



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of February 20, 2010

**DATE:** February 22, 2010

**SUBJECT:** Rosslyn Station Access Improvements Project Coordination Agreement

### C. M. RECOMMENDATION:

1. Approve the Rosslyn Station Access Improvement (RSAI) Project Coordination Agreement (Project Agreement), Attachment 3, by and among the Washington Metropolitan Area Transit Authority (WMATA), Arlington County Board (County), Central Place II, LLC (Central Place II) and Central Place, LLC (Central Place) (both Central Place II and Central Place sometimes collectively, Developer) and accompanying documents as required by Site Plan #335 (Site Plan).

2. Approve the Deed of Temporary Easement for Staging and Temporary Easement for Construction (Easement Agreement), Exhibit E, between the County and Central Place for construction of the Rosslyn Station Access Improvement Project.

3. Authorize the County Manager to execute the Project Agreement and to consent to and accept the Easement Agreement, subject to the review of the County Attorney as to form.

**ISSUES:** Prior to submission of an application for issuance of an excavation permit, the Site Plan requires negotiation of the Project Agreement for coordination of the construction of the RSAI Project among the Developer, WMATA and the County. In addition, as part of the Project Agreement and as required by the Site Plan conditions, the Developer is required to grant all easements to the County necessary to construct the RSAI.

**SUMMARY:** The initial concept planning work for the RSAI Project is contained in the County FY03 Capital Improvement Program (CIP). In May 2007, the County Board approved the Site Plan for Rosslyn Central Place which requires the execution of a project coordination agreement among WMATA, the Developer and the County for a new Rosslyn station entrance including three (3) new high speed elevators, station mezzanine, and emergency exit stairs. Due to prevailing market conditions, the Developer is unable, at this time, to commit to beginning Phase I of the Central Place project. The County is poised to move ahead with construction of the new entrance to meet the growing need for additional capacity at the Rosslyn Metrorail station, the major transit transfer point in northern Virginia. The County anticipates beginning excavation for the Project during the spring of 2010.

County Manager:

County Attorney:

Staff: Bea E. Hicks

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**BACKGROUND:** In May 2007, the County Board approved the Site Plan for the development of a project known as Central Place, which Site Plan included conditions requiring the Developer's<sup>1</sup> cooperation and contribution toward a new Rosslyn station entrance consisting of three new high speed, high capacity elevators, a mezzanine, emergency stairs, and related infrastructure as well as conveyance of all necessary easements or other permissions for the construction and location of the RSAI.

The RSAI will support the approved higher density of residential and commercial developments in Rosslyn, provide greater passenger throughput at the Metrorail station to accommodate the increasing ridership, include an emergency exit stairway for the safe evacuation of passengers from the train platform, if needed, and provide access and egress for the additional demand that can be anticipated with completion of the first phase of Metrorail to Dulles Airport in 2013. The RSAI is currently in the final design phase with 100% plans currently under review.

The RSAI Project is part of the County's adopted Capital Improvement Program (CIP) for FY2009 – FY2014.

**DISCUSSION:** When the Site Plan was approved in May 2007, the County was given the option of building the new entrance concurrent with or following behind the construction of Phase I of the Central Place development. In December 2007, the County expressed its desire for concurrent construction. Due to financial market conditions, the Developer has delayed the start of Central Place for over a year and is unable to make a firm commitment for scheduling the demolition and excavation required for construction. In light of this and for a variety of reasons, County staff recommended, and the County Manager agreed, to move the construction of the RSAI Project forward and to begin building the new entrance before and independent of the Central Place development.

Irrespective of the order of construction, prior to submission of an application for issuance of an excavation permit, the Site Plan conditions require execution of a Project Agreement among the Developer, WMATA and the County for coordination of the construction of the RSAI and Developer improvements. The Project Agreement, as well as the Site Plan conditions also requires the Developer to grant the County all temporary easements necessary for construction of the RSAI and to grant WMATA all permanent easements necessary for the location of the RSAI. The County anticipates beginning excavation for the Project during the spring of 2010.

**FISCAL IMPACT:** Approval and execution of the Project Agreement do not have a direct fiscal impact, as the Agreement does not commit the County to any particular path toward the construction of the Project or add to existing Project costs. The Project Agreement does commit the County to a cooperative coordination process that will have some operating costs, principally staff time. For example, the Project Agreement requires that a County representative meet regularly (at least biweekly) with representatives of the Developer and WMATA during the design and construction phases of the RSAI Project. The budget for these costs was previously approved by the Arlington County Board through its actions to fund the preliminary and final

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<sup>1</sup> The applicant for the Site Plan was Central Place. Central Place also owns the property upon which the easements are being granted. JBG is the managing member for JBG Urban, L.L.C which controls Central Place and Central Place II which are the entities entering into the three party agreement with the County and WMATA.

design (February 23, 2008, November 15, 2008 and February 24, 2009) and construction management (June 13, 2009) using various sources including unused Transit Infrastructure Investment Funds (TIIF) from other projects, state capital grant reimbursement funds, County Transportation Investment Funds (TIF), and a grant from the Federal Transportation Administration (FTA).

## ATTACHMENTS

### Attachment 1

Site Plan or RSAIP and RCP

### Attachment 2

RSAIP New Entrance

### Attachment 3

Project Coordination Agreement by and among the Washington Metropolitan Area Transit Authority, Arlington County, Virginia, Central Place, LLC and Central Place II, LLC

Exhibits:	A	Developers Parcels
	B	Clover Parcel
	C	Site Plan #335 Condition 91
	D-1	Schedule 1, Concurrent Construction
	D-2	Schedule 2, JBG Constructs First
	D-3	Schedule 3, County Constructs First
	E	Temporary Easement Exhibit 1, Temporary RSAI Easement Plats (2) Exhibit 2, Staging Easement Plat Exhibit 3, Temporary Rock Bolt Easement Plat
	F	Easement Vacation Form
	G	WMATA Insurance and Indemnification Requirements
	H	Investigations Conducted by Developer
	I	Column Lines
	J	Column Line 10
	K	RSAIP Standard Specifications and Drawing Index
	L	Plans and Specifications, Plaza
	M	Plans and Specifications, Garage
	N-1	Developer Site Work
	N-2	County Site Work
	O	Load Specifications, Developer Phase II
	P	Developer Blasting Plans