

**PUBLIC HEARING ON MAJOR SITE PLAN AMENDMENT SP #177 AND USE PERMIT U-2203-79-3 FOR 1635, 1701, 1709, 1715 NORTH GEORGE MASON DRIVE, AND 1650 NORTH EDISON STREET (ARLINGTON HOSPITAL ASSOCIATION, APPLICANT);**

**RECESS FOR LUNCH.**

The Board held the duly advertised public hearing at which the public spoke on Major Site Plan Amendment SP #177 and Use Permit U-2203-79-3 for modifications to the existing Arlington Hospital campus at 1635, 1701, 1709, and 1715 North George Mason Drive, and 1650 North Edison Street.

After hearing the last two minute speaker, at 12:47 p.m., by unanimous consent, the Chairman recessed the meeting for lunch.

By unanimous consent, at 1:15 p.m. the meeting was reconvened and the Board began hearing the five minute speakers.

**CONTINUANCE OF CONSIDERATION OF ORDINANCE PURSUANT TO APPLICATIONS SP #177 AND U-2203-79-3 TO GRANT AN AMENDMENT TO A SPECIAL EXCEPTION FOR A SITE PLAN AND GRANT A SPECIAL EXCEPTION FOR A USE PERMIT ON CERTAIN PARCELS OF LAND KNOWN AS 1635, 1701, 1709, 1715 NORTH GEORGE MASON DRIVE, AND 1650 NORTH EDISON STREET (ARLINGTON HOSPITAL ASSOCIATION, APPLICANT).**

After the public hearing was concluded, Mr. Ferguson made a motion, which was seconded by Ms. Favola, to approve the recommendation in the County Manager's May 10, 2000 report for Major Site Plan Amendment SP #177 and Use Permit U-2203-79-3 for modifications to the existing Arlington Hospital campus, as revised to include the modifications to conditions recommended in the May 19, 2000 document entitled "Revised Staff Conditions to Incorporate Waycroft-Woodlawn Civic Association Resolution, As Agreed to by Applicant and as Modified by Both Parties".

By unanimous consent, the Board amended the motion to include further amendments to condition number 55 to add an additional \$50,000 each for traffic calming measures in the Tara-Leeway Heights and Langston-Brown civic association areas, and add new conditions number 60 through 62.

The main motion, as amended, carried by a vote of 4 to 1, the voting recorded as follows: Ms. Favola – Aye, Mr. Fisette - Aye, Mr. Ferguson - Aye, Mr. Monroe - Aye, and Mr. Zimmerman – Nay; the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to applications SP #177 and U-2203-79-3 on file in the Office of the Zoning Administrator for a special exception for a site plan amendment and approval of a use permit for modifications to the existing Hospital campus to include the construction of new Hospital and medical office facilities with associated underground parking and modifications of use regulations concerning density, height as well as exclusions from density calculations for storage, employee lockers/lounges, public dining room, classroom/library, gift shop, mechanical areas and an auditorium, and to permit a comprehensive sign plan (including roof top signs) and modified 5-year Master Plan for the parcel of real property known as 1635, 1701, 1709, and 1715 North George Mason Drive, and 1650 North Edison Street, approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to the following conditions and modifications:

• **The following conditions of site plan approval (#1 through #7) supercede all previous conditions, are valid for the life of the site plan, and must be met by the developer before issuance of the Clearing, Grading and Demolition Permit:**

1. The developer (as used in these conditions, the term developer also includes the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth in Administrative Regulation 4.1 and the plans dated December 31, 1999, and reviewed and approved by the County Board and made a part of the public record on May 22, 2000, together with any modifications proposed by the developer and accepted by the County Board or vice versa. This site plan approval expires five (5) years after the date of County Board approval if the approved plan is not under construction. Extension of this approval shall be at the sole discretion of the County Board. The developer agrees that this discretion shall include a review of this site plan and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the site plan is subject to, among other things, inclusion of amended or additional site plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the developer and accepted by the County Board or vice versa.
2. The developer agrees to file a tree protection plan for any trees proposed to be saved by the developer or specified to be saved by the approved site plan and shown on any filing in connection with this case. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree preservation techniques on urban sites and shall be filed in conjunction with the landscape plan at the same scale as the landscape plan and the tree protection plan must be found by the County Manager or his designee to meet the requirements of this site plan before the issuance of the Clearing, Grading or Excavation permit. Protection and preservation plan measures shall be implemented for the 48-inch Oak Tree at the corner of North Edison Street and 16<sup>th</sup> Street, North. 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 during construction to ensure that no compaction occurs within the dripline of the trees to be saved; and
  - (d) Identification of tree protection measures and delineation of placement of tree protection.
  - (e) Any tree required to be saved which dies (any tree which is 25% or more dead shall be considered to have died) within two (2) years of the issuance of the master certificate of occupancy shall be removed and replaced by the developer at his expense with the number of major deciduous and evergreen trees whose total calipers equals the caliper of the tree to be replaced and which meet the minimum size and other requirements of condition #9a. and b. below.
3. The developer agrees to produce a photographic record of development, 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. These photographs shall comply with the following specifications:

All photographic records shall be taken using black and white film. Submission of negatives and a photo contact sheet shall be the minimum acceptable standard; 8" x 10" prints are preferred. Color slides may be submitted in addition to black and white photographs and negatives. The photographic record shall include the following:

Before Clearing, Grading and Demolition - Views of north, south, east and west facades of buildings to be demolished, as location permits, 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.

Site Clearance - Views of cleared site facing north, southeast and west, as location permits, with adjacent buildings and streets included.

Construction Phase (shall be submitted before issuance of the Shell and Core Certificate of Occupancy Permit) - At a minimum, views of the site during excavation, completion of the first floor above grade, topping out, and during the exterior cladding phase.

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.

The photographic record of the site as it appears before demolition shall be delivered to the Zoning Administrator prior to the issuance of a clearing, grading or demolition permit. The remaining records shall be delivered to the Zoning Administrator before the issuance of a Master Certificate of Occupancy for placement in the County archives. If the "Fast Track" Permit Process (as defined in the brochure "The Fast Track Permit Process" published by Arlington County, May 1990, and available from the Arlington County Inspection Services Division) is selected by the developer, the Site Clearance and Construction Phase photographs shall be submitted before the issuance of the Footing to Grade Structure Permit, the Construction Phase photographs showing any construction to grade shall be submitted before the Final Building Permit, and the Construction Phase photographs showing all construction above grade and the Site Completion Photographs shall be submitted before issuance of the Master Certificate of Occupancy.

4. The developer agrees to develop a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks, fencing around the site and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. This plan shall be subject to review by the Department of Public Works before the issuance of the Clearing, Grading and Demolition Permit.
5. The developer agrees to comply with all federal, state and local laws, ordinances and regulations not modified by the County Board's action. The developer shall be responsible for, and shall obtain, all necessary permits required by such laws, ordinances and regulations.
6. The developer agrees to file three copies of a site plan which complies with the final approval of the County Board and with Administrative Regulation 4.1 with the Zoning Administrator within 90 days of the County Board approval before the issuance of the Clearing, Grading and Demolition Permit.
7. The developer agrees to comply with the following before issuance of the Clearing, Grading and Demolition Permit and to remain in compliance with this condition until the Master Certificate of Occupancy is issued.
  - a. The developer agrees to identify a person who will serve as liaison to the John M. Langston Citizens Association, the Tara-Leeway Heights Civic Association, and the Waycroft-Woodlawn Civic Association communities throughout the duration of construction. This individual shall be on the construction site throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose properties abut the site, and to the John M. Langston Citizens Association, the Tara-Leeway Heights Civic Association, and the Waycroft-Woodlawn Civic Association, the Zoning Administrator, and shall be posted at the entrance of the project.
  - b. Before commencing any clearing or grading of the site, the developer shall hold a meeting with those whose property abuts the project to review the hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. This plan shall include assurances that construction traffic not be routed through the neighborhood and that the Hospital's construction contractor contracts shall provide that the contractor shall ensure that construction workers shall not park on public streets within the Waycroft-Woodlawn Civic Association area. The Zoning Administrator shall be notified by the developer of the date of the meeting before the permit is issued. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project.
  - c. Throughout construction of the project, the developer agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.

- d. At the end of each work day during construction of the project, the developer agrees to ensure that any streets used for hauling construction materials and to enter the construction site are free of mud, trash and debris.
  - e. The construction hours shall comply with the Noise Ordinance with the following additional restrictions. Construction shall not commence before 9:00 a.m. on weekends and all federal, state and local Holidays and shall conclude (7 days a week) by 6:00 p.m.
- **The following conditions of site plan approval (#8 through #27) supercede all previous conditions, are valid for the life of the site plan, and must be met by the developer before issuance of the Excavation/Sheeting and Shoring Permit:**
8. The developer agrees to submit a detailed final site development and landscape plan at a scale no larger than 1/16 inch = 1 foot before the issuance of the Excavation/Sheeting and Shoring Permit and the plan shall be approved by the County Manager or his designee before the issuance of the Final Building Permit. In order to facilitate comparison with the final site engineering plan the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale (1/16 inch = 1 foot, 1/8 inch = 1 foot, or 1/4 inch = 1 foot). The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by the Department of Parks, Recreation and Community Resources and shall be accompanied by the site engineering plan and the two plans shall be compared to ensure that there are no conflicts between street trees and utilities; neither plan shall be approved until the landscape plan and the site engineering plan agree. The installation of all plant materials shown on the final landscape plan shall take place before the issuance of the first Certificate of Occupancy. The final site development and landscape plan shall include the following details:
    - a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final site-engineering plan and placed so as not to obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets shall not be located in the public sidewalk. Transformers shall not be placed in the setback area between the building and the street;
    - b. The location, dimensions, and materials for driveways, driveway aprons, parking areas, interior walkways and sidewalks as well as for address indicator signs;
    - c. The location and types of light fixtures for streets, parking, walkway and plaza areas;
    - d. Topography at two (2) foot intervals and the finished first floor elevation of all structures;
    - e. Landscaping for plaza areas, raised planters and surface parking areas, including a listing of plant materials, and details of planting, irrigation and drainage; and,
    - f. The location and planting details for street trees in accordance with Department of Public Works Standards and Specifications for planting in public rights-of-way and as shown on the approved final site engineering plan.
  9. Landscaping shall conform to Department of Public Works Standards and Specifications and to the following requirements:
    - a. Planting materials shall be of good nursery stock and a nursery guarantee shall be provided by the developer for two (2) years including the replacement and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding, and watering) of all landscape materials following the issuance of the master certificate of occupancy;

- b. Planting materials and landscaping shall meet the American Standard for Nursery Stock Z60.1-73, and shall also meet the following standards:
    - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Planes, Japanese Zelkovas, etc.) - a height of 12 to 18 feet with a minimum caliper of 3 to 3 1/2 inches.
    - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum height of 8 to 10 feet.
    - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a height of 10 to 14 feet with a minimum caliper of 1 1/2 to 2 inches.
    - (4) Shrubs - a minimum spread of 18 to 24 inches.
    - (5) Groundcover - in 2" pots.
  - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards, seeding may be substituted for sod. All sod and seed shall be state certified;
  - d. Exposed earth not to be sodded or seeded shall be well-mulched or planted in groundcover. Areas to be mulched may not exceed the normal limits of a planting bed;
  - e. Soil depth shall be a minimum of four (4) feet for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the finished grade adjacent to them;
  - f. Except for the berm areas, finished grades shall not exceed a slope of three to one or the grade that existed before the site work began. Berm areas may be as steep as two to one.
  - g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition after the expiration of the two year guarantee required in #12a. above and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator.
  - h. The developer agrees to notify the Department of Parks, Recreation and Community Resources (DPRCR) Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester. The developer agrees to maintain all street trees on the site for the life of the project.
10. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator letters from the developer to the utility companies offering them access as stated above.
11. The developer agrees to construct pavement, curb and gutter along all frontages of this site in accordance with Arlington County Standard R-20 for concrete curb and gutter and standards R-1.0,-1.1,-1.2,-1.3 and -1.4 for pavement. All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act and any regulations adopted thereunder. The developer agrees to fund the installation of a traffic signal at the southern driveway entrance to the site on George Mason Drive.

12. Sidewalks (six-feet-wide) along all street frontages of this development shall be paved with brick or an interlocking concrete paver and shall be placed on a properly engineered base approved as such by the Department of Public Works. The final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan in accordance with the Rosslyn-Ballston Streetscape Plan or other applicable urban design standards approved by the County Board and in effect at the time of the site plan approval. The sidewalks shall contain street trees in 4 foot x 12 foot tree pits planted with either *liriope muscarii*, *euonymus fortunei* (Wintercreeper), *hypericum*, *calycinum* (Aaron's Beard), or *juniperus conferta* (Shore Juniper) as ground cover. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. Street trees shall be guaranteed by the developer for two years after final acceptance of the right-of-way improvements by the Department of Public Works. Before acceptance of the right-of-way improvements a bond and an agreement for this guarantee period shall be submitted to the Department of Public Works by the developer and executed by the developer in favor of the County. Landscaping and berm work along North Edison Street and 16<sup>th</sup> Street may substitute for street trees. The landscaping and berm work shall be as shown on the final landscape plan consistent with condition #9 above.
13. In order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project shall provide a structure-free zone under the public sidewalk along all street frontages. This zone shall be a minimum of five (5) feet deep and shall extend from the back of the street curb under the full width of the public sidewalk (the sidewalk width shall be as defined in condition #12 above). No subterranean structures (such as parking garages) shall intrude into this five-foot deep zone. Within the zone, the location of underground utilities and utility vaults shall not interfere with the appropriate spacing and replacement of street trees. Utility lines shall not be located beneath street trees. The location of all existing and proposed utility lines shall be shown on both the final landscape plan and the final site-engineering plan.
14. The location of the water services will be determined at the time of the review of the final engineering plan in accordance with the following standards. Water meter installations shall be located behind and adjacent to the curb line in an area clear of driveways, a minimum of five (5) feet clear of other utilities and a minimum of 10 feet clear of structures. A clear space 15 feet wide by 25 feet long by 10 feet deep shall be provided for three (3) inch and four (4) inch meter installations, and 20 feet wide by 25 feet long by 10 feet deep for six (6) inch and larger meter installations. The location of building walls shall be adjusted as necessary to provide these clearances.
15. All sanitary sewers and water mains, including water services, shall have a minimum of ten (10) feet horizontal clearance from each other and five (5) feet from all other utilities, and shall have a minimum of 10 feet horizontal clearance from buildings and other structures. Water mains 16 inch and larger, and mains over 10 feet in depth shall have a minimum of 15 feet horizontal clearance from buildings and other structures; and sanitary sewers 15 inch and larger, or sewers over 10 feet in depth shall have 15 feet minimum clearance from buildings and other structures. All water mains and sanitary sewers shall meet County Standard design criteria.
16. No existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior written approval of the Department of Public Works. This approval shall be obtained before the issuance of the Excavation/Sheeting and Shoring Permit.
17. The developer agrees to construct water main improvements in accordance with the following:
  - A) The developer agrees to construct a new 12-inch water main in 16<sup>th</sup> Street North between George Mason Drive and Edison Street and in Edison Street between 16<sup>th</sup> Street and 17<sup>th</sup> Road North (to be vacated) as shown on the final engineering plan approved by the County Manager.

18. The developer agrees to construct sanitary sewer main improvements in accordance with the following:
  - A) The developer agrees to perform a sewage capacity analysis of the existing 8-inch sanitary sewer system in 16<sup>th</sup> Street North to the point it becomes a 12-inch diameter sanitary sewer. The analysis shall be submitted to DPW for review and approval along with the first submission of engineering plans. If DPW determines from the analysis that 90 percent of pipe full capacity is exceeded along the frontage of the development, the developer agrees to construct new sanitary sewer main along said frontage. The new sanitary sewer shall be adequately sized to accommodate computed flows such that these do not exceed 90 percent of pipe full capacity.
  - B) The County agrees to TV inspect the sanitary sewer mains adjacent to the site and located in North George Mason Drive and 16<sup>th</sup> Street North. The developer agrees to replace or rehabilitate any sanitary sewer main or appurtenances found in poor condition as determined by the County.
19. The developer agrees to provide horizontal standpipes or fire hydrants at intervals of not more than 300 feet to provide adequate fire protection. The County shall specify kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards.
20. The developer agrees to remove and replace any existing curb, gutter and sidewalk along the street frontages of this site, which is in poor condition or damaged by the developer, according to Arlington County standards and specifications, as determined by the Department of Public Works.
21. The developer agrees to pay the capital cost for the installation of approved Arlington County street lighting. In addition, the developer agrees to furnish and install all conduit and junction boxes necessary for the lighting system. All construction shall meet Virginia Power standards. Lighting shall be in accordance with the following:
  - A) Arlington County standard "Carlyle" street lights shall be installed along all frontages of the site.
22. The developer agrees to remove or place underground all existing aerial utilities within or along the periphery of this site. Any utility improvements necessary to provide adequate utility services to this development or utility work necessary to provide a terminus to the underground facilities shall be paid for by the developer and shall not result in the installation of any additional utility poles.
23. The developer agrees to submit final site engineering plans, to the Department of Public Works. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. The Excavation/Sheeting and Shoring permit shall not be issued for this site until final site engineering plans and the sequence of construction has been approved by the Department of Public Works.
24. The developer agrees to provide parking for all construction workers without charge to the workers. In lieu of providing parking, the developer agrees to provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or another method of providing for construction workers to arrive at the site. Compliance with this condition shall be based on a plan, which shall be submitted to the Zoning Administrator before to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for 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. If the plan is found to be violated during the course of construction, a correction notice will be forwarded to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. The developer agrees to provide a shuttle for construction worker parking from either the Ballston Common Garage, the Quincy Street Garage or an acceptable alternative location while the project is under construction.
25. A combination or mixture of brick, concrete unit paver, concrete or asphalt shall be used on the access drives, automobile drop-off areas, plaza areas and interior walkways. Interior walkways shall have a minimum width of six (6) feet. The materials and colors used are subject to approval by the County Manager or his designee according to adopted Sector Plans or other urban design standards approved by the County Board as a part of the final site development and landscape plan.

26. The developer agrees to install address indicator signs which comply with Section 27-12 of the Arlington County Code or successor provision in a location visible from the street and as shown on the final site development and landscape plan.
  27. The design of the facade treatment for the buildings and the materials to be used on the facades shall be as specified and shown on the submitted drawings dated December 31, 1999 and as presented to the County Board and made a part of the public record on May 20, 2000, and shall be approved before the issuance of the Excavation/Sheeting and Shoring Permit.
- **The following conditions of site plan approval (#28 through #37) supercede all previous conditions, are valid for the life of the site plan, and must be met by the developer before issuance of the Footing to Grade Structure Permit:**
28. All required easements and right-of-way agreements shall be submitted to the Department of Public Works for approval and be recorded by the developer before the issuance of the Footing to Grade Structure Permit. The developer shall grant to the County Board water and sanitary sewer easements a minimum of 10 feet in width for all proposed and existing water main and sanitary sewer appurtenances. The final location of all easements shall be shown on the final engineering plans and recorded prior to the issuance of permits.
  29. Upon approval of the final site engineering plan the developer agrees to submit a performance bond estimate for the construction or installation of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Public Works for review and approval. Upon approval of the performance bond estimate, the developer agrees to submit a performance bond and agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Public Works and this bond shall be executed by the developer in favor of the County before the issuance of the Footing to Grade Structure Permit. All engineering design plans and subsequent construction shall be in accordance with the latest edition of the Arlington County Department of Public Works Construction Standards and Specifications.
  30. All electrical transformers shall be placed underground in vaults which meet Virginia Power standards. These vaults may be placed in the street right-of-way or in driveways if approved by the County on the final site engineering plan. Ventilation grates may not be located within public sidewalks or within that portion of the public right-of-way between the street curb and any building which is used as a walkway. The locations of the vaults shall be coordinated with other utility locations so as to have a minimum clearance of five (5) feet to conduits and manholes and a minimum clearance of 10 feet to water mains and sanitary sewers unless otherwise approved by the owner of that utility. All vault ventilation grate and utility locations shall be approved by the Department of Public Works as part of the review of the final site engineering plan and by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.
  31. Interior space shall be provided for the collection, storage and compaction of trash, as well as appropriate facilities for the recycling of reusable materials as defined by the County. This space shall not be in a loading berth. Drawings showing compliance with this condition shall be approved by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.
  32. All loading docks shall be in the interior of the building and shall also comply with the requirements of Section 1 (minimum 12-foot clear width [including entrances], 30-foot length and 14 foot clearance) and Section 33.C.5 of the Zoning Ordinance, and shall contain roll-down doors.
  33. Parking garages shall be designed to allow access and use by vanpools, and all garage entrances shall have a minimum clearance of 86 inches. At least 10% of the total parking supply shall be accessible to vans and shall be conveniently located on the level of the garage closest to street level. Compliance with this condition shall be determined by review of the building plans by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.



34. The developer agrees to ensure that all parking spaces comply with the requirements of Section 33 of the Zoning Ordinance. Unless otherwise approved by the County Board, the number of compact spaces may not exceed 40 percent of the total number of spaces provided. Drawings showing that these requirements are met shall be subject to approval by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.
35. The developer agrees to submit a detailed transportation demand management plan, subject to approval by the County Manager or his designee, before the issuance of the Footing to Grade Structure Permit. The transportation management plan shall include, but not be limited, to the following strategies:
  - a. The developer agrees to designate a member of the building management team as an employee transportation coordinator for the development. The person shall be qualified to fulfill the duties and responsibilities associated with implementing transportation demand management strategies.
  - b. The developer agrees to design and implement a parking management plan that encourages group ridesharing.
  - c. The developer agrees to implement a transit subsidy program for all hospital and MOB employees who choose to participate, providing a subsidy.
  - d. The developer agrees to provide transit access from the site to the Ballston-MU Metrorail station, any off-site park and ride lots, and Metrobus Line #3 Lee Highway for the use of all hospital, medical office building, and employees, patients and visitors. This access shall be provided seven days per week and at such times and frequency to achieve the TDM plan strategies to maximize transit ridership. This access may be provided through privately-operated shuttle or publicly operated transit services or a combination thereof.

36. The developer agrees to provide at no charge to the user secure bicycle storage facilities in a location convenient to both office and retail areas on the following minimum basis:

One (1) employee space for every 7,500 square feet, or portion thereof, of hospital and medical office floor area, and one (1) visitor space for every 20,000 square feet, or portion thereof, of hospital or medical office floor area; lockers and shower facilities for employees.

These facilities shall be highly visible to the intended users and protected from rain and snow within a structure shown on the site plan. The facilities shall not encroach on the sidewalk or on any area in the public right-of-way intended for use by pedestrians. The facilities for office and residential users must meet the acceptable standards for Class I storage space and be highly visible from an elevator entrance, a full-time parking attendant, a full-time security guard or a visitor/customer entrance. Facilities for visitors/customers must meet the standards for either Class II or Class III storage space and be highly visible from a main street level visitor/customer entrance. Drawings showing that these requirements have been met shall be approved by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.

37. All plaza areas used for vehicular access and all surface parking areas shall be constructed to support the live load of any fire apparatus. Bollards or curbs shall be used on pedestrian plazas to separate the areas intended for emergency vehicle use from areas intended for pedestrian use. No above grade structure shall be allowed to encroach in fire lanes. Compliance with this condition shall be demonstrated before issuance of the Footing to Grade Structure Permit.

- **The following conditions of site plan approval (#38 through #41) supercede all previous conditions, are valid for the life of the site plan, and must be met by the developer before the issuance of the Final Building Permit:**

38. Mechanical equipment shall be screened so as not to be visible from public rights-of-way.
39. The use of any penthouse shall be limited to mechanical equipment and equipment maintenance space or radio transmitters and receivers as required in condition #46.

40. The developer agrees to submit engineering site plans and building plans to the Crime Resistance Section of the Arlington County Police Department for its review of security measures before the issuance of the Final Building Permit.
41. The developer agrees to obtain from the Federal Aviation Administration (FAA), before the issuance of a building permit, a written statement that the project is not a hazard to air navigation or that the project does not require notice to or approval by the FAA.

- **The following condition of site plan approval (#42) supercedes all previous conditions and is valid for the life of the site plan and must be met before issuance of the Shell and Core Permit:**

42. The developer agrees to implement the comprehensive sign plan as shown to and approved by the County Board on May 22, 2000. Total sign area approved is 1,831 square feet. All exterior signs shall be consistent with the guidelines contained in "Sign Guidelines for Site Plan Buildings and with Section 34 of the Zoning Ordinance and with the approved sign plan. No sign permits will be issued for signs inconsistent with the approved plan. The Comprehensive Sign Plan does not include a roof top sign. The developer agrees not to install a rooftop sign on the new patient building. The Hospital commits that it will not erect a lighted sign above 35 feet from the ground floor.

- **The following conditions of site plan approval (#43 through #45) supercedes all previous conditions and are valid for the life of the site plan and must be met by the developer before the issuance of the First Certificate of Occupancy:**

43. The developer agrees to include a lighting plan for all internal and external public areas, including parking areas, as part of the final site development and landscape plan. This lighting plan shall be subject to review by the Police Department based on the Zoning Ordinance, Section 2, Subsection H, and the Illumination Engineering Society of North America Standards and shall not be approved as part of the final landscape plan unless it meets these standards. The lighting shall be installed and tested before the issuance of the First Certificate of Occupancy.
44. The developer agrees to be responsible for documenting any historical artifact or historical natural feature uncovered during construction on the site. 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. The developer agrees to submit a copy of this documentation to Arlington County.

In the event an artifact or natural feature is found on the site, and is to be disturbed or removed from the site during construction, the developer agrees to contact the Arlington County Historic Preservation Program, Community Improvement Division, 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.

45. Before the issuance of the Master Certificate of Occupancy, the developer agrees to submit drawings certifying the building height as measured from the average site elevation both to the building roof and to the top of the penthouse.

- **Post Certificate of Occupancy: the following conditions of site plan approval (#46 through #49) supercede all previous conditions and are valid for the life of the site plan:**

46. In order to maintain the effectiveness of the County's public safety communications systems, the developer hereby agrees that the County shall have the right to install radio transmitters and receivers in the penthouse or top floor and antennae on the roof of the proposed buildings at no charge to the County in a location and design that is acceptable to the County and the building owner based on a reasonable exercise of judgment by both. The developer agrees to provide access to electrical service separately metered, including auxiliary electrical power, and telephone radio control lines to the penthouse in the defined area. Any radio transmitter or receiver equipment and antenna to be installed or used by others shall not interfere with the emergency communication system of the County.

47. Any structural addition (improvements) shall be subject to the approval of the Zoning Administrator consistent with Section 36.H.2.c of the Zoning Ordinance. If the Zoning Administrator determines that the proposed improvements have a significant impact on the site plan, then a site plan amendment shall be required.
48. The developer or owner agrees to remove snow from all interior streets and interior and exterior sidewalks within a reasonable time after each portion of the snow fall has stopped.
49. The density allocated for any subdivided parcel on the site shall be the same as the approved density for the entire site. No additional density shall be allowed on any individual parcel formed by subdivision of the site.
- **The following unique site specific conditions (#50 through #51) supercede all previous conditions, are valid for the life of the site plan, and must be met before the issuance of the permit specified in each condition:**
50. The developer agrees to provide, to landscape and to maintain, in perpetuity, a "Healing Garden" consisting of approximately 37,000 square feet of area at a location designated as 1514, 1518, and 1522 16<sup>th</sup> Street North. The final design of the garden will be subject to review and comment by the Waycroft-Woodlawn Civic Association. The developer agrees to dedicate to the County Board a perpetual public use easement acceptable to the County Manager or his designee, and subject to approval as to form by the County Attorney, over the approximately .849 acre area "Healing Garden" prior to the issuance of the certificate of occupancy for the new 9-story structure.
51. Prior to the issuance of any permits, the developer agrees to submit a parking management plan to the Zoning Administrator, which plan is subject to approval by the Zoning Administrator, that outlines employee parking locations, guest and visitor parking locations. Parking, free of charge, for all hospital employees shall be located in the lowest level of the garage away from the residential areas along 16<sup>th</sup> Street and North Edison Street.
52. The applicant agrees to remove the 1957 temporary building being used as interim storage space (containing approximately 30,029 square feet of gross floor area) within five years after the date of the Certificate of Occupancy for the new 9-story facility.
53. The developer agrees to apply for and must receive County Board enactment of an ordinance to vacate a 16-foot wide alley and a 20-foot wide alley, with conditions, containing a total of approximately 5,100 square feet, located just south of, and running parallel to the portion of 17<sup>th</sup> Road, North proposed to be vacated within six (6) months of the date of County Board approval of the site plan amendment and use permit amendment (November 20, 2000). Should the proposed vacations of a 16-foot wide alley and a 20-foot wide alley located adjacent to North Edison Street not be approved, recorded, or consummated by the developer for inclusion into the site plan, then the developer agrees to seek County Board approval to amend the site plan to reflect the change in area and configuration, including changes to the site design and reductions in density.
54. The developer agrees that the 6,658-conference center does not count toward the project's total gross floor area. This facility shall be made available, at times determined by the owner of the facility for use, on an as needed basis, free of charge, by the general public. The space shall not be converted to another use. In addition, 40,279 square feet of storage space has not been counted toward the project's total gross floor area. This space shall be used only for storage purposes and shall not be converted to another use.
55. The developer agrees to make a \$225,000 contribution toward the implementation of traffic calming measures. Of this amount, \$125,000 will be provide for traffic calming measures in the Waycroft-Woodlawn neighborhood, \$50,000 for traffic calming measures in the Langston Brown neighborhood, and \$50,000 for Tara Leeway Heights neighborhood.

56. Prior to the issuance of any permits, the developer agrees to provide a landscape plan including berms for the areas along the site's Edison Street and 16<sup>th</sup> Street frontages. The berm treatment along North Edison Street between 16<sup>th</sup> Street North shall be graded to slope toward the street and shall be supported on the interior side by a visually appealing (as agreed upon by the Hospital and Waycroft-Woodlawn Civic Association) retaining wall that shall rise to a height of 10 feet above the level of the existing parking lot. The aforesaid berm shall be constructed promptly after the commencement of construction in order to shield the surrounding neighborhood from noise incident to construction. To the extent that the aforesaid berm is not adequate to shield the surrounding neighborhood from the Arlington Hospital's outside lighting, such lighting shall be separately shielded. The treatment of the berm shall be submitted to the Waycroft-Woodlawn Civic and Langston-Brown Civic Associations for their review and comments prior to the plan being submitted to the County for approval. The final plan shall be approved prior to the commencement of construction and shall be in accordance with Conditions #8 and #9 above, unless otherwise modified by the County Manager's designee.
57. The developer agrees that trucks serving the hospital shall be prohibited from accessing the site from North Edison Street, except that waste pickup and bottled oxygen delivery may continue to use the northern access along North Edison Street, which is the only access point to those functions. The prohibition of trucks accessing the site from North Edison Street shall be implemented by means of the installation of a gated entry accessible by key card or similar device limited access to ambulances, employees, and staff vehicles.
58. The developer commits that it shall not seek to construct additional or replacement structures on the campus for a period of ten years from the date of completion (the issuance of the final Certificate of Occupancy) of the proposed expansion.
59. The developer agrees not to install a helipad on its present site or on any adjacent property.
60. The developer agrees to implement a pediatric center and an urgent care center. The developer agrees to begin treating patients at both centers as soon as possible. The plans for these centers shall be reviewed by the County's Public Health Director and the County Manager.
61. The developer agrees to submit architectural and engineering building plans to the U.S. Green Building Council's Leadership in Energy and Environment Design (LEED) Green Building Rating System.
62. If the developer determines, after the new facility is built, that there is excess parking, the developer agrees to work with the County regarding the shared use of the existing 1715 North George Mason Drive parking garage.

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**AN ORDINANCE TO VACATE 17<sup>TH</sup> STREET NORTH FROM THE WEST SIDE OF NORTH EDISON STREET TO ITS WESTERN TERMINUS, WITH CONDITIONS**

After a duly advertised public hearing, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to a request on file in the Office of Support Services, 17<sup>TH</sup> Street North, as recorded in Deed Book 422, Page 62, as shown on a plat attached to the County Manager's May 4, 2000 report is vacated, subject to the following conditions:

1. The County Board shall have approved Site Plan Amendment SP#177 and U-2203-79-3.
2. The County shall receive the amount of \$201,936 as compensation for the right-of-way vacated.
3. The applicant shall grant to the County Board a public utility easement(s) for the existing water main and storm drain facilities, the location, type and extent of such easement(s) to be determined by the County Manager or his designee.
4. The applicant shall consolidate and resubdivide the lots adjacent to the vacated 17<sup>th</sup> Road North right-of-way, consistent with all applicable subdivision and zoning requirements, including but not limited to, the street frontage requirements of the Arlington County Subdivision Ordinance.

- 5. The applicant be responsible for and shall prepare and record all plats, subject to the approval of the County Manager or his designee, and all deeds, subject to the approval as to form by the County Attorney, to convey the property interests required by this Ordinance of Vacation.
- 6. All conditions of this Ordinance of Vacation shall be met by noon on May 20, 2003, or the vacation shall become null and void.

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**AUTHORIZATION FOR COUNTY MANAGER TO ENTER INTO PARKING DESIGNATION AGREEMENT WITH BALLSTON OFFICE TOWER, L.L.C.**

On motion by Mr. Ferguson, seconded by Mr. Zimmerman and carried by a vote of 5 to 0, the voting recorded as follows: Ms. Favola – Aye, Mr. Fisetete - Aye, Mr. Ferguson - Aye, Mr. Monroe - Aye, and Mr. Zimmerman - Aye, the Board authorized the County Manager to sign the "Parking Designation Agreement" (the "PDA") included as Attachment One to the County Manager's May 17, 2000 report and the accompanying Indemnity Agreement (the "IA") included as Attachment Two to the aforementioned report. The PDA grants Ballston Office Tower, L.L.C. a non-exclusive right, from time to time, to use and designate the persons or entities who may use, for any given months during the term of the PDA up to 560 parking spaces within the Ballston Public Parking Garage, at the prevailing market rates.

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**APPROVAL OF REZONING Z-2462-00-1 AND MAJOR SITE PLAN AMENDMENT SP #271 FOR 1415 AND 1403 NORTH TAFT STREET (COURTHOUSE COMMONS L.P., APPLICANT).**

After duly advertised public hearings at which there were no speakers, the Board took the following actions:

- A. On motion by Mr. Zimmerman, seconded by Ms. Favola and carried by a vote of 5 to 0, the voting recorded as follows: Ms. Favola – Aye, Mr. Fisetete - Aye, Mr. Ferguson - Aye, Mr. Monroe - Aye, and Mr. Zimmerman - Aye, the Board adopted the following ordinance for **REZONING Z-2462-00-1:**

BE IT ORDAINED that, in order to serve the public necessity, convenience, general welfare, and good zoning practice, the parcel of real property known as 1415 North Taft Street (Parcel B-2, RPC# 17-013-020) are hereby reclassified from zoning district "R-C" Apartment Dwelling and Commercial District, to zoning district "RA4.8" Multiple-Family Dwelling District, pursuant to application Z-2462-00-1 on file in the Office of the Zoning Administrator and the zoning map is hereby amended to show this reclassification.

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- B. On motion by Mr. Zimmerman, seconded by Ms. Favola and carried by a vote of 5 to 0, the voting recorded as follows: Ms. Favola – Aye, Mr. Fisetete - Aye, Mr. Ferguson - Aye, Mr. Monroe - Aye, and Mr. Zimmerman - Aye, the Board adopted the following ordinance for **MAJOR SITE PLAN AMENDMENT SP #271** and the Board encouraged the applicant to participate in the U.S. Green Building Council's Leadership in Energy and Environment Design (LEED) Green Building Rating System if the applicant seeks additional density: