density or the mix of uses so the project remains consistent with both. However, the proposed building's façade is not entirely consistent with the *Study* guideline noting that building façades should be primarily brick.

Architecture: Staff supports the newly designed building. The overall architecture, though more modern than originally approved, is an improvement from the 2005 plan. The modern facades reflect the activities planned for inside the National Center for Science Education. In addition, based on staff and SPRC member feedback, the applicant has responded by melding the existing building's architecture and the new building's design. Brickwork is now included in horizontal bands between the new building's first few floors, and the originally blank metal sides of the clock feature are now clad in the same color brick as what was used in the existing building. The new building has a recognizable base, middle and top. The scale of the base, unchanged from what was approved in 2005, reflects the scale of the Rhodeside Grill, and the Rhodes St. / Wilson Blvd. corner still maintains the curve above the base that was originally approved in 2005. The revised main building entrance includes a unique metal canopy that helps to direct people to the entry and elements in the building lobby.

LEED and Sustainability: The applicant's approved plans anticipated achieving 27 LEED points. With this amendment, the applicant anticipates achieving 32 LEED Core & Shell points in the new building, including two energy optimization points. As part of NSTA's goal to showcase this new building as the National Center for Science Education, integrated into the building will be interactive and dynamic tools, e.g., wind turbines atop the building, for visitors to use and learn about energy conservation, sustainable design, and ecological principles. On-site, interactive displays and resources will enable teachers and students to track and compare energy use and other building functions in real time. In addition, those resources and others will be available through the NSTA website, helping to educate people locally and throughout the U.S. about the science behind green building. Staff supports the increase in LEED points being pursued.

Garage entrance: The applicant is required by building code to provide necessary garage height clearance for any newly constructed parking spaces. The existing garage entrance did not meet code. The applicant is proposing to modify the approved structure by removing part of the garage slab above the garage entryway to create the necessary height clearance. Staff supports

the garage slab modification to help the project meet code requirements.

Site Plan Extension: The applicant has requested a site plan extension of three (3) years so the national fundraising drive can continue with the goal of supporting and constructing the new building. There have been no changes in the area which would lead staff to recommend that the site plan at this location be reconsidered. Additional projects consistent with the *Rosslyn to Courthouse Urban Design Study* have been approved in the nearby vicinity (SP #403) 2000 Wilson Boulevard and (SP #409) Contis at 1716 Wilson Boulevard. Staff supports the extension request. However, since the site plan's original approval in November, 2005, a number of the County's standard site plan conditions have been amended. In order to ensure conformance with today's standard conditions, staff has reviewed and updated the previously approved site plan conditions to reflect the present language and requirements.

Parking: Shortly after the SPRC meeting, the applicant asked to revise the site plan amendment request to add an item to add one more parking garage level. After discussing the matter with staff and understanding that such a change would likely warrant the applicant removing the surface parking lot from its project, the applicant submitted a letter requesting that the proposed site plan amendment for additional parking be deferred to a later date.

Community Process: The Site Plan Review Committee reviewed this project once on June 19, 2008. Committee members raised a few issues regarding the proposed amendment:

- If green building / LEED is being highlighted as part of this project, the applicant should meet the County's current green building policy regarding energy use and pursuing at least two energy optimization credits.
Staff Response: Staff concurs. The applicant agrees to include two energy optimization credits in its updated LEED scorecard.
- The revised proposed project does not entirely meet the *Rosslyn to Courthouse Urban Design Study* recommendations; the report should reflect that.
Staff Response: The report has been revised to reflect that the project does not meet the guideline that the building's facade should primarily use brick.
- The new building's architecture should more adequately blend with the architecture of the existing building.
Staff Response: Staff concurs. The applicant has added brick to the new building in a manner consistent with SPRC members' comments.
- Given that other site plans nearby have been approved since 2005, this site plan should tie into the approved and most recent streetscape improvements.
Staff Response: Staff concurs. Staff has reviewed recently approved projects nearby and has concluded that this project meshes with the overall streetscape improvements planned for this area.

CONCLUSION: The applicant has designed a project that, except for using all brick on the new building's facades, generally meets the goals of the *Rosslyn to Courthouse Urban Design Study*. The proposed facades adequately merge the architectural styles of the traditional existing

and modern new buildings, and the proposed facades reflect the goals of the NSTA and its planned National Center for Science Education. The change to the existing parking garage entrance will help the applicant meet clearance heights required by building code. Regarding the site plan's term, the site plan is set to expire November 2008. It is reasonable to request to extend the site plan term three (3) years to November 2011 so that the applicant can continue the national fundraising drive with the goal of supporting and constructing the new building. The applicant's request to modify parking is recommended to be deferred to the October 18, 2008 County Board meeting in order to allow time for these changes to be reviewed by the community. Therefore, staff recommends that the County Board approve the site plan amendment request, subject to all originally approved conditions with revisions as shown in the staff report (conditions not shown in this report continue in effect but are not revised).

**Revised Site Plan Conditions – NSTA
Updated July 11, 2008**

Note: Where a particular County office is specified in these conditions, the specified office includes any functional successor to that office. Where the County Manager is specified in these conditions, “County Manager” includes the County Manager’s designee.

1. Site Plan Term

The developer (as used in these conditions, the term developer shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.1 and the revised plans dated August 12, 2005 and June 10, 2008 and reviewed and approved by the County Board and made a part of the public record on November 15, 2005 and July 19, 2008, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

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

Whenever, under these conditions, anything is required to be done or approved by the County Manager, the language is understood to include the County Manager or his or her designee.

The developer also agrees that for the conditions not shown in this report but continue to be in effect for this site plan, any references to the “Department of Transportation” shall be replaced by a reference to the “Department of Environmental Services.”

2. Pre-Construction Meeting

The developer agrees to coordinate and conduct a pre-construction meeting in a County office building prior to the issuance of any permits for the site plan. The meeting participants shall include the developer and its construction team, and relevant County

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

3. **Tree Protection and Replacement**

- a. The developer agrees to complete a tree survey, which shows existing conditions of the site and locates and identifies all trees which are ~~consistent with the Tree Replacement Guidelines~~ four (4) inches in diameter or greater. The survey shall include any tree on adjacent sites whose dripline extends onto the subject site.
- b. The developer agrees to file and implement a tree protection plan which will designate any trees proposed to be saved by the developer. Trees designated to be saved on the tree protection plan, or those specified to be saved by the approved site plan and shown on any filing in connection with this case, will be protected. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager to meet the requirements of this site plan, before the issuance of the Clearing and Grading or Demolition Permit.
- c. Upon approval of the tree protection plan the developer agrees to submit to the Department of Parks, Recreation, and Cultural Resources (DPRCR) a performance bond estimate for the trees to be saved. Upon approval of the performance bond estimate by the DPRCR, the developer agrees to submit to the DPRCR a performance bond, in the approved amount of the estimate, and the approved tree protection plan, which bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit. Prior to the release of the public improvement bond, the developer agrees to submit to the DPRCR as-built drawings showing the location of all saved trees.
- d. The Developer agrees that any tree proposed to be saved on the tree protection plan or other filing shall be saved. At a minimum, this plan shall include:
 - (1) A site grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.

- (2) Detailed specifications for any tree walls or wells proposed.
 - (3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the critical root zone of the trees to be saved.
 - (4) Identification of tree protection measures and delineation of placement of tree protection.
 - (5) Any tree required to be saved pursuant to this condition, which dies (any tree which is 30% or more dead as determined by the County's Urban Forester shall be considered to have died) prior to, or within ten (10) years of, the issuance of the Master Certificate of Occupancy shall be removed and replaced by the developer at his expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements of Condition #146 below, provided, however, that replacement as specified in this subparagraph (3.d.5) does not relieve the developer of any violation resulting from the failure to save identified trees.
 - (6) The location of all construction trailers shall be approved either by Administrative Change approval or be shown on the Tree Protection Plan, with the construction trailer's staging's location and travel routes shown on a map approved as part of that plan. All trailers proposed to be located in the public right-of-way shall require approval by DES and Zoning staff, and the site plan's Arlington County Police representative shall receive a copy of the aforementioned map.
- e. In addition to saving identified trees, the developer also agrees to replace all trees shown on the Tree Survey that are removed as a result of the new construction in accordance with the Arlington County Tree Replacement Guidelines. The developer agrees to submit tree replacement calculations and a tree replacement plan in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in assessing the condition of trees. Any replacement trees shall conform to the standards and specifications set forth in Condition #164a below and ~~shall be installed on the project site or on County owned land, determined by the County Manager.~~ any replacement trees that cannot be accommodated on site will be provided in a monetary amount to the Tree Canopy Fund coordinated with Arlington County's Department of Parks and Recreation. The developer agrees to submit and obtain approval of this plan by the County Manager as part of the final ~~site development and~~ landscape plan.

- f. Per paragraph 3.e above, the developer agrees to make a contribution to the County's Tree Canopy Fund of at least \$2,400.00 per tree for every tree that cannot be planted on-site. The contribution shall be required when tree planting requirements cannot be met on the property. The payment shall be delivered to the Department of Parks and Recreation Office prior to the issuance of the Excavation/Sheeting and Shoring Permit, and evidence of compliance with this condition shall be provided to the Zoning Administrator in the form of a letter at the time of payment. If the contribution is made more than 12 months after site plan approval, the contribution amount will be increased by the same percentage as the percentage change in the Consumer Price Index (CPI-U) from the date of initial County Board approval of the site plan to first day of the month on which the contribution is made.
6. The developer agrees to develop and implement (after approval) a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit this plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the Clearing, Grading and Demolition Permit. The developer agrees to provide a copy of the approved plan to the appropriate civic associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

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

Where county street lighting has been removed or disconnected due to construction and not yet replaced or reconnected, the developer agrees to maintain lighting around the perimeter of the site between the start of construction and completion of the project. The lighting shall be designed to illuminate the temporary pedestrian walkways and roads around the perimeter of the site. The developer may do this by means of overhead lights (e.g. "cobra head" lights) that meet the lighting standards for Arlington County streets, or by stringing lamps of the kind used in "used car" lots or similar along sidewalks and

streets along the perimeter of the site. If lighting is accomplished by the latter, such lighting shall be with 75 watt bulbs (or approximate equivalent) placed no more than 25 feet apart and 6 to 10 feet high. Lighting shall be turned on between dusk and dawn 7 days a week. Any high-intensity overhead lighting, such as lighting placed on construction cranes, shall be used only during construction hours (except lower levels after hours for safety and security reasons), and shall be placed so as not to directly illuminate residential dwellings or be a nuisance to neighboring property owners. For purposes of this condition, "completion of the project" shall mean the time when the County standard lighting fixtures are in place and operational around the perimeter of the site.

The developer agrees to maintain street surfaces adjacent to the site in a clean, smooth condition devoid of potholes at all times during the construction period. Whenever a significant portion of an adjacent road surface is disturbed for reasons relating to the construction, including utility work, the developer agrees to repair promptly the disturbed portion(s) of pavement with hot patching to return the road surface to a clean, smooth condition. The developer agrees to insure that the road surface is promptly repaired regardless of whether the excavation work or other damage to the road surface was done by the developer, the developer's contractors, or private utility companies. The developer agrees to make reasonable efforts to schedule construction work so that digging in the street surfaces will not occur during the winter months. However, if the road surface is disturbed during the winter months, the developer may temporarily restore the road surface using cold patching and then hot patch the disturbed surface at the earliest opportunity when weather conditions permit. If cold patching is used, it shall be properly maintained and resurfaced as necessary to maintain a clean, smooth road condition. The term "significant portion of a road" is understood to include, but not be limited to, a cut in the road surface that exceeds 10 feet in length or 100 square feet in size. This condition is in addition to any other conditions in this site plan and any County requirements relating to reconstruction and repaving of streets at the completion of construction.

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

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

The developer also agrees that no changes to the approved post-4.1 plans can take place in the field. All post-4.1 plan changes must be approved by the lead DCPHD contact for the site plan.

11. The developer 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. The developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to a representative from Colonial Village I, II, III, IV and V, 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, the developer shall hold a community meeting with those whose property abuts the project ~~parties which have been notified as per Condition 11.a.~~ to review the construction hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Zoning Administrator and the Arlington County Police representative must be notified once the community meeting dates/times are established. The developer agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before a Clearing, Grading and Demolition Permit is issued. The developer agrees to submit to the Zoning Administrator two (2) sets of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation (one set of which will be forwarded to the Police). Copies of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project. The location of all construction trailers shall be approved either by Administrative Change approval or to be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers shall require approval by DES staff, and the site plan's Arlington County Police representative shall receive a copy of the aforementioned map.
 - c. Throughout construction of the project, the developer agrees to advise abutting property owners ~~parties which have been notified as per Condition 11.a.~~ in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
 - d. At the end of each work day during construction of the project, the developer agrees to ensure that any streets used for hauling construction materials and entrance to the construction site are free of mud, dirt, trash, allaying dust, and

debris and that all streets and sidewalks adjacent to the construction site are free of trash and debris.

- e. The developer agrees that construction activity, except for construction worker arrival to the construction site and indoor construction activity, will commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays and will commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. "Holidays" are defined as New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, and Christmas. Indoor construction activity defined as activity occurring entirely within a structure fully enclosed on all sides by installed exterior walls, windows, and/or doors shall end at midnight each day, and any such activity that occurs after 6:30 p.m. shall not annoy or disturb reasonable persons of normal sensitivities. The developer agrees to place a minimum of one sign per street front around the construction site, indicating the permissible hours of construction, to place one additional sign within the construction trailer containing the same information, to provide a written copy of the permissible hours of construction to all subcontractors, and to require its subcontractors to observe such hours.
- f. Storage of construction materials, equipment and vehicles shall occur on the site or an approved off-site location, or as approved by the County Manager.

13. The developer agrees to attach the County Board meeting minutes outlining the approved conditions and the conditions themselves to each set of Building Permit drawings that they submit to the County. The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager a detailed final ~~site development plan and a~~ landscape plan prior to issuance of the Excavation/Sheeting and Shoring 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 in Condition #16 below, as well as a vicinity map with major streets labeled. The final landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the final ~~site development plan, the~~ landscape plan, and the final civil site engineering plan shall verify, by means of survey, that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager for both plans as meeting all requirements of the County Board's site plan approval and all applicable county laws and plans before the issuance of the Excavation/Sheeting and Shoring Permit. The plan shall be consistent with the conceptual landscape plan approved as a part of the site plan, and, at a minimum, shall conform to: the landscaping requirements in Condition #14 below; the ~~Rosslyn Ballston Corridor~~ Arlington County Streetscape Standards if applicable; the sector plans, if applicable; the *Rosslyn to Courthouse Urban Design Study*; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by

the County Board. In order to facilitate comparison with the final civil 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 to also be submitted. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the civil 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, bus stops, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final civil site engineering plan and placed so they do ~~as not to~~ obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets (existing or proposed) shall not be located in the pedestrian clear zone of the public sidewalk, including but not limited to access areas to ADA ramps, crosswalks, building entrances, and interior walkways. Transformers shall not be placed above grade in at a location generally consistent with the setback area between the building and the street, unless otherwise shown in the plans dated August 12, 2005 and June 10, 2008. plans dated August 12, 2005 and June 10, 2008, and as presented to the County Board and made as part of the public record on November 16, 2005 and July 19, 2008.

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

- b. Any new intake and exhaust garage ventilation grates may not be located within public sidewalks or streets, or within areas between the street curb and any building which is used as a walkway. The developer agrees to provide drawings showing how the garage will be ventilated as part prior to submission of the post-County Board Administrative Regulation 4.1 drawings required in Condition #10 above. Ventilation grates shall be located and/or screened so as not to be visible

from public rights-of-way. The developer shall obtain approval from the County Manager of the location and screening of all ventilation grates as part of the review of the final civil site engineering plan and the final ~~site development and~~ landscape plan before issuance of the Footing to Grade Permit.

- c. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, ADA ramps, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Interior walkways shall have a minimum width of four (4) feet. All plaza areas, Brick or a concrete unit paver shall be used on the access drives, automobile drop-off areas, plaza areas, and interior walkways and roadways. Interior walkways shall have a minimum width of four (4) feet. All plaza areas shall contain special paver treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final site development and landscape plan.
- d. The location and types of light fixtures for streets, parking, walkway and plaza areas, and associated utilities, as contained in the lighting plan required in Condition #50 below.
- e. Topography at two (2) foot intervals, the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures.
- f. Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures. Include public art information, if known.
- g. The location and planting details for street trees in accordance with Department of Environmental Services Standards and Specifications for planting in public rights-of-way and as shown on the ~~approved~~ final civil site engineering plan.
- h. The limits of demolition and construction.
- i. The developer agrees that once approved, the final ~~site development and~~ landscape plan shall govern construction and/or installations of elements and

features shown thereon, except as amendments may be specifically approved through an Administrative Change request. ~~by the County Manager.~~

~~j. The developer agrees to prepare, submit and obtain approval from the County Manager, an interim landscape and screening plan for the temporary surface parking lot prior to issuance of the Excavation/Sheeting and Shoring Permit.~~

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

- a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees—a minimum caliper of 4 to 4 1/2 inches, except as indicated in Condition #18 below.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)—a minimum caliper of 3 to 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs—a minimum spread of 18 to 24 inches.
 - (5) Groundcover—in 2-inch pots.
- b. The developer agrees to coordinate with the DPRCR Urban Forester to determine an appropriate and acceptable season in which to conduct planting. Planting is to occur during a season so as to best ensure the viability of the plantings. In addition, the developer agrees to plant trees prior to issuance of the first Certificate of Occupancy, weather permitting, as determined by the Urban Forester.
- c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
- d. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.

- e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material 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 adjacent finished grade.
 - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
 - g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the site plan and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.
 - h. The developer agrees to notify the DPRCR Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.
15. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above. The developer agrees to also contact the Engineering Plan Review Supervisor, in the Development Services Bureau, Transportation Division of the Department of Environmental Services in Arlington County not less than two (2) months prior to its planned commencement of utility undergrounding to offer the County access, at no cost to the County, to the locations where the developer plans to excavate trenches or similar areas to install underground utilities so the County may install its fiber optic cable and/or conduit in those places concurrently with the developer's utility installation. Such access, and the terms and conditions under which access to the site will be provided and the undergrounding activities of the County and the developer will be coordinated, shall be set forth in an agreement approved by the County Manager and the County Attorney.

16. The developer agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall include a receipt from the Zoning Office that the landscape plan has been accepted. Staff comments on the final engineering plans will not be provided to the developer without submission of the landscape plan to the Zoning Office. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. Neither the Excavation/Sheeting and Shoring permit nor the first Building Permit shall be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services and the CPHD Site Planner, as consistent with all site plan approval requirements and all County laws. To ensure final sign-off, the plans shall include CPHD Site Planner review and signature blocks. Upon completion of the construction of a project, the developer agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.
18. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager on the final landscape plan and final civil engineering plan, in accordance with the Arlington County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

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

- a. Continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not be less than six feet wide at any point.
- c. Allow encroachments by sidewalk cafes only in accordance with Condition # 64 and under the provisions of the Arlington County Streetscape Standards.
- d. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards.
- e. Use plain, un-tinted concrete or, subject to approval, an integral tint that harmonizes with its setting. Non-standard materials or surface treatments may be used subject to approval and under the provisions of the Arlington County Streetscape Standards.
- f. Not contain joints or use patterns that create gaps of 1/4-inch depth or greater at spacings of less than 30.”

The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable

phase of the project.

The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Placement, planting and root enhancement options shall be consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

Wilson Boulevard – A minimum 16-foot wide sidewalk measured from the back of curb, along proposed building, including 5-foot by 12-foot tree pits planted with 4 to 4 ½ inch caliper Willow Oak street trees and such ground cover as liriope muscarii, hypericum, calycinum (Aarons Beard), or juniperus conferta (Shore Juniper), placed approximately 30 feet apart on center and a minimum of eight (8) inches back from the back of curb. The sidewalk shall at a minimum have an eight foot clear sidewalk zone free from obstructions.

The developer agrees that within six months from the date of the North Troy Street connection completion, the existing curb cut near the western property line on Wilson Boulevard will be closed and the driveway entrance will be eliminated and replaced with a sidewalk consistent with that detailed above.

Clarendon Boulevard - A minimum 16-foot wide sidewalk measured from the back of curb, including 5-foot by 12-foot tree pits planted with 4 to 4 ½ inch caliper Willow Oak street trees and such ground cover as liriope muscarii, hypericum, calycinum (Aarons Beard), or juniperus conferta (Shore Juniper), placed approximately 30 feet apart on center and a minimum of eight (8) inches back from the back of curb. The sidewalk shall at a minimum have an eight foot clear sidewalk zone free from obstructions.

North Rhodes Street - A minimum 13-foot wide sidewalk measured from the back of curb, including 5-foot by 12-foot tree pits planted with 4 to 4 ½ inch caliper Willow Oak street trees and such ground cover as liriope muscarii, hypericum, calycinum (Aarons Beard), or juniperus conferta (Shore Juniper), placed approximately 30 feet apart on center and a minimum of four (4) inches back from the back of curb. The sidewalk shall at a minimum have a seven foot eight inch clear sidewalk zone free from obstructions.

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

21. ~~Intentionally omitted – now covered by #20, #23 and #24. The developer 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.~~

~~The developer 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.~~

23. The developer agrees to show, on the final engineering plans water main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below.

The developer agrees to design and engineer, only, a 12” water line in North Rhodes Street connecting to the existing water line in Wilson Boulevard at the intersection of North Rhodes Street and Wilson Boulevard and connecting to the existing water line in Clarendon Boulevard at the intersection of Clarendon Boulevard and North Rhodes Street

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

The developer agrees to design, engineer and construct a 12” sanitary sewer line in North Rhodes Street connecting to the existing sanitary sewer line in Wilson Boulevard at the

intersection of North Rhodes Street and Wilson Boulevard and connecting to the existing water line in Clarendon Boulevard at the intersection of Clarendon Boulevard and North Rhodes Street.

The County will TV-Inspect the sanitary sewer lines serving the site and shall identify any improvements that are necessary to adequately service the development. The developer agrees to repair or replace any sections or appurtenances of the sanitary sewer serving the development that are found to be deficient or damaged by the developer, as identified by County staff and as shown on the final engineering plan approved by the County Manager.

25. The developer agrees to show on the final engineering plan, and to install, fire hydrants at intervals of not more than 300 feet, as well as fire department connections in order to provide adequate fire protection. ~~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 and fire department connections 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.

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

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

The developer agrees to purchase and install Virginia Power "Carlyle" standard street lights along all frontages of the site in accordance with adopted County Street Lighting Policy. The height of the street lights shall be 16 feet, measured from the sidewalk to the base of the luminaire. The developer agrees to remove all standard thoroughfare lights from the site, unless the County decides that one or more are required to provide adequate lighting for street safety purposes at intersections. The developer agrees to pay the cost of moving existing or installing additional standard thoroughfare lights if required above.

28. The developer agrees to remove or place underground all existing aerial utilities within or along the periphery of the entire site plan site, including the existing building, as shown on the final site development and landscape plan and the final engineering plan approved by the County Manager. Any utility improvements necessary to provide adequate utility services to this development or utility work necessary to provide a terminus to the underground facilities shall be paid for by the developer and shall not result in the installation of any additional utility poles, or aerial devices. The developer agrees to also contact the Engineering Plan Review Supervisor, in the Development Services Bureau, Transportation Division of the Department of Environmental Services in Arlington County not less than two (2) months prior to its planned commencement of utility undergrounding for each phase of the project to offer the County, at no cost to the County, access to the locations where the developer plans to excavate trenches or similar areas to install underground utilities so the County may install its fiber optic cable and/or conduit in those places concurrently with the developer's utility installation. Such access, and the terms and conditions under which access to the site will be provided and the undergrounding activities of the County and the developer will be coordinated, shall be set forth in an agreement approved by the County Manager and the County Attorney. All utility relocation shall be completed prior to the issuance of the Shell and Core Certificate of Occupancy.
31. The developer agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be as specified and shown on the submitted drawings identified in Condition #1 and as presented to the County Board and made a part of the public record on the County Board date identified in Condition #1, including all renderings, drawings, and presentation boards presented during public hearings. The developer agrees to submit colored drawings and renderings which label the materials for each elevation of the building, including interior elevations (e.g. elevations adjacent to interior courtyards, plazas and access drives), and colors, and material samples, for review by the County Manager for consistency with this site plan approval prior to the issuance of the Footing to Grade Permit. The developer further agrees to obtain the approval of the County Manager of the façade treatment as being consistent with the County Board approval before the issuance of the Final Building Permit. The façade plans shall also incorporate an enhanced garage door treatment for the loading and service area.

The developer agrees that all retail storefronts along public rights-of-way are required to have an overall minimum transparency of 50% as measured from floor to ceiling. In addition, the portion of the retail storefronts that is located between three and eight feet from grade is required to be at least 80% transparent. The purpose of this condition is to allow pedestrians to view the activity within the retail establishment and to allow patrons and employees of the retail establishments to view the activity on the sidewalk and street. "Transparency" shall mean using glass or other transparent exterior material offering a view into an area of the retail establishment where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving,

interior walls, blinds, hallways, or the like. Provided that the exterior material is glass or other transparent material, a tenant may apply to the County Board for a site plan amendment to grant an exception to this condition for a specified duration.

32. All required public deeds of easement and deeds of dedication shall be submitted to the Division of Transportation prior to the issuance of the Excavation/Sheeting and Shoring Permit, and be approved and recorded among the land records of the Clerk of the Circuit Court of Arlington County, by the developer before the issuance of the Final Building Permit. The developer agrees that there shall be no building construction within the easement area without approval by the County Manager or the County Board. Dedications granted by the developer for street and public right of way purposes and improvements shall be dedicated in fee simple to the County. Real estate interest conveyed ~~Dedications granted~~ by the developer to the County for improvements, including, but not limited to, sidewalks, street trees, other streetscape plantings, and water, storm sewer, sanitary sewer, and other utilities, may be dedicated by easement to the County.
33. The developer agrees to submit one (1) plat, drawn at the scale of 1 inch = 25 feet and 24 inches x 36 inches in size, of the excavated area showing spot elevations which confirm that the construction drawings are consistent with the average site elevation, and with the building's ground floor elevation(s) at the building's lowest level(s), as approved by the County Board and as indicated in the plans referenced in Conditions #1 and #10 above. Spot elevations shall be taken at spots determined at the time of the pre-construction meeting and shall at a minimum consist of two corners and spot elevations from 50 % of the total area to be excavated. The elevations shall be provided prior to the issuance of the footing to grade permit. Provided however, that when the Zoning Administrator determines that the excavated area will be greater than 20,000 square feet, the Zoning Administrator may reduce the area for which elevations must be provided before issuance of a footing to grade permit. Additional elevations confirming the elevations of the remainder of the excavation shall be provided prior to issuance of any permit for above grade construction.
35. Unless otherwise shown on the plans dated August 12, 2005 and June 10, 2008, the developer agrees that all new electrical transformers shall be placed underground in vaults which meet Virginia Power standards. These vaults may be placed in the street right-of-way or in driveways if approved by the County on the final site engineering plan. Ventilation grates may not be located within public sidewalks or streets, or within areas used as a walkway between the street curb and any building. The locations of the vaults shall be coordinated with other utility locations so as to have a minimum clearance of five (5) feet to conduits and manholes and a minimum clearance of 10 feet to water mains and sanitary sewers unless otherwise approved by the owner of that utility. The developer shall obtain approval from the County Manager on the location of all vault ventilation grates and utilities as part of the review of the final site engineering plan and the final site development and landscape plan before the issuance of the Footing to Grade

Structure Permit.

36. The developer agrees that ~~interior enclosed~~ space, as per drawings dated August 12, 2005 and June 10, 2008, shall be provided and used for the collection, storage, compaction, and removal of trash, as well as appropriate facilities for the recycling of reusable materials as defined by the County. The collection, storage, compaction, and removal of trash shall not occur outside the interior loading space. This space may not conflict with the use of a loading berth. The developer agrees to obtain approval from the Zoning Administrator of drawings showing compliance with this condition before the issuance of the Footing to Grade Structure Permit.
37. Unless otherwise shown on the plans dated August 12, 2005 and June 10, 2008, the developer agrees that all loading spaces shall be in the interior of the building and shall also comply with the following requirements: minimum 12-foot clear width (including entrances), 30 foot-length and 14-foot height clearance. Any loading dock to be used for trash removal shall have a minimum interior height clearance of 18 feet. The loading dock shall contain sliding doors, as shown on the plans dated June 10, 2008. Use of the loading dock for deliveries or trash pick-ups, excluding moving vans, shall be limited to the hours from 8:00 a.m. to 6:00 p.m., seven (7) days a week. The loading dock door shall also be closed when the loading dock is in use, except when necessary for entry or exit of vehicles, venting of vehicle exhaust, or when required for similar operational or safety measures.
38. ~~Intentionally omitted.~~ The developer is accessing the new garage through the existing garage which shall be modified to allow has at least a 98-inch less than an 84-inch clearance. The route from the garage entrance to accessible van parking spaces shall at least a 98-inch clearance. All other areas of the garage shall have a minimum clearance of 84 inches. Compliance with this condition shall be determined by review of the building plans by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit, which review shall not relieve the developer from constructing in accordance with this condition.
40. For both buildings, the developer agrees to provide, at no charge to the user, secure bicycle storage facilities in locations convenient to office, residential and retail areas on the following basis at a minimum:

Office Bicycle Storage Facilities:

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

Employee bicycle parking facilities shall be highly visible to the intended users and protected from rain and snow within a structure shown on the site plan. The facilities shall not encroach on any area in the public right-of-way intended for use by pedestrians

or any required fire egress. The facilities for office users parking must meet the acceptable standards for Class I storage space as contained in the Arlington Bicycle Transportation Plan, dated April 1994 with Amendments through March 2003, and be highly visible from an elevator entrance, a full-time parking attendant, a full-time security guard or a visitor/customer entrance. Visitor parking must be located at exterior locations within 50 feet of the primary building entrance. Any bicycle parking racks used on the site must conform to the Arlington County Standard or be approved by the Bicycle and Pedestrian Program Manager. Drawings showing that these requirements have been met shall be approved by the ~~Zoning Administrator~~ Bicycle and Pedestrian Program Manager before the issuance of the Footing to Grade Structure Permit.

In addition, the developer agrees that for every 50,000 square feet or fraction thereof of office Gross Floor Area (GFA), one (1) shower per gender shall be installed, up to a maximum of three (3) showers per gender. Also, a minimum of one (1) clothes storage locker per gender shall be installed for every required employee bicycle parking space. Bicycle clothing lockers shall be a minimum size of 12" wide, 18" deep, and 36" high, and shall be available for use on an overnight basis. The lockers shall be installed adjacent to the showers in a safe and secured area and both showers and lockers shall be accessible to all tenants of the building. The location, layout and security of the showers and lockers shall be reviewed by the Arlington County Police Department before issuance of the Footing to Grade Structure Permit. The developer agrees that an exercise/health facility containing a maximum of 1,000 square feet shall not count as density (FAR) but shall count as GFA if this facility meets all of the following criteria: 1). The facility shall be located in the interior of the building and shall not add to the bulk or height of the project; 2). Showers and clothes lockers shall be provided as required above; 3). The lockers shall be installed adjacent to the showers in a safe and secured area within the exercise facility and both showers and lockers shall be accessible to all tenants of the project; 4). The exercise facility shall be open only to tenants of the project and shall not accept or solicit memberships from outside of the project. The exercise facility, including the showers and lockers, shall be open during normal working hours.

Retail Bicycle Storage Facilities:

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

42. The developer agrees to submit one (1) original and three (3) copies of a wall check survey to confirm its consistency with the plans approved by the County Board, as referenced in Conditions #1 and #10 above. The wall check survey shall show the location of the walls at the top level of the below-grade structure, and will be provided prior to the issuance of a permit for above-grade construction.
45. The developer agrees to submit to the ~~Zoning Administrator and the~~ Operations Division of the Arlington County Police Department the approved post-4.1 drawings for review by the documentation that a Crime Prevention Through Environmental Design (CPTED) practitioner in referred by the Police Department for review of ~~has reviewed and accepted the site plan for meeting CPTED design elements requirements.~~
48. The developer agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve a maximally efficient and sustainable use of transportation facilities. The developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy for the building.

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

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

- a. Maintain membership in Arlington Transportation Partners (ATP), or successor entity, at no cost to the developer, on behalf of the property management company.
- b. Contribute to the Arlington County Commuter Services (ACCS) program to sustain direct and indirect on-site and off-site services in support of TDM activities for this project as follows: \$ 1,500 per year for a period of ten (10) years. The first \$ 1,500 payment will be made before issuance of the first Certificate of Occupancy. Subsequent payments will be due each year on the anniversary of the issuance of that certificate of occupancy.
- c. Designate an appropriately trained member(s) of building management as Property Transportation Coordinator (PTC) to be a primary point of contact and with responsibilities for coordinating and completing TDM obligations.
- d. ~~Promote the formation of Employer Transportation Benefit Programs among tenants of the office building. Upon first occupancy of the building, provide a~~

~~transit benefit incentive of \$65.00 per month for each tenant employee who chooses to participate for a six month period to encourage formation of transit-oriented commuting habits, provided that the tenant has set up an employee transit benefit program. Provide SmarTrip cards, plus \$60.00 Metro fare media per person, for free, once per employee, to each office employee or office tenants' employees at initial occupancy.~~

- e. ~~Provide a Transportation Kiosk (static display with printed materials or dynamic display with direct electronic link to CommuterPage.comTM) to provide transportation-related information to employees and visitors, the content of which shall be approved by the developer~~ the number, content, design, and location of which shall be approved by Arlington County Commuter Services (ACCS) or successor entity, in each building to provide transportation related information and maintain a stock of information materials at all times.
- f. ~~Provide SmarTrip cards, at a maximum cost to the developer of \$5.00 per card, per person, on a one-time basis to new employees of the office building. Provide SmarTrip cards, plus \$60.00 Metro fare media per person, for free, to each on-site employee of the retail tenants at initial occupancy.~~
- g. Provide SmarTrip cards, plus \$60.00 Metro fare media per person, for free, to each on-site employee of the building operator and/or property management company at initial occupancy. The building owner shall provide or cause the employer of building personnel to provide a sustainable commute benefit program for these employees (the program shall include, at a minimum, pre-tax employee contributions).
- h. Distribute transit information to employees and visitors to include the following items:
 - (1) Place a reference to the Court House Metro Station in promotional materials and advertisements.
 - (2) Distribute information in recruiting and employment materials regarding commute options, alternative modes of transportation and assistance services available.
 - (3) Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all employees and visitors.
 - (4) Participate in Ozone Action Days and other regionally sponsored clean air, transit and traffic mitigation promotions ~~by advertising such promotions in a manner and at such locations within the building acceptable to the developer~~ by posting notice of such promotions in locations within the building.

- i. Provide website hotlinks to CommuterPage.comTM under a “transportation information” heading from the developer and property manager’s websites regarding this development.
- j. Comply with requirements of Site Plan Conditions to provide bicycle parking/storage facilities, showers and lockers, van access to the garage, a Parking Management Plan, and construction worker parking. Bicycle clothing lockers will be a minimum size of 12” wide, 18” deep, and 36” high, and shall be available for use on an overnight basis.
- k. Provide reserved spaces for employee carpoolers and vanpoolers that are conveniently located with respect to the elevators serving the building.
- l. Establish monthly parking rates for single occupant vehicles (SOV) consistent with comparable office buildings located in the Arlington County development corridors.
- m. Provide free parking for registered vanpools.
- n. Carpools (~~with three or more occupants~~) will receive a parking subsidy ~~equal to one-half the single-occupant vehicle monthly parking rate.~~ Subsidies will be:
 - (1) Two-person car pool equal to one third the single-occupant vehicle monthly parking rate.
 - (2) Three-person (or more carpool) equal to two thirds the single-occupant vehicle monthly parking rate.
- o. ~~Designate an accessible paratransit and taxi pickup, drop-off and passenger waiting area at the main entrance to the building to be designated with appropriate signage, for use by visitors and employees. The developer shall provide an accessible pathway to the area and sufficient space for loading and unloading of wheelchairs from vans. Provide a hotline phone to a local taxi company in the building lobby.~~ Depict, as part of the parking management plan, an area parking plan encompassing all block faces around the site. This plan will include a schematic drawing depicting areas such as, but not limited to, proposed locations for a taxi stand, accessible paratransit pick-up/drop-off location, bus stops, loading zones for delivery vehicles, visitor bicycle rack locations, car-share spaces, and on-street parking spaces. Additionally, this plan will note any restrictions as to times that various activities (such as deliveries and parking) are permitted in the respective spaces. Provide a means to call a taxi, such as an operator-provided hotline or access to a public telephone in the building lobby.

- p. Provide effective directional signage subject to approval of a Comprehensive Sign Plan (parking, deliveries, taxi stand, etc.) to direct employees and visitors to appropriate locations on the property.
 - q. Conduct a data gathering survey two years after issuance of the first Certificate of Occupancy and report findings to the County. ~~Such report shall include a determination of mode split, average vehicle occupancy, daily person vehicle trips to and from the site, and parking availability by time of day for the site.~~ The County will specify the scope of the study. The study may include average vehicle occupancy, daily vehicle-trips to and from the site, parking availability by time of day for the site, and pedestrian traffic. A voluntary mode: split survey may be conducted on a different day. The building operator and/or property management company will assist and encourage participation in mode split surveys which may .be conducted on-line through email.
 - r. During the first year of start up of the TMP, and on an annual basis thereafter, the building operator and/or property management company will submit an annual report to the County Manager, describing completely and correctly, the TMP related activities of the site.
56. In order to maintain the effectiveness of the County's public safety systems, the developer/applicant hereby agrees to grant to the County in perpetuity ~~reserves~~ the right to install telecommunications transmitter and/or receiver equipment and conducting wire in or on the penthouse or top floor, and antennae and traffic monitoring systems on the roof of the proposed buildings at no charge to the County in a location and design that is acceptable to the County and the building owner based on a reasonable exercise of judgment by both upon request by the County. The developer agrees to provide, upon request by the County, access to electrical service separately metered, including auxiliary electrical power, and telephone radio control lines to the penthouse in the defined area. Any radio transmitter or receiver equipment and antenna to be installed or used by others must not interfere with the emergency communication system of the County
57. The developer agrees that any structural addition or changes to the facades or materials shall be subject to the approval of the County Manager. If the County Manager, in consultation with the County Zoning Administrator, consistent with Section 36.H.2.e of the Zoning Ordinance. ~~If the Zoning Administrator~~ determines that any proposed improvements or changes to the facades or materials have a significant impact on the site plan, or otherwise meet Zoning Ordinance requirements for site plan amendments that go to the County Board, a site plan amendment shall be required.
62. Retail Elements
- a. The developer agrees to develop and implement a retail attraction and marketing plan for the 10,000 square feet of retail space located on the first floors of the

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

- b. The retail spaces shall be designed and constructed to include interior and exterior improvements necessary to ensure that they are functional and attractive to prospective retailers and that they animate the street frontage. These elements shall include, but not limited to: approximately 14 foot floor to floor heights, as shown on the plans dated August 12, 2005 and June 10, 2008; access to the service corridor/areas as shown on the architectural plans dated August 12, 2005 and June 10, 2008; direct street frontage and access; rough-in of utilities, i.e., sprinkler heads, plumbing, electrical wiring, and stubs for extensions; provision for any venting systems required for any food preparation or restaurant use; and sufficient transparency of the building facade to achieve adequate street exposure.

The developer agrees to submit an application for administrative change for any proposal for retail uses or parking not clearly consistent with the above. Any change in the use of the retail space from retail to office or other non-retail use shall require a site plan amendment.

65. Building Security Requirements

- k. The developer agrees to coordinate with County staff on the design of exterior building security measures in order to limit or mitigate any adverse impacts that these measures may have on the project's urban design (including street and retail base) and streetscape. All exterior building security measures shall be shown on, and approved as part of, the final site development and landscape plan and the approved façade treatment plan. The base of the buildings, as shown in the drawings dated August 12, 2005 and June 10, 2008, and consistent with Condition #62 above, have been designed to accommodate retail uses and provide interest and activate the streetscape. Any change in the use and design of the base resulting from any proposal for exterior building measures shall require a site plan amendment.
- l. The developer agrees that it is the policy of the County to maintain the maximum number of on-street parking spaces around the perimeter of a site, and that it will not remove or reduce the number of on-street parking spaces around the perimeter

of a site whether at the request of the developer or a tenant or otherwise. Accordingly, the developer agrees that it shall notify tenants of the aforesaid policy prior to execution of any lease with a tenant.

68.

- a. The developer 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 the developer points under the U.S. Green Building Council's system for LEED certification. Specifically, the developer agrees to include sustainable elements in design and construction that are sufficient to meet the requirements for seven (7) LEED Prerequisites and include at least ~~27~~ 32 LEED points, including at least two (2) points from LEED Section EA.1, "Optimize Energy Performance." The developer agrees to use commercially reasonable efforts to achieve additional LEED points which would qualify the building for certified levels.
- b. The developer further agrees to submit, to the ~~County Manager~~ Department of Environmental Services (DES) and to the Zoning Office, a report prepared by the LEED consultant and documentation upon request to substantiate the report. Such reports will be submitted prior to issuance of the following permits or certificates of occupancy for construction of the project and will summarize the efforts to date of the inclusion of the sustainable elements within the project:
 1. Clearing, Grading & Demolition Permit
 2. Excavation, Sheeting and Shoring Permit
 3. Footing to Grade Permit
 4. Final Building Permit
 5. Shell and Core Certificate of Occupancy
 6. Partial Certificate of Occupancy for occupancy of the last floor of space
 7. Master Certificate of Occupancy
- c. In addition, prior to issuance of the first Certificate of Occupancy for occupancy, ~~after the Shell and Core Permit~~ the developer will have its LEED consultant submit a certification to the County Manager that the elements to earn the above specified numbers of points have been included in the buildings.

74. The developer agrees that the density attributable to the temporary surface parking lot is required to support the existing and proposed development as shown on the drawings dated August 12, 2005 and June 10, 2008, and presented to the County Board and made part of the public record on November 16, 2005 and July 19, 2008. The developer also agrees to facilitate efforts of the adjacent landowner in making a site plan amendment request to acquire at fair market value the temporary parking lot, with the developer's approval, and incorporate it into the adjacent landowner's site plan with the 16 parking spaces included in the redevelopment. The developer further agrees that the temporary

surface parking lot parcel may not be removed from the subject site area without a site plan amendment.

75. Upon request of the County, the developer agrees to close the existing curb cut along Wilson Boulevard coinciding with the construction of the new North Troy Street extension. In addition, upon the closure of this curb cut, the developer may enclose approximately 1,000 square feet of space (“optional space”) located within the drive-through passage. The developer agrees to submit and obtain approval by the County Manager of an administrative change request for such a closure. Such a request shall indicate that the build out of the space is consistent with the drawings dated August 12, 2005 and June 10, 2008, and presented to the County Board and made part of the public record on November 16, 2005 and July 19, 2008. The developer agrees to rent this optional space to a retail tenant, secondary retail tenant, or that the space may be used as an exhibit or art gallery area, or a similar use as approved by the Zoning Administrator or his designee.

78. The developer agrees that an affordable housing plan has not been included in the current site plan application because of the developer’s unique non-profit status and the nature of the commercial uses proposed. Nonetheless, the developer agrees that the amendment to the General Land Use Plan proposed contemporaneous with this site plan application provides opportunities for increased density that warrant the provision of affordable housing. Therefore, the developer agrees to provide affordable housing in accordance with a plan to be established as hereafter provided. If construction of the project, as approved by the County Board, has not commenced, i.e., issuance of first building permit, within three (3) years of the site plan approval or such extended period as is necessary for diligent pursuit of construction, or has not commenced construction, i.e., issuance of first building permit, prior to the sale of the property, with the exception of the sale of the surface parking lot, provided not less than ninety (90) days advance notice of such sale is given to the County Board, then the County Board may, at the request of the developer, initiate an amendment to the General Land Use Plan and a rezoning of the site which actions would return the land use designation and zoning of the site to that which existed prior to approval of this site plan, to which actions the developer agrees it shall interpose no objection, or, in the event the aforesaid request is not made by the developer, initiate upon its own motion a site plan amendment to incorporate a plan for affordable housing consistent with the provisions of ~~the affordable housing ordinance~~ Subsection 36.H.6. of the Zoning Ordinance relating to site plan applications that require a General Land Use Plan amendment, ~~which ordinance is proposed for adoption in December 2005~~. Similarly, in the event that the project is proposed to be changed through a site plan amendment resulting in increased density, then the developer agrees to incorporate a plan for affordable housing consistent with ~~the provisions of the affordable housing ordinance proposed for adoption in December 2005~~ Subsection 36.H.6. of the Zoning Ordinance, including those provisions relating to site plan applications that require a General Land Use Plan amendment.

79. **Vacations and Encroachments**

The developer agrees submit Vacation and Encroachment application(s) or waiver form(s) prior to the issuance of any permits for the site plan. Vacations and encroachments shall be recorded before the Final Building Permit is issued.

80. **Survey Monuments**

The developer shall submit a boundary survey of the site, with an error of closure within the limit of one (1) in twenty thousand (20,000), related to the Virginia Coordinate System of 1983 (VCS 83). Two (2) adjacent corners or two points on every plan sheet shall be referenced to the VCS 83 with coordinate values shown in feet. If a conversion from meters to feet is necessary, the foot definition used for conversion is the U.S. Survey Foot of 1 ft = 1200/3937 E+00 meters. If the development is located more than one-half mile from an Arlington County Survey Control Network (ACSCN) monument, the developer shall utilize a Virginia Licensed Land Surveyor to establish a permanent second order accuracy (or higher) survey control monument. The surveyor shall comply with standards and specifications contained in the current VDES Survey Manual. The surveyor will be required to submit his or her computations to the Office of the County Surveyor for inclusion into the ACSCN. Plans referenced to the VCS 83 shall be annotated as follows: "The site shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from a field survey which ties this boundary to the Arlington County Survey Control Network."

April 9, 1994	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant, two months, subject to all previous conditions and review at the June 4, 1994 County Board Meeting.
June 4, 1994	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant and amended the use permit to extend the hours of live entertainment from 5:00 p.m. to 12:00 midnight to 5:00 p.m. to 2:00 a.m., seven days a week, subject to the original conditions and amended conditions number one and two. (Chef Peppino's Restaurant).
June 4, 1996	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant, subject to all previous conditions and review in one year (June 1997). (Barchetta's Restaurant)
June 7, 1997	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant, subject to all previous conditions and review in four months (October 1997). (RHODESIDE GRILL)
October 4, 1997	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant, subject to all previous conditions and review in four months (February 1998). (RHODESIDE GRILL)
February 7, 1998	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant, subject to all previous conditions and review in one year (February 1999). (RHODESIDE GRILL)
February 6, 1999	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant, subject to all previous conditions and review in one year (February 2000). (RHODESIDE GRILL)
December 11, 1999	Adopted a resolution authorizing the IDA to issue up to \$3,500,000 in tax-exempt revenue bonds and to issue up to \$2,500,000 in taxable revenue bonds for the financing of the NSTA project subject to conditions.

February 12, 2000	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant, subject to all previous conditions, one new condition that no customer dancing shall be permitted unless the applicant first obtains a valid dance hall permit and review in three years (February 2003). (RHODESIDE GRILL)
February 8, 2003	Continued a use permit U-2732-92-3 for live entertainment in an existing restaurant, subject to all previous conditions and review in five years (February 2008). (RHODESIDE GRILL)
July 10, 2004	Deferred a General Land Use Plan amendment (GP-294-04-1), rezoning request (Z-2511-03-1) and site plan request (SP #382) to the September 18, 2004 County Board meeting.
September 18, 2004	Deferred a General Land Use Plan amendment (GP-294-04-1), rezoning request (Z-2511-03-1) and site plan request (SP #382) to the November 16, 2004 County Board meeting.
November 16, 2004	Deferred a General Land Use Plan amendment (GP-294-04-1), rezoning request (Z-2511-03-1) and site plan request (SP #382) to the June 2005 County Board meeting.
June 18, 2005	Deferred a General Land Use Plan amendment (GP-294-04-1), rezoning request (Z-2511-03-1) and site plan request (SP #382) to the September 17, 2005 County Board meeting.
September 17, 2005	Deferred a General Land Use Plan amendment (GP-294-04-1), rezoning request (Z-2511-03-1) and site plan request (SP #382) to the November 15, 2005 County Board meeting.
November 16, 2005	Approved a General Land Use Plan amendment (GP-294-04-1), rezoning request (Z-2511-03-1) and site plan request (SP #382) to retain the existing NSTA building and redevelop the site with an approximately 71,840 s.f. office building with ground floor retail/restaurant uses.

ATTACHMENT A
LETTERS OF SUPPORT

Gerry, Kara,

CVII appreciates the meeting with NSTA to let us know about the green changes and future plans for using the facilities for educational purposes in Arlington as well as nationwide. You renewed your commitment to work with your neighbors on parking issues and to respect agreements already made. We even talked about a museum type walking tour which underscores green and historic issues facilitated by a personal recorder and including the Colonial Village green space.

Colonial Village continues to support the NSTA application.

Linda Slagle
President
Colonial Village II

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Mr. Dooley,

The leadership for Colonial Village III met with National Science Teachers Association earlier this week to hear about their proposed changes to the existing site plan. As it does not alter the density or height of the building, and most importantly as it does not change the agreements with reached with NSTA regarding the parking in the building, our Association has no objections to their requested changes. When the building is built we feel it will help to alleviate the parking problems in our area, because NSTA will allow the first level of parking in their garage to be open to Colonial Village residents to use during the overnight hours. This will be a tremendous asset to us. As you know parking in our neighborhood is our biggest concern with all of the development proposals in the area. As I understand it the major change NSTA is proposing relates to the materials and appearance of the exterior of the building, and we don't have any objections.

Please let me know if you have any questions.

Eric Nicoll
President
Colonial Village III