

Revised Exhibit I

University of Virginia Outdoor Tennis Facility –
Special Exception Request: Project Lighting Waiver

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Updated April 24, 2018

On behalf of our client, the University of Virginia Foundation (UVAF), we submit this application for a Special Exception with regard to project lighting for a proposed Outdoor Tennis Facility for the Men's and Women's Tennis teams at the University of Virginia. A Special Use Permit Amendment for parcel 07500-00-00-06300 (the Birdwood Golf Course Parcel, herein the "Property") for a proposed Outdoor Tennis Facility, Permanent Connector Road and Par 3 Short Course Golf Course is currently under review by Albemarle County (the "County") as SP 2017-00032.

The Birdwood Golf Course Parcel consists of 544.078 acres, is zoned R-1, and is designated for Institutional use in the Comprehensive Plan. Because the property falls within the R-1 zoning district and no maximum lighting pole heights are specifically designated in the Zoning Ordinance, it is our understanding that the maximum structure height of 35 feet applies. The proposed UVA Outdoor Tennis Facility will consist of a maximum of 12 tennis courts and a two-story Tennis Pavilion housing locker rooms, training rooms, and coaches' offices. The facility will be located immediately east of the adjacent Boar's Head Sports Club and the McArthur Squash Center.

For the hard courts, high mast option full cut-off dimmable LED lighting is specified to provide the adequate level of lighting necessary for televised matches and tournament coverage. The proposed lighting is dark sky compliant and has minimal light spillage, as demonstrated in the attached lighting brochures. A maximum pole height of 70 feet is necessary to appropriately and safely light the tennis courts. All lighting will be directed and contained within the general area of the tennis courts, with no spillover onto residential properties or areas.

Lighting, if necessary, for the clay courts proposed in the area designated "Future tennis courts" on Concept Plan sheet 2 would be lit by low mast full cut-off LED lighting with poles that do not exceed 35-feet in height, and thus are fully compliant with all existing regulations. Also, note that these courts are not intended for televised play and more intensive lighting for televised is not allowed in the area denoted for "Future tennis courts", as noted on the Concept Plan.

General lighting information is included with the submittal to demonstrate the type of lighting we anticipate, although we will not necessarily use the specific brand shown. Lighting used will follow comparable specifications and technology if this exact brand is not chosen, including the ability to be dimmed and full cut off. A photometric lighting plan and lighting specifications will be included with the site plan review process for the Tennis Facility. In response to the staff comments regarding this waiver request, we will also comply with the following specifications for footcandles:

- The minimum level of illumination, in footcandles at the ground, that is considered acceptable for nighttime televised play is 100 footcandles.
- The maximum level of illumination that is typical for courts of this type is 125 footcandles.
- The average level of illumination that is typical for courts of this type is 75- 95 footcandles.

- Approximately 12 high-mast pole lights would typically be required for the area of tennis courts used for televised play.

As mentioned above, high mast lighting is required for the hard courts to allow for televised matches. Appropriate lighting provides safe conditions for student-athletes and club members who may be using the facility after dark, and allows for matches to be televised, an important requirement for the University. This newer lighting technology allows the area to be sufficiently lit while substantially reducing spillover. In addition, lights can have multiple settings, meaning that the brightest setting for television coverage can be used during only those times when it is necessary and lights can be dimmed during other times such as evening practices. The approval of this lighting waiver request, allowing for maximum poles heights of 70 feet, ensures UVA can build a tennis facility and program that is competitive with the other top programs around the country.

Pursuant to Section 4.17.5, the Planning Commission may modify or waive any standard set forth in section 4.17.4(a) under subsections 4.17.5(a)(1) and (2), and may modify the maximum height of poles supporting outdoor luminaires lighting athletic facilities under subsection 4.17.5(a)(3).

Pole Height Waiver Request:

For the height of the lighting pole supporting the outdoor lights for the hard courts at the proposed Tennis Facility, we request a waiver of the requirement to allow for poles at a maximum height of 70 feet. All luminaires of 3,000 lumens or greater will be full cut-off.

Section 4.17.5(3): Upon finding that the maximum permitted height of a pole supporting an outdoor luminaire lighting an athletic facility under the applicable district regulations would prevent the luminaire from providing sufficient illumination of the facility for its safe use, as determined by the recommended practices adopted by the Illuminating Engineering Society of North America for that type of facility and activity or other evidence if a recommended practice is not applicable.

A maximum pole height of 35 feet would prevent the luminaire from providing sufficient illumination of the facility for its safe use, as a pole height of 70 feet is necessary to appropriately light the tennis courts for collegiate and television use. Additional height is the most efficient and least obtrusive method of achieving the consistent lighting standards necessary for televised events. Taller poles allow for less luminaires that are focused in a very specific area, versus lower poles that cannot provide the same level of coverage and consistency of lighting. In addition, poles cannot be located within the court area, as they are a danger to athletes. Appropriate lighting technology, as proposed, provides safe conditions and reduces glare for student-athletes and club members who may be using the facility after dark, and allows for matches to be televised, an important requirement for the University's collegiate program.