



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 25, 2017

DATE: February 17, 2017

SUBJECT: U-3468-16-1 USE PERMIT for an approximately 180,000 square foot new school (Wilson School) occupied by the H-B Woodlawn Secondary Program (grades 6-12) and Stratford Program (grades 6-12 with special needs) with a design capacity of 775 student and associated structures; with modification to setback, height, and parking regulations, and other modifications as necessary to approve the proposed development; located at 1601 Wilson Blvd.; (RPC# 16-032-001).

Applicant:

Arlington County School Board
1726 N. Quincy St.
Arlington. VA 22207

C.M. RECOMMENDATION:

Approve the subject use permit for an approximately 180,000 square foot new school (Wilson School) and associated structures with modifications to the Arlington County Zoning Ordinance (ACZO) requirements for building setbacks, to require no on-site parking, to allow parking spaces to be located off-site, subject to the conditions of the staff report. Defer consideration of the proposed 93 space parking garage until removal of the temporary fire station from the site.

ISSUES: This is a use permit request for a new school and the following issues have been identified:

- Arlington Public Schools (APS) is proposing to construct a 93 space on-site parking garage in addition to the 100 permanent parking spaces that will be provided for APS use in the adjacent residential development's (Penzance) parking garage for a total of 193 parking spaces. County staff supports 100 off-site parking spaces and recommends

County Manager:

MJS/GA

County Attorney:

CR Sanders *AM*

Staff: Michael Cullen, DCPHD, Planning Division
Michelle Stahlhut, DCPHD, Planning Division
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PLA-7491

deferring consideration of the parking garage until the temporary fire station is removed from the site.

- The design and location of an elevator in Rosslyn Highlands park that provides access to and from the off-site parking garage to the school.

SUMMARY: A use permit is proposed to construct a new secondary school in Western Rosslyn. As adopted in 2015, the *Western Rosslyn Area Plan* (WRAP) outlines the location of the new secondary school that will replace the existing Wilson School building and provides guidance for redevelopment of the school site. The site is zoned “S-3A” with a “Public” General Land Use Plan (GLUP) designation. The new secondary school is part of the School Board’s 2015-2024 Capital Improvements Plan (CIP), which was amended in December 2014. The CIP includes funding for a new secondary school to open by September 2019 in order to accommodate increased enrollment in the school system.

The proposed school is a five-story building with a height of approximately 76 feet. An athletic field is proposed directly north of the school. There will be 100 permanent dedicated parking spaces provided in the private redevelopment project (Penzance) directly adjacent to the Wilson School site. In addition to these spaces, APS is proposing construction of a 93 space on-site parking garage under the athletic field, which would result in 193 total parking spaces available for the project. Staff does not support construction of the parking garage at this time. During construction of the adjacent Penzance project, a temporary fire station will be located on a portion of the athletic field. Details regarding location of the temporary fire station and provision of off-site parking are subject to a license agreement executed between the Arlington County Board and the Arlington Public Schools School Board. This License Agreement outlines terms for construction of a temporary fire station on the athletic field just north of the school site, as well as provision of parking spaces for the school.

The proposed use permit has been the subject of considerable public review. In addition to several years of community process and discussion to establish the vision and goals for the Western Rosslyn area, there have been 10 meetings for concept and schematic design and use permit review by the County’s Public Facilities Review Committee (PFRC), review by the Parks and Recreation Commission (PRC), Historical and Landmarks Review Board (HALRB), Urban Forestry Commission (UFC), Environment and Energy Conservation Commission (E2C2), Transportation Commission, and Planning Commission. In addition, the School Board and Building Level Planning Committee (BLPC) have reviewed and approved the concept and schematic designs for the project.

The proposed height of the school at less than 175 feet and the design of the school and associated facilities is generally consistent with the Guiding Principles and other policy guidance of the WRAP. Staff recommends the County Board approve the subject use permit for an approximately 180,000 square foot new school (Wilson School) and associated structures with modifications to the Arlington County Zoning Ordinance (ACZO) requirements for building setbacks, to require no on-site parking, and to allow parking spaces to be located off-site, subject to conditions of the staff report. Staff recommends the County Board defer consideration of the proposed 93 space parking garage until the temporary fire station is removed from the site.

BACKGROUND:

Arlington Public Schools (APS) has filed a use permit to building a new secondary school on the site of the existing Wilson school site. There are a number of APS and County processes that have led the use and design Wilson School site, outlined below.

APS CIP Process

As part of its December 18, 2014 amendment to the 2015-2024 CIP, the School Board approved a new school at the Wilson Site for the H-B Woodlawn Secondary School, Stratford Program, ESOL/HILT and Asperger’s Programs currently located at the Stratford site for a total 775 seats. The School Board approved the Concept Design for the new school on December 3, 2015 and the schematic design on July 20, 2016.

WRAP

The [Western Rosslyn Area Plan](#) (WRAP) adopted by the County Board in July 2015 envisions redevelopment of the Western Area of Rosslyn with affordable housing, a new Rosslyn Highlands Park and other publicly accessible open space, high density mixed use development, construction of a new Fire Station 10, and a new public secondary school. In addition to these private developments, public facilities and community amenities, other key elements to facilitate redevelopment in Western Rosslyn include the construction of a new north-south street (N. Pierce Street) and the reconstruction and regrading of 18th Street North. Applications have simultaneously been filed with the Arlington County Zoning Office for review and approval by the County Board for each of the key development components of the WRAP. If approved, implementation of the WRAP as envisioned would occur through the development, permitting and construction of each of the projects beginning in 2017 and concluding in 2021. (See WRAP Construction Phasing Schedule and Exhibits – Attachment A)

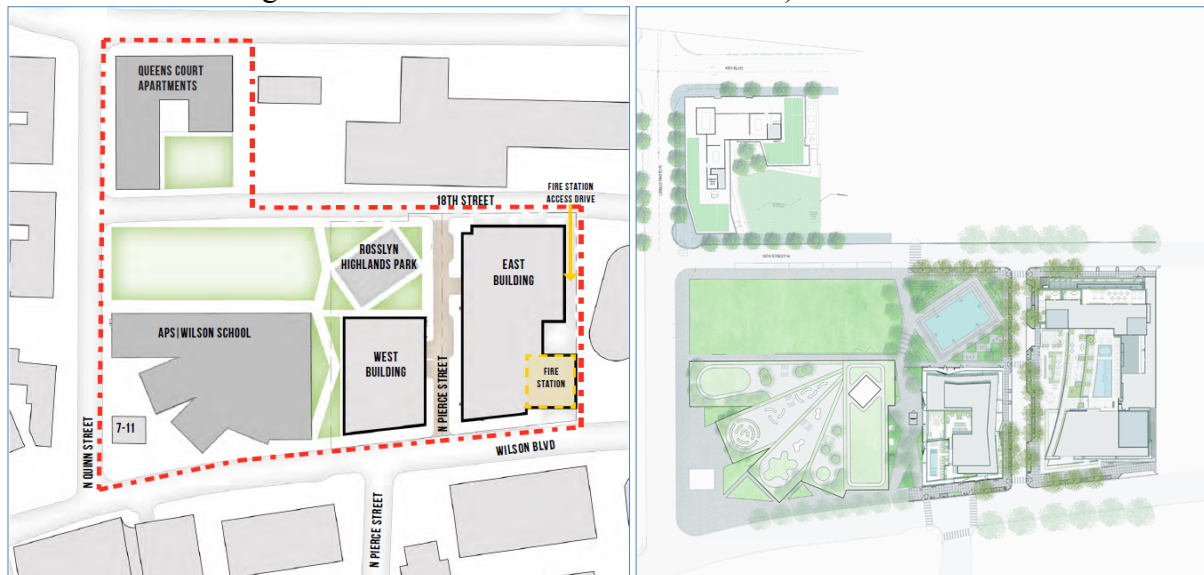


Figure 1 WRAP Study Area Exhibits

The subject report focuses on those elements of the WRAP that would be implemented through a use permit for a secondary school. Below is the Concept Plan from the WRAP. The subject site is located in the “School Development Area” of the Concept Plan outlined in blue.

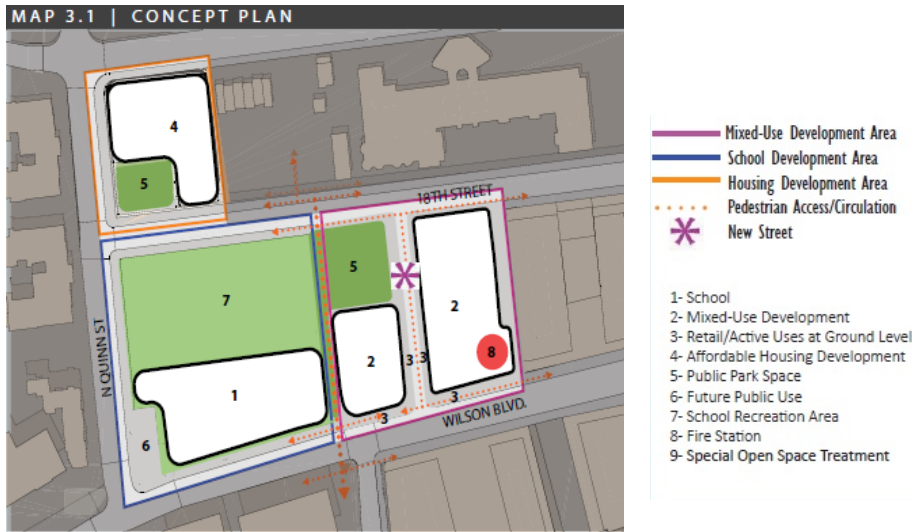


Figure 2 WRAP School Development Area

In the “School Development Area”, a use permit was contemplated that would implement:

- Provide a new multi-story, secondary school that would have a capacity of 775 students.
- Flexibility with respect to school siting within the Wilson school site. The County Board agreed that the final siting details for the Wilson School site should be determined through the Public Facilities Review Committee (PFRC) and Building Level Planning Committee (BLPC) process.
- Providing flexible, contiguous open spaces and recreational facilities that meet the needs of Arlington Public Schools and the community.
- Maximum building height of 175’ for a multi-story school building;
- School recreation space and other amenities to be provided both at ground level and above grade; and
- Potential school bus loading and parent drop-off to occur along either N. Quinn Street or 18th Street North.

County/APS Schools Review Process: In April 2015, the County Board and School Board held a joint work session and endorsed a planning process for the Wilson School site requiring the County’s PFRC and the School Board’s BLPC to work in tandem in designing the new school.

The design process included three (3) phases: 1) a conceptual phase, 2) a schematic phase, and 3) a final phase during which a use permit for the project would be reviewed by the County Board.

Historic District Designation & On-Site Interpretation: On November 17, 2014, the County's Historic Preservation Program staff received a request for local historic district designation of the Wilson School from 12 Arlington residents. This was the second such request for historic district designation. The first request, dated February 2007, was ultimately not pursued by the County after initial studies and a public hearing at the Historical Affairs and Landmark Review Board (HALRB) recommending designation. On February 17, 2015, the School Board formally voted to object to the requested designation, citing concerns regarding the impacts on the amount of available open space, effective use of below grade buildable area, building egress and accessibility requirements for the 1910 section of the existing building, and the costs associated with restoration and rehabilitation. On February 18, 2015, after two separate public hearings on the request, the HALRB unanimously recommended the creation of a local historic district that would have included only the 1910 section of the Wilson School (the original Fort Myer Heights School) and its frontage on Wilson Boulevard. At its April 18, 2015 meeting, the County Board voted against designating any portion of the Wilson School as a local historic district. Instead, the Board directed the County Manager to have Historic Preservation Program staff and Arlington Public Schools (APS) staff collaborate with the HALRB to identify and incorporate ways to memorialize and commemorate the historical and community value of the Wilson School in the design of a new school facility on the existing site. To that end, a member of the HALRB was asked to serve on the PFRC for this project.

APS staff and their consultants met with the Design Review Committee of the HALRB and separately, met multiple times with the HALRB in 2015 and 2016 to discuss ways to appropriately memorialize the historic Wilson School in the new project. At the January 18, 2017 HALRB meeting APS staff presented the final proposal, which detailed the following memorial and commemorative components:

1. Creation of an interpretive area within the new Library. This area will include a model of the original Wilson School, to be constructed out of wood, and to measure no less than $3/16'' = 1'$ scale. The area will also include additional glass case(s) that will hold letters, memorabilia, and other interpretive materials regarding the history of the school, and the history of the H.B. Woodlawn program.
2. Salvage of the interior, decorative, pressed-tin ceiling. The pressed tin will be placed within interior meeting rooms in the Library.
3. A plaque on the exterior building.
4. Salvage of the original cornerstone.
5. Salvage of the remainder of the decorative tin ceiling that is not used in the new building.

The HALRB emphasized that the interpretive materials should be able to be seen from the exterior of the building and that there should be signage in the lobby directing visitors to the interpretive displays.

Park Planning Process Adopted by the County Board in September 2016, the *Rosslyn Highlands Park + Coordinated Open Spaces Plan (RHP+)* depicts the general location, approximate size and overarching design features of the various park program elements located within Rosslyn Highlands Park (County/Penzance development), Arlington Partnership for Affordable Housing’s (APAH) Queens Court site, and APS’ Wilson School site. Major elements include a multi-purpose court, children’s playground, lighted athletic field, rooftop terrace, planted green areas and integrated seating. The park will be implemented in three phases, in partnership with the three property stakeholders: Penzance, APAH and APS. *The Rosslyn Highlands Park+ Coordinated Open Spaces Plan* is the master plan that is to be used to guide the design and build-out of all of the public open spaces associated with the WRAP.

At the Wilson School Site, RHP+ identified two outdoor spaces which will be available for community use when school is not in session. They include: (1) the rectangular, lighted athletic field and (2) the Level Two Terrace. Both elements are depicted in the graphic below showing the conceptual design for the RHP+ site. Furthermore, APS and the County have entered in to, two Memorandums of Agreement (MOA(s)) for: (1) Operations and Cost Sharing, and (2) Construction of these facilities. The use of indoor community facilities related to the school site have also been detailed as part of the Operations and Cost Sharing MOA. Condition #64, provides the details related to the implementation of both MOAs.

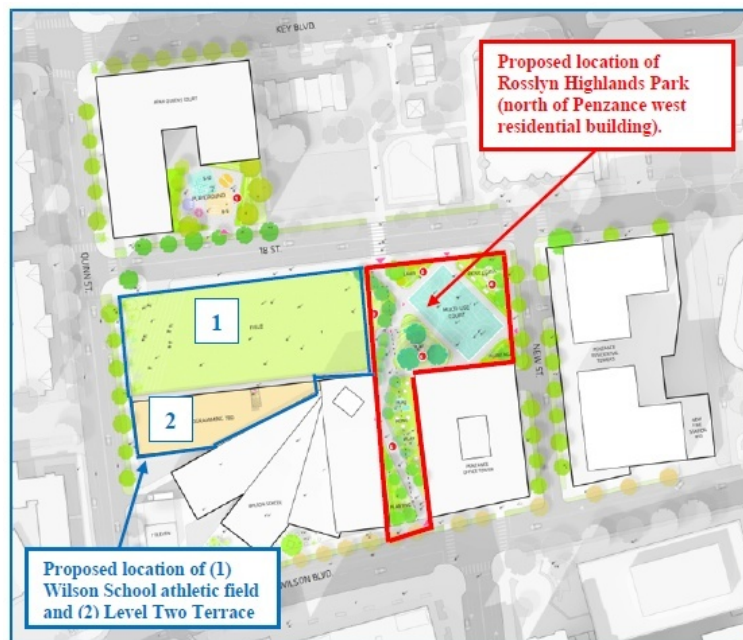


Figure 3 RHP+ Concept Plan

License Agreement. At the July 16, 2016 County Board Hearing and as later amended November 5, 2016, the County Board approved a License Agreement with the Arlington County School Board. The License Agreement provides for construction and operation of a temporary fire station to be located on the athletic field portion of the Wilson School property during demolition and construction of a new, permanent Fire Station No. 10. The new Fires Station No. 10 is to be

constructed as part of a separate Ground Lease and Development Agreement between the County Board and the neighboring planned redevelopment project (Penzance).

As part of the License Agreement, the County Board agreed to the following covenants:

- The County will construct, at the County's sole cost, the APS garage on the Wilson School site if either of the following occurs: (i) construction of the Penzance project does not commence by March 1, 2019, or if so commenced and (ii) the use of 100 permanent parking spaces within the Penzance project has not been provided to the School Board by December 31, 2021. These 100 permanent parking spaces must be provided in a portion of the garage adjacent to the Wilson School and with a separate elevator that will bring users to grade across from the entrance to the Wilson School.
- The County will provide to the School Board, at no cost to the School Board, the use of at least 40 unreserved off-site parking spaces by June 1, 2019 and at least 100 unreserved off-site parking spaces by August 1, 2019. These spaces must be provided until such time as the permanent 100 parking spaces in the Penzance garage are provided to the School Board or, the County constructs the parking garage on the Wilson School site, as provided above. These temporary off-site parking spaces must meet the following parameters:
 - a. Located in no more than 3 separate locations;
 - b. Within 1,000 feet of the Wilson School site; and
 - c. Usable 24/7 (or lesser time as is permitted at the garage location)
- The County will pay to the School Board (i) the costs of temporary covered entrances to the Wilson School from 18th Street north to the northeast corner of the school and a temporary entrance to the northwest corner of the school from N. Quinn Street, and (ii) the cost of the additional covered entrance cost for construction of the permanent covered entrances that will be provided once the temporary fire station is removed from the Wilson School site.
- The County will consider the temporary closure of 18th Street North to all traffic except construction traffic during periods from the commencement of construction of the temporary fire station and the completion of the Wilson School project.
- The County will provide to the School Board, at no cost to the School Board, the non-exclusive use of a temporary off-site playing field from September 1, 2019 until the permanent playing field on the Wilson School Site is completed. The off-site playing field must meet the following specifications:
 - a. Located within 1 mile of the Wilson School site;
 - b. Possessing dimensions of app. 110' x 250';
 - c. Located in a park similar to Rocky Run Park;
 - d. Open 9am-6pm on days when school is in session.

- The County will pay to the School Board the cost for preparing a fenced, rectangular grass recreation area on the Wilson School site.
- The County will pay to the School Board the additional cost to construct the permanent playing field on the Wilson Site, which will be constructed at a later date than the school.

Phasing: The Wilson School project will be built out in phases in conjunction with construction of the adjacent Penzance development. There are three phases leading to the final buildout of the site (Attachment A WRAP Phasing).

| | Wilson School Construction |
|---------|-------------------------------------------------------------------------------------------------------------------------|
| Phase 1 | Temporary Fire Station is on-site. (16 to 28 months) |
| Phase 2 | The temporary fire station is off the site and construction of the northern half of site is underway. (10 to 18 months) |
| Phase 3 | The development is fully built out. (Continuing) |

Initial Construction: APS anticipates to initiate construction of Wilson School in March 2017 with projected completion by September 2019 for the 2019-2020 school year. The new Wilson school will open prior to completion of the adjacent Penzance project. While the school is under construction, 18th Street North along the site’s frontage will be closed to public traffic and used as a construction entrance for the activities at the three WRAP projects Wilson School, APAH’s Queen’s Court Residential, and Penzance’s 1555 Wilson Boulevard. During construction, APS is responsible for providing construction worker parking as part of its use permit conditions.

During this period the temporary fire station will be constructed on the site and opened to support the community. The temporary fire station will have access off of N. Quinn Street.

Phase I – The first phase of the project will have the school building open and the temporary fire station will be located on the northwest corner of the site while the Penzance project will continue to be under construction. Per the terms of the License Agreement, Arlington County will provide 100 parking spaces (leased by Penzance) in nearby garages for APS use. When the new Fire Station 10 is completed on the Penzance site, the temporary fire station can be removed from the Wilson School site. It is expected that the new fire station will be completed by the end of 2020. Around the same time that the new fire station is completed, Penzance will also deliver the 100 permanent parking spaces dedicated for use by APS in the Penzance garage.

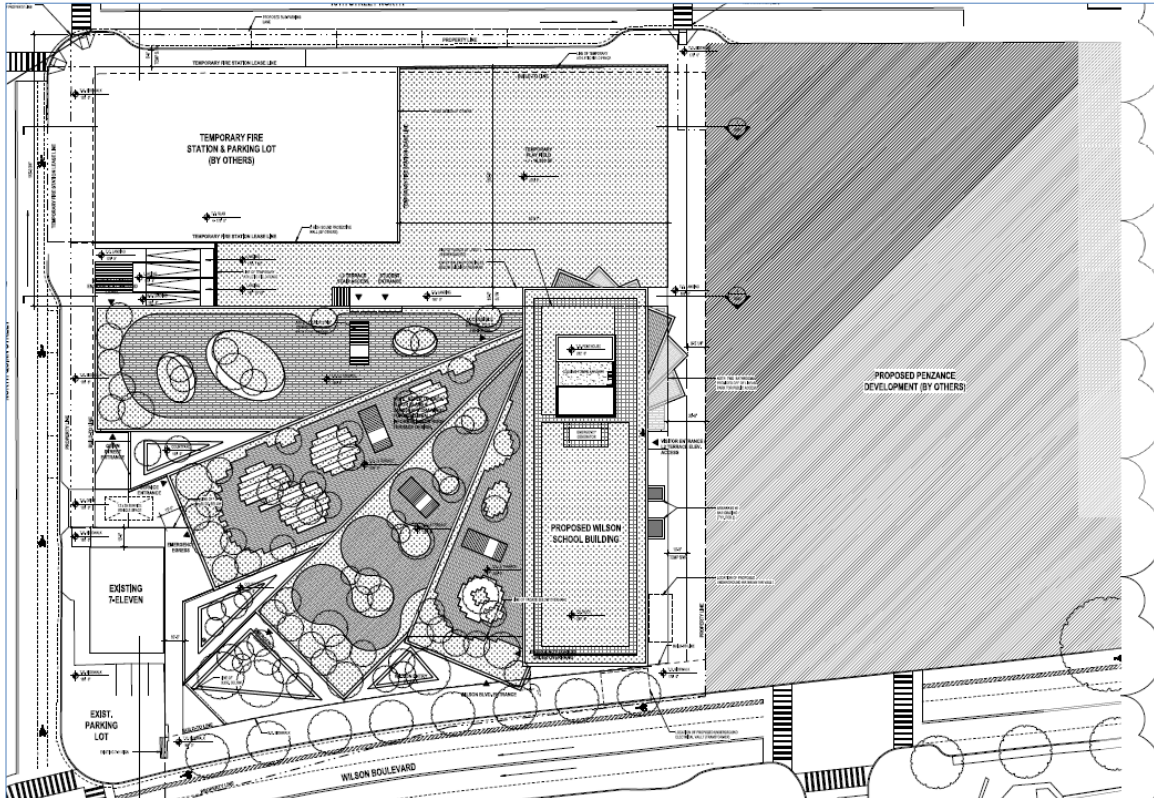


Figure 4 Phase I Site Layout

With the school opening in September of 2019, Phase I is projected to last between 16 and 28 months. During this period, between the opening of the school and construction of the Penzance project, a number of accommodations are proposed:

- 100 off-site parking spaces leased in surrounding garages.
- A smaller 149' by 111' on-site field will be provided.
- The drop-off and pick-up of students by parents will occur along Wilson Boulevard rather than N. Quinn Street.
- The walkway from 18th Street North to the School's entrance on the east side of the site will be covered.
- A set of stairs and a ramp will provide access from N. Quinn Street to the lowest level of the school.
- Additional handicap on-street parking is proposed along N. Quinn Street to support the Stratford Program.
- Interim sidewalk conditions are proposed along N. Quinn Street and 18th Street North adjacent to the temporary fire station.

Phase 2 – In Phase 2 of the project, the temporary fire station is removed, the field is under construction and the adjacent 100 dedicated off-site parking spaces in the Penzance garage are available to APS.

With the northern portion of the site under construction, a number of accommodations are likely.

- The field will be unavailable.
- The drop-off and pick-up of students by parents will continue along Wilson Boulevard rather than N. Quinn Street.
- Access to the lowest level of the school from N. Quinn Street will be closed.
- Handicap parking to support the Stratford Program will be located in the Penzance garage with some on-street handicap parking in location to be determined.
- Interim sidewalks along N. Quinn Street and 18th Street North, adjacent to the site of the temporary fire station, will be maintained until the sidewalks are rebuilt to their ultimate conditions. (Sidewalk construction should be timed to occur during summer months when the school is not in session.)

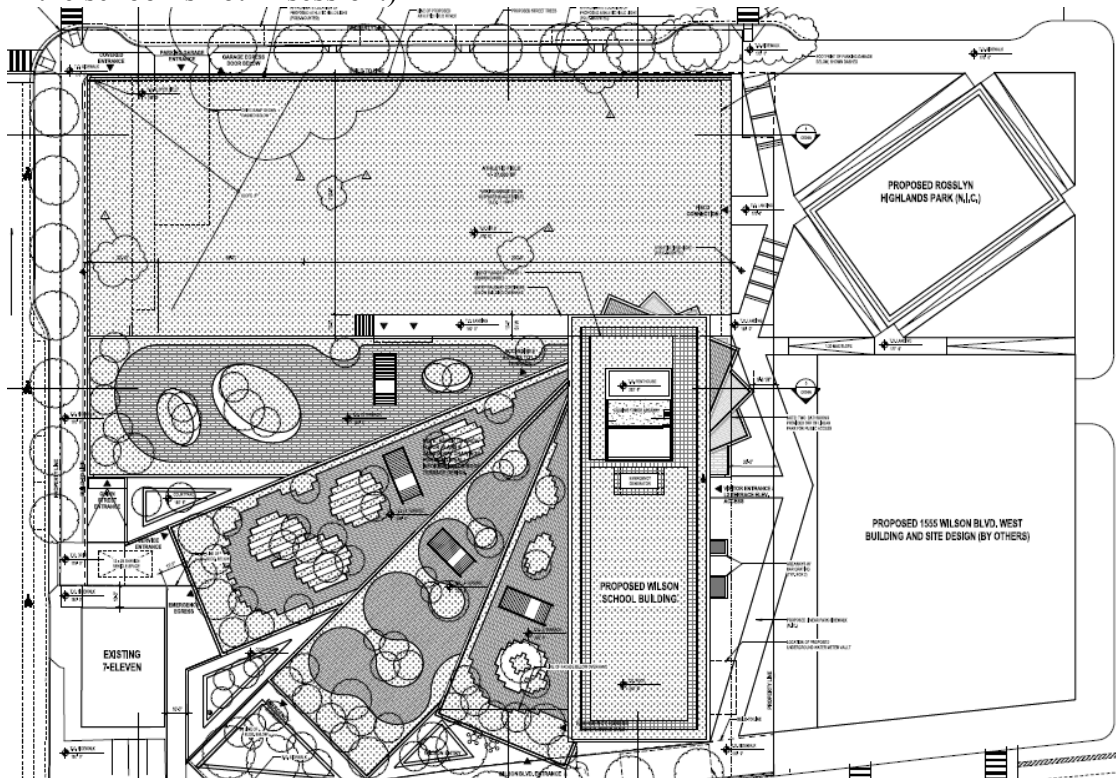


Figure 5 Phase II Site Layout

Phase 3 – At this stage, it is expected that the final condition of the athletic field as well as the streetscape of 18th Street North and N. Quinn Street will be delivered. At this time the drop-off and pick-up of students by parents will be moved to N. Quinn Street.

The following provides additional information about the site and location:

Site: The site is bound on the north by 18th Street North, on the south by Wilson Boulevard, on the east by the existing Rosslyn Highlands Park and the Arlington County Fire Station #10, and on the west by an existing 7-11 retail store and N. Quinn Street.

Zoning: The site is zoned “S-3A” Special District. Schools are a permitted use by provision of a use permit subject to Section 4.15 of the [Arlington County Zoning Ordinance \(ACZO\)](#).

Land Use: The site is identified on the [General Land Use Plan](#) (GLUP) as “Public”.

Neighborhood: The site is located within the North Rosslyn Citizens Association and is adjacent to the Colonial Village III Homeowners Association and Radnor/Ft. Myer Heights Civic Associations. The Atrium Condominiums are located adjacent to the school site to the north.

Existing Development: The site is currently developed with an existing school building originally built in in 1910 and altered over time. It was used as a public elementary school from 1910 to 1968.



Figure 6 Wilson School Location (Source: Bing Maps)

Proposed Development: The following table provides a statistical summary of the proposed use permit:

| | |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposed School Capacity | 775 seats for H-B Woodlawn and Stratford Programs |
| Total Site Area | 113,256 sq. ft. (2.6 acres) 102,835 sq. ft. (2.36 acres) post-dedication/vacation, |
| Proposed GFA | 180,621 sq. ft. |
| “S-3A” Max. Permitted GFA | N/A |
| Building Height | |
| Average Site Elevation (ASE) | 176.17 ft. |
| Main Roof Elevation from ASE | 223 ft. for main roof; approximately 230 ft. at the highest point to rooftop, mechanical units. |
| Main Roof Height | 76.33 ft. to main roof; approximately 46.3 ft. at the highest point to the rooftop, mechanical units. |
| Number of Stories | 5 stories |
| “S-3A” Max. Permitted Height | Not to exceed 175 feet in the Western Rosslyn Coordinated Redevelopment District where the development project is consistent with the Guiding Principles and other policy guidance in the Western Rosslyn Area Plan. |
| Parking | |
| Proposed | |
| During Construction (Phase I) | 100 parking spaces – off-site, provided by County |
| Interim with Temporary Fire Station (Phase II) | 100 parking spaces – off-site, provided by County |
| Final Condition | 193 parking spaces – on-site garage (proposed by APS), off-site, provided by Penzance |
| Total CM Recommended Required¹ | 100 parking spaces- off-site 378 parking spaces |
| Coverage Ratio | |
| Existing | 38% |
| Proposed | 48% |
| Maximum Allowed | There is no coverage requirement for the “S-3A” Zoning District. |
| LEED Certification | No LEED certification (inclusion of LEED elements are part of this use permit request and documented in Condition #19 of the use permit). |

¹ Requires modification to parking regulations per Arlington County Zoning Ordinance (ACZO), Section 14.3.

Building, Massing, and Site Design



Figure 7 View from Wilson Blvd. Looking North



Figure 8 View from Athletic Field Looking South

The current design concept, based on the fanning bars scheme, was selected as the preferred option by both the BLPC and PFRC. The APS design team conducted and presented a more thorough study of that concept, including draft renderings and conceptual drawings showing the proposed building organization. Key features of the proposed design concept are provided below:

- Building Concept Design
 - The building consists of five “bars” containing classroom space. Each bar would increase in height one level moving from the west to the east. The tallest “bar” in the concept, located along the eastern edge of the site, would have five levels. An open, central stair would provide a connection between each level. Terraces are proposed on the roof of each bar, which could accommodate a variety of functions, including gathering and recreation spaces. The spaces in between the bars also provide areas for similar uses at the grade level.
- Building Entrances and Site Access
 - The main entrance to the ground level of the Stratford program for students would be from 18th Street North, using a covered entry under the elevated playing field. A second street entrance for staff and visitors would be located along North Quinn Street providing access to an upper level of the program for administrative offices.
 - The H-B Woodlawn program would have its main entrance from Wilson Boulevard, with additional entrances from North Quinn Street and 18th Street North.
 - Access from the Penzance parking garage would be via a standalone elevator currently located adjacent to the school in Rosslyn Highlands Park.

- Parking
 - 100 permanent off-site parking spaces are provided in the neighboring Penzance project via License Agreement.
 - APS is requesting an additional on-site parking garage with 93 parking spaces.

- Athletic Field
 - Lighted, synthetic turf field, approximately 25,000 sf (garage option)
 - Joint use with DPR
 - Sloped upward toward northwest corner at 18th Street and Quinn Street

Joint Use of Open Space/Athletic Fields: The Department of Parks and Recreation (DPR) and APS have finalized discussions of an Operations and Cost Sharing Memorandum of Agreement(MOA) and a Construction MOA prior to use permit approval.

The Operations and Cost Sharing MOA provides details regarding:

- APS’ Recreational Facilities at the Wilson School: The MOA details how the proposed amenities (described below) will be open to the public after school and school affiliate use times.
 1. Lighted, Synthetic Turf, Athletic Field: The field will provide for large open play areas for the Wilson School and for the community as provided by the shared-use agreement.
 2. Level Two Terrace: The terrace is expected to have planted areas and passive amenities, and be publicly accessible via exterior and interior access.
 3. Interior Amenities: There will be public access to the Wilson School’s gymnasium, cafeteria, library, theater, and other specified facilities.

- County responsibilities include but are not limited to: scheduling community use for indoor/outdoor facilities, coordinating with APS on scheduling for summer/break camps, routine field and publically accessible restroom maintenance, and providing a facility monitor for special events.

- APS responsibilities include but are not limited to: providing schedules for APS use and for special events, providing access to community facilities for summer/break camps, performing routine maintenance around synthetic field and Level Two Terrace, performing trash pick-up on all facilities after APS use, and maintaining security at the premises.

- Joint responsibilities include but are not limited to: educating staff from respective entities about MOA responsibilities, meeting prior to beginning of school year to coordinate school year use of facilities, coordination of all special events to minimize

impacts to community, and development of a mutually acceptable maintenance plan and budget for renovations/improvements.

- The MOA also specifies consistency with existing practices identified in APS Use of Facilities 40.1.19 and APS Facilities Policy Implementation Procedures (PIO) 40.1.19.2 except where specifically noted within this document.
- DPR and APS are responsible for administration and management of this agreement, and shall evaluate effectiveness of this agreement annually and make recommendations to the County Manager and Superintendent of Schools regarding any proposed changes.

The Construction MOA provides details regarding:

- The lighted, synthetic turf field (these include but are not limited to): installation of Musco LED sports lighting and related infrastructure, synthetic turf field installation per DPR specifications, field markings, and netting/fencing to be detailed in the final landscape plan for the use permit.
- Providing Americans with Disabilities Act (ADA) access to all field and outdoor amenities open to the public after hours and access for maintenance vehicles and equipment per DPR standards.
- All plans and specifications for the project will be coordinated with DPR during all design phases prior to plan submission within the County's permitting office. Making sure that a DPR construction manager is involved in all progress meetings and will be conducting regular observations during construction of such facilities.
- Providing for exterior/public access to the Level Two Terrace (DPR may provide locking details for security purposes when school is in session), and that APS maintains ADA access/elevators accessing the Level Two Terrace.
- The County and Penzance Companies will coordinate with APS on the construction of adjacent Rosslyn Highlands Park.

Sustainability, Environmental Assessment, and E2C2: The proposed secondary school is designed to use significantly less energy than comparable APS facilities. As part of the LEED certification, the project is committed to achieving 12 energy points in LEED's Energy Optimization credit. The building includes a highly insulated building envelope, efficient lighting technology, and an energy efficient HVAC system, designed with the goal of achieving an Energy Use Intensity (EUI) of at least 42.7 kBtu/square foot or lower.

The LEED certification level and the 12 Energy Optimization points are specified in a use permit condition and will be incorporated in the design and construction process. County staff will work collaboratively with APS to review the documentation during and after construction to ensure compliance with LEED certification. APS will submit the project for certification to the U.S.

Green Building Council. Stormwater will be managed in accordance with the Chesapeake Bay Preservation Ordinance and Stormwater Detention Ordinance (see “Utilities” section).

Transportation: The Wilson School site is located in Western Rosslyn, making it one of the most transit accessible school sites within the County. Considering that the proposed school is located in the heart of a multi-modal neighborhood with the majority of students in the two programs offered transportation via school buses, the Wilson School site should be a transit first or school bus first model for the County. The project is proposed to be the home for both the H-B Woodlawn Secondary Program and the Stratford Program. Each of these programs have different transportation characteristics than typical neighborhood school programs.

The H-B Woodlawn Secondary Program is a County-wide choice program for students between 6th and 12th grade, with students selected by lottery. The program supports students from all over the county and the majority of students are offered transportation to the school via school bus. The school also operates with both a Zero Period (8:20 am) and a First Period (9:24 am) start times, spreading the arrival of students over a broader time period than most other schools.

The Stratford Program provides a tailored education program to secondary-aged students ages 10-22 with special needs. Catering to the needs of each student, APS provides door to door transportation for students of the Stratford Program. To do this, APS uses a small fleet of school buses with ADA lifts, each operated by an attendant that aids in the loading and unloading of students.

Streets and Sidewalks: The Wilson School site has street frontage on three sides of the site. Wilson Boulevard runs along the south side of the site and is identified on the Master Transportation Plan (MTP) map as a *TYPE A - Primarily Retail Oriented Mixed-Use* arterial street. Wilson Boulevard supports westbound traffic flow in conjunction with its one-way pair, Clarendon Boulevard. Along the western boundary of the site N. Quinn Street is a *Type B - Primarily Urban Mixed-Use* arterial street.

Wilson Boulevard – The proposal for Wilson Boulevard is consistent with the WRAP. Wilson Boulevard operates in tandem with Clarendon Boulevard as a one-way pair system with Wilson Boulevard operating in the westbound direction and Clarendon Boulevard operating in the eastbound direction. This section of Wilson Boulevard has recently been restriped to support a protected bike lane that is 6-feet wide with a 2-foot buffer. The bike lane is further buffered from moving traffic with a 7-foot parking lane between bikes and moving vehicles. Two, 11-foot westbound vehicle travel lanes and an 8-foot parking lane are proposed on the south side of the site. Overall the street will be approximately 45-feet from curb to curb including the separated bike lanes. The project proposes widening the sidewalk along the site frontage to a minimum of 17 feet from back of curb to the face of the building. This would provide a 5-foot zone for street trees and street furniture along the street edge buffering a 12-foot clear sidewalk.

18th Street North – The proposed 18th Street North segment is also consistent with the WRAP. Overall the 38-foot wide street includes an 11-foot travel lane in each direction along with 7-feet of on-street parking on the north side of the street and a 9-foot wide bus parking lane along the

south side of the street. The sidewalk along 18th Street North is proposed to be a minimum of 14-foot wide. This streetscape includes a 4-foot street tree and furniture zone and a 10-foot clear sidewalk. The delivery of the sidewalk along 18th Street North will be completed in phases because of the location of the temporary fire station. When the temporary fire station is removed the last segment of the sidewalk can be constructed as proposed above.

In addition to the streetscape and sidewalk improvements proposed as part of the project along 18th Street North, APS will regrade the street between N. Quinn Street and the proposed new segment of N. Pierce Street. The regrading will remove the existing hump in the road and introduce a more gradual slope for the street. The regrading of this segment of road has been studied for several years and was ultimately recommended to be completed as a WRAP implementation element as part of the WRAPS process. The work will be completed concurrent with the construction of the School redevelopment and during the reconstruction, that segment of the road will remain closed until the school opens (see Condition #65).

North Quinn Street– The proposed N. Quinn Street segment is also consistent with the WRAP. Overall the 46-foot wide street includes an 11-foot travel lane in each direction along with 7-foot of on-street parking and 5-foot bike lanes on both sides of the street. The sidewalk along N. Quinn Street is proposed to be a minimum of 15-foot wide. This streetscape includes a 5-foot street tree and furniture zone and a 10-foot clear sidewalk. The delivery of the sidewalk along N. Quinn Street will be completed in phases because of the location of the temporary fire station. When the temporary fire station is removed, the last segment of the sidewalk can be constructed as proposed above.

Site Circulation & Drop-off and Pick-up Activities: Review and planning for site circulation was a critical part of the public review of the project, with collaborative input from community members and the PFRC, APS Staff, County Staff, and APS transportation consultants. The project proposes to provide separate and dedicated zones around the school for the different arrival and departure modes to the school:

Pedestrians, cyclists, and transit users – Main entrance on Wilson Boulevard with additional entrances around the school supporting both programs planned for the schools.

Drop-off and pick-up by parents - The project proposes dedicating curb space along the site frontage, as well as setting up drop-off and pick-up location near the site that are convenient to the travel patterns of parents. Curb space along N. Quinn Street is planned to support students arriving and departing via family vehicles. While the temporary fire station is accessed from N. Quinn Street, curb space along Wilson Boulevard will be dedicated for drop-off and pick-up activities. APS staff and County staff will work with the H-B Woodlawn population prior to the school opening to identify the most convenient locations for alternative drop-off and pick-up locations.

Arrival and departure by school bus – The project proposes bus drop-off and pick-up along 18th Street North. Specifically, to support the unique needs of Stratford students

arriving and departing on school buses, 18th Street North is proposed to be limited to school bus traffic only during morning arrival and afternoon dismissal.

By spreading arrival and departure activities out using multiple site frontages, the concentration of traffic impacts is reduced and student safety is prioritized. The image below illustrates site circulation for the project.

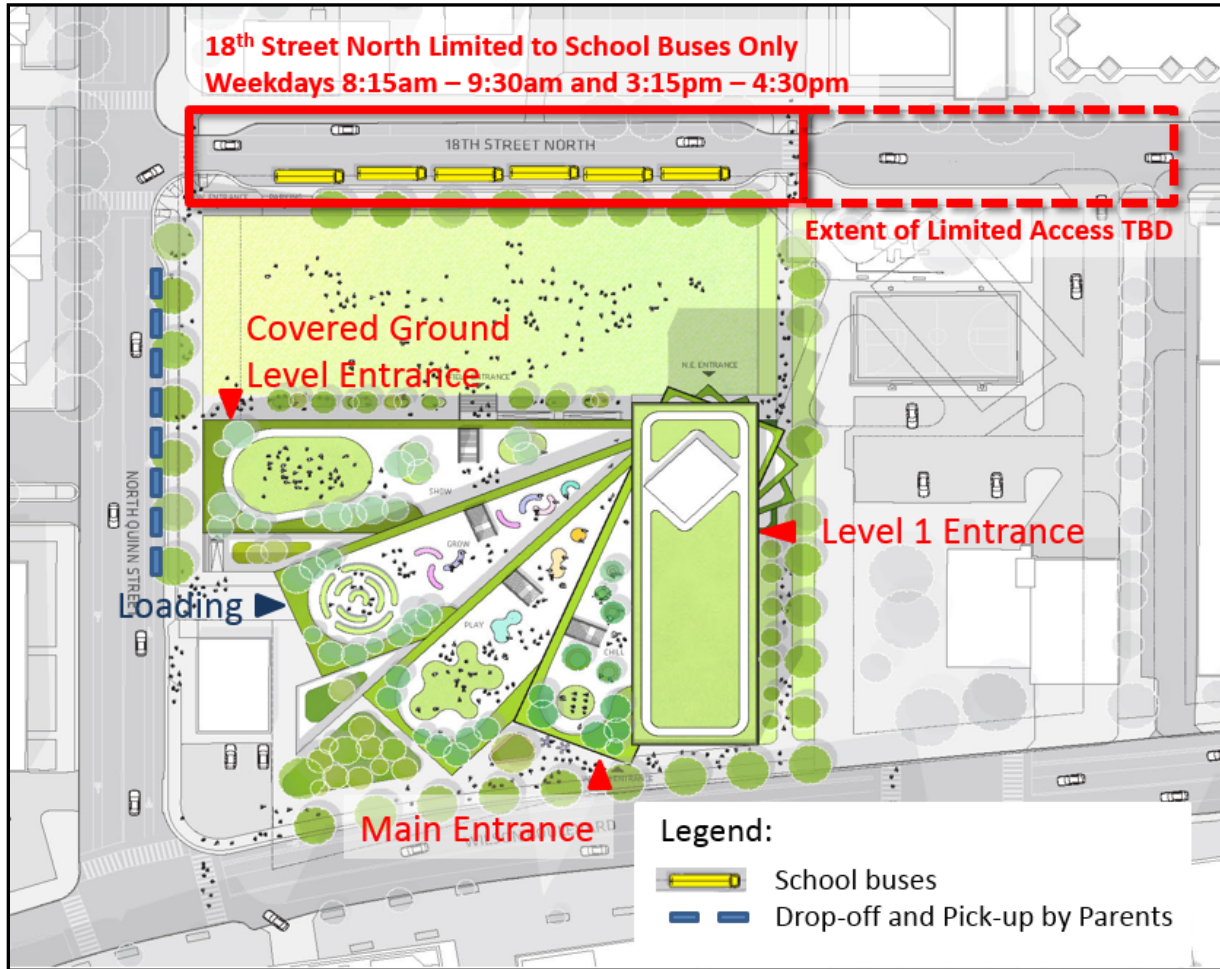


Figure 9 Site and Building Access and Circulation

In addition to geographically spreading arrival and departure activities around the site, activities for the two programs have been spread out over time during the morning and afternoon of school days. As discussed earlier, the morning arrival of H-B Woodlawn students is already spread out more than most middle or high school programs because students are allowed to schedule classes based on two starting times. The Zero Period bell is at about 8:20 am, with a First Period bell scheduled for about 9:25 am. Students arriving for the Zero Period bell must be dropped-off, walk, bike, or use transit whereas, students arriving at the First Period bell can also take the school bus. To minimize conflicts and the overall impact of having multiple programs at the site, morning arrival for Stratford students, primarily by school bus, has been scheduled to occur at about 8:55am which is between H-B’s Zero Period bell and the First Period bell. During the

afternoon the dismissal of students and the planning for the arrival and departure of buses was also studied to ensure that activities did not overlap. The two Gantt charts below show how morning arrival and afternoon departure and how 18th Street North and N. Quinn Street may be managed. (Note that the exact timing for parking restrictions and access control may be adjusted in the future.)

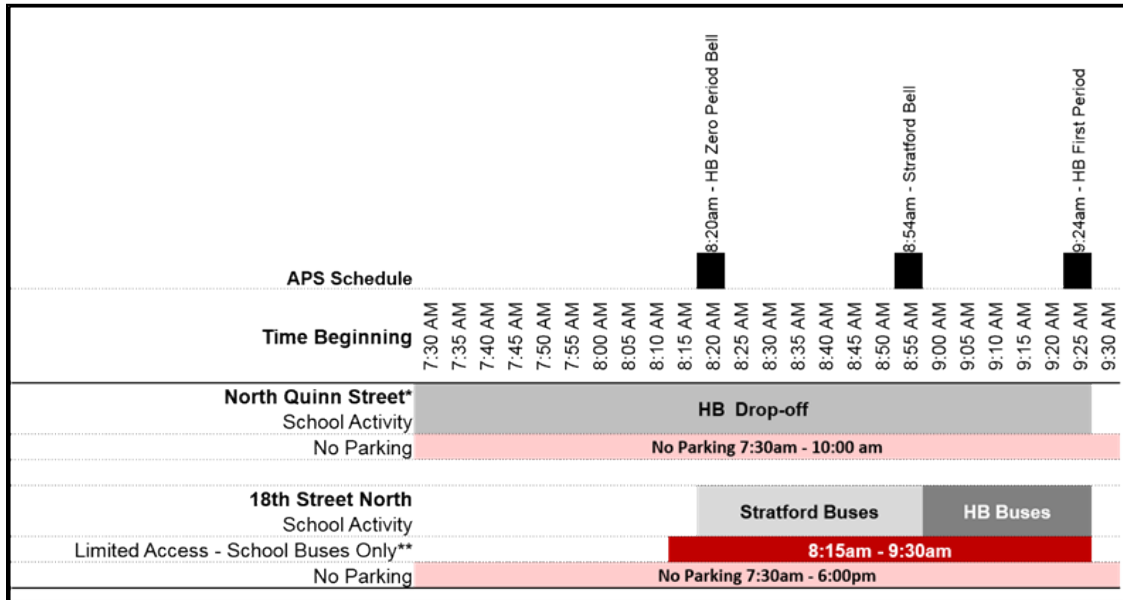


Figure 10 Morning Arrival

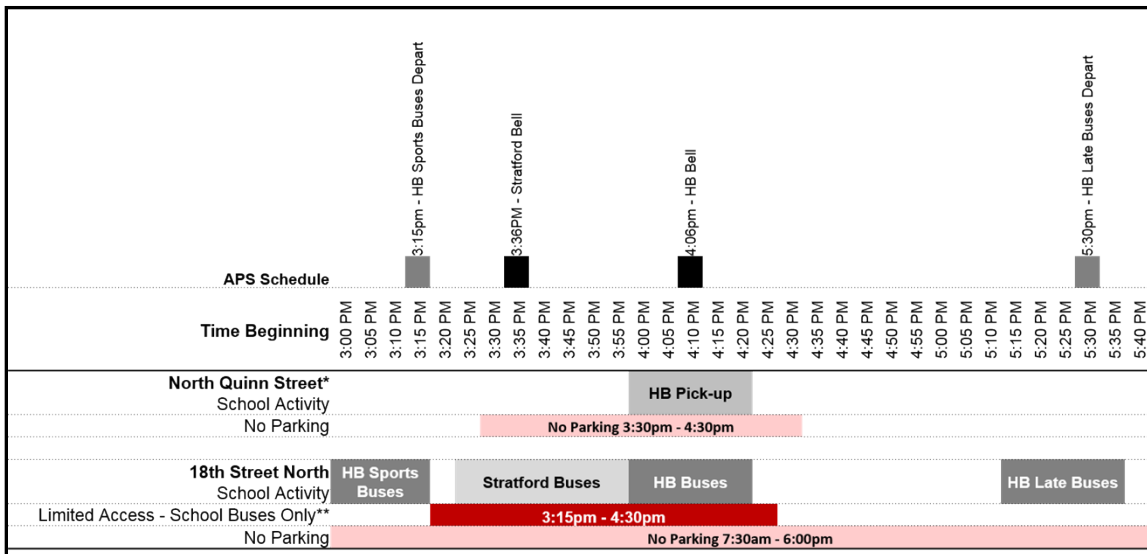


Figure 11 Afternoon Departure

To support the arrival and departure of Stratford students, the project proposes limiting access to a portion of 18th Street North, to school bus traffic only, for about an hour to an hour and a half each morning and afternoon. Limiting this segment of road to school bus traffic only has been proposed as a significant safety consideration in support of the specific and unique needs of the

Stratford population. This will also allow Stratford faculty and staff to continue the student focused arrival and departure procedures used today. The street network around the site allows for this segment of street to be closed for a short period, daily, without significantly disrupting traffic or the operations of adjacent buildings. Staff supports managing 18th Street North in this manner specifically because of the needs of the Stratford student population. In addition, staff supports extending limited access during the arrival and departure of the H-B buses. If the Stratford program is moved to an alternative site in the future, limiting access along 18th Street North to support H-B buses only would have to be further evaluated and it would likely be opened to public traffic. If the road is opened to public traffic during H-B bus arrival and departure, student boarding and alighting of the buses would operate in a manner similar to what occurs today at Swanson Middle School along Patrick Henry Drive.

Loading: Loading for the school is proposed from a single curb cut located off of North Quinn Street. Siting the temporary fire station along North Quinn Street in the interim should have no impact on service and loading operations for the school.

Bicycle Access: The school has convenient access to the County's bike trail system. On-street bicycle lanes are signed and marked adjacent to the site along Wilson and Clarendon Boulevards and extend between Rosslyn and Clarendon. Along the site's frontage, the existing on-street bike facilities have been restriped to protected bike lanes. The County is in the process of extending these protected bike lanes along Wilson Boulevard to the west of the site. Along North Quinn Street, on-street bike lanes are also striped. The Custis Memorial Parkway Trail (I-66) and the Mount Vernon Trail are located approximately one-quarter of a mile to the north toward Lee Highway (via N. Scott Street). Consistent with site plan development standards and the Arlington Bicycle Transportation Plan, the Applicant would also be required to provide secure bicycle storage facilities for residents, visitors and guests to the site.

The project proposes to provide 64 bicycle parking spaces for students and visitors. If the garage is not built the locations of bicycle parking will need to be amended. In addition, APS will need to provide bicycle parking for students and staff in an interim configuration while the temporary fire station is on site.

Transit: The school is located approximately a quarter mile west of Rosslyn Metro Center. Rosslyn Metro Center is served by the Orange, Blue and Silver Metrorail lines and is also a regional bus transfer center. Along Wilson and Clarendon Boulevards, both ART (43, 45) and WMATA (4B, 38B) operate high frequency bus service.

Parking: The parking for the project is proposed to change over time as development in the WRAP area builds out. At full build out of the site, APS proposes a total of up to 193 parking spaces to support the project. This includes 100 dedicated off-site spaces that will be provided within the parking garage for the Penzance project adjacent to the site, along with the potential for 93 on-site spaces proposed in a partially below grade parking garage under the field.

- When the school opens – 100 leased off-site spaces plus additional spaces leased as necessary by APS.

- When Penzance garage opens – 100 dedicated spaces off-site in Penzance garage plus additional spaces leased as necessary by APS.
- With demolition of temporary fire station on-site – either (A) up to 193 dedicated spaces on and off-site, with 100 dedicated spaces off-site in Penzance garage plus 93 spaces on-site in garage under the field; or (B) 100 dedicated spaces off-site in Penzance garage plus additional spaces leased as necessary by APS.

Initially when the school opens and the temporary fire station is on-site, available parking in surrounding office garages could be used as supplemental parking to the 100 parking spaces that will be leased in surrounding office garages to support activities at the site. Additional spaces may be rented by APS to support additional parking demand. With more than 4,000 office parking spaces within about 1,500 feet of the site, an ample supply of parking should be available to support the school. These parking conditions would continue until parking in the Penzance garage is available, which is anticipated to take 16 to 28 months from the proposed opening of the school in September of 2019.

When the Penzance garage is completed, 100 spaces will be dedicated for APS use. With the approval of the Ground Lease for the Penzance project adjacent to the site, Arlington County will have the right to the exclusive use of 100 parking spaces within that project that will be dedicated for use by APS and the activities at the Wilson School site. The Penzance project will also construct an elevator from the location of the 100 parking spaces dedicated for APS on the P1 level of the garage. The elevator is proposed to open to the ground level near the school's entrance on the east end of the building along the Rosslyn Highlands Park path, providing convenient access between the school and the parking garage.

In addition to the parking in the Penzance garage, APS may continue to rent additional off-site parking in office garages to support activities at the school should it be determined that additional parking is needed. Should the terms of the Ground Lease not be met and Penzance fail to deliver their development according to the timelines as required, the County has agreed to construct on the Wilson School site a partially below grade 93 parking space garage with an athletic field on the roof.

With the use permit, APS proposes to construct a 93 space garage on-site once the temporary fire station is removed. Along with the 100 spaces in the Penzance garage dedicated to APS use, a total of 193 parking spaces would be available on and off-site to support the school. Once APS begins construction of the garage it is anticipated to take 12 to 18 months to construct the garage and field above. Staff does not support the parking garage at this time.

Based on Zoning Ordinance requirements for middle and high schools the site would require 378 total parking spaces for the project.

| Parking Calculations for Wilson School Project | | | | | |
|----------------------------------------------------------------|--------------------------|-----------------------|-----------------|--------------------|-------------------------|
| <i>ZO Requirement for Employee Parking</i> | | | | | |
| | Employee Parking Ratio | | | Number of Students | Required Parking Spaces |
| Middle School | 1 Space per 7.5 Students | | | 275 | 37 |
| High School | 1 Space per 10 students | | | 500 | 50 |
| <i>Employee Parking Sub Total</i> | | | | | 87 |
| <i>ZO Requirement for Assembly and Visitors Parking</i> | | | | | |
| | Fixed Seating | Number of Fixed Seats | Sq. Ft. of Area | Number of Students | Required Parking Spaces |
| Middle School Visitors | 1 Space per 40 Students | | | 275 | 7 |
| Main Gym | No | - | 8,000 | | 160 |
| Gym/Multipurpose Room | No | - | 1,200 | | 24 |
| Auditorium Theater | Yes | 400 | | | 40 |
| Black Box Arena | No | - | 3,000 | | 60 |
| <i>Assembly and Visitor Sub Total</i> | | 400 | 12,200 | | 291 |
| Total ZO Required Parking | | | | | 378 |

The Zoning Ordinance calculates the required parking for middle school and elementary schools differently than the parking requirements for high schools. Both look at providing parking for faculty and staff based on the number of students at the school (275 middle school students and 500 high school students). For middle and elementary schools, additional visitor parking is required based on the number of students at the school. For high schools, additional visitor parking is based on the amount and type of public assembly space (gyms and theaters) proposed in the project. Section §14.3.7.c of the Zoning Ordinance permits the County Board to modify parking requirements for schools to balance other County environmental and recreational goals and objectives. For the proposed parking plan, APS is requesting a modification of the parking (discussed in more detail below).

With approximately 141 staff and faculty moving from the current Stratford site to the new Wilson School site, additional parking above the amount proposed in the Penzance garage may be necessary when the school opens, however that demand should go down as users transition from driving to using transit to access the site. APS’s traffic engineering consultant, Toole Design Group, estimates that the project has a typical demand for parking that would range between 90 and about 140 total spaces depending on the transit utilization by faculty and staff. Should faculty and staff continue to drive to the Wilson School site at rates they are currently driving to the Stratford site (approximately 85% drive alone) around 140 spaces would be

needed. However, if faculty and staff access the site using transit at rates for typical office workers in the area, with a rate of about 55% drive along, approximately 85 parking spaces would be needed to support faculty and staff parking. As one of the most transit accessible school sites within the county, and with the implementation of the proposed transportation demand management (TDM) plan for the site, staff agrees with Toole Design Group's findings that parking demand should decrease at the Wilson School site when compared to the parking demand by faculty and staff at the Stratford site. Considering that demand will fluctuate over time, APS proposes to rent parking in existing or future parking garages in the area for faculty and staff use above the 100 spaces proposed in the Penzance project. At the peak when the school first opens, approximately 40 to 50 spaces may need to be rented. This combination of dedicated off-site spaces (Penzance Project) and rented spaces in nearby garages will address the need of parking for faculty and staff, while visitors needing ADA parking may park either in designated on-street spaces located at the Stratford Program entrance or in designated spaces that may be provided in the Penzance garage.

Visitor parking and parking for public assemblies is proposed to be accommodated primarily using public on-street parking and publicly accessible off-street parking in area garages. Given the extremely high cost to construct and maintain a parking garage, and/or to rent parking for the school and location within the County's highest density Metro Station Area, the project does not propose to provide parking for students that wish to drive and park at the school. This is a change in school practice from the free use of on-site parking at the Stratford site.

Transportation Demand Management: In addition to Arlington County policy to apply TDM programs to all significant new development, including public facilities, Zoning Ordinance Section 14.3.7.C, which provides for reduced school parking, also requires the provision of a TDM plan. Staff recommends and the applicant agrees that the TDM for programs at the Wilson School site include the elements listed in Condition #47, which provide for mitigation of traffic and parking impacts of the school. These elements include appointment of a school transportation coordinator (STC) whose responsibility is to oversee implementation of the TDM, including development of measures to educate staff and students about travel alternatives, and incentive travel by both staff and students by modes other than single occupant and single student vehicles. The TDM also includes performance monitoring requirements so that the County can track the effectiveness of the TDM program, which will be used both to measure the success of the programs at the campus and to inform future school TDM program recommendations.

Utilities: Adequate water and sewer facilities are available to serve the site with no infrastructure improvements required with the proposed additions. APS proposes to meet or exceed requirements for stormwater quantity and quality at the completion of the full build out of the project. The delivery of stormwater management facilities must be phased in until the temporary fire station is removed from the site.

DISCUSSION:

Adopted Plan, Policies, and Regulations: Zoning Ordinance Section 4.1 “S-3A” Special District, the Master Transportation Plan (MTP), the Public Spaces Master Plan, the *Principles of Civic Design* and the Western Rosslyn Area Plan (WRAP) Guiding Principles provide guidance for the construction of a new school at this site.

Zoning Ordinance: The following provides a summary of Zoning Ordinance requirements applicable to the Wilson School project:

Use Permit: A use permit is required for schools in the “S-3A” zoning district. The use permit offers a process for considering and approving such uses, subject to special conditions particular to the character of the use. Potential areas that may be addressed by conditions include but are not limited to: construction, transportation, environmental impacts, and recreational fields.

Setbacks Setback standards for buildings in the “S-3A” district are as generally defined in the Zoning Ordinance Section 3.2.(6) Bulk, Coverage, and Placement Requirements. District Use standards (§4.2.4) for middle schools and high schools allow modification of setbacks and the density and dimensional standard for all buildings, accessory buildings and associated structures within the Western Rosslyn Coordinated Redevelopment District as shown on the General Land Use Plan, where it finds that the development project is consistent with the Guiding Principles and other policy guidance in the Western Rosslyn Area Plan, and provided height does not to exceed 175 feet. The proposed height for Wilson School is approximately 76 feet.

General Land Use Plan (GLUP): This site is located in the Western Rosslyn Coordinated Redevelopment District, a special planning area of the GLUP. It has been established that the primary goal of redevelopment in this area is the replacement of aging public facilities. It is envisioned that the school development area would achieve several goals including but not limited to a multi-story secondary school; athletic fields and interior space within the school to be used jointly by the school and the community; and energy efficiency and sustainability.

Consistency with the Comprehensive Plan: Per Virginia Code §15.2-2232, public facilities shall not be constructed unless they are found to be consistent with the adopted comprehensive plan or part thereof. Staff determined that the public facilities proposed, a public secondary school, is consistent with Arlington’s Comprehensive Plan, and the Planning Commission confirmed that the new school is consistent with the Comprehensive Plan.

WRAP Guiding Principles: The WRAP identifies several elements as components of the Concept Plan which guide the sites’ redevelopment. Below is a summary of these elements as they relate to the subject use permit application. Attached to this report (Attachment B) is a table comparing the proposed development with the recommendations of the WRAP Concept Plan elements and guiding principles.

1. *Heights Plan Elements:* The Plan provides for building heights compatible with the surrounding context with the tallest buildings situated along the eastern portion of the WRAP area and lower heights planned within the School Development area. The lower height of 175' is taller than the currently allow 45' maximum for S-3A sites throughout the County.
2. *Land Use Plan Element:* The School Development Area is planned for a new multi-story secondary school with 775 students and associated outdoor field, recreation amenities and interior spaces. It is important to achieve street activation and create visually and physically accessible access into and through the site.
3. *Transportation Element:* It is envisioned that there would be a landscaped pedestrian walkway immediately east of the school development area to provide direct pedestrian access between Wilson Boulevard and 18th Street North to Rosslyn Highlands Park. The Plan guides that there would be coordination of parking, loading and pick-up and drop-off between the new school and private development to minimize conflicts between pedestrian and emergency vehicles associated with the fire station.
4. *Open Space Element:* The Plan anticipates the new field associated with the new secondary school and recommends amenities for ground level and rooftop locations. It was expected that all recreation facilities in the study area would be open for public use including regular unstructured public use of school facilities outside of school programming.
5. *Urban Design Element:* This area of the Plan recommends guidelines on buildable areas, architecture, grade transitions, service, parking and streetscape, and open space and recreation in addition to the Concept Plan. The guidelines are intended to be used in the review of development proposals as a means to promote quality design and a public realm that is safe and attractive. It also encourages collaboration between all entities and commemoration of the existing school in design of the new school facility.
6. *Environment Element:* The Plan recommends that negative impacts of new development would be minimized with the inclusion of best practices for building and site design, reducing energy consumption, and creating sustainable urban places.
7. *Implementation Element:* The Plan promotes publicly accessible areas to be designed and operated to be shared in order to maximize flexibility and use.

In reviewing the proposed use permit, there are two areas for consideration.

Elevator to dedicated APS parking spaces in Penzance garage: A concern has been raised in the community regarding a stand-alone elevator located in the adjacent north-south pathway

connecting Wilson Boulevard to 18th Street North. This elevator is not part of the Wilson School use permit but was added to the park based on access requirements of APS users between the permanent parking spaces in the below grade garage of the adjacent private development and the Wilson School Building.

18th and Quinn Street athletic field slope: The project is proposing a slope at the northwest corner of the athletic field near the corner of 18th Street and N. Quinn Street with a total height of almost 27 feet. Staff does not support the extended roofline at the corner of 18th Street and Quinn Street. With elimination of the parking garage, the roofline could be lowered at the corner and ultimately provide additional playable field space or seating area. A use permit amendment will be required for construction of the field without a parking garage and lowering the corner will be evaluated at that time.



Figure 12 View to Ground Level Covered Entrance Looking South

Staff finds that the proposed school design is generally consistent with the Guiding Principles and policy guidance in the WRAP. Staff supports the modification of setbacks and dimensional standards for the proposed Wilson School. The proposed use of the site for a school is consistent with the site's "S-3A" zoning and GLUP. Staff therefore supports the use permit to allow for the proposed development of Wilson School.

[Master Transportation Plan \(MTP\):](#) The MTP contains three major policies: 1) integrate transportation with land use; 2) support design and operation of complete streets; and 3) manage travel demand and transportation systems. In reviewing the use permit for the new Wilson School, the following two specific policies identified in the modal elements for the MTP were considered:

- [Master Transportation Plan: Demand and System Management Element:](#) Policy 2. Incorporate TDM measures with respect to all existing public buildings and facilities,

irrespective of redevelopment status. Explore strategies and incentives to achieve TDM measures in existing private buildings.

- [Master Transportation Plan: Parking and Curb Spaces Management Element](#); Policy 6: Ensure that minimum parking needs are met and excessive parking is not built. Divert resources saved by reducing excess off-street parking to other community benefits.

The proposed new school complies with the policies of the MTP set forth above. Specifically, the proposal includes TDM measures to reduce the demand for on-site parking, and APS has requested a modification to reduce the amount of required parking spaces and parking needs are met through the use of parking spaces provided in the immediate area. Staff recommends that the proposed parking garage be further studied before its considered for approval to see if Policy 6 can be met by using the space in the Penzance garage along with the continued leasing of parking in nearby garages.

Modification of Parking Regulations: Section 14.3.7 of the Zoning Ordinance required a total of 378 on-site parking spaces for employees, visitors, and public assembly users.

With a modification of use, the project, the project is required to provide zero (0) on-site parking. The project proposes to take advantage of the multi-modal transportation network and the implementation of TDM strategies to reduce the demand for employee and visitor parking, while also sharing the vast supply of publicly accessible office parking during the day and night to ensure that parking needs of the project are met.

APS's transportation consultant, Toole Design Group, reviewed the effect on parking demand of moving the school and its 141 employees from the Stratford site to the Wilson School site, Toole's analysis found that moving from the more suburban auto oriented Stratford site to the more urban multi-modal location of the Wilson School would reduce employee demand for parking. Currently about 85% of employees drive alone to the Stratford site. When looking at the office employees, working near the Wilson School site, Toole found that about 55% of employees drove alone, with 45% using transit, carpooling, walking or biking to and from their office. If school employees traveled to the Wilson School site similar to employees in the area the parking demand by employees would be for about 84 spaces, including parking for carpools. Staff believes that initial parking demand by employees at the school may be for between 92 and 113 spaces. Although APS and Arlington County estimates differ, there is general agreement that the daytime parking demand for the school should be below 150 spaces. This is far below the 193 spaces proposed by APS with the construction of the on-site garage.

APS also hired a real estate consultant to look at the viability to share parking using underutilized office parking in the area. In the spring of 2016, APS hired real estate brokerage consultants Meany & Oliver Companies, Inc. to study parking availability in the area. Meany & Oliver documented their findings in a memo titled *Wilson School Off-Site Parking Study* dated March 2, 2016. Key findings of this study include:

- 14 garages in a little over a ¼ mile of the Wilson site include approximately 4,600 parking spaces.
- Some of these garages are subject to approved or future redevelopment.
- All of these garages currently provide monthly parking, however non-tenant parking is subject to termination. APS may need to be flexible and willing to relocate parking from building to building as buildings are redeveloped or leased.
- It is possible to support parking for all 141 employees off-site, but that is not advised as a long-term solution.
- There should be available off-site parking to support parking for approximately 50 long term or monthly spaces within a short walk to the site.
- Short term parking to support daytime and evening events should be ample and available within a short walk of the site.

Staff has reviewed the Meany & Oliver memo along with County data and generally agrees with its findings.

Based on the work of both Toole Design Group and Meany & Oliver, APS demonstrates that the Wilson School site may not need to rent parking from any of the surrounding parking garages but if they do, the existing supply of over 4,600 spaces could easily accommodate the long term or month to month need of up to 50 spaces.

Section 14.3.7.C.1 of the Zoning Ordinance permits parking for schools to be modified where the County Board finds that such modifications will preserve or create recreational facilities located either within the school development project or at approved off-site locations, and a TDM plan submitted by the applicant demonstrates that the potential adverse impacts of parking demand and any potential disruption of parking patterns within affected neighborhoods that could result from the modification will be mitigated by utilizing available on-street parking abutting the site, and through the implementation of measures such as, but not limited to:

- (1) Utilizing, by written agreement with another party in terms acceptable to the County, off-street parking spaces at a site owned or controlled by that same party; and/or
- (2) Utilizing a managed or shared parking program at times when parking demand is highest; and/or
- (3) Implementing Transportation Demand Management (TDM) strategies for the use, and/or demonstrating that transit or other transportation options exist that may offset parking demand.

By utilizing dedicated off-site parking and publicly accessible parking in the area, the project will be required to construct zero (0) on-site parking. Staff supports the parking modification. With over 4,600 existing parking spaces near the school, APS has presented data that shows that the proposed mix of dedicated off-site and long term or monthly rented parking spaces can support activities at the school without “potential adverse impacts of parking demand and any potential disruption of parking patterns” within the area. Furthermore, implementation of the proposed TDM along with the robust multi-modal transportation options in the area will reduce

parking demand for the school over time making the need to rent off-site parking spaces less of a necessity.

Construction of On-Site Structured Parking: With the construction of the 93-space on-site garage under the field, APS proposes a total of 193 dedicated parking spaces to support the parking needs of the school. Construction of the 93-space garage is proposed to occur in the final phase of the project after the temporary fire station has been removed from the site. This would not occur for 16 to 28 months, after the school initially opens in September of 2019.

Although APS and Arlington County estimates differ, there is general agreement that the daytime parking demand for the school should be below 150 spaces. Depending on the effects of the transportation demand management programs implemented by APS and the overall transit accessibility of the site, parking demand could be below 100 spaces. This would suggest that the construction of 93 on-site spaces, in addition to the 100 spaces to be provided in the Penzance garage would be excessive and unnecessary. This is especially true when considering the supply of leasable parking in the area as discussed in the parking modification section.

The construction of excessive and unnecessary parking is not only expensive; it would also go against County policy stated in the Master Transportation Plan. The plan specifically discusses the construction of excessive parking in the Parking and Curb Space Management Element, Policy 6, as stated before. Key to this is to “*ensure that minimum parking needs are met*”. Members of the community, represented by members of the school’s BLPC, have concerns that providing 100 dedicated off-site parking spaces in the Penzance garage, along with additional spaces leased as necessary would not meet the minimum parking needs of the school. However, APS’ proposed construction of the 93 space garage, with a minimum of 43 additional parking spaces has not been demonstrated to be needed.

With a period of 16 to 28 months when the school would only be using leased space in nearby garages, there is an opportunity to better study the parking demands of the school after it opens. This information could be critical in ensuring that County policies are met, while also ensuring the minimum parking needs of the school are addressed.

Staff recommends that the 93-space garage proposed by APS be deferred for future consideration should: (A) Penzance fail to deliver the 100 dedicated off-site spaces as required under the terms of the Lease Agreement; or (B) APS request after the school opens, where additional information for the site’s parking demand be collected during the period that the temporary fire station occupies the site (which will not extend beyond 2021) and justification for an additional 93 spaces located on-site is provided. With this information, an on-site garage could be further considered, ensuring that the minimum parking needs of the project can be met and excessive parking is not constructed. Staff believes that if the garage is necessary the use permit could be amended in a timely manner with limited impacts on construction timing. If the garage is not necessary, construction of an expanded playing field could be delivered sooner, with an increased amount of usable field and less disruption to school programs.

Community Review of the Subject Use Permits:

PFRC and BLPC Review: The PFRC and BLPC reviewed the project as it progressed through the concept stage, schematic design, and use permit. The PFRC held nine meetings and the BLPC held 15 meetings. A final PFRC was held on February 1, 2017 and a letter regarding the use permit from PFRC is attached (Attachment C). The PFRC is divided on whether or not an on-site parking garage is needed for this project and whether it is needed at this time. Other issues at the PFRC included location of the elevator in Rosslyn Highlands Park, the elevation of the northwest corner of the field, the MOA between APS and DPR, increased historic preservation measures, and glare from proposed field lights.

Parks and Recreation Commission (PRC): The Parks and Recreation Commission considered Rosslyn Highlands Park during their January 24, 2017 meeting. During discussion of the park, one particular concern related to the APS project is the location of a standalone elevator shaft in the center of the designated park space which is intended to provide access between the APS parking and the Wilson School from the Penzance garage. PRC encouraged further exploring creative alternatives to incorporate the elevator into adjacent buildings.

Historical Review and Landmark Review Board (HALRB): At the January 18, 2017 HALRB meeting APS staff presented the final commemorative proposal for Wilson, which detailed the following memorial and commemorative components:

1. Creation of an interpretive area within the new Library. This area will include a model of the original Wilson School, to be constructed out of wood, and to measure no less than 3/16" = 1' scale. The area will also include additional glass case(s) that will hold letters, memorabilia, and other interpretive materials regarding the history of the school, and the history of the H.B. Woodlawn program.
2. Salvage of the interior, decorative, pressed-tin ceiling. The pressed tin will be placed within interior meeting rooms in the Library.
3. A plaque on the exterior building.
4. Salvage of the original cornerstone.
5. Salvage of the remainder of the decorative tin ceiling that is not used in the new building.

The HALRB emphasized that the interpretive materials should be able to be seen from the exterior of the building and there should be signage in the lobby directing visitors to the interpretive displays as detailed in the letter from HALRB.

Environmental and Energy Conservation Commission (E2C2): In order to comply with the Environmental Assessment (EA) process (outlined in Administrative Regulation 4.4), APS submitted the Environmental Assessment Checklist dated May 19, 2016. The EA was presented to the E2C2 as an information item at the October 24, 2016 meeting and as an action item at their December 19, 2016 meeting (Attachment E). The E2C2 letter shows appreciation for various aspects of the project such as natural light for classrooms, on-site rainwater collection, and planted terraces for green space and pervious surfaces but also summarizes concerns related to Geothermal wells and solar power, field lighting, noise and the management of petroleum-contaminated soil and groundwater on-site.

Urban Forestry Commission (UFC): The Urban Forestry Commission reviewed the project at the December 15, 2016 meeting, and provided comments on the proposal. The commission was generally supportive and thankful for the extent with which APS worked to incorporate trees into the design, but expressed concern over the ability of APS to meet replacement tree requirements on the site.

Transportation Commission: The Transportation Commission reviewed the subject request at its meeting on February 9, 2017. It was recommended by the Transportation Commission that the County Board approve the subject use permit, along with the enactment of the three associated vacations. The Transportation Commission confirmed that the proposed public facility is consistent with the Master Transportation Plan, part of the Arlington County Comprehensive Plan.

As part of the Commission's discussion they recommended the following elements that are integrated into the garage design be addressed as part of the field design should the field be constructed without the garage below:

1. ADA access from 18th Street North to the Stratford Program entrance.
2. Handicap parking adjacent to the Stratford Program.
3. Provision of covered bicycle parking for students and staff.

Staff concurs with the Commission that these elements are critical to the success of the facility and its specific programs. In review of a field only option for the project staff will work to ensure these elements are integrated into the final design for the project.

The Commission raised questions about the location of the proposed APS elevator accepting that it was not an issue of the Penzance site plan necessarily. Transportation Commission also expressed that if some of the flexible parking spaces don't get used, in support of the residential programs on the site, that they be considered for lease to APS to address any parking demand above the 100 spaces already proposed.

Planning Commission: The Planning Commission considered this item at its February 13, 2016 public hearing and the February 15, 2016 carry-over hearing, at which they:

1. Confirmed the proposed public facility is consistent with the Comprehensive Plan, 7-1
2. Found that the Vacation requests are substantially in accord with the Comprehensive Plan, 7-1
3. Recommended approval of the subject use permit, 7-1

The Planning Commission passed a number of amendments to their recommendation to the County Board:

Amendment #1: Move the elevator out of the linear park to a location adjacent to either the Wilson School or the Penzance West Building.

Staff Response: There is no use permit condition proposed with the Wilson School use permit governing the location of the APS elevator. The County's approved schematic design for Rosslyn Highland Park shows the location of the elevator in the north-south pedestrian path. While continued concern has been expressed about the elevator in this location, it is supported by the County based on access requirements to the dedicated parking for APS in the below grade garage for the 1555 Wilson Boulevard site plan. Should APS provide that an alternate location would be acceptable, the County would coordinate with Penzance relevant revisions to the site plan and the Rosslyn Highlands Park design as appropriate.

Amendment #2: Ensure that the model of the original Wilson School called for in Condition #38E be a permanent fixture in the school and not a temporary or moveable element; be located in a place of prominence in or near the main entrance lobby of the New Wilson School so as to be visible from the public sidewalk on Wilson Boulevard adjacent to the School; be of a scale that the model's details can be clearly discerned from the sidewalk by passersby and that the model be illuminated so as to be visible from the public sidewalk at all times of day.

Staff Response: The historic preservation condition #38E has been updated to reflect this recommendation from Planning Commission. The applicant has agreed to this condition.

Amendment #3: Ensure that the full tree replacement required in Condition #21 be met on-site.

Staff Response: Staff supports this recommendation and will work to ensure this during the final landscape review. APS has indicated an ongoing effort to work toward achieving this and will work with the County's Urban Forestry staff.

Amendment #4: Require the applicant to redesign the 18th street access for the Stratford program if the parking garage under the field is not built.

Staff Response: The applicant will be required to file a use permit amendment to determine the final condition of the area north of the school should the parking garage not be built. The 18th Street access will be evaluated during this process.

Amendment #5: Request that APS provide documentation of compliance with the requirements established by the Maintenance and Replacement section of the Final Landscape Plan Condition 21D to ensure that trees and other landscaping across the site remain healthy for the life of the use permit.

Staff Response: APS has agreed to Condition #21D Maintenance and Replacement (Life of Use Permit) which includes the following language: "Arlington Public Schools agrees to ensure that all plaza areas, landscaped areas, and large plantings on school

property are kept in a clean and well-maintained condition for the life of the use permit. Arlington Public Schools agrees to water, prune, replace, and provide for any other necessary maintenance for all trees and landscaping located on the school property.”

Amendment #6: The MOA between DPR and APS for public use of the facilities require the gymnasium have sufficient ability to host reasonable number of spectators for the activities there.

Staff Response: Staff supports this recommendation and has asked APS to evaluate options for adding spectator seating to the gymnasium space. APS has indicated a willingness to evaluate the potential for adding seating.

Amendment #7: Ensure that once the MOA between the County and APS is complete it is subject to a full public review by PRC and the Planning Commission prior to demolition of the Wilson School.

Staff Response: Staff does not support this recommendation. The process for developing MOAs for parks is an administrative process. Wilson School has been a unique situation in that staff has developed the documents in advance of the usual process for shared use of the facilities.

Amendment #8: Include a condition that would prohibit APS from putting trailers on public open space at the school since they've chosen to limit the number of seats at the school.

Staff Response: Staff does not support this condition. Any request for trailers would need to be evaluated at the time of submittal in accordance with County regulation.

CONCLUSION: The subject use permit to construct a secondary school on this site is consistent with the “S-3A” zoning designation and “Public” General Land Use Plan (GLUP) designation. The proposed height of the school at less than 175 feet and the design of the school and associated facilities is generally consistent with the Guiding Principles and other policy guidance of the WRAP. Staff recommends the County Board approve the subject use permit for an approximately 180,000 square foot new school (Wilson School) and associated structures with modifications to the Arlington County Zoning Ordinance (ACZO) requirements for building setbacks, to require no on-site parking, and to allow parking spaces to be located off-site, and defer consideration of the proposed 93 space parking garage until the temporary fire station is removed from the site, subject to conditions of the staff report.

A. Conditions for U-3468-16-1:

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 or her designee. 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. Where "Final Building Permit" is referenced in these conditions, it shall refer to the building permit which permits any construction of any level of the building above grade. Where "First Certificate of Occupancy" is referenced, it shall refer to the first certificate of occupancy that permits occupancy for any portion of the building, including a "Shell and Core Certificate of Occupancy" or "First Partial Certificate of Occupancy for Tenant Occupancy". Where "First Certificate of Occupancy for educational use" is referenced, it shall refer to the first certificate of occupancy that permits occupancy for any portion of the building for instruction to children. Where "Final Certificate of Occupancy" is referenced, it shall refer to the first certificate of occupancy that permits occupancy of the last unoccupied space of the building addition or Phase of the project. In addition, where "Arlington Public Schools" is used in these conditions it includes the Arlington County School Board and its staff, employees, and any successors or assigns.

The following permits may be obtained in the course of construction of the addition approved by the use permit:

- Demolition and Land Disturbance Permits
- Excavation, Sheeting, and Shoring Permit
- Footing to Grade Permit
- Final Building Permit (as defined above)

APS agrees that, in the event it requests approval for work covered by more than one permit listed above at the same time, or if APS requests approval for a permit listed above without having requested all permits normally obtained prior to (in order of the list above) the requested permit, the requested permit will not be issued until APS has met all requirements and fulfilled all conditions that are to be met before all permits listed prior to (above) the requested permit. Arlington Public Schools agrees that all conditions to be met prior to issuance of all listed permits shall be met prior to a Final Building Permit being issued, pursuant to the phasing requirements listed in Condition #5 of this Use Permit.

The following Certificates of Occupancy may be obtained for the project:

- First Certificate of Occupancy (as defined above)
- First Certificate of Occupancy for educational use (as defined above)
- Final Certificate of Occupancy (as defined above)

- Master Certificate of Occupancy

In the event APS chooses to get more than one Certificate of Occupancy at one time, then it shall meet all conditions required to be met before either permit is issued, pursuant to the phasing requirements listed in Condition #5 of this Use Permit.

1. Overall Compliance Requirements (Life of Use Permit)

Arlington Public Schools agrees that nothing in these conditions relieves Arlington Public Schools from complying with all Federal, State and/or local laws and regulations. Arlington Public Schools agrees that these conditions are valid for the life of the Use Permit. Arlington Public Schools agrees to paste to all permit application drawings the approved minutes of the County Board meeting at which the Use Permit was approved, together with any subsequently approved condition deletions, revisions, and/or additions. Arlington Public Schools also agrees that no changes to the approved post-County Board Approved Use Permit plans shall be made in the field. Unless otherwise stated in the conditions below, all required submissions shall be filed with the Zoning Office.

2. Use Permit Compliance and Expiration

A. Compliance (Life of the Use Permit) Arlington Public Schools agrees to comply with the standard conditions set forth below and the plans dated December 6, 2016 and reviewed and approved by the County Board as part of the Use Permit approval (as used in these conditions, the term “Use Permit” shall refer to the approved special exception U-3468-16-1) and made a part of the public record on February 25, 2017, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by Arlington Public Schools and accepted by the County Board or vice versa, except as specified in the conditions below.

B. Expiration (Final Building Permit) If a Final Building Permit has not been issued for the first building to be constructed pursuant to the approved Use Permit, then this Use Permit approval expires on February 25, 2020 unless otherwise extended by the County Board. Extension of this approval shall be at the sole discretion of the County Board. Arlington Public Schools agrees that this discretion shall include a review of this Use Permit and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the Use Permit is subject to, among other things, inclusion of amended or additional Use Permit conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by Arlington Public Schools and accepted by the County Board or vice versa.

3. Post-County Board Approved Use Permit Plans Filing (Demolition and Land Disturbance Permits)

A. (Demolition and Land Disturbance Permits) Arlington Public Schools agrees to file four copies of a Use Permit Plan within 90 days of the County Board approval, and before issuance of any Permits for development pursuant to the Use Permit.

Arlington Public Schools also agrees to submit four digital copies on compact disc, including final Use Permit drawings (JPEG, PDF, DWF, and DXF formats), color images of all renderings and photos of presentation boards (JPEG and PDF formats), and PowerPoint presentations (PPT format) shown to the County Board, including any changes made during the County Board meeting, of the approved post-County Board Use Permit plans. The submittal shall comply with the final approval of the County Board. No permits shall be issued for this Use Permit until the post-County Board Use Permit filings have been approved by the County Manager as being consistent with the County Board approval.

Arlington Public Schools further agrees to submit a schedule with the post use permit filing containing construction milestones and the planned opening date for the subject school (or addition), including deadlines for when permits must be obtained. Arlington Public Schools agrees to work with County staff to develop the schedule such that adequate review time is provided for County Staff.

B. Arlington Public Schools agrees that the project will be constructed per the approved plans and permits and that no changes to the approved post-County Board Use Permit plans shall take place in the field. Arlington Public Schools agrees to obtain the Zoning Administrator's review and approval of all post-County Board Use Permit plan changes. The Zoning Administrator will determine whether the changes are acceptable, need an administrative change, or require Use Permit amendment approval.

4. Use Permit Conditions Review Meeting (Demolition and Land Disturbance Permits)

Arlington Public Schools agrees to request and attend, along with its construction management team, a Use Permit Conditions Review Meeting coordinated by the Zoning Office prior to the issuance of any permits for development pursuant to the Use Permit. The meeting is intended to inform Arlington Public Schools of the following: 1) requirements of each of the Use Permit conditions that apply to the approved Use Permit; 2) the general process and contacts for obtaining permits, including plan review and approval and overview of associated Use Permit compliance requirements; and 3) the potential need to attend additional pre-permit and pre-construction meetings coordinated by the Inspection Services Division (ISD) and the Department of Environmental Services (DES).

5. Phasing Plan (Demolition and Land Disturbance Permits)

Arlington Public Schools agrees to obtain approval from the County Manager of a phasing plan ("Phasing Plan") if the Use Permit will be developed in more than one phase, setting forth each defined phase ("Phase") of the Use Permit, prior to the issuance of any permits, and to implement the approved Phasing Plan. Arlington Public Schools agrees that it shall comply with the site maintenance requirements outlined in Condition #14 below as part of the Phasing Plan. Improvements required by this Use Permit condition shall be constructed in Phases, consistent with the approved Phasing Plan, if such Phasing Plan is deemed necessary pursuant to this condition. Any changes in the

project phasing shall require a new Phasing Plan, approved by the County Manager, as an administrative change to the use permit, prior to the issuance of any subsequent permits or certificates of occupancy for the project. For the purpose of these conditions, the term “Phase” means a construction milestone pursuant to a building or portion thereof approved under a final building permit and which requires a Certificate of Occupancy.

6. Tree Protection (Demolition and Land Disturbance Permits)

Arlington Public Schools agrees to develop, submit to, and gain approval from the County Manager of a Tree Protection Plan prior to the issuance of any permits for development pursuant to the Use Permit. The Tree Protection Plan shall include the following elements:

- A. **Tree Survey.** Arlington Public Schools agrees that the tree survey shall meet the Landscape Conservation requirements, including tree preservation standards, set forth in the current version of the Arlington County Chesapeake Bay Preservation Ordinance Guidance Manual.
- B. **Tree Protection Plan.** Arlington Public Schools agrees that the tree protection plan shall designate any trees proposed to be saved by Arlington Public Schools. This plan shall include any tree on adjacent sites whose critical root zone extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional. At a minimum, this plan shall include:
 - a. A site grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.
 - b. Detailed specifications for any tree walls or wells proposed.
 - c. A description of how and where building materials and equipment will be stored, and a description and map of construction travel routes, during construction to ensure that no compaction occurs within the critical root zone of the trees to be saved.
 - d. Identification of tree protection measures and delineation of placement of tree protection.
 - e. The location of all construction trailers. All construction trailers shall be reviewed and approved pursuant to Condition #8.

Arlington Public Schools agrees that any tree designated to be saved on the tree protection plan which dies, as determined by the County’s Urban Forester, prior to or within three (3) years of the issuance of the Final Certificate of Occupancy, shall be removed and replaced by Arlington Public Schools at their 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 #21 below.

Arlington Public Schools agrees to request a final inspection of all trees required to be preserved, consistent with the approved Tree Protection Plan, three (3) years after the issuance of the Final Certificate of Occupancy.

Arlington public schools may request revisions to the approved plan. The applicant agrees that it will apply to the County Manager for changes and obtain the County Manager's review and approval of such changes. The County Manager shall approve such changes if the tree protection plan as amended meets the standards of this condition. At all times the approved tree protection plan shall govern installation of tree protection elements and features shown thereon.

7. Right-of-Way Permits

Intentionally omitted.

8. Location of Construction Trailers (Demolition and Land Disturbance Permits)

Arlington Public Schools agrees to submit a construction trailer plan, which shall show the location of construction trailers, to the County Manager, and obtain review and approval of such plan from the County Manager prior to the issuance of the Demolition and Land Disturbance Permits, and prior to locating any trailers on the site. The plan may show construction trailers located within the setback area as long as they are not located in the vision obstruction area or tree protection area. The plan shall show the location of construction staging and include a map of the construction travel routes. If all construction trailers for the project are shown on the Tree Protection Plan (Condition #6.B) above), then that Plan can be used to satisfy this condition's submittal requirements, provided it has been reviewed and approved as set forth herein. If construction trailers are proposed to be located in the public right-of-way or public right-of-way easement, then they shall be shown on a Maintenance of Traffic (MOT) plan approved by DES, and shall not be installed until their location is approved by DES and a right-of-way permit is approved and issued.

9. Photographic Record of Development (Demolition and Land Disturbance Permits)

A. Arlington Public Schools agrees to produce and submit to the Zoning Administrator a photographic record of development, as applicable during a particular Phase, starting with a record of the site as it appears before demolition is begun, including photographic records during construction, and ending with a photographic record of the development as it appears after completion of construction, for placement in the Arlington County Library Community Archives. These submissions shall comply with the standards provided in subparagraph B below.

The photographic record shall include photos taken at the following points in construction, as applicable during a particular Phase, and photos shall be submitted before issuance of the permit or Zoning Administrator confirmation as specified in each sub-paragraph below, pursuant to the phasing requirements listed in Condition #5 of this Use Permit:

- 1) **(Demolition and Land Disturbance Permits)** Before issuance of any permits for development pursuant to the Use Permit – Views of north, south, east and west facades, as location permits, of buildings to be demolished, as well as at least one

photo of the site before any clearing or grading including the existing physical relationship with adjacent buildings and streets.

- 2) **(Approval by Zoning Administrator)** Before Arlington Public Schools may proceed with each portion of construction past site clearance (“site clearance” defined as after demolition of the existing site including existing structures or if “site clearance” concerns vacant/open space, after regrading), Arlington Public Schools shall obtain confirmation of receipt of the following by and the approval of the Zoning Administrator -- Photos of Site Clearance: Views of cleared portion of the site facing north, south, east and west, as location permits, with adjacent buildings and streets included.
- 3) **(Shell and Core Certificate of Occupancy Permit)** Before issuance of the Shell and Core Certificate of Occupancy Permit – Photos of Construction Phase: At a minimum, views of the site during excavation, upon completion of the first floor above grade, at topping out, and during the exterior cladding phase.
- 4) **(Final Certificate of Occupancy)** Before issuance of the Final Certificate of Occupancy – Photos of Site Completion: North, south, east and west facades of completed building or buildings, as well as at least one view of completed project in context of adjacent buildings and streets. Color photographs on compact disc must be submitted.
- 5) **(Final Certificate of Occupancy)** Before the issuance of the Final Certificate of Occupancy– The photographic records for which no time is specified above, including the completed compact disc with the entire photographic history, shall be delivered to the Zoning Administrator.

B. Photographic Record of Development Submittal Standards

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

10. Construction-Related Measures (Demolition and Land Disturbance Permits)

A. Maintenance of Traffic Plans:

- 1) Arlington Public Schools agrees that all Maintenance of Traffic Plans (MOTs) submitted pursuant to the Minimum Acceptance Criteria and Guidelines referenced in Condition #20 for this use permit shall include the hours permitted for construction activities in the public right-of way. Exclusive of work in 18th Street North per Condition #65, construction activity within the public right-of-way may occur between 9:00 a.m. and 3:30 p.m. Monday through Friday and/or between 10:00 a.m. and 6:00 p.m. on weekends and holidays. Construction

activity within the public right-of-way shall not occur between 6:00 a.m. and 9:00 a.m. or between 3:30 p.m. and 6:30 p.m. Monday through Friday. The foregoing construction hours may be modified by the County Manager if she finds that: 1) for right-of-way improvements required by the use permit, construction activity must be conducted outside the hours stated above in order to avoid disruption of traffic or other transportation systems; or 2) the construction activity requires certain utility work and/or street closures outside the hours stated above. "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. Arlington Public Schools 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.

- 2) Arlington Public Schools agrees to submit one (1) set of each approved MOT to the Zoning Administrator. Copies of plans or maps shall be also be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project.
- 3) Arlington Public Schools agrees to provide one (1) copy of each approved MOT to each appropriate civic association, one (1) copy to the Arlington County Police Department, and provide documentation of these submissions to the Zoning Administrator.

B. Maintenance of Street Surfaces During Construction:

Arlington Public Schools 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, Arlington Public Schools agrees to repair promptly the disturbed portion(s) of pavement with hot patching to return the road surface to a clean, smooth condition. Arlington Public Schools agrees to ensure that the road surface is promptly repaired regardless of whether the excavation work or other damage to the road surface was done by Arlington Public Schools, Arlington Public Schools' contractors, or private utility companies for work associated with this Use Permit. Arlington Public Schools agrees to make reasonable efforts to schedule construction work so that digging in the street surfaces will not occur during the winter months. 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 Use Permit and any County requirements relating to reconstruction and repaving of streets at the completion of construction. All temporary street patching shall be performed per Arlington County Construction Standards and Specifications.

C. Temporary Lighting Plan (Demolition and Land Disturbance Permits):

Arlington Public Schools agrees to provide adequate temporary lighting for roadway users, including pedestrian and vehicular traffic, along all frontages of the site, including the interiors of covered pedestrian walkways during construction.

Arlington Public Schools agrees to submit to, and obtain review and approval from the County Manager of a temporary lighting plan prior to issuance of Demolition and Land Disturbance Permits. The County Manager will approve the temporary lighting plan if it meets the standards of this condition. Lighting levels shall conform to minimum luminance levels approved by the County, based on the Arlington County Traffic Signal and Streetlight Specifications. Arlington Public Schools agrees that the approved temporary lighting plan shall be implemented within 90 days after issuance of the Land Disturbance Permit and prior to the shut-down or removal of any existing lighting, and shall be operated from implementation until lighting fixtures as approved in Condition #20 are in place and operational around the perimeter of the site. Temporary lighting shall be turned on between dusk and dawn seven (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.

D. Off-Street Parking for Construction Workers (Demolition and Land Disturbance Permits)

Arlington Public Schools agrees to obtain the review and approval, as meeting the standards of this Condition #10, by the Zoning Administrator of a plan for off-street parking for construction workers prior to the issuance of the Demolition and Land Disturbance Permits. Arlington Public Schools agrees that the plan shall provide for off-street parking which shall be provided for all construction workers, including sub-contractors, without charge to the workers. In lieu of providing parking, Arlington Public Schools may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Arlington Public Schools agrees to implement the approved plan throughout all phases of construction on the project. If the plan is found to be either not implemented or violated during the course of construction, a notice to correct the violation will be issued to Arlington Public Schools. If the violation is not corrected within ten (10) days, appropriate enforcement actions will be taken in accordance with Article 17 of the Arlington County Zoning Ordinance (ACZO). Arlington Public Schools agrees that the plan shall include the following:

- 1) The location of the parking to be provided at various stages of construction.
- 2) The number of parking spaces that will be provided at various stages of construction.

- 3) The estimated number of construction workers that will be assigned to the work site at various stages of construction.
- 4) Mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts.
- 5) The location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information.
- 6) The contact person responsible for communicating parking and transportation options to workers.

11. Residential Relocation (Demolition and Land Disturbance Permits)

Intentionally Omitted.

12. Retail Relocation (Demolition and Land Disturbance Permits)

Intentionally Omitted.

13. Community Outreach During Construction

Arlington Public Schools agrees to comply with the requirements of this condition prior to the issuance of any permits for development pursuant to the Use Permit, and to remain in compliance with this condition until the Final Certificate of Occupancy is issued.

A. Community Liaison (Demolition and Land Disturbance Permits). Arlington Public Schools agrees to identify a person or persons who will be the liaison to the community throughout the construction of the site. The name and telephone number of the initial liaison and, if different, of the permanent liaison, shall be provided in writing or by email to the residents, property managers and business owners whose properties abut the Project; the North Rosslyn Civic Association, Radnor-Ft. Meyer Heights North Civic Association, the Atrium Condominiums, Colonial Village III; and the Zoning Administrator; and shall be posted at the entrance of the Project. Throughout the duration of construction, the individual shall be on the site throughout the hours of construction, including construction on weekends.

B. Community Meeting (Demolition and Land Disturbance Permits). Arlington Public Schools agrees to hold a community meeting before the issuance of any permit for work pursuant to this Use Permit, with those whose property abuts the project, and the presidents of the North Rosslyn Civic Association, Radnor-Ft. Meyer Heights North Civic Association, the Atrium Condominiums, Colonial Village III; to review the Construction Vehicle Routing Plan, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, Civil Engineering Plan Elements including Storm Water Management, 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. Arlington Public

Schools agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting.

C. Temporary Closures of Any Traffic Lanes (7 days in advance of street closures)

Arlington Public Schools agrees to notify the North Rosslyn Civic Association, Radnor-Ft. Meyer Heights North Civic Association, the Atrium Condominiums, Colonial Village III; and all abutting property owners in writing (or, by mutual agreement, via 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, utilities work, or similar situations.

D. Timing of Utility Work. Arlington Public Schools agrees to advise abutting property owners in writing (or, by mutual agreement, via e-mail) of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property throughout construction of the project.

14. Construction Site Maintenance (Demolition and Land Disturbance Permits)

A. Site Maintenance Requirements (Throughout Construction of the Use Permit)

Arlington Public Schools agrees to the following standards for site maintenance during construction, and to post said standards in prominent locations onsite:

- 1) That the site and any buildings located within it are secured and kept in a well-maintained condition throughout construction, consistent with the requirements outlined below in this condition, and the requirements contained in Condition #21.D. This shall include, but not be limited to, maintaining landscaping, keeping the grass mowed, removing litter and debris from the site, and properly disposing of recyclable materials.
- 2) Maintain access on the site for fire emergency vehicles including access to existing fire hydrants and fire department connections.
- 3) Address sites that have been cleared, but construction has either ceased for a period of time or not yet begun. The plan shall include an interim site maintenance plan that provides details on interim landscaping, site screening and site maintenance.
- 4) At the end of each work day during construction of the project, any streets used for hauling construction materials and entrance to the construction site shall be free of mud, dirt, trash, allaying dust, and debris, and all streets and sidewalks adjacent to the construction site shall be free of trash and debris.

5) On-site construction activity, including, by way of illustration and not limitation, delivery of materials and equipment, except for construction worker arrival to the construction site and indoor construction activity, shall commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays, and shall commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. 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. Arlington Public Schools may submit to the Zoning Administrator, as an administrative change to the use permit, a request to permit construction activity during hours other than those identified above. The Zoning Administrator may approve such request only if Arlington Public Schools can show that the construction activity requires certain utility work and/or street closures outside the hours stated above. "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. Arlington Public Schools 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.

B. Storage of Construction Materials (Throughout Construction of the Use Permit) Arlington Public Schools agrees that the storage of construction materials, equipment and vehicles shall occur only on the site. Arlington Public Schools may submit a request for the County Manager's review and approval of an off-site location, which the County Manager shall approve if he or she finds that the storage of construction materials, equipment and vehicles off-site, or their transportation to the site neither adversely impact the public health or safety of the off-site location nor of the persons or the area affected by the storage and/or transportation.

15. Construction and Demolition Waste (Demolition and Land Disturbance Permits)

Arlington Public Schools agrees to submit and obtain the County Manager's review and approval of at least one plan for diverting from landfill disposal the demolition, construction, and land clearing debris generated by the project. Such approval of a plan for debris disposal shall be obtained prior to the issuance of the permits identified in the sub-paragraphs below. The plan shall outline recycling and/or reuse of waste generated during demolition and/or construction. The plan shall outline specific waste streams and identify the means by which waste will be managed (reused, reprocessed on site, removed by licensed haulers for reuse/recycling, etc.).

A. Historic Sites (Demolition and Land Disturbance Permits) In the event the site contains a building that is identified and/or surveyed by Arlington County's Historic Preservation Program, Arlington Public Schools agrees to develop, submit, and obtain

review and approval by the County Manager (Historic Preservation Program) of a plan for the salvage and re-use or recycling of building elements and materials from the existing building(s) proposed to be demolished, prior to the issuance of any permits for development pursuant to the Use Permit. Arlington Public Schools further agrees to implement such plan throughout the respective phases of construction. Arlington Public Schools agrees to contact by written notice and permit the staff of the Historic Preservation Program to inspect the property and the existing building(s) to identify those historic building elements and materials to be salvaged and/or re-used. Provisions for such salvage and/or re-use shall be incorporated into the plan. Arlington Public Schools agrees to contact local firms/organizations that may be interested in removing these materials without expense to Arlington Public Schools prior to demolition of the buildings, and submit evidence of compliance with the terms of this condition to the County's Historic Preservation Program staff before any demolition is initiated. If, as a result of Arlington Public Schools' efforts, there is little or no interest by local firms/organizations to remove these materials, then Arlington Public Schools agrees to pay for a recycling contractor or other licensed contractor to have the identified building elements and materials that are marked for salvage and/or re-use to be removed from the building and the site.

- B. Demolition and Construction Waste Management Plan (Demolition and Land Disturbance Permits)** Arlington Public Schools agrees, to submit to, and obtain review and approval, by the County Manager of the Demolition Waste Management Plan prior to the Demolition and Land Disturbance Permits. The Demolition Waste Management Plan shall provide a plan to divert demolition, land clearing, and debris generated by the project from landfill disposal and/or incineration. The County Manager will approve the plan if she finds it is consistent with LEED credits MR 2.1 and 2.2 (Construction Waste Management). Arlington Public Schools further agrees to implement the approved plan throughout the respective phases of demolition. Compliance with this condition may contribute to achieving LEED credits MR 2.1 and 2.2 (Construction Waste Management).
- C. Updated Construction Waste Management Plan (Final Building Permit)** Arlington Public Schools agrees to include a provision in the scope of work for the General Contractor for the use permit project stating that the management of debris generated during construction will comply with the requirements of LEED Credits MR2.1 and 2.2 (Construction Waste Management) and will earn those credits as part of the LEED Certification.

16. Green Building Fund Contribution (Demolition and Land Disturbance Permits)
Intentionally Omitted

17. Vacations and Encroachments (Demolition and Land Disturbance Permits)

- A. Approval of Ordinance (Demolition and Land Disturbance Permits)** Arlington Public Schools agrees to obtain approval of, and fulfill all required conditions of, all ordinances of vacation and/or ordinances of encroachment associated with and/or

required to build the project, or any portion thereof, as shown on the plans described in Condition #3, prior to the issuance by the County of the first permit for development pursuant to the Use Permit, except for demolition permits solely for buildings and structures not owned by the County and not located on property within which the County has an interest.

- B. **Obtain Ordinance (Final Building Permit)** Further, Arlington Public Schools agrees that no building, structure or utility of any type shall encroach upon, or interfere with, the use of any County property or the exercise by the County of any property right or interest, unless Arlington Public Schools has first, before an Excavation, Sheeting and Shoring Permit is issued, or if Arlington Public Schools does not obtain an Excavation, Sheeting and Shoring Permit, then before the Final Building Permit for the project is issued, a) obtained an ordinance of vacation or an ordinance of encroachment, enacted by the County Board, permitting such use, encroachment or interference; and, b) met all of the conditions of such ordinance(s).

18. Public Art (Demolition and Land Disturbance Permits)

Intentionally Omitted

- 19. LEED Credits and Sustainable Design Elements (First Building Permit)** Arlington Public Schools (APS) agrees to obtain LEED credits and implement sustainable design elements as follows:

LEED Condition for New Construction

APS agrees to include a LEED Accredited Professional (LEED-AP) as a member of the design and construction team. The team will incorporate sustainable design elements and innovative technologies into the project so that numerous project components will earn APS points under the U.S. Green Building Council's LEED green building rating system. Specifically, APS agrees to meet the requirements for all LEED Prerequisites and achieve at least the number of LEED credits necessary to achieve LEED certification at the Silver level using the LEED version 2009 green building rating system or a more recent version as approved by the County Manager. Arlington Public Schools agrees to specify in the scope of work for the Construction Manager at Risk that the building will be designed and constructed to achieve 12 points, but no less than 10 points as approved by the County Manager or his/her designee, as outlined in the LEED Energy and Atmosphere (EA) Credit 1 entitled "Optimize Energy Performance."

APS agrees to fulfill the following:

- a. **Report Submittals.** APS Further agrees to submit to the Department of Environmental Services (DES) (with notification to the Zoning Office), reports prepared by the LEED-AP and documentation upon request to substantiate the report. Such reports shall be submitted prior to the issuance of each of the following permits or certifications of occupancy for construction of the project (with appropriate updates as the project progresses)

and shall summarize the efforts to date of the inclusion of the sustainable elements within the project:

- (1) Demolition and Land Disturbance Permit
- (2) Final Building Permit
- (3) Shell and Core Certification of Occupancy
- (4) First Partial Certificate of Occupancy for tenant occupancy (if applicable)
- (5) Final Certificate of Occupancy

b. **Site Visits.** APS further agrees to permit and cooperate with site visits as requested by the County Manager to verify that all LEED components as agreed to as part of the Condition have been included in the project.

c. **LEED AP Verification (Partial Certificate of Occupancy for space on last floor)** The Developer agrees to provide a verification letter by a LEED-AP prior to issuance of the Partial Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued. The verification shall state that all the prerequisites and the minimum number of LEED credits, as set forth above in the reporting mechanisms, have been incorporated into the building for which the Certificate of Occupancy permit has been issued, and that, in the professional's opinion, the project will qualify for at least a LEED Silver Certification as outlined in the 2009 version of LEED or a more recent version.

- 1) APS agrees that the LEED points referenced in this condition refer to the LEED version 2009 rating system. If APS requests to use an updated version of LEED then any point valuations incorporated into future updates to the LEED Green Building Rating System must be equal to or exceed the requirements outlined in the 2009 version of LEED.
- 2) APS agrees to develop a green building educational program for the new secondary school including in-building signs and a brochure describing green building features. A green building tour will also be developed.

20. **Civil Engineering Plan (Demolition and Land Disturbance Permits)**

A. **Submission and Approval**

1) **Submission (Demolition and Land Disturbance Permits)** Arlington Public Schools agrees to submit a complete set, as determined by the Department of Environmental Services, of a Civil Engineering Plan based on the Minimum Acceptance Criteria and Guidelines dated June 15, 2016 or, at APS' option, subsequent amended acceptance criteria document, prior to the issuance of the Land Disturbance Permit.

- 2) Prior to Excavation Sheeting and Shoring (Excavation, Sheeting and Shoring Permit)** Arlington Public Schools agrees that in the event it seeks an Excavation, Sheeting and Shoring Permit prior to approval of the Civil Engineering Plan, such permit may be issued only if the following requirements have been met:
- a. A minimum of one complete County staff review of the Civil Engineering Plan has been completed that results in a finding by the County Manager that the limits of Excavation, Sheeting and Shoring proposed on the plan will not interfere with, limit, damage, or pose a substantial risk of damage, to existing and proposed public infrastructure and adjacent public or private property;
 - b. Approval by the County Manager of a Maintenance of Traffic Plan for, at a minimum, the Excavation, Sheeting and Shoring phase of work; and
 - c. Approval by the County Manager of a tieback plan, or alternatively, submission of a statement from Arlington Public Schools confirming that tiebacks will not be placed or extend into the public right of way during construction of the project.
- 3) Approval of Civil Engineering Plan (Footing to Grade Permit or Final Building Permit, whichever comes first)** Arlington Public Schools agrees to obtain the approval of the Civil Engineering Plan by the County Manager prior to the issuance of the Footing to Grade Permit, or the issuance of the Final Building Permit, whichever comes first. Arlington Public Schools further agrees that the approved Civil Engineering Plan shall conform to this Use Permit approval, the approved Final Landscape Plan, the sequence of construction, and shall be consistent with all County codes, standards and specifications, and policies, unless modified by the approved Use Permit.
- 4) Civil Engineering Plan Post Approval and Amendments** Arlington Public Schools agrees that, upon approval of the Civil Engineering Plan, said plan shall govern construction and/or installation of all elements and features shown thereon. Arlington Public Schools further agrees to submit revisions, minor changes or amendments to the approved Civil Engineering Plan for review by, and approval from, the County Manager. Such revisions, changes and amendments to the approved Civil Engineering Plan shall be approved, provided such changes conform to this Use Permit approval, the approved Final Landscape Plan, the sequence of construction, and shall be consistent with all County codes, standards and specifications, and policies, unless modified by the approved Use Permit.

B. Infrastructure Improvements

Arlington Public Schools agrees to design and incorporate, at a minimum, the following elements in the Civil Engineering Plan:

1) Structure Free Zone

- a. In order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the Civil Engineering Plan shall provide a structure-free zone under the public sidewalk along all street frontages.
 - i. This zone shall be a minimum of five (5) feet in depth, as measured from the approved finished sidewalk elevation, and shall extend from the back of the final location of the street curb, to the far edge of the public sidewalk.
 - ii. No subterranean structures (such as parking garages or storm water detention facilities) shall intrude into this five (5) foot deep zone, unless otherwise approved by the County Board and as shown on the Civil Engineering Plan.
 - iii. Within the structure-free zone, underground utilities and/or utility vaults shall not be located in a manner that interferes with the appropriate spacing of street trees shown on the approved final landscape plan nor shall utility lines be located beneath street trees.

2) Water Mains and Services

- a. Water services and public water main improvements, as listed below.
 - i. Water service to be identified as part of the Civil Engineering Plan review. No water main improvements identified.

Their exact location shall be determined as part of the Civil Engineering Plan review based on final engineering design. These improvements shall be constructed in accordance with the standards set out in the DES Construction Standards and Specifications Manual.

3) Sanitary Sewer

- a. Public sanitary sewer main improvements, as listed below.
 - i. No improvements required unless identified during TV-inspection required below.

Their exact location shall be determined as part of the Civil Engineering Plan review based on final engineering design. These improvements shall be constructed in accordance with the standards set out in the DES Construction Standards and Specifications Manual.

- b. Arlington Public Schools agrees that the County may TV-Inspect the sanitary sewer lines serving, or along the frontages of, the site and shall identify any improvements that are necessary to adequately provide sanitary sewer service to the development, and that Arlington Public Schools will repair or replace any sections or appurtenances of the sanitary sewer serving, or along the frontages of the development that are found to be deficient or as shown on the Civil Engineering Plan.

4) Storm Sewer

- a. Public storm sewer improvements as listed below.
 - i. Construct new storm sewer main in 18th Street South along site frontage with the size and location to be identified as part of the Civil Engineering Plans for 18th Street North improvements identified in Condition #65.

Their exact location shall be determined as part of the Civil Engineering Plan review based on final engineering design. These improvements shall be constructed in accordance with the standards set out in the DES Construction Standards and Specifications Manual.

5) Electric Service and Appurtenances

- a. The location of all new electric transformers, and all associated appurtenances. All new electric transformers, and all associated appurtenances shall be installed, in underground utility vaults or in locations at grade to the side or rear of the building screened from public view if feasible, or if such at-grade locations are not feasible, in locations to minimize their visual impact and screened from public view.

6) Undergrounding of Aerial Utilities

- a. Removal and/or undergrounding of any existing aerial utilities located within or along the periphery of the entire Use Permit site to a distance of approximately five (5) feet beyond the site boundaries or the limits of disturbance/clearance, whichever is greater.

- b. All utility improvements necessary to provide adequate utility services to the development or utility work necessary to provide terminus facilities associated with the undergrounding of utility lines shall not result in the installation of any new or additional permanent utility poles, push braces, or aerial utility lines or devices.

7) Underground Utility Vaults

- a. The location of all underground utility vaults, ventilation grates, and associated appurtenances, which shall meet the following standards:
 - i. Installation of all underground utility vaults shall be in conformance with the County design and construction standards and specifications, and all applicable construction standards and specifications of the owner of the utilities. Underground utility vaults for electric transformers and all associated appurtenances, shall meet both Dominion Virginia Power and County design and construction standards and specifications.
 - ii. Underground private utility vaults may not be placed, in whole or in part, within the County right-of-way or public easement unless Arlington Public Schools obtains County Board approval of an encroachment ordinance or other County approval, as appropriate, permitting use of the County right-of-way or public easement for such purpose. Upon enactment of an ordinance or approval, Arlington Public Schools agrees to comply with all the conditions of such ordinance and any other conditions prescribed in the Use Permit addressing vacations and encroachments, including, but not limited to, recordation of any deeds, plats, or ordinances, the payment of compensation, and required fees.
 - iii. The location and placement of underground utility vaults shall not conflict with the physical operation or placement of other existing or proposed public or private utility facilities.
 - iv. Underground utility vaults shall have a minimum horizontal clearance of five (5) feet to conduits, manholes, public water mains and public sanitary sewers, unless a greater or lesser clearance is specifically shown on the

Civil Engineering Plan and approved by the County Manager.

- v. Ventilation grates for underground utility vaults, or for garage air intake and exhaust vents, shall not be located within public sidewalks, streets, or within any portion of the County right-of-way or public easement area for sidewalks or public streets, or within any areas that provide pedestrian access to any buildings, street, and public or private open spaces.

8) Streetscape

- a. The final streetscape design including sidewalks, street trees, tree pits/grates, bicycle racks, and sidewalk pattern/design along with the final selection of materials and colors to be used, and the limits of the clear pedestrian zone of all public sidewalks and pedestrian access. Along with street lighting per subparagraph B.11 below, the final streetscape design shall include, but not be limited, to the following elements:

Wilson Boulevard:

- Minimum streetscape width measured from the back of curb: 17.5 feet.
- Minimum clear sidewalk width: 12 feet
- Tree pit dimensions: Minimum 5 feet wide and 12 feet long, or as approved by the County Manager with the Final Landscape Plan.

North Quinn Street:

- Minimum streetscape width measured from the back of curb: 15.5 feet.
- Minimum clear sidewalk width: 10 feet
- Tree pit dimensions: Minimum 5 feet wide and 12 feet long, or as approved by the County Manager with the Final Landscape Plan.

18th Street North:

- Minimum streetscape width measured from the back of curb: 14 feet.
- Minimum clear sidewalk width: 10 feet
- Tree pit dimensions: Minimum 4 feet wide and 12 feet long, or as approved by the County Manager with the Final Landscape Plan.

- b. Public sidewalks designed in conformance with the Department of Environmental Services Construction Standards and Specifications Manual or subsequent standards as amended.
 - i. The materials and colors of the sidewalk pattern and design to be used shall be in compliance with applicable streetscape guidelines, plans, or standards approved by the County Board and in effect at the time of the Civil Engineering Plan and Final Landscape Plan approval, and shall be installed on a properly engineered base.
 - ii. Non-standard materials or surface treatments may be used subject to approval by the County Manager, and under the provisions of applicable streetscape guidelines or standards.
- c. The clear sidewalk along all street frontages of the site shall be in compliance with applicable streetscape guidelines or standards, and shall be not less than six (6) feet wide at any point, including across all driveways, with no obstructions to impede the passage or flow of pedestrian traffic (clear sidewalk). However, pinch points may be permitted in conformance with the Master Transportation Plan and/or other applicable plans.
- d. The location and planting details for street trees shall be in compliance with the Arlington County Landscape Standards; the Standards for Planting and Preservation of Trees on Site Plan Projects; and other applicable streetscape guidelines or standards, or urban design standards approved by the County Board.

9) Outdoor Bicycle Facilities

- a. A minimum of 1 bicycle space per 20 students for elementary schools, and a minimum of 1 bicycle space per 10 students for middle and high schools, and adult learning centers conveniently located throughout the site, under weather cover where feasible, as approved by the County Manager. All bicycle racks shall meet the Arlington Bicycle Parking standards or be substantially equivalent as determined by the TDM Planning Program Manager. Temporary outdoor bicycle parking at the rate identified above may be provided until completion of the field.

10) Pavement, Curb and Gutter

- a. Pavement, curb and gutter along all site frontages, as listed below, and as shown on the approved civil engineering plan.

- i. Wilson Boulevard – street cross section of approximately 45 feet as shown on the civil engineering plan approved by the County Manager. The Developer agrees to construct ADA ramps on the north side of Wilson Boulevard shown on the civil engineering plan approved by the County Manager.
 - ii. North Quinn Street – street cross section of approximately 46 feet as shown on the civil engineering plan approved by the County Manager. The Developer agrees to construct ADA ramps on the east and west side of North Quinn Street on the south side of 18th Street North as shown on the civil engineering plan approved by the County Manager.
 - iii. 18th Street North – street cross section of approximately 38 feet as shown on the civil engineering plan approved by the County Manager. The Developer agrees to construct ADA ramps on the south side of 18th Street South at North Quinn Street and mid-block at the east end of the site as shown on the civil engineering plan approved by the County Manager.
- b. Pavement, curb, and gutter, including all improvements for pedestrian and/or vehicular access or circulation along all frontages shall be designed and constructed in compliance with the Department of Environmental Services Construction Standards and Specifications Manual or subsequent standards as amended.

11) Street Lighting

- a. Arlington County standard street lights along all frontages of the site in accordance with the then current Arlington County Traffic Signal and Street lighting Specifications and VDOT Traffic Engineering design manuals, as applicable. This shall include installation of a street lighting system including, but not limited to, poles, meters, service cabinets, conduit, junction boxes and power connection appurtenances along all frontages of the site, in locations as determined at the time of review of the Civil Engineering Plan.
- b. Removal of all mastarm mounted streetlights (typically cobrahead lights mounted at 25' to 35' above grade) from all street frontages of the site. If the County decides that such streetlights are required to provide adequate lighting for street safety purposes at intersections or when the lights are part of a traffic signal mastarm system, they shall be called out on the Civil Engineering Plan.

12) Traffic Signal Equipment

- a. Intentionally Omitted:
 - i. No improvements required.

13) Communication Conduit.

- a. Four (4) 2-inch communication conduits (HDPE or equivalent County standard for communication conduits) and junction boxes along all site frontages, for the sole and exclusive use by Arlington County, unless the County Manager determines that less conduit is required.

14) Site Circulation and Arrival and Dismissal Procedures

- a. As part of the Civil Engineering Plan, Arlington Public Schools agrees to include a plan detailing site circulation and arrival/dismissal procedures. The plan may include, but not be limited to:
 - i. Site access and circulation for vehicles, school buses, pedestrians and bikes.
 - ii. The street frontage on streets adjacent to the school property, parking lots or garages internal to the site, drop-off and pick-up areas, bus loops, sidewalks and internal walkways, internal roadways and any other areas on the property that would be used for parking, loading or site circulation.
 - iii. “Arrival and Dismissal Procedures” for both the interim period with the temporary fire station along North Quinn Street and the final buildout without a temporary fire station on site, including but not limited to:
 - 1. A narrative describing the management of traffic (all modes) for arrival and dismissal periods, before- and after-school activities, regular school hours and school wide events.
 - 2. Details showing onsite and offsite marking and signage associated with site circulation or arrival and dismissal operations
 - 3. Details showing location of temporary traffic control devices and personnel (crossing guards, volunteers or staff) associated with arrival and dismissal.
 - iv. Location and signage for carpool, staff and visitor parking.
 - v. Existing or proposed locations for off-site parking that would be used by faculty, staff or special events’ attendees.

C. Implementation Timing. Arlington Public Schools agrees to implement the approved Civil Engineering Plan as follows.

- 1) Arlington Public Schools agrees to construct and/or install the following improvements as shown and approved on the Civil Engineering Plan, as applicable, prior to the issuance of the Shell and Core Certificate of Occupancy, or if no Shell and Core Certificate of Occupancy is issued, the issuance of the First Certificate of Occupancy for educational use:
 - a. Public water main and appurtenances, including fire hydrants and fire department connections.
 - b. Public sanitary sewer main and appurtenances.
 - c. Public storm sewer improvements.
 - d. Communications conduit.

If construction of the school improvements consists of a combination of renovations to an existing building, plus one or more physically separate additions to the existing building (“building sections”), Arlington Public Schools may request, through the administrative change process, to construct and/or install the improvements listed in Condition #20.C.1) above that are necessary to serve each building section prior to the issuance of the listed Certificate of Occupancy above for that building section. The Zoning Administrator shall approve such administrative change request if he/she determines that adequate facilities and services will be in place and operational prior to issuance of the Certificate of Occupancy for that building section.

- 2) Arlington Public Schools agrees to construct and/or install the following improvements as shown and approved on the Civil Engineering Plans, as applicable, prior to the issuance of the First Certificate of Occupancy for educational use:
 - a. Public street pavement, sidewalk, curb and gutter improvements.
 - b. Fire Apparatus Access Roads (Fire Lanes)
 - c. Street lighting elements including but not limited to: poles, meters, service cabinets and power connection appurtenances, and all conduit and junction boxes necessary for the lighting system.
 - d. Traffic signal improvements and the relocation of existing traffic signal equipment.

- e. All other relevant elements shown in the approved civil engineering plan.

Arlington Public Schools agrees to remove and replace, according to the Arlington County Department of Environmental Services Construction Standards and Specifications Manual, any existing curb, gutter or sidewalk along the street frontages of this site which is in poor condition or damaged by APS, prior to the issuance of the First Certificate of Occupancy for educational use.

The Zoning Administrator shall, through the administrative change process, allow reasonable modifications to the timing of Condition #20.C.2) above, requiring construction or installation of public improvements, if the Zoning Administrator determines that: 1) APS is diligently pursuing the work; 2) timing of conditions as originally approved will unnecessarily impede progress of the project; 3) APS provides reasonable assurances that the work will be completed in accordance with the Use Permit's approved design; and 4) the modifications do not compromise health, safety and welfare of the general public or of adjacent properties.

D. Arlington Public Schools agrees to the following prior to the issuance of the Master Certificate of Occupancy, but no later than the date established by Condition #52:

- 1) Construct and/or install the stormwater management facilities as shown and approved on the Civil Engineering Plans.
- 2) Submit to, and obtain approval from, the County Manager for as-built civil engineering plans "As-Built", certified by a professional engineer or surveyor registered in the Commonwealth of Virginia.

APS agrees that the As-Built shall show all sanitary sewers, storm sewers and storm water management facilities, water mains, street lights, traffic signalization, curb and gutter, sidewalks, street paving, pavement markings, and all appurtenant facilities related to these items.

The As-Built shall include a separate schematic drawing showing all storm sewer structures; all sanitary sewer structures; and water meters, valves, blow-offs, and hydrants. Each of these items shall be labeled with horizontal coordinates and with vertical rim elevations and inverts of incoming and outgoing pipes.

Upon notification from the County Manager that the As-Built plans are complete and accurate, Arlington Public Schools agrees to submit one (1) set of these plans printed on mylar and an electronic version of these plans on a disk or memory card.

- 3) Arlington Public Schools agrees to repair or replace existing or new infrastructure, at the direction of the County Manager, damaged during construction prior to County Manager acceptance of public improvements described in Condition 20.D.3 (below).
- 4) Arlington Public Schools agrees to obtain from the County Manager a letter accepting the public improvements shown on the Civil Engineering Plans and described in these conditions (including street trees and all landscape materials) which are in public rights-of-way or easements, for maintenance and operation by the County. The County Manager shall accept the public improvements if he finds that all elements have been properly constructed and found not to be deficient.

21. Final Landscape Plan (Footing to Grade Permit or Final Building Permit, whichever comes first)

A. Submission and Approval (Demolition and Land Disturbance Permits)

- 1) **Submission.** Arlington Public Schools agrees to submit to the Zoning Administrator a detailed final landscape plan prior to issuance of a Demolition and Land Disturbance Permit.
- 2) **Approval.** Arlington Public Schools agrees to obtain the review and approval of the final landscape plan by the County Manager as meeting all standards set forth in this condition, prior to issuance of the Footing to Grade Permit or Final Building Permit, whichever comes first. Arlington Public Schools further agrees that the approved final landscape plan shall conform to the civil engineering plan, and the sequence of construction, and shall be consistent with the conceptual final landscape plan approved by the County Board as a part of the Use Permit approval, all Use Permit approval requirements, and all County codes, standards and specifications, and policies. The plan shall conform to, where applicable:
 - a. The landscaping requirements contained herein;
 - b. Sector Plans;
 - c. The landscaping, planting, and sidewalk and driveway construction specifications and standards;
 - d. Arlington County Landscape Standards, including the Standards for Planting and Preservation of Trees on Site Plan Projects;
 - e. Master Transportation Plan;
 - f. Other applicable streetscape guidelines or standards or urban design standards approved by the County Board and in effect at the time of the final landscape plan approval.
- 3) Arlington Public Schools agrees that the final landscape plan shall contain, at a minimum, the following information, in accordance with the checklist in the Arlington County Landscape Standards:

- a. Tree Replacement Plan and Calculations (Footing to Grade Permit or Final Building Permit, whichever comes first)
 - (1) In addition to saving identified trees, consistent with Condition #6 above, Arlington Public Schools also agrees to replace all trees shown on the Tree Survey that are removed as a result of the new construction. Such replacement shall be completed in accordance with the Arlington County Tree Replacement Guidelines. Arlington Public Schools agrees to submit and obtain the review and approval of a Tree Replacement Plan, and Tree Replacement Calculations, as part of the final landscape plan. Any replacement trees shall conform to the standards and specifications set forth in Condition #21.B and any replacement trees that cannot be accommodated on site will be shown within a tree replacement plan demonstrating where trees will be planted on another Arlington Public Schools location determined prior to the approval of a final landscape plan.
- b. Drawings from the civil engineering plan showing the location of utilities, lighting, equipment, and other elements which may impact landscape elements on the site.
- c. A street tree plan and street tree survey, which shall show the location of street trees and that there are no conflicts between the street trees and utilities.
- d. The location and depth of all existing and proposed utility meters, underground utility vaults and boxes, utility lines, transformers, and at-grade mechanical equipment.
- e. The location of all existing, proposed and relocated traffic signal poles, traffic signal cabinets, and any other traffic-related items and equipment located on or in the public sidewalk contiguous to the site.
- f. The location of all existing and proposed fire hydrants and standpipes, storm sewers and storm water management facilities, and sanitary sewers and appurtenances.
- g. The location of all on-street parking spaces, bus stops, bicycle rack locations, bike share stations, and other facilities as identified during the review of the plans.
- h. The location of all street light fixtures, poles, meters, service cabinets and power connection appurtenances along the frontages of the site.

- i. The location, dimensions, materials, and pavement pattern for driveways and access drives, automobile drop-off areas, curb ramps, driveway aprons, service drives, crosswalks, 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.
- j. The final streetscape design, including sidewalks, street trees, tree pits/grates, bicycle racks, and sidewalk pattern/design and final selection of materials and colors to be used.
- k. The limits of clear pedestrian zones of all public sidewalks and pedestrian access.
- l. 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, arbors, trellises, water features, and other landscape elements or structures.
- m. The location and planting details for street trees.
- n. The location of public use and access easement areas, including final landscape design and installations in these areas.
- o. The final submission of the landscape plans shall include a copy of the contract for construction and installation of all landscape materials.

B. Standards and Requirements. Arlington Public Schools agrees that the final landscape plan shall, at a minimum, meet the following standards and requirements:

- 1) The plans shall be drawn to a horizontal scale of 1 inch = 25 feet on sheets 24 inches by 36 inches in size and a vertical size of 1 inch = 5 feet in size.
- 2) The plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia.
- 3) The Tree Replacement Plan, and associated Tree Replacement Calculations, shall be 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 subparagraph 8 below.

- 4) All existing and proposed traffic signal poles and traffic signal cabinets, and any other traffic-related items, on and around the perimeter of the site shall not obstruct pedestrian travel and shall not be located in the clear sidewalk, including, but not limited to, access areas to ADA ramps, crosswalks, building entrances, and interior walkways.
- 5) All plaza areas, access drives, automobile drop-off areas, interior walkways and roadways shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager for conformity with adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final landscape plan.
- 6) The final sidewalk pattern/design and final selection of materials and colors shall comply with the requirements outlined below. To the extent that the County's requirements and policies for sidewalk pattern/design and materials/colors change, subsequent to this Use Permit approval, the County Manager shall review, at the time of construction, for approval, the final treatment for compliance with the then current standards.
 - a. The clear sidewalk along all street frontages of the site shall be in compliance with applicable streetscape guidelines or standards, and shall:
 - (1) Continue across all driveway aprons for loading and garage entrances along all frontages of the Use Permit, and not contain any barriers that would impede the flow of pedestrian traffic.
 - (2) Be not less than six (6) feet wide at any point, including across all driveways, with no obstructions to impede the passage or flow of pedestrian traffic (clear sidewalk). However, pinch points may be permitted only as specifically permitted in conformance with the Master Transportation Plan and/or other applicable plans.
 - (3) Be designed and installed in compliance with Department of Environmental Services Construction Standards and Specifications.
 - (4) 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 by the County Manager, and under the provisions of applicable streetscape guidelines or standards.

- (5) Not contain joints or use patterns that create gaps of ¼-inch in depth or greater at a spacing of less than 30 inches.
 - (6) Any garage entrance adjacent to a sidewalk shall be designed and constructed so that the location of the garage doors are recessed a minimum distance of six (6) inches from the building wall's surface.
 - b. The materials and colors of the sidewalk pattern/design to be used shall be in compliance with the Rosslyn-Ballston Corridor Streetscape Standards or other applicable streetscape guidelines, plans or standards approved by the County Board and in effect at the time of the final landscape plan approval.
 - c. Arlington Public Schools agrees to design and construct all elements of the streetscape, including, but not limited to, public sidewalks and street trees within the public right-of-way or public easement, as shown on the final landscape plan and the civil engineering plan.
- 7) 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 Use Permit Projects, and as specified above. The location, root enhancement, and planting details for street trees shall be in compliance with The Rosslyn-Ballston Corridor Streetscape Standards; Sector Plans; the Arlington County Landscape Standards; the Standards for Planting and Preservation of Trees in Use Permit Projects; and other applicable streetscape guidelines or standards, or urban design standards approved by the County Board. Street trees shall not be placed within the vision clearance (corners), as defined in Section 3.2.6.A.4 of the Zoning Ordinance.
- 8) Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - a. Major deciduous trees other than street trees—a minimum caliper of 2 inches, except as indicated in Condition #21.B.6) above.
 - b. Evergreen trees – a minimum height of 7 to 8 feet.
 - c. Ornamental deciduous trees – a minimum caliper of 1 to 1½ inches. Multi-stem trees shall not be less than 10 feet in height.
 - d. Shrubs—a minimum spread of 18 to 24 inches.
 - e. Groundcover—in 2 inch pots.

- 9) Pursuant to the Natural Resources Management Plan Recommendations # 13 & 14, no invasive plants will be incorporated into any plantings. Pursuant to Recommendation #11, native plants will be used where possible.

C. Installation of Landscape Plan Elements (First Certificate of Occupancy for Educational Use)

Arlington Public Schools agrees to implement the approved sidewalk, landscaping and street tree improvements of the final landscape plan as follows, pursuant to Condition #5 of this Use Permit:

- 1) **Installation (First Certificate of Occupancy for Educational Use)**

Arlington Public Schools agrees that all hardscape elements shown on the final landscape plan including but not limited to sidewalks and plazas shall be constructed and/or installed prior to the issuance of the First Certificate of Occupancy for educational use. Arlington Public Schools further agrees that landscape elements including but not limited to trees, shrubs, and other plant materials shall be installed no later than two (2) months after the issuance of the Final Certificate of Occupancy for the respective Phase of construction (as "Phase" is determined pursuant to the approved Phasing Plan required in Condition #5 above).

 - a. The Zoning Administrator shall approve an administrative change to the timing of installation of all landscape improvements if he or she finds that, due to the planting season, availability of plant materials, weather, or other construction-related issues, APS will be unable to meet the timelines, and further finds that APS is diligently pursuing completion of the work and will complete the landscaping in a reasonable amount of time.
 - b. The following standards for Installation apply:
 - (1) Arlington Public Schools agrees to notify the DPR 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 DPR 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 DPR Urban Forester.
 - (2) All new lawn areas shall be sodded; however, if approved in writing by the County Manager, based on accepted landscaping standards, seeding may be substituted for sod. All sod and seed shall be state certified.

- (3) 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.
- (4) Soil depth shall be a minimum of three (3) feet plus 12 inches, or a depth to accommodate other drainage material commonly used in the industry as reviewed and approved by the County Manager on the landscape plan, for street trees and two (2) 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.
- (5) Finished grades shall not exceed a slope of three to one, unless otherwise shown on the approved plans.
- (6) Arlington Public Schools agrees to install approved lighting within the use permit site (exclusive of the Right-of-Way) before the issuance of the First Certificate of Occupancy for educational use exclusive of the garage, for the applicable Phase of the project pursuant to the approved Phasing Plan required in Condition #5 above.

D. Maintenance and Replacement (Life of Use Permit) Arlington Public Schools agrees to maintain the site in a clean and well-maintained condition and ensure that all plaza areas are kept in a clean and well-maintained condition for the life of the Use Permit (in accordance with the Phasing Plan requirements outlined in Condition #5) as required by Section 14.2 of the Zoning Ordinance. Arlington Public Schools agrees to ensure that all plaza areas, landscaped areas, and large plantings on school property are kept in a clean and well-maintained condition for the life of the use permit. Arlington Public Schools agrees to water, prune, replace, and provide for any other necessary maintenance for all trees and landscaping located on the school property.

All pruning of street trees must be performed in accordance with the last version of, or revision to, the ANSI A300 Pruning Standards. Arlington Public Schools agrees to contact the Department of Parks and Recreation to arrange for a site meeting with an Urban Forester to review and approve the scope of work prior to performing any pruning of street trees. An International Society of Arboriculture (ISA) Certified Arborist must be on site during all pruning of street trees.

E. Administrative Changes. The County Manager may consider minor revisions to landscape plans based on changes in building, street and driveway locations and other details of design as necessitated by civil engineering and architecture plans as long as

such changes are consistent with the intent of the Use Permit approval. Arlington Public Schools agrees that any change to the approved landscape plan requires approval of a revised landscape plan by the County Manager. The final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendments may be specifically approved by the County Manager.

22. Internal and External Lighting Plan (Final Building Permit)

A. **Approval (Final Building Permit)** Arlington Public Schools agrees to submit a lighting plan for all outdoor public areas on the site and including parking areas, but not including street lights or other lighting in the public right of way, as part of the final landscape plan, and obtain the County Manager's review and approval of such lighting plan prior to issuance of the Final Building Permit. Arlington Public Schools agrees to include, in the lighting plan, certification that it meets the then minimum standards of the Illumination Engineering Society of North America Standards.

B. **Implementation (First Certificate of Occupancy for educational use)** Arlington Public Schools agrees to implement the approved lighting plan and install all approved lighting prior to the issuance of the First Certificate of Occupancy for educational use of the applicable Phase of the project pursuant to the approved Phasing Plan required in Condition #5 above, or as otherwise required by law.

23. Utility Company Contacts (Demolition and Land Disturbance Permits)

In order to ensure the timely and efficient coordination of site utility installation, Arlington Public Schools agrees to contact all utility companies and County agencies that provide utility services in Arlington County prior to the issuance of the Demolition and Land Disturbance Permits. By way of illustration and not limitation, these utility services include electric, telephone, cable television, telecommunications, gas, water, sewer, and storm sewer service, both existing providers and others that regularly provide these services in Arlington County (collectively "utility companies"). Arlington Public Schools agrees to offer the utility companies access to public rights-of-way or easements that permit utilities, whether existing or to be dedicated by the developer, so that the utility companies may install their utilities at the time Arlington Public Schools will be disturbing or paving in the areas described above. Arlington Public Schools further agrees to submit to the Zoning Administrator copies of letters from Arlington Public Schools to the utility companies offering them access as stated above.

24. Survey Monuments (Excavation, Sheeting, and Shoring Permit)

Intentionally Omitted.

25. FAA Documentation (Excavation, Sheeting and Shoring Permit)

Intentionally Omitted.

26. Deeds of Public Easements and Deeds of Dedications (Footings to Grade Permit or Final Building Permit, whichever comes first)

- A. Arlington Public Schools agrees to convey real estate interests called for by this Use Permit approval to the County, for public street or public right-of-way purposes, in fee simple, free and clear of all liens and encumbrances. Real estate interests conveyed by Arlington Public Schools to the County for Public Improvements or public uses, (including, but not limited to, sidewalk, street trees, other streetscape planting, water mains, storm sewers, sanitary sewers, and other public utilities and facilities), that are not located, or to be located, in the public street or public right-of-way, may be granted to the County by deed(s) of easement, provided, however that, in the deed(s) conveying such real estate interests to the County, all liens and encumbrances shall be subordinated to the easement rights of the County.
- B. Unless otherwise specifically provided elsewhere in these Use Permit conditions, Arlington Public Schools agrees that, for each Phase of the project, pursuant to any approved Phasing Plan required in Condition #5 above, it will do the following:
- 1) **Submission for Review (Footing to Grade Permit or Final Building Permit)** Submit for review by the County Manager all-plats, deeds of conveyance, deeds of dedication, and deeds of easement associated with, and/or required by the Use Permit approval or the approved civil engineering plans, for the construction of any public street public infrastructure, public utility, public facility or public improvement (jointly “Public Improvements”), prior to Footing to Grade Permit or Final Building Permit for such Phase; and
 - 2) **Approval and Recordation (First Certificate of Occupancy for Educational Use)** Obtain approval of and record such plats, deeds of conveyance, deeds of dedication, and deeds of easement associated with, and/or required by the Use Permit approval or the approved civil engineering plans for the construction of any Public Improvements, among the land records of the Circuit Court of Arlington County prior to issuance of the First Certificate of Occupancy for educational use or any portion thereof for such Phase.

27. Bicycle Storage Facilities (~~Footing to Grade Permit or Final Building Permit~~,)
Arlington Public Schools agrees to submit to, and obtain approval of the County Manager for, indoor bicycle storage facilities, showers and lockers for staff prior to issuance of the Footing to Grade Permit or Final Building Permit. The bicycle facilities, showers and lockers shall be shown on the architectural drawings depicting their location and access within the context of the floor(s) on which they are located; the layout of the facilities; and the details of the enclosure, security elements, bicycle racks, showers, lockers, and other elements of the facilities. Arlington Public Schools agrees to provide the following:

- (1) A minimum of one (1) bicycle space per 10 staff in Class I secure facilities, which shall meet the standards for Class I storage space as defined in the Arlington Bicycle Parking Standards in effect on the date of approval of the Use Permit;

- (2) A minimum of one (1) shower per gender; and
- (3) A minimum of one (1) clothes storage locker for each required staff bicycle parking space.

Showers and lockers shall meet the following criteria:

- (1) The lockers shall be installed adjacent to the showers in a safe and secured area.
- (2) The lockers shall be a minimum size of 12 inches in width, 18 inches in depth and 36 inches in height, and shall be available to bicycle commuters during normal building operating hours; provided, however, that bicycle commuters shall be permitted to use the lockers for storage 24 hours per day, 7 days per week;
- (3) The showers and lockers may be provided in conjunction with the gymnasium; and
- (4) Both the showers and lockers shall be available to all school staff.

Plan for Bicycle Facility, Shower, and Locker Operations (Shell and Core Certificate of Occupancy). ~~Arlington Public Schools agrees to obtain, prior to the issuance of the Shell and Core Certificate of Occupancy or, if no Shell and Core Certificate of Occupancy is required the First Certificate of Occupancy for educational use, the County Manager's review and approval of a plan for the operation of the indoor bicycle storage facility, showers and lockers if she finds that, at a minimum, the plan includes the following elements:~~

- (1) ~~Identification of party(s) (person, agency, organization) responsible for managing the bicycle storage facility, including implementation of the plan for access and notification of facility.~~
- (2) ~~A description of how the bicycle storage facility will be managed and operated, including:~~
 - (a) ~~Hours of operation or availability to users.~~
 - (b) ~~Methods to notify staff of the amenity at least two times per year, at or before the beginning of each semester.~~
 - (c) ~~Management of registration of persons and bicycles using the Class 1 facility.~~
 - (d) ~~Management of locker assignments, and re-assignments, to bike commuters.~~
 - (e) ~~Policy for abandoned bicycles.~~

~~Arlington Public Schools agrees to implement the approved plan for the life of the use permit.~~

28. Interior Exercise/Health Facilities (Footing to Grade Permit or Final Building Permit)

Intentionally Omitted.

29. Façade Treatment of Buildings (Footing to Grade Permit or Final Building Permit)

A. Arlington Public Schools agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be consistent, in terms of massing, materials, fenestration, rhythm and overall architectural vocabulary, with the intent of this Use Permit approval and the drawings identified in Condition #3 as presented to the County Board and made a part of the public record on the date of County Board approval of this Use Permit.

B. Submission of Facade Elevation Drawings and Material Samples (Footing to Grade Permit or Final Building Permit, whichever comes first)

Arlington Public Schools agrees to submit to the Zoning Office, and obtain review and approval by the County Manager prior to the issuance of the Footing to Grade Permit or Final Building Permit, three (3) copies of colored elevations and one (1) copy of black and white architectural elevations at 24" x 36", which label the materials and colors for each elevation of the building, including interior elevations (e.g. elevations adjacent to interior courtyards, plazas and access drives), and which identify any proposed change from the drawings identified in Condition #3, along with a written summary and explanation of the proposed changes, as well as one (1) sample material board at no larger than 24" x 36". The County Manager will approve such drawings if she finds that they are consistent with the intent of this Use Permit approval.

C. Approval of Facade Elevation Drawings and Material Samples (Final Building Permit)

Arlington Public Schools agrees to obtain the review and approval by the County Manager of the façade elevation drawings and material samples as being consistent with the intent of the County Board's approval of the Use Permit, including any changes approved administratively or through Use Permit amendment, prior to the issuance of the Final Building Permit.

D. Inspection and Approval of Built Façade (Shell and Core Certificate of Occupancy)

Arlington Public Schools agrees to obtain approval of the County Manager of the built building façades as being consistent with the approved façade elevations and materials prior to the issuance of any Certificate of Occupancy, pursuant to Condition #5 of this Use Permit.

E. Standards for Façade Treatment of Buildings:

- 1) **Rooftop Mechanical Equipment.** New mechanical equipment shall be either screened so as not to be visible from public rights-of-way or treated to minimize the visual impact of the equipment. Any mechanical equipment, including equipment located on the ground or at roof top, and screening for the penthouse mechanical equipment, shall be shown on all elevation drawings. Arlington Public Schools agrees to obtain the County Manager's review and approval of

the details of the screening treatment, including height, material, placement, and color, as meeting this screening/treatment standard, as part of the approval for the façade elevations and façade materials.

- 2) **Architectural Illumination.** Arlington Public Schools agrees that the illumination, up-lighting, or the like, of any architecture, including buildings, structures, sites and facades, shall not be permitted unless specifically shown on the Use Permit drawings listed in Condition #3 and approved by the County Board. Any architectural illumination shown on the façade elevations that was not specifically shown on the Use Permit approved by the County Board shall require a Use Permit amendment.

30. Plat of Excavated Area (Footing to Grade Permit or prior to commencement of above-grade construction activity, whichever comes first)

Arlington Public Schools 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 Condition #3 above. Arlington Public Schools agrees to provide the Zoning Administrator spot elevations taken at spots (determined at the time of the pre-construction meeting) which shall, at a minimum, consist of two corners and spot elevations from 50 % of the total area to be excavated prior to the commencement of above-grade construction activity. Provided however, that at the point during construction where the excavated area is greater than 20,000 square feet, as determined by the Zoning Administrator, the Zoning Administrator may issue an above-grade building permit based on elevations submitted for a reduced area if she finds that the elevations submitted for the reduced area provide reasonable assurance that the construction is being done according to the use permit approval. Arlington Public Schools agrees to submit to the Zoning Administrator and obtain the Zoning Administrator's approval of, additional elevations confirming the elevations of the remainder of the excavation prior to issuance of the Footing to Grade Permit, or if APS does not obtain a Footing to Grade Permit, then prior to commencement of above-grade construction activity.

31. Acceptance of Public Improvements (Final Certificate of Occupancy)

Intentionally Omitted (Moved to Condition #20, Civil Engineering Plan)

32. Underground Utility Vaults (Footing to Grade Permit)

Intentionally Omitted (Moved to Condition #20, Civil Engineering Plan)

33. Trash Collection and Recycling Areas (Footing to Grade Permit or Final Building Permit)

Arlington Public Schools agrees to obtain approval from the Zoning Administrator of drawings showing compliance with this condition prior to the issuance of the Footing to

Grade Permit or Final Building Permit. Arlington Public Schools agrees that all collection, storage, compaction, and removal of trash, as well as appropriate facilities for the recycling of reusable materials as defined by the County shall occur in areas that are screened from public view and neighboring properties, in locations as shown on the plans referenced in Condition #3.

34. Loading Spaces (Footing to Grade Permit or Final Building Permit)

Arlington Public Schools agrees to obtain approval from the Zoning Administrator of drawings showing compliance with this condition prior to the issuance of the Footing to Grade Permit or Final Building Permit. Arlington Public Schools agrees that all loading spaces shall be located as shown on the plans referenced in Condition #3 in areas screened from public view and neighboring properties.

35. Parking Space and Drive Aisle Compliance with Zoning Ordinance (Footing to Grade Permit or Final Building Permit)

Approval of Drawings. Arlington Public Schools agrees to submit to, and obtain review and approval from the Zoning Administrator of, drawings showing that all parking spaces and drive aisles comply with the requirements of Section 14.3 of the Zoning Ordinance (except as otherwise expressly approved by the County Board through use permit approval) prior to the issuance of the Footing to Grade Permit or Final Building Permit.

36. Emergency Vehicle Access/Support on Surface Parking and Plaza Areas (Footing to Grade Permit or Final Building Permit)

Arlington Public Schools agrees that the requirements and standards of this condition shall be incorporated in the construction drawings, which shall be submitted to the Inspection Services Division for the Building Permit, and reviewed and approved by the Zoning Administrator, prior to issuance of the Footing to Grade Permit or Final Building Permit.

A. Arlington Public Schools agrees that all plaza areas used for vehicular access and all surface parking areas shall be constructed to support the live load of any fire apparatus, and agrees to construct these elements in accordance with the approved drawings.

B. No above-grade structure shall be allowed to obstruct fire lanes.

37. ~~Parking (Footing to Grade Permit or Final Building Permit)~~

Arlington Public Schools agrees to provide access to available parking for community use when the community uses Arlington Public Schools facilities as specified within the Memorandum of Agreement between Arlington County and Arlington Public Schools: “Operations and Cost Sharing – The New School on the APS Property at 1601 Wilson Boulevard” associated with this use permit approval.

38. Documentation of Historical Artifacts, Features and Buildings (Shell and Core Certificate of Occupancy Permit)

- A. Arlington Public Schools agrees to submit documentation to Arlington County Historic Preservation Program, Neighborhood Services Division (HPP), regarding any historical artifact or historical natural feature uncovered during construction on the site. Such documentation shall be submitted prior to the issuance of the Shell and Core Certificate of Occupancy permit for the building. This documentation shall include written notation describing the artifact or natural feature, color photographs, and mapping of the location and/or depth of the site excavation at which the item was found.
- B. In the event an historical artifact or natural feature is found on the site, and is to be disturbed or removed from the site during construction, Arlington Public Schools agrees to contact the HPP before removing or disturbing the artifact or natural feature. Arlington County shall be given the opportunity to accept donation of the artifact or natural feature before the item is offered to any other organization or individual.
- C. Intentionally Omitted.
- D. If there is an unanticipated historical artifact or natural feature found on the site, the project archaeologist and HPP staff may agree upon review that a further archaeological study is warranted. Arlington Public Schools shall then undertake an additional archaeological study to document these finds. Arlington Public Schools agrees to submit to the HPP all written results of the potential archaeological study documenting the unanticipated finds and, subject to the provisions of #38.B, to offer to the HPP all artifacts found on the site. All archaeological work shall be completed prior to the issuance of any Demolition or Land Disturbance permits. Should the report(s) recommend it, Arlington Public Schools shall agree to continued monitoring of the site during construction by an archaeologist. Arlington Public Schools will work with the HPP staff to properly conserve and interpret any artifacts found as a result of the archaeological investigations.
- E. Arlington Public Schools agrees to create of an interpretive area within the new school that shall be accessible and visible to the public. This area will include a model of the original Wilson School, to be constructed out of wood, and to be of a scale that the model's details can be clearly discerned from the sidewalk by passersby. The model should be a permanent fixture in the school and not a temporary or moveable element. The area will also include additional glass case(s) that will hold letters, memorabilia, and other interpretive materials regarding the history of the school, and the history of the H.B. Woodlawn program. The model of the original Wilson School building shall be placed in an area of prominence in or near the main entrance lobby of the New Wilson School so as to be visible from the public sidewalk on Wilson Boulevard adjacent to the School. The model will be illuminated so as to be visible from the public sidewalk at all times of day. Arlington Public Schools will install signage

within the lobby and other public areas of the school informing the public as to the location and accessibility of the interpretive areas.

- F. Arlington Public Schools agrees to salvage portions of the original decorative, pressed-tin ceiling prior to demolition. The pressed tin will be cleaned and reinstalled as decorative ceiling in meeting rooms within the Library.
- G. Arlington Public Schools agrees to install a plaque on the exterior building, within a location shown to the HALRB in materials dated January 18, 2017. The content and design of the plaque will be approved by the HALRB prior to the issuance of the Certificate of Occupancy.
- H. Arlington Public Schools agrees salvage the original cornerstone if it is found during demolition, and reinstall it in a location to be determined in consultation with Historic Preservation Program staff prior to the issuance of the building permit.

39. Underground Utility Fund Contribution (Final Building Permit)

Intentionally Omitted.

40. Wall Check Survey

Walls/Elevations of Slab at Grade (completion of the slab on grade)

Arlington Public Schools agrees to submit to the Zoning Administrator, and obtain the Zoning Administrator's approval of a wall check survey showing the location of foundation walls and elevation of the slab at grade to confirm that the elevations of the foundation and its locations on the site are consistent with the Plans, at completion of the slab at grade, pursuant to Condition #5 of this Use Permit.

41. Use of Penthouse (Final Building Permit)

Intentionally Omitted.

42. Review by Crime Prevention Through Environmental Design (CPTED) Practitioner (Final Building Permit).

Intentionally Omitted.

43. County Public Safety / Emergency Communications Systems (Final Building Permit)

Intentionally omitted (Arlington Public Schools shall follow Condition #61 for "Installation of In-Building First Responder Network").

44. Retail Elements (Final Building Permit)

Intentionally Omitted.

45. Safety Measures at Garage Exit Ramps (Final Building Permit)

Arlington Public Schools agrees to install safety measures, which may include but shall not be limited to speed bumps, at garage exit ramps, if applicable, at locations where ramps abut the pedestrian sidewalk, in order to slow vehicular traffic prior to vehicles

crossing the sidewalk. The Developer agrees to show the locations of the safety measures on the ground level final building floor plans and shall obtain review and approval by the Zoning Administrator of the safety measures as meeting this condition prior to the issuance of the Final Building Permit.

46. Public Use and Access Easements (Shell and Core Certificate of Occupancy)
Intentionally Omitted.

47. Transportation Management Plan (Shell and Core Certificate of Occupancy-First Certificate of Occupancy for Educational Use)

Arlington Public Schools agrees to submit to, and obtain review and approval from the County Manager of a Transportation Demand Management Plan (TDM Plan), prior to issuance of the ~~Shell and Core Certificate of Occupancy~~ First Certificate of Occupancy for Educational Use, in order to achieve the following:

- The desired results of the Arlington County Transportation Demand Management (TDM) program;
- Mitigation of the potential adverse impacts of parking demand and disruption of parking patterns within affected neighborhoods that could result from the approved parking count and locations;
- Mitigation of traffic impacts generated by users of the Elementary School, including staff, students, parents of students, and other visitors.

Arlington Public Schools further agrees to implement the TDM Plan for the life of the use permit. Arlington Public Schools agrees to post the approved TDM on the web page for Wilson School.

Arlington Public Schools agrees to develop, with the assistance of County staff, a Arlington Public Schools-division-wide TDM Master Plan (“TDM Master Plan”) for district-wide use, to serve as a framework for individual TDM Plans at each facility.

TDM Strategies. The TDM Plan shall include, but not be limited to, the strategies set out below, provided, however, that the County Manager may, through the Administrative Change process, amend these strategy provisions to conform to the TDM Master Plan if she determines the amendments would achieve the goals noted above:

- (a) General.
 - i. APS agrees to maintain an ongoing relationship with Arlington Transportation Partners (“ATP”).
 - ii. Arlington Public Schools agrees to appoint a School Transportation Coordinator (STC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all TDM obligations for this use permit. The STC responsibilities will include overseeing the operation of the TDM, including the issuance of school

parking permits, providing information on and establishing carpools, developing incentives for alternative transportation and coordinating with DPR. The STC shall work actively with the School's Principal, staff, students and their parents/guardians, and visitors to maximize the use of non-single occupant vehicle transportation to and from the school, including by bus, bicycle, walking and car/vanpools, and shall maintain records of employee Motor Free transportation options (bike/walk to work). Arlington Public Schools shall provide, and keep current, the name and contact information of the STC to Arlington County Commuter Services (ACCS) or successor. The STC shall be appropriately trained, per the Transportation Demand Management: Knowledge Standards for Appropriately Trained School Transportation Coordinators, Version: Schools (April 2014) or subsequent version, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

(b) Plan for Bicycle Facility, Shower, and Locker Operations.

Arlington Public Schools agrees to maintain a plan for the operation of the indoor bicycle storage facility, showers and lockers with at a minimum, the following elements:

- (1) Identification of party(s) (person, agency, organization) responsible for managing the bicycle storage facility, including implementation of the plan for access and notification of facility.
- (2) A description of how the bicycle storage facility will be managed and operated, including:
 1. Hours of operation or availability to users.
 2. Methods to notify staff of the amenity at least two times per year, at or before the beginning of each semester.
 3. Management of registration of persons and bicycles using the Class 1 facility.
 4. Management of locker assignments, and re-assignments, to bike commuters.
 5. Policy for abandoned bicycles.

(c) Incentive Programs and Policies.

- i. All dollar denominated rates shall be adjusted annually for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of use permit approval.
- ii. Provide an information display(s), the number/content/design/location of which shall be approved by ACCS / ATP, to provide transportation-related

information to staff and visitors. ~~Arlington Public Schools shall keep~~ Display(s) shall provide stocked with approved transportation information materials at all times.

- iii. Each employee who participates in a carpool or vanpool will be entitled to such incentive as established by the Superintendent of Schools for the subject school specifically, or based on the TDM Master Plan, for each person in the pool, and preferred/reserved parking, except two-person pools, whose participants will receive a 50% incentive.
- iv. Each employee who participates in a carpool with a non-APS employee and who does not use APS parking facilities will be entitled to an incentive as established by the Superintendent of Schools for the subject school specifically, or based on the TDM Master Plan.
- iii. Each employee who participates in a carpool with non-APS employees and who uses a parking space at the subject school will be entitled to a monetary incentive equal to a 2-person carpool and will be entitled to preferred/reserved parking. Non-APS employees will be required to register with the STC.
- iv. Employees who ~~participate in carpools and vanpools~~ regularly (twice a week) carpool, vanpool, bike, walk or take transit to work will be informed of the **Guaranteed Ride Home** program to assist with rides home when personal emergencies or emergency work requirements make using the ~~carpool or van pool~~ arrangements impossible.
- v. Metrorail, metro bus, and ART bus incentives as established by the Superintendent of Schools for the subject school specifically, or based on the TDM Master Plan, will be issued monthly to participating employees on the first day of each month in the form of a SmarTrip card or equivalent fare media provided by APS or issued in the employee's name. To the extent permitted by law, such incentives will be paid for by APS and/or drawn from pre-tax funds issued to or paid by the employee.
- vi. Arlington Public Schools shall report on usage of the incentive programs to the Arlington Public Schools Human Resources Department, which will be responsible for maintaining payroll records sufficient to compensate persons enrolled in incentive programs and arranging for the establishment of taxable and no-tax incentive payments to employees. Supervisors of employees will be responsible for the enforcement of employee honesty in completing enrollment forms.
- vii. Arlington Public Schools agrees to encourage students to use alternative transportation to travel to and from the subject school with an initial goal

of 20% reduction in drop-off/pick-up trips, proportional to school enrollment, in private vehicles compared with the school year prior to the year for which the first Certificate of Occupancy for educational use in the new addition is issued.

- viii. Arlington Public Schools agrees to provide website hotlinks to the most appropriate Arlington County Commuter Services web page CommuterPage.com™ under a “transportation information” heading, or other heading as approved by the County Manager, from the school’s website regarding this school.
- ix. Arlington Public Schools agrees to distribute a new-employee package which includes site-specific ridesharing and transit-related information provided by Arlington County to each new employee no later than the first day of employment at the school.
- x. ~~Arlington Public Schools agrees to cooperate with and assist Arlington County Commuter Services (“ACCS”) in implementing a transit-advertising program that distributes information four times per year to all employees, students and/or their parents, and visitors.~~
- xi. ~~Arlington Public Schools agrees to participate in regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the school building.~~

(c) Performance Monitoring.

- (1) Arlington Public Schools agrees to submit an annual report describing the TDM-related activities of the school. The summary from an annual site visit with ACCS staff may fulfill this annual reporting requirement.
- (2) Arlington Public Schools agrees to participate in a transportation performance monitoring study at two (2) years, five (5) years, and (at the County’s option) every subsequent fifth year after the issuance of the First Certificate of Occupancy for educational use. The County may conduct the study, in which case Arlington Public Schools agrees to reimburse the County for the cost of the study within 30 days of notice of cost, or request that Arlington Public Schools conduct the study. In the latter case, the County would specify the timing and scope of the study, which may include average vehicle occupancy, daily vehicles trips to and from the site, parking availability by time of day for the site, pedestrian traffic, a seven (7) day count of site-generated vehicle traffic, and a voluntary mode-split survey. Arlington Public Schools agrees to notify, assist, and strongly encourage participation by students, parents, faculty, and

employees to participate in mode-split surveys, which may be on-line or by email. Arlington Public Schools agrees to produce and submit to the County a report in the form specified by the County for every transportation performance monitoring study it undertakes.

- 48. Affordable Housing Contribution (Shell and Core Certificate of Occupancy)**
Intentionally Omitted.
- 49. Availability of Site Plan Conditions to Residential Condos, Cooperatives and Homeowners Associations (Shell and Core Certificate of Occupancy)**
Intentionally Omitted.
- 50. Authorization for Police to Enter Residential Parking Areas (First Certificate of Occupancy for tenant occupancy)**
Intentionally Omitted.
- 51. Replacement of Damaged Existing Curb, Gutter and Sidewalk (First Certificate of Occupancy)**
Intentionally Omitted (moved to Condition #20, Civil Engineering Plan).
- 52. Obtain Master Certificate of Occupancy (Within 6 months of the Final Certificate of Occupancy)**
Arlington Public Schools agrees to obtain a Master Certificate of Occupancy within six (6) months of issuance of the Final Certificate of Occupancy, or by no later than two (2) years after issuance of the Final Building Permit, whichever comes first. Arlington Public Schools may request by administrative change to extend the deadline for obtaining the Master Certificate of Occupancy. The request shall outline the reasons for the extension and shall be submitted to the Zoning Administrator for review and approval at least one (1) month prior to either the end of the six-month time frame, or than two (2) years after issuance of the Final Building Permit, whichever comes first. The Zoning Administrator shall approve such extension if he or she finds that Arlington Public Schools is diligently and in good faith pursuing completion of the project, and will apply for and meet all requirements of a Master Certificate of Occupancy within a reasonable amount of time.
- 53. Building Height Certification (Final Certificate of Occupancy)**
Arlington Public Schools agrees to submit to, and obtain review and approval by the Zoning Administrator of one set of drawings certifying the building height as measured from the average site elevation to both the building roof and to the top of the penthouse roof prior to the issuance of Final Certificate of Occupancy, pursuant to Condition #5 of this Use Permit.
- 54. Existing Water Main or Fire Hydrant Service (Life of Use Permit)**
Intentionally Omitted (moved to Condition #20, Civil Engineering Plan).

- 55. Structural Modifications (Life of Use Permit)**
Arlington Public Schools agrees that any structural modification or changes to the facades or materials shall be subject to the approval of the County Manager. If the County Manager determines that any proposed changes to the facades or materials have a significant impact on the Use Permit, or otherwise meet Zoning Ordinance requirements for Use Permit amendments that require approval by the County Board, a Use Permit amendment shall be required.
- 56. Snow Removal (Life of Use Permit)**
Arlington Public Schools agrees to remove snow from all exterior sidewalks for the Wilson School Campus including accessibility ramps and gutter areas within crosswalks as required by ordinance. Snow removal for interior roadways, parking lots and associated sidewalks will precede the resumption of administrative activities on the site and snow removal for the remaining interior sidewalks will precede the resumption of normal school operation on the site.
- 57. Maintenance of Residential Common Areas (Life of Use Permit)**
Intentionally Omitted.
- 58. Retention of Approved Parking Ratio over Subdivided Site (Life of Use Permit)**
Intentionally Omitted.
- 59. Retention of Approved Density over Subdivided Site (Life of Use Permit)**
Intentionally Omitted.
- 60. Refuse Delivery to County Disposal Facility (Life of Use Permit)**
Arlington Public Schools agrees to deliver all refuse, as defined by the Arlington County Code, to an operating refuse disposal facility designated by the County Manager. Any facility designated by the County Manager will have competitive rates at or below other facilities in the region otherwise available to Arlington Public Schools. Arlington Public Schools agrees that if it intends to deliver its refuse from this project to a facility other than the disposal facility designated by the County Manager, then Arlington Public Schools shall submit that decision in writing to the DES Solid Waste Bureau along with a comprehensive cost analysis justifying Arlington Public Schools' decision. Arlington Public Schools further agrees to stipulate in any future lease or property sale agreements and deeds that all tenants or property owners shall also comply with this requirement for the life of the Use Permit.
- 61. Arlington Public Schools Installation of In-Building First Responder Network (Final Building Permit)**
In order to maintain the effectiveness of the County's public safety systems, Arlington Public Schools agrees to design, construct, install, and maintain in an operable condition, an over-the-air radio in-building emergency responder communication and distribution

system that will include, as defined in the document entitled “In-Building First Responder Network Definitions and Testing Protocol” as attached to this condition:

- a. a donor antenna in a location and design that is acceptable to the County and the building owner based on a reasonable exercise of judgment by both;
- b. single mode fiber optic backbone;
- c. conditioned and secured-access space with dedicated backup power to locate fiber distribution equipment;
- d. secured head-end equipment to support bi-directional radio transmissions over the air and via internet protocol fiber optic link;
- e. related hardware in a number and configuration that is appropriate for radio transmission in frequencies established by the County;
- f. dedicated communications conduits from property line to the head-end equipment room;
- g. alarm reporting to the County’s designated recipient.

Arlington Public Schools agrees to submit and obtain the County Manager’s review and approval of, engineering drawings indicating that adequate accommodations have been made in the building to meet this requirement prior to issuance of the Final Building Permit. The County Manager will approve the drawings if she finds that the drawings meet the standards of this use permit condition.

In addition, Arlington Public Schools agrees to submit to and obtain the County Manager’s review and approval of, reports verifying that the level of radio communications coverage in the building is sufficient to permit emergency responder communication throughout the building, according to the testing procedure outlined in the document entitled “In-Building First Responder Network Definitions and Testing Protocol” as attached to this condition. Arlington Public Schools agrees to submit and obtain approval of these reports at the following times: a) prior to the issuance of the Final Certificate of Occupancy; b) every one year after the date of issuance of the Final Certificate of Occupancy. The County Manager may waive this condition in the future if he/she determines that the level of radio communications coverage within the building can be monitored and verified to be at an acceptable level by the County through the County’s Connect Arlington fiber optic network. In addition, the County Manager may waive coverage requirements in secure areas as well as in cases where State and County requirements overlap.

62. Power Door Openers (Life of Use Permit)

Arlington Public Schools agrees to install power door openers for the secure, main pedestrian entrance to the building prior to the first Certificate of Occupancy for educational use and maintain them for the life of the use permit. Call boxes allowing secure entry shall be mounted and measured to provide for hands free operation after a push-button initiation of a call.

63. Pick-up and Drop-off Procedures (Life of Use Permit)

- A. Arlington Public Schools agrees to maintain and implement written Arrival and Dismissal Procedures for the school (originally approved as part of the Civil Engineering Plan per Condition #20.B.14) for the life of the use permit, which may be revised by Arlington Public Schools at its discretion. The procedures shall be made available to the County or the public on request.
- B. Arlington Public Schools agrees to identify a person(s) who will serve as a liaison(s) to the community for arrival and dismissal concerns for the site. Arlington Public Schools agrees to provide the contact information for the liaison(s) on the web page for the school and to the North Rosslyn Civic Association, Radnor-Ft. Meyer Heights North Civic Association, the Atrium Condominiums, Colonial Village III; prior to the issuance of the First Certificate of Occupancy for educational use. APS agrees to investigate and respond to community concerns in a timely manner.
- C. Arlington Public Schools agrees that it will, within six (6) months of issuance of the First Certificate of Occupancy for educational use, review and study the operations and impacts of the Arrival and Dismissal Procedures. The scope of the review shall be developed in consultation with DES staff in advance of the study.

Data collection and observations for the review shall be performed on a typical school day (Tuesday through Thursday), as well as on a day when inclement weather (cold, rainy or snowy) occurs during the arrival period.

Arlington Public Schools agrees to invite representatives of the North Rosslyn Civic Association, Radnor-Ft. Meyer Heights North Civic Association, the Atrium Condominiums, Colonial Village III; to participate in the data collection and observations. Arlington Public Schools shall provide a minimum of five (5) business days of advance notice to the civic associations before data collection and observations are conducted for the typical school day. The data collection and observations conducted on an inclement weather day shall be coordinated with the invited civic associations to the extent possible.

- D. Arlington Public Schools agrees, within eight (8) months of issuance of the First Certificate of Occupancy for educational use to submit a report to the County Manager documenting the collected data and analysis, along with, if appropriate, recommendations to improve the Arrival and Dismissal Procedures. Copies of the report shall be provided to representatives of the North Rosslyn Civic Association, Radnor-Ft. Meyer Heights North Civic Association, the Atrium Condominiums, Colonial Village III.

- E. Based on the report and its findings, in conjunction with DES, Arlington Public Schools shall amend their Arrival and Dismissal Procedures as appropriate and implement such revised procedures in a timely manner, as applicable.
- F. The timing in sections C and D of this condition may be modified by the County Manager if she finds that data collection and observations, and/or the subsequent report, would be more effective if performed at a later date.

64. Design, Construction, and Use of Public Facilities (Life of Use Permit)

- A. **Coordination of Existing Programs.** Arlington Public Schools agrees to coordinate with the County Manager the use of the indoor and outdoor facilities used by The New School on the APS Property at 1601 Wilson Boulevard and by the community sports leagues during out of school hours to include: evening, weekend, holiday and summer use. Facility use will be permitted by Arlington Public Schools consistent with the Arlington Public Schools Use of School Facilities Policy particularly the Arlington Public Schools standalone Policy Implementation Procedures, joint-use PIP and/or as outlined in the Operations and Cost Sharing MOA.
- B. **Memorandums of Agreement.** Arlington Public Schools agrees to enter into two (2) separate Memorandums of Agreement with the County. An executed copy of each MOA shall be submitted to the Zoning Administrator prior to the issuance of the final building permit. The MOAs shall include details of agreements on the following, respectively:
 - a. Construction MOA: Terms for construction specifications for the athletic field, Level Two Terrace, and other associated field amenities (such as but not limited to: athletic field lighting, synthetic turf installation, athletic field markings, accessible walkways, and overall coordination with the County on the adjacent Rosslyn Highlands Park construction), and the indoor school amenities as described in this condition.
 - b. Operations and Cost Sharing MOA: Terms for Level Two Terrace and athletic field usage, maintenance, and cost sharing between APS and the County once construction is complete.
- C. **Design and Construction of Athletic Fields.** Arlington Public Schools agrees to design and construct a field as shown on the Use Permit plans referenced in Condition #3, above. Field design shall be shown on the approved Landscape Plan, as provided for in Condition #21, and reviewed and approved by the County Manager.

65. Grading and Reconstruction of 18th Street North. (Prior to first Certificate of Occupancy for educational use.)

APS agrees to submit to, and obtain approval from the County Manager, of a Civil Engineering Plan for the widening and regrading of 18th Street North (18th Street CEP) from North Quinn Street to the approximate intersection of future North Pierce Street. Such plan shall include details of all utilities and infrastructure that need to be installed, relocated, upgraded, or removed as a result of the widening and regrading of the street. All public infrastructure shown on the plans shall be designed and constructed consistent with all use permit approval requirements and all Arlington County codes, standards and specifications, and policies.

APS agrees to construct and install all improvements shown on the approved 18th Street CEP prior to issuance of the first Certificate of Occupancy for educational use.

APS may close 18th Street North from North Quinn Street to the approximate intersection of future North Pierce Street, for the purposes of construction of the approved 18th Street CEP or for support of construction activities for any project with frontage on the closed portion of 18th Street North, from no earlier than the start of construction of the approved 18th Street CEP improvements until no later than issuance of the first Certificate of Occupancy for educational use after obtaining and complying with necessary Right of Way permits. APS agrees to coordinate use and access of the road with the developers of all adjacent sites for construction purposes. Until all public improvements shown on the approved 18th Street CEP have been accepted by the County, APS agrees to be responsible for all maintenance of 18th Street North. Furthermore, APS agrees to phase the relocation or reconstruction of any utilities in the roadway in a manner that does not disrupt or significantly interrupt utility service to the surrounding area.

66. On-Site Parking Garage Structure

Arlington Public Schools agrees that the structured parking garage shown on the plans referenced in Condition #3 and considered by the County Board on February 25, 2017 shall not be constructed unless approved subject to an amendment to this use permit.

PREVIOUS COUNTY BOARD ACTIONS:

August 8, 2016 Approved a License Agreement between the Arlington County
School Board and the County Board of Arlington County, Virginia

**

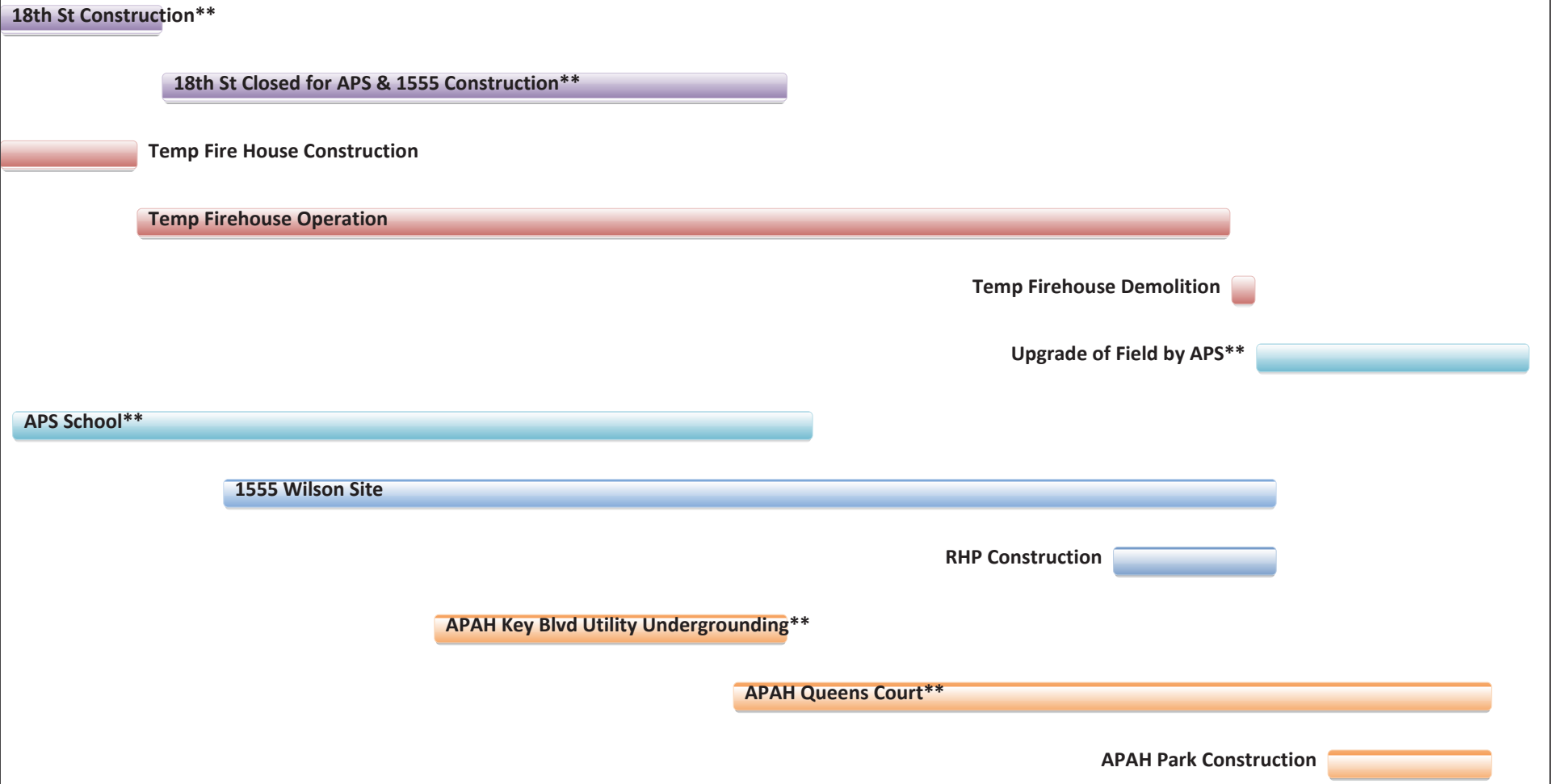
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West Rosslyn Area Plan

Anticipated Construction Schedule

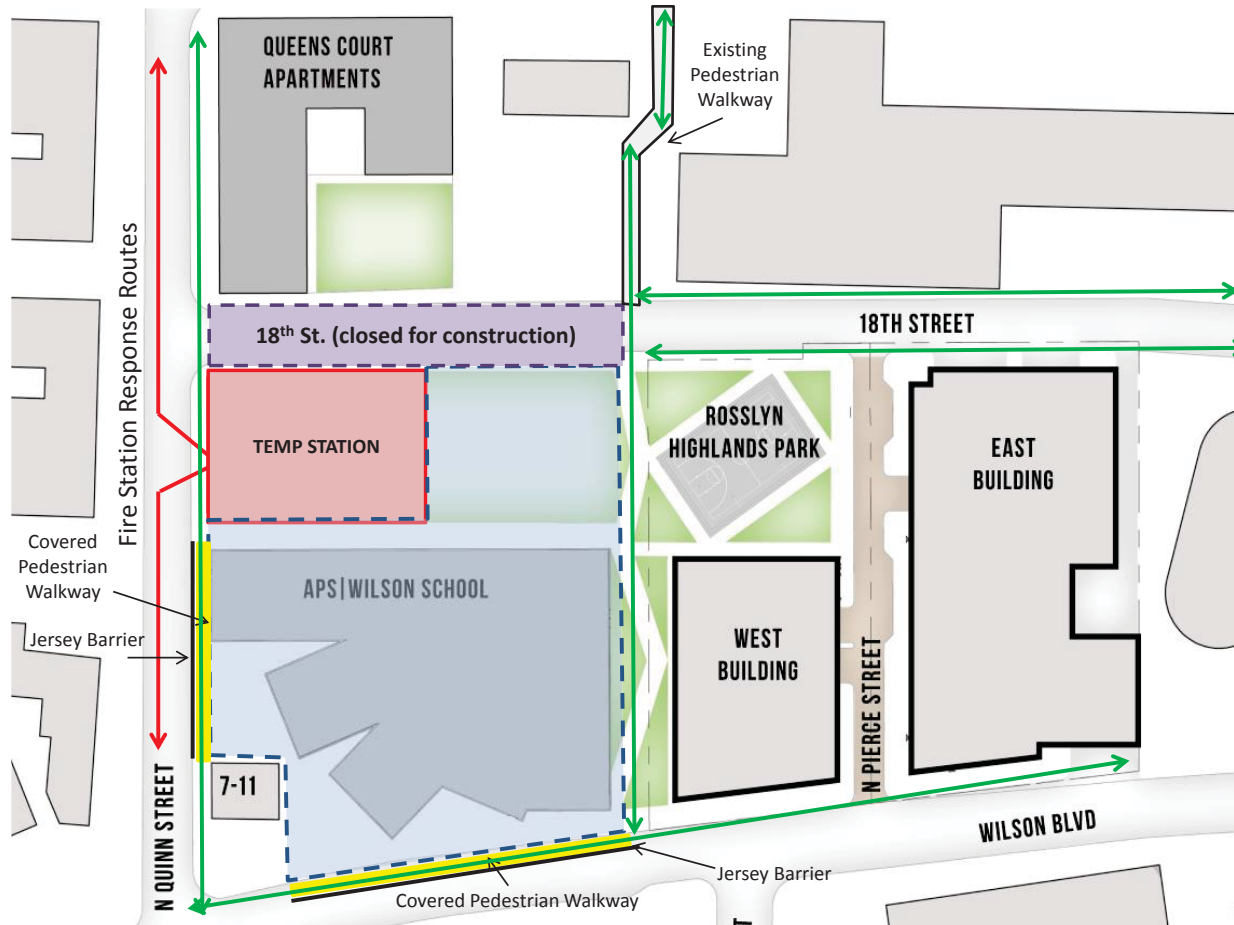
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|----------------|---|----------------|---|---|----------------|---|---|----------------|---|----------------|---|---|----------------|---|----------------|---|---|----------------|---|----------------|---|---|----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Half, 2017 | | 2nd Half, 2017 | | | 1st Half, 2018 | | | 2nd Half, 2018 | | 1st Half, 2019 | | | 2nd Half, 2019 | | 1st Half, 2020 | | | 2nd Half, 2020 | | 1st Half, 2021 | | | 2nd Half, 2021 | | | | | | | | | | | | | | | | | | | | | | |
| M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |

WRAPS Overall Construction Schedule



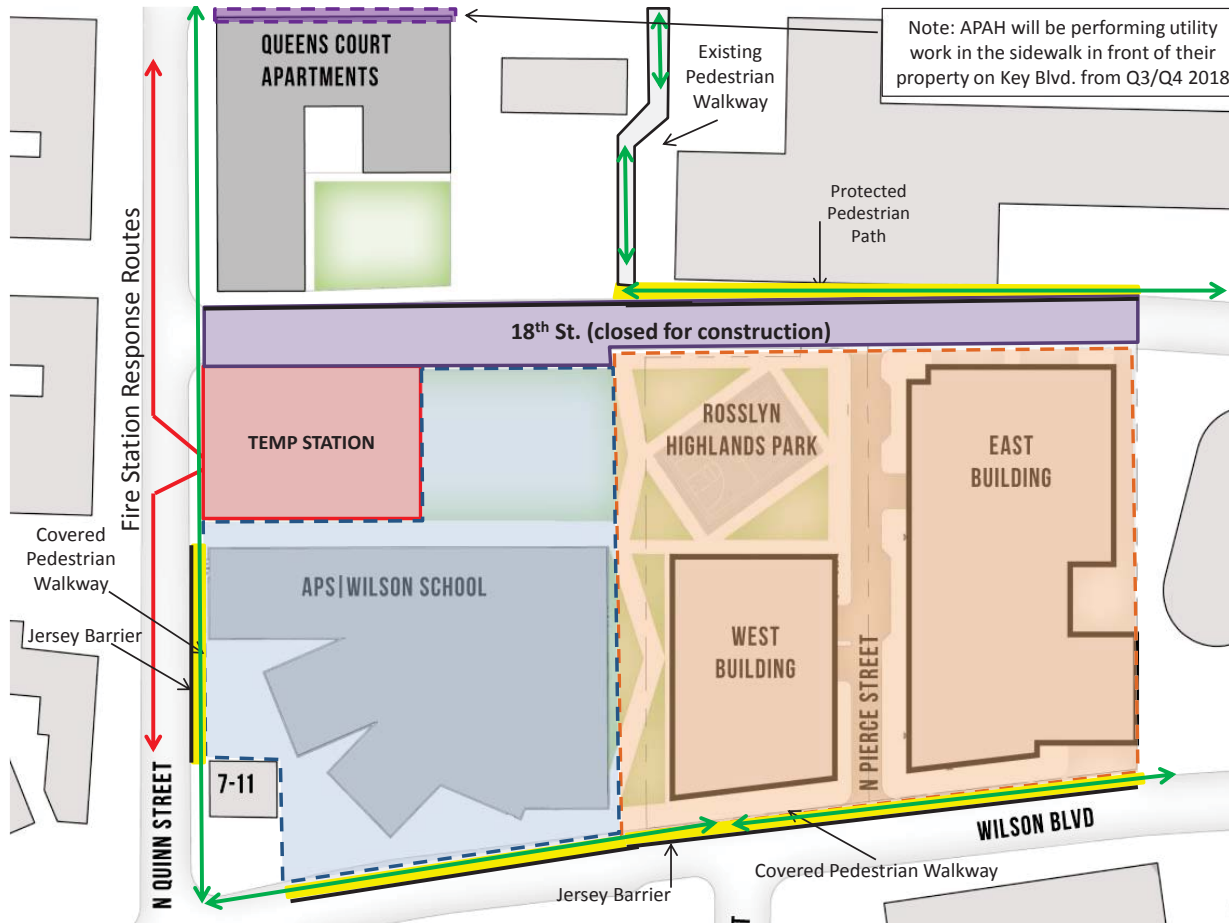
Durations and dates indicated are estimated and subject to change
 ** Indicates items that depend on 3rd party verification (APS or APAH)

PHASE I - START OF APS/18TH STREET CONSTRUCTION Q2 2017

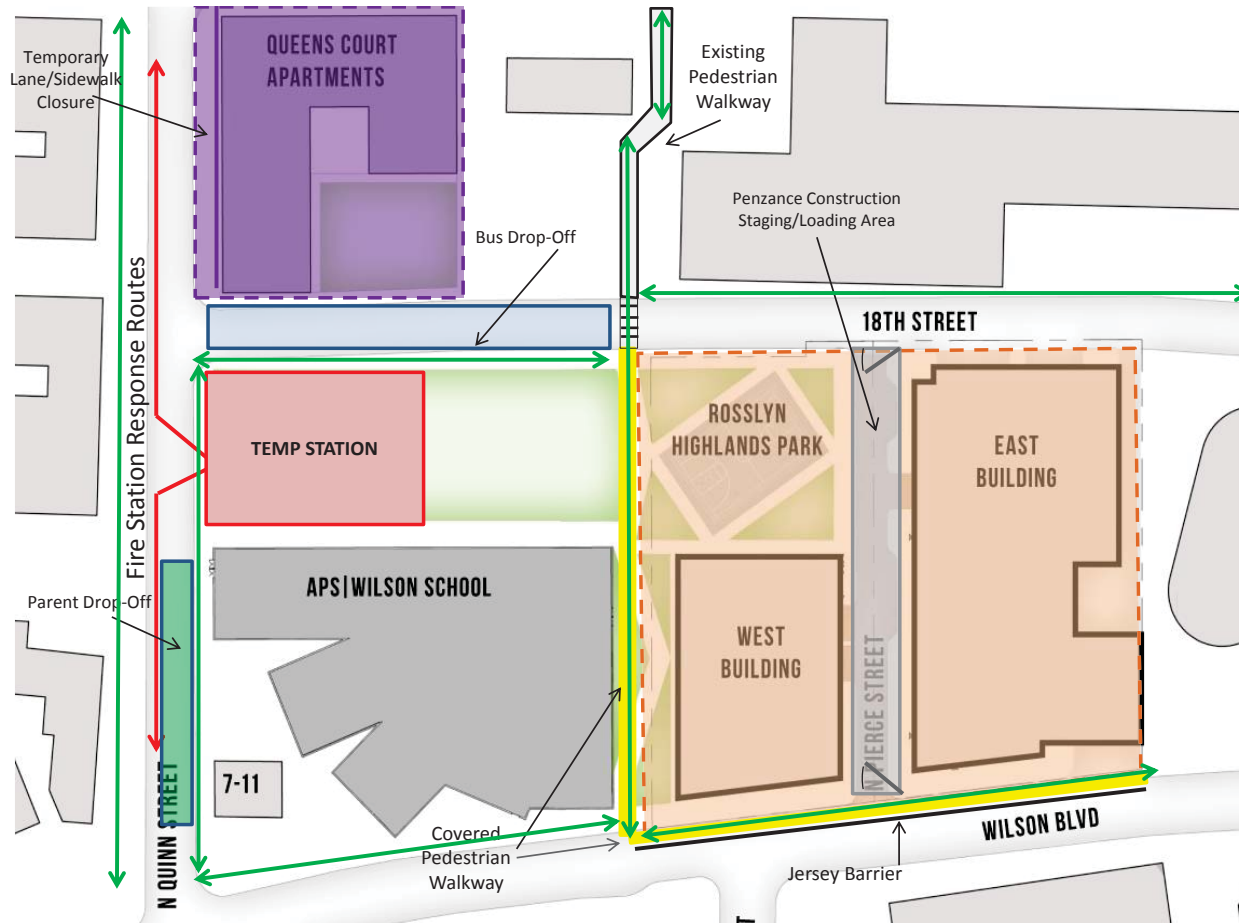


PHASE II - APS/PENZANCE CONCURRENT CONSTRUCTION

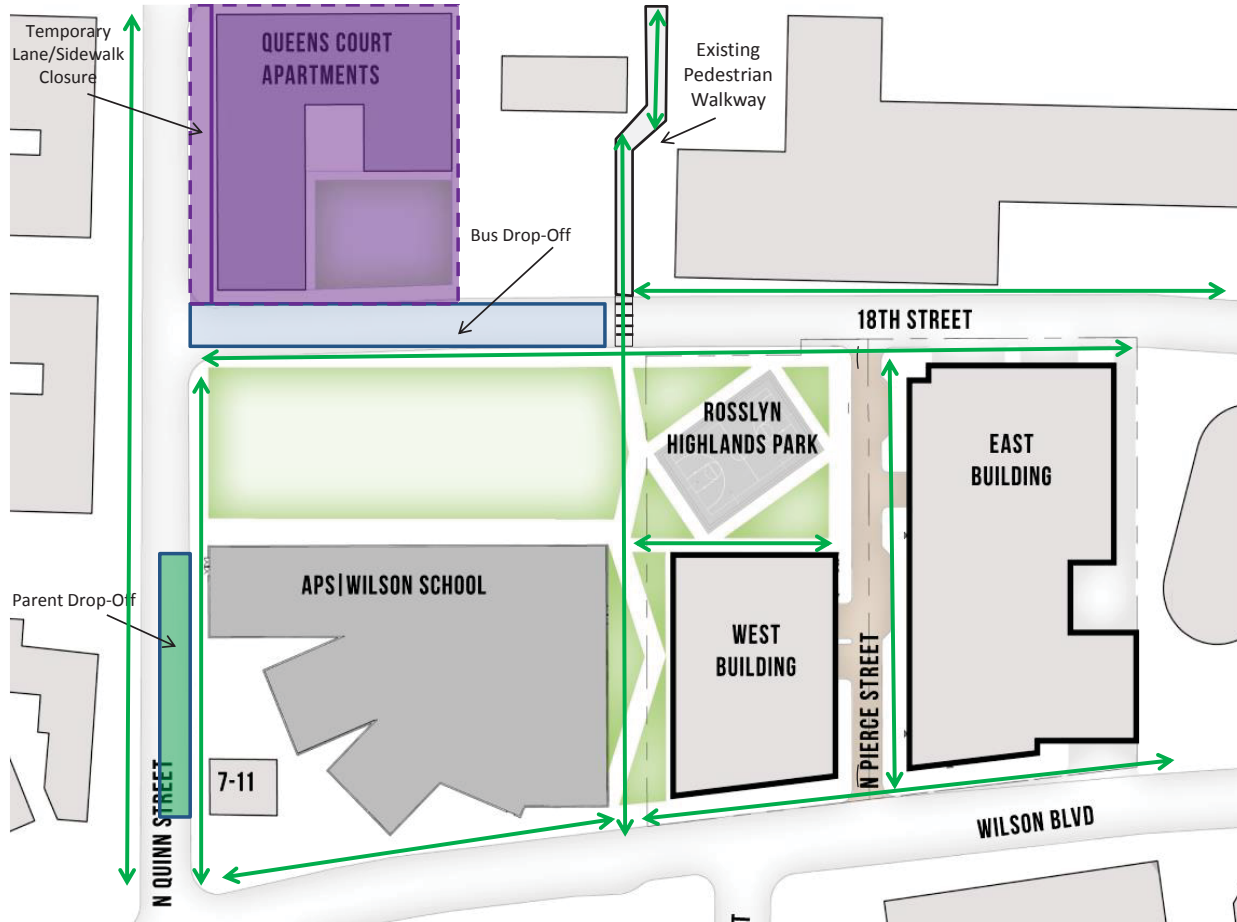
Q4 2017



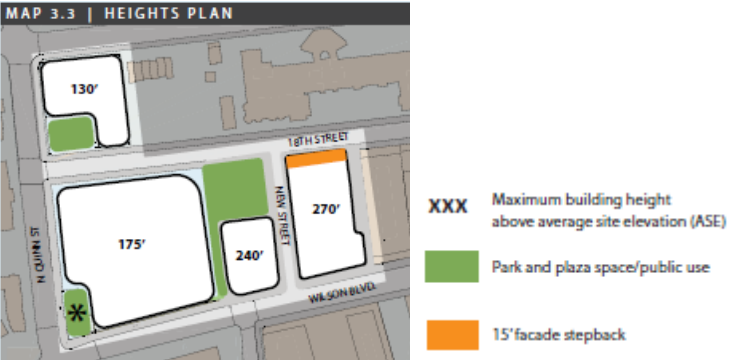
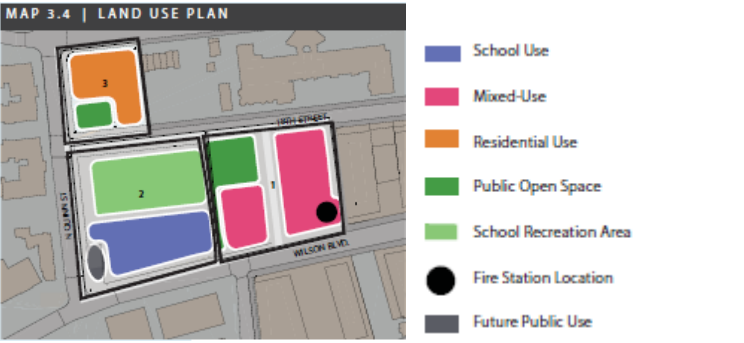
PHASE III - SCHOOL COMPLETE/PENZANCE AND APAH UNDER CONSTRUCTION Q2 2019

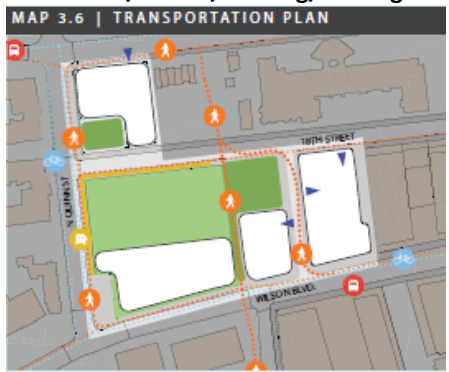
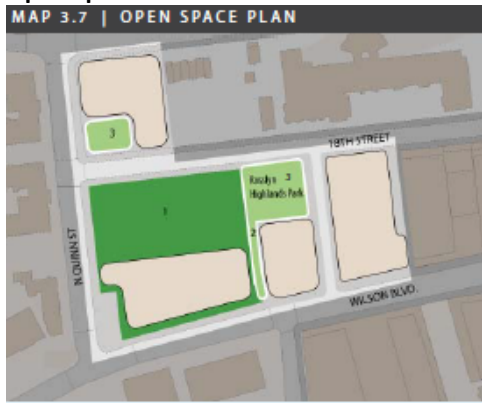


PHASE IV - SCHOOL COMPLETE/PENZANCE COMPLETE/ APAH UNDER CONSTRUCTION
Q1 2021 - Q4 2021

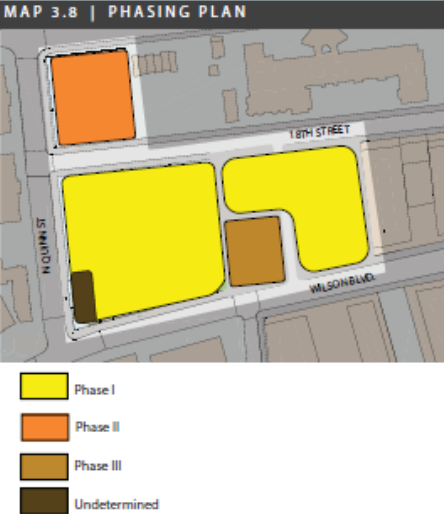


Attachment B: WRAP School Development Matrix

| WRAP Elements and Principles | Proposed |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Height/Building Form</p> <p>MAP 3.3 HEIGHTS PLAN</p>  <p>XXX Maximum building height above average site elevation (ASE)</p> <p>Park and plaza space/public use</p> <p>15' facade stepback</p> | <ul style="list-style-type: none"> • Taller buildings should be concentrated along the eastern portion of the study area; lowered, varied heights to be compatible with scale of adjacent development. • Building design and in particular at the lower level should foster pedestrian comfort, add visual interest and architectural variety. • Building heights and massing should allow for achievement of open space, recreational, public facility goals. |
| <p>Uses/Density/Affordable Housing</p> <p>MAP 3.4 LAND USE PLAN</p>  <p>School Use</p> <p>Mixed-Use</p> <p>Residential Use</p> <p>Public Open Space</p> <p>School Recreation Area</p> <p>Fire Station Location</p> <p>Future Public Use</p> | <ul style="list-style-type: none"> • Create memorable urban “place” accommodating mix of private and public uses, enable learning, leisure and fitness activities, provide new fire station, and support retail activation along Wilson Boulevard. • Leverage private projects in order to achieve a sustainable urban development that includes public facilities. • Provide for a new secondary school and its associated facilities that are well-integrated into the neighborhood. |
| | <ul style="list-style-type: none"> ➤ 76’ ➤ Fanning bar design ➤ Terraced design includes public access to 2nd level terrace. ➤ DPR/APS MOA includes public use of lighted athletic field, 2nd floor terrace, indoor facilities <ul style="list-style-type: none"> ➤ School is a public use including MOA with DPR for shared field uses. ➤ Public/private agreements provide parking for public facilities in private garage. ➤ New school is proposed with athletic field designed for shared community use. |

| WRAP Elements and Principles | | Proposed |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Circulation/Access/Loading/Parking</p> <p>MAP 3.6 TRANSPORTATION PLAN</p>  <ul style="list-style-type: none"> Potential bus and parent loading zone Bus stop Major pedestrian connections Service/parking entrance Bicycle lanes | <ul style="list-style-type: none"> • Increase pedestrian and bicycle access to and through the site. • Minimize curb cuts – vehicle and pedestrian/bicycle conflicts. • Vehicular circulation designed to minimize conflicts between neighborhood traffic, emergency responders, school bus and private vehicle drop-off and pick-up, parking/loading functions and pedestrians. • Shared, underground parking for all uses with coordinated ingress/egress with adjacent uses in WRAPS area. • Vehicle parking access, loading and service areas located on secondary streets and/or alleys. | <ul style="list-style-type: none"> ➤ New pedestrian pathway will be incorporated east of the school with the Rosslyn Highlands Park design. ➤ 18th Street will be closed for student bus pick-up and drop-off. ➤ License agreement provides 100 parking spaces on neighboring private development ➤ Loading and service proposed on North Quinn Street. |
| <p>Open Space & Recreation</p> <p>MAP 3.7 OPEN SPACE PLAN</p>  <p>1- School Recreation Area, including field(s) 2- Pedestrian Walkway 3- Public Park Space</p> | <ul style="list-style-type: none"> • Ensure that the park and school facilities provide for organized active recreation as well as un-programmed time for community usage, particularly for any open field space. • Use building roofs and indoor spaces of public buildings for recreational amenities to augment outdoor recreational amenities where possible. | <ul style="list-style-type: none"> ➤ DPA/APS MOA provides guidance for public use of field, terrace, and interior amenities. |
| | <ul style="list-style-type: none"> • Design public buildings to be architecturally | <ul style="list-style-type: none"> ➤ HALRB, HP staff and APS have |

| WRAP Elements and Principles | | Proposed |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Architecture/Historic Preservation | <p>notable.</p> <ul style="list-style-type: none"> • Incorporate or reference architectural elements of the 1910 Wilson School building and the Queens Court apartment buildings in any buildings that succeed them. • Encourage collaboration among HALRB, HP staff, and APS to memorialize and commemorate historical and community value of the Wilson School in the new school design. • Design buildings to be inspiring; Construct buildings with high-quality materials that complement surrounding mix of buildings. | <p>established a plan to memorialize and commemorate the Wilson School.</p> <ul style="list-style-type: none"> ➤ The multi-story terraced fan bar design creates a distinctive public building. |
| Public Realm/Streetscape/Urban Design | <ul style="list-style-type: none"> • Locate parks, plazas and other green spaces for visibility, easy access and maximum use. • Design 18th Street to support neighborhood circulation with enhanced sidewalks and landscaping. • Locate public facilities strategically and prominently to create a civic presence to promote community confidence and use. • Design the study area to facilitate safety and security including the safety and security of students. | <ul style="list-style-type: none"> ➤ Location of park and public facilities established by WRAP as well as streetscape and landscape design. ➤ Location of entrances for public areas and main building entrances proposed based on WRAP siting of those uses. |
| Sustainability/Environment | <ul style="list-style-type: none"> • Maximize tree canopy and pervious surfaces to minimize adverse impacts of development including Stormwater runoff and “heat island” effect. • Design and construct green buildings that minimize energy use, potable water use and waste generation; provide healthy indoor air quality. • Strive to achieve a net zero school building • Optimize energy integration considering energy efficient design and technology including district energy and renewable energy sources. | <ul style="list-style-type: none"> ➤ BMPs proposed/coordinated to manage Stormwater runoff and heat island effect. ➤ LEED Silver or higher proposed including 12 Energy Optimization points. |

| WRAP Elements and Principles | | Proposed |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Shared/Joint Use</p> | <ul style="list-style-type: none"> Promote shared/joint use of facilities where feasible to make efficient use of land and infrastructure. Promote shared/joint use of roof amenities wherever possible through visible and convenient access. | <ul style="list-style-type: none"> ➤ APS and DPR have signed a joint/shared use agreement with details regarding facilities and roof amenities for Wilson School. |
| <p>Other</p>  <p>MAP 3.8 PHASING PLAN</p> <p>Legend:</p> <ul style="list-style-type: none"> Phase I (Yellow) Phase II (Orange) Phase III (Brown) Undetermined (Dark Brown) | <ul style="list-style-type: none"> Develop site design that can be phased so fire/emergency response to Rosslyn/Courthouse is uninterrupted. Consider proposals that would include real property exchange if they increase the ability to maximize goals of the WRAPS Charge. Maximize transit usage by residents, workers, visitors, students and staff. Provide design solutions that best integrate wireless communications throughout buildings and other areas for emergency purposes. Analyze internal and neighborhood effects of site lighting and emphasize design solutions that mitigate unnecessary light pollution – analyze impacts of site area lighting on surrounding properties. | <ul style="list-style-type: none"> ➤ Development Agreement, Lease Agreement and Ground Lease provide schedule for coordinated redevelopment and phasing; ➤ Temporary fire station located on athletic field ➤ WRAPS goals maximized in proposed site plan through terms of a ground lease and development agreement between the County and Applicant. ➤ Applicant proposes In-Building Wireless First Responder Network. ➤ Ground floor and roof terrace lighting will be integrated with landscape elements; Pedestrian and street lighting will meet DOT standards; field lighting will be County standard full cut-off LED fixtures. |



February 7, 2017

The Honorable Jay Fisette, Chair
The Arlington County Board
2100 Clarendon Boulevard
Arlington, Virginia 22201

RE: Use Permit for Wilson School

On February 1, the Public Facilities Review Committee (the "PFRC") met to review an Arlington Public Schools (or "APS") use permit application for the new Wilson School. The use permit is expected to come forward to the County Board in February 2017. The PFRC has met nine times since 2015 to discuss the evolving design for the Wilson school including a meeting discussing the proposal to locate a temporary fire station on the school property. The February meeting is expected to be the last meeting of the Wilson PFRC.

The APS design team, represented by its architect from Leo A. Daly, presented an overview of the use permit submission. Generally speaking, the main issues discussed after the overview were parking and the on-site garage, the location of an elevator in Rosslyn Highlands Park, and the Memorandum of Agreement between APS and the Department of Parks and Recreation ("DPR").

The main points of discussion are detailed below:

Parking

A primary, outstanding issue for the Wilson school is the question of how much parking is sufficient? Another important question is where should it be located?

APS proposes an ultimate condition would set forth a requirement for up to 192 spaces consisting of 100 guaranteed off-site spaces in the neighboring Penzance garage as well as 92 spaces located on-site. The latter would be in a parking garage to be constructed after the temporary fire station is relocated.

Arlington County staff also gave a presentation. In its presentation staff contended that 100 guaranteed spaces are sufficient and there has been no demonstrated need for an additional 92 spaces. Staff's reasoning was that the location of Wilson in the Metro-served corridor, as well as ample commercially available parking, particularly for night-time school function, in the area around the school site, makes construction of additional spaces unnecessary. In addition, staff believed there was adequate time before the fire station's removal to assess the need for parking. Hence, there was no need to make a decision now on whether to build or not build a parking garage parking need not be made a part of the use permit consideration.

The PFRC had a lengthy discussion about these opposing views. Some members felt that design for 192 spaces might be excessive as technology shifted toward driverless cars. Other members felt that County staff was making arbitrary assumptions about the future transportation alternatives that school faculty and parents would choose in visiting Wilson. But other members felt the Wilson site, as an urban school in the Metro corridor, was the ideal place to plan for reduced parking. In further discussion some members expressed support for APS's need for flexibility in the future of using additional spaces should aides, substitute teacher, parents or even students require them. Some members felt that APS's planning was reasonable. Currently APS has 146 spaces at the Stratford school site and the need for additional short term spaces over time was easy to envision. However other members were receptive to County staff's argument that the cost to users was a consideration; there was no need now to provide so much free parking. A straw poll showed that PFRC members were evenly divided as to (1) whether parking should be on-site or off-site and (2) whether the appropriate amount was 100 parking spaces or up to 192 spaces.

Field Design

Some members were concerned about the design that plans for an elevation of the playing field on the northwest corner. As a result, some percentage (approximating up to 10%) of the surface of the playing field is lost for playing use. APS, however, does plan to use the elevated area for seating or other purposes. The discussion revealed that the elevation was due to a need to add height over the parking garage. Some members felt that the parking garage resulted in inferior urban design due to the playing field's non-welcoming appearance to pedestrians on adjacent 18th Street and the loss of use of a portion of the playing field.

Memorandum of Agreement between APS and DPR

In response to previous PFRC and Parks and Recreation Commission requests, APS and the County's Department of Parks and Recreation (DPR) have entered into a Memorandum of Agreement regarding Operations and Cost Sharing and Construction of the APS lighted synthetic turf athletic field, the Level Two Terrace, as well as interior amenities such as the gym, cafeteria, library, and theater/auditorium. The PFRC did not review the MOA because it was still under attorney review and was not available for PFRC comment. DPR staff provided a summary of the proposed MOA. PFRC members wanted assurance that janitorial and security services were part of the MOA and DPR staff said those were taken into account.

Other Aspects of Site Design or Use Permit Conditions

The Location of the Elevator between Penzance and Wilson School

Several members were concerned about the proposed of an elevator that provides access between Penzance's parking garage and the school. It will be a standalone structure located in the middle of Rosslyn Highlands Park along the east side of the school. Several members were concerned about the awkward location in the park, its exposure to the elements, and a safety hazard for students existing the elevator onto a

path. Suggestions to solve the issue included creating a tunnel or direct connection underground between the garage and the school, which members felt could likely be achieved economically, or moving the elevator to the Penzance building.

Field Lights

There was also a brief discussion regarding athletic field lights highlighted a concern of a member regarding possible impacts of glare from the proposed LED lights on neighboring residents. Another commissioner requested additional information from DPR regarding the hours and evening operation of the lights.

Historic Preservation

APS said that it had met with Historic and Landmark Review Board (“HALRB”) and described its efforts to address historic preservation. A couple of members continued to express a desire to incorporate materials from the existing historic Wilson school into the new design beyond the agreement made with the HALRB.

Site-Specific Conditions

Unlike previous school projects, such as Abingdon or McKinley schools, the site specific conditions associated with the Wilson use permit were not yet available for review by the PFRC. The PFRC therefore has no comment about such conditions, but suggest they should be reviewed with some care by the Planning Commission and the County Board.

Conclusion

As the February 1 meeting is likely to be the culmination of the PFRC process with respect to Wilson, I offer a couple of general observations. First, the design of the school itself is an exciting, architecturally superior building of which Arlingtonians can be proud. Second, Wilson will be an urban school and planners should view the site with this perspective. I would be happy to answer any questions you may have.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stephen Sockwell". The signature is written in dark ink and is positioned above the typed name.

Stephen Sockwell, Chairman
Public Facilities Review Committee

Cc: Mark Schwartz, County Manager

Gabriela Acurio, Deputy County Manager
Bob Duffy, Planning Director, CPHD
Arlington County Board Members
Arlington County School Board Members
Dr. Pat Murphy, Superintendent, APS
John Chadwick, APS
Ben Burgin, APS
Jennifer Xu, APS
Michelle Stahlhut, CPHD
Michael Cullen, CPHD



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

February 3, 2017

Mr. Jay Fiset, Chair and
Members of the County Board
2100 Clarendon Boulevard, Suite 300
Arlington, Virginia 22201

Re: Wilson School Use Permit

Dear Chairman Fiset and Members of the County Board:

The Historical Affairs and Landmark Review Board (HALRB) heard presentations by a representative of Leo Daly architects with representatives of Arlington Public Schools (APS) also in attendance, at our regular meetings on December 21, 2016 and January 18, 2017 directed to the proposed commemoration of the historic Wilson School, to be demolished to build a new school housing the H.B. Woodlawn and Stratford programs on the site. Both the County Board, in conjunction with its denial of the request for a Wilson School local historic in April 2015, and the Western Rosslyn Area Study Plan (WRAPS) required that the new school recognize and commemorate this historically important building to the public and to the students and others using the new school building.

The HALRB is generally supportive of APS and its architects' efforts to include recognition and commemoration of the historic Wilson School in the new school. We appreciate the changes made to the plan after the December 21, 2016 meeting in response to suggestions and comments made by the HALRB on the initial proposal. The proposal presented at the January 18, 2017 meeting, while much improved, still raises some concerns, primarily relating to the visibility of the model of the original historic Wilson School from outside the new school building and accessibility by the public.

The HALRB fully supports the reuse of the tin ceilings from the original Wilson School building in the library of the new school and the placement of a model of the original Wilson School building in a public vestibule location in the library that is closer to the front of the building than previously proposed. The size of the proposed model appears small, however, and HALRB recommends increasing the scale of the model so it will be more visible to the public from outside the building. The model of the historic Wilson School is to be placed on a pedestal, which should be permanently attached to the floor in a location that is both visible from outside the building and accessible to the public. The proposed exhibits near the historic Wilson School model should focus primarily on the original school, the noted architect who designed the original school, and relevant events surrounding the construction and naming of the original school. Although other information, for example the history of Rosslyn, was

proposed for inclusion in a display, this should be included with other topics of historic interest not connected to the original Wilson School in a separate display area in the library. The original historic Wilson School should not be simply a part of a general exhibit, but should be recognized and commemorated as the main attraction of its own exhibit.

The HALRB feels that commemoration of the historic Wilson School external to the new building is also important and supports the location of a historic marker on the Wilson Boulevard side of the new school. The incorporation of the original school cornerstone into the new building was discussed. If the cornerstone cannot be located, providing a facsimile cornerstone as was done when the John M. Langston Center was built, could be considered.

The HALRB looks forward to continuing to work with APS and its architects to ensure that the significant Arlington historic resource that will be lost on this site will be appropriately commemorated so future generations of students and members of the community will know and, hopefully gain an appreciation for, this important part of Arlington's history.

Please feel free to contact me if further information or discussion would be helpful.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan K. Lawrence", with a long horizontal flourish extending to the right.

Joan K. Lawrence
Chair, Historical Affairs and Landmark Review Board

cc: County Board Members
Planning Commission Members
HALRB Members
Cynthia Liccese-Torres, Preservation Program Coordinator

ENVIRONMENT AND ENERGY CONSERVATION COMMISSION

c/o Department of Environmental Services
2100 Clarendon Blvd., Suite 705
Arlington, VA 22201
December 20, 2016

The Honorable Libby Garvey, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
Subject: Wilson School Environmental Assessment

Dear Chair Garvey:

The Environment and Energy Conservation Commission (Commission) provides these comments on the Environmental Assessment Checklist (EA) dated May 19, 2016 for the Wilson School site (1601 Wilson Boulevard, Arlington, Virginia). Members of the Commission served on the Public Facilities Review Committee (PFRC) for the Wilson School, participated in the presentation on the EA provided by Arlington Public Schools (APS) staff on October 24, 2016, and reviewed the draft Use Permit and other materials made available to the Commission in November.

Although the school's final design incorporates some admirable sustainability elements (including classrooms open to the natural light, rainwater collection on-site for use within the building, and broad planted terraces to provide green space and reduce the amount of pervious surface lost to site development), the Commission has concerns about the adequacy of the EA and the manner in which some of the sustainability elements have been discussed or omitted.

A. Energy:

The early designs for the site had consistently highlighted the intent to achieve "net-zero" energy, LEED Gold status, and further Community Energy Plan goals — consistent with the Western Rosslyn Area Planning Study. The EA lists very briefly some of the measures intended to promote energy efficiency at the school including high performance glazing, solar hot water concentrators for domestic hot water production, and installation of EnergyStar equipment. The EA does not, however, describe several of the most significant energy conservation measures (discussed further below) that had been pursued until recently, or why they were abandoned.

1. Geothermal Wells: One of the features of the Wilson design most attractive to the Commission was the proposed geothermal well system. The Commission has been advised by APS that geothermal wells are no longer under consideration because (1) costs were excessive; and (2) irrespective of cost, the unexpected siting of the temporary Fire Station on the school site during construction meant that the geothermal well system could not be installed as planned.

With respect to cost, the feasibility analysis conducted by the County's consultant, Haley & Aldrich, projected first year energy and maintenance savings of approximately 73%; a 10-year payback period; a total savings of \$2.2 million over the 30-year life cycle compared to a non-thermal system; and a 32% reduction in carbon dioxide emissions. Analysis of energy

conservation measures should not only consider capital costs but also overall life cycle costs, which would support inclusion of the geothermal well system.

Commission members have reviewed the staff report in support of the decision to locate Fire Station 10 on the field during construction, the lengthy FAQs published on the issue, and attended the PFRC meeting held on September 1, 2016 devoted exclusively to that topic. The County's exhaustive analysis of the various siting options did not, to our knowledge, discuss the potential impact of Fire Station 10 on the geothermal system at Wilson.

Recommendations: The EA should be revised to include some discussion of the geothermal system and the rationale for its abandonment. In addition, the County Board might reasonably consider seeking some accommodation from Penzance during the site planning process to compensate the County for the lost opportunity costs suffered as a result of the change in construction plans. Finally, the site planning documents indicate that to reduce the costs associated with both solar power and geothermal, the County has been exploring the potential for power purchase agreements (PPAs). The Commission is interested in understanding the outcome of those discussions and the potential that PPAs might be secured at other public sites.

2. Solar Power: As with geothermal, solar power had been a part of the Wilson School sustainability package throughout the design process. APS has advised the Commission that solar panels have been omitted from the budget and that, upon review, the mountable area was deemed to be considerably less than originally projected. Although the apparent reduction in available space on the upper roof could reduce the energy savings of the system, the information provided to date does not provide us with a clear understanding of the relative costs and benefits of solar power at this site.

Recommendation: The EA should be revised to provide a fuller explanation of the reasons for rejecting solar power and whether solar can be installed now or at some point in the future.

B. Light and Glare:

Regulation 4.4 requires that an EA contain an examination of "visual effects." The EA checklist is more explicit and requires a description of how the design will "avoid nuisance light that disturbs neighbors, minimizes glare, and protects the dark sky." The EA does not discuss the proposed lighting of the Wilson sports field with LED lights or how such lighting will avoid nuisance light that disturbs neighbors, minimizes glare, and protects the dark sky.

Recommendation: Because the installation of sports field lighting has been controversial at other settings, the EA should be revised to consider visual effects, including potential glare on neighboring apartments and homes and the school terraces themselves, the potential effects of the high color temperature (CCT) sports lighting on human health, and the life cycle costs of sports lighting.

C. Noise:

Although the EA states that the proposal will not result in increased noise levels, it appears likely that nearby apartments will be exposed to noise from athletic events at the fields. Unlike nearly every other source of noise in Arlington, noise from athletic events authorized or sanctioned by the County is exempt from the new Arlington noise ordinance.

Recommendations: The EA should be revised to acknowledge the potential effects of noise emanating from the sports field. We also recommend that APS ensure that neighbors are aware of such potential noise and have an opportunity to propose mitigation measures.

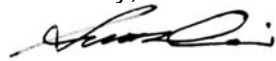
D. Hazardous Substances/Waste. The EA and supporting documentation note that petroleum-contaminated soil and groundwater are present on site and that APS will develop a mitigation program. In response to questions raised by the Commission at our meeting, APS indicated that it would install vapor barriers at “relevant points of the building.”

Recommendations: The Commission asks that the design team provide additional detail in the environmental assessment on proposed mitigation necessary to prevent vapor migration from residual petroleum products detected in both soils and groundwater.

Conclusion

We appreciate the opportunity to provide these comments on the EA. We are happy to discuss them further with APS at its convenience and look forward to working with APS as the design develops and construction begins.

Sincerely,



Scott Dicke, Chair
Environment and Energy Conservation Commission

cc: Arlington Public School Board



URBAN FORESTRY COMMISSION

2700 South Taylor Street, Arlington, VA 22206
TEL 703-228-6525 FAX 703-228-6507 www.arlingtonva.us

February 8, 2017

The Honorable Jay Fisette, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Subject: Wilson School Use Permit

CPHD and Arlington Public Schools (APS) presented the Wilson School Use Permit (WSUP) to the Urban Forestry Commission (UFC) at its December 15, 2016 meeting. The following UFC comments are based on that meeting, and information received at SPRC meetings for 1555 Wilson Boulevard (SP #445) and an SPRC meeting on the WRAP Implementation Plan.

The Wilson School Use Plan has many exciting aspects. The community, County and APS staff, developer Penzance, and APAH have devoted a lot of time and effort to getting as many things as right as possible, in spite of severe constraints imposed by WRAP. While there are issues and concerns enumerated below, UFC is confident that the project designer and County and APS staff have already considered many of them, that all will be addressed and most will be resolved. Therefore, UFC supports the Wilson School Use Plan.

To develop this project, all existing trees on site will be removed. Based on County tree replacement formulas, this means eliminating 79 trees. The Wilson School Landscape Plan states that only 59 trees will be replaced: 20 trees short of County requirements. Wilson School is in an area of rapidly declining tree canopy, and in which civic associations strongly support maximizing tree canopy in WRAP. **UFC urges that all, or as many as possible, of the remaining 20 required replacement trees be planted at the Wilson School site.**

Aside from this failure to provide for tree replacement, UFC appreciates the extent to which APS worked to include trees in its overall design, and has these comments:

1. One design concept adopted by APS is to "include Nature as a backdrop to the learning environment." The WSUP Landscape Plan appears to accomplish this.
2. Four of the school's rooftop terraces will have significant plantings, including trees. Each terrace will be planted with species from one of Virginia's four physiographic regions: Coastal Plain, Piedmont, Ridge and Valley, and Blue Ridge. Arlington is situated between the Coastal Plain and Piedmont regions; hence, a large percentage of plantings will be from regions with very different climates. **It is essential to select plant species which can survive in our local**

environment, and on a rooftop. The design must consider soil types appropriate for the range of species to be planted.

3. While terrace space is limited, and planning is focused on students' needs, it is crucial to design these spaces with soil volume that enables trees to grow a healthy canopy, which in turn provides the shade required to create a comfortable rooftop environment for students. This canopy will also help achieve WRAP's environmental goal of reducing the 'heat island' effect.

The new building next door (1555 Wilson Blvd, see below) can be expected to create higher wind velocities on the terraces, meaning plantings would require increased soil volumes or other design considerations to assure the plantings are not uprooted in severe weather. Trees require good root structure (not be pot-bound) when planted.

The terrace design should strive to plant a higher percentage of "small-medium" tree species that provide more canopy and benefits than "small" trees. Small trees should have a minimum 180 cu.ft.; small-medium tree species should have closer to 500 cu.ft. of soil volume per tree.

For this inventive concept to succeed, it is critical that terrace plantings have a well-designed maintenance program, i.e. trees in exposed environments require more frequent watering.

4. UFC appreciates the effort by APS and County staff to devise a plan for street trees to be planted at the curb along 18th Street. The plan enables school buses to load and unload students without impacting the 9 trees to be planted there.

5. The school's two triangular plazas along the Wilson Blvd sidewalk, as well as the 'plant buffer' along the 7-11 property, seem to have adequate plantings to provide a generous tree canopy. We do note planting plans are not provided for the two lower-level Courtyard planters situated between terraces L2 and L4.

6. UFC recommends trees be added to the Landscape Plan along the perimeters of the school's playing field, particularly since on-site tree replacement requirements are otherwise unmet.

7. Proposed street cross-sections/reduced tree pit width issues:

- a) On page 46 of the Final WRAPS Plan location #2 shows 6ft wide tree pits along Wilson Blvd. These are narrowed to 5ft wide in the C-C street cross section shown in the Wilson Use Permit.
- b) The Quinn St cross section B-B shows a 4ft wide tree pit on the west side of the street. These tree pits should be widened to 5-6ft and the sidewalk reduced to 8-9ft (10ft is excessive). The minimum County standard tree pit width is 5ft.

8. The fifth terrace will be planted with an extensive green roof, per Rosslyn Sector Plan Update.

Issues below relate to the Wilson School ability to provide tree canopy but are not part of the Use Permit. We urge the County Board to also review them at this time.

1. APS Elevator in Rosslyn Highlands Park:

UFC learned that the design of the Rosslyn Highlands Park (RHP) pedestrian path now proposes adding an elevator in the middle of the path, and widening of walkways. Furthermore, hardscape in other areas, such as the multi-use court, appear to have been increased. The elevator should not be placed in a County park, and the hardscape area should not be increased! Both impede growth of the tree canopy so eagerly sought by the community.

2. 1555 Wilson Blvd (SP #445) wind impacts on the Wilson School terraces:

Due to the proximity (50ft) and height (240ft) of the West Building, we are concerned about the impacts focused winds would have on the plantings - and students - on school terraces. The wind effect will likely be dramatically greater around the Rosslyn Highlands Park pedestrian path which will be, in effect, at the bottom of an 'urban canyon.' A wind study would help assess the severity of the impacts. A request was made at one SPRC meeting to assess the impact of the height and mass of the 1555 Buildings with respect to "air" and "shade" on the surrounding area.

Thank you for your attention and consideration of these comments.

Sincerely,



Nora Palmatier, Chair
Urban Forestry Commission

MEMORANDUM OF AGREEMENT
BETWEEN ARLINGTON COUNTY AND ARLINGTON PUBLIC SCHOOLS
*Construction of a New Rectangular, Synthetic Field and Public Outdoor Amenities
at the New School on the APS Property at 1601 Wilson Boulevard*

This Memorandum of Agreement (MOA) is made this _____ day of _____ 2017, by and between Arlington County (County) and Arlington Public Schools (APS). This MOA confirms the understanding between the County and APS of cost-sharing and oversight for construction of a rectangular field and related outdoor facilities on the Wilson School grounds (the “Outdoor Athletic Facilities”). APS worked collaboratively with County staff, including staff from the County’s Department of Parks and Recreation (DPR), in the planning and design processes for the new secondary school located at the Wilson School Site (“Project”) and included the Building Level Planning Committee (BLPC) and Public Facilities Review Committee (PFRC) in this effort. The conceptual plan detailing the placement and design of all outdoor facilities is reflected in the Rosslyn Highlands Park + Coordinated Open Spaces Plan, approved by the Arlington County Board on September 24, 2016. The culminating design of these outdoor facilities, in addition to the building and indoor facilities, is reflected in the Special Use Permit U-3468-16-1 and drawings dated December 6, 2016.

This Memorandum of Agreement (MOA) applies to the Outdoor Athletic Facilities to be located on the Wilson School Site, including one lighted, rectangular, synthetic turf field; access to the Level Two Terrace; Americans with Disabilities Act (ADA) accessible pathways; and the open space and landscaping on the east end of the site associated with Rosslyn Highlands Park. The County and APS set forth the following agreement for the construction of the Outdoor Athletic Facilities:

GENERAL PROJECT MANAGEMENT

APS shall be responsible for the overall management of the Project to construct the new secondary school and grounds, including facilitating design, public process, permits, bidding and construction oversight of the Outdoor Athletic Facilities.

LIGHTED, RECTANGULAR SYNTHETIC TURF FIELD (THE “FIELD”)

- The Field shall be located generally as shown on the Use Permit (U-3468-16-1). The Field shall contain the field design parameters as provided within the Use Permit plan submission reviewed and approved by the County Board.
- The Field shall be lighted to provide community use and benefit, with minimum impact to surrounding neighbors. Lighting equipment shall be Musco LED sports lighting (including but not limited to: installation of a push button function on the field lights which would facilitate after hours use for all athletic field lights), with prior consideration and approval by DPR.
- APS shall install synthetic turf on the Field (including lines for Ultimate Frisbee) with prior consideration and approval by DPR. APS and DPR agree to the following field dimension: 175’ length x 90’ width.
- All field markings shall be permanently sewn in or in-laid into the synthetic turf, with prior consideration and approval by APS and DPR.

APS shall install fencing and netting as necessary. Fencing location, height and materials shall be consistent with the use permit plans and details approved per the final landscape plan.

- APS shall provide paths and access for maintenance vehicles and equipment, with prior consideration and approval by DPR.
- APS shall provide accessible walkways in compliance with the Americans with Disabilities Act (ADA) for access to the Field and all outdoor amenities open to the public after school hours.
- APS shall provide outdoor access to the Project's public restrooms by providing an entrance directly into the restroom facility from the Field and/or public park. In addition, APS shall install a magnetic lock system on the exterior door, so it can be programmed to be locked and unlocked on a specific schedule for DPR access to the restrooms to support the outdoor amenities. DPR will provide lock specifications to APS.
 - APS shall install hand dryers, not paper towel holders, and sanitary napkin waste boxes in the public restrooms.
 - APS shall install a water fountain in or near the public restrooms, accessible to the public.
- APS shall provide two (2) storage rooms for DPR use. One storage room, minimum 8' x 8', shall be accessed from the indoor gymnasium for DPR programs and the other storage room, minimum 8' x 8', shall be accessible from the building exterior. The storage rooms shall be accessible for DPR staff via a key lock.

CONSTRUCTION OVERSIGHT:

- APS shall forward all plans and specifications for this Project during all associated design phases to Arlington County DPR prior to plan submission to the County's permitting office. DPR will provide any comments or approval within ten (10) business days. In the event comments provided by DPR require changes or revisions from APS, the ten (10) business day review period shall commence again once plan resubmission to DPR has occurred. The plans and specifications shall not be submitted to the County for approval until prior DPR approval has been granted.
- All submittals from the contractor for the outdoor facilities shall be forwarded to DPR staff for review and approval. DPR will provide any comments or approval within ten (10) business days. If DPR requires changes or revisions, APS shall resubmit the submittal to DPR for approval within 15 business days.
- APS agrees that it may not approve or reject any change orders or contractor claims for an extension in contract time or an increase in contract price or any other change affecting the outdoor facilities without DPR review and approval.
- DPR and APS agree that a DPR construction manager shall be assigned to the Project and shall be involved in all progress meetings and will be conducting regular observations throughout the construction of the outdoor recreation facilities of the Project herein described to ensure the outdoor facilities are built to DPR standards. APS shall provide DPR a schedule of relevant

progress meetings and notify the DPR construction manager of observations with a minimum two (2) weeks' notice.

LEVEL TWO TERRACE

- APS shall provide public ADA compliant access to the outdoor Level Two Terrace directly from the exterior of the facility, as depicted in the use permit plans and as approved in the final landscape plan. In addition, APS shall install a magnetic lock system on the exterior door, so it can be programmed to be locked and unlocked on a specific schedule for DPR access to the Level Two Terrace. DPR will provide lock specifications to APS.
- APS shall provide accessible pathways and/or an elevator in compliance with the ADA for access to the outdoor Level Two Terrace, as depicted in the use permit plans and as approved in the final landscape plan.

PARK AND OPEN SPACE AND LANDSCAPING SCOPE OF WORK

Design:

- APS shall coordinate and cooperate with Arlington County and Penzance Development Corporation in their development of the design and construction documents for the permanent condition of the open space adjacent to the public park as depicted in the red section of Site A in Exhibit A (also known as the "Planted/Permeable Boundary between the Field and Path and Activated Path on APS Property").

Construction:

- APS shall coordinate and cooperate with Arlington County and Penzance Development Corporation in their construction of the permanent condition of the open space adjacent to the public park as depicted in the red section of Site A in Exhibit A.

Rights and Permissions:

- APS shall coordinate and cooperate with Arlington County and Penzance Development Corporation in securing the necessary permits, easements, licenses and/or agreements necessary to complete the design and construction of the open space depicted in the red section of Site A in Exhibit A in its permanent condition.

This Memorandum of Agreement is signed this _____ day of _____, 2017 and will remain in effect until the completion of the Project.

Mark Schwartz
County Manager
Arlington County Government

Patrick K. Murphy
Superintendent
Arlington Public Schools

EXHIBIT A
Park Open Space and Landscaping Scope



**MEMORANDUM OF AGREEMENT BETWEEN
ARLINGTON COUNTY AND ARLINGTON PUBLIC SCHOOLS**
Operations and Cost Sharing
The New School on the APS Property at 1601 Wilson Boulevard

The following constitutes a Memorandum of Agreement (MOA) between Arlington County Government, acting through the Department of Parks and Recreation, (“DPR”) and Arlington Public Schools (hereafter identified as “APS”). The purpose of this agreement is to establish the agreed upon shared use, cost sharing and maintenance of the new school on the APS property located at 1601 Wilson Blvd, Arlington, Virginia 22201 (“New School”).

*The conceptual plan detailing the placement and design of all outdoor facilities is reflected in the County Board adopted Rosslyn Highlands Park + Coordinated Open Spaces Plan approved on September 24, 2016.

TERM

The initial term of this MOA will be in effect once signed and dated by both parties and will remain in effect with annual, administrative reviews until the permanent lighted, rectangular synthetic turf field (the “Field”) is installed. The MOA will then renew for additional one-year periods unless: (1) either party advises the other in writing of its intention not to renew at least 90 days before the annual renewal date; (2) the parties otherwise agree to terminate the MOA; or (3) the County and/or APS terminates the MOA in accordance with the Termination provisions.

USE OF FACILITIES BY COUNTY AND APS*

- The following APS facilities are designated shared use facilities:
 - Lighted, Rectangular Synthetic Turf Field (the “Field”)
 - Level Two Terrace
 - Restroom Facilities Accessed from Outdoors and Attached to the New School
 - Gymnasium
 - Auxiliary Gymnasium (as needed), not to include the fitness/cardio-weight room adjacent to the Auxiliary Gym.
 - Cafeteria, not to include the kitchen and serving area
 - Classrooms on Level Two and levels below Level Two Library (which may be used for summer camps, break camps, and related programs)
 - Library
 - Parking Structure**
 - Theater/Auditorium***

** Public facilities at the 1601 Wilson Blvd campus will not be accessible for after-hours use if schools are closed due to hazardous, inclement weather (such as ice, snow, or other hazardous conditions).*

*** Not available until the Field has been installed.*

**** Limited access, scheduled in advance with APS.*

- Specified hours of use by APS and County programs for the outdoor facilities are outlined in Attachment A by season.
- APS will have exclusive use of all indoor and outdoor facilities during school hours until 6:30 p.m. on weekdays as outlined in Attachment A.
- When school is out of session for vacations or holidays, the outdoor facilities on the school campus will be available for community use throughout the day.
- The community use of all outdoor lighted facilities will be available from 6:30 p.m. until 11:00 p.m.
- The Field will be a designated “community use” field outside of school hours (6:30 p.m. to 11:00 p.m.) with limited scheduled use during the spring and fall community sports league seasons.
- In the event of APS property loss or damage incurred as a result of the scheduled use of the facility by the County, or any organization utilizing the building under County supervision but not to include community drop in use, the County will be responsible for those costs.
- The use of Stratford Program school equipment is prohibited unless prior approval has been received and arrangements have been made with the principal (or his/her designee), to provide the training, and/or necessary protection, to ensure the proper operation of the equipment.
- Events in the main theater/auditorium shall be scheduled in advance with APS.
- There shall be no structured or organized use of Rosslyn Highlands Park and its amenities unless otherwise permitted by the County. APS must submit a facility request to the DPR Facilities Scheduling Office at facilitiescheduling@arlingtonva.us or (703) 228-1816 for any special events wishing to use this space.

THE COUNTY (DPR) SHALL BE RESPONSIBLE FOR:

- Scheduling community use time for all indoor and outdoor facilities during the agreed upon time periods as outlined in Attachment A.
- DPR will be responsible for scheduling a maximum of four evenings per week (6:30 p.m. to 10:30 p.m.) in the gymnasium in addition to weekend use, not including Sunday mornings, year round.
- DPR will be responsible for scheduling in advance with APS, access to gymnasium, auxiliary gymnasium, classroom space on Level Two and levels below Level Two, cafeteria and Level Two Terrace for summer camp and break camps.
- Executing routine field maintenance and preparation of the Field, line markings and field grooming to prepare for school and community use.

Memorandum of Agreement Between Arlington County and Arlington Public Schools
Operations and Cost Share – New School on the APS Property at 1601 Wilson Boulevard

County Manager Initials: _____ APS Superintendent Initials: _____

- Executing the trash and litter pick-up and placement in the appropriate trash and recycling receptacles on-site and the parking lot areas during community scheduled activities as well as removing all refuse off-site.
- Cleaning and stocking the indoor/outdoor restroom facility attached to the school at all times.
- Returning spaces to the condition in which they were originally received, including furniture layout and trash and litter pick-up and removal.
- Assigning one facility monitor on-site or additional as needed for any County-sponsored activity.
- Providing guidelines to school personnel on use issues that require player education including but not limited to: acceptable shoe types for synthetic turf, prohibited food and drinks, and trash and recycling disposal.

APS SHALL BE RESPONSIBLE FOR:

- Providing the necessary site management measures during school hours and during APS after school hours special events, which include but is not limited to:
 - Performing trash pick-up after use by APS on all outdoor facilities to include spectator seating areas, Field, terrace and parking lot areas and placement in the appropriate receptacles.
 - Maintaining security of the premises when they are in use by APS.
- Providing for security at the facility at all times. DPR shall provide payment for additional security needed based off of a prorated percentage of use as outlined within Attachment B.
- Providing DPR Facility Scheduling Office with APS use schedules for the indoor, as well as, outdoor facilities as outlined in Attachment A.
- Providing DPR a schedule of back-to-school nights and performances in the theater/auditorium along with any other special events that may attract large spectator attendance and require parking that would prevent or limit community use of indoor and outdoor APS facilities for a particular day, night or period. Providing four evenings per week (6:30 p.m. to 10:30 p.m.), year-round for community access to the gymnasium, as well as weekend use, excluding Sunday mornings, for scheduled and drop in activities and programs sponsored by DPR.
- Providing access to gymnasium, auxiliary gymnasium, classroom space on Level Two and levels below Level Two, cafeteria, the Field, restrooms and Level Two terrace for summer camp, break camps, and related programs.

- Providing access to one half of the available parking spaces (as well as providing handicap accessible parking) for the community’s use of the New School’s facilities (during the times outlined in Attachment A for DPR’s use of said facilities). DPR and APS shall coordinate any details for shared parking which may affect special events that may attract large spectator attendance and parking concerns that would be expected to prevent community use of indoor and outdoor APS facilities for a particular day or night.
- Performing routine maintenance around the Field (not including the Field and Level Two terrace), including, the fencing and netting, spectator seating areas, all pathways, site lighting, water fountains, and the electrical outlets serving the outdoor facilities. Use of the Level Two terrace during periods when all school facilities (indoor and outdoor) are closed due to hazardous, inclement weather (such as ice, snow, or other hazardous conditions) shall not be permitted, unless otherwise coordinated and approved by APS.
- Managing the utility bills (electric and water). The costs of utilities are to be shared between APS and the County as set out in Attachment B.
- Conducting teacher, player and student education on maintenance issues including but not limited to: acceptable shoe types for synthetic turf, prohibited food and drinks, and trash and recycling disposal.
- Ensuring all requests for on-site athletic facility enhancements are approved by the APS Supervisor, Health, Physical and Driver Education and Athletics and the Department of Facilities and Operations to make sure that they are in support of the request prior to County consideration.
- APS shall provide community access to the open spaces identified as the “planted/permeable boundary between field and path” and the “activated path” within the Rosslyn Highlands Park + Coordinated Open Spaces Plan (approved by the County Board on September 24, 2016) during normal park hours of operation. The specified open space areas are depicted within the red section of Site A in Exhibit A.

THE COUNTY AND APS SHALL BE JOINTLY RESPONSIBLE FOR:

- Educating staff from their respective entities to ensure staff in all levels of their organizations are aware of the agreements set forth in this MOA.
- Attempting in good faith to incorporate each other’s suggestions and requests into the maintenance and operation of the facilities throughout the year, in order to arrive at an appropriate level of repair and maintenance of the facilities.
- Meeting quarterly to coordinate school year use of facilities. Summer use of facilities is coordinated through the existing APS and DPR summer planning process.
- Coordinating all special events and activities to resolve parking and facility use issues, to avoid conflicting demands on the facility and to minimize the impact on the surrounding community during these events.

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County Manager Initials: _____ APS Superintendent Initials: _____

- Approving non-athletic uses of the outdoor facilities for special events and developing measures to protect the outdoor surfaces if needed.
- Developing a mutually acceptable facility maintenance plan and budget that addresses respective responsibilities for any necessary renovations or improvements for the following year.
- Any proposed changes to this MOA must be evaluated and made through written amendments executed by the County Manager and the APS Superintendent or their respective designees.

Financial Agreement between APS and the County

APS and the County are responsible for budgeting the funds necessary to carry out their respective responsibilities and obligations outlined in this MOA. APS and the County will each appoint one staff member from each agency to ensure all financial agreements agreed to in this MOA by both agencies are executed. Each agency will provide the name and contact information for their respective staff member within 14 calendar days after this MOA is signed and executed and within seven (7) calendar days if a new staff member is assigned. The two agency members will meet initially to develop a system to ensure financial accountability for their respective agencies and will meet, at a minimum, twice per year thereafter, to ensure all financial agreements set forth in this MOA are executed appropriately. The initial meeting will occur within 30 days of execution of this MOA. Payments for costs due from APS to the County or from the County to APS will be due 30 calendar days after the reconciliation at these meetings between staff members is complete. Nothing in this MOA changes existing APS or County responsibilities for funding the use, maintenance (including capital maintenance), repairs, replacement, or operation of the facilities, except where specifically noted below.

APS and the County shall jointly fund as outlined in Attachment B:

- Replacement of the synthetic turf at the end of the initial installation’s life cycle, estimated to be eight (8) years.
- Replacement of field lights at the end of their life cycle, estimated to be 25 years.

Risk Management

- APS and the County Board agree not to take legal action against the other for damages and to defend their own interests against any and all third party claims or other suits, proceedings, actions, liabilities, demands, judgments or executions which arise out of, or in connection with the County's and APS’ use of the facilities governed in this MOA or with any condition of the school or County property.

Dispute Resolution

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- Designated staff for each party will attempt to resolve any disputes in a cooperative manner. If the parties cannot resolve an impasse regarding this MOA, the County Manager and School Superintendent will endeavor to resolve the matter.

Termination

- Either Party may terminate the MOA for the other party’s failure to comply with its terms or with any federal, state or local law or regulation.
- Any termination will take effect 30 days after one of the parties notifies the other in writing of the non-compliance, unless either party determines that the other party has cured the non-compliance within the 30-day period.
- Either party may terminate the MOA, in whole or in part, whenever it determines that such termination is in its best interest. Any amounts owed by one party to another will be remitted within 30 days from the date of termination, unless otherwise determined by the parties. The parties will resolve any disagreements as to the amounts owed pursuant to the Dispute Resolution provision of this MOA.

ADDITIONAL TERMS:

1. The County and APS intend for this MOA and the guidelines it provides to be in accordance with the Arlington County Board and Arlington School Board Policy statement on Cooperative Activities adopted 1997 and update by both boards in 2001 to collaborate systematically to maximize the efficient use of community resources and building space and to help all residents of Arlington access to efficient services and community based programs.
2. In adherence to the policies established by both boards, the guidelines established in this MOA is intended to be of mutual benefit and enhancement of APS health, physical education and athletic programs and community sports and recreational opportunities for the residents of Arlington County and the students of the New School on the APS Property at 1601 Wilson Boulevard.
3. This agreement does not constitute a transfer of ownership nor a transfer in management of the specified facilities as detailed below.
4. Nothing in this agreement changes existing policies of either party. Procedures for shared use will be consistent with existing practices (identified in APS Use of Facilities 40.1.19 and APS Facilities PIP 40.1.19.2) except where specifically noted in the document.

ADMINISTRATION OF THE AGREEMENT:

- The Department of Parks and Recreation (DPR) shall be responsible for the administration and management of this Agreement for the County.
- The Department of Facilities and Operations shall be responsible for the administration and management of this Agreement for Arlington Public Schools (APS).
- DPR and APS shall evaluate the effectiveness of this agreement annually and make recommendations to the County Manager and Superintendent of Schools regarding any changes.

Yearly reviews shall be attended by the DPR Athletic Field Maintenance Manager; DPR, Sports and Recreation Deputy Division Chief; APS Supervisor Health, Physical and Driver Education and Athletics, APS Risk Manager, as well as, representation from APS Finance and Management Services, APS Facilities and Operations and DPR Finance Division.

Mark Schwartz
County Manager
Arlington County Government

Patrick K. Murphy
Superintendent
Arlington Public Schools

Date signed: _____

Date signed: _____

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APS Superintendent Initials: _____

Attachment A
Table of outdoor athletic facility usage for the HB Woodlawn and Stratford Programs
On the APS Property at 1601 Wilson School Boulevard

| Season | Days | User | The Field | Level Two Terrace |
|---------------|----------|-----------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------|
| Spring | M-F | DPR APS DPR | Sunrise – 8:30 a.m. 8:30 am – 6:30 pm * 6:30 pm – 11:00pm | Sunrise – 8:30 a.m. 8:00 am – 6:30 pm * 6:30 pm – 10:30 pm |
| | Sat/Sun | DPR | 8:00 am – 11:00pm | 8:00 am – 10:30 pm |
| | | | | |
| Summer | M-F | APS SC or /DPR Camps DPR | 7:00 am – 6:00 p.m.** 6:00 p.m. – 11:00 p.m. | 7:00 am – 6:00 pm ** |
| | Sat/Sun | DPR | Sunrise – 11:00pm | 7:00 am – 10:30 pm |
| | | | | |
| Fall | M-F | APS DPR | 8:30 am – 6:30 pm * 6:30 pm – 11:00 pm | 8:00 am – 6:30 pm * 6:30 pm – 10:30 pm |
| | Sat/Sun | DPR | 7:00 am – 11:00pm | 8:00 am – 10:30 pm |
| | | | | |
| Winter | M-F | APS DPR | 8:30 am – 6:30 pm ** 6:30 pm – 11:00pm | 8:30 am – 6:30 pm ** 6:30 pm – 10:30 pm |
| | Sat/Sun. | DPR | Sunrise – 11:00 pm | 8:00 am – 10:30 pm |

* Used for DPR camps when not used as an APS summer school site and for DPR holiday camps when school is not in session. DPR submits facility request use to APS when school is not in session as scheduled in advance with APS for both vacations and summer.

** The above use listed as DPR reflects times that will be available for community drop and scheduled activities which will vary by season and be posted on site as well as on the DPR website to inform the community.

Attachment B
APS / County Cost-Sharing Table by Facility

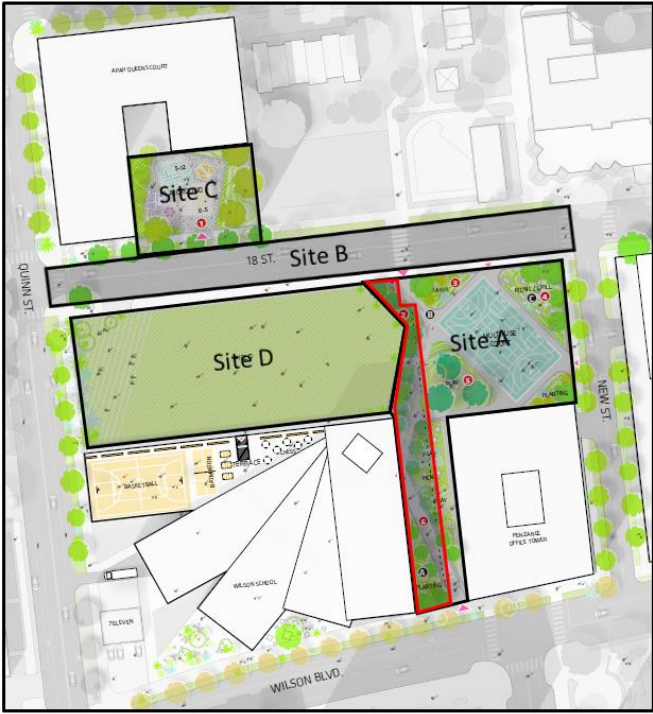
| The Field | | | | |
|----------------------------------|------------|---------------------------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------|
| Amenities | APS | Percentage | County | Percentage |
| Outdoor restroom cleaning | | | X | 100% (This includes restroom and stocking cleanings as outlined on Page 3 of this MOA). |
| Synthetic field replacements | X | Prorated by the average annual hourly use of the fields over the last 5 years before replacement. | X | Prorated by the average annual hourly use of the fields over the last 5 years before replacement. |
| Operating Equipment and Supplies | X | 50% | X | 50% |
| Utilities (water & electric) | X | Based on prorated annual use. | X | Based on prorated annual use. |
| Electrical Repairs | X | Based on prorated annual use. | X | Based on prorated annual use. |
| Facility Security | X | Based on prorated annual use. | X | Based on prorated annual use. |
| Outdoor restroom maintenance | X | 100% | | |

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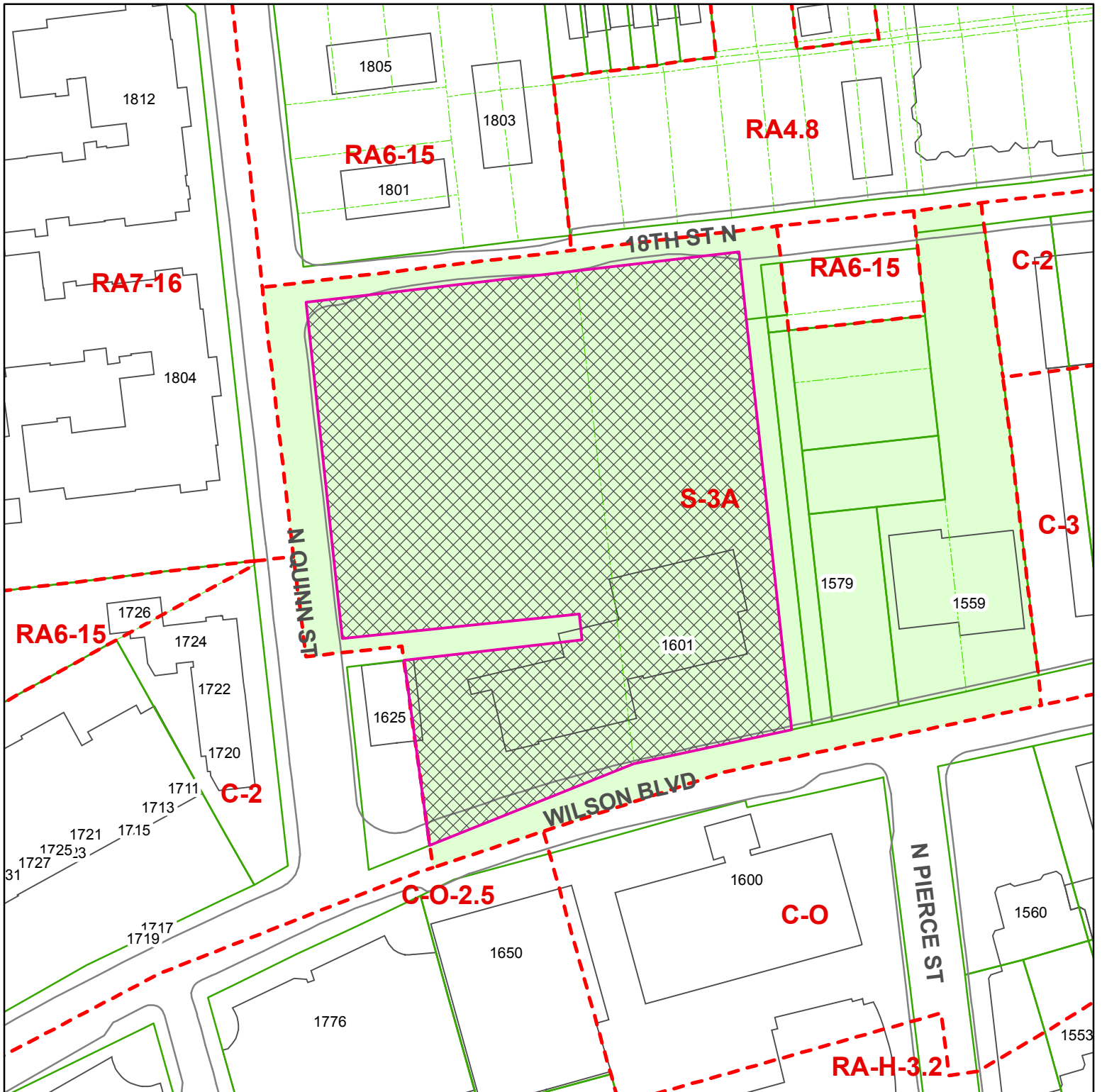
Exhibit A
Park Open Space and Landscaping Scope



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U-3468-16-1

1601 Wilson Blvd.

RPC # 16-032-001



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

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

Department of Community Planning, Housing and Development

County Use Only
 Date Placard Posted _____
 By _____
 Removed _____