



# ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of July 16, 2022**

**DATE:** July 1, 2022

**SUBJECT:** U-3468-16-1 USE PERMIT AMENDMENT for a below-grade parking structure with a lighted synthetic turf field above; located at 1601 Wilson Blvd. (The Heights Building); (RPC# 16-032-024).

**Applicant:**  
Arlington County School Board  
1726 N. Quincy St.  
Arlington. VA 22207

**C.M. RECOMMENDATION:**

Approve the use permit amendment for a below-grade parking structure with a lighted synthetic turf field above, with modifications to the Arlington County Zoning Ordinance (ACZO) requirements for a parking reduction and to allow parking spaces to be located off-site, subject to the conditions of the staff report.

**ISSUES:** This is a use permit amendment request for The Heights Building (formerly the Wilson School) to add a below-grade parking structure with a lighted synthetic turf field above. In May 2022, the County Board deferred the item to a date no earlier than the July 16, 2022, County Board meeting, to allow additional time to assess and address the following issues identified in the [deferral report](#):

- 18<sup>th</sup> Street North Width and Parking Lane: The applicant, Arlington Public Schools (APS) originally proposed to narrow 18<sup>th</sup> Street North from 38 feet to 30.5 feet, removing the southern on-street parking lane adjacent to the school property. This proposal is not consistent with the Western Rosslyn Area Plan (WRAP) recommendations, would prohibit public parking in the northern on-street parking lane during arrival and dismissal, and could cause significant operational issues for APS buses.

County Manager:

County Attorney:

Staff: Olivia Sontag, DCPHD, Planning Division  
Robert Gibson, DES, Development Services  
Jeremy Smith, DPR, Planning and Development

- 18<sup>th</sup> Street North Streetscape: APS proposed a 22-foot 8-inch-wide streetscape on the south side of 18<sup>th</sup> Street North that assumed the removal of the southern on-street parking lane described above. In keeping the existing southern on-street parking lane, the resulting 15-foot-wide streetscape should include street trees, a 10-foot-wide minimum clear zone, and sufficient space for bus boarding/alighting.
- 18<sup>th</sup> Street North Operations: APS proposed garage access from 18<sup>th</sup> Street North within the portion of that street which APS anticipates closing during periods of arrival and dismissal. During these periods APS proposed limiting access to the garage to accessible pick-up/drop-off (PUDO) from private vehicles only. The proposed garage access poses a significant operational and safety challenge that APS will have to manage during arrival and departure periods.
- Field Elevation: APS proposed the field at an elevation of 180 feet (above sea level), providing at-grade access to level 1 of The Heights Building but at the expense of diminished public and student access, visibility, and public realm experience along all other sides of the field.

After further analysis, APS revised its proposal to maintain the 18<sup>th</sup> Street North width of 38 feet and keep the existing southern on-street parking lane adjacent to the school property. Within the resulting 15-foot-wide streetscape on the south side of 18<sup>th</sup> Street North, APS revised its proposal to:

- Maintain a 10-foot-wide minimum clear zone adjacent to the curb for pedestrian movement and space for bus boarding/alighting.
- Include a five (5) foot-wide, 18-inch-tall raised continuous planter with a seat wall at the back of the sidewalk along the length of the garage façade with (7) columnar street trees and many shrubs planted throughout;
- Relocate the existing streetlights to be within the footprint of the raised planter;
- Include two (2) additional street trees adjacent to the curb near the northwest and northeast corners of the garage;
- Attach a series of decorative banners to the garage façade; and
- Widen the base of the staircase from 18<sup>th</sup> Street North to the field.

The revised 18<sup>th</sup> Street North width and streetscape are consistent with the WRAP recommendations and APS has addressed staff's concerns described in the May 2022 report.

Additionally, along North Quinn Street, APS proposes a two (2) foot-wide planter strip against the railing along the back of the sidewalk to add visual interest to the Shriver Program entrance. APS also proposes two (2) additional trees in the planting area along the east side of the field adjacent to Rosslyn Highlands Park.

APS has also agreed to a new condition #67 requiring APS to obtain approval for and implement an operations and safety plan for 18<sup>th</sup> Street North should APS's operations require temporary closure of the street between North Quinn Street and North Pierce Street.

After further study, APS concluded that a field elevation of 180 feet is important for the needs of the students and school operations by allowing a zero-threshold entrance from the school into the field area without the need to exit the school property or engage additional vertical movements via stairs, ramps, or lifts. Staff understands and supports the APS conclusion that the field should be at an elevation of 180 feet to provide the greatest level of accommodations for students. Also, without the need for stairs, ramps, or lifts to access the field from level 1 of the school, the playable area of the field is maximized.

**SUMMARY:** This is a use permit amendment request for The Heights Building (formerly the Wilson School), which houses the H-B Woodlawn Secondary Program and the Eunice Kennedy Shriver Program, to add a below-grade parking structure with a lighted synthetic turf field above. The County Board approved the 180,000 square foot new school facility with a design capacity of 775 students in February 2017, but deferred consideration of the APS proposal for a parking garage with 93 spaces and a lighted recreational field on top until removal of the temporary fire station from the site occurred. This County Board decision to defer the garage and field components was reflective of, and responsive to concerns raised by staff and various County committees and commissions. The County Board requested that APS collect additional information for the site's parking demand for school operations during the period that the temporary fire station occupied the site and justify the need to provide an additional 93 spaces on-site. With this information, there would be an opportunity to better study the parking demands of the school after it opened and an on-site garage could be further considered, ensuring that the minimum parking needs of the school were met, and excessive parking was not constructed. The school opened in September 2019 and the temporary fire station was removed from the site in November 2021.

The subject use permit amendment request for The Heights Building now proposes a below-grade parking structure with 61 spaces, in addition to the 100 permanent parking spaces provided for APS use in the adjacent Cortland Rosslyn<sup>1</sup> parking garage, for a total of 161 parking spaces. To address County Board concerns, APS collected data on traffic and parking demand up until the relocation of the temporary fire station which they've provided in a Multimodal Transportation Assessment (MMTA). The proposed design capacity for the school remains at 775 middle and high school students across both programs. The proposed garage includes an entrance/exit on 18<sup>th</sup> Street North, options within the garage for secure staff bike parking and covered student bike parking, and storage space for APS equipment. The proposed field tilts upwards on the northwest corner to create a covered entrance to the Shriver Program which provides a more direct and accessible path and improved arrival experience for students than the stair and switchback ramp system that is currently provided at the site today.

Above the garage, APS proposes a lighted synthetic turf field at an elevation of 180 feet (above sea level). In accordance with the signed Memorandum of Agreement (MOA) between APS and Arlington County for construction of the outdoor athletic facilities at the school site, it was agreed the site would include a 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. APS proposes a

<sup>1</sup> The Aubrey Building within The Highlands site plan (SP #445), previously entitled and built by Penzance, was recently acquired by Cortland and renamed Cortland Rosslyn.

field that is 232 feet long by 109 feet wide with field markings and dimensions for Ultimate Frisbee of 195 feet long by 82 feet wide, in accordance with the MOA. They have also proposed field lighting with four (4) sports light poles, the tallest being 55.36 feet above the average site elevation which is within the 175-foot maximum height permitted for sites zoned S-3A and located in the Western Rosslyn Coordinated Redevelopment District.

APS is also required to provide paths and access to the field for maintenance vehicles and equipment which they've proposed at the southeast corner of the field adjacent to Rosslyn Highlands Park. APS must also provide accessible walkways in compliance with the ADA for access to the field and all outdoor amenities open to the public after school hours. The access point for maintenance vehicles at the southeast corner of the field adjacent to Rosslyn Highlands Park doubles as an ADA access point. The second ADA access point to the field is a switchback ramp and stairs proposed at the midpoint of the eastern end of the field adjacent to Rosslyn Highlands Park. Other access points to the field include a set of stairs on the northeast corner of the field adjacent to 18<sup>th</sup> Street North and another set of stairs on the southwest corner of the field adjacent to North Quinn Street. The proposed field also includes amphitheater seating in the northwest corner where the field tilts upwards to accommodate the Shriver Program entrance, and vehicular entrance/exit to the parking garage from 18<sup>th</sup> Street North.

Improvements to 18<sup>th</sup> Street North include a 15-foot-wide streetscape along the south side of the street consistent with the WRAP. This streetscape includes a five (5) foot-wide 18-inch-tall raised continuous planter at the back of the sidewalk along the length of the garage façade with (7) columnar street trees and shrubs planted throughout, two (2) additional street trees adjacent to the curb along the northwest and northeast corners of the garage, a series of decorative banners attached to the garage façade, relocation of the existing streetlights to be within the footprint of the raised planter, widening of the base of the staircase from 18<sup>th</sup> Street North to the field, maintenance of a 10-foot-wide minimum clear zone adjacent to the curb for pedestrian movement and space for bus boarding/alighting. Additionally, along North Quinn Street, APS proposes a two (2) foot-wide planter strip at the back of the sidewalk along the length of the railing leading to the Shriver Program entrance. APS also proposes two (2) additional trees in the planting area along the east side of the field adjacent to Rosslyn Highlands Park.

Prior to the County Board's deferral of the use permit amendment on May 14, 2022, the application was heard by the Public Facilities Review Committee, the Park and Recreation Commission, the Transportation Commission, and the Planning Commission. The Transportation Commission and the Planning Commission both recommended deferral. The use permit amendment with the revisions discussed in this report was heard again by the Transportation Commission on June 30, 2022, and by the Planning Commission on July 7, 2022. More information on the input and recommendations of these commissions is provided later in this report.

**BACKGROUND:**

Address (RPC): 1601 Wilson Blvd. (RPC# 16-032-001)

Site: The site is bound on the north by 18<sup>th</sup> Street North, on the south by Wilson Boulevard, on the east by Rosslyn Highlands Park and The Highlands site plan (SP #445) containing two residential towers and Arlington County Fire Station #10, and on the west by a 7-11 retail store and North Quinn Street.

Neighborhood: The subject property is located within the North Rosslyn Civic Association and is adjacent to the Radnor/Ft. Myer Heights Civic Association and Colonial Village III Homeowners Association. The Queens Court Apartments, Atrium Condominiums, Cortland Rosslyn Apartments, Evo Apartments, and Pierce Condominiums are also adjacent to the school site.

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 \(ACZO\)](#).

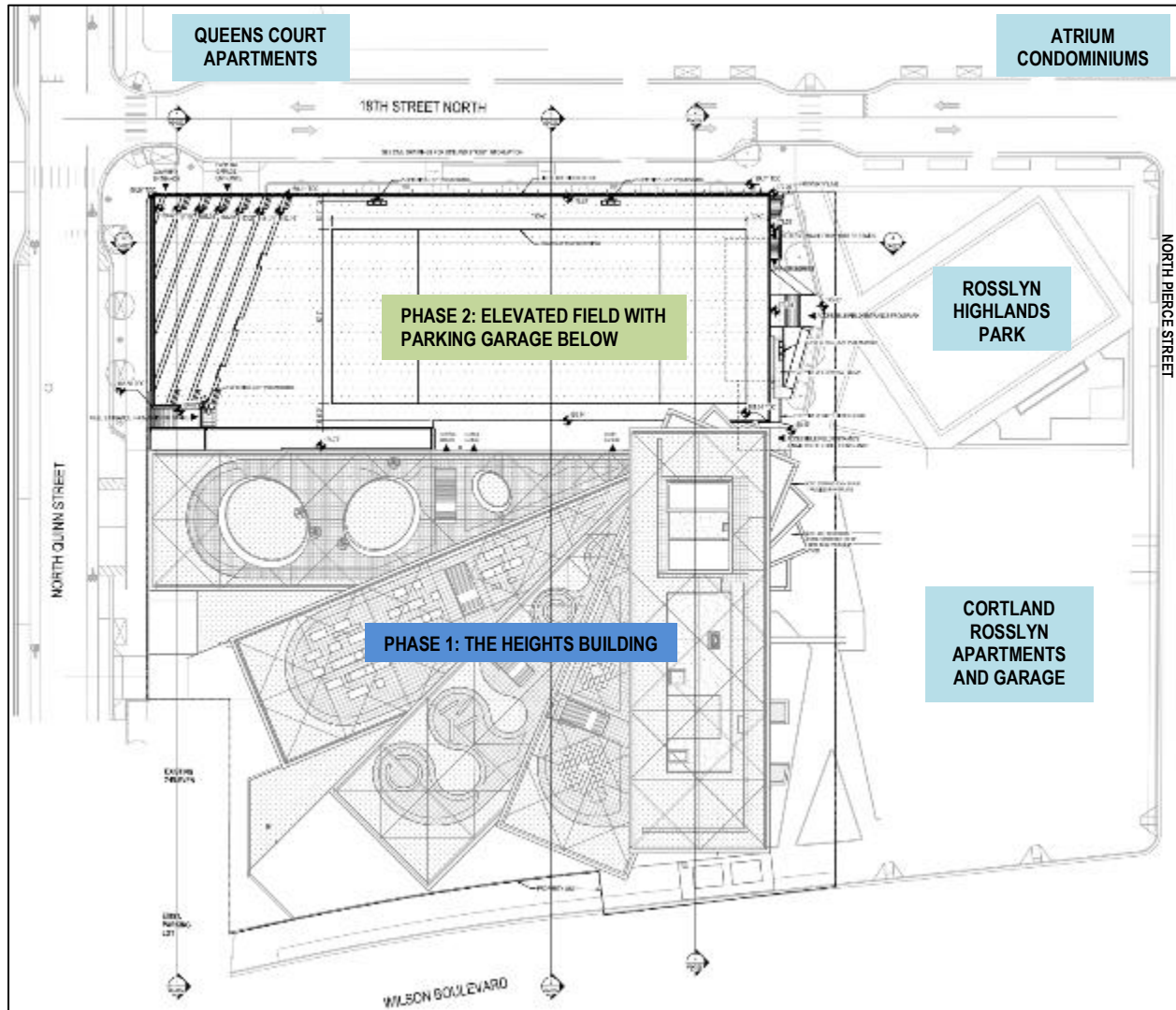
GLUP: The site is identified on the [General Land Use Plan](#) (GLUP) as “Public” and is within the Western Rosslyn Coordinated Redevelopment District (Note 2).

Existing Development: The site is currently developed with The Heights Building (formerly the Wilson School) which houses the H-B Woodlawn Secondary Program (H-B) and the Eunice Kennedy Shriver Program (Shriver). The County Board approved the new school in February 2017 and the school opened in September 2019.

**Figure 1: Existing Conditions**



**Figure 2:** Phase 1 and Proposed Phase 2 Development



**DISCUSSION:** In May 2022, the County Board deferred the proposal for a below-grade parking structure with a lighted synthetic turf field above to no earlier than the July 16, 2022, County Board meeting, to allow additional time to assess and address the following issues:

- **18<sup>th</sup> Street North Width and Parking Lane:** The applicant, Arlington Public Schools (APS) proposed to narrow 18<sup>th</sup> Street North from 38 feet to 30.5 feet, removing the southern on-street parking lane adjacent to the school property. This proposal is not consistent with the Western Rosslyn Area Plan (WRAP) recommendations, would prohibit public parking in the northern on-street parking lane, and could cause significant operational issues for APS buses.
- **18<sup>th</sup> Street North Streetscape:** APS proposed a 22-foot 8-inch-wide streetscape on the south side of 18<sup>th</sup> Street North that assumed the removal of the southern on-street parking lane described above. In keeping the existing southern on-street parking lane, the

resulting 15-foot-wide streetscape should include street trees, a 10-foot-wide minimum clear zone, and sufficient space for bus boarding/alighting.

- 18<sup>th</sup> Street North Operations: APS proposes garage access from 18<sup>th</sup> Street North within the portion of the street that APS anticipates closing during periods of arrival and dismissal. During these periods APS proposed limiting access to the garage to accessible pick-up/drop-off (PUDO) from private vehicles only. The proposed garage access poses a significant operational and safety challenge that APS will have to manage during arrival and departure periods.
- Field Elevation: APS proposed the field at an elevation of 180 feet (above sea level), providing at-grade access to level 1 of The Heights Building but at the expense of diminished public and student access, visibility, and public realm experience along all other sides of the field.

After further consideration and analysis of these issues, APS made the following revisions to its proposal:

- 18<sup>th</sup> Street North Width and Parking Lane: APS revised its proposal to maintain the 18<sup>th</sup> Street North width of 38 feet and keep the existing southern on-street parking lane adjacent to the school property.

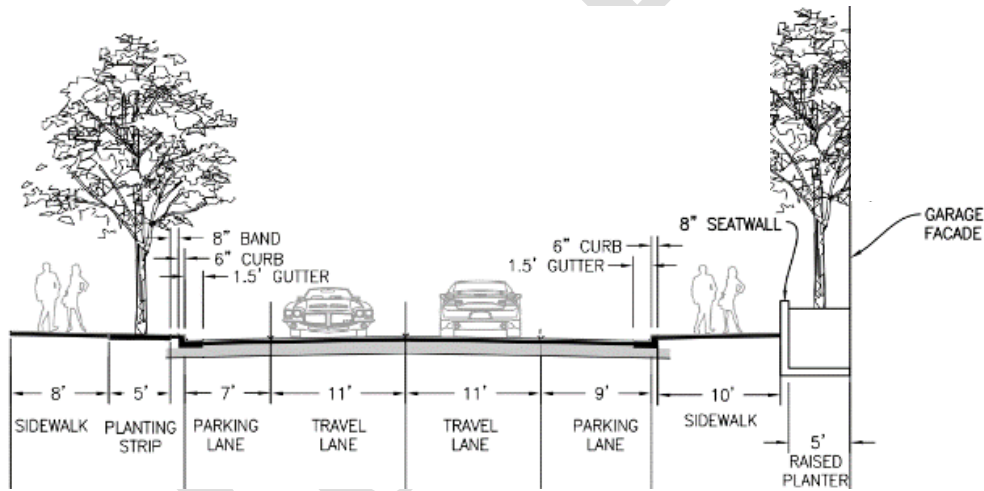
As revised, the proposed 18<sup>th</sup> Street North segment is consistent with the WRAP which includes the parking lane. On this segment of 18<sup>th</sup> Street North, the WRAP depicts a 39-foot-wide street to include an 11-foot travel lane in each direction, 7-feet of on-street parking on the north side of the street, and a 10-foot-wide bus parking lane along the south side of the street. APS proposes to keep the existing 38-foot-wide street which includes an 11-foot travel lane in each direction, 7-feet of on-street parking on the north side of the street, and a reduced 9-foot-wide bus parking lane along the south side of the street. Staff supports this revision as it is generally consistent with the WRAP guidelines. Additionally, the proposed street cross section should support APS's operational needs providing two lanes of bus staging during arrival and dismissal when the street is otherwise closed to public traffic without prohibiting parking along the north side of the street.

- 18<sup>th</sup> Street North Streetscape: Within the resulting 15-foot-wide streetscape on the south side of 18<sup>th</sup> Street North, APS revised its proposal to include a five (5) foot-wide 18-inch-tall raised continuous planter with an eight (8) inch seat wall at the back of the sidewalk along the length of the garage façade with seven (7) columnar street trees and many shrubs planted throughout, two (2) additional street trees adjacent to the curb along the northwest and northeast corners of the garage, a series of decorative banners attached to the garage façade, relocation of the existing streetlights to be within the footprint of the raised planter, widening of the base of the staircase from 18<sup>th</sup> Street North to the field, maintenance of a 10-foot-wide minimum clear zone adjacent to a six (6) inch curb for pedestrian movement and provision of space for school bus boarding/alighting.

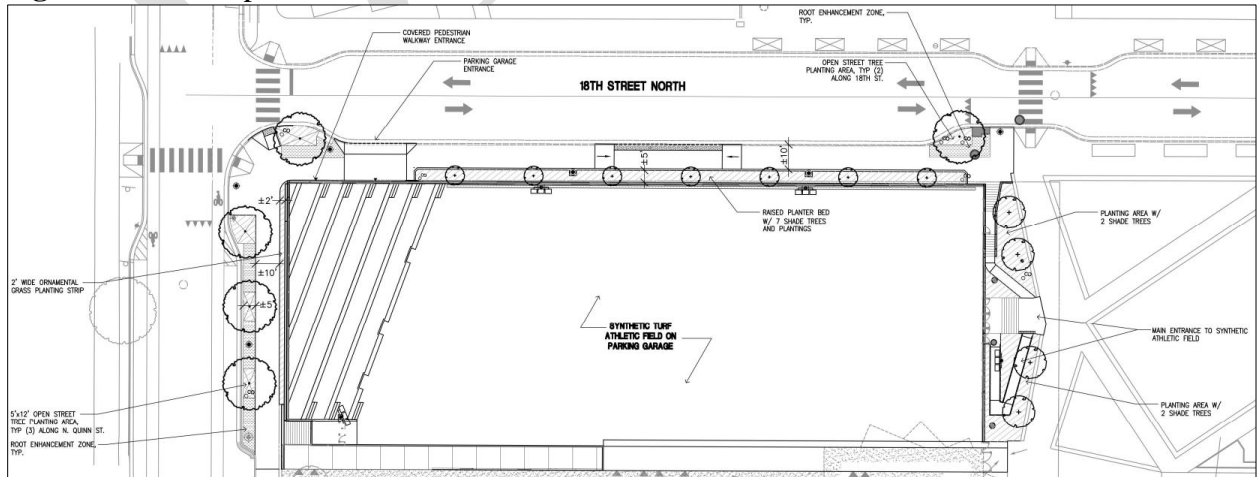
As revised, the proposed streetscape on the south side of 18<sup>th</sup> Street North is consistent with the WRAP which depicts a 2.5-foot curb and lighting zone, a 10-foot-wide sidewalk, and an optional width for street trees along the back of sidewalk. The raised continuous planter provides sufficient soil volume and spacing for the seven (7) columnar street trees and shrubs. By integrating street lighting within the footprint of the raised planter at the back of sidewalk, a 10-foot-wide clear zone adjacent to a six (6) inch curb is provided for pedestrian movement and space for bus boarding/alighting. Staff supports this revision as it is generally consistent with the WRAP guidelines, provides street trees, incorporates seating for students during arrival and dismissal, integrates decorative banners to assist in screening the adverse visual impacts of the parking garage, and maintains a minimum 10-foot-wide clear zone on 18<sup>th</sup> Street North.

Additionally, along North Quinn Street, APS proposes a two (2) foot-wide planter strip against the railing along the back of the sidewalk to add visual interest to the sidewalk and Shriver Program entrance. APS also proposes two (2) additional trees in the planting area along the east side of the field adjacent to Rosslyn Highlands Park.

**Figure 3: 18<sup>th</sup> Street North Section**



**Figure 4: Landscape Plan**





- 18<sup>th</sup> Street North Operations: APS has agreed to a new condition #67 requiring APS to obtain approval for and implement an operations and safety plan for 18<sup>th</sup> Street North should APS's operations require temporary closure of the street between North Quinn Street and North Pierce Street.
- Field Elevation: After further study, APS concluded that a field elevation of 180 feet is important for the needs of the students and school operations. Staff understands and supports the APS conclusion that the field should be at an elevation of 180 feet which will allow for students to access the field from the school building without using any stairs, ramps, or lifts, nor the necessity to exit school property. Also, without the need for stairs, ramps or lifts to access the field from level 1 of the school, the playable area of the field is maximized.

**Figure 5:** Rendering looking Southeast



**Figure 6:** Rendering looking Southwest



Staff finds that the proposed use permit amendment for the field and garage is consistent with the site's "S-3A" zoning and GLUP designation. The proposal, as revised, is generally consistent with the Guiding Principles and policy guidance in the WRAP, including the following key ideas central to redevelopment within the study area as they relate to the subject use permit amendment application:

- Providing flexible, contiguous open spaces and recreational facilities that meet the needs of APS and the community;
- Minimizing conflicts between emergency vehicle operations and other traffic through the area;
- Providing improvements to the street network to enhance circulation and mitigate the impacts of new development.

The proposal, as revised, improves the design's compatibility with the surrounding context, better reflects the County's urban design principles, minimizes conflicts on 18<sup>th</sup> Street North and promotes transportation demand management tools, integrates the various public spaces, and promotes quality design and a safe and attractive public realm.

## **PUBLIC ENGAGEMENT:**

### *Level of Engagement:*

#### **Communicate and Consult**

This level of engagement is appropriate because various County committees and commissions expressed concerns about the proposal. Prior to the County Board's deferral on May 14, 2022, the use permit amendment was heard by the Public Facilities Review Committee, the Park and Recreation Commission, the Transportation Commission, and the Planning Commission. The Transportation Commission and the Planning Commission both recommended deferral and the County Board ultimately deferred the proposal for the garage and field at its May meeting. To address these concerns and to further engage the community, the applicant studied the issues identified in the [deferral report](#) and made several revisions to their proposal as discussed in this report. The revised proposal was heard again by the Transportation Commission on June 30, 2022, and by the Planning Commission on July 7, 2022 (discussed further below).

### *Outreach Methods:*

- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board and Planning Commission hearings on the use permit were placed in the June 23, 2022, and June 30, 2022, issues of the Washington Times for the July 7, 2022, Planning Commission Meeting and the July 16, 2022, County Board Meeting.

- Placards were placed in various locations surrounding the subject property within seven (7) days of the public hearing.

In addition to the above legal requirements:

- Civic associations and condominiums were informed of the application via email communication. The subject property is located within the North Rosslyn Civic Association and is adjacent to the Radnor/Ft. Myer Heights Civic Association and Colonial Village III Homeowners Association. The Queens Court Apartments, Atrium Condominiums, Cortland Rosslyn Apartments, Evo Apartments, and Pierce Condominiums are also adjacent to the school site.

*Community Feedback:*

North Rosslyn Civic Association (NRCA): Staff contacted the president of NRCA, and no response has been received as of the date of this report.

Radnor/Fort Myer Heights Civic Association (RAFOM): Staff contacted the president of RAFOM, and they responded with no comments on the proposal.

Colonial Village III Homeowners Association (CVIII): Staff contacted the president of CVIII, and they responded with no comments on the proposal.

Rosslyn Business Improvement District (BID): Staff contacted the president of the Rosslyn BID and they responded with no comments on the proposal.

Transportation Commission (TC): Prior to the County Board's deferral on May 14, 2022, the use permit amendment was heard by the Transportation Commission at its April 28, 2022, public hearing. The Transportation Commission discussed the field elevation, parking supply, and the use, design, and operation of 18<sup>th</sup> Street North. The Commission voted 7-3 in support of the motion to recommend deferral of this proposal pending community conversation on the elevation of the field, amount of required parking, and the cross section and use and control of 18<sup>th</sup> Street North.

The use permit amendment with the revisions discussed in this report was heard again by the Transportation Commission at its June 30, 2022, public hearing. The Commission unanimously voted in support of the motion to recommend approval of the proposal. Discussion was focused on the transportation elements of the issues identified in the deferral.

Planning Commission (PC): The use permit amendment was also previously heard by the Planning Commission at its May 2, 2022, public hearing. The Commission voted 10-0 in support of the motion to recommend deferral of this proposal, finding that it failed to conform with the Comprehensive Plan and the WRAP. They recommended additional community conversation regarding appropriate opportunities to maximize site use and accessibility, to include a discussion of the above grade elevation of the field, the amount of required parking and whether structured parking is necessary, and the cross section and

use and design of 18<sup>th</sup> Street North and the site's context within the 18<sup>th</sup> Street Corridor, and the design of ADA access to the Shriver program.

The use permit amendment with the revisions discussed in this report was heard again by the Planning Commission at its July 7, 2022, public hearing.

**CONCLUSION:** The subject use permit amendment to add a below-grade parking structure with a lighted synthetic turf field above is consistent with the “S-3A” zoning designation, the “Public” General Land Use Plan (GLUP) designation, and the WRAP Principles. The applicant’s proposal would add 61 on-site parking spaces in the below-grade parking garage and address the expressed needs for additional ADA parking spaces, as well as parking for staff, visitors, maintenance and deliveries, secure and covered bike parking, outdoor equipment storage, and a covered entrance to the Shriver Program with a direct and improved arrival experience for students. The design also provides a lighted synthetic turf field above the garage. Since the May deferral, APS further studied the issues identified in the deferral report and has revised the proposal to sufficiently address the concerns. APS also concluded that a field elevation of 180 feet is important for the needs of the students and school operations but agreed that additional design efforts could be implemented to help screen the garage exterior. Whereas staff finds a field elevation at 180 feet may present challenges related to integration of this structure with the public realm (streetscape and Rosslyn Highlands Park), staff also understands and supports the APS conclusion regarding the field elevation and is satisfied with the proposed planting and screening mitigation strategies, which will help achieve the goals of the WRAP and provide a safe and accessible field to The Heights Building’s students and the public. Therefore, staff recommends approval of the use permit amendment for a below-grade parking structure with a lighted synthetic turf field above, subject to the conditions of the staff report.

Proposed Conditions (in addition to those initially approved on February 25, 2017):

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.

**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~~ June 24, 2022 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~~ July 16, 2022, 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.

**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, the Cortland Rosslyn Apartments, the Evo Apartments, the Pierce Condominium, the Queens Court Apartments; 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, the Cortland Rosslyn Apartments, the Evo Apartments, the Pierce Condominium, the Queens Court Apartments; 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, the Cortland Rosslyn Apartments, the Evo Apartments, the Pierce Condominium, the Queens Court Apartments; 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.

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

...

**B. Infrastructure Improvements**

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

...

**5) 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.*

*18<sup>th</sup> Street North:*

- *Minimum streetscape width measured from the back of curb: 15-4feet.*
- *Minimum clear sidewalk width: 10 feet (inclusive of bollards)*
- *~~Tree pit~~ Planter dimensions: Minimum 4-5 feet wide raised continuous planter at the back of sidewalk, 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.

**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, the Cortland Rosslyn Apartments, the Evo Apartments, the Pierce Condominium, the Queens Court Apartments; 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, the Cortland Rosslyn Apartments, the Evo Apartments, the Pierce Condominium, the Queens Court Apartments; 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, the Cortland Rosslyn Apartments, the Evo Apartments, the Pierce Condominium, the Queens Court Apartments.

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.

**67. 18<sup>th</sup> Street North Operations During Temporary Closure for APS Use (Life of the Use Permit)**

Arlington Public Schools (APS) agrees that should APS operations require temporary closure of 18th Street North to provide for the safe arrival and dismissal of students each school day, APS shall be responsible for the development and implementation of Management of Traffic plan (Plan) for the temporary closure of the street. Prior to implementation, APS agrees to submit the Plan for review and approval by the Department of Environmental Services. The Plan should include hours of closure requested, signage, and if required, traffic control devices to maintain the safe flow and direction of traffic, and staffing required to implement the closure and safely direct traffic. If the approved Plan requires APS staffing, APS agrees to provide the staffing identified during all time periods of closure. Any approved Plan will not rely on Arlington County Police Department for staffing, unless otherwise directly contracted by APS.

APS agrees to identify a staff member on-site as the School Transportation Coordinator (STC) and this person shall be responsible for the implementation of the Plan and, if required under the Plan, the training of other staff implementing the Plan. If the STC changes, APS agrees to provide the name of the STC to the Zoning Administrator.

APS agrees, in coordination with Arlington County Department of Environmental Services and the Arlington County Police Department, to meet, as needed, to discuss any modifications needed to the Plan.

**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.

February 25, 2017

Approved a use permit for a 180,000 square foot new school (Wilson School) and associated structures, subject to the conditions of the staff report.

Deferred consideration of the proposed 93 space parking garage until removal of the temporary fire station from the site.

March 20, 2021

Approved a use permit amendment to Conditions 20.B.9, 27, and 47 to align the TDM program with the APS systemwide TDM program.

May 14, 2022

Deferred a use permit amendment for a below-grade parking structure with a lighted synthetic turf field above to a date no earlier than the July 16, 2022, County Board meeting.