



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 11, 2009**

DATE: June 30, 2009

SUBJECT: SP #231 Site Plan Amendment to revise Condition #84 of the Courthouse Plaza Hotel Site Plan to modify the timing and requirements for the garage closure and bicycle storage facility located at 1401 North Adams Street (RPC: 18-005-042, -053).

Applicant:

Arlington Hotel Assoc., LLC,

By:

Martin D. Walsh, Attorney/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Approve the site plan amendment request for the Courthouse Plaza Hotel Site Plan to modify the timing and requirements for the garage closure and bicycle storage facility, including modification of the location of the bicycle storage facility, subject to all previous conditions of the hotel site plan with revisions to Condition #84 as shown in this report.

ISSUES: This is a request to revise Condition #84 of the Courthouse Plaza Hotel Site Plan to modify the requirements for closure of the garage entrance on 14th Street North and construction of the new bicycle storage facility. No issues have been identified.

SUMMARY: The applicant has requested to revise Condition #84 of the Courthouse Plaza Hotel Site Plan, which would modify the timing and requirements for closure of the garage entrance on 14th Street North, as well as the timing, location and requirements for construction of the new bicycle storage facility for the Courthouse Plaza project. Staff supports the proposed amendment. The revised condition would require that final agreements be signed and the

County Manager: _____

County Attorney: _____

Staff: Adam Denton, DES Planning
John Durham, DES Planning
Freida Wray, CPHD Planning

PLA-5328

developer begin construction of the garage closure and bicycle storage facility before the hotel would be allowed to open, tying the signed agreements and construction-start to the Certificate for Partial Occupancy for the P1 level of the hotel parking garage. All improvements, including the garage closure and associated interior garage, street and streetscape improvements, construction of the new bicycle storage facility, and striping of relocated parking spaces, would be required to be completed before full occupancy of the hotel, tying it to the Certificate for Partial Occupancy for the hotel's 10th floor. The applicant has recently completed the garage closure and associated street and streetscape improvements. Related interior garage improvements, including demolition of the egress ramp to the former garage opening and construction of a wall to terminate access to the egress ramp, are underway. The applicant anticipates starting construction on the bicycle storage facility and associated improvements soon. The separate agreements for the garage closure and bicycle storage facility are close to being finalized.

Because of liability issues associated with providing additional public bicycle parking spaces in the Courthouse Plaza garage, and more specifically in the residential portion of the garage, the applicant was unable to finalize the agreements among the building and property owners. While the agreements were required to be finalized by the hotel's Footing to Grade Permit, the applicant administratively requested to continue construction on the hotel in order to stay within the timeline dictated by the Deed of Lease. Staff continued to negotiate with the applicant on the substance and timing of the agreements, and the timing and requirements for the improvements, including negotiation of a new location within the office garage for the bicycle storage facility. The revised condition language would clearly specify the requirements for construction of the facility at the new location, installation of bike racks and security elements, maintenance of the facility and all elements by Vornado (or the office building owner) rather than the County, and use of the facility by office users rather than the public. The applicant and all affected parties concur with the revisions to Condition #84. Therefore, staff recommends that the proposed site plan amendment be approved, subject to all previous conditions of the Courthouse Plaza Hotel Site Plan with revisions to Condition #84.

BACKGROUND: The Courthouse Plaza Hotel Site Plan for a 10-story, 176-room, extended-stay Marriott Residence Inn hotel, and 9,500 square feet of ground floor retail, was approved by the County Board on February 25, 2006. In 2007, the site plan was amended to address the provision of and access to required ADA handicap parking in the hotel garage through creation of a new garage entrance on 14th Street and closing the existing residential garage entrance on 14th Street. Through the closure of the existing residential garage entrance a new bicycle storage facility was to be constructed in the space behind the enclosure in the residential portion of the garage. New Condition #84 was approved to address requirements for closing the garage opening and constructing the new bicycle storage facility.

Approved Condition #84 requires that the agreements for the garage closure and bicycle storage facility be finalized before issuance of the Footing to Grade Permit for the hotel, and that the garage closure be constructed concurrent with construction of the hotel. The approved condition also required the developer to make a financial contribution to the County in an amount equal to the cost of construction of the improvements if it was unable to finalize the agreements by the specified time or if the building owner, rather than the developer, decided to construct the

improvements. As part of the garage closure improvements, the developer was required to modify the interior space behind the closure to eliminate the existing vehicle parking spaces and replace them with 50 public bicycle spaces.

The applicant has requested a site plan amendment to revise Condition #84 to modify and clarify the timing and requirements for: 1) the final agreements among building and property owners of Courthouse Plaza to permit construction of the aforementioned garage closure and new bicycle storage facility; 2) completion of the garage closure and related interior garage, street and streetscape improvements; 3) relocation and construction of the bicycle storage facility, including striping relocated parking spaces; and 4) use of the bicycle storage facility by the office buildings and their tenants. This request was first heard by the County Board on April 25, 2009, and was deferred two times to June 13 and July 11, 2009, to allow additional time to finalize agreements and condition language with all interested parties.

DISCUSSION: The First Amendment to Deed of Lease by and between the County Board and Arlington Hotel Associates, LLC (the applicant) was approved by the County Board on January 27, 2007. It requires that the applicant substantially complete the hotel and all other improvements required by the hotel site plan within 42 months after the final and unappealable site plan approval, or by September 26, 2009. Since the applicant was unable to finalize agreements among the building and property owners of Courthouse Plaza for the garage closure and bicycle storage facility by the Footing to Grade Permit for the hotel pursuant to approved Condition #84, it administratively requested to continue construction on the hotel without the agreements. Staff continued to negotiate with the applicant on the agreements (including substance and timing), timing for construction of the garage closure, and timing and relocation of the bicycle storage facility, with the understanding that the applicant, and not the County, would be required to construct the improvements.

The applicant plans to open the hotel for business in August 2009. Revised Condition #84 requires that agreements for the garage closure and bicycle storage facility be finalized, and that the applicant commence construction on the garage closure and related interior garage and street and streetscape improvements, before issuance of the Certificate for Partial Occupancy for the P1 level of the hotel garage. Without the Certificate for Partial Occupancy for the P1 level of the hotel garage, the hotel cannot open for business. The applicant has recently completed construction on the garage closure and associated street and streetscape improvements. The treatment of the masonry wall mimics the façade design of the residential building above, consistent with the original requirements of Condition #84. The curb along this frontage has been realigned to transition to the existing curb alignment, and new sidewalk, street trees and a handicap ramp have been installed. Improvements to the interior of the garage are underway, including demolition of the egress ramp to the old residential garage opening and construction of a wall to terminate that access. While these changes have occurred, the agreement for the garage closure has not been finalized. The applicant anticipates finalizing a separate agreement among the Courthouse Plaza building and property owners that provides for the garage closure and associated improvements by the July 11, 2009 County Board meeting, but no later than the date of issuance of the Certificate for Partial Occupancy for the P1 level of the hotel parking garage. The agreement is close to being finalized.

With the closure of the garage entry, a bicycle storage facility was approved to be constructed in the space behind the closure. Because of liability issues associated with providing public bicycle spaces, the building and property owners of Courthouse Plaza, and particularly the owner of the residential building in which the spaces would be located, could not reach a final agreement for construction of the facility. Staff negotiated a new location for the bicycle storage facility in the Vornado-controlled portion of the garage beneath the office building which would not be available to the public, but rather for use by the office buildings and their tenants. There are currently 60 public bicycle parking spaces scattered throughout Courthouse Plaza, located along the office building street frontages, in the plaza, adjacent to the surface parking lot, and in the parking garage on the mezzanine and G1 levels. These spaces currently operate at less than 50% occupancy. Staff believes the current supply is adequate to meet the current and projected demand for public bicycle parking. There are currently no private bicycle parking spaces in the Courthouse Plaza garage and office employees have experienced numerous cases of bicycle vandalism and theft. The provision of secure office bicycle parking spaces would meet the growing demand for these spaces by office tenants at Courthouse Plaza. The new location would be preferable to the previously approved location because it is more convenient to the existing shower and locker facilities for bicyclists. Construction of a bicycle storage facility at the proposed location would require removal of two (2) existing parking spaces, which would be recaptured in the area where the egress parking ramp to the former 14th Street residential garage opening is being removed and a new wall constructed. The applicant would construct the bicycle storage facility, which would include installing gates, other security features, and bicycle racks accommodating 50 bicycles, and providing sufficient space to accommodate 50 clothing lockers that may be provided and installed by the County at a later date at its own expense. The bicycle storage space, including the gates, security features, bicycle racks, clothing lockers, and all other equipment, would be maintained by Vornado, or the owner of the property upon which it is located. The applicant anticipates finalizing a separate agreement with Vornado that provides for the bicycle storage facility by the July 11, 2009 County Board meeting, but no later than the date of issuance of the Certificate for Partial Occupancy for the P1 level of the hotel parking garage. The agreement is close to being finalized.

Finally, revised Condition #84 requires that all improvements, including the garage closure, bicycle storage facility, and all associated improvements described above, be completed prior to the issuance of any Certificate for Partial Occupancy that permits occupancy of any space on the 10th floor of the hotel (or prior to full occupancy of the hotel). The applicant and all affected parties concur with the revisions to Condition #84.

CONCLUSION: Staff supports the proposed modification to the timing and requirements for the agreements, garage closure and bicycle storage facility, and other related improvements. All agreements are required to be finalized and all construction is required to begin prior to the hotel's opening. Construction on the garage closure and associated exterior improvements has been completed in accordance with the proposed amendment which indicates that it has been done. All other improvements would be required to be completed no later than issuance of the Certificate for Partial Occupancy for the 10th floor of the hotel. Therefore, staff recommends that the proposed site plan amendment be approved, subject to all previous conditions of the Courthouse Plaza Hotel Site Plan, but with revisions to Condition #84 as shown below.

84. a. **Garage closure.** ~~The developer agrees to finalize an agreements from among all building and property owners of Courthouse Plaza to permit closure of, that shall allow the existing garage entrance on 14th Street North, to be closed, prior to the issuance of the Footing to Grade Permit for the hotel. In the event the developer is unable to finalize the agreements prior to the issuance of the Footing to Grade Permit for the hotel, the developer agrees to make a financial contribution to Arlington County in an amount equal to the actual cost for the County to construct the improvements in accordance with a commercially reasonable scope of work for such improvements as such scope was discussed at the County Board's June 19, 2007 hearing. In the event the agreements are finalized and the building owner prefers to construct the garage closure improvements itself, the developer agrees to make a financial contribution to Arlington County in an amount equal to the actual cost for the building owner to construct the improvements in accordance with a commercially reasonable scope of work for such improvements as such scope was discussed at the County Board's June 19, 2007 hearing. In the event the agreements are finalized and the developer is permitted to construct the improvements, the developer agrees to close the existing garage opening and construct a masonry wall closure, or other design solution approved by the County Manager or his designee, and to modify the interior space to eliminate the vehicular parking spaces and replace them with 50 public bicycle parking racks, concurrent with construction of the hotel. The final executed agreement shall be submitted to the Zoning Administrator prior to the issuance of the Certificate for Partial Occupancy that allows occupancy of any part of the P1 level of the hotel parking garage. Consistent with the façade elevation drawings dated July 10 and 21, 2008, and the sample materials board, both of which were approved by the County on August 8, 2008, the developer agrees, at its expense, to construct the garage closure. The developer agrees to begin construction of improvements necessary to close the existing garage opening on 14th Street North with a masonry wall closure prior to the issuance of the Certificate for Partial Occupancy that allows occupancy of any part of the P1 level of the hotel parking garage. The garage closure shall be completed prior to the issuance of the Certificate for Partial Occupancy that allows occupancy of any space on the 10th floor of the hotel. The developer agrees that ~~the masonry wall, or other design solution approved by the County Manager,~~ shall be consistent in design, materials and color, with the façade treatment for the residential building's of the 14th Street elevation of the residential building, as shown on the façade elevation drawings dated July 10 and 21, 2008, and consistent with the sample materials board, which façade treatment and sample materials board were approved by the County on August 8, 2008. Drawings of the redesigned interior space, and the façade design for the garage closure, including a materials sample board, shall be submitted for review and approval by the County Manager as part of, or at the same time as, the review called for in Condition #31.~~

Furthermore, the developer agrees that the existing egress parking ramp to the existing garage entrance on 14th Street shall be demolished and a wall shall be constructed to terminate access to the existing garage entrance on 14th Street.

Construction of these improvements shall begin prior to the issuance of the Certificate for Partial Occupancy that allows occupancy of any space on the P1 level of the hotel parking garage, and shall be completed prior to the issuance of any Certificate for Partial Occupancy that allows occupancy of any space on the 10th floor of the hotel. The required office/retail parking for Courthouse Plaza shall be reduced by eight (8) spaces with the elimination of the existing eight (8) vehicular parking spaces that are currently located nearest to the existing egress parking ramp.

The developer further agrees to construct a nub that extends from the hotel's new driveway entrance on 14th Street eastward past the existing driveway entrance and transitions to the existing curb alignment, as required in Condition #17.f, and as shown on the approved final engineering plan. In addition, the developer agrees to eliminate the existing driveway apron in front of the existing garage entrance and to construct new sidewalk and streetscape, including street trees, along that frontage, as required in Condition #17.h. Construction of these improvements shall begin prior to the issuance of the Certificate for Partial Occupancy that allows occupancy of any space on the P1 level of the hotel parking garage, and shall be completed prior to the Certificate for Partial Occupancy that allow occupancy of any space on the 10th floor of the hotel.

- b. **Bicycle storage facility.** ~~Access to the redesigned public bicycle storage area shall be provided from both the interior of the garage and from 14th Street, which shall include oversized entry doors. Drawings showing the location, design and details of the public bicycle parking racks shall conform to the Arlington County Standard and shall be submitted for review and approval by the Zoning Administrator prior to the issuance of the Footing to Grade Structure Permit. Until the public bicycle parking racks are inspected and approved by Arlington County for meeting the requirements of the Arlington County Standard, the developer shall be responsible for maintaining the bicycle parking racks. Following approval by Arlington County, the County shall maintain and operate the bicycle parking racks. The required office/retail parking for Courthouse Plaza shall be reduced by eight (8) spaces with the elimination of the existing eight (8) vehicular parking spaces. The developer agrees to finalize an agreement with the owner of the lot upon which the bicycle storage facility is to be located (hereinafter collectively, "Office Owner"), whereby the Office Owner agrees to:~~ 1) permit the developer to construct and equip, as set forth in this condition, a new bicycle storage facility in the Office Owner-controlled garage initially in the location shown in Attachment A to the County Manager's report ("Garage Location"); 2) maintain such bicycle storage facility (as it may be relocated or reconfigured from time to time); and 3) make such bicycle storage facility (as it may be relocated or reconfigured from time to time) available for use, at no user charge, by occupants and tenants of the office buildings of Courthouse Plaza during such times as the Office Owner-controlled garage is available to the occupants and tenants of the office buildings of Courthouse Plaza, except during times of periodic maintenance and construction and subject to such reasonable

rules and regulations as may be established by the Office Owner from time to time; before issuance of the Certificate for Partial Occupancy that allows occupancy of any space on the P1 level of the hotel parking garage. The agreement shall provide that after the initial construction of the bicycle storage facility in the Garage Location according to the Plan, the Office Owner and its affiliates shall have the right from time to time, in their discretion and at their sole cost and expense, to relocate the bicycle storage facility to another portion of the Courthouse Plaza parking garage owned by the Office Owner and its affiliates or to reconfigure the bicycle storage facility (including changing the capacity thereof) in accordance with actual user needs as determined by the Office Owner and its affiliates. Office Owner and its affiliates shall replace vehicle parking spaces that may be displaced by the relocation or reconfiguration of the bicycle storage facility. Neither the Site Plan (as amended) nor the agreement referred to in this Condition shall be deemed to require any approval by the County in connection with any such relocation or reconfiguration.

As depicted in the attached Bike Room plan dated May 4, 2009 (“Plan”), the developer agrees, at its expense, to construct a bicycle storage facility that will accommodate the secure storage of 50 bicycles, including an enclosure in the Garage Location. The developer agrees to pay the costs of construction of the bicycle storage facility, installation of gates and other security features, including a card-reader (the specifications of which shall be determined by the Office Owner), bicycle racks to accommodate 50 bicycles and sufficient space to accommodate 50 clothing lockers, as depicted in the Plan. The developer agrees that construction of the bicycle storage facility and installation of all elements and equipment shall be completed in accordance with the Plan prior to the issuance of any Certificate for Partial Occupancy that allows occupancy of any space on the 10th floor of the hotel.

The developer agrees that the County shall have the option, at its expense, to install clothing lockers in the initial bicycle storage facility at the time it is constructed or at a later time consistent with the Plan. Upon completion of construction of the bicycle storage facility, all elements of the facility, including gates and other security features, bicycle racks, clothing lockers, and other equipment, shall be maintained by the owner of the real property upon which it is located, consistent with the final agreement between developer and Office Owner, and subject to the terms of this condition.

As part of construction of the new bicycle storage facility, as depicted in the Plan, the developer agrees to stripe two (2) new parking spaces in the area where the existing egress parking ramp will be demolished and a new wall constructed, as required in sub-paragraph “a” above, consistent with the attached P1 Level plan. The two (2) new parking spaces shall be striped prior to the issuance of any Certificate for Partial Occupancy that allows occupancy of any space on the 10th floor of the hotel.

April 6, 1991	Deferred a site plan amendment request (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the June 4, 1991 County Board meeting.
June 4, 1991	Deferred a site plan amendment request (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the July 13, 1991 County Board meeting.
July 13, 1991	Deferred a site plan amendment (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the August 10, 1991 County Board meeting.
August 10, 1991	Accepted withdrawal of a site plan amendment (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard.
February 8, 1992	Approved a site plan amendment (SP #231) for a conversion of 2,625 square feet of area designated for community meeting space to retail use.
July 11, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the August 8, 1992 County Board meeting.
August 8, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the September 12, 1992 County Board meeting.
September 12, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the November 14, 1992 County Board meeting.

November 14, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the December 12, 1992 County Board meeting.
December 12, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the February 6, 1993 County Board meeting.
February 6, 1993	Approved a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces, subject to all previous conditions, revised Conditions #9, 42, and 44, and a new Condition 58.
August 14, 1993	Approved a site plan amendment (SP #231) for live entertainment (Capitol Grille) from 7:00 p.m. to 11:00 p.m. on Thursdays, (Capitol Grille) 2300 Clarendon Boulevard, from 9:00 p.m. to 1:00 a.m. on Fridays and Saturdays, and from 10:00 a.m. to 2:00 p.m., and 7:00 p.m. to 10:00 p.m. on Sundays, subject to conditions and an administrative review in one (1) year.
September 11, 1993	Approved a site plan amendment (SP #231) to permit a dentist office (2250 Courthouse Plaza) on the plaza level in designated retail space, subject to all previous conditions and an additional condition.
February 4, 1995	Deferred a site plan amendment (SP #231) to March 4, 1995 to extend the term of decorative building banners and approve an alternative design depicting seasonal themes. (2100 - 2400 Clarendon Blvd.)
March 4, 1995	Approved a site plan amendment (SP #231) to extend the term of decorative banners and approve an alternative design depicting seasonal themes (2100 - 2400 Clarendon Blvd.) for a period of five (5) years, subject to all previous conditions and amended Conditions #51 and 53.
January 20, 1996	Approved site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250

Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard, for a period of five (5) years until January 2001.

April 12, 1997

Approved a site plan amendment (SP #231) to permit construction and operation of a temporary metered parking lot (175 spaces) subject to conditions.

September 6, 1997

Authorized advertising of following related matters: Rezoning Z-2440-97-5 from "C-3" General Commercial Districts, to "C-O" Commercial Office Building, Hotel and Multiple-Family Dwelling Districts, at 1400 North Uhle Street (the "Court Square West Building").

Site Plan Amendment SP #231 to permit an office/retail building of approximately 280,000 square feet of gross floor area (g.f.a.) with an associated underground parking structure in the 1400 block of North Courthouse Road.

December 13, 1997

Approved vacation of the portions of North Uhle Street, from North Veitch Street to North 14th Street, subject to the retention of a pedestrian access easement and agreed that the approved site plan amendment will include a museum for exhibit space on the significance of Freedman s Village to Arlington County s history.

March 14, 1998

Deferred Site Plan Amendment SP #231 (Z-2280-85-4) to adjust the parking to eliminate the requirement for the provision of 92 additional spaces at 2100 through 2400 Clarendon Boulevard to May 16, 1998.

May 16, 1998

Deferred Site Plan Amendment SP #231 (Z-2280-85-4) for adjustment of parking to eliminate requirement for provision of 92 additional spaces at 2100 through 2400 Clarendon Boulevard to July 11, 1998.

July 16, 1998

Approved site plan amendment (SP #231) for construction of a full-service hotel consisting of 17

	stories with associated parking for the parcel of real property known as the 2300 block of Clarendon Boulevard subject to all previous conditions, including the previously approved parking ratio of 0.7 spaces per unit, and to amended conditions number 18, 19, and 45, and new conditions number 1 through 12 which relate only to the hotel.
September 26, 1998	Deferred to no specific date Site Plan Amendment (SP #231) for the final design of the exterior façade of the building and the public plaza in the 1400 block of North Court House Road.
June 30, 2001	Approved extension of the term of Site Plan Amendment SP #231 for the Courthouse Plaza hotel for another four months (October 2001).
January 27, 2001	Continued site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard, subject to all previous conditions, with a review in two (2) years (January 2003).
March 13, 2003	Continued site plan amendment (SP #231) to convert retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office, subject to all previous conditions, with a review in two (2) years (March 2005).
November 15, 2003	Deferred a site plan amendment (SP #231) for a flea market at 1400 North Court House Road to January 10, 2004.
January 10, 2004	Deferred site plan amendment (SP #231) for a flea market at 1400 North Courthouse Road to March 13, 2004.
March 13, 2004	Deferred site plan amendment (SP #231) for a flea market at 1400 North Courthouse Road to the April 24, 2004 County Board meeting.
April 24, 2004	Approved site plan amendment (SP #231) for the operation of an open-air flea market on Sundays on

the public parking lot located between 14th and 15th Streets North in the Courthouse Metro Station area, subject to conditions with an administrative review following the issuance of the Certificate of Occupancy in approximately three (3) months (September 2004) review by the County Board in one year (April 2005).

March 12, 2005

Renewed site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard with a review in three (3) years. (March 2006).

April 16, 2005

Approved site plan amendment (SP #231) for live entertainment and dancing (The Music Box), with administrative review in three (3) months (July 2005) and County Board review in one (1) year (April 2006).

December 14, 2005

Deferred a major site plan amendment (SP #231) for hotel development for one month to January 21, 2006.

January 21, 2006

Deferred a major site plan amendment (SP #231) for hotel development for one month to February 25, 2006.

February 25, 2006

Approved a major site plan amendment (SP #231) for a 176-room extended-stay hotel, 5,510 square feet of restaurant space and 3,945 square feet of retail/food service space.

March 18, 2008

Deferred a site plan review (SP #231) for conversion of retail space (dentist office) to the April 10, 2008 County Board meeting.

April 19, 2008

Renewed the retail conversion to dentist office (SP #231), subject to all previous conditions and new conditions, not to extend beyond December 2014, with an administrative review in 5 years (January 2013).

December 13, 2008

Approved a site plan amendment (SP #231) for a comprehensive sign plan for the hotel, subject to conditions.

April 25, 2009

Deferred a site plan amendment (SP #231) to revise Condition #84 to modify the timing and requirements for the garage closure and bicycle storage facility to June 13, 2009.

June 13, 2009

Deferred a site plan amendment (SP #231) to revise Condition #84 to modify the timing and requirements for the garage closure and bicycle storage facility to July 11, 2009.