

Questions from the community and responses from County Staff. Questions were emailed to County Staff.

1. There is a proposed mechanical room on the plan
 - a. What equipment types? Operating conditions? **Equipment type will include electrical gear, air handling units (AHUs), and mechanical pumps. Equipment will operate on duty-cycle (as needed).**
 - b. Will room be enclosed? **Yes**
 - c. Will room have exterior mechanical venting? **Louvers are proposed on the eastern wall of the new mechanical room. They are proposed to be a similar design of the existing louvers on an existing mechanical room to the north.**
 - d. What are the noise levels? Many existing noise issues as yet unsolved with Outpatient Pavilion. **Noise will need to comply with the Arlington County Noise Ordinance https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/22/2020/07/Ch15_NoiseControl.pdf**
 - e. Need detailed mechanical room plans for citizen review. **VHC has stated that mechanical equipment has not been selected at this point in the design.**
 - f. Ideally mechanical room needs to be to the interior of the hospital to avoid issues with residential area brought forth at Community-VHC meetings.
 - g. Will there be mechanical equipment on the rooftop? **Proposal includes a 12' 6" mechanical penthouse on the new addition. It will be on top of the 3rd floor level.**
2. Plans do not address the many conditions in a site plan. We need to begin discussion on these. First item is worker parking. Below is some example language modified slightly from a prior agreed to site plan:

Developer agree to provide parking for all construction and service technicians workers (referred to as "workers" below) serving VHC for any period of time without charge to the workers. In lieu of providing parking the developer agrees to provide a subsidy for these workers in order that they use Metro, provide a van for van pooling, or another public method for these workers to arrive on site. The developers agrees that workers shall not park on residential streets or at metered public parking spaces surrounding this site. A parking plan will be submitted for approval by the Zoning Administrator and be provide to the Waycroft Woodlawn, Tara Leeway and John M Langston civic association prior to permit approvals. If the plan is found to be in violation during the course of construction, a correction notice will be forwarded to the developer, and a "stop work order" for 5-days will be issued until the developer provides written evidence that the violation has been corrected. As an option, the developer agrees to provide a shuttle bus or bus far reimbursement from the Ballston Quarter Garage or an acceptable alternative location.

Acknowledge the concern and will evaluate during the creation of the conditions for the project.

3. What is the stormwater collection plan? Many issues with WWCA residents on N Edison St with VHC runoff. This needs to be corrected. Retention of stormwater for a 25-year storm. No runoff that crosses N Edison onto residential properties

This proposed site plan amendment is not increasing the impervious area on the site; therefore, a stormwater plan is not required.

4. During construction all construction vehicles and logistics must be on VHC site. No use of residential streets for construction purposes, inclusive of temporary vehicle parking and loading/unloading. All construction purposes need to take place on VHC site.

Acknowledge the concern and will evaluate mitigating conditions related to construction parking.

5. How will VHC commuter drivers be routed during construction? Request a Stop Sign at N Edison and N 16th St due to heavy use by construction and hospital staff using N Edison St entrances to VHC. Request closure of N Edison St entrance to VHC by other than emergency vehicles as part of the site plan.

Construction coordination issue done with a Maintenance of Traffic plan which is completed after the County Board approval of the project. At this point in our review, given the scope of the proposal, we don't see a need for additional traffic controls around site.

To comply with the site plan conditions for the pavilion building, a traffic study was done and out of that came recommendations to install a speed cushion on Edison between 16th Road N and 17th Street N. They are also looking at installing a speed limit sign in the southbound direction between 17th Road N and 19th Street N.

6. Public parking (currently 2-hour limit) on the South side of N 16th Street shall be returned to RPP parking. This parking was made due to lack of parking on at then "Arlington Hospital Center" site with the new tower. With new parking garage this parking can return to residential use.

The County has a process for evaluating RPP zones that is separate from site plan approvals. That process can be seen at the link below:

https://www.arlingtonva.us/files/sharedassets/public/v/1/transportation/documents/rpp_administrativeguidelines_draft_04022024.pdf

7. Add conditions for traffic calming contributions to Waycroft Woodlawn, Tara Leeway and John M Langston civic association totaling \$750,000. Due to increased traffic. As enacted in the May 20 2000 site plan. Pavilion plan made no allowance for traffic calming funds.

We don't anticipate an increase in traffic with this site plan amendment that we are evaluating now. We can continue to look at that, but any mitigation that we do, must be focused on this request that we have in front of us.

8. Attached is the May 20, 2000, site plan for the tower. Please address what conditions if any are no longer in affect.

A document with all conditions for SP #177 was provided and linked here:



Compiled Conditions
SP #177.pdf