



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 13, 2009**

DATE: June 9, 2009

SUBJECT: Proposed Arlington Cultural Center.

- A. Approval of the First Amendment to Deed of Lease between 1101 Wilson Owner, LLC and the County Board for the Arlington Cultural Center Space at 1101 Wilson Boulevard (RPC#16-039-002).
- B. Request to Advertise "On the County Board's Own Motion" a public hearing at the July 11, 2009 County Board meeting for site plan amendments for Site Plan 18 (1812 N. Moore St.) to modify site plan conditions #92 and #96 and Site Plan 89 (1101 Wilson Blvd. / Newseum) to modify site plan conditions #1 and #2 concerning the lease by the developer to the County of the former Newseum space relative to the conversion option and to provide for lease amendments; 1850 N. Moore St., 1812 N. Moore St., 1101 Wilson Blvd. (RPC #16-037-004, -005, 16-039-002).
- C. Award of an Agreement on a sole source basis between the County Board and The Lukmire Partnership ("TLP") for architectural and engineering services to perform interior renovation of the space at 1101 Wilson Boulevard for the Arlington Cultural Center.
- D. Advance information from the County Manager regarding proposed County Board actions related to the Cultural Center to be presented at the July 11, 2009 County Board Meeting.

C. M. RECOMMENDATION: Take the following actions and schedule a public hearing on all items necessary for the County Board to consider at its July 2009 meeting the creation of the Arlington Cultural Center in the space formerly occupied by the Newseum in Rosslyn:

County Manager: RC/GA

County Attorney: SAM

Staff:

Norma Kaplan – Department of Parks, Recreation and Cultural Resources

Greg Emanuel – Department of Environmental Services

Michael Halewski – Department of Environmental Services

Michelle Cowan – Department of Management and Finance

Hank Leavitt – Department of Community Planning, Housing and Development

Richard Dooley – Department of Community Planning, Housing and Development

1. Approve an extension of the County’s right to terminate the Deed of Lease between 1101 Wilson Owner, LLC and the County Board for a portion of 1101 Wilson Blvd, so as to extend the time within which the County can decide whether to terminate the lease and forfeit the right to use the Newseum space for a Cultural Center, through the approval of the First Amendment to Deed of Lease (“First Amendment”), attached hereto as “Attachment 1”, between 1101 Wilson Owner, LLC, as Landlord, and The County Board of Arlington County, Virginia (the “County Board”), as Tenant, for 53,826 square feet of space in a portion of a building located at 1101 Wilson Boulevard, Arlington, Virginia (RPC # 16-039-002); and authorize the County Manager of Arlington County, Virginia, or his designee, to execute on behalf of the County Board, the First Amendment and all related documents, subject to approval as to form by the County Attorney.

2. Approve on the County’s own motion a public hearing at the July 11, 2009 meeting on amended site plan conditions that provide the County additional free rent for the Newseum space and relieve the site plan holders of certain obligations if the County terminates the Lease of the Newseum space. Specifically, approve the Resolution, attached hereto as “Attachment 2”, authorizing advertisement of a public hearing by the County Board on July 11, 2009 to consider “On the County Board’s Own Motion” site plan amendments for Site Plan 18 (1812 N. Moore St.) to modify site plan conditions #92 and #96 and Site Plan 89 (1101 Wilson Blvd./Newseum) to modify site plan conditions #1 and #2 relative to the conversion option and to provide for lease amendments; 1850 N. Moore St., 1812 N. Moore St., 1101 Wilson Blvd. (RPC #16-037-004, -005,16-039-002).

3. Approve the award of a contract for architecture and engineering services for the interior renovation of 1101 Wilson Blvd, including a base contract of \$383,078 and a contingency of \$40,000 for a total contract authorization of \$423,078; authorize the Purchasing Agent to execute on behalf of the County Board, the contract documents, subject to legal review by the County Attorney; and authorize the County Manager or his designee to issue a notice to proceed for discrete and sequential design phases.

4. Receive advance information from the County Manager regarding the following proposed County Board actions related to the Cultural Center to be presented at the July 11, 2009 County Board Meeting:
 - Second Amendment to the Deed of Lease between 1101 Wilson Owner, LLC and the County Board (“Second Amendment”) to provide for additional abated rent and other provisions at 1101 Wilson Boulevard for the Newseum space.

 - Approval of a Memorandum of Understanding (“M.O.U.”) with the Rosslyn Business Improvement Corporation (“RBIC”) for the joint funding and operation of the Cultural Center.

- Approval for the internal reallocation of currently authorized funds within the Cultural Affairs budget for operating support of the Arlington Cultural Center: approximately \$186,000 in FY 2010 during construction for pre-opening programmatic support and approximately \$719,000 in FY 2011 during the first year of operation (subject to appropriation).
- Approval of \$6.7 million in capital funds to transform the former Newseum into the Arlington Cultural Center, from the following sources: \$1,100,000 from the Rosslyn Fund and \$5.6 million from County pay as you go (PAYG) capital funds. No currently approved capital projects would be deferred or eliminated.
- Approval of \$50,000 from the Rosslyn Fund to support the operating cost of the leased space during FY 2010. A majority of the FY 2010 operating and pre-opening expenses will come from the Rosslyn Business Improvement Corporation, as detailed in the projected operating budget of the Cultural Center below.

ISSUES:

- The most effective use of community benefits from Rosslyn site plans to meet the objectives of bringing more visitors and enlivened street life to support the continuing redevelopment of Rosslyn.
- The most effective use of currently approved County funds for cultural affairs.

SUMMARY: After extensive public review and discussion, the County Manager is recommending that the County Board approve the creation of the Arlington Cultural Center in the space formerly occupied by the Newseum in Rosslyn. For years, the County has struggled unsuccessfully to find an appropriate replacement for the Newseum that would serve as a draw to Rosslyn, to enliven the street life, and to complement the next generation of Rosslyn redevelopment. For over 30 years, the County has debated options to raise the visibility and enhance the effectiveness of the County's investment in cultural affairs. These efforts have been thwarted primarily by the high level of capital investment needed for the creation of a visible and accessible facility.

The former Newseum space offers an extremely rare opportunity to meet several County objectives in a highly cost-effective manner.

The County Board actions recommended for the June meeting are all in preparation for full consideration of the Cultural Center proposal at the County Board meeting in July. **None of the June actions commit the Board to the Cultural Center.** To the contrary, the first recommendation (First Amendment to the Deed of Lease) extends the deadline (from June 30 to July 31, 2009) by which the County Board can exercise its option to terminate the Lease under favorable conditions previously negotiated.

The purpose of this expanded report is to provide advance information to the County Board and to the public so that there is full awareness about the recommendation to create the Cultural

Center and the actions that the County Board will be asked to take in July after a full presentation and public hearing.

DISCUSSION:

Recommended County Board actions at the June meeting. The three (3) County Board actions items recommended in this report are in preparation for the full consideration of the Cultural Center project on July 11, 2009. These actions do not commit the County to the Cultural Center.

1. The First Amendment to the Deed of Lease recommended for County Board approval would extend the County Board's deadline to exercise its option to terminate the Lease for the Arlington Cultural Center at 1101 Wilson Boulevard by one month from June 30, 2009 to July 31, 2009. This extends the deadline for the County to decide whether to terminate the Lease, forfeit the right to use the Newseum space, and accept a cash payment of approximately \$7 million in lieu of free rent at the Newseum. The owners of the Newseum also retain the option of converting the Newseum to unrestricted use for an additional payment to the County of the difference in the fair market value of restricted and unrestricted use (estimated to be \$3 million).
2. The advertisement of site plan amendments will align the site plan conditions with the new terms proposed for the development of the Cultural Center. Again, this is only the advertisement for the July meeting.
3. The award of contract for architecture and engineering services allows design work to continue as may be necessary. This will enable staff to continue to refine the requirements and cost for the renovation of the Newseum space to transform it into the Cultural Center. In December, 2008, The Lukmire Partnership (TLP) was selected by the 1011 Wilson Blvd landlord, Monday Properties, to provide the schematic design and preliminary cost estimate. Based on the selection of TLP by Monday Properties on a competitive basis and their ability to proceed immediately with design development and construction specifications, the Purchasing Agent has concurred with the justification of a sole source request for TLP to complete the design to benefit the County's proposed use of the space. If the Board does not approve the Cultural Center, the contract would be cancelled without further obligation. If the Board approves the Cultural Center, staff will be able to proceed expeditiously to complete design specifications over the next several months.

The Arlington Cultural Center – Recommended for Approval in July. The objectives of the proposed Arlington Cultural Center project are (1) to fulfill the original purpose of the Newseum space of providing a destination attraction in Rosslyn and (2) to create a dynamic and diverse center to showcase the arts in Arlington. These objectives can be met in a highly cost-effective manner with the opportunity to secure over 15 years of free rent in unique, visible, and accessible space in Rosslyn and through a business partnership with the Rosslyn Business Improvement Corporation. County funding for the operation of the center would come from a major

reallocation of existing appropriations for cultural affairs. The capital costs to build out the space would come from the Rosslyn Fund and from the reallocation of existing PAYG funds.

The proposed Cultural Center will have an estimated \$10 million in annual economic impact and enhanced street life in Rosslyn resulting from 250,000 annual visitors.

The decision to recommend development of the Cultural Center is based on the following:

- 2005 Public Spaces Master Plan and the 2006 Needs Assessment for Arlington County Cultural Facilities.
- Comprehensive review of the business plan for the Cultural Center by Webb Management Services, Inc., a leading arts facility development and management consultant (Attachment 6).
- Localized economic impact analysis of the proposed Cultural Center project by economic development staff (Attachment 7).
- Schematic design and cost estimate of capital improvements conducted by the Lukmire Partnership, a local architectural and engineering consultant.
- Action by the Rosslyn Business Improvement Corporation (RBIC) to partner with the County by agreeing to the use of Rosslyn BID funds in the operating costs and management of the Cultural Center.
- Agreement by the owners of the Newseum to approximately double the amount of abated rent for use of the space as a cultural center.
- Positive feedback from the Arts Commission and other stakeholders and constituents.

Two of the critical elements that led to the recommendation to proceed with the Cultural Center are the agreement by the landlord to substantially increase the amount of abated rent and the agreement by the Rosslyn Business Improvement Corporation to partner with the County on the operating subsidy required for the center by agreeing the use of Rosslyn BID funds for the start-up monies and on-going operations. While the appropriation of funds from the Rosslyn BID (i.e., service district) is at the sole discretion of the County Board for uses consistent with a service district, the development of a mutually agreed partnership with the Rosslyn Business Improvement Corporation is considered critical in achieving our shared goals for the Cultural Center. Staff has reached conceptual agreement on these matters with the respective parties. The agreements are currently being converted into mutually acceptable written documents. The recommendation to proceed with the Cultural Center is contingent on the successful completion of the written documents in a form acceptable to the County in time for consideration by the County Board at its July meeting.

Cultural Center Concept. Under the proposed Business Plan, the Cultural Center would house an array of public spaces:

- Two performing arts spaces,
- Exhibition gallery,
- Ballroom,
- Restaurant, and
- Retail space.

The center would be open seven days a week, 12 hours a day and host over 100 events monthly. Programming will be provided by the County through its Cultural Affairs Division and by various arts partners, such as Washington Shakespeare Company, Synetic Theatre, Bowen McCauley Dance, other Arlington arts groups. and for-profit entities. The visual arts exhibition program currently at the Ellipse building in Ballston would also operate out of the Cultural Center. Approximately 250,000 people are projected to visit the Cultural Center annually.

The Cultural Center concept would be jointly managed and marketed with the Rosslyn Spectrum, which the County also operates. The idea is to market this array of cultural space in Rosslyn to create synergy and a critical mass that offers the community the most exciting and diverse mix of cultural programming.

Management of the Cultural Center. The County in partnership with the Rosslyn Business Improvement Corporation will initiate development and beginning operations of the Cultural Center. Our joint goal, however, is creation of a non-profit organization within the three years and to transition the management of the Cultural Center under appropriate terms and conditions. This would help generate private sector support for sustaining and developing the Cultural Center and allow the freedom and flexibility essential for the effective operations and programming of contemporary arts centers.

Access. The Cultural Center would be located in the Rosslyn core. Thus, it will be easily accessible by transit, biking, and walking. Additionally, extensive parking is available including free evening and weekend parking in the former Newseum parking garage and in the Spectrum parking garage.

Abated Rent. The key to the viability of this recommendation is the availability of free rent that was originally achieved during a site plan negotiation. The previously approved Lease provided that the abated rent began on May 1, 2008. The Lease had an initial term of 15 years with a 5-year renewal option. It provided 100% abated base rent for the first ten years. Base rent for years 11 and 12 would be abated 66% and 33%, respectively. The County would pay full market rent in years 13 through 20. The abated rent value was calculated to be \$7.7 million.

Staff has now negotiated 100% abated base rent for an additional 7.25 years with an additional value estimated at between \$6.6 and \$7.5 million. This would result in all base rent abated 100% during the first 17.25 years of the Lease term with a total value estimated between \$14.3 and \$15.2 million, The County would pay full market rent in the final 2.75 years of the Lease term, only if the County exercises the 5-year extension in year 13.

This significant rent concession is based on the County's agreeing to forgo potential payments from the owners in the event that the County Board fails, in the future, to appropriate funds required to be paid by the County under the Lease.

Under the current Lease provisions, the County at some point in the future could fail to appropriate funds and essentially walk away from the Center and the County's investment therein. Were this to happen, the Landlord is obligated to pay the County the value of the then

remaining abated rent. This is obviously a declining value and would only occur if the County gave up on the use of the former Newseum space as a Cultural Center or similar use.

Additionally, were the County to terminate the Lease, the owners would also have the option to convert the space to unrestricted use (most likely office) by making a payment to the County of the value of the space that is restricted by site plan. The present estimated value of the difference between the restricted space, with and without restrictions, is approximately \$3 million.

To receive the estimated additional abated rent of between \$6.6 and \$7.5 million, the County would agree to forgo these potential future payments if the County terminated the lease.

It is staff's conclusion that the certainty of the additional rent abatement is of greater value to the County than the potential payment of un-used abated rent and potential payment for conversion of restricted space.

It is especially important to note that the Lease permits the County to modify the use of the space in the event that the proposed cultural center is not as successful as planned. The County could adjust the programming or sublet the space for a museum or other cultural use and retain the abated rent.

The County would also have an option to terminate the amended Lease at any time during the lease term upon twelve (12) months prior written notice to the landlord; however there would be no payments from the landlord, who would be free to put the space into whatever productive economic use would be viable at the time (which would generate taxes for the County).

In the unlikely event that the County was to lose access to the space from certain actions not initiated by the County then, the landlord would still be liable for the balance of any abated rent from the first 12 years of the Lease and would be required to pay the County for the conversion of the space.

The value of over \$14 million in abated rent compares with other alternatives for a cultural center that have been estimated at \$40 million and more to construct. Given limited financial capacity, other capital priorities, and a major retrenchment in private development -- there are no other known, viable alternatives for the development of a cultural center in Arlington for the foreseeable future. There are also no alternative proposals for the approximate \$10 million that the County could receive if it cashed-out the value of the site plan benefits. There is no alternative at \$10 million that would achieve the economic development and cultural/educational objectives in Rosslyn that were the original intent of the creation of the Newseum space and that are the objectives of the proposed Cultural Center.

On-Going Operating Costs. Through the reallocation of existing County funds and use of Rosslyn BID funds, on-going operations of the Cultural Center can be achieved with no new County appropriations, as confirmed by an independent third party. Throughout the term of the lease, the County is responsible for operating costs associations with the space (heating, cooling,

electrical, common space, etc.). These costs have all been included in the business plan. The business plan also includes the management of the center and programming of the space.

The net operating cost of the Cultural Center is projected to be \$1.4 million for the first full-year of operation (FY 2012) to be funded by reallocation of existing funds for the Cultural Affairs Division of the Department of Parks, Recreation and Cultural Resources (DPRCR), partnership with the RBIC, and other sponsorships or grants. The \$3.2 million in total projected annual budget for the first full-year in FY2012: \$3.2 million in expenses less \$1.89 million in earned income. The operating subsidy of the Cultural Center operation would be funded in the following manner:

- 23% Reallocated existing funds from the County's Cultural Affairs Division.
- 15% Rosslyn Business Improvement District.
- 56% Earned income from facility rentals, ticket sales and commissions.
- 6% Sponsorships and Grants.

The reallocated existing County funds are primarily for staffing (5.0 full time equivalent positions). These positions are currently associated with programming of County offered performances, the operation of the Ellipse, and rental management of the Spectrum Theater. In FY 2010, these staff will focus on planning, booking, marketing and programming of Cultural Center activities and events in anticipation of the FY 2011 opening. The FY 2011 expenditures also include the operations of the Spectrum Theater which will be jointly operated with the new Cultural Center.

The primary concern of the business plan is the ability to generate funds from the center's programs. This is one of the main reasons that a national consultant was asked to review the plan. The Webb Management Report (Attachment 6) outlines a sensitivity analysis on the impact of a drop in programming on budget. Contingency options to manage any operating deficit include:

- Pro-active budget management will allow on going programmatic and operation cost adjustments to minimize any budget deficit.
- Allocation of all undesignated year-end balances from the Cultural Center into a contingency fund. Projections show that beginning in the third year of operation (FY 2013) the center should be able to start a reserve fund of \$60,000 (see projected budget below)
- Allocation of a portion of the developer funded Rosslyn Fund to a contingency fund.

The projected operating budget for the Cultural Center, including the Rosslyn Spectrum, as revised by Webb Management and converted to fiscal years is outlined below.

Projected Operating Budget Arlington Cultural Center						
	FY 2009*	FY 2010**	FY2011***	FY 2012	FY2013	FY 2014****
Operating Expenses	\$320,000	\$1,291,629	\$2,413,746	\$3,185,195	\$3,562,192	\$3,701,556
Earned Income	\$0	\$0	\$1,050,105	\$1,770,220	\$2,224,599	\$2,431,755
Contributed Income						
RBIC: Initial & Ongoing Support	\$200,000	\$815,000	\$610,000	\$475,000	\$300,000	\$300,000
The Rosslyn Fund	\$120,000	\$300,000	\$0	\$0	\$0	\$0
Sponsorships and Grants	\$0	\$0	\$50,000	\$200,000	\$350,000	\$360,500
Re-allocated County Funding	\$0	\$186,010	\$719,314	\$741,483	\$748,403	\$748,403
TOTAL INCOME	\$320,000	\$1,301,010	\$2,429,419	\$3,186,703	\$3,623,002	\$3,840,658
Result of Operations	\$0	\$9,381	\$15,673	\$1,508	\$60,810	\$139,102
<p>* This recognizes that the County Board can carryover funds from FY 2009 to FY 2010 to meet the \$815,000 support as outlined above. Most of the expenses are for the lease carrying cost – which has averaged approximately \$40,000/month.</p> <p>** Budget for FY2010 represent pre-opening expenses (staff, marketing and carrying costs).</p> <p>*** FY 2011 budget assumes an opening in the fall of 2010.</p> <p>**** Represents first full year of the Cultural Center’s operation under the non-profit 501(c) (3) organization.</p>						

Capital Costs: Lukmire Partnership, Inc., a private architectural and engineering firm, has prepared the schematic design for converting the former Newseum space to a Cultural Center with an estimated cost of \$6.7 million. The County staff estimates that the substantial construction completion will be accomplished by July 2010 for the projected opening of the Cultural Center in October 2010. The current estimate includes design and construction funds to achieve LEED Silver Certification for Commercial Interiors (CI), consistent with the County’s objective of sustainable design features and a strong environmental statement in all our projects.

Funding for the capital cost is recommended to come from \$1.1 million from the Rosslyn Fund Trust & Agency Account and \$5.6 million in reallocated General Fund PAYG projects, which in turn will be funded with available, un-programmed bond proceeds as described below. The proposed reallocation of funding for various capital projects from PAYG to bonds allows the County to use unrestricted PAYG funds for the Cultural Center project.

No currently approved projects, including land acquisition projects, would be deferred or eliminated.

Additionally, a balance in un-programmed bonds will remain available for future needs as they may be identified: \$1.52 million in Parks and Recreation Bonds and \$2.85 million in Emergency Infrastructure Bonds.

The PAYG projects that are recommended for bond financing were selected based on their appropriateness for bond funding in that (1) the useful life of the improvement is at least as long as the period over which the bonds will be repaid (the average life of the County's bonds ranges from 11-12 years, with final maturity of 20 years) and (2) that the project falls within the authorization of the bond referenda questions. The capital projects that meet these criteria are listed in the table below. These projects will instead be funded from available bond funds: \$205,000 balance in Greenbrier Park Project, \$4.4 million in Parks and Recreation bonds, and \$950,000 from emergency infrastructure bonds.

Funding of Capital Portion of the Cultural Center with PAYG Funding

Cost of Capital Project:	6,700,000
Rosslyn Fund - Trust & Agency Account	<u>(1,100,000)</u>
Additional Funding Need	5,600,000

PAYG Projects Reallocated to Unprogrammed GO Bonds:

Fairlington Community Center Phase II	2,980,000
Bluemont Park Playground	930,000
Lyon Village Picnic Shelter	100,000
Nina Playground	85,000
Lyon Village Park Tennis/Basketball Courts	800,000
13th and Herndon Park	500,000
Roof Projects	<u>205,000</u>
	5,600,000

Bond Sources:

Park and Recreation Bonds	4,445,000
Project Surplus (Greenbrier Park)	205,000
Emergency Infrastructure	<u>950,000</u>
	5,600,000

Remaining Bond Balances:

Park and Recreation ¹	3,820,000
Emergency Infrastructure:	2,850,000

¹ Includes currently identified land acquisition projects, being evaluated.

Future County Board Actions. If the Board approves the Cultural Center in July, the following subsequent actions will come to the Board:

- Approval of the construction contract for the renovation of the leased space – estimated in December 2009
- Approval for establishing a non-profit 501(c)(3) organization, in partnership with the Rosslyn BID and other stakeholders, to transition the operation of the Cultural Center within the next three years.
- Annual appropriation of funds as part of the regular budget process.

FISCAL IMPACT: The proposed Cultural Center will have an estimated \$10 million in annual economic impact resulting from 250,000 annual visitors. No new tax support for the proposed Cultural Center’s operating costs is anticipated at this time. Appropriations from the Rosslyn Business Improvement District and the Rosslyn Fund Trust and Agency account, program and facility rental fees, and consolidation and reallocation of existing County programs and staff are anticipated to be sufficient to cover operating costs.

The proposed Second Amendment to the deed of Lease and significant rent abatement (estimated value of over \$14 million) provides a significant financial benefit to the County in covering operating and capital costs of the proposed Cultural Center.

Capital renovation costs are currently estimated at \$6.7 million, and will be funded from \$1.1 million from the Rosslyn Fund Trust & Agency Account and \$5.6 million in reallocated General Fund PAYG projects, which in turn will be funded with available, unprogrammed bond proceeds.

ATTACHMENTS:

- Attachment # 1 – First Amendment to Deed of Lease (Final Draft)
- Attachment # 2 – Site Plan Amendment Resolution
- Attachment # 3 – Existing Site Plan Conditions
- Attachment # 4 – Vicinity Map
- Attachment # 5 – Business Plan (with Proposed Cultural Center Concept)
- Attachment # 6 – Webb Management Report
- Attachment # 7 – Localized Economic Impact Analysis

PREVIOUS COUNTY BOARD ACTIONS: (SP #89 - Specific to the Newseum space)

- January 16, 1993 Deferred consideration of the site plan amendment to construct a theater and auditorium and to convert 4,000 square feet of storage space to retail space to the March 6, 1993 meeting.
- February 6, 1993 Deferred consideration of the site plan amendment to convert a child care center to museum, museum administration or theater space to the March 6, 1993 meeting.
- March 6, 1993 Continued the site plan amendments for the construction of a theater and auditorium; the conversion of 4,000 square feet of storage space to retail space; and conversion of a child care center to museum, museum administration or theater space to the March 10, 1993 meeting.
- March 10, 1993 Deferred consideration of the site plan amendment to construct a theater and auditorium and to convert 4,000 square feet of storage space to retail space to the April 3, 1993 meeting.
- Deferred consideration of the site plan amendment to convert a child care center to museum, museum administration or theater space to the March 20, 1993 meeting.
- March 20, 1993 Approved a site plan amendment to convert 15,766 square feet of child care space to museum, museum administration or theater space with conditions.
- April 3, 1993 Continued the site plan amendments for the construction of a theater and auditorium and the conversion of 4,000 square feet of storage space to retail space to the April 15, 1993 meeting.
- April 15, 1993 Approved a site plan amendment for the construction of a 3,500 square foot theater and auditorium with conditions.
- Approved a site plan amendment for the conversion of approximately 4,000 square feet of storage space to retail GFA with conditions.

June 5, 1993	Approved a site plan amendment for the construction of approximately 13,150 square feet on the existing plaza deck (9,370 sf) and in a new mezzanine area within the existing tower (3,780 sf) for use as an exhibit space with conditions.
July 20, 1996	Approved a site plan amendment to convert an existing loading dock and garage entrance (approximately 7,000 square feet) to a meeting room for visitors to the Newseum.
November 16, 1999	Approved a site plan amendment to expand the 9 th floor Newseum space and the 10 th floor administrative office space, a total of 10,950 square feet, for museum and museum-related uses. (NEVER CONSTRUCTED)
July 9, 2005	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the September 17, 2005 meeting.
September 17, 2005	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the November 15, 2005 meeting.
November 15, 2005	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the January 2006 meeting.
January 21, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the April 22, 2006 meeting.
April 22, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the July 8, 2006 meeting.
July 8, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the September 16, 2006 meeting.
September 16, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the October 14, 2006 meeting.

October 14, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the December 9, 2006 meeting.
December 9, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the January 27, 2007 meeting.
January 27, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the March 17, 2007 meeting.
March 17, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the June 9, 2007 meeting.
June 9, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the September 8, 2007 meeting.
September 8, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the November 13, 2007 meeting.
November 13, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the December 15, 2007 meeting.
December 15, 2007	Approved a site plan amendment to convert former Newseum space to a use other than a museum.
November 15, 2008	Approved a site plan amendment to modify site plan condition #1 relative to the use of the former Newseum space.

PREVIOUS COUNTY BOARD ACTIONS: (SP #18 – 1812 N. Moore St.)

February 8, 1962	Approved a site plan (Z-1598-62-2 SP #18) for an 11-story office building.
January 6, 1968	Approved a site plan amendment for an exterior sign request.
December 10, 1975	Approved a site plan amendment for an exterior sign change.

March 10, 1979	Approved a site plan amendment to convert parking to retail / office space.
September 16, 1980	Approved a site plan amendment for an exterior sign request.
December 15, 2007	Approved a rezoning request (Z-2529-06-1) and a site plan amendment to incorporate 1850 N. Moore St. (Dominion Virginia Power substation) into the site plan, construct approximately 569,739 square feet of commercial office, approximately 11,020 square feet of retail space, and retain the existing power substation.
November 15, 2008	Approved a site plan amendment to modify site plan condition #92 relative to the use of the former Newseum space.