



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 15, 2017

DATE: July 7, 2017

SUBJECT: U-3241-09-02 Use Permit Amendment for interior modifications to increase the design capacity of Wakefield High School and a modification of parking requirements; located at 4901 Chesterfield Road (RPC# 28-017-001).

Applicant: Arlington County School Board

By:

John Chadwick
Assistant Superintendent, Facilities and Operation
Arlington Public Schools
1426 North Quincy Street
Arlington, VA 22207

C.M. RECOMMENDATION:

Approve the use permit amendment to increase the design capacity to up to 2,203 students and to modify parking requirements, subject to all previously approved conditions, updated Condition #29, and new condition #36 of the staff report.

ISSUES: This is a use permit amendment request for increased design capacity at Wakefield High School with a modification to parking regulations. No issues have been identified.

SUMMARY: Arlington Public Schools (APS) is proposing, as part of the School Board's adopted FY 2017-2026 Capital Improvement Plan (CIP), to make interior modifications to increase the design capacity of the existing Wakefield High school to accommodate increasing student enrollment. The proposed modification would increase the design capacity by 300 seats, from the existing 1,903 to 2,203. There are 287 required on-site parking spaces which is an amount that is requested to be was modified from the 317 required by the Zoning Ordinance. In

County Manager: *mgs/smb*

County Attorney: *[Signature]* *CR Sanders*

Staff: Michelle Stahlhut, DCPHD, Planning Division
Robert Gibson, DES, Transportation Division
PLA-7584

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addition, there are 304 existing bike parking spaces that meet bike parking needs without modification.

The proposed increase in capacity and modification to parking at Wakefield High School would not adversely affect the health and safety of persons residing or working in the surrounding neighborhood, would not be detrimental to the public welfare, or injurious to property or improvements in the neighborhood. The applicant has met all applicable requirements of the use permit conditions and the ACZO, and no issues have been identified. Therefore, staff recommends that the County Board approve the use permit amendment for increased design capacity and parking modification, subject to all previously approved conditions, revised condition #29 and a new condition, Condition #36 of the staff report.

BACKGROUND: Wakefield High School was constructed in 1953. On April 24, 2010, the County Board approved a use permit for replacement of Wakefield High School and associated parking, utilities, athletics fields, and grounds. The design capacity of the new school was 1,603 seats and 261 on-site parking spaces.

The following provides additional information about the site and location:

Site: The approximately 37.5 acre site is bound on the north by single-family homes, on the west by single-family homes across S. George Mason Drive, to the east by single-family homes across S. Chesterfield Road as well as Claremont Elementary School, and to the south by single-family homes across S. Dinwiddie St.

Zoning: [“S-3A” Special District](#)

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

Neighborhood: The site is located within the Claremont Civic Association boundary and adjacent to the Columbia Forest Civic Association, across South George Mason Drive. APS has contacted the civic association via the principal of Wakefield High School and has received no response. Staff has also followed up with the civic association and has not received a response as of the date of this report.



DISCUSSION: APS is proposing to make interior modifications to increase the design capacity of the existing Wakefield High School to accommodate increasing student enrollment. The proposed modification would increase the design capacity by 300 seats, from the existing 1,903 to 2,203.

Table 1: Capacity

| | |
|-------------------------------------|------------|
| Existing Building Capacity | 1,903 |
| Existing Relocatable Capacity | 0 |
| Total | 1,903 |
| | |
| Proposed Building Capacity | 2,203 |
| Proposed Relocatable Capacity | 0 |
| Total | 2,203 |
| | |
| Increase in Overall Capacity | 300 |

With the 2010 use permit approval, Wakefield High School is required to provide a minimum of 257 on-site parking spaces. This is based on the Zoning Ordinance requirement of providing one (1) parking space for every 10 students of design capacity (160 parking spaces) plus the provision of 97 parking spaces to support theater, auditorium and other assembly spaces. There are currently 287 on-site parking spaces at Wakefield High School.

Table 2: Parking

| | |
|---|------------|
| 2010 Required Staff (1 Space per 10 Capacity) | 160 |
| 2010 Required Auditorium and Theater Parking | 97 |
| Total Existing Required | 257 |
| | |
| Required Parking Proposed Staff (1 Space per 10 Capacity) | 220 |
| Required Auditorium and Theater Parking | 97 |
| Total Proposed Required without Parking Modification | 317 |
| | |
| Existing On-Site Parking | 287 |
| Required Parking with Parking Modification | 287 |

With APS proposing a student design capacity for the school of 2,203 students, the required staff parking for the site would increase to 220 spaces. With no increases in theater, auditorium or other assembly space, 97 parking spaces would continue to be required. Without a modification to parking, 317 on-site parking spaces would be required. APS has requested a parking modification to require 287 on-site parking spaces, a reduction of 30 spaces. APS proposes mitigating the proposed parking reduction by continuing to provide transportation demand management (TDM) for the site, condition #29 as approved in 2010, helping to reduce parking demand and that available on-street parking that is contiguous to the site should also be considered. There are approximately 77 on-street parking spaces that are contiguous to the site.

Staff supports the proposed parking modification to require 287 on-site parking spaces for the school with an increased student design capacity to 2,203 students. The parking modification is discussed further below.

Student Bicycle Parking: There are 304 existing bike parking spaces that meet bike parking needs without modification.

Transportation Demand Management (TDM): This site has an existing TDM plan and Condition #29 has been updated to reflect current TDM language.

Modification of Parking Regulations: Section 14.3 of the Zoning Ordinance requires one (1) parking space for every 10 students of design capacity for employee parking at high schools, plus additional parking for theater, auditorium, and other assembly space for visitors. Based on the proposed design capacity of 2,203 students, the Zoning Ordinance would require approximately 220 employee parking spaces. The existing parking lot on-site accommodates 287 parking spaces. Additional on-site parking is not proposed. APS has requested that the on-site parking required per the Zoning Ordinance be reduced and the modification be mitigated through the continued use of available on-street parking that is contiguous to the school, and through provision of a TDM as approved in 2010.

Section 14.3.7.C.1 of the Zoning Ordinance permits parking for schools to be modified where the County Board finds that such modifications will preserve or create recreational facilities located

either within the school development project or at approved off-site locations, and a TDM plan submitted by the applicant demonstrates that the potential adverse impacts of parking demand and any potential disruption of parking patterns within affected neighborhoods that could result from the modification will be mitigated by utilizing available on-street parking abutting the site, and through the implementation of measures such as, but not limited to:

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

Due to site constraints, staff finds that accommodating all the parking required on-site could have a negative impact on open space and recreational facilities. By utilizing available on-street parking that is contiguous to the school (approximately 77 spaces) and requiring the project to maintain the existing 287 on-site parking spaces, the project proposes to accommodate the proposed student capacity of 2,203 students.

On May 18, 2017 staff observed parking utilization on the streets adjacent to the school and within a short walk of the school and found that there should be more than enough available on-street parking to support the proposed increase in student capacity. Furthermore, the impacts of the proposed modification are mitigated by the TDM program approved in 2010, and currently in operation (Condition #29).

Consistency with the Comprehensive Plan: Per Virginia Code 15.2-2232, public facilities shall not be constructed unless they are found to be consistent with the adopted comprehensive plan or part thereof. The General Land Use Plan (GLUP), an element of Arlington County's Comprehensive Plan designates the subject site as "Public." This designation allows for parks (local, regional and federal), schools (public), parkways, major unpaved rights-of-way, libraries and cultural facilities. Staff determined that the public facilities proposed are consistent with Arlington's Comprehensive Plan, and at its July 5, 2017 meeting, the Planning Commission confirmed the recommended finding that the proposed public facilities are consistent with the Arlington County Comprehensive Plan. The entire Planning Commission recommendation and votes are outlined in the Planning Commission letter dated July 12, 2017. Wakefield High School was originally constructed in 1953 which pre-dates the 1961 adoption of the Comprehensive Plan and GLUP.

CONCLUSION: APS must provide enough classroom seats to meet student demand, and is requesting a use permit amendment to make the necessary interior modifications to increase the design capacity of Wakefield High School. Staff does not expect the increase of 300 students to have undue negative impact to the surrounding area because the existing parking, available parking in the immediate vicinity of the school, and the existing TDM plan for the school can accommodate the increase. Staff supports this request and with the proposed conditions of approval, this use will not: (1) adversely affect the health or safety of persons residing or

working in the neighborhood of the use, (2) become detrimental to the public welfare or injurious to property or improvements in the neighborhood, and (3) become in conflict with the purposes of the master plans of the County. Therefore, staff recommends that the County Board approve the use permit amendment, subject to all previously approved conditions, revised Condition #29 and a new condition #36 of the staff report.

Proposed New Condition (Wakefield High School)

36. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Zoning Office, Community Code Enforcement Office, Inspection Services Division, Fire Marshal's Office, and the Department of Parks and Recreation (DPR).

Previously Approved and Revised Conditions (U-3241-09-2), April 24, 2010:

Note: Where a particular County office is specified in these conditions, the specified office includes any functional successor to that office. Where the County Manager is specified in these conditions, "County Manager" includes the County Manager's designee. 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. In addition, where "Arlington Public Schools" is specified in the conditions it includes the Arlington County School Board.

Use Permit Term

1. Arlington Public Schools agrees to comply with the standard conditions set forth below and the revised plans dated April 16, 2010 and labeled "*Wakefield High School*", prepared by Bowie Gridley Architects and Bowman Consulting, reviewed and approved by the County Board and made a part of the public record on April 24, 2010, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the Arlington Public Schools and accepted by the County Board or vice versa.

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

Pre-Construction Meeting

2. Arlington Public Schools agrees to coordinate and conduct a pre-construction meeting in a County office building prior to the issuance of any permits for the use permit. The

meeting participants shall include Arlington Public Schools and relevant County staff. The developer agrees to notify the County meeting participants of the meeting time and location at least two weeks in advance. The purpose of the pre-construction meeting is to discuss the requirements of the use permit conditions.

3. Tree Protection and Replacement:

- a.** Arlington Public Schools agrees to complete a tree survey, which shows existing conditions of the site and locates and identifies all trees which are four (4) inches in diameter or greater. The survey shall include any tree on adjacent sites whose dripline extends onto the subject site.
- b.** Arlington Public Schools agrees to file and implement a tree protection plan which will designate any trees proposed to be saved by the Arlington Public Schools. Trees designated to be saved on the tree protection plan, or those specified to be saved by the approved use permit plan and shown on any filing in connection with this case, will be protected. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager to meet the requirements of this site plan, before the issuance of the Clearing and Grading Permit. At a minimum, this plan shall include:
 - 1) A site grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.
 - 2) Detailed specifications for any tree walls or wells proposed.
 - 3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the critical root zone of the trees to be saved.
 - 4) Identification of tree protection measures and delineation of placement of tree protection.
 - 5) Any tree required to be saved pursuant to this condition, which dies (any tree which is 30% or more dead as determined by the County's Urban Forester shall be considered to have died) prior to, or within ten (10) years of, the issuance of the Master Certificate of Occupancy shall be removed and replaced by Arlington Public Schools at their expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements of Condition 7 below, provided, however, that replacement as specified in this subparagraph (3a.5) does not relieve Arlington Public Schools of any violation resulting from the failure to save identified trees.

- 6) The location of all construction trailers shall be approved either by Administrative Change approval or be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers proposed to be located in the public right-of-way shall require approval by DES and Zoning staff, and the site plan's Arlington County Police representative shall receive a copy of the aforementioned map.
- c. In addition to saving identified trees, Arlington Public Schools also agrees to replace all trees shown on the Tree Survey that are removed as a result of the new construction in accordance with the Arlington County Tree Replacement Guidelines. The developer agrees to submit tree replacement calculations and a tree replacement

plan in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in assessing the condition of trees. Any replacement trees shall conform to the standards and specifications set forth in Condition 7 below. The developer agrees to submit and obtain approval of this plan by the County Manager as part of the final landscape plan.

Plan for Temporary Circulation During Construction

4. Arlington Public Schools agrees to develop a plan for temporary pedestrian and vehicular circulation, relocatables, and parking inventory during each phase of the construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, off site construction parking, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Arlington Public Schools agrees to submit this plan to, and obtain approval of the plan from, the County Manager or his designee as meeting these standards, before the issuance of the Clearing and Grading or Demolition Permit for each phase of the construction. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

Compliance with Federal, State, and Local Laws

5. Arlington Public Schools agrees that failure to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan will result in an issuance of a stop work order.

Community Liaison and Activities During Construction

6. Arlington Public Schools agrees to comply with the following before issuance of the Clearing and Grading or Demolition Permit, whichever is first, and to remain in compliance with this condition until the Master Certificate of Occupancy is issued.
 - a. Arlington Public Schools agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site or on call throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Zoning Administrator, and shall be posted at the entrance of the project.
 - b. Before commencing any clearing or grading of the site, Arlington Public Schools shall hold a meeting with representatives from the Claremont Civic Association and the Building Level Planning Committee to review the construction hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. Arlington Public Schools agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before a Clearing and Grading or Demolition Permit is issued. Copies of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and

vehicular circulation shall be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project.

- c. Throughout construction of the project, Arlington Public Schools agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
- d. At the end of each work day during construction of the project, Arlington Public Schools agrees to ensure that any streets used for hauling construction materials and entrance to the construction site are free of mud, dirt, trash, allaying dust, and debris and that all streets and sidewalks adjacent to the construction site are free of trash and debris.
- e. Storage of construction materials, equipment and vehicles shall occur on the site or an approved off-site location, or as approved by the County Manager of his designee.

Coordination of these plans: final site development, landscape and engineering

7. Arlington Public Schools agrees to submit to the Zoning Administrator and obtain approval from the County Manager of a detailed final site development plan and a landscape plan prior to issuance of the first building permit. The final landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final site engineering plan as required below, as well as a vicinity map with major streets labeled. The landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. Arlington Public Schools further agrees that the final site development plan, the landscape plan, and the site engineering plan verify by means of survey that there are no conflicts between the street trees and utilities. Arlington Public Schools shall obtain approval by the County Manager or his designee for both plans as meeting all requirements of the County Board's use permit approval and all applicable county laws and plans before the issuance of the first building permit for each phase of the construction. The plan shall be consistent with the conceptual landscape plan approved as a part of the use permit, and, at a minimum, shall conform to the landscaping requirements below; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by the County Board. In order to facilitate comparison with the final site engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the use permit approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the site engineering plan. All hardscape features shown on the approved landscape plan shall be completed prior to the issuance of the Shell and Core Certificate of Occupancy. All plant materials shown on the final landscape plan shall be installed before the issuance of the first Partial Certificate of Occupancy for any space

above grade for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials. The final 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 pedestrian clear zone of the public sidewalk, including but not limited to access areas to ADA ramps, crosswalks, building entrances, and interior walkways. Transformers shall not be placed above grade in the setback area between the building and the street.
- b.** The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, ADA ramps, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Primary walkways shall have a minimum width of six (6) feet. All plaza areas shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager or his designee according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final site development and landscape plan.
- c.** The location and types of light fixtures for streets, parking, walkway, and plaza areas.
- d.** Topography at two (2) foot intervals and the finished first floor elevation of all structures.
- e.** Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures.
- f.** The location and planting details for street trees in accordance with Department of Environmental Services Standards and Specifications for planting in public rights-of-way and as shown on the approved final site engineering plan.
- g.** The limits of demolition and construction.

- h.** Numbers shall be installed on all exterior doors for emergency identification.

In addition, Arlington Public Schools agrees to submit a landscape maintenance plan that ensures long term viability of the sizeable landscape planting investment, for all landscaping on site including the rain garden, to the Zoning Administrator prior to issuance of the First Certificate of Occupancy. Arlington Public Schools also agrees that the final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendments may be specifically approved through an Administrative Change request.

Landscaping Standards

- 8.** Arlington Public Schools agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:
 - a.** Planting materials shall be of good nursery stock and a nursery guarantee shall be provided by Arlington Public Schools for two years including the replacement, as needed, and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding, and watering) of all landscape materials following the issuance of the Master Certificate of Occupancy.
 - b.** Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - 1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees - a minimum caliper of 4 to 4 1/2 inches.
 - 2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) – a minimum height of 7 to 8 feet.
 - 3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a minimum caliper of 3 to 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - 4) Shrubs - a minimum spread of 18 to 24 inches.
 - 5) Groundcover - in 2 inch pots.
 - c.** All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
 - d.** Exposed earth not to be sodded or seeded shall be well mulched or planted in groundcover. Areas to be mulched may not exceed the normal limits of the

planting bed.

- e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat wall height (2 1/2 feet, maximum) above the adjacent finished grade.
- f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
- g. Arlington Public Schools agrees to maintain the site in a clean and well-maintained condition and to secure and maintain the site throughout all phases of construction.
- h. Arlington Public Schools agrees to notify the Department of Parks, Recreation and Community Resources (DPRCR) Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.

Utility Company Contracts

- 9. Arlington Public Schools agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition Arlington Public Schools agrees to submit to the Zoning Administrator copies of letters from Arlington Public Schools to the utility companies offering them access as stated above.

Final site Engineering Plan Approval by DES

- 10. Arlington Public Schools agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. Neither the Excavation/Sheeting and Shoring permit nor the first building permit for each phase of the construction shall be issued until final site engineering plans, to include the striping and marking plan, which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services and the CPHD use permit planner, as consistent with all use permit approval requirements and all County laws. Upon completion of the construction of a project, Arlington Public Schools agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.

Underground Existing Aerial Utilities

11. Arlington Public Schools agrees to coordinate with utility companies and to remove existing aerial utility poles and utility support poles (guy poles) within or along the periphery of the Wakefield site, as shown on the final landscape plan and the final engineering plan approved by the County Manager. All utility removal and relocation shall be completed prior to the issuance of the final demolition permit for the existing school.

Arlington Public Schools also agrees to obtain off-site easements as needed from adjacent property owners which will facilitate the removal of the southernmost utility guy pole on the site frontage at Chesterfield Road. APS will provide documentation demonstrating the owner's refusal to grant necessary easement(s) to remove this pole and staff will coordinate options for this pole during final engineering with APS.

Pavement, Curb and Gutter Along All Frontages

12. Arlington Public Schools agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed in accordance with the approved phasing plans prior to issuance of the first Certificate of Occupancy for occupancy of the project.

- a. Arlington Public Schools agrees to construct a new curb and gutter along the east side of South George Mason Drive, at approximately the existing location, with a pavement width of approximately 84 feet from face of curb to face of curb including parking lanes and travel lanes on both sides of a median, as shown on the final engineering plan approved by the County Manager.

Pedestrian nubs, handicap ramps and pedestrian crosswalks of materials as approved by the County, built per Arlington County Standards will be constructed on-site and at the receptive corners at the intersections of South George Mason Drive and South Dinwiddie Street; South George Mason Drive and South Frederick Street or as shown on the final engineering plan and approved by the County Manager.

- b. Arlington Public Schools agrees to construct a new curb and gutter along the north side of South Dinwiddie Street, at approximately 40 feet from face of curb to face of curb including parking lanes and travel lanes as shown on the final engineering plan approved by the County Manager.

Pedestrian nubs, handicap ramps and pedestrian crosswalks of materials as approved by the County, built per Arlington County Standards will be constructed on-site and at the receptive corners at South Dinwiddie Street and 14th Street South on the east side of 14th Street South and at the corner of South Dinwiddie Street and Chesterfield Road. Bus nubs on the north and south side of South Dinwiddie

Street at 14th Street South will also be provided or as shown on the final engineering plan and approved by the County Manager.

- c. Arlington Public Schools agrees to construct a new curb and gutter along the west side of Chesterfield Road, at approximately 36 feet from face of curb to face of curb including parking lanes on both sides and travel lanes, or as shown on the final engineering plan approved by the County Manager. Pedestrian nubs, handicap ramps and pedestrian crosswalks of materials as approved by the County, built per Arlington County Standards will be constructed on-site along Chesterfield Road and the receptive corners at South Culpepper Street, on the south side of South Culpepper Street, South Columbus Street and South Buchanan Street or as shown on the final engineering plan and approved by the County Manager.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. Arlington Public Schools further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the Rosslyn-Ballston Corridor Streetscape Standards or other applicable urban design standards in effect at the time of final Site Engineering Plan Approval; provided, however, that the provision of such improvements shall not increase the projected cost anticipated for such improvements as shown on the site plan drawings dated April 16, 2010 unless the County provides additional funding to offset such increased cost.

Replacement of Damaged Existing Curb, Gutter and Sidewalk

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

Sidewalk Design and Improvements

14. Arlington Public Schools agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan and final engineering plan, in accordance with applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Arlington County Streetscape Standards, or as shown on the approved use permit plans, and shall be placed on the properly-engineered base approved as such by the Department of Environmental Services. Arlington Public Schools agrees that the clear pedestrian zone sidewalk shall:

- a. Continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not be less than six (6) feet wide at any point, except as shown on plans dated April 16, 2010.
- c. Allow pinch-points only under the provisions of the Arlington County Streetscape standards.
- d. Use plain, un-tinted concrete or, subject to approval, an integral tint that harmonizes with its setting. Non-standard materials or surface treatments may be used subject to approval and under the provisions of the Arlington County streetscape standards.
- e. Not contain joints or use patters that create gaps of ¼ inch depth or greater at spacings of less than 30 inches.
- f. Arlington Public Schools agrees to provide a minimum of 10-foot wide east-west trail through the site made with materials, striping, and/or markings approved by the County Manager.

Arlington Public Schools further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project, with the exception that plant materials shown on the final landscape plan shall be installed before the issuance of the first Partial Certificate of Occupancy for any space above grade for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials. The sidewalks along the street frontages of this development shall be paved with poured concrete and shall be placed on a properly-engineered base approved as such by the DES. The sidewalk treatments shall continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic. The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Placement, planting and root enhancement options shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. Arlington Public Schools agrees to maintain and replace the street trees and sidewalks for the life of the site plan.

The sidewalk and street trees shall be as follows:

- a. South George Mason Drive – A **minimum** six (6) foot wide clear sidewalk measured from the back of curb, to include pedestrian lighting at the back of the

sidewalk, as shown on the final engineering plan and approved by the County Manager.

- b. South Dinwiddie Street – A minimum 16-foot, 8-inch wide sidewalk measured from the back of the curb which includes a minimum 10-foot wide clear sidewalk in addition to pedestrian lighting and 5-foot by 12-foot tree pits measured eight 8-inches from back of curb with tree grates planted with 4 to 4 ½ inch caliper Red Maple street trees, and such ground cover as liriope muscarii, hypericum, calycinum (Aarons Beard), juniperus conferta (Shore Juniper), or grass, placed approximately 30 feet apart on center, transitioning to the east to a minimum 13-foot wide sidewalk which includes a minimum 8-foot wide clear sidewalk with pedestrian lighting and a 5-foot wide landscape strip planted with 4 to 4 ½ inch caliper Red Maple street trees and such ground cover as liriope muscarii, hypericum, calycinum (Aarons Beard), juniperus conferta (Shore Juniper) or grass, as shown on the final engineering plan and approved by the County Manager.
- c. Chesterfield Road – A 13-foot sidewalk to include a minimum eight (8) foot wide clear sidewalk, measured from the back of curb, including pedestrian lighting, and a 5-foot wide landscape strip planted with 4 to 4 ½ inch caliper Scarlet Oak street trees, and such ground cover as liriope muscarii, hypericum, calycinum (Aarons Beard), juniperus conferta (Shore Juniper), or grass. The sidewalk will taper down to a minimum 4-foot wide sidewalk with a 2.5-foot landscape strip transitioning to neighborhood sidewalks to the north, as shown on the final engineering plan and approved by the County Manager.

Water Service Requirements

- 15. Arlington Public Schools agrees that the location of the water services will be determined at the time of the review of the final engineering plan in accordance with the standards defined in Arlington County Department of Environmental Services Construction Standards and Specifications Manual.

Sanitary Sewer and Water Main Clearance Requirements

- 16. Arlington Public Schools agrees that all sanitary sewers and water mains, including water services, shall have a minimum of ten (10) feet horizontal clearance from each other and five (5) feet clearance from all other utilities, and shall have a minimum of 10 feet horizontal clearance from buildings and other structures. Water mains 16 inch and larger, and mains placed more than 10 feet deep, shall have a minimum of 15 feet horizontal clearance from buildings and other structures; and sanitary sewers 15 inches and larger, or sewers placed more than 10 feet deep shall have 15 feet minimum clearance from buildings and other structures. All water mains and sanitary sewers shall meet County Standard design criteria.

Storm Sewer Improvements

- 17. Arlington Public Schools agrees to show, on the final engineering plans, and to construct, storm sewer improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications

manual. The storm sewer improvements shall be constructed prior to the issuance of the first Certificate of Occupancy. Arlington Public Schools agrees that the minimum clear horizontal separation between each individual barrel of the storm sewer and proposed buildings or other permanent structures shall be as follows: 10 feet from the center line of storm sewer mains less than 27 inches in diameter and 10 feet or less in depth; 15 feet from the center line of storm sewer mains less than 27 inches in diameter and greater than 10 feet in depth; 15 feet plus half the diameter from the center line of storm sewer mains greater than 27 inches in diameter, at any depth.

Taking Water Main or Fire Hydrant Out of Service

18. Arlington Public Schools agrees that no existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior approval of the Department of Environmental Services. This approval shall be obtained before the issuance of the first building permit.

Water Main Improvements

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

- a. Construct approximately 1,350 feet of 8-inch water main, looped within the interior of the site between connections to the existing 12-inch water mains in South George Mason Drive and South Dinwiddie Street.

Sanitary Sewer Improvements

20. If applicable, Arlington Public Schools agrees to construct sanitary sewer main improvements as Arlington Public Schools agrees to show, on the final engineering plans, and to construct sanitary sewer main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual. The sanitary sewer main improvements shall be constructed prior to the issuance of the first Certificate of Occupancy.

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

Fire Hydrant and Fire Department Connection Requirements

21. Arlington Public Schools agrees to show, on the final engineering plan, horizontal standpipes or fire hydrants at intervals of not more than 300 feet in order to provide adequate fire protection. The County shall specify kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards. The fire

hydrants shall be installed prior to the issuance of the Final Building Permit and horizontal standpipes shall be installed prior to the issuance of the first Certificate of Occupancy.

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

Street Lighting

22. Arlington Public Schools agrees to show on the final engineering plans street lighting along all frontages of the site prior to the issuance of the first building permit. The plans shall include the height and color of the street light poles. Arlington Public Schools agrees, at its cost, to purchase and install approved Arlington County street lighting along the frontages of the site prior to the issuance of the First Certificate of Occupancy. In addition, Arlington Public Schools agrees to furnish and install all conduit and junction boxes necessary for the lighting system, excluding the lighting system for the fields. All construction shall meet Arlington County standards.

- a. Arlington Public Schools agrees to purchase and install "Carlyle" standard street lights, in accordance with adopted County Street Lighting Policy, as shown on the final engineering plan approved by the County Manager.

Off-street Parking for Construction Workers

23. Arlington Public Schools, which includes their agents and contractors, agrees to provide off-street parking for all construction workers without charge to the workers. In lieu of providing parking, Arlington Public Schools may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Compliance with this condition shall be determined based on a plan which shall be submitted to the Zoning Administrator before the issuance of the first building permit. This plan shall set forth the location of the parking to be provided at various stages of construction, and, if the parking is provided in the County, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for a location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be either not implemented or violated during the course of construction, a correction notice will be forwarded to Arlington Public Schools. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, and construction halted until the violation has been corrected.

Façade Treatment

24. Arlington Public Schools agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be generally consistent with the submitted drawings and materials presented to the County Board and made a part of the

public record on April 24, 2010, including all renderings, drawings, and presentation boards presented during public hearings.

Bicycle Racks

25. Arlington Public Schools agrees to provide a minimum of 304 bicycle spaces conveniently located throughout the site. Of these 304 bicycle spaces, at least 22 will be Class I spaces located near the pool area and at least 84 would be Class III covered bike spaces. APS agrees to coordinate the placement of bike racks around the school site during final engineering.

Stormwater Quantity and Quality Requirements

26. Arlington Public Schools agrees to meet County stormwater quantity and quality requirements. Underground detention systems will be used to comply with quantity control requirements.

LEED Credits and Sustainable Design Elements

27. Arlington Public Schools agrees to hire a LEED Accredited Professional (LEED AP) as a member of the design and construction team. The LEED AP shall work with the team to incorporate sustainable design elements and innovative technologies into the project so that numerous building components may earn Arlington Public Schools points under the U.S. Green Building Council's system for LEED certification. Specifically, Arlington Public Schools agrees to include sustainable elements in design and construction that are sufficient to meet the requirements for all LEED Prerequisites and at least the number of LEED credits necessary to achieve LEED Silver certification using the appropriate LEED green building system. Arlington Public Schools further agrees to submit, to the County Manager or his designee, a report outlining compliance with the LEED credits (allowing DES staff access to LEED Online will suffice for this). The most recent LEED tracking report will be available upon request by the County Manager or his designee throughout the construction process.

Memorandum of Understanding for Joint-Use of Facilities and Fields

28. Arlington Public Schools agrees to enter into a Memorandum of Understanding (MOU) with the Department of Parks, Recreation and Cultural Resources regarding the joint-use, scheduling and management of community fields, tennis courts, and indoor facilities at that location to be executed by the Superintendent and the County Manager prior to issuance of the first Certificate of Occupancy.

Transportation Demand Management (TDM)

29. Arlington Public Schools agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The following conditions may be modified by the County Manager as needed. The Transportation Management Plan shall include, but not be limited to, the following strategies:

a. Participation and Funding

- 1) Maintain an ongoing relationship with Arlington Transportation Partners (ATP) at no financial cost to Arlington County Public Schools.
- 2) Wakefield High School will appoint a Transportation Demand Management/Parking Coordinator whose responsibilities will include issuance of school parking permits, providing information and establishing carpools, and alternative transportation incentives, Coordinating with the Department of Parks, Recreation and Cultural Resources Program Coordinator to assure that events scheduled at the facility does not overburden the parking capacity of the site, and Coordinating in-building transportation issues within the facility.

b. Facilities and Improvements

- 1) The Facilities & Operations Department will maintain records of participation in Motor Free transportation options (bike/walk to work.) Facilities will report on usage of the program to the Personnel Office who will be responsible for maintaining payroll records sufficient to compensate persons enrolled in incentive programs and arranging for the establishment of taxable and non-tax incentive payments to employees. Employee supervisors will be responsible for the enforcement of employee honesty in completing enrollment forms.
- 2) Comply with requirements of use permit conditions to provide bicycle parking/storage facilities, and construction worker parking.

c. Parking Management Plan

- 1) Subject to the approval by the County Manager or his designee, Arlington Public Schools shall prepare a parking management plan depicting locations such as: loading and unloading; accessible paratransit pick-up, drop-off, handicapped access and passenger waiting area; bicycle parking; loading zones for short-term deliveries; bus stops; car sharing locations; and on-and off-street parking for students, employees, and visitors. Such plan shall include a schematic drawing depicting an area parking plan for all block faces abutting the site. Additionally, this plan will note restrictions as to times that various activities (such as deliveries and parking) are permitted in the respective spaces.
- 2) Provide effective directional signage to direct students and visitors to appropriate locations on the property, to include provision for the items specified in the Parking Management Plan.
- 3) Provide reserved spaces for carpools and vanpools for the students and staff that are conveniently located with respect to the elevators serving the building.

- 4) Students and staff parking on the site will be issued parking permits. Cars parked in spaces designated permit parking only will be required to display a valid permit.

d. Promotions, Services, Policies

- 1) Preferred reserved parking will be provided on the site.
- 2) Ride matching services are provided through several free services such as Commuterpage.com and iCarpool.com.
- 3) The car/vanpool will be issued a specially marked permit and guaranteed a reserved parking place in the preferred parking area.
- 4) Persons electing to participate in carpools and van pools will be informed of the “Guaranteed Ride Home” program to assist with rides home when personal emergencies or emergency work requirements make using the carpool or van pool arrangements impossible.
- 5) Each participant in a car pool or van pool will be entitled to a monetary monthly incentive based on prices established by the County Manager of \$60 per month for each person in the pool, except 2 person pools which will receive a 50% benefit. ~~The following schedule illustrates the incentive:~~
 - ~~2 members—\$30 per person per month~~
 - ~~3 or more members—\$60 per person per month~~
 - ~~10 month employees—\$60 per person per month for 10 months~~
- 6) Persons who participate in a carpool with a non-APS employee and who do not use APS parking facilities are entitled to a monthly incentive based on prices as established by the County Manager. ~~Of \$60 per month.~~
- 7) Persons participating in a car pool with other than APS employees who use a parking space will be entitled to a monetary incentive equal to a 2 person carpool and will be entitled to preferred/reserved parking. Non

APS employees will be required to register with the TDM coordinator at the site.

- 8) Metro and metro bus benefits ~~up to \$60/mo.~~ will be issued monthly, on the first of each month to a SmarTrip card provided by APS or to a SmarTrip card issued in the employee's name.
- 9) ART bus benefits will also be issued in the form of SmarTrip cards.
- 10) Vanpool benefits will be issued based through Metro's on line system.
- 11) ~~As a part of a joint APS/County Teen Transit Initiative a program called "iRide" has been established with student assistance and participation. A kiosk has been designed and installed at Wakefield to provide information for students on the use of transit to get to school and other locations throughout the County. A brochure has been designed as a take-away by students.~~
- 12) ~~As a Part of the Teen Transit Initiative Arlington County has reduced the ART bus fares for students from \$1.25 to \$0.60. Students will be able to purchase ART bus tokens from the TDM coordinator at Wakefield for a reduced fare. \$0.50.~~
- 13) ~~Wakefield is currently served by the following public buses~~
 - ~~•West bound ART bus 75 stops across the street from the school on Dinwiddie Street.~~
 - ~~•East bound ART bus 75 stops in front of the school on Dinwiddie Street.~~

e. Performance and Monitoring

Two years after the issuance of the first Certificate of Occupancy APS will conduct a transportation performance monitoring study. All data collection for this study will occur on the same day and include average vehicle occupancy, daily vehicle-trips to and from the site, parking availability by time of day for the site. Modification to the plan may occur from time to time depending on performance.

Phasing Plan

30. Arlington Public Schools agrees to obtain approval of the County Manager of a phasing plan prior to the issuance of any building permits for the use permit, and to implement the approved plan. The phasing plan shall show when the existing building will be demolished. The phasing plan shall also show how the existing stadium and tennis courts will remain open throughout construction and how the existing pool will remain open until the new pool is available and open for use. During the phasing of construction, the developer further agrees to appropriately maintain the site and any buildings located

within it. This shall include, but not be limited to, maintaining landscaping, keeping the grass mowed, and removing litter and debris from the site. Until the building is demolished, Arlington Public Schools agrees to maintain access on the site for fire emergency vehicles. Improvements required by these use permit conditions shall be constructed in phases, consistent with the phasing plan for construction of the project. Any changes in the project phasing shall require a new phasing plan approved by the County Manager prior to the issuance of any permits.

Accessibility

31. Arlington Public Schools agrees to incorporate accessible elements throughout the site, including but not limited to: occupancy sensors on building entry vestibule doors, as shown on the plans, as well as 34" high service windows on out-buildings, no door thresholds throughout aquatic area, ramps and lifts in the pool, and accessible pathways throughout the site. APS also agrees to explore the design of the press box to determine if it could be made accessible. In addition, APS agrees that all bathrooms will be outfitted with motion sensor faucets; motion activated light switches; and wall hand dryers. APS also agrees to review the accessibility of the George Mason Drive entrance and to show any revisions to accessibility on the final engineering plans to be submitted to the Department of Environmental Services.

Construction and Coordination of Athletic Fields

32. Arlington Public Schools agrees to coordinate with PRCR staff prior to the closure of any existing fields to arrange use of alternative fields for the Wakefield High School baseball/softball program and PRCR community programs. Arlington Public Schools shall fund, design and construct two diamond fields and one practice field using the most up-to-date PRCR specifications for diamond fields (lighting, field grading, turf, irrigation and all ancillary structures associated with the fields) to meet Arlington County PRCR standards. In addition, Arlington Public Schools will provide the date for the punch list walk-through to the PRCR Parks, Recreation, and Division Chief (PDD Chief) so that a PRCR construction manager can attend the walk-through. Arlington Public Schools will provide the PRCR Sports and Recreation Division Chief timely reports on any anticipated changes in the use of the swimming facility to minimize impacts to the swimming program. Arlington Public Schools agrees that Wakefield High School buildings and grounds may be used by other public agencies and organizations for educational, recreational, civic, and cultural activities.

Pedestrian Hybrid Signal on George Mason Drive

33. Arlington Public Schools agrees to design and install a Pedestrian Hybrid Signal High Intensity Activated Crosswalk (HAWK signal) on South George Mason Drive at the intersection with South Frederick Street and to coordinate with Arlington County prior to issuance of the first Certificate of Occupancy of the building. The location of the traffic signal shall be shown on the final site-engineering plan as approved by the County Manager.

Field Restrooms

34. Arlington Public Schools agrees to explore including a stadium restroom facility in a redesign of the stadium and also agrees to explore upgrading the existing portable stadium toilets to another type of comparable, temporary bathroom facility regardless of the stadium renewal timeline.

Shared Bike Lanes

35. Arlington Public Schools agrees to provide shared bike lanes on South George Mason Drive and South Dinwiddie Street as shown on the final engineering plan and approved by the County Manager.

PREVIOUS COUNTY BOARD ACTIONS:

April 24, 2010

Approved Use Permit (U-3241-09-2) for replacement of Wakefield High School and associated parking, utilities, athletic fields, and ground located at 4901 Chesterfield Rd.



Arlington
Public
Schools



Multi-Modal
Transportation Study

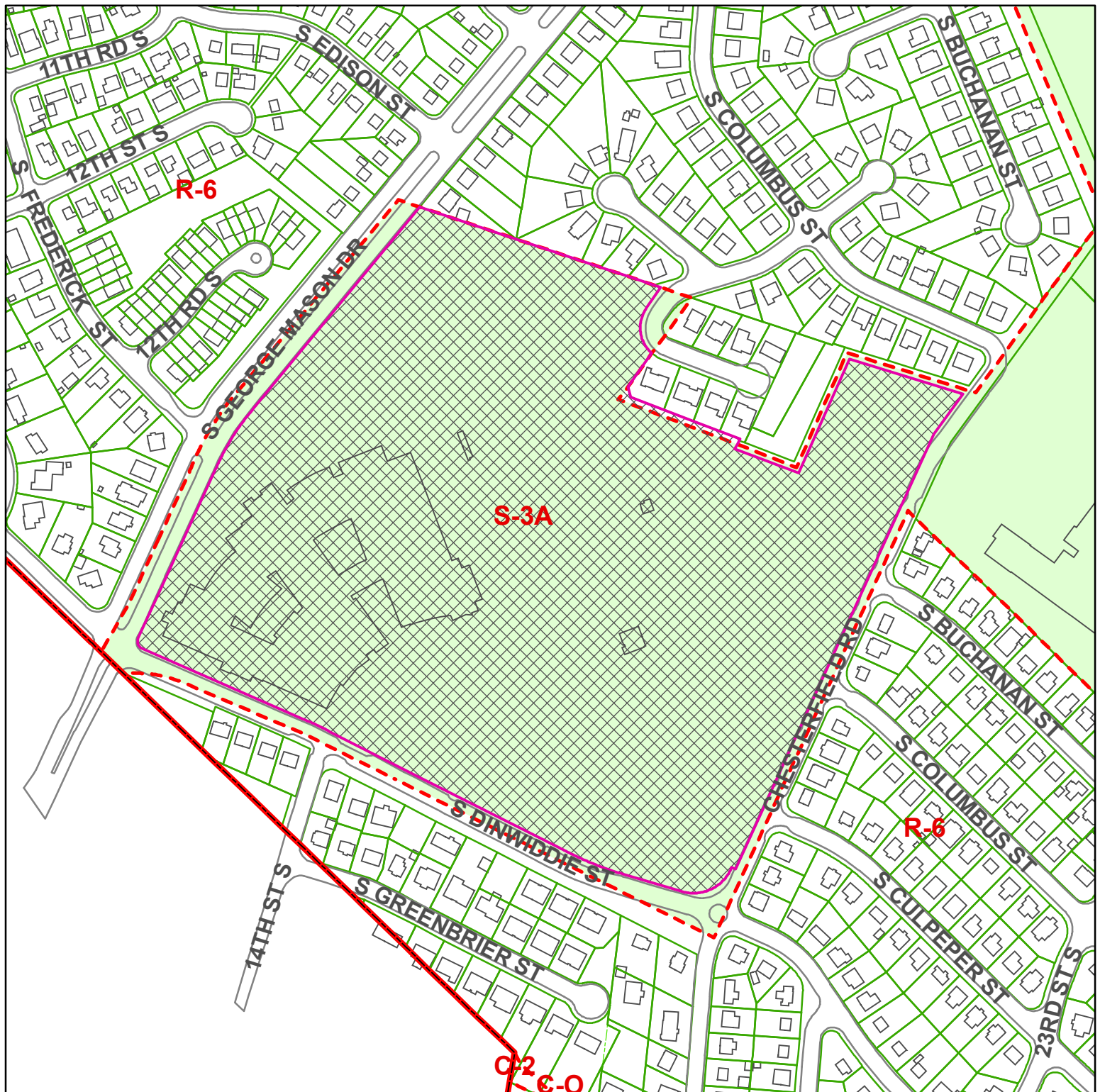
Wakefield High School

Parking Supply



Date: 1/24/2017





U-3241-09-2

1325 S Dinwiddie St

RPC # 28-017-001



 Case
Location(s)
Scale: 1:3,600

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

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
Removed _____