



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of September 25, 2010

DATE: September 14, 2010

SUBJECT: PDSP #161 PHASED DEVELOPMENT SITE PLAN AMENDMENT/SP-8 SITE PLAN for an increase in residential gross floor area with landscaping, accessibility and other site improvements, with modifications of setback, parking and other modifications as may be necessary, located at 1702, 1704, 1706, 1708, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732 and 1734 N. Troy St. and 2101, 2103, 2105, 2107, 2109, 2113, 2115 18th St. N. (RPC: 16-030-027 and 16-026-505).

Applicant:

Troy Street LLC
c/o Wesley Housing Development Corporation
5515 Cherokee Avenue, Suite 200
Alexandria, Virginia 22312

By:

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Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

C.M. RECOMMENDATION:

Approve the Phased Development Site Plan Amendment (PDSP #161) and Site Plan (SP -8) requests, subject to the conditions of this staff report.

ISSUES: These applications consist of a Phased Development Site Plan Amendment and a Site Plan for an increase in residential gross floor area with landscaping, accessibility and other site improvements, and include modifications of setback and parking in association with the renovation of certain affordable housing rental units at Colonial Village. No issues have been

County Manager:

MB *GA*

County Attorney:

GA *CU*

Staff: Aaron Shriber, DCPHD, Planning Division
Sarah Pizzo, DCPHD, Housing Division
Michael Leventhal, DCPHD, Neighborhood Services Division
Dolores Kinney, DES, Transportation Division

2. A.

identified.

SUMMARY: Troy Street LLC (the “Applicant”) requests approval of an amendment to Phased Development Site Plan #161 and Site Plan-8 (the “applications”) for a new site plan to permit an increase in residential gross floor area (GFA) with landscaping, accessibility and other site improvements, with modifications of setback and parking in association with renovations of certain affordable housing rental units within Colonial Village. The Applicant proposes to “bump-out” certain existing buildings to provide larger and more family sized (two- and three-bedroom) affordable rental units, which are unit types with low supply and vacancy rates signifying unit types that are in great demand in Arlington County. No increase in density (which is measured by units per acre) will result with the “bump-out” additions, though an increase in coverage will occur. As Colonial Village was approved as a Phased Development Site Plan after the majority of the buildings were constructed, existing setbacks and amounts and locations of parking do not meet current Zoning Ordinance requirements; therefore, the applicant has requested certain modifications to permit the continued operation of Colonial Village in a manner consistent with the original approval. As proposed, approval of the applications will achieve the following: 1) compliance with the character of the County’s master plans and Zoning Ordinance, subject to the approval of certain modifications; 2) relationship to other structures and improvements in the neighborhood with no adverse impacts; and 3) promotion and protection of public health, safety and welfare. Therefore, staff recommends that the applications be approved subject to the conditions of this staff report.

BACKGROUND: Designed as a garden apartment complex in 1935, Colonial Village has evolved to include an office and retail component. Construction of the first of four planned phases commenced in 1935 with the fourth phase completed in 1940. These initial phases of Colonial Village’s development are recognized as the first large scale multi-family housing rental project insured by the Federal Housing Administration. Colonial Village has since been expanded beyond the original four phases to include additional multi-family housing units, retail and office space. The entirety of Colonial Village is designated as a Coordinated Preservation Development District and a portion, not inclusive of the subject application areas, is located within an Arlington County-designated Historic District.

In 1979, the owner of Colonial Village rezoned the property to the “RA7-16” and “C-O-2.5” Districts and obtained approval of a Phased Development Site Plan (PDSP) for the preservation of existing housing units, while permitting additional residential and office development. This PDSP established residential density, building footprints and locations, and parking requirements for the entirety of Colonial Village. Subsequent site plans and amendments to the governing PDSP and site plans have occurred, modifying uses and permitting additional housing units. Final Site Plan-6 was approved in 1983 to permit the conversion of 474 rental units to condominiums, which included the units contained within the subject application area along 18th Street North, which were never converted from their rental status. The residential units within the subject application area along North Troy Street are subject only to the PDSP. Condition 5 of the PDSP states:

Any new development or conversion of any existing units to condominium or cooperative ownership as approved on this Phased Site Plan shall require the approval of a final Site Plan by the County Board.

In accordance with Condition 5 of the PDSP, the Applicant requests approval of a new final site plan (SP-8) to incorporate these two areas where the “bump-out” additions and site improvements are proposed. As SP-6 applies to the 18th Street North site subject to SP-8, the conditions of SP-8 will supersede the conditions of SP-6 applicable to the 18th Street North site to the extent the conditions for SP-8 vary from those for SP-6. The subject PDSP amendment is necessary because building footprints were depicted on the PDSP, which will be expanded as proposed by the Applicant.

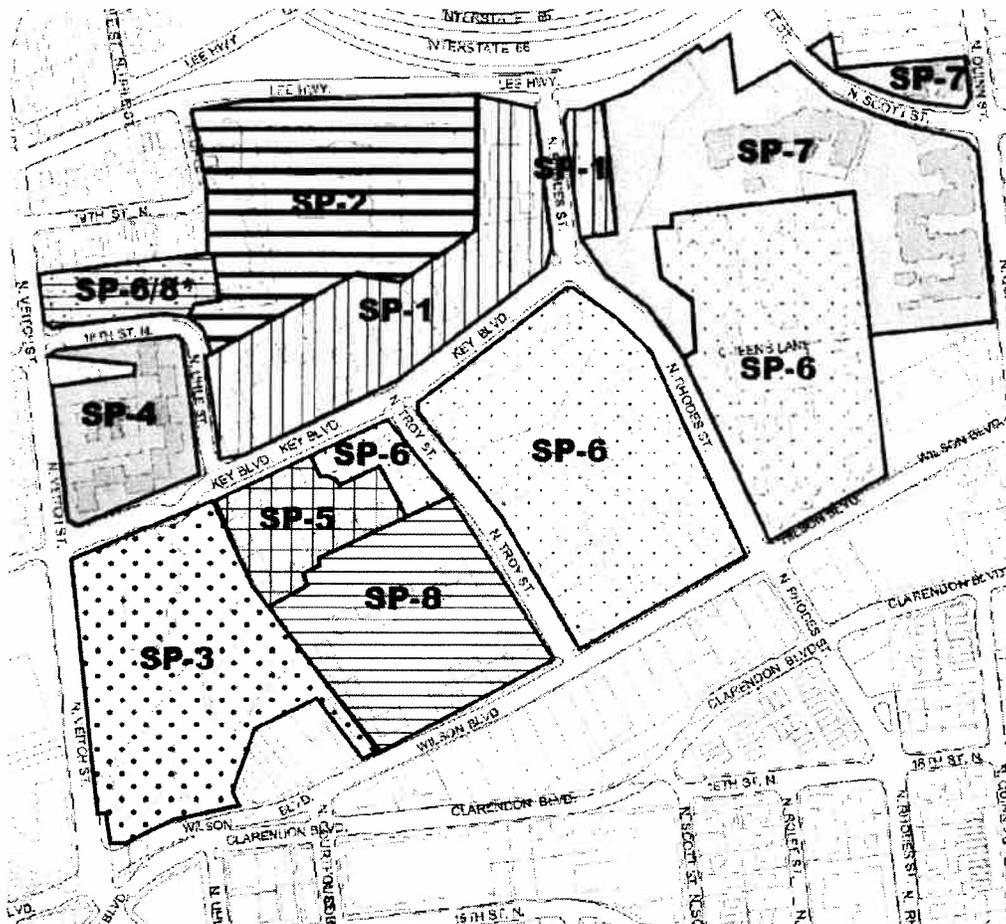
In 1991, the Applicant (doing business as Wesley Housing Development Corporation) purchased twenty-two buildings within Colonial Village consisting of 162 housing units that have since been administered as non-income restricted housing units with affordable rental rates. These units are in need of complete renovations to extend their useful life for purposes of providing quality affordable rental housing within the Court House Metro Station Area. The Applicant proposes to completely renovate all 162 housing units under their control and provide other site improvements for the convenience and enjoyment of their tenants. Following completion of these renovations, 129 of the subject units (inclusive of 17 accessible units) will be administered as income restricted rental housing units affordable to households earning up to 60% of the AMI. Though the residential density, in units per acre, will not be impacted by these applications, the site improvements footprints and coverage do vary from that approved with the amended PDSP and subsequent site plan approvals. For this reason, the Applicant’s proposed building renovations and site improvements could be permitted only through an amendment to the governing PDSP and approval of a new final site plan.

Following is additional information on the application areas:

Site: Colonial Village (PDSP #161) is an approximately 61.6 acre development that is bounded by Lee Highway to the north, North Quinn Street and North Scott Street to the east, Wilson Boulevard to the south, and North Veitch Street to the west. The final site plan application areas are comprised of two areas within Colonial Village comprising a total site area of 275,190 square feet (6.32 acres). The North Troy Street site contains 224,101 square feet (5.15 acres) and the 18th Street North site consists of 51,089 square feet (1.73 acres). The uses surrounding the final site plan application areas include:

	<u>North Troy Street site</u>	<u>18th Street North site</u>
To the north	Multi-family housing	Multi-family housing, single family detached housing, and VFW lodge
To the east	North Troy Street	Multi-family housing
To the south	Wilson Boulevard	18 th Street North
To the west	Office and retail	North Veitch Street

The following map depicts the area of the individual approved final site plans (SP-1 through SP-7), including that proposed (SP-8) that comprises the Colonial Village Phased Development Site Plan (PDSP #161):



Zoning: “RA7-16” Apartment Dwelling Districts.

General Land Use Plan Designation: “Low – Medium” Residential (16 – 36 units per acre) and Coordinated Preservation Development District.

Neighborhood: The site is located within the boundaries of the Colonial Village Civic Association. The General Manager for Colonial Village I, II and III has been in contact with staff to discuss these applications and their impact on the condominium owners, parking and open spaces. Discussions regarding these applications have been conducted between the Applicant and residents of Colonial Village I, II and III. Community issues involving trash service, snow removal and parking have been incorporated into the conditions to address these concerns.

Existing Development: The North Troy Street site is developed with ten (10) two-story multi-family housing buildings and five (5) three-story multi-family housing buildings consisting of a total of 114 units (69 one-bedroom units, 45 two-bedroom units and a leasing office). The 18th

Street North site is developed with seven (7) two-story multi-family housing buildings containing a total of 48 units (40 one-bedroom units and 8 two-bedroom units). These units are administered by the Applicant as affordable rental units. None of the units currently meet ADA accessibility standards.

Proposed Development: The Applicant proposes to construct “bump-out” additions to seven of the buildings within the application areas that will alter the configuration of 34 units. The additions will be completed in association with the complete interior renovation of all 162 housing units owned and operated by the Applicant. Exterior building improvements include masonry, wood elements and roofing restoration and repair; replacement of windows; and replacement of air conditioner unit condensers. Site improvements include the repair of sidewalks and retaining walls, construction of ADA accessible sidewalks and entry features to certain buildings, installation of a tot lot, and landscaping.

The table below provides a statistical summary of the properties.

	North Troy St. Site	18 th St. North Site
SITE AREA	224,101 sf	51,089 sf
	5.15 ac	1.73 ac
Density		
Residential GFA ¹	113,373 sf – existing 127,961 sf – proposed	40,931 sf – existing 43,719 sf – proposed
Residential Units	114 – existing/proposed	48 – existing/proposed
Units per Acre ²	22.33 units/acre – existing/proposed	27.75 units/acre – existing/proposed
“RA7-16” Maximum units per acre (by right and by site plan)	43	43
Building Height	24 ft. (gambrel roof mid-point) 20 ft. (flat roof)	24 ft. (gambrel roof mid-point) 20 ft. (flat roof)
Number of Stories	2 and 3	2 and 3
“RA7-16” Maximum Height (by right and by site plan)	10 stories or 95 ft.	10 stories or 95 ft.
Setbacks & Yard³		
Setback (from right-of-way)	17.83 ft. North Veitch St. – existing/proposed 6.87 ft. 18 th St. North – existing/proposed	20 ft. North Troy St. – existing/proposed 25 ft. Wilson Blvd. – existing/proposed
Setback (from centerline)	39.87 ft. North Veitch St. – existing/proposed 47.33 ft. 18 th St. North – existing/proposed	52.5 ft. North Troy St. – existing/proposed 55 ft. Wilson Blvd. – existing/proposed
Side Yard	15.96 ft. – existing/proposed	4.04 ft – existing/proposed
Rear Yard	5 ft. – existing/proposed	92.5 ft. -- existing

		73.5 ft. -- proposed
“RA7-16” Required Setback	50 ft. from centerline; no less than 25 ft. from r-o-w	50 ft. from centerline; no less than 25 ft. from r-o-w
“RA7-16” Required Side Yard	10 ft.	10 ft.
“RA7-16” Required Rear Yard	10 ft.	10 ft.
Coverage	73,418 sf (32%) existing 79,499 sf (35%) proposed	19,821 sf (38%) existing 22,634 sf (44%) proposed
“RA7-16” Maximum Coverage	112,050 (50%)	25,544 (50%)
Parking⁴		
Standard Parking Spaces	0	0
Total Parking Spaces	0	0
Parking Ratio	0 sp/unit	0 sp/unit
On-street Parking within right-of-way	113 spaces	48 spaces
“RA7-16” Required Parking Ratio	1.125 sp/unit	1.125 sp/unit
“RA7-16” Required Parking Spaces	129	54
Parking Approved per PDSP #161	113	42

¹ Density in the RA7-16 District is regulated by units per acre. GFA is provided for informational purposes only.

² The initial Colonial Village PDSP was approved with a permitted density of 25.54 units/acre, which was subsequently amended in 1984 to permit a density of 27.37 units/acre.

³ As permitted by Zoning Ordinance Sect. 32.D.3.b, air conditioner condenser units will encroach into permitted setbacks and yards and will be screened from view.

⁴ Per the approval of the original PDSP, on-street parking located within the right-of-way is permitted to satisfy the parking requirement.

DISCUSSION: These applications will permit the Applicant’s proposed renovation of the 162 housing units under their control. Programmed renovations and site improvements will consist of complete interior renovations of the subject 162 housing units; footprint expansions of seven buildings (34 units) resulting in the conversion of one bedroom units into two bedroom units and two bedroom units into three bedroom units; creation of accessible community, laundry and fitness rooms; accessible walkway improvements; and installation of a new tot lot. Considering the historic significance of Colonial Village, all exterior work to be performed on the buildings will be completed in a manner that is sensitive to the historic fabric of the buildings through the provision of improvements that complement the character and quality of the original construction’s design.

Density and Uses: No increases in the number of dwelling units existing, or as permitted by the PDSP, are proposed with these applications. To accommodate the conversion of certain units into more family sized units (two and three bedrooms), the gross floor area of Colonial Village will be increased by approximately 17,376 square feet. Density in the “RA7-16” District is regulated by units per acre rather than gross floor area and since there will be no increase in the

number of units, the increase in size of certain units will not increase or violate the density permitted by the PDSP. The proposed renovation will alter the unit composition as follows:

Housing Unit Size	Existing	Proposed
1 Bedroom	109	90
2 Bedroom	53	58
3 Bedroom	0	14
TOTAL*	162	162

Each of the housing units owned and operated by the Applicant (162 in total) will be completely renovated in compliance with EarthCraft Virginia’s energy efficiency building standards. In addition, building renovations will result in the creation of 17 accessible units where none currently exist. Community improvements will consist of the construction of an accessible leasing office, maintenance offices, storage area, and fitness, laundry and community rooms.

Setbacks: The Colonial Village PDSP was approved by the County Board in 1978 with certain buildings already in existence, including all of those within the subject application areas. As such, individual buildings do not conform to the minimum setbacks required by the current Zoning Ordinance. Some of the proposed “bump-out” additions will encroach within side yard setbacks greater than what was approved with the PDSP and its subsequent amendments. Additionally, air conditioner condenser units will be located within certain setbacks, which were not approved with the PDSP. As depicted on the landscape plan, plantings will be installed to shield the “bump-out” additions and the air conditioner condenser units from public view. The Applicant requests modifications of the side and front yard setback requirements to permit certain of the proposed “bump-outs” to be closer to the side lot lines than permitted by the governing PDSP and for air conditioner condenser units to be located within the minimum required front yard setback. In accordance with Section 32.D.3.b all air conditioner condenser units located within the front yard setback will be screened from public view by plantings. Staff is supportive of these modifications as they will not negatively impact owners of residential units in adjacent buildings, and the proposed landscaping will screen the “bump-out” additions and air conditioner condenser units from public view.

Parking: Colonial Village was initially constructed with the majority of parking spaces located on public and private streets. Approval of the PDSP in 1978 depicted parking spaces along public and private streets, as well as future construction of surface and structured parking on parcels internal to the development. Additionally, PDSP requires that a minimum of 113 parking spaces be provided for the housing units located within the North Troy Street site and 42 parking spaces be provided for the housing units located within the 18th Street North site.. As was approved with the PDSP, the parking spaces that currently serve the units within the application areas are located entirely within the right-of-way on 18th Street North and North Troy Street. No changes to the current parking configuration are proposed as no additional units will be provided that would necessitate the provision of additional parking spaces. Regardless, parking spaces located within a right-of-way do not satisfy the minimum parking requirement of the Zoning Ordinance; therefore, the Applicant does not meet the minimum required parking for the existing

use. As stated above, the PDSP was approved with a lesser parking requirement than that of the current Zoning Ordinance (1 space per unit as opposed to 1.125 spaces per unit). Rather than satisfy the current Zoning Ordinance requirement, the Applicant must be able to maintain the number of parking spaces required by the approved PDSP. As none of the parking spaces within the right-of-way may count towards their minimum parking requirement, the Applicant has requested a modification to allow existing parking spaces in the public right of way, as previously approved by the County Board with the PDSP, to satisfy the parking requirement. Considering the application area's close proximity to the Court House Metro Station, availability of public bus service (Metro and ART) along Wilson Boulevard and North Veitch Street, and the comprehensive sidewalk network in the vicinity, staff is supportive of this requested modification.

Sidewalks: Colonial Village was developed in the 1940s prior to the adoption of specific streetscape improvement standards; therefore, sidewalks within the application areas do not meet current standards. Existing sidewalks located along the property's Wilson Boulevard frontage are approximately five (5) feet in width and approximately three (3) to four (4) feet in width along both North Veitch Street and North Troy Street. Locations of existing mature trees and physical barriers (utilities and structures) limit the Applicant's ability to expand the width of sidewalks adjacent to public roads without altering the historic significance of Colonial Village's landscaped environment. Wilson Boulevard is a highly trafficked area with sidewalks that are ill-suited to support this volume of pedestrian movements. The Applicant has agreed to improve the Wilson Boulevard sidewalk adjacent to the application area to six (6) feet in width with allowances for pinch points to protect mature trees and utilities. In addition, the Applicant has agreed to improve sidewalks along North Troy Street and North Veitch Street to a minimum consistent width of four (4) feet. These improvements, would be consistent with the sidewalks approved with the original PDSP and will improve pedestrian movements through this corridor without negatively impacting the historic fabric of Colonial Village's landscaped environment.

Affordable Housing: The Applicant currently owns and operates 162 housing units within Colonial Village. These units that are subject to this new final site plan are provided as non-income restricted housing units with affordable rental rates. Following renovation of these 162 rental units, the Applicant proposes to administer 129 of the units as income restricted and affordable to households earning up to 60% of the Area Median Income (AMI). The remaining 33 units will be operated by the Applicant as non-income restricted rental units. In addition to completely renovating the interiors of each unit and providing all new appliances, the Applicant will convert certain existing units into nineteen (19) more family-sized units (two and three-bedroom models) and seventeen (17) accessible units. The Applicant has applied for and received an allocation of competitive Low Income Housing Tax Credits (LIHTC) and is requesting an Affordable Housing Investment Fund (AHIF) allocation (agenda item 2.b) for additional funding. The following Arlington County Affordable Housing Goals are satisfied by these applications:

Goal #1: Balance support for the elderly and persons with disabilities with a transitional safety net for working families with children.

Goal #2: Ensure through all available means that all housing in Arlington County is safe

and decent.

Goal #3: Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.

Goal #5: Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.

Historic Preservation: The subject application areas comprise portions of the Colonial Village National Register Historic District, though no portion is located within the Arlington County designated historic district. The Applicant intends to pursue federal and state Historic Preservation Tax Credits that may be combined with Low Income Housing Tax Credits to provide the financing necessary to complete the proposed renovations and site improvements. Historic preservation staff has reviewed the proposed additions and site improvements regarding their impact upon the existing buildings and contextual significance of Colonial Village. In addition, the Applicant has presented the proposed renovations and site improvements to Arlington County's Historical Affairs Landmark Review Board (HALRB). Staff supports the proposed "bump-out" additions, building renovations and site improvements and the HALRB approved the proposed work on August 18, 2010.

Site Plan Conditions: The Applicant has agreed to proposed site plan conditions for SP-8, for the purpose of mitigating the impact of these unit renovations and site improvements on the neighborhood during and after construction. Certain standard conditions pertaining to community benefits and development procedures are not recommended, as the Applicant's proposed improvements to these sections of Colonial Village do not warrant specific construction activities and contributions that are more appropriate for new site plan development projects.

Community Process: The subject applications were reviewed at the following public meetings:

Historic Affairs and Landmark Review Board: The proposed "bump-out" additions and site improvements were presented to the HALRB on August 18, 2010 where they voted to approve the proposed work. The Applicant continues to coordinate with staff and other relevant governmental agencies outside of the County regarding application of state Historic Preservation Tax Credits as additional sources of financing for the proposed work. A copy of the HALRB Chairman's letter of approval is attached to this report.

Tenant-Landlord Commission: The Applicant's tenant relocation plan titled "Colonial Village Apartments Proposed Relocation Plan" dated September 8, 2010 was presented to the Tenant-Landlord Commission on September 8, 2010 where they voted to approve the proposed relocation plan.

Bricks and Mortar Sub-Committee: The Housing Commission's Bricks and Mortar Sub-Committee recommended approval of the Applicant's Affordable Housing Investment Fund (AHIF) application at their September 13, 2010 meeting.

Planning Commission: The PDSP amendment (PDSP #161) and final site plan (SP-8) were presented to Planning Commission on September 13, 2010 where they voted 9-1 to recommend approval of the applications. The principle issue of discussion revolved around the design, permitting and enforcement of the 17 accessible affordable housing units that the Applicant proposes to provide in association with the renovation of these units. Condition 38.D addresses this issue, which requires that a minimum of 17 affordable units be provided as Type A Units (accessible units) in accordance with the Virginia Uniform Statewide Building Code guidelines.

Housing Commission: The Applicant's Affordable Housing Investment Fund (AHIF) application will be considered by the Housing Commission at its September 16, 2010 meeting.

CONCLUSION: The Applicant proposes to completely renovate all of the units under their ownership. A component of these renovations is the conversion of some of the units to two- and three-bedroom layouts and the creation of 17 accessible units where none currently exist. In order to permit the Applicant to implement the proposed renovations and site improvements, amendments to the Colonial Village PDSP and a new final site plan (SP-8) are necessary. Modifications of setbacks and parking are requested, though none of these will have adverse impacts on existing conditions or previous site plan approvals. As the "bump-out" additions and site improvements will be constructed in a manner respecting the historic significance of Colonial Village, and since the renovated units will provide new affordable housing opportunities to families and those with accessibility needs, staff recommends that the proposed applications be approved.

Staff recommends that the amendment to the Colonial Village PDSP #161 be approved, subject to all previously approved conditions (copy attached), and the following new condition:

New Condition #33:

The developer agrees that footprints of the buildings located at the following addresses 1702, 1704, 1706, 1708, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732 and 1734 North Troy Street (RPC: 16-030-027) and 2101, 2103, 2105, 2107, 2109, 2113, and 2115 18th Street N (RPC: 16-026-505) shall be in conformance with the revised plans dated May 26, 2010, as revised through August 25, 2010 and labeled "*The Proposed Renovation of Colonial Village Apartments,*" prepared by VIKA and Wiencek + Associates Architects + Planners, reviewed and approved by the County Board and made a part of the public record on September 25, 2010. All other building footprints as shown on the plan approved by the County Board in association with PDSP #161 on December 11, 1979, as amended, shall remain as shown on such plan.

Further, staff recommends that PDSP #161, Final Site Plan-8 (SP-8) be approved, subject to the following conditions, which will govern all portions of the site that are part of SP-8 and which will, for portions of SP-8 that are also part of Final Site Plan 6 (SP-6), supersede conditions already in effect for SP-6 (copy attached) to the extent the conditions for SP-6 vary from those for SP-8:

Conditions

Site Plan Term

1. The developer (as used in these conditions, the term “developer” shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.1 and the revised plans dated August 25, 2010 and labeled “*The Proposed Renovation of Colonial Village Apartments,*” prepared by VIKA and Wiencek + Associates Architects + Planners, reviewed and approved by the County Board and made a part of the public record on September 25, 2010, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

This site plan approval expires five (5) years after the date of County Board approval if a building permit has not been issued for the first building to be renovated pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The developer agrees that this discretion shall include a review of this site plan and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the site plan is subject to, among other things, inclusion of amended or additional site plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

Pre-Construction Meeting

2. The developer agrees to coordinate and conduct a pre-construction meeting in a County office building prior to the issuance of any permits for the site plan. The meeting participants shall include the developer and its construction team, and relevant County staff. Relevant County staff shall include representatives from the Departments of Community Planning Housing and Development – Planning, Zoning, Inspection Services, Code Enforcement, Neighborhood Services and Housing; Department of Environmental Services (DES), Landscape Plan team, green building staff contact; and other departments as determined by the County Manager. The developer agrees to notify the above meeting participants of the meeting time and location at least two (2) weeks in advance. The purpose of the pre-construction meeting is to discuss the requirements of the site plan conditions.

Tree Protection and Replacement

3.
 - a. The developer agrees to complete a tree survey, which shows existing conditions of the area subject to this site plan and locates and identifies all trees which are four (4) inches in diameter or greater. The survey shall include any tree on adjacent sites whose dripline extends onto the area subject to this site plan.
 - b. The developer agrees to file and implement a tree protection plan which will designate any trees shown on the survey certified by Nelson R. Kirchner dated August 25, 2010 and found in the plans identified in Condition #1 that are proposed to be saved by the developer. Trees designated to be saved on the tree protection plan, or those specified to be saved by the approved site plan and

shown on any filing in connection with this case, will be protected. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager to meet the requirements of this site plan, before the issuance of the first Building Permit.

- c. Upon approval of the tree protection plan, the developer agrees to submit to the Department of Parks, Recreation, and Cultural Resources (DPRCR) a performance bond estimate for the trees to be saved. Upon approval of the performance bond estimate by the DPRCR, the developer agrees to submit to the DPRCR a performance bond, in the approved amount of the estimate, and the approved tree protection plan, which bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit. Prior to the release of the public improvement bond, the developer agrees to submit to the DPRCR as-built drawings showing the location of all saved trees.
- d. The Developer agrees that any tree proposed to be saved on the tree protection plan or other filing shall be saved. At a minimum, this plan shall include:
 - (1) A site grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.
 - (2) Detailed specifications for any tree walls or wells proposed.
 - (3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the critical root zone of the trees to be saved.
 - (4) Identification of tree protection measures and delineation of placement of tree protection.
 - (5) Any tree required to be saved pursuant to this condition, which dies (any tree which is 30% or more dead as determined by the County's Urban Forester shall be considered to have died) prior to, or within ten (10) years of, the issuance of any Certificate of Occupancy for the final building shall be removed and replaced by the developer at his expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements as specified in this subparagraph (3.d.5) does not relieve the developer of any violation resulting from the failure to save identified trees.
 - (6) The location of all construction trailers shall be approved either by Administrative Change approval or be shown on the Tree Protection Plan,

with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers proposed to be located in the public right-of-way shall require approval by DES and Zoning staff, and the site plan's Arlington County Police representative shall receive a copy of the aforementioned map.

- e. In addition to saving identified trees, the developer also agrees to replace all trees shown on the Tree Survey that are removed as a result of the new construction in accordance with the Arlington County Tree Replacement Guidelines. The developer agrees to submit tree replacement calculations and a tree replacement plan in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in assessing the condition of trees. Any replacement trees shall conform to the standards and specifications set forth in Condition #12a below and any replacement trees that cannot be accommodated on site will be provided in a monetary amount to the Tree Canopy Fund coordinated with Arlington County's Department of Parks and Recreation. The developer agrees to submit and obtain approval of this plan by the County Manager as part of the final landscape plan.
- f. Per Condition #3.e above, the developer agrees to make a contribution to the County's Tree Canopy Fund of at least \$2,400.00 per tree, or a greater amount specified by the County Board, for every tree that cannot be planted on site. The contribution shall be required when tree planting requirements cannot be met on the property. The payment shall be delivered to the Department of Parks and Recreation Office prior to the issuance of the first Building Permit for the respective phase of construction, and evidence of compliance with this condition shall be provided to the Zoning Administrator in the form of a letter at the time of payment.

Photographic Record of Development

- 4. The developer agrees to produce and submit to the Zoning Administrator a photographic record of development, starting with a record of the site as it appears before demolition is begun, including photographic records during construction, and ending with a photographic record of the development as it appears after completion of construction. These photographs shall comply with the following specifications:

All photographic records shall be taken using black and white film. Submission of a photo contact sheet and 8" x 10" prints on photographic paper shall be the minimum acceptable standard. Color photographs on compact disc must be submitted in addition to black and white photographs and the photo contact sheet at the end of the project prior to the issuance of the Master Certificate of Occupancy for the final building to be renovated in accordance with this site plan.

The photographic record shall include photos taken at the following points in construction, and photos shall be submitted as taken:

- a. Before issuance of the first Building Permit—Views of north, south, east and west facades, as location permits, of each building to be renovated, as well as photos of the site before any clearing or grading including the existing physical relationship with adjacent buildings, landscaping and streets. The photographic record shall also include all historic aspects of the facades of each building to be renovated, consistent with the requirements described in Condition #32 below.
- b. Site Clearance (shall be submitted before issuance of the initial Certificate of Occupancy Permit for the project)—Views of cleared portions of the site facing north, south, east and west, as location permits, with adjacent buildings and streets included.
- c. Construction Phase (shall be submitted before issuance of the first Certificate of Occupancy Permit for the respective phase of construction)—At a minimum, views of the site: upon completion of the first floor above grade and during the exterior cladding phase.
- d. Site Completion (shall be submitted before issuance of the Master Certificate of Occupancy for the respective phase of construction)—North, south, east and west facades of completed building or buildings, as well as at least one view of completed project in context of adjacent buildings and streets.

The photographic records for which no time is specified above, including the completed compact disc with the entire photographic history, shall be delivered to the Zoning Administrator, before the issuance of a Master Certificate of Occupancy for the final building to be renovated in accordance with this site plan for placement in the County archives.

Plan for Temporary Circulation During Construction

5. The developer agrees to develop and implement (after approval) a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit this plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the first Building Permit. The developer agrees to provide a copy of the approved plan to the appropriate civic associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

The developer agrees, during the hours of construction, to provide “flagmen” to assist in the direction of traffic along or around a street any time that any driving lane of such a street is partially or fully blocked due to temporary construction activities. In addition, the developer agrees to notify the appropriate civic associations and all abutting property

owners in writing (or, by mutual agreement, by e-mail) at least seven (7) calendar days in advance of any street closure, except in the case of an emergency, of more than one (1) hour duration on any street. "Emergency" street closures may include, but not be limited to, those relating to rupture or potential rupture of a water or gas main, insecure building façade, or similar unforeseeable public danger. "Emergency" street closures shall not include closures for setting up or dismantling of a crane, exterior building construction, materials deliveries, or utilities work, or similar situations.

Where county street lighting has been removed or disconnected due to construction and not yet replaced or reconnected, the developer agrees to maintain lighting around the perimeter of the site between the start of construction and completion of the project. The lighting shall be designed to illuminate the temporary pedestrian walkways and roads around the perimeter of the site. The developer may do this by means of overhead lights (e.g. "cobra head" lights) that meet the lighting standards for Arlington County streets, or by stringing lamps of the kind used in "used car" lots or similar along sidewalks and streets along the perimeter of the site. If lighting is accomplished by the latter, such lighting shall be with 75 watt bulbs (or approximate equivalent) placed no more than 25 feet apart and 6 to 10 feet high. Lighting shall be turned on between dusk and dawn 7 days a week. Any high-intensity overhead lighting, such as lighting placed on construction cranes, shall be used only during construction hours (except lower levels after hours for safety and security reasons), and shall be placed so as not to directly illuminate residential dwellings or be a nuisance to neighboring property owners. For purposes of this condition, "completion of the project" shall mean the time when the County standard lighting fixtures are in place and operational around the perimeter of the site.

The developer agrees to maintain street surfaces adjacent to the site in a clean, smooth condition devoid of potholes at all times during the construction period. Whenever a significant portion of an adjacent road surface is disturbed for reasons relating to the construction, including utility work, the developer agrees to repair promptly the disturbed portion(s) of pavement with hot patching to return the road surface to a clean, smooth condition. The developer agrees to insure that the road surface is promptly repaired regardless of whether the excavation work or other damage to the road surface was done by the developer, the developer's contractors, or private utility companies. The developer agrees to make reasonable efforts to schedule construction work so that digging in the street surfaces will not occur during the winter months. However, if the road surface is disturbed during the winter months, the developer may temporarily restore the road surface using cold patching and then hot patch the disturbed surface at the earliest opportunity when weather conditions permit. If cold patching is used, it shall be properly maintained and resurfaced as necessary to maintain a clean, smooth road condition. The term "significant portion of a road" is understood to include, but not be limited to, a cut in the road surface that exceeds 10 feet in length or 100 square feet in size. This condition is in addition to any other conditions in this site plan and any County requirements relating to reconstruction and repaving of streets at the completion of construction.

Compliance with Federal, State and Local Laws

6. The developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. In addition, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this site plan approval. The developer specifically agrees that the County has the authority to take such actions as may be necessary, to include the issuance of a stop work order for the entire project, when the developer is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.

Post-County Board 4.1 Filing

7. The developer agrees to file four copies of a site plan and digital copies on compact disc in JPEG, PDF, and DXF formats, which complies with the final approval of the County Board and with Administrative Regulation 4.1, with the Zoning Administrator within 90 days of the County Board approval and before the issuance of the first Building Permit.

The developer agrees to include on the post-4.1 plans details regarding existing traffic signal system infrastructure, e.g., poles, meters, controller cabinets, and to indicate on the plans if any part of the system will be moved and to where it is proposed to be moved.

The developer agrees to convene and participate in a meeting with pertinent County staff to address requirements of the site plan approval.

The developer also agrees that no changes to the approved post-4.1 plans can take place in the field. All post-4.1 plan changes must be approved by the lead DCPHD contact for the site plan.

Community Liaison and Activities During Construction

8. The developer agrees to comply with the following before issuance of the first Building Permit and to remain in compliance with this condition until the Master Certificate of Occupancy for the final phase of construction is issued.
 - a. The developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Zoning Administrator, and shall be posted at the entrance of the project.
 - b. Before commencing any clearing or grading of the site, the developer shall hold a community meeting with those whose property abuts the project to review the construction hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Zoning Administrator and the Arlington County Police representative must be notified once the community meeting dates/times are established. The developer agrees to provide documentation to the Zoning

Administrator of the date, location and attendance of the meeting before the first Building Permit is issued. The developer agrees to submit to the Zoning Administrator two (2) sets of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation (one set of which will be forwarded to the Police). Copies of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project. The location of all construction trailers shall be approved either by Administrative Change approval or to be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers shall require approval by DES staff, and the site plan's Arlington County Police representative shall receive a copy of the aforementioned map.

- c. Throughout construction of the project, the developer agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
- d. At the end of each work day during construction of the project, the developer agrees to ensure that any streets used for hauling construction materials and entrance to the construction site are free of mud, dirt, trash, allaying dust, and debris and that all streets and sidewalks adjacent to the construction site are free of trash and debris.
- e. The developer agrees that construction activity, except for construction worker arrival to the construction site and indoor construction activity, will commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays and will commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. "Holidays" are defined as New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, and Christmas. Indoor construction activity defined as activity occurring entirely within a structure fully enclosed on all sides by installed exterior walls, windows, and/or doors shall end at midnight each day, and any such activity that occurs after 6:30 p.m. shall not annoy or disturb reasonable persons of normal sensitivities. The developer agrees to place a minimum of one (1) sign per street front around the construction site, indicating the permissible hours of construction, to place one additional sign within the construction trailer containing the same information, to provide a written copy of the permissible hours of construction to all subcontractors, and to require its subcontractors to observe such hours.
- f. Storage of construction materials, equipment and vehicles shall occur on the site or an approved off-site location, or as approved by the County Manager.

C & D Waste

9. The developer agrees to provide a plan for diverting from landfill disposal the demolition, construction, and land clearing debris generated by the project. The plan should outline recycling and/or reuse of waste generated during demolition and/or construction. The plan should outline specific waste streams and identify the means by which waste will be managed (reused, reprocessed on site, removed by licensed haulers for reuse/recycling, etc.). The developer agrees to obtain the County Manager's approval of this plan prior to the issuance of the first Building Permit, and to implement the plan throughout demolition and construction of the project.

Vacations and Encroachments

10. Prior to the issuance by the County of any permit for development of the site plan, except for demolition permits solely for buildings and structures not owned by the County or located on property within which the County has an interest, the developer agrees to obtain approval of, and fulfill all required conditions of, all ordinances of vacation and/or ordinances of encroachment associated with and/or required to build the project, or any portion thereof, as depicted on the site plan referenced in Condition # 1 of this Ordinance and in accordance with final site engineering plans for the project approved by the County. The satisfaction of the requirements of this condition may be phased (i.e., all ordinances of vacation or ordinances of encroachment associated with each approved phase of development must be enacted or obtained before issuance, by the County, of any permit for any work relating to, or necessary for, such phase, except for demolition permits for buildings or structures, not owned by the County or located on property within which the County has a legal interest) provided that such phasing is approved by the County Manager as part of a phasing plan as set forth in Condition #39. Irrespective of any other conditions set forth herein, with the exception of sidewalk improvements within an existing County easement as required in Condition #11 and 17, the developer agrees that no building, structure or utility of any type shall encroach upon, or interfere with, the use of any County property or the exercise by the County of any property right or interest, unless and until the developer, before the first Building Permit is issued, first has: a) obtained an ordinance of vacation or an ordinance of encroachment, enacted by the County Board, permitting such use, encroachment or interference; and, b) met all of the conditions of such ordinance(s).

Coordination of these plans: final site development, landscape and site engineering

11. The developer agrees to attach the County Board meeting minutes outlining the approved conditions and the conditions themselves to each set of Building Permit drawings that they submit to the County. The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager a detailed final landscape plan prior to issuance of the first Building Permit. The final landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final civil engineering plan as required in Condition #14 below, as well as a vicinity map with major streets labeled. The final landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the final landscape plan and the final civil engineering plan shall verify, by means of survey, that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager for both plans as meeting all

requirements of the County Board's site plan approval and all applicable county laws and plans before the issuance of the first Building Permit. The plan shall be consistent with the conceptual landscape plan approved as a part of the site plan, and, at a minimum, shall conform to: the landscaping requirements in Condition #12 below; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards as approved by the County Board with this site plan. Irrespective of the quantity of plantings depicted on the conceptual landscape plan approved as a part of the site plan, the ultimate quantity of plantings to be installed shall be determined by the final landscape plan approved by the County Manager. In order to facilitate comparison with the final civil engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale to also be submitted. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. All hardscape features shown on the approved landscape plan shall be completed prior to the issuance of the first Certificate of Occupancy for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on conflicts with the season, weather, or other construction related issues. All plant materials shown on the final landscape plan shall be installed before the issuance of the first Certificate of Occupancy for any space above grade for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials.

Upon approval of the final landscape plan and prior to the issuance of the first Certificate of Occupancy for the respective phase of construction, the developer agrees to submit to the Department of Community Planning, Housing, and Development (DCPHD) a copy of the contract for construction and installation of all landscape materials. The final landscape plan shall include the following details:

- a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, bus stops, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final civil engineering plan and placed so they do not obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets (existing or proposed) shall not be located in the pedestrian clear zone of the public sidewalk, including but not limited to access areas to ADA ramps, crosswalks, building entrances, and interior walkways. Transformers shall not be placed above grade in the setback area between the building and the street.
- b. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, ADA ramps, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Interior walkways shall have

a minimum width of four (4) feet. All plaza areas, access drives, automobile drop-off areas, interior walkways and roadways shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager according to the site plan approved by the County Board and in accordance with the review and approval of the final landscape plan.

- c. The location and types of light fixtures for streets, parking, walkway and plaza areas, and associated utilities.
- d. Topography at two (2) foot intervals, and the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures.
- e. Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), air conditioner condenser unit and above ground transformer screening for purposes of screening these structures from public view, surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures.
- f. The limits of demolition and construction.

The developer agrees that once approved, the final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendments may be specifically approved through an Administrative Change request.

Landscape Standards

- 12. The developer agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:
 - a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards at the time of planting:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees—a minimum caliper of 3 to 3 1/2 inches.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.

- (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)—a minimum caliper of 2 to 2 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs—a minimum spread of 18 to 24 inches.
 - (5) Groundcover—in 2 inch pots.
- b. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
 - c. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.
 - d. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the adjacent finished grade.
 - e. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
 - f. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the first Building Permit and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the site plan and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.

Utility Company Contacts

- 13. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above for each phase of the project.

Final site engineering plan approval by DES

- 14. The developer agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall include a receipt from the Zoning Office that the

landscape plan has been accepted. Staff comments on the final engineering plans will not be provided to the developer without submission of the landscape plan to the Zoning Office. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. The first Building Permit shall not be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services and the CPHD Site Planner, as consistent with all site plan approval requirements and all County laws. To ensure final sign-off, the plans shall include CPHD Site Planner review and signature blocks. Upon completion of the construction of a project, the developer agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.

Pavement, Curb and Gutter Along All Frontages

15. The developer agrees to show on the final engineering plans, pavement, curb and gutter, for those portions of the site where improvements to such are proposed, along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for occupancy of the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on conflicts with the season, weather, or other construction related issues.

Survey Monuments

16. The developer agrees to submit, before issuance of first Building Permit, a survey of the site adherent to the following:

Horizontal Datum - Shall be referenced to the Virginia Coordinate System of 1983 (VCS 83). Two (2) adjacent corners or two points on every plan sheet shall be referenced to the VCS 83 with coordinate values shown in U.S. Survey feet. All plans shall be annotated as follows: "The site shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from a field run boundary and horizontal control survey."

Vertical Datum - Shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). All plans shall be annotated as follows: "The site shown hereon is referenced to the North American Vertical Datum of 1988 as computed from a field run vertical control survey."

Sidewalk Design and Improvements

17. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager on the final landscape plan and final civil engineering plan, in accordance with applicable historic preservation regulations and the site plan approved by the County Board

The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase

of construction.

The developer, or any subsequent owner, also agrees to maintain and replace those portions of the sidewalks located outside of any right-of-way for the life of the site plan. The developer shall improve sidewalk sections as follows:

Wilson Boulevard—a minimum 6-foot wide sidewalk measured from the back of curb, with allowances for pinch points to preserve existing mature vegetation and avoid impacts to existing above-ground utilities as shown on the final engineering plan approved by the County Manager.

North Troy Street—a minimum 4-foot wide sidewalk in areas less than 4 feet in width to match the existing sidewalk, as shown on the final engineering plan approved by the County Manager.

North Veitch Street—a minimum 4-foot wide sidewalk in areas less than 4 feet in width to match the existing sidewalk, as shown on the final engineering plan approved by the County Manager.

Subsurface Structure-free Zone for Utilities and Streetscape

18. The developer agrees that in order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project shall provide a structure-free zone under the public sidewalk along all street frontages, as required in the *Standards for Planting and Preservation of Trees in Site Plan Projects*. This zone shall be a minimum of five (5) feet deep and shall extend from the back of the street curb to the far edge of the public sidewalk. No subterranean structures (such as parking garages) shall intrude into this five foot deep zone. Within the zone, underground utilities and utility vaults shall not be located in a manner that interferes with the appropriate spacing and replacement of street trees, consistent with the approved final site and development and landscape plan. Utility lines shall not be located beneath street trees. The location of all existing and proposed utility lines shall be shown on both the final landscape plan and the final site engineering plan.

Water Service Requirements

19. The developer agrees that the location of the water services will be determined at the time of the review of the final engineering plan, and shall be constructed in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual.

Existing Water Main or Fire Hydrant Service

20. The developer agrees that no existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior approval of the Department of Environmental Services. This approval shall be obtained before the issuance of the first Building Permit.

Replacement of Damaged Existing Curb, Gutter and Sidewalk

21. The developer agrees to remove and replace, according to the Arlington County Department of Environmental Services Construction Standards and Specifications Manual, any existing curb, gutter and sidewalk along the street frontages of this site which is in poor condition or damaged by the developer, prior to the issuance of the first Certificate of Occupancy for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on conflicts with the season, weather, or other construction related issues.

Off-street Parking for Construction Workers

22. The developer agrees to provide off-street parking for all construction workers without charge to the workers. In lieu of providing parking, the developer may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Compliance with this condition shall be determined based on a plan which shall be submitted to the Zoning Administrator, and for which the developer has obtained the Zoning Administrator's approval, before the issuance of first Building Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for a location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be either not implemented or violated during the course of construction, a correction notice will be forwarded to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, and construction halted until the violation has been corrected.

Address Indicator Signs

23. The developer agrees to install address indicator signs on the site which comply with Section 27-12 of the Arlington County Code or successor provision in a location visible from the street and as shown on the final site development and landscape plan.

Recordation of Deeds of Public Easements and Deeds of Dedications

24. The developer agrees that, for each phase, as phase is defined in the phasing plan required in Condition #39, all required plats, deeds of conveyance, deeds of dedication, and deeds of easement associated with, and/or required by the final approved site engineering plans, for the construction of any public street, public infrastructure, public utility, public facility or public improvement (jointly "Public Improvements"), shall be: a) submitted by the developer to the Department of Environmental Services for review and approval prior to the issuance of any Building Permit for such phase; and b) approved by the County and recorded by the developer, among the land records of the Circuit Court of Arlington County, before the issuance of the first Certificate of Occupancy for the building(s) or any portion thereof for such phase. Real estate interests conveyed by the developer to the County for public street or public right-of-way purposes shall be conveyed in fee simple, free and clear of all liens and encumbrances. Real estate interests conveyed by the developer to the County for Public Improvements or public

uses, including, but not limited to, sidewalk, street trees, other streetscape planting, water mains, storm sewers, sanitary sewers, and other public utilities and facilities, which other Public Improvements are not located, or to be located, in the public street or public right-of-way may be granted to the County by deed(s) of easement, provided, however, that in the deed(s) conveying such real estate interests to the County, all liens and encumbrances shall be subordinated to the easement rights of the County.

Public Improvements Bond

25. Upon approval of the final site engineering plan the developer agrees to submit a performance bond estimate for the construction or installation of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Environmental Services for review and approval. Upon approval of the performance bond estimate by the Department of Environmental Services, the developer agrees to submit to the Department of Environmental Services a performance bond, in the approved amount of the estimate, and an agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements, which shall be executed by the developer in favor of the County before the issuance of the Final Building Permit.

Prior to the release of the public improvement bond, the developer agrees to submit as-built drawings showing the location and facilities for all underground utilities (water, sanitary sewer, and storm sewer) that will be maintained by Arlington County.

Bicycle Storage Facilities

26. The developer agrees to provide, at no charge to the user, a minimum of 54 Class I bicycle storage spaces with secured access (a minimum of 16 such spaces at the 18th Street North site and minimum of 38 such spaces at the North Troy Street site) for residents at either a bicycle storage out-building or in storage areas within buildings to be renovated as shown on the final engineering plan and final landscape plan approved by the County Manager. The facilities for bicycle parking must meet the acceptable standards for Class I storage spaces as contained in the Arlington Bicycle Parking Class I Standards document in effect at the date of site plan approval, which can be found on the BikeARlington.com web site. Any out-building shall be constructed with solid, opaque walls. Any out-building or security cage shall contain security features approved by the Bicycle and Pedestrian Program manager. Any bicycle parking racks used on the site must conform to the Arlington County Standard or be approved by the Bicycle and Pedestrian Program manager.

For visitors, a minimum of eight (8) spaces at the North Troy Street site and a minimum of four (4) spaces at the 18th Street North, site as shown on the final engineering plan and final landscape plans approved by the County Manager.

These bicycle parking and/or storage facilities shall not encroach on any area in the public right-of-way intended for use by pedestrians or any required fire egress. Visitor bicycle parking (Class III) must be located at exterior locations, within 50 feet of the primary building entrances. Any bicycle parking rack used on the site must conform to

the Arlington County Standards or be approved by the Bicycle and Pedestrian Program Manager. Drawings showing that these requirements have been met shall be approved by the Bicycle and Pedestrian Program Manager before the issuance of the Occupancy Permit. Residential covenants shall not prohibit the storage of bicycles in individual units. The developer agrees to obtain approval of the location, design and details for the visitor bicycle spaces as part of the final site development and landscape plan.

Water Main Improvements

27. The developer agrees to show on the final engineering plans, and to construct, water main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual. The water main improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phase of construction.

Sanitary Sewer Main Improvements

28. Before issuance of the first Certificate of Occupancy, the County will TV-Inspect the sanitary sewer lines serving the site and shall identify any improvements that are necessary to adequately service the development. The developer agrees to repair or replace any sections or appurtenances of the sanitary sewer serving the development that are found to be deficient or damaged by the developer, as identified by County staff and as shown on the final engineering plan approved by the County Manager.

Storm Sewer Improvements

29. The developer agrees to show on the final engineering plans, and to construct, storm sewer improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual. The storm sewer improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phase of construction.

Fire Hydrant and Fire Department Connection Requirements

30. The developer agrees to show on the final engineering plan, and to install, fire hydrants at intervals of not more than 300 feet, as well as fire department connections in order to provide adequate fire protection. The County shall specify the kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards. The fire hydrants and fire department connections shall be installed prior to the issuance of the first Certificate of Occupancy for the respective phase of construction.

The developer agrees to provide calculations to demonstrate the needed fire flow as defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual. This information shall be clearly shown on the cover sheet of each final engineering plan set submitted.

Transportation Management Plan

31. The developer agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The developer agrees to obtain the approval of

the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy.

The TMP shall include a schedule and details of implementation and continued operation of the elements in the plan. The TMP shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, on going relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner.
- b. Designate a member(s) of building management as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all TMP obligations. The applicant and/or building management will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The PTC shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

Facilities and Improvements

- a. Provide in the leasing office, community room(s), or other publicly accessible interior building area(s), an information display(s), the number/content/design/location of which shall be approved by ACCS/ATP, to provide transportation-related information to residents and visitors. Management shall keep display(s) stocked with approved materials at all times.
- b. Bus stops and shelters within 25 feet of the property and contiguous to the property shall be maintained free of snow, ice, trash, and debris. A six (6) foot wide path, or the full width of the sidewalk (if less than 6 feet), shall be maintained clear of snow and ice, to the main entrance of the building(s) from these bus stops.
- c. Comply with the requirements of site plan conditions to provide bicycle parking/storage facilities. The developer agrees to develop a plan of operation of the bicycle facilities which shall include details of implementation and continued operation of the bicycle facilities and related systems.

Promotions, Services, Policies

- a. Provide website hotlinks to CommuterPage.com™ under a “transportation information” heading from the developer and property manager’s websites regarding this development. Link:
http://www.commuterpage.com/art/villages/courthouse_tran.htm
- b. Distribute a new-resident package, material provided by Arlington County, which includes site-specific ridesharing and transit-related information to each

residential lessee. Packages will be distributed to tenants no later than the day of move-in at the building, or as approved by ACCS or successor.

- c. Reference to the Court House Metro in all promotional materials and advertisements.
- d. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all residents, tenants, employees, and visitors.

Performance and Monitoring

- a. Upon approval of the TMP by the County, the developer agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- b. During the first year of start up of the TMP and on an annual basis thereafter, the Applicant will submit an annual report, which may be of an on-line, email variety, to the County Manager, describing completely and correctly, the TDM related activities of the site.

Documentation of Historical Artifacts, Features and Buildings

- 32. The developer agrees to be responsible for documenting any historical artifact or historical natural feature uncovered during construction on the site. This documentation shall include written notation describing the artifact or natural feature, color photographs, and mapping of the location and/or depth of the site excavation at which the item was found. The developer agrees to submit a copy of this documentation to Arlington County before issuance of the first Certificate of Occupancy for the respective phase of construction.

In the event an historical artifact or natural feature is found on the site, and is to be disturbed or removed from the site during construction, the developer agrees to contact the Arlington County Historic Preservation Program, Neighborhood Services Division before removing or disturbing the artifact or natural feature. Arlington County shall be given the opportunity to accept donation of the artifact or natural feature before the item is offered to any other organization or individual.

Should the project be assessed as a possible archaeological site, the developer agrees to pursue, at a minimum, a level one and two archaeological study. The developer agrees to submit to the Arlington County Historic Preservation Program all written results of the level one and two archaeological study and all artifacts found on the site.

Snow Removal

- 33. The developer or owner agrees to remove snow from all interior streets and sidewalks within a reasonable time after snow has stopped falling but in no case later than snow removal provided to permit safe vehicular and pedestrian access throughout the site.

Structural Additions

34. The developer agrees that any structural addition or changes to the facades or materials shall be subject to the approval of the County Manager. If the County Manager, in consultation with the Zoning Administrator determines that any proposed improvements or changes to the facades or materials have a significant impact on the site plan, or otherwise meet Zoning Ordinance requirements for site plan amendments that go to the County Board, a site plan amendment shall be required.

Retention of Approved Parking Ratio over Subdivided Site

35. The developer agrees to provide parking according to the approved Colonial Village Phased Development Site Plan (PDSP #161) parking ratio; when parking is not located within the parcel designation of each building but located within the overall Colonial Village PDSP project area or within a right-of-way as on-street parking, it shall continue to be committed to the entire Colonial Village PDSP project for purposes of administering the Zoning Ordinance and compliance with PDSP #161.

Retention of Approved Density over Subdivided Site

36. The maximum density permitted for the site subject to this site plan shall not exceed 162 housing units (48 units at the 18th Street North site and 114 units at the North Troy Street site). No additional density shall be allowed on any individual parcel formed by subdivision of the site.

Obtain Master Certificate of Occupancy

37. The developer agrees to obtain a Master Certificate of Occupancy for each building to be renovated under this site plan as approved by the County Board on September 25, 2010 within 90 days of receipt of the partial Certificate of Occupancy for full occupancy of each such building.

Affordable Housing

38. The developer agrees to execute before the issuance of the first Building Permit documents requested by the County to evidence agreement to all of the terms and conditions outlined in the developer's Tenant Relocation Plan titled "Colonial Village Apartments Proposed Relocation Plan" dated September 8, 2010, as well as an Affordable Housing Investment Fund (AHIF) agreement incorporating all of the terms and conditions set forth in the County Board report dated September 3, 2010. The executed agreement shall include, but not necessarily be limited to, the following:
- a. **Affordable Rents:** The developer agrees to provide 129 units as income-restricted units that shall have rents affordable to households whose incomes do not exceed 60% of Area Median Income (AMI). The developer agrees that the affordable rents shall not exceed the established affordability level for 60% AMI, as published by the U.S. Department of Housing and Urban Development (HUD), minus a utility allowance (if applicable) as per the Utility Allowance Schedule annually approved by HUD for the Arlington County, VA Section 8 Housing Certificate/Voucher Program or another utility allowance calculation as permitted by the regulations of Section 42 of the Low Income Housing Tax Credit program.

- b. **Rent Increases:** The developer agrees that rent increases for tenants continuing in occupancy shall not exceed the established affordability level for the rents minus a utility allowance as in Condition #38a, above. Rents for households moving into vacated affordable units shall be set according to Condition #38a, above.
- c. **Compliance Period:** The developer agrees that a minimum of 129 units shall be provided as, and shall remain affordable for a term of 60 years once financing has been secured for the renovation and stabilization phase of the project. However, if at any time in year 35 or later (but prior to the end of the full 60-year commitment period), the developer desires to refinance the property and is unable to refinance because the units are income-restricted, the developer may return to the County Board with a request to consider a recommendation to allow the units (or a portion thereof) to be rented at levels necessary for the financial feasibility of the refinance.
- d. **Accessible Units:** The developer agrees to provide and maintain a minimum of 17 of the affordable units as Type A Units under standards described in the Virginia Uniform Statewide Building Code. The applicant agrees to diligently market these accessible units according to the applicant's Affirmative Marketing Plan.
- e. **Developer Affirmative Marketing Plan/Marketing Period:** The AHIF agreement shall include an Affirmative Marketing Plan in substantially that form as required by HUD. The Affirmative Marketing Plan shall be in a form and substance acceptable to the County Manager, with the concurrence of the County Attorney, according to the County's criteria for such plans.
- f. **Condominium Conversion:** If at any time prior to the end of the 60-year term for the affordable units the property is converted to a condominium, the affordable units shall continue to be operated as rental units subject to the terms and conditions of the AHIF agreement for the remainder of the compliance period.
- g. **Renovations and Site Improvements:** Building renovations and site improvements shall be in compliance with the revised plans dated August 25, 2010 and labeled "*The Proposed Renovation of Colonial Village Apartments,*" prepared by VIKA and Wiencek + Associates Architects + Planners.

Phasing Plan

- 39. The developer agrees to obtain approval of the County Manager of a phasing plan prior to the issuance of any building permits for the site plan, and to implement the approved plan. During the phasing of construction, the developer further agrees to appropriately maintain the site and any buildings located within it. This shall include, but not be limited to, maintaining landscaping, keeping the grass mowed, and removing litter and debris from the site. Until the buildings are demolished, the developer agrees to maintain access on the site for fire emergency vehicles. Improvements required by these site plan conditions shall be constructed in phases, consistent with the phasing plan for

construction of the project. Any changes in the project phasing shall require a new phasing plan approved by the County Manager prior to the issuance of any permits.

EarthCraft Virginia Multifamily

40. The developer agrees to participate in the EarthCraft Virginia green home program for all renovations and additions to this project. The project team shall work to incorporate sustainable design elements and innovative technologies into the project in order to achieve certification in the EarthCraft Virginia program.

The developer agrees that all of the following types of appliances, fixtures, and/or building components used in the project shall have earned the U.S. EPA's Energy Star label (or equivalent as approved by the County Manager): clothes washers, dishwashers, refrigerators, ceiling fans, bathroom ventilation fans and residential lighting (compliance with Energy Star's Advanced Lighting Package). The developer shall submit to the County Manager a statement listing all Energy Star qualified components prior to issuance of the first Certificate of Occupancy for the respective phase of construction.

The developer agrees that all of the following fixtures initially installed in the project shall have earned the U.S. EPA's WaterSense label (or equivalent as approved by the County Manager): toilets, showerheads, and bathroom sink faucets. The developer shall submit to the County Manager documentation sufficient to confirm that such components are WaterSense qualified (or equivalent as approved by the County Manager) prior to issuance of the first Certificate of Occupancy for the respective phase of construction.

The developer further agrees to submit, to the Department of Environmental Services (DES) and to the Zoning Office, a report updating the EarthCraft Scorecard including information on the energy model results and/or updates, field reports prepared by the project's EarthCraft Technical Advisor (including by way of illustration, but not limited to, blower door and duct blaster test results) and documentation upon request to substantiate the report. A site visit to verify EarthCraft components will be accommodated as requested by staff. Such reports will be submitted prior to issuance of the following permits or certificates of occupancy for construction of the project and will summarize the efforts to date of the inclusion of the sustainable elements within the project:

- First Building Permit of the respective phase of construction
- Final Building Permit of the respective phase of construction
- Certificate of Occupancy for any space in the Final Building of the respective phase of construction.

The final EarthCraft certification will be provided to the County prior to issuance of the final Certificate of Occupancy of the respective phase of construction.

Historic Building Deconstruction

41. The developer agrees to develop and implement a plan, prior to the issuance of the first Building permit, for the salvage and recycling of historic building elements and materials

from the existing building(s) proposed to be renovated. The developer agrees to contact and permit the staff of the Historic Preservation Program to inspect the property and the existing building(s) to identify those historic building elements and materials to be salvaged. Provisions for such salvage shall be incorporated into the plan. The developer agrees to pay for a recycling contractor or other licensed contractor to have the identified building elements and materials that are marked for salvage to be removed from the building and relocated to a designated storage facility for reuse on the Colonial Village property or to be removed from the site.

Trash Enclosures

42. The developer agrees to locate all trash and recycling receptacles within a building or screened from public view with landscaping or fencing as shown on the final landscape plan approved by the County Manager.

Bulk Trash Storage

43. The developer agrees that bulk trash items shall not be stored on the exterior grounds of the site, except for the period within twenty-four (24) hours of scheduled bulk trash removal service.

Phased Development Site Plan Conformance

44. The developer agrees to comply with all conditions of the Phased Development Site Plan (PDSP #161) approval of December 11, 1979 as amended.

PREVIOUS COUNTY BOARD ACTIONS:

- December 5, 1978 Rezoned a portion of Colonial Village to "H-D" (Historic District) for approximately 8.605 acres located on the east and west sides of North Rhodes Street north of Wilson Boulevard.
- December 11, 1979 Deferred decision on an expansion of the Colonial Village HD.
- December 11, 1979 Rezoned from RA8-18, RA6-15, C-2 and C-3 to C-0-2.5 for parcel 1 of Colonial Village (2108 – 2130 16th Street North, 2101 and 2115 Wilson Boulevard, 1523 – 1525 North Veitch Street, and 2108 – 2130 Key Boulevard) and to RA7-16 for parcels 2 - 10 of Colonial Village (1829, 1831, 1847, 1853, 1859, 1913 Wilson boulevard; 1721, 1723 North Veitch Street; 1750 – 2120 Lee Highway; 1730 – 1816 North Quinn Street; 1720 – 1817 Queens Lane; 1724 – 1924 North Rhodes Street; 1701 – 1782 North Troy Street; 1700 – 1708 North Uhle Street; 1800 – 2026 Key Boulevard; 2101 – 2115 18th Street North; and 2101 – 2112 19th Street North.
- December 11, 1979 Approved Phased Development Site Plan (PDSP #161) for Colonial Village consisting of 61.6 acres zoned C-0-2.5 and RA7-16 to permit 1,573 units and 760,000 square feet of office space.
- February 9, 1980 Approved PDSP (PDSP-161) to correct the wording of condition 26.
- November 25, 1980 Approved Final Site Plan (SP-1) for condominium conversion of 212 units (1801 – 2021 Key Boulevard, 1900 – 1924 North Rhodes Street, 1802 and 1804 Lee Highway).
- July 14, 1981 Approved Final Site Plan (SP-2) for a 140 unit condominium development on parcel 4-D (2028 – 2120 Lee Highway and 2100 – 2112 19th Street North).
- September 15, 1981 Amended PDSP (PDSP-161) to modify moderate-income housing conditions.

- September 15, 1981 Amended PDSP (PDSP-161) to modify office parking area requirement.
- September 15, 1981 Approved Final Site Plan (SP-3) for three 12-story office buildings (2111, 2121 and 2131 Wilson Boulevard).
- March 20, 1982 Amended PDSP (PDSP-161) to permit a reduction in parking spaces for units in Parcel 2A only if developed by the Arlington Housing Corporation (1700, 1702, 1704, 1706 and 1708 North Uhle Street; 2111, 2113 and 2114 North Key Boulevard; and 1721 – 1723 North Veitch Street).
- March 20, 1982 Approved Final Site Plan (SP-4) for construction of two parking lots and 24 on-street parking spaces and for a condominium conversion of 70 units (1700, 1702, 1704, 1706 and 1708 North Uhle Street; 2111, 2113 and 2114 North Key Boulevard; and 1721 – 1723 North Veitch Street).
- March 20, 1982 Approved Final Site Plan (SP-5) for conversion to a cooperative for 72 units in Parcel 8C (1750, 1752, 1754, 1756, 1758, 1760 and 1762 North Troy Street; and 2018, 2022 and 2026 Key Boulevard).
- November 21, 1983 Approved Final Site Plan (SP-6) for a condominium conversion of 474 units (1720 – 1817 Queens Lane; 1724 – 1821 North Rhodes Street; 1701 – 1761 North Troy Street (east side); 1774 – 1782 North Troy Street (west side); 1829, 1831, 1847, 1853 and 1859 Wilson Boulevard; 1800 – 1904 Key Boulevard; and 2101 - -2115 18th Street North).
- January 7, 1984 Deferred Phased Development Site Plan Amendment (PDSP-161) and Site Plan Amendment (SP-2) for Parcel 4D (2028 -2120 Lee Highway and 2100 – 2112 19th Street North).
- March 3, 1984 Amended PDSP (PDSP-161) to permit an increase in the number of units in Parcel 4 from 288 to 402 and to permit up to six stories in height rather than four stories.
- March 3, 1984 Approved Site Plan Amendment (SP-2) for construction of a 240 unit four to six story

- residential building (2028 – 2120 Lee Highway and 2100 – 2112 19th Street North).
- March 2, 1985 Approved Final Site Plan (SP-7) for construction of 366 unit rental apartments in four six-story buildings and associated parking spaces (1800 block of North Quinn Street).
- November 16, 1985 Approved Site Plan Amendment (SP-7) to subdivide Parcel 6 (1800 block of North Quinn Street).
- September 6, 1986 Approved Site Plan Amendment (SP-7) for two project identification signs (1804, 1808 and 1814 North Quinn Street).
- January 10, 1987 Deferred Site Plan Amendment (SP-3) (2111 Wilson Boulevard).
- February 7, 1987 Approved Site Plan Amendment (SP-3) for a project identification sign mounted on the Metro tunnel elevator enclosure (2101, 2107 and 2111 Wilson Boulevard).
- March 7, 1987 Deferred Site Plan Amendment (SP-7) (1800 block of North Quinn Street and 1800/1900 block of North Scott Street).
- March 7, 1987 Approved Site Plan Amendment (SP-3) for two tenant identification signs and logo (2111 Wilson Boulevard).
- May 2, 1987 Deferred Site Plan Amendment (SP-7) (1800 block of North Quinn Street and 1800/1900 block of North Scott Street).
- May 2, 1987 Approved Site Plan Amendment (SP-2) for the retention of the condominium sales office for use as a community facility for child care, eliminate the access road connection between North Uhle Street and the parking lot, and add three parking spaces to the parking lot adjacent to Lee Highway (2100 Lee Highway).
- June 6, 1987 Approved Site Plan Amendment (SP-7) for addition of a swimming pool, bathhouse and eight parking

	spaces (1800 block of North Quinn Street and the 1800/1900 block of North Scott Street).
November 21, 1989	Deferred Site Plan Amendment (SP-3) (2111 – 2121 Wilson Boulevard).
August 12, 1990	Deferred Site Plan Amendment (SP-3) (2111 – 2121 Wilson Boulevard).
January 9, 1990	Deferred Site Plan Amendment (SP-3) (2111 Wilson Boulevard).
January 9, 1990	Approved Site Plan Amendment (SP-3) for a coordinated sign plan for two freestanding signs and other associated signage (2111 – 2121 Wilson Boulevard).
February 10, 1990	Approved Site Plan Amendment (SP-3) for a coordinated sign plan for three freestanding signs (2111 – 2121 Wilson Boulevard).
August 10, 1991	Denied Site Plan Amendment (SP-161)(SP-7) for a free standing sign beyond permitted time frame (1870 North Scott Street).
August 8, 1992	Approved Site Plan Amendment (SP-6) for the connection of a residential unit to an existing non-conforming dental office (1829 Wilson Boulevard).
January 8, 1994	Approved Site Plan Amendment (SP-3) for modifications to an approved comprehensive sign plan for two freestanding signs and directional signage (2102 and 2111 Wilson Boulevard).
April 13, 1996	Approved Site Plan Amendment (SP-6) for expansion of an existing dental office into an adjacent residential unit (1829 and 1831 Wilson Boulevard).
July 19, 1997	Deferred Site Plan Amendment (SP-161) for modification of an approved comprehensive sign plan for a building mounted sign (2111 Wilson Boulevard).
September 6, 1997	Accepted withdrawal of a Site Plan Amendment (SP-161) for modification of an approved

comprehensive sign plan for a building mounted sign (2111 Wilson Boulevard).

August 5, 2000

Deferred Site Plan Amendment (SP-161) for modifications to an approved comprehensive sign plan for a rooftop sign (2107 Wilson Boulevard).

September 9, 2000

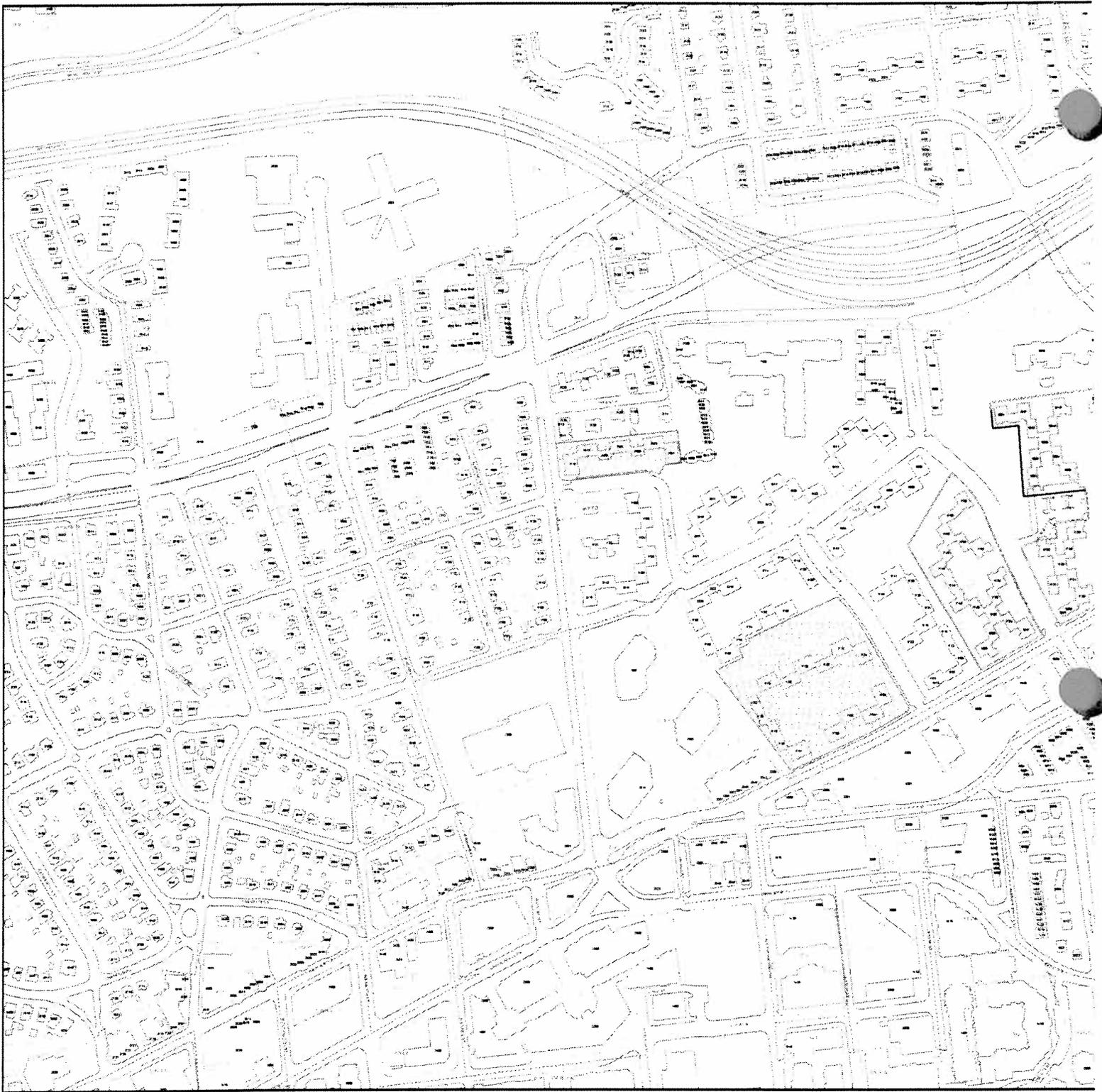
Approved Site Plan Amendment (SP-161) for a rooftop sign (2107 Wilson Boulevard).

October 13, 2007

Deferred Site Plan Amendment (SP-161) for modifications to an approved comprehensive sign plan for new and replacement signs (2101, 2107 and 2111 Wilson Boulevard).

November 13, 2007

Approved Site Plan Amendment (SP-161) for modifications to an approved comprehensive sign plan for new and replacement signs (2101, 2107 and 2111 Wilson Boulevard).



PDSP #161, SP #8

**1702, 1704, 1706, 1708, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732 and 1734 N.
Troy St. and 2101, 2103, 2105, 2107, 2109, 2113, 2115 18th St. N.**

RPC: 16-030-027 and 16-026-505



**Case
Location(s)**

Scale: 1:5,625

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.