

1. The applicant shall submit a detailed landscape plan to the County Manager or his designee specific to the proposed addition and areas surrounding the addition. The landscape plan shall be submitted prior to the issuance of a building permit and shall be reviewed by the Donaldson Run Civic Association prior to submission to the County.
2. Parking on-site, or on a suitable off-site location, shall be provided for all construction workers without charge to the workers.
3. No addition to the buildings on the site subject to the use permit shall result in more than 0.52 floor area ratio on the site.
4. The applicant shall maintain policies to discourage any parking on nearby public streets by faculty, staff and students, and, at the time of the County staff review, the applicant shall make a written report of those current and proposed policies.
5. The applicant shall reduce the number of parking spaces located along the north side of the library addition from eight to four, provided that the overall length of the parking area not exceed 36 feet (nine [9] feet by four [4] parking spaces = 36 feet) and that the parking area not extend further than 85 feet and the turnaround shall not extend further than 90 feet from the northeast corner of existing Lourdes Hall, as shown on the site plan dated March 29, 1988 prepared by DeLashmutt Associates, Limited. The University shall restrict parking at these four spaces to University faculty and staff and shall plant and maintain permanent natural screening along the east side of this parking area.
6. The heating, ventilation and air conditioning equipment serving the library addition and the renovated Lourdes Hall shall be located inside the building as appropriate, any equipment on the roof shall be screened and any noise occurring as a result of venting or cooling shall be directed away from the North Wakefield Street and 26th Street North residences and toward the interior of the campus.
7. The University shall take all steps necessary during and after construction to protect the structural integrity of the storm drainage system that protects the North Wakefield Street residences from flooding during heavy storms.
8. The exterior lighting of the library addition and the renovated Lourdes Hall shall comport with security needs but shall not flood the building and shall not be directed at the North Wakefield Street or 26th Street North residences.
9. The construction of the library addition and the renovation of the existing Lourdes Hall shall comport with the design, size, location and exterior as shown on the drawings and sketches displayed at the June 27, 1988 meeting with the Planning Commission.
10. The University agrees that the County shall establish a Marymount/Neighborhood Working Group to include representatives of the University and the affected neighborhoods and a member of the Planning Commission in the role of chair. The tasks of the Working Group shall include the review of a master plan for Marymount University; the review of parking and traffic studies relating to the impact of the University on the neighborhoods; and the development and implementation of solutions to address the impacts as specified in the charge to the Working Group. Periodic reports shall be made to the County Board with regard to the progress of the Working Group.
11. 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 issuance of the Excavation/Sheeting and Shoring Permit and the plan shall be approved by the County Manager or his designee before 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 necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance. The installation of all plant materials shown on the final landscape plan shall take place before issuance of the first Certificate of Occupancy. The applicant shall provide the final landscape plan to neighboring civic associations and the immediate neighbors prior to the issuance of a building permit for their review and prior to submission to the County for approval by the County Manager or his designee.

12. The applicant shall construct pavement, curb and gutter, and sidewalk along site frontages adjacent to North 26th Street and Yorktown Boulevard as shown and approved on the final engineering plans to be approved by the Director of Public Works. The applicant agrees to extend and construct sidewalk, curb, and gutter along the north side of Yorktown Boulevard from the site's parcel boundary adjacent to the North Glebe Road overpass to Arlington County survey street centerline station 94+75, approximately 120 feet east of North Buchanan Street.
13. The developer agrees to develop a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. This plan shall be determined by the Department of Public Works to meet these standards before issuance of the clearing, grading and demolition permit.
14. The developer agrees to comply with all state and local laws and regulations not modified by the County Board's action on this plan and shall obtain all necessary permits.
15. 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.
16. 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.
17. 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 construction workers in order that they may use Metro, provide a van for vanpooling, 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 issuance of the excavation/sheeting, and shoring permit.
18. Mechanical equipment shall be screened so as not to be visible from public rights-of-way.
19. 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 issuance of the final building permit.
20. The developer agrees to include a lighting plan for the Butler Hall facility as part of the final site development and landscape plan. This lighting shall be subject to review by the Police Department based on Section 2, Subsection H, of the Zoning Ordinance 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 issuance of the first Certificate of Occupancy. The applicant shall provide the lighting plan with the final landscape plan and shall submit the lighting plan for review by the neighboring civic associations and by the adjoining residents.

21. The applicant shall maintain its current level of parking away from the main campus and continue to develop strategies to keep the generation of cars to the main campus within the availability of on-campus parking spaces.
22. The applicant shall limit the number of students registered for class on the main campus at any given class time to no more than 1,300 students during the daytime and no more than 1,000 students registered for class at any given time during the evening (after 4:00 p.m.), effective with the fall 1993 semester. The limit of this condition shall be calculated based on the number of students registered by the University registrar for classes held on the campus and for classes that are scheduled to be in session at any particular time of any particular length and shall provide this information to Arlington County.
23. The applicant agrees to file a report with the Zoning Administrator once during the fall and spring semesters, respectively, regarding compliance with the enrollment cap.
24. The applicant shall maintain the established working group composed of representatives of the university and the four (4) adjacent civic associations to continue to work together to address neighborhood and university issues including but not limited to the following:
  - (a) To periodically review the plans for the parking facility as they are developed;
  - (b) To work to ameliorate adverse impacts on the neighborhood during the construction phase;
  - (c) To monitor and attempt to address the hazardous traffic patterns including the intersection of North 26th Street and Old Dominion Drive; and,
  - (d) To undertake follow-up actions on the policies and conditions in the resolution of the Marymount University Neighborhood Relations Committee.
25. If the applicant should seek construction permits for this land use prior to the effective date of the Arlington County Chesapeake Bay Preservation Ordinance, the applicant agrees to meet all of the performance criteria as stated in the adopted Ordinance.
26. All utility services to the parking garage shall be located underground. Any utility improvements necessary to provide adequate utility service to the development or utility work necessary to provide a terminus to the underground facilities shall be paid for by the applicant.
27. Marymount University agrees to continue the existing policies addressing parking and traffic concerns at the main campus set out in the motion adopted February 29, 1992, on file in the County Board Clerk's Folder for the May 26, 1992 Recessed Meeting, by the Marymount University Neighborhood Relations Committee and agrees to comply with the other recommendations and conditions contained in the motion.

Marymount University also agrees to provide supplemental landscaping to its parking lot located at Old Dominion Drive and 26th Street North.
28. Should a new traffic light be installed at the intersection of Old Dominion Drive and North 26th Street within 10 years, the applicant shall pay one-half (1/2) the

- cost of the installation . If the State of Virginia pays the cost of the traffic light installation, the applicant shall have no obligation for any payment.
29. All construction traffic shall use the North Glebe Road entrance into the campus.
  30. The applicant agrees that construction activities shall not commence prior to 7:30 a.m. on weekdays, and not before 8:00 a.m. on Saturdays and holidays.
  31. The applicant agrees to designate a liaison who would be available by telephone 24-hours a day, seven (7) days a week, and would be empowered to address immediately construction-related complaints throughout the duration of construction.
  32. The applicant agrees to provide sound dampening and screening walls for the HVAC equipment to direct noise of the HVAC equipment away from the neighborhood. All alarms shall be internal to the building.
  33. Applicant agrees to ensure that parking on the campus is sufficient to support the proposed facility at full capacity. This shall include optimal programming and scheduling of events to ensure that on-campus parking spaces are available, utilizing off-site parking facilities served by the University's shuttle-bus service and if necessary expanding the areas to be served by the University's shuttle-bus service for larger events. If these measures are unsuccessful staff shall recommend that the County Board set a limit on the number of patrons permitted to attend activities in the facility at any given time.
  34. The applicant agrees to erect a minimum 12 foot high and maximum 15 foot high temporary construction barrier from the cemetery retaining wall to the Country Club property line in consultation with the neighbors. The temporary construction barrier shall be placed as close to the temporary access road as possible. The barrier must be removed prior to issuance of a Certificate of Occupancy for the addition.
  35. Marymount shall locate the temporary access road as close to Butler Hall as practicable. In no event shall the temporary road be erected closer to the chain link fence separating Butler Hall from the nearest residential home than the distances shown on the Marymount Entrance Exhibit prepared by Dewberry and Davis dated June 30, 1998 (drawn by MEH, Designed by MEH and checked by GK), which was part of Marymount's Construction Entrance Analysis.
  36. Marymount shall work cooperatively with the families of the adjacent landowners and use its best efforts to schedule deliveries requiring the use of heavy trucks (e.g., 18 wheelers, cement trucks, earth moving machinery, trucks delivering heavy supplies, and trucks used for hauling materials from the site) at times that will lessen the disruptions to the adjoining homeowners.
  37. Marymount shall not replace the storage shed that currently sits next to the adjoining landowners and the cemetery and shall instead landscape that area in accordance with plans to be reviewed by the adjoining homeowners and approved by the County Manager.
  38. Marymount shall landscape the area between the temporary construction barrier and the residents of North Wakefield Street during the construction, i.e. in the fall planting season of 1998, and shall take all reasonable measures to protect the existing cedar pine trees along the residential property line.
  39. Marymount shall maintain the landscaped area behind Butler Hall as part of its regular groundskeeping program.
  40. Marymount shall replace any trees or shrubs in the landscaped area that are afflicted with disease or are otherwise dying.