



ARLINGTON COUNTY, VIRGINIA

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

DATE: July 2, 2009

SUBJECT: Proposed Cultural Center.

A. SP #18 AND #89 SITE PLAN AMENDMENTS: Monday Properties Services, LLC, 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., 1815 N. Fort Myer Dr., 1101 Wilson Blvd. (RPC #16-037-004, -005, 16-039-002).

B. Approval of the Second Amendment to Deed of Lease between 1101 Wilson Owner, LLC (the "Landlord") and the County Board of Arlington County, Virginia (the "Second Amendment") to provide for additional abated base rent and other provisions at 1101 Wilson Boulevard for the proposed Cultural Center space.

C. Approval of a Memorandum of Understanding ("M.O.U.") with the Rosslyn Business Improvement Corporation ("RBIC") for the joint funding and operating support of the Cultural Center.

D. Approval of the internal reallocation of currently authorized funds within the Cultural Affairs budget for operating support of the Cultural Center. Approve the use of funds from the Rosslyn Business Improvement District for operating support of the Cultural Center.

E. Approval of \$6.7 million in capital funds to transform the former Newseum space into the Cultural Center

County Manager: _____

County Attorney: _____

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

F. Approval of \$50,000 from the Rosslyn Fund to support the operating cost of the leased space during FY 2010.

C. M. RECOMMENDATIONS: Take the following actions necessary for the County Board to approve the creation of the Cultural Center in the space formerly occupied by the Newseum in Rosslyn:

A. Approve the 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) (Attachment #2)

B. Approve the Second Amendment to Deed of Lease between 1101 Wilson Owner, LLC (the “Landlord”) and the County Board of Arlington County, Virginia (the “Second Amendment”) to provide for additional abated base rent and other provisions at 1101 Wilson Boulevard for the proposed Cultural Center space (Attachment #1).

C. Authorize the County Manager, or his designee, to execute on behalf of the County Board of Arlington County, Virginia, the Second Amendment to Deed of Lease and all related documents, conditioned upon receipt by the County of lender approval of the Second Amendment as required by the Lease, all subject to approval as to form by the County Attorney.

D. Authorize the County Manager to sign the Memorandum of Understanding (“MOU”) with the Rosslyn Business Improvement Corporation (“RBIC”) for the joint funding and operating support of the Cultural Center (Attachment #7 to be provided in the Supplemental Distribution). Further revisions to the MOU, subject to County Attorney review, will be executed by the County Manager.

E. Appropriate \$1,015,000 in Rosslyn Business Improvement District revenues (101.350908) to Department of Parks, Recreation and Cultural Resources (PRCR) expenses (101.86051) for FY 2010 operating costs of the Cultural Center.

F. Approve the internal reallocation of currently authorized funds within the Cultural Affairs Division budget for operating support of the Cultural Center of approximately \$186,000 in FY 2010 during construction for pre-opening programmatic support.

G. Approve \$6.7 million in capital funds to transform the former Newseum space into the 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.

H. Approve \$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.

I. Appropriate \$1,150,000 from the Rosslyn Fund Trust and Agency Account (799.359910), with \$50,000 to PRCR expenses (101.86051) for FY 2010 operating costs and \$1,100,000 to General Fund PAYG capital account (313.91105) to cover a portion of the estimated renovation costs.

ISSUES:

- The most effective use of community benefits from Rosslyn site plans to meet the objectives of bringing more visitors and an 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 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. Similarly, 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.

At the June 13, 2009, County Board meeting, several preliminary actions were approved in preparation for full consideration of the Cultural Center proposal at the County Board meeting in July. None of the June actions committed the Board to the Cultural Center.

The recommended actions that the County Board is now being asked to take include the legislative, legal and funding steps required to proceed with the initial development of the Cultural Center.

DISCUSSION: The objectives of the proposed Cultural Center project are: (1) to fulfill the original purpose of the Newseum space to provide 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 17 years of abated base rent in a 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 Cultural Center will come from a major reallocation of existing appropriations for the Cultural Affairs Division. The capital costs to build out the space will 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 an estimated 250,000 annual visitors by the third year of operations (see Attachment #6). Arts venues in Arlington’s urban corridors, such as Signature Theater and Arena Stage, have a proven track record of boosting economic activity in their neighborhoods.

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 5).
- Localized economic impact analysis of the proposed Cultural Center project by economic development staff (Attachment 6).
- 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 (the “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, in the Second Amendment to the Lease, by the Landlord to approximately double the amount of abated base rent for use of the space as a cultural center.
- Positive feedback from the Arts Commission, the Fiscal Affairs Advisory Commission, the Parks and Recreation Commission, and other stakeholders and constituents in support of the proposed Cultural Center (Attachment #8)

Two of the critical elements that led to the recommendation to proceed with the Cultural Center are: (1) the agreement, in the Second Amendment to the Lease by the Landlord to substantially increase the amount of abated base rent; and (2) the agreement by the RBIC to partner with the County on the operating subsidy required for the center by agreeing with 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, County staff considers the development of a mutually agreed-upon partnership between the County Board and the RBIC to be critical in achieving the shared goals for the Cultural Center. Staff has reached conceptual agreement on these matters with the RBIC. County staff and the RBIC agreements have been converted into mutually acceptable written documents, attached hereto as Attachment 7, and are a subject of County Board approval in this Board Report.

Cultural Center Concept. Under the proposed Business Plan (Attachment 4), the Cultural Center will house an array of public spaces:

- Two performing arts spaces,
- Exhibition gallery,
- Ballroom,
- Restaurant, and

- Retail space.

Under the Lease, the Premises are permitted to be used “solely for a museum, other cultural uses, any related cultural uses, and any related ancillary uses (including, but not limited to, food service, café uses, or retail uses related to the museum or other cultural uses that are the primary uses), as approved by the Landlord, which approval shall not be unreasonably withheld, conditioned, or delayed”.

As per the proposed Business Plan, the Cultural Center will be open seven days a week, twelve hours a day, and host over 100 events monthly. The County will provide programming through its Cultural Affairs Division and through various arts partners, including, but not limited to, Washington Shakespeare Company, Synetic Theatre, Bowen McCauley Dance, other Arlington arts groups and for-profit entities. Use of the space by County supported arts groups shall be governed by County arts grants and space allotment policies, and all subleases and licenses must be consistent with the Lease and each shall be subject to County Board approval. The visual arts exhibition program previously located at the Ellipse building in Ballston will move into the Cultural Center. Staff projects that approximately 250,000 people will visit the Cultural Center annually, in the third year of operations.

The County will jointly manage and market the Cultural Center and the Rosslyn Spectrum, which the County also operates. It is the intent of County staff 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, with the support of the RBIC, will initiate development and begin operations of the Cultural Center. The County, in consultation with the RBIC, will be fully responsible for the financial management of the Center in this initial phase. The County’s and the RBIC’s joint goal, however, is to create a non-profit organization within three years and to transition the management of the Cultural Center to such non-profit organization under appropriate terms and conditions. This will help generate private sector support for sustaining and developing the Cultural Center and allow the freedom and flexibility that is essential for effective operations and programming of contemporary arts centers. The County will ensure that the Center’s operations and finances are strong before authorizing the transfer and will negotiate appropriate contractual responsibilities that will continue after the transfer.

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

Abated Base Rent. The key to the viability of the Cultural Center is the abatement of base rent that was originally achieved during a site plan negotiation. The existing Lease provides that the abated base rent began on May 1, 2008. The Lease has an initial term of fifteen years, with a five-year renewal option. The Lease also provides a 100% abatement of base rent for the first ten years of the Lease term. Thereafter, base rent for years eleven and twelve would be abated

66% and 33%, respectively. The County would pay full market rent in years thirteen through fifteen, and during the five year renewal term if the County Board exercises its renewal option. The total value of the abated base rent under the existing Lease is calculated to be \$7.7 million.

County staff and the Landlord have negotiated the Second Amendment to the Lease, which includes, among other things, a 100% abatement of base rent for an additional seven years and three months (7.25 years) beyond the ten-year full base rent abatement period in the existing lease. The value of the additional base rent abatement is estimated to be between \$6.6 and \$7.5 million. This will result in the 100% abatement of base rent during the entire fifteen (15) year initial term of the Lease, as well as the first two years and three months (2.25 years) of the renewal term, if the County Board exercises its renewal option, for a total of seventeen years and three months (17.25 years) of 100% abated base rent with a total value estimated to be between \$14.3 and \$15.2 million. The County will pay full market base rent during the final two years and nine months (2.75 years) of the renewal term of the Lease, if the County Board exercises its renewal option.

The Landlord agreed to this significant rent concession in exchange for the County agreeing to forego potential re-payments of abated rent from the Landlord and payment for converting space to unrestricted, if the Lease is terminated in the future, for any of the three reasons described below.

Under the current Lease provisions, if during the first twelve years of the lease term, the Lease is terminated for any reason, then the Landlord is obligated to repay the County the value of the then-remaining abated base rent. The Second Amendment limits the Landlord's repayment obligations such that the Landlord will not be required to repay to the County the remaining value of the abated base rent upon 1) County default; 2) non-appropriation of funds, or 3) County exercises its option to terminate.

Additionally, under the current Lease provisions, upon the occurrence of certain circumstances, and by making a payment to the County equal to the value of the space that is presently restricted by site plan, the Landlord will also have the option to convert the portions of the leased space that are subject to a use restriction by the applicable site plan to unrestricted use (most likely office). The present estimated value of the difference between the restricted space, with and without restrictions, is approximately \$3 million. Under the Second Amendment, the Landlord is obligated to make this "conversion" payment to the County in the following circumstances: 1) the Landlord terminates the Lease after a casualty where the Landlord's architect certifies that restoration cannot be completed within fifteen (15) months; 2) the Landlord terminates the Lease due to a condemnation; and 3) the County terminates the Lease due to a default of the Landlord.

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

It is especially important to note that under the terms of the Lease, the County could adjust the programming or sublet the space for a museum or other cultural use and retain the abated rent, if the proposed cultural center is not successful as planned..

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, if the County exercises the option to terminate in the future, then the County would receive no payments (i.e. abated base rent and conversion payment) from the Landlord. Upon conversion, the Landlord 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), subject to the other restrictions on the applicable site plan and the Arlington County Zoning Ordinance.

If the County loses access to the leased space as a result of certain actions not initiated by the County (including, but not limited to, Landlord default, condemnation, or casualty), then the Landlord will remain obligated to pay to the County the balance of any abated rent from the first 12 years of the Lease, and will also remain obligated to pay the County for the conversion of the restricted portions of the leased space to an unrestricted use.

The estimated value of over \$14 million in abated base 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 approximately \$10 million that the County could receive if it terminated the Lease now and 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.

Site Plan Amendments: As of December 2007, the landlord for the former Newseum space (1101 Wilson Blvd.) agreed to lease that space to the County for a museum, other cultural uses, and any related ancillary uses as reasonably approved by the developer. The conditions included in the site plan amendments to SP #18 and SP #96 at that time included some of the lease terms. Given the revised lease terms requested by the County, Conditions #92 and #96 of SP #18 and Conditions #1 and #2 of SP #89 need to change to modify the conversion option and to provide for lease amendments. Attachment #2 contains the amended site plan conditions.

Ongoing 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 paying all operating costs associated with operating and maintaining the leased space, including, but not limited to, heating, cooling, electrical, a pro rata portion of the common area maintenance costs, etc. (the "Additional Rent"). These facility operating costs are projected to be \$55,000 per month during the first full year that the Cultural Center is fully operational. The projected facility operating costs have 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 (subsidy) 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 and grants. The \$3.2 million in total projected annual expenses for the first full-year in FY2012 are offset by \$1.8 million in earned income. The total projected annual budget 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 gallery, and rental management of the Spectrum Theater. In FY 2010, these staff positions 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.

A key factor in the success of the business plan is the ability to generate funds from the Cultural Center's programs. Revenue projections were based on real experiences of participating and other organizations and a national consultant with wide expertise with cultural facilities reviewed and validated the figures and the overall business plan. The Webb Management Report (Attachment #5) provides a full analysis of the plan. Should attendance or revenues fail to meet projections, the analysis included a sensitivity analysis on the impact of a drop in programming on budget. Contingency options to manage lower than projected revenues include:

- Pro-active budget management will allow ongoing programmatic and operations cost adjustments to minimize any operating deficit.
- Allocation of all undesignated year-end balances from the Cultural Center into a contingency fund. Projections show that in the third year of operation (FY 2013) the center should be able to start a reserve fund of \$60,000 (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 - Cultural Center						
	FY 2009*	FY 2010**	FY2011***	FY 2012	FY2013	FY 2014****
Operating Expenses	\$314,400	\$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 Support: Initial		\$715,000	\$310,000	\$175,000		
Ongoing	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
The Rosslyn Fund	\$314,400	\$105,600	\$0	\$0	\$0	\$0
Sponsorships/ 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	\$314,400	\$1,306,610	\$2,429,419	\$3,186,703	\$3,623,002	\$3,840,658
Result of Operations	\$0	\$14,981	\$15,673	\$1,508	\$60,810	\$139,102
<p>* Lease-related expenses for seven months. ** Budget for FY 2010 represents pre-opening expenses (staff, marketing, and lease-related expenses). These amounts reflect carryover funds of RBIC from budget years prior to FY 2010 to meet the \$1,015,000 support as outlined above. *** FY 2011 budget assumes an opening in the fall of 2010. **** Represents first full year of the Cultural Center's operation under a 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 the 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, will be deferred or eliminated.

Additionally, the following balances of unprogrammed bonds will remain available for future needs as they may be identified: 1) \$1.52 million in Parks and Recreation Bonds; and 2) \$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 made up of \$205,000 balance in Greenbrier Park Project, \$4.445 million in unprogrammed Parks and Recreation bonds, and \$950,000 from unprogrammed emergency infrastructure bonds.

The Parks and Recreation Commission, while voting unanimously to support the Cultural Center project, has some concerns about the use of the recommended funds. The Commission will be sending a letter to the County Board with its recommendations.

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 (includes unprogrammed funds and preliminarily identified land acquisition projects)	3,820,000
Emergency Infrastructure:	2,850,000

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 of the transition of the Cultural Center’s management and operations to a non-profit 501(c)(3) organization, in partnership with the Rosslyn BID and other stakeholders, anticipated within the next three years
- Annual appropriation of funds as part of the regular budget process.

FISCAL IMPACT: The proposed Cultural Center will have a positive impact on economic activity and resultant tax revenue in Rosslyn (estimated \$10 million in annual economic impact resulting from an estimated 250,000 annual visitors).

No new tax support is needed to fund the operating costs of the Cultural Center. The additional abatement of base rent provided in the Second Amendment to Deed of Lease has an estimated total value of over \$14 million and provides a significant financial benefit to the County in covering base rent. Operating costs not covered by earned income will be covered by the recommended reallocation of funding in the approved budget for the Cultural Affairs Division, the Rosslyn Fund, and the Rosslyn Business Improvement District and by sponsorships and grants, as detailed in the Projected Operating Budget. Should revenues fail to meet projections, contingency plans would be in place to reduce expenses rather than relying on increased subsidies.

Capital renovation costs will be funded by reallocating existing funding: \$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 – Second Amendment to Deed of Lease (Final Draft)
- Attachment # 2 – Revised Site Plan Conditions for SP# 18 and SP#89
- Attachment # 3 – Vicinity Map
- Attachment # 4 – Business Plan (with Proposed Cultural Center Concept)
- Attachment # 5 – Webb Management Report
- Attachment # 6 – Localized Economic Impact Analysis
- Attachment # 7 – Memorandum of Understanding with RBIC
- Attachment #8 – Letters from Commissions

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.
June 13, 2009	Approved 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, and accept a cash payment of approximately \$7 million in lieu of free rent at the Newseum.

Approved 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.

Approved the award of a contract for architecture and engineering services for the interior renovation of 1101 Wilson Blvd; and authorized the County Manager or his designee to issue a notice to proceed for discrete and sequential design phases. If the Board does not approve the Cultural Center, the contract would be cancelled without further obligation

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.