

<b>Proposed Condition (referred to as Questions).</b>	<b>Staff Response</b>
<p>1. Proposal to install turf fields with or without lighting requires an amendment to the use permit.</p>	<p>The use permit includes turf fields without lighting and will be required regardless of the inclusion of a condition. Installation of synthetic turf fields with or without lighting would not be in keeping with the intent of the County Board in its approval of the use permit and would require a use permit amendment.</p>
<p>2. Environmental Assessment approved by Environmental and Energy Conservation Commission (E2C2).</p>	<p>E2C2 is an advisory body. They are required to review the Environmental Assessment for public projects as outlined in Administrative Regulation 4.4 and make recommendations to the County Board. E2C2 has reviewed the NES1 project and provided a letter to the County Board. Special review and approval of the Environmental Assessment document by E2C2 has not been required of previous public projects and should not be required for NES1.</p>
<p>3. 92-space parking lot west of proposed elementary school building built as proposed.</p>	<p>All features shown on the County Board approved use permit drawings will be built as shown, unless otherwise modified by the County Board. See response to Question #1.</p>
<p>4. APS shall complete a Water Quality Impact Study.</p>	<p>The project is required to meet the Chesapeake Bay Preservation Ordinance.</p>
<p>5. Arlington County shall submit the streetscape plan for 36<sup>th</sup> Street and N. Harrison Street.</p>	<p>Use permit conditions are imposed upon the applicant (APS) by the County Board, and as such the conditions only pertain to applicant requirements. The County would not be encumbered by the use permit condition requirements. In this case, APS is proposing to build an 8-foot wide sidewalk with a 5-foot planting strip in front of the school on both N. Harrison Street and 36<sup>th</sup></p>

	Street N. and 6-foot wide sidewalk with a 5-foot planting strip along 36 <sup>th</sup> Street N. from the school building west to the property line. The proposed scope of work is shown on the use permit drawings submitted to the County.
6. APS shall submit an Erosion and Sediment Control plan.	See response to Question #4.
7. APS shall submit a landscape plan and a landscape maintenance plan.	A conceptual landscape plan depicting the proposed site design has been submitted with the use permit drawings. Proposed Condition #17 will require the applicant to submit a Final Landscape Plan post-County Board approval, and will include requirements on site maintenance.
8. APS shall submit the services plan and utility plan, including undergrounding of utilities.	Utility undergrounding is proposed by APS and is shown on the use permit drawings submitted to the County.
9. APS shall submit a Transportation Demand Management (TDM) plan.	Submission of a TDM plan is required by Zoning Ordinance Sec. 14.3 for applications requesting a modification to parking standards. A condition regarding TDM will be developed by County staff during the use permit process, and will require the post-approval submission of a Transportation Management Plan (TMP) and a Parking Management Plan (PMP).
10. APS shall submit a Stormwater Management Plan.	See response to Question #4.
11. APS shall submit a Tree Protection Plan.	A Tree Protection Plan has been submitted with the use permit drawings, and will be subject to the proposed Condition #6.

<p>12. APS shall submit a Construction Activity Mobilization plan.</p>	<p>Activities during construction will be regulated by Proposed Conditions #8, #10, #11, #12, and #13.</p>
<p>13. APS shall schedule a pre-construction public meeting in the WMS auditorium.</p>	<p>Proposed Condition #11.B requires the applicant to hold a community meeting prior to construction, and to invite all property owners whose property abuts the site. It is the applicant's discretion to determine the location and format of the meeting.</p>
<p>14. APS shall appoint an official to serve as a community liaison.</p>	<p>Proposed Condition #11.A requires the applicant to designate a community liaison. While there is no requirement that the liaison be introduced to the public at the meeting, pursuant to Condition #11.B, the applicant may informally agree to do so.</p>
<p>15. APS shall submit a plan for temporary pedestrian and vehicular circulation and parking inventory during construction.</p>	<p>This will be required by Proposed Condition #10.</p>
<p>16. APS shall submit a list of NES1-related infrastructure improvements proposed on site.</p>	<p>Proposed on-site infrastructure improvements are shown on the submitted use permit drawings.</p>
<p>17. The County shall submit a list of proposed NES1-related infrastructure improvements off site.</p>	<p>County DES staff is continuing to work on an off-site improvements matrix for this project, which will be made available on the PFRC web site for NES1.</p>
<p>18. The County shall complete a safety and security review of the Kindergarten and Pre-K classrooms.</p>	<p>The project will be required to meet all local, state, and federal ordinances and regulations.</p>

<p>19. The County shall complete an emergency preparedness and emergency response review of NES1.</p>	<p>See response to Question #18.</p>
<p>20. Solar photovoltaic (PV) panels shall not be installed unless a purchase power agreement is executed between APS and Dominion Virginia Power.</p>	<p>There are several methods used in financing PV panels, and its determination would be between APS and the provider. The County would not be involved in such an agreement.</p>
<p>21. APS shall engage a well-qualified engineering firm to serve as an independent monitor for the drilling of geothermal wells.</p>	<p>Independent monitors were not required for the drilling of geothermal wells at past school projects, for which no issues have been identified. Staff does not support inclusion of this condition.</p>
<p>22. APS shall submit a plan detailing operations for facilities shared between Williamsburg Middle School and NES1.</p>	<p>APS has responded that there are no such facilities proposed with the NES1 project.</p>
<p>23. APS shall conduct a transportation performance monitoring study one year after issuance of the first Certificate of Occupancy.</p>	<p>Staff concurs with this and will work with the applicant on condition language, which will be made available with the staff recommendation.</p>
<p>24. If the Williamsburg/Kensington Intersection Neighborhood Conservation (NC) project proceeds, the County shall conduct a safety review at the intersection.</p>	<p>The NC project is not part of the proposed use permit. This recommendation will be taken into consideration as part of the NC project.</p>
<p>25. APS shall submit a parking management plan.</p>	<p>See response to Question #9.</p>
<p>26. APS shall submit a lighting plan for all internal and external public areas.</p>	<p>A lighting plan for the public right of way (streets and sidewalks) is required to be submitted by the applicant prior to Land Disturbance, as required by Proposed Condition #10.C. Proposed</p>

	Condition #18 requires the submission of an internal and external lighting plan for the project.
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