

TITLE REPORT NOTE

THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP NO. 44-3 AS RFC INTERIOR & TAX MAP NO. 44-10 AS RFC INTERIOR AND ARE ZONED R-1E.

THE PROPERTIES SHOWN HEREON WERE ACQUIRED BY TRIST STREET, L.L.C. BY DEED RECORDED IN DEED BOOK 2778 AT PAGE 1184. THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, SHOW THE TITLE INSURANCE COMPANY ORDER NUMBER 2488-10012 EFFECTIVE DATE: FEBRUARY 1, 2010 HAS BEEN INCORPORATED INTO THIS SURVEY.

THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON A FIELD BOUNDARY SURVEY PREPARED BY VMA, INC., LAST FIELD DATE 5/20/2010.

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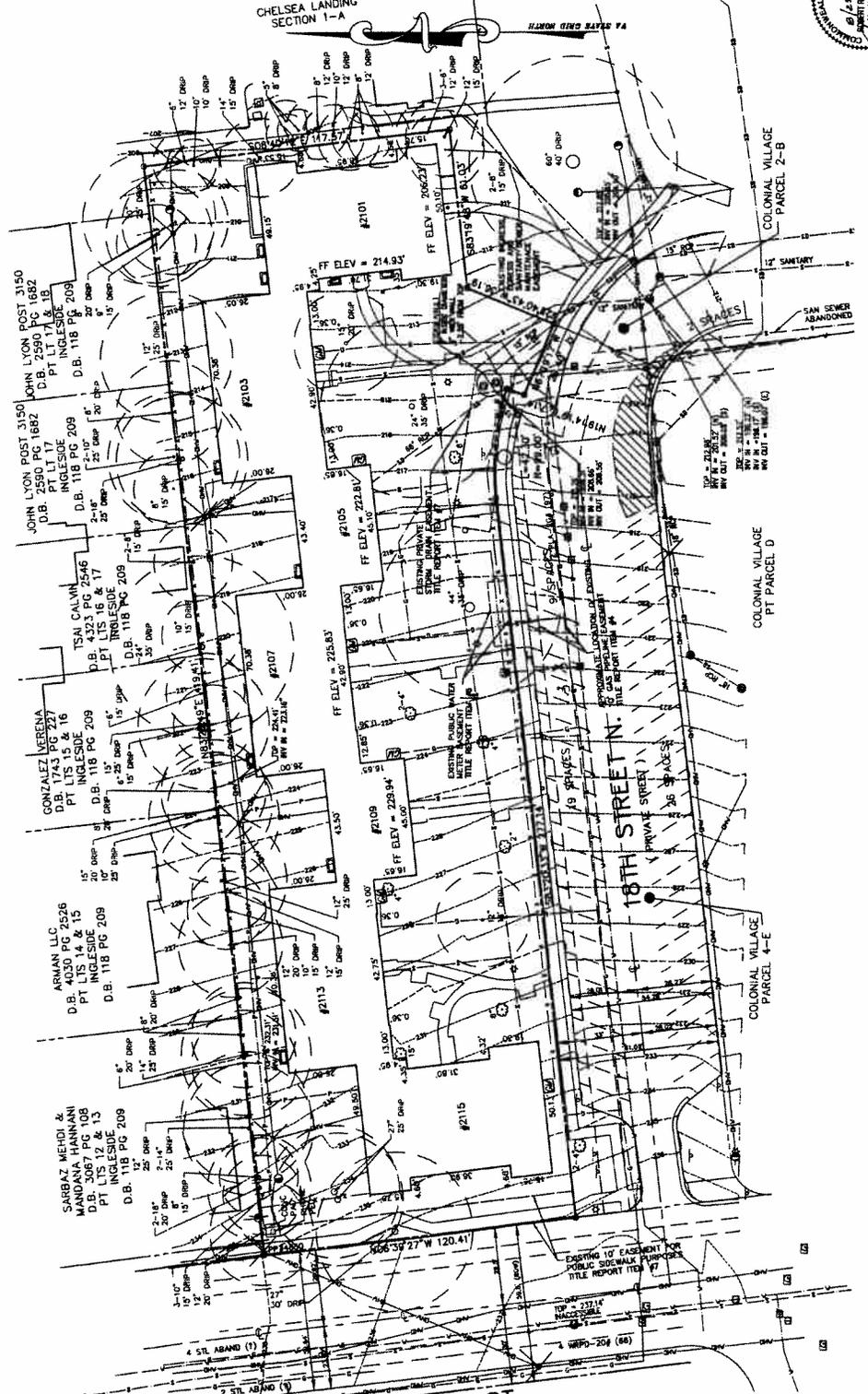
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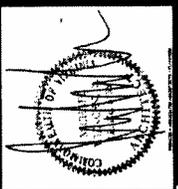
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1345 WESTLAKE AVENUE, SUITE 100
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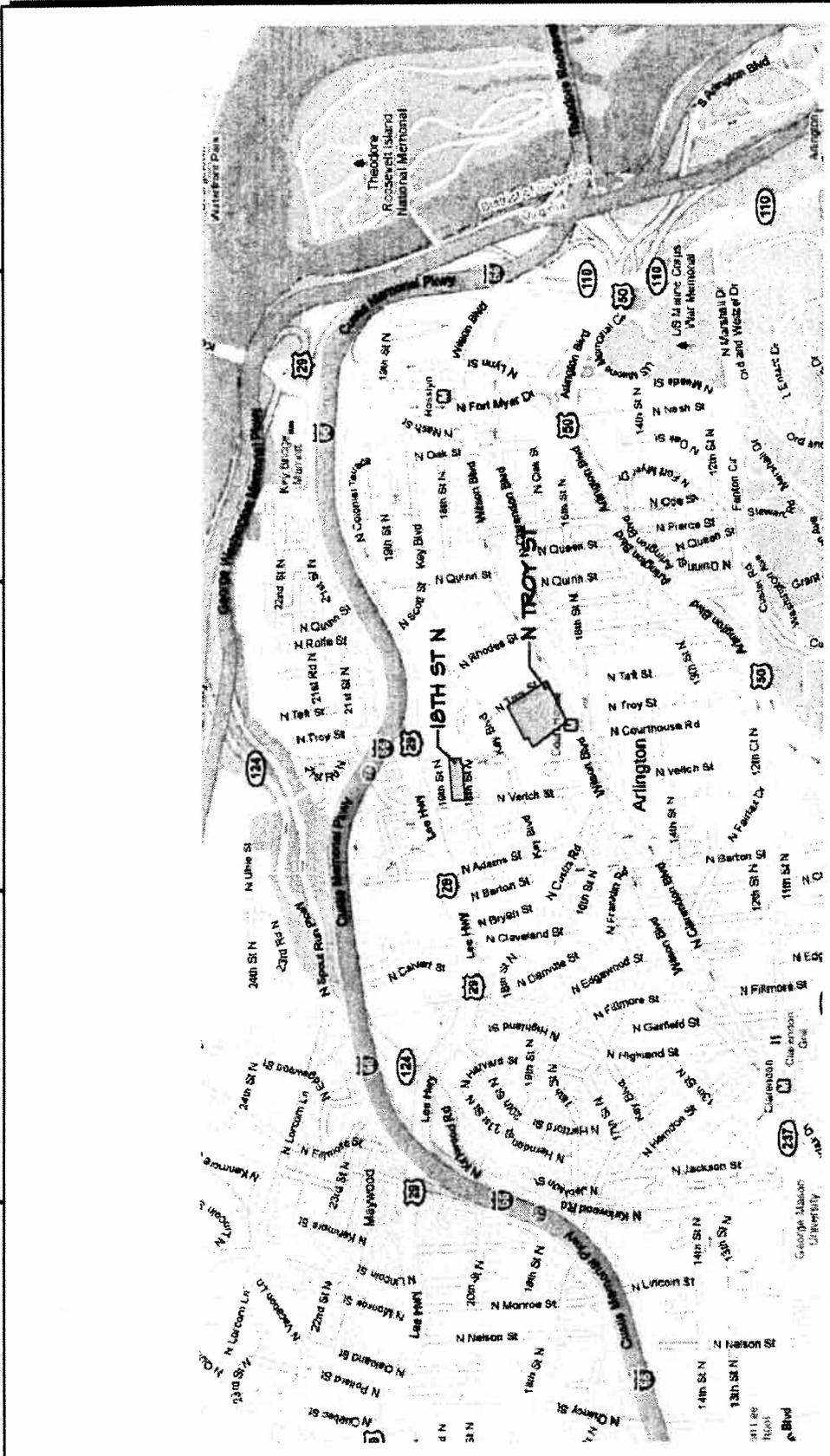
NO.	DATE	DESCRIPTION
1	05/26/11	ASPTA
2	07/13/11	REVISION
3	04/23/12	REVISION

Client: Village Apartments
 100 South Troy Street
 Arlington, VA 22201

PROJECT TITLE
LOCATION PLAN

DRAWING NO.
CV_62

1 2 3 4

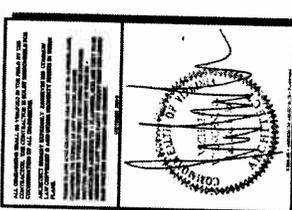


LOCATION PLAN
 SCALE: NTS





THOMAS BARRINGER ARCHITECTS
 1011 EAST BROADWAY, SUITE 100
 CHARLOTTE, NC 28202
 TEL: 704.375.1111
 FAX: 704.375.1112



REVISION	DATE	BY
1	05/26/10	MS/PA
2	07/13/10	MS/PA
3	08/23/10	MS/PA

Colwell Village Associates
 186 Street North + North Troy Street
 Raleigh, VA 22201

UNIT TABULATIONS

CV_68

1 2 3 4

18TH ST N APARTMENTS

BUILDING ADDRESSES
 2101 18TH ST
 2103 18TH ST
 2105 18TH ST (1419 GROSS SF ADDED)
 2107 18TH ST
 2109 18TH ST (1419 GROSS SF ADDED)
 2115 18TH ST

UNIT TYPE	# OF UNITS	EXIST. BDRM.	PROP. BDRM.
1.1a	5	1	1
1.1a-BF	2	1	1
1.1b	13	1	1
1.1c	10	1	1
1.1c-BF	2	1	1
1.1j	1	1	1
2.1a	2	2	2
2.1a-BF	2	2	2
2.1b	6	2	2
2.1c	1	2	2
2.2a	3	2	2
TOTAL EXIST. 1 BED	40		
TOTAL EXIST. 2 BED	6		
TOTAL PROP. 1 BED	52		
TOTAL PROP. 2 BED	16		
TOTAL # OF UNITS	48		

AMENITY SPACES
 COMMUNITY ROOM
 LAUNDRY ROOM
 MAINTENANCE
 FITNESS ROOM

BARRIER-FREE UNITS

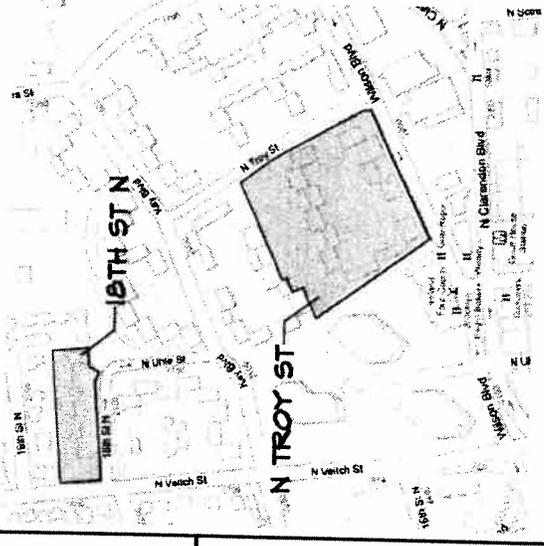
BUILDING ADDRESS	# OF UNITS
2101 18th St.	4
2103 18th St.	2
2109 18th St.	2
2115 18th St.	4
TOTAL # OF UNITS	12

N TROY ST APARTMENTS

BUILDING ADDRESSES
 1703 TROY ST
 1704 TROY ST
 1706 TROY ST
 1708 TROY ST
 1714 TROY ST
 1716 TROY ST
 1718 TROY ST
 1720 TROY ST
 1722 TROY ST
 1734 TROY ST (3624 GROSS SF ADDED)
 1736 TROY ST (3624 GROSS SF ADDED)
 1738 TROY ST (3624 GROSS SF ADDED)
 1740 TROY ST (3624 GROSS SF ADDED)
 1742 TROY ST (3624 GROSS SF ADDED)

UNIT TYPE	# OF UNITS	EXIST. BDRM.	PROP. BDRM.
1.1b	6	1	1
1.1c	4	1	1
1.1d	6	1	1
1.1e	1	1	1
1.1f	26	1	1
1.1f-BF	2	1	1
1.1h	6	1	1
1.1j	1	0	0
1.1k-BF	2	1	1
2.1c	17	2	2
2.1c-BF	3	2	2
2.1d	6	2	2
2.1f-BF	2	2	2
2.2b	2	2	2
2.2c	2	2	2
2.2c	6	2	2
5.2a	14	2	2
Leasing Office	1	1	1
TOTAL EXIST. 1 BED	69		
TOTAL EXIST. 2 BED	45		
TOTAL PROP. 1 BED	59		
TOTAL PROP. 2 BED	42		
TOTAL PROP. 3 BED	14		
TOTAL # OF UNITS	114		

AMENITY SPACES
 COMMUNITY ROOM
 LAUNDRY ROOM
 BIKE STORAGE
 MANAGEMENT OFFICE



ENLARGED LOCATION PLAN
 SCALE: 1/8" = 1'-0"



A B C



ARCHITECTS
PLANNERS
INTERIORS

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NO.	DATE	DESCRIPTION
1	03/26/10	ISSUANCES
2	07/13/10	REVISION
3	02/25/10	REVISION

Project: Colonial Village Apartments
11th Street North + North Troy Street
Arlington, VA 22201

SCOPE OF WORK
NARRATIVE

CV_64

OVERVIEW:
THE PROPOSED RENOVATION SCOPE OF COLONIAL VILLAGE APARTMENTS, AN EXISTING 162 UNIT AFFORDABLE RENTAL PROPERTY LOCATED AT 2101-2115 18TH ST N AND 1705-1724 N TROY ST IN ARLINGTON, VA, INCLUDING THE SCOPE ELEMENTS BELOW. THERE ARE 22 BUILDINGS SITED ACROSS TWO SITES, EACH COMPRISED OF TWO OR THREE STORIES AND INCLUDING 4 TO 13 UNITS DEPENDING ON PLAN.

THE PROPOSED WORK INCLUDES ADDITIONS TO SEVEN OF THE TWENTY-TWO BUILDINGS TO ENLARGE EXISTING 1- AND 2-BEDROOM UNITS BY ADDING AN ADDITIONAL BEDROOM. SOME UNITS ARE TO RECEIVE ADDITIONAL BATHROOMS. THE TOTAL UNIT COUNT IS TO REMAIN UNCHANGED. ALL UNITS ARE TO BE FULLY RENOVATED, INCLUDING FULL KITCHENS, BATHROOMS, AND FINISH UPDATES. THE PROPOSED WORK ALSO INCLUDES RENOVATING EXISTING COMMON AREAS, INCLUDING LAUNDRY ROOMS, ENTRYWAYS, AND STAIRS. THE PROPOSED SCOPE INCLUDES ALL UNIT AND BUILDING ENVELOPES. THE PROPERTY CURRENTLY INCLUDES ACCESSIBLE UNITS AND ASSOCIATED SITE WORK TO SUPPORT ALL UNIT AND BUILDING ENVELOPES. THE PROPOSED SCOPE INCLUDES ALL ACCESSIBLE UNITS, ALTHOUGH ONLY 5% ARE REQUIRED. SITE ACCESSIBILITY UPDATES ARE ALSO INCLUDED. THE PROPOSED SCOPE OF WORK WILL FULLY COMPLY WITH EARTHQUAKE VIBRATION SUSTAINABLE DESIGN REQUIREMENTS.

GENERAL NOTES:

1. ALL PATCHING & REPAIR WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEW MATERIALS & FINISHES ARE TO MATCH EXISTING MATERIALS & FINISHES UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS AND SHALL BE APPROVED BY ARCHITECT AND OWNER PRIOR TO START OF MAJORITY REPAIRS. MOCKUP LOCATION IS TO BE FIELD COORDINATED.
3. PROVIDE NEW ADA ACCESSIBLE ENTRANCE TO BUILDING 1704 AND 1732 TROY STREET. CONCRETE RAMP, LANDING, AND STAIRS SIMILAR TO EXISTING IN COLOR, TEXTURE, AND FINISH.
4. PROVIDE NEW ADA ACCESSIBLE ENTRANCE TO BUILDING 1704 AND 1732 TROY STREET. CONCRETE RAMP, LANDING, AND STAIRS SIMILAR TO EXISTING IN COLOR, TEXTURE, AND FINISH.
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10. PROVIDE NEW ADA ACCESSIBLE ENTRANCE TO BUILDING 1704 AND 1732 TROY STREET. CONCRETE RAMP, LANDING, AND STAIRS SIMILAR TO EXISTING IN COLOR, TEXTURE, AND FINISH.

BUILDING EXTERIORS - RENOVATIONS AND ADDITIONS:

1. CLEAN ALL MASONRY AND BE POINT AS NECESSARY IN ACCORDANCE WITH ACRS PRESERVATION BRICK & TILE CLEANING AND WATERPROOF COATING OF MASONRY BUILDINGS AND AS RE-POINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.
2. GC TO ANALYZE SAMPLE OF EXISTING MORTAR TO DETERMINE NEW MORTAR COMPATIBILITY AT REPAIR AREAS. RE-POINTING MOCKUP TO BE PROVIDED BY ARCHITECT AND OWNER PRIOR TO START OF MAJORITY REPAIRS. MOCKUP LOCATION IS TO BE FIELD COORDINATED.
3. PROVIDE NEW WINDOW AND DOOR OPENING TO THE BASEMENT OF BUILDING 2101 18TH STREET. ALL DEMOLITION IS TO BE CARRIED OUT TO MINIMIZE DAMAGE TO FINISHES TO REMAIN. ALL NEW WORK IS TO MATCH EXISTING FINISHES.
4. EXISTING DOORWAY AT BUILDING 2101 18TH STREET IS TO BE MODIFIED FOR INSTALLATION OF NEW WINDOW. PROVIDE BRICKS TO MATCH EXISTING AND CARRY OUT WORK TO APPEAR CONTINUOUS WITH ADJACENT EXISTING FINISHES.
5. EXISTING DOORWAY AT BUILDING 1702 TROY STREET IS TO BE MODIFIED FOR INSTALLATION OF NEW WINDOW. PROVIDE BRICKS TO MATCH EXISTING AND CARRY OUT WORK TO APPEAR CONTINUOUS WITH ADJACENT EXISTING FINISHES.
6. PROVIDE NEW WINDOW AND DOOR OPENING TO THE BASEMENT OF BUILDING 1702 TROY STREET. ALL DEMOLITION IS TO BE CARRIED OUT TO MINIMIZE DAMAGE TO FINISHES TO REMAIN. FINISH ALL NEW WORK SIMILAR TO EXISTING ADJACENT CONSTRUCTION.
7. PROVIDE NEW DOOR OPENING TO THE BASEMENT OF BUILDING 1704 TROY STREET. ALL DEMOLITION IS TO BE CARRIED OUT TO MINIMIZE DAMAGE TO FINISHES TO REMAIN. ALL NEW WORK IS TO MATCH EXISTING FINISHES.
8. PROVIDE ADDITIONAL OPENING ON NORTH FACADE PARAPET TO IMPROVE DRAINAGE. NEW OPENINGS SIMILAR TO EXISTING OPENINGS IN CHARACTER AND SIZE.
9. ALL EXTERIOR WINDOW ELEMENTS ARE BEYOND REPAIR. REMOVE EXISTING AND PROVIDE NEW ELEMENTS TO MATCH EXISTING IN SIZE AND FINISH. ALL UNITS WINDOWS AND REPLACE WITH NEW UNITS. BASH WINDOW COMPLETE WITH INTERIOR AND EXTERIOR MOUNTING WITH A FINISH PROFILE APPROPRIATE TO THE HISTORIC STYLE OF THE COMPLEX.
10. REMOVE AND RETAIN EXISTING BULLS IN GOOD CONDITION. EXISTING NON-ORIGINAL WINDOWWELL COVERS TO REMAIN IN PLACE.
11. CLEAN AND REPLACE EXISTING WINDOW TRIM WITH NEW PRIMERED TRIM SIMILAR TO EXISTING IN PROFILE AND LOCATION.
12. REMOVE AND REPLACE EXISTING WINDOW TRIM WITH NEW PRIMERED TRIM SIMILAR TO EXISTING IN PROFILE AND LOCATION.

BUILDING INTERIORS AND UNIT UPDATES:

1. RETAIN ORIGINAL CONCRETE FLOOR TILES AND STONE STAIRS AT ENTRY CORRIDORS AND HALLWAYS. PATCH AND REPAIR AREAS IN POOR CONDITION SIMILAR TO EXISTING.
2. MODIFY EXISTING HANGROU TO COMPLY WITH CURRENT CODE. ALL MODIFICATIONS ARE TO BE CONSISTENT WITH THE ORIGINAL STYLE AND AESTHETIC. RESTORE EXISTING METAL NEREL POSTS AND BALUSTERS, AND WOOD HANDRAILS.
3. RETAIN AND RESTORE EXISTING CHAIR RAIL. REPLACE DAMAGED AREAS WITH NEW SIMILAR IN SIZE AND PROFILE TO EXISTING.
4. REMOVE AND REPLACE ALL NON-ORIGINAL UNIT ENTRY DOORS. NEW DOORS TO BE SIMILAR TO EXISTING IN STYLE AND COLOR.
5. REPLACE ALL INTERIOR UNIT DOORS WITH 6 PANEL. BOLD CORE DOORS SIMILAR TO EXISTING.
6. REMOVE ALL INTERIOR UNIT DOORS WITH 6 PANEL. BOLD CORE DOORS SIMILAR TO EXISTING. PROVIDE 2X4 WOOD FRAMING, BATT INSULATION AND NEW DRYWALL WITH FLAT FINISH. PROVIDE NEW WOOD TRIM AND RESTORE ORIGINAL RELATIONSHIP BETWEEN WALL AND TRIM.
7. REMOVE ALL PLASTER ON WALLS AND CEILINGS AT AREAS IN POOR CONDITION AND AT CEILINGS THAT HAVE BEEN ALTERED WITH OTSPRUM CEILING TILES. REPLACE WITH DRYWALL SURFACE.
8. REMOVAL, PART AND RESTORE PLASTER WALLS IN GOOD CONDITION.
9. PATCH DAMAGED AREAS OF EXISTING PARQUET FLOORING WITH PLYWOOD WHERE REQUIRED AND LEVEL AS NEEDED TO RECEIVE NEW CARPETING.
10. REMOVE LAMINATED FLOORING WHERE EXISTING IN BATHROOMS AND KITCHENS. FLASH PATCH EXISTING SUBSTRATE AT ALL LOCATIONS AND INSTALL NEW RESILIENT TILE FLOORING IN KITCHENS AND NEW CERAMIC TILE FLOORING IN BATHROOMS.
11. REMOVE ALL DOOR AND WINDOW TRIM AND WALL BASE. REPLACE WITH NEW SIMILAR TO EXISTING.
12. REMOVE AND REPLACE ALL BATHROOM FINISHES, FIXTURES AND ACCESSORIES.
13. PROVIDE NEW DUCTED EXHAUST FAN IN BATHROOM. EXHAUST IS TO BE VENTED THROUGH THE ROOF.
14. REMOVE ALL KITCHEN CABINETS AND APPLIANCES. PROVIDE NEW CABINETS TO COMPLY WITH ADA MINIMUM CABINET REQUIREMENTS WITH IN REVISION CONFIGURATIONS. PROVIDE ALL NEW APPLIANCES INCLUDING FULL SIZE DISHWASHER TO COMPLY WITH VDA REQUIREMENTS.
15. REMOVE EXISTING MECHANICAL UNITS AND DROPPED CEILING AND PROVIDE NEW HEAT PUMP IN NEW MECHANICAL CLOSETS AS SHOWN ON PLANS. MOOPY EXISTING DUCTWORK AS REQUIRED TO CONNECT TO NEW UNIT.
16. REPLACE ENTIRE DOMESTIC WATER SYSTEM.
17. RECONFIGURE EXISTING ELECTRICAL SYSTEM.
18. RECONFIGURE EXISTING STORAGE, MAINTENANCE, AND MECHANICAL SPACES AT LOWER LEVEL OF BUILDING 2101 18TH STREET TO PROVIDE NEW COMMUNITY AMENITY SPACES.
19. RECONFIGURE 17 UNITS TO BE ADA ACCESSIBLE. REFER BUILDING PLANS AND ENLARGED UNIT PLANS FOR LOCATIONS AND DETAILS.
20. PROVIDE NEW 3/4" DIA HYDRAULIC ELEVATOR FOR ADA ACCESS TO UNITS ON UPPER LEVELS OF BUILDING 1704 TROY STREET. RECONFIGURE EXISTING MECHANICAL SPACE TO PROVIDE NEW ADA ACCESSIBLE BUILDING ENTRY.
21. RELOCATE EXISTING LEASING OFFICE TO ADA ACCESSIBLE LOCATION AT BUILDING 1704 TROY STREET.
22. RECONFIGURE EXISTING LOWER LEVEL OF BUILDING 1702 TROY STREET TO PROVIDE NEW ADA ACCESSIBLE BUILDING ENTRY AND COMMUNITY SPACE.

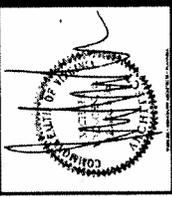
CV_64

SCALE: NTS



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 DATE OF DECLASSIFICATION: 01/01/2011
 AUTHORITY: 50 CFR 17.104

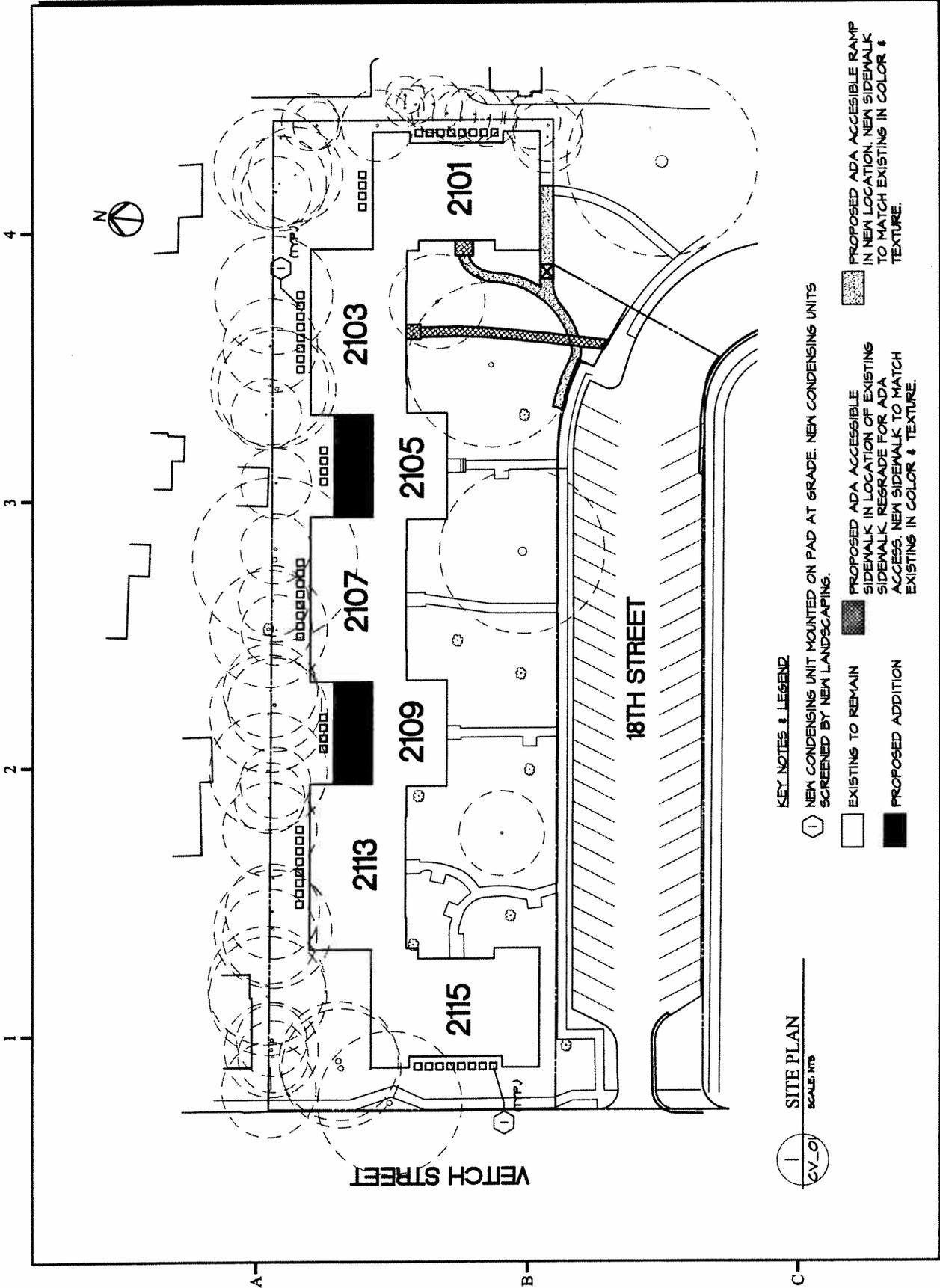


ISSUANCES	DATE	BY
1	05/24/10	MS/A
2	07/13/10	REVISION
3	08/25/10	REVISION

Colonial Village Apartments
 18th Street North - North Troy Street
 Arlington, VA 22201
 18th Street

SHEET TITLE
 SITE PLAN - 18TH ST

PROJECT NO.
 CV_01



KEY NOTES & LEGEND

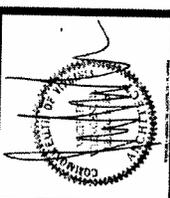
- (1) NEW CONDENSING UNIT MOUNTED ON PAD AT GRADE. NEW CONDENSING UNITS SCREENED BY NEW LANDSCAPING.
- EXISTING TO REMAIN
- PROPOSED ADA ACCESSIBLE RAMP IN NEW LOCATION. NEW SIDEWALK TO MATCH EXISTING IN COLOR & TEXTURE.
- PROPOSED ADA ACCESSIBLE SIDEWALK IN LOCATION OF EXISTING SIDEWALK. REGRADE FOR ADA ACCESS. NEW SIDEWALK TO MATCH EXISTING IN COLOR & TEXTURE.
- PROPOSED ADDITION

SITE PLAN
 SCALE: NTS
 CV_01



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 100 WEST MAIN STREET
 BALTIMORE, MD 21201
 TELEPHONE: 301.948.2210
 FACSIMILE: 301.948.2844
 WWW.WILKLEYASSOCIATES.COM

CONTRACT NO. 2105/2109-01
 PROJECT NO. 2105/2109-01
 SHEET NO. 2105/2109-01-01
 DATE: 05/26/08

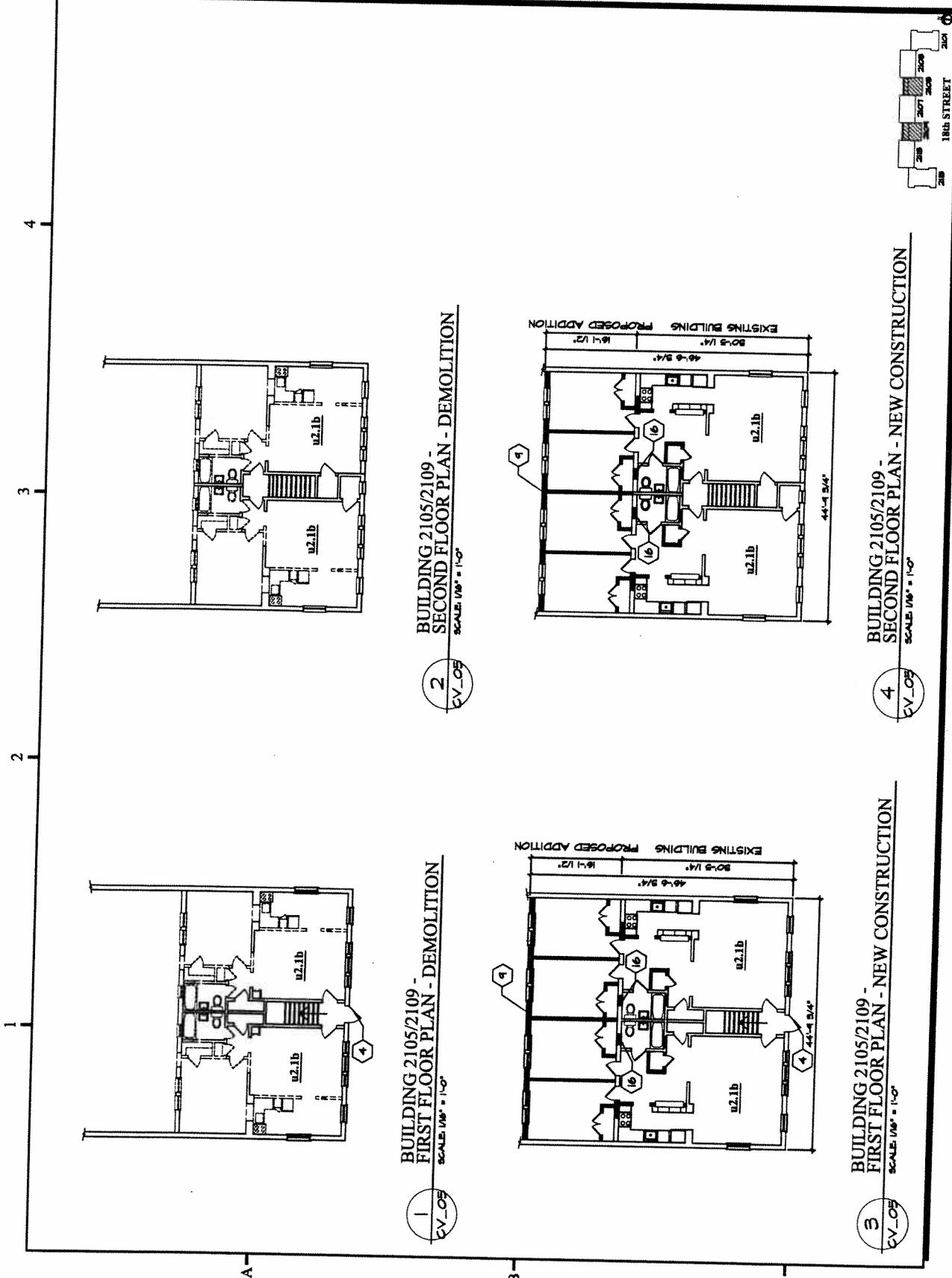


NO.	DATE	DESCRIPTION
1	05/26/08	ISSUES
2	07/13/08	REVISION
3	06/25/08	REVISION

18th Street
 18th Street North, North 17th Street
 Arlington, VA 22201

BUILD# 2105/2109 - DEMO &
 NEW CONST. - 3105 / 3104

CV_05



1

2

3

4

1
 CV_05
 BUILDING 2105/2109 -
 FIRST FLOOR PLAN - DEMOLITION
 SCALE: 1/8" = 1'-0"

2
 CV_05
 BUILDING 2105/2109 -
 SECOND FLOOR PLAN - DEMOLITION
 SCALE: 1/8" = 1'-0"

3
 CV_05
 BUILDING 2105/2109 -
 FIRST FLOOR PLAN - NEW CONSTRUCTION
 SCALE: 1/8" = 1'-0"

4
 CV_05
 BUILDING 2105/2109 -
 SECOND FLOOR PLAN - NEW CONSTRUCTION
 SCALE: 1/8" = 1'-0"

A

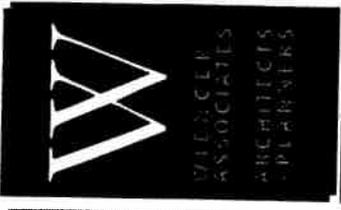
B

C

18th Street

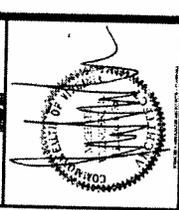
18th Street North

17th Street



3 EAST PARKWAY AVENUE, 4TH
 SUITE 200
 WASHINGTON, VA 22201
 TELEPHONE: 703.448.4318
 FACSIMILE: 703.448.4364
 WWW.WILSCLEASSOCIATES.COM

CONTRACT NO. 1724/1728-DEMOLITION
 PROJECT NO. 1724/1728-DEMOLITION
 SHEET NO. 19a

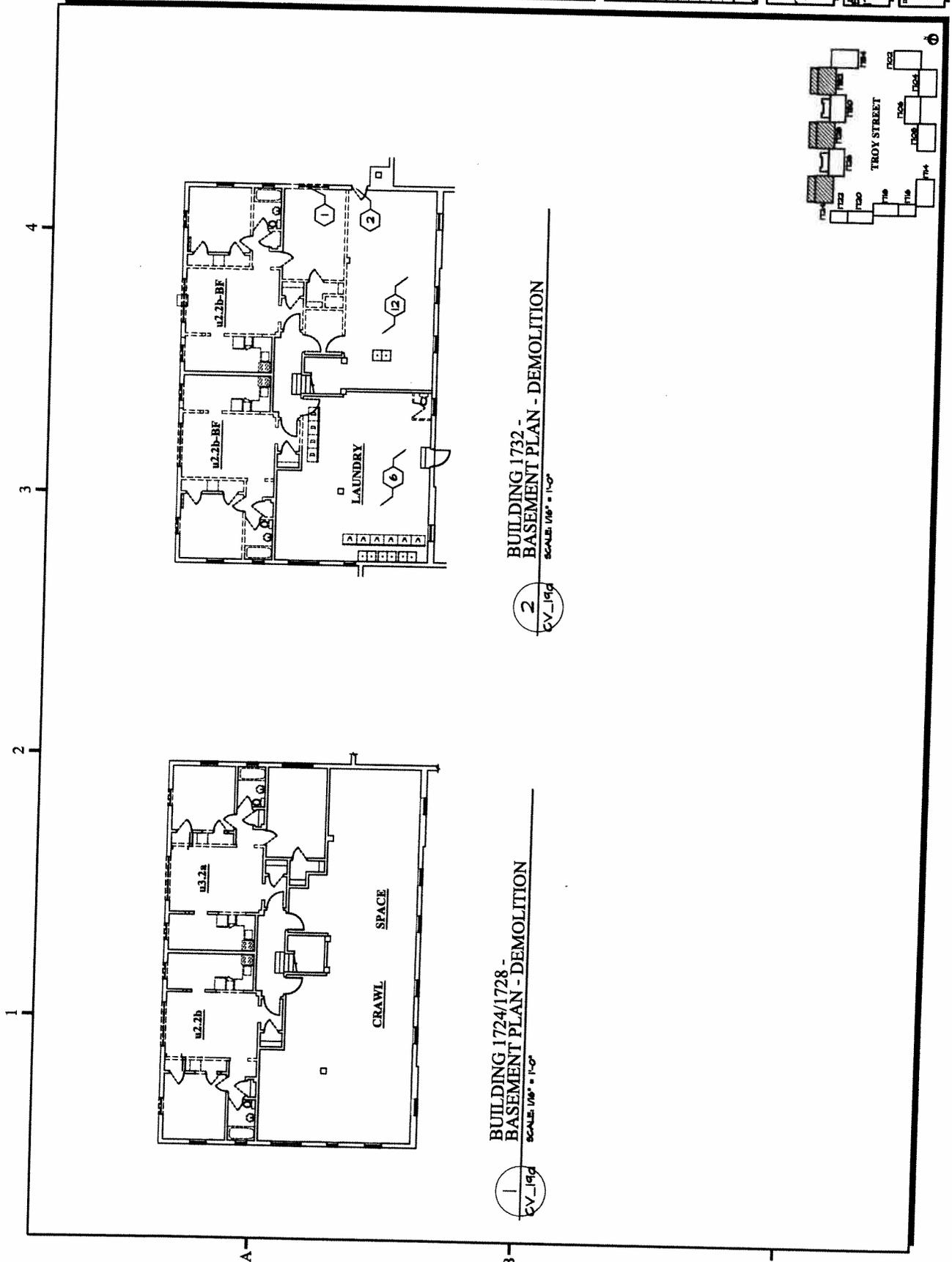


ISSUANCES	DATE	BY
1	05/26/18	WILSCLE
2	07/13/18	WILSCLE
3	06/25/18	WILSCLE

Colson's Village Associates
 1848 Street North + North Troy Street
 Arlington, VA 22201
Troy Street

SITE PLAN - DEMO -
 1724 / 1728 / 1752

SHEET NO. **CV_19a**

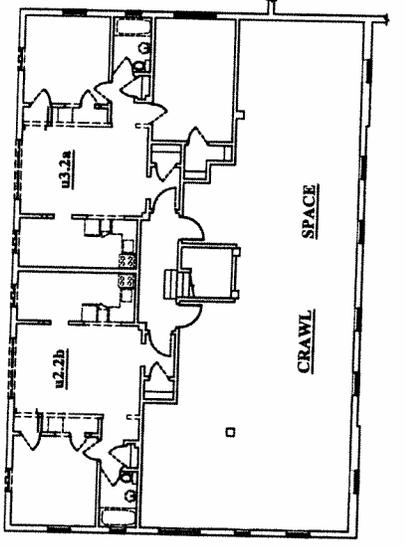


1

2

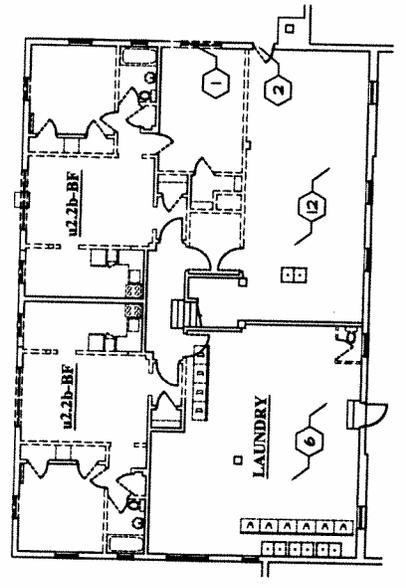
3

4



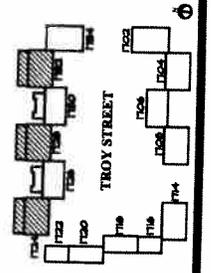
BUILDING 1724/1728 -
BASEMENT PLAN - DEMOLITION
 SCALE: 1/8" = 1'-0"

1
 CV_19a



BUILDING 1732 -
BASEMENT PLAN - DEMOLITION
 SCALE: 1/8" = 1'-0"

2
 CV_19a

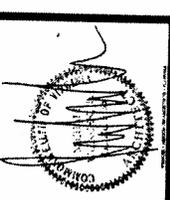


6



1845 SENECA AVENUE, SUITE 100
 GAITHERSBURG
 MARYLAND 20877
 TELEPHONE: 301.948.4218
 FACSIMILE: 301.948.2884
 WWW.WILSCOFF-ASSOCIATES.COM

CONTRACT NO. 1724/1728/1732 FOR BUILDING 1724/1728/1732
 ARCHITECT: WILSCOFF ASSOCIATES, INC.
 CONTRACTOR: [REDACTED]
 DATE: 07/13/00

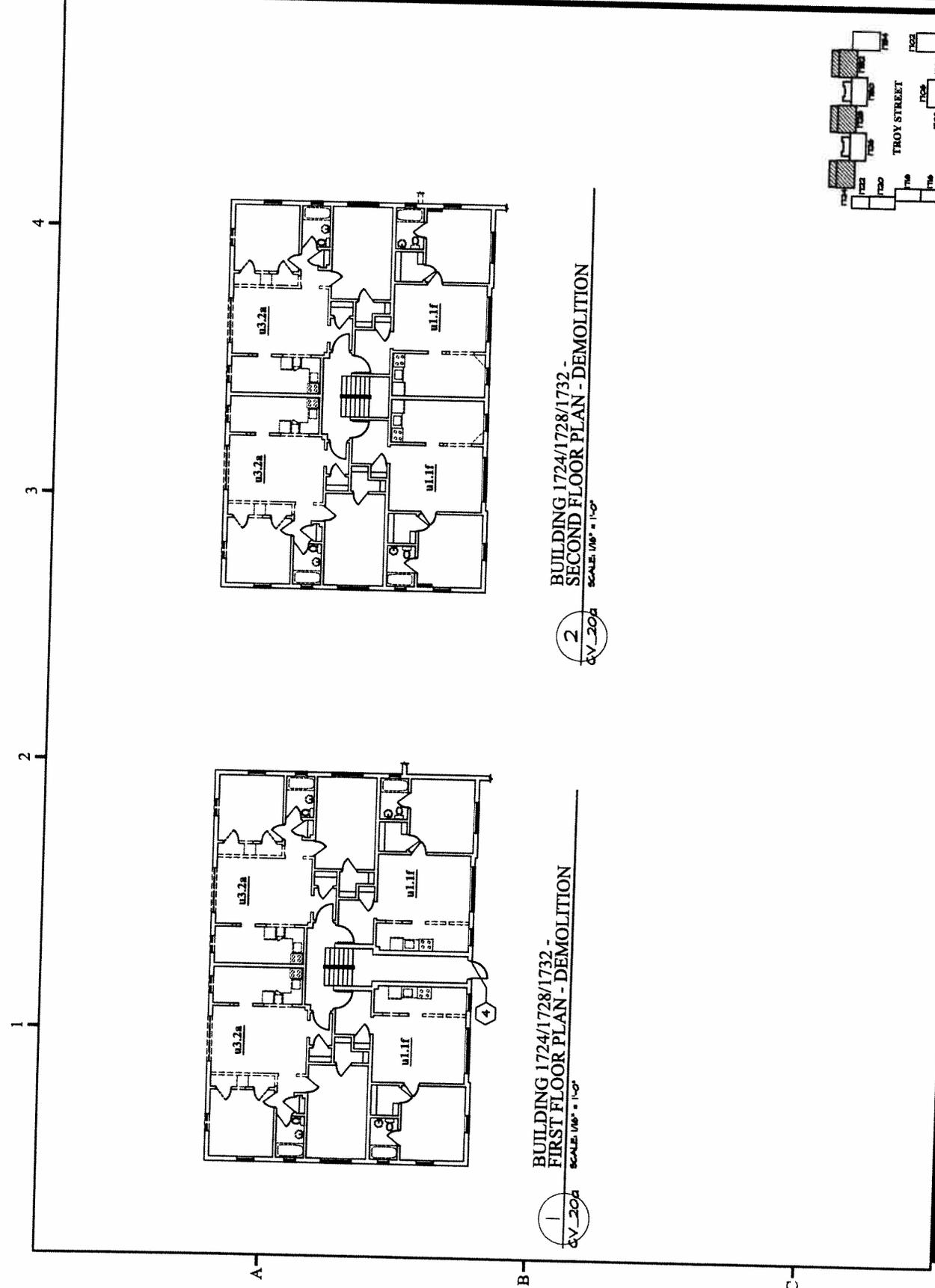


NO.	DESCRIPTION	DATE
1	ISSUANCE	05/26/00
2	REVISION	07/13/00
3	REVISION	08/25/00

Calverton Village Associates
 1845 Seneca North + North Troy Street
 Arlington, VA 22201
Troy Street

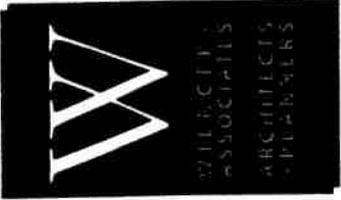
ATTORNEY PLAN - DEMO -
1724 / 1728 / 1732

DATE: 08/25/00
CV_20a



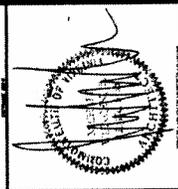
1
 BUILDING 1724/1728/1732 -
 FIRST FLOOR PLAN - DEMOLITION
 SCALE: 1/8" = 1'-0"

2
 BUILDING 1724/1728/1732 -
 SECOND FLOOR PLAN - DEMOLITION
 SCALE: 1/8" = 1'-0"



1 EAST BROADWAY AVENUE, SUITE 200
 GAITHERSBURG
 MARYLAND 20877
 TELEPHONE: (301) 948-4330
 FACSIMILE: (301) 948-3866
 WWW.WILLETTSARCHITECTS.COM

CONTRACT NO. 1724/1728/1732
 PROJECT NO. 1724/1728/1732
 DATE: 05/26/16

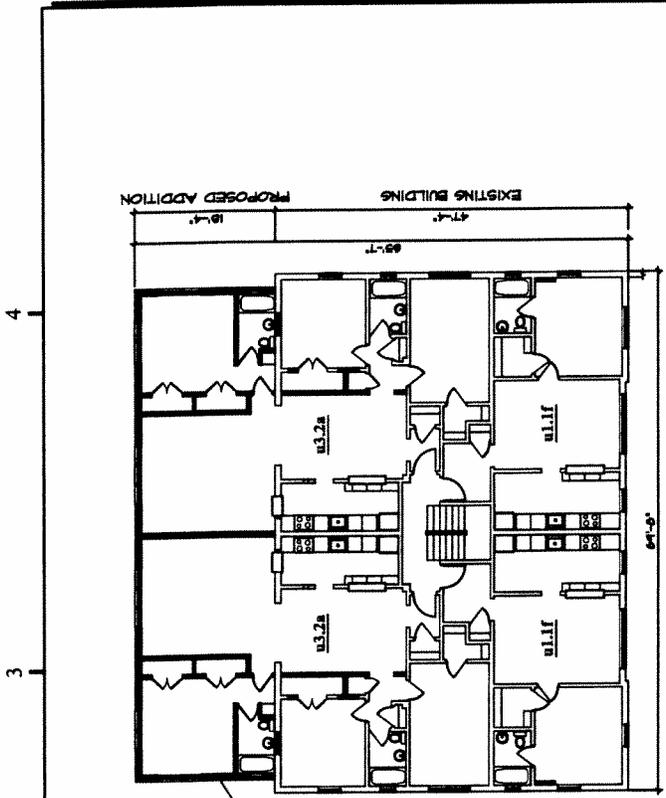


NO.	DATE	DESCRIPTION
1	05/26/16	ISSUANCE
2	07/13/16	REVISION
3	08/25/16	REVISION

Colwell Village Apartments
 1724 Troy Street
 Arlington, VA 22201
Troy Street

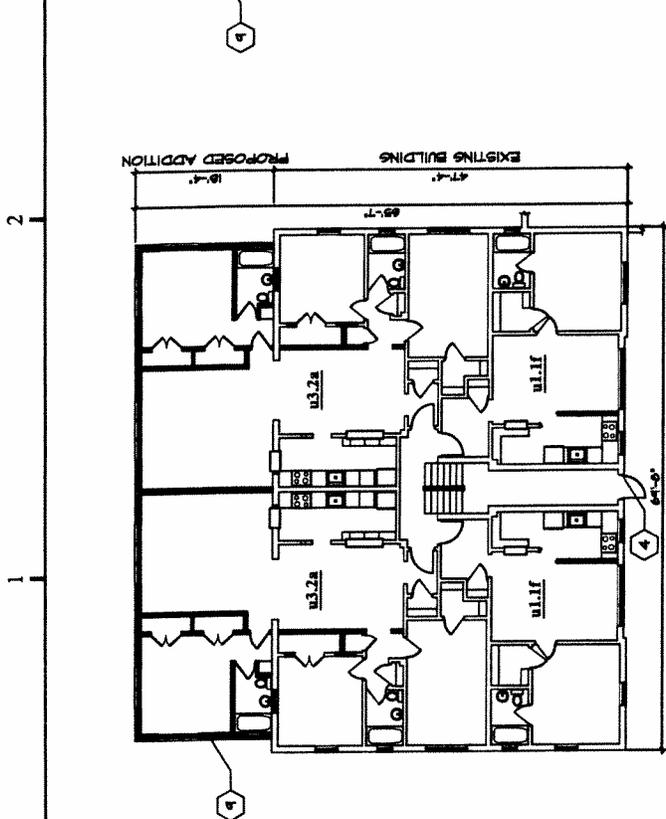
SECOND FLOOR PLAN - NEW
 CONST. - 1724 / 1728 /
 1732

PROJ. NO.
CV_206



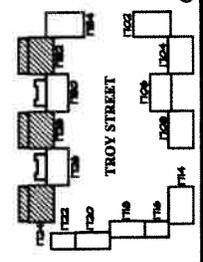
**BUILDING 1724/1728/1732 -
 SECOND FLOOR PLAN - NEW CONSTRUCTION**
 SCALE: 1/8" = 1'-0"

2
 CV_206



**BUILDING 1724/1728/1732 -
 FIRST FLOOR PLAN - NEW CONSTRUCTION**
 SCALE: 1/8" = 1'-0"

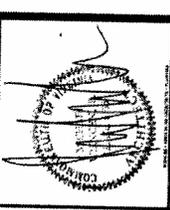
1
 CV_206





31401 GAITHERSBURG AVENUE, SUITE 200
 GAITHERSBURG
 MARYLAND 20877
 TELEPHONE: 301.944.4222
 FACSIMILE: 301.948.2884
 WWW.WILBCLIFARCHITECTS.COM

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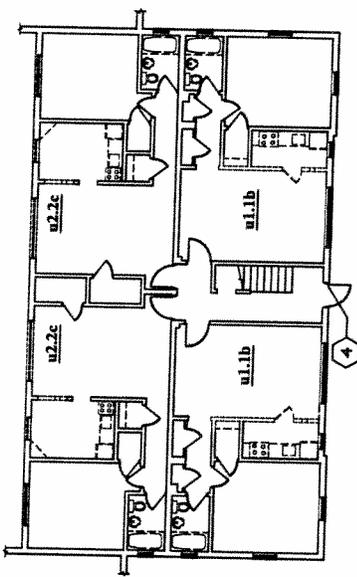
ISSUANCES	DATE	BY
1	05/20/11	MS/PA
2	07/15/11	REVISION
3	08/25/11	REVISION

Colman Wilkie Architects
 186 South North + North Troy Street
 Arlington, VA 22201
 Troy Street

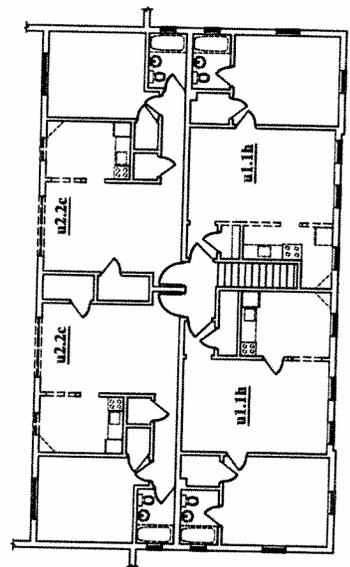
SHEET TITLE
 BLDS PLAN - DEMO -
 1726 / 1730

SHEET NO.
 CV_22a

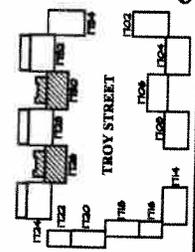
1 2 3 4



1
 BUILDING 1726/1730 -
 FIRST FLOOR PLAN - DEMOLITION
 SCALE: 1/8" = 1'-0"
 CV_22a



2
 BUILDING 1726/1730 -
 SECOND FLOOR PLAN - DEMOLITION
 SCALE: 1/8" = 1'-0"
 CV_22a



A

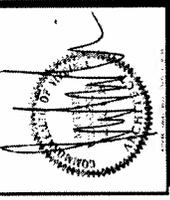
B

C



1 EAST BROADWAY AVENUE, 4TH FLOOR
 BAITHERSBURG
 MARYLAND 20877
 TELEPHONE: 301.948.8218
 FACSIMILE: 301.948.2888
 WWW: WWW.WARCHITECTS.COM

THE ARCHITECTS' SEAL IS VALID FOR THE STATE OF MARYLAND, THE DISTRICT OF COLUMBIA AND THE COMMONWEALTH OF VIRGINIA.
 THIS PROFESSIONAL SEAL IS VALID FOR THE STATE OF MARYLAND, THE DISTRICT OF COLUMBIA AND THE COMMONWEALTH OF VIRGINIA.
 THE ARCHITECTS' SEAL IS VALID FOR THE STATE OF MARYLAND, THE DISTRICT OF COLUMBIA AND THE COMMONWEALTH OF VIRGINIA.
 THE ARCHITECTS' SEAL IS VALID FOR THE STATE OF MARYLAND, THE DISTRICT OF COLUMBIA AND THE COMMONWEALTH OF VIRGINIA.

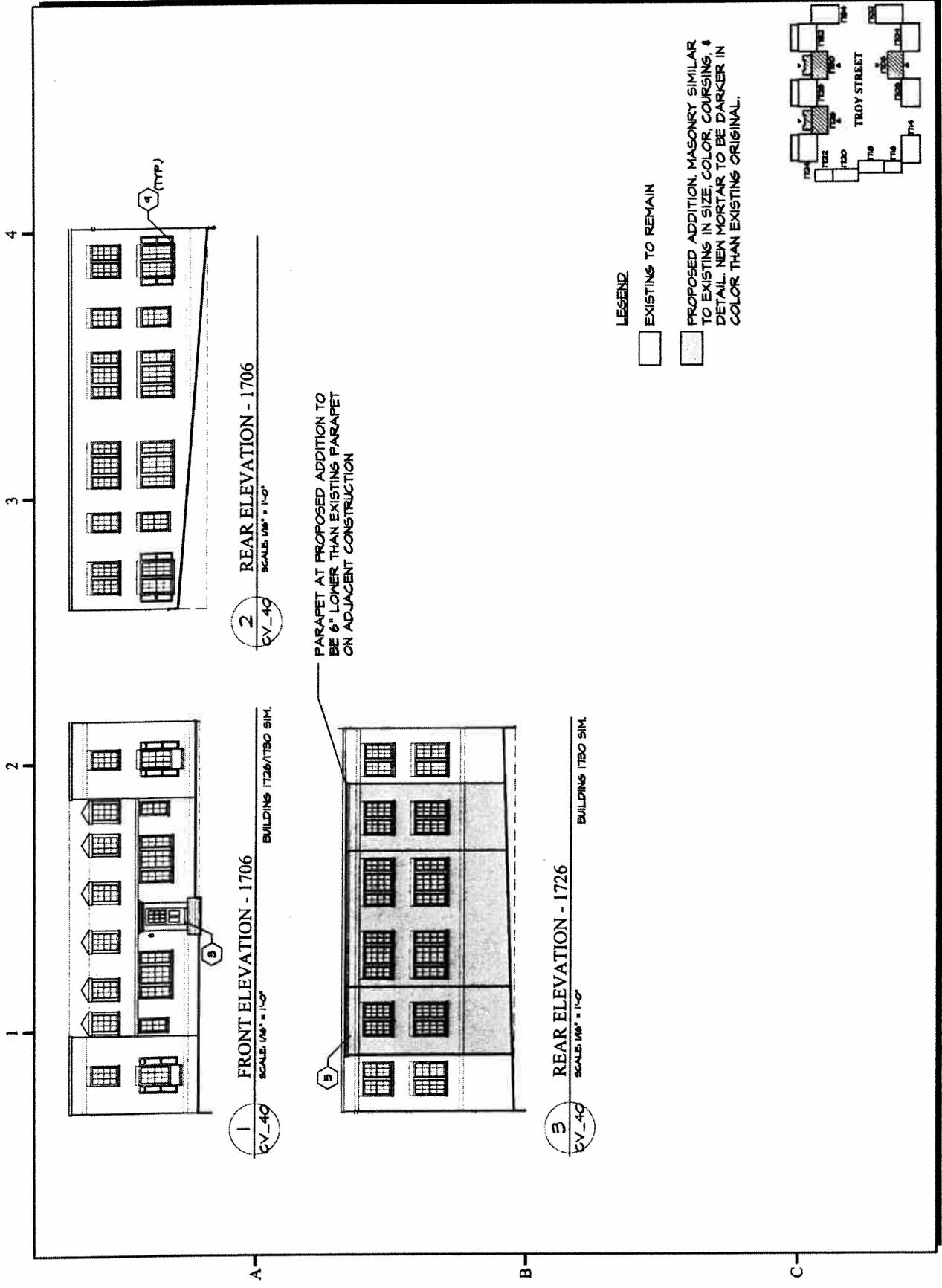


ISSUANCES	DATE	BY
1	05/26/10	AS/FA
2	07/13/10	REVISION
3	08/25/10	REVISION

Colonial Village Apartments
 11th Street North - North Troy Street
 Arlington, VA 22201
 Troy Street

NO. 1706
 ELEVATIONS 1706 / 1726 / 1730

PROJECT NO.
 CV_40





HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

September 8, 2010

Mr. Charles Monfort, Chairman
And Members of the Arlington County Planning Commission
Suite 700
#1 Courthouse Plaza
2100 Clarendon Boulevard
Arlington, Virginia 22201

RE: Wesley Housing Units at Colonial Village: 1702-34 North Troy Street and
2101, 2103, 2105, 2107, 2109, 2113 and 2115 North 18th Street

Dear Mr. Monfort:

On August 18, 2010, at our regular monthly meeting, the Historical Affairs and Landmark Review Board (HALRB) received a presentation from Wesley Housing for the renovation of several units in Colonial Village.

Colonial Village is one of Arlington's greatest historic resources. The oldest buildings of this development were built in 1934, the first project to utilize funds from the nascent FHA. In 1978, a portion of Colonial Village became an Arlington Local Historic District, and in 1980, all of it was listed on the National Register of Historic Places. The units being renovated by Wesley Housing are not in the local historic district, and therefore the applicant does not need to obtain a Certificate of Appropriateness (CoA) from the HALRB. The applicant knows of our keen interest in all of Colonial Village, however, and so asked to present their plans to us. They are also seeking State and Federal Tax Credits for their project. Tax credits are a very important part of historic preservation policy and HALRB is always glad to review any projects utilizing them and give our suggestions and support.

The applicant's representative, their architect, and historic preservation consultant provided us with a thoughtful presentation. Their plan calls for major renovations to their buildings, including new windows and doors and architectural moldings where needed. They are also proposing to add some "bump outs" to seven of the buildings in order to offer tenants larger units suitable for families. There will be major renovations of the interiors of the buildings as well that will help with the preservation of the entire structure (new ventilation, central air conditioning, etc.) They plan improvements to the grounds as well with new walkways, lighting, and play equipment.

The HALRB asked questions concerning various aspects of the project; materials to be used and design choices made by the applicant.

In general, the HALRB thought the proposed design overall to be very compatible with and appropriate for the entire historic resource of Colonial Village. The bump outs – already used successfully at The Gates of Ballston – will be brick and have the subtle architectural details of the original structures. Their cornice lines will be lower to help distinguish them from the older, historic buildings. The replacement elements being proposed are also appropriate to the styles found in the original Colonial Village apartment structures. (HALRB did note, however, that some of the newer materials for the architectural elements may not be appropriate and that the State and Federal reviewers could question them.)

As noted earlier, the applicant is seeking State and Federal Historic Tax Credits for this project. HALRB is in full support of these applications. Historic Preservation staff has been working diligently with the applicant and representatives of the State and National Register to realize this goal.

The HALRB thanks the applicant for asking for our comments and we commend them on a wonderful project that will help to keep Colonial Village viable for new generations of tenants while preserving its historic character. HALRB has also sent these findings to the County Board for their consideration.

If you have any questions, please let me know.

Sincerely,

Nancy J. Iacomini

Nancy Iacomini
Chairman,
Historical Affairs and Landmark Review Board

Cc: Aaron Schriber, CPHD
Megan Shilling Rappolt, Walsh Colucci



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

September 8, 2010

Mr. Jay Fisette, Chairman
And Members of the Arlington County Board
Suite 300
#1 Courthouse Plaza
2100 Clarendon Boulevard
Arlington, Virginia 22201

RE: Wesley Housing Units at Colonial Village: 1702-34 North Troy Street and
2101, 2103, 2105, 2107, 2109, 2113 and 2115 North 18th Street

Dear Mr. Fisette:

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If you have any questions, please let me know.

Sincerely,

Nancy J. Iacomini

Nancy Iacomini
Chairman,
Historical Affairs and Landmark Review Board

Cc: Aaron Schriber, CPHD
Megan Shilling Rappolt, Walsh Colucci

SITE PLAN APPROVAL

Phased Development Site Plan

COLONIAL VILLAGE

Z-2168-79-2

On December 11, 1979, the Arlington County Board approved a Phased Development Site Plan for Colonial Village, subject to the conditions outlined in the excerpt from the County Board Minutes for the Meeting of December 11, 1979.

COLONIAL VILLAGE:

CONSIDERATION OF HISTORIC DESIGNATION FOR COLONIAL VILLAGE APARTMENTS:

AN ORDINANCE PURSUANT TO ZONING APPLICATION Z-2168-79-2 TO AMEND THE ZONING DISTRICT CLASSIFICATION OF CERTAIN PARCELS OF LAND KNOWN AS 1829-31, 1847-53-59, 1913, 2101 AND 2115 WILSON BOULEVARD; 1523-25, 1713, 1721, (1727) NORTH VEITCH STREET; (1750) THROUGH (2120) LEE HIGHWAY, SOUTH SIDE; (1730) THROUGH (1816) NORTH QUINN STREET, WEST SIDE; 1720 THROUGH 1817 QUEENS LANE; 1724 THROUGH 1924 NORTH RHODES STREET; 1701 THROUGH 1782 TROY STREET; 1700 THROUGH 1708 NORTH UHLE STREET; 2108 THROUGH 2116 - 16th STREET, NORTH; 1800 THROUGH 2130 KEY BOULEVARD; 2101 THROUGH 2115 - 18th STREET, NORTH; AND (2101) THROUGH (2112) - 19th STREET, NORTH; AND TO AMEND THE ZONING MAP ACCORDINGLY; AND

AN ORDINANCE PURSUANT TO APPLICATION Z-2168-79-2 TO GRANT A SPECIAL USE EXCEPTION FOR A PHASED DEVELOPMENT SITE PLAN ON CERTAIN PARCELS OF LAND AS IN THE ABOVE-REFERENCED ZONING APPLICATION Z-2168-79-2.

After a duly advertised public hearing, which began on December 8, 1979, and was deferred to December 11, 1979, at which witnesses appeared and testimony was heard, the County Board took the following actions in regard to Colonial Village.

Mr. Frankland moved and Mr. Purdy seconded to defer a decision on consideration of a historic designation for Colonial Village until the final site plan of Colonial Village, Inc., is approved and the resulting construction has been completed.

Mrs. Bozman moved a substitute motion, seconded by Mr. Purdy, to defer a decision on the historic designation to the second meeting in January, 1980.

Mrs. Bozman and Mr. Purdy withdrew the substitute motion.

Mr. Frankland and Mr. Purdy withdrew the main motion.

Mr. Frankland moved that the Board not designate any more of Colonial Village as a Historic District at this time. The motion died for lack of a second.

Mrs. Bozman moved and Mr. Purdy seconded to defer a decision on the historic designation to the second meeting in January, 1980. The motion failed by a vote of 2 to 3, voting recorded as follows:
GROTOS - NO; FRANKLAND - NO; BOZMAN - AYE; DETWILER - NO;
PURDY - AYE.

Mr. Frankland moved and Mr. Detwiler seconded to limit the Historic District designation for Colonial Village to the 276 units already designated as a Historic District. The motion failed by a vote of 2 to 3, voting recorded as follows: GROTOS - NO; FRANKLAND - AYE; BOZMAN - NO; DETWILER - AYE; PURDY - NO.

(over)

On motion by Mrs. Grotos, seconded by Mr. Frankland and carried by a vote of 3 to 0, voting recorded as follows: GROTOS - AYE; FRANKLAND - AYE; BOZMAN - ABSTAIN; DETWILER - AYE; PURDY - ABSTAIN; the Board deferred a decision on consideration of a Historic District designation for Colonial Village until the final site plan of Colonial Village, Inc., is approved and the resulting construction has been completed.

On motion by Mr. Frankland, seconded by Mr. Detwiler and carried by a vote of 3 to 2, voting recorded as follows: GROTOS - AYE; FRANKLAND - AYE; BOZMAN - NO; DETWILER - AYE; PURDY - NO; the Board adopted the following ordinance:

BE IT ORDAINED that, in order to serve the public necessity, convenience, general welfare, and good zoning practice, the parcels of real property known as 1829-31, 1847-53-59, 1913, 2101 and 2115 Wilson Boulevard; 1523-25, 1713, 1721, (1727) North Veitch Street; (1750) through (2120) Lee Highway, South Side; (1730) through (1816) North Quinn Street, West Side; 1720 through 1817 Queens Lane; 1724 through 1924 North Rhodes Street; 1701 through 1782 North Troy Street; 1700 through 1708 North Uhle Street; 2108 through 2116 - 16th Street, North; 1800 through 2130 Key Boulevard; 2101 through 2115 - 18th Street, North; and (2101) through (2112) 19th Street, North; are hereby reclassified from Zoning Districts "RA8-18", "RA6-15", "C-2", and "C-3" to "C-0-2.5" for Parcel 1 which includes 2108 through 2116 - 16th Street, North; 2101 and 2115 Wilson Boulevard; 1523 to 1525 North Veitch Street; and 2108 through 2130 Key Boulevard; and to "RA7-16" for Parcels 2 to 10 which include 1829-31, 1847-53-59, 1913 Wilson Boulevard; 1713, 1721 (1727) North Veitch Street; (1750) through (2120) Lee Highway, South Side; (1730) through (1816) North Quinn Street, West Side; 1720 through 1817 Queens Lane;

1724 through 1924 North Rhodes Street; 1701 through 1782 North Troy Street; 1700 through 1708 North Uhle Street; 1800 through 2026 Key Boulevard; 2101 through 2115 - 18th Street, North; and (2101) through (2112) 19th Street, North; pursuant to Application Z-2168-79-2 on file in the Office of the Zoning Administrator; and the zoning map is hereby amended to show this reclassification.

Mr. Frankland moved and Mr. Detwiler seconded to adopt an ordinance pursuant to Application Z-2168-79-2 on file in the Office of the Zoning Administrator for approval of a Phased Development Site Plan for the parcels of real property known as 1829-31, 1847-53-59, 1913, 2101 and 2115 Wilson Boulevard; 1523-25, 1713, 1721, (1727) North Veitch Street; (1750) through (2120) Lee Highway, South Side; (1730) through (1816) North Quinn Street, West Side; 1720 through 1817 Queens Lane; 1724 through 1924 North Rhodes Street; 1701 through 1782 Troy Street; 1700 through 1708 North Uhle Street; 2108 through 2116 - 16th Street, North; 1800 through 2130 Key Boulevard; 2101 through 2115 - 18th Street, North; and (2101) through (2112) 19th Street, North; subject to the conditions set forth in the County Manager's Report dated December 6, 1979, entitled "Staff Response to Planning Commission; Consolidated List of Conditions; Colonial Village Phased Site Plan, Z-2168-79-2."

Mr. Frankland amended his motion, with Mr. Detwiler's agreement, to change Condition 3 to 760,000 to 800,000 square feet Office GFA for Parcel 1; to delete the apartment units for Parcel 1; to reduce the maximum height from 10 stories to 8 stories for Parcel 6; to raise the height of the office building for Parcel 1 from 12 to 16 stories and to indicate that, in Parcel 1, special consideration be given in detailed site plans to (1) transition between new development and adjacent units and neighborhoods and to Key School; and to keep the existing apartment units on Parcel 2.

Mrs. Grotos requested an amendment to change the Office GFA for Parcel 1 from 800,000 to 760,000 square feet and to reduce the height of the office building on Parcel 1 from 16 stories to 12 stories. Mr. Frankland and Mr. Detwiler accepted the amendment.

Mr. Frankland amended his motion, with Mr. Detwiler's agreement, to change Condition 4: number of apartment units on Parcel 2 from 80 units to 75 units; 300 apartment units to 0 apartment units on Parcel 1; 380 parking spaces to 0 parking spaces on Parcel 1; 313 parking spaces to 288 parking spaces on Parcel 4.

Mrs. Bozman requested an amendment to approve Conditions 15, 16, 17 and 18, concerning housing, as recommended by the County Manager. Mr. Frankland and Mr. Detwiler did not accept the amendment, thereby retaining those conditions as recommended by the Planning Commission.

The County Manager submitted new language for Condition 19, which was accepted as an amendment by Mr. Frankland and Mr. Detwiler.

Mr. Frankland, with Mr. Detwiler's agreement, amended his motion to include the Planning Commission's recommendation for Condition 26.

In regard to Condition 20 concerning a pedestrian tunnel, Mr. Frankland indicated he would support 760,000 square feet of Office GFA, with the County paying one-half and the applicant paying one-half of the cost of the tunnel. Mrs. Grotos, Mr. Purdy and Mrs. Bozman would not support that amendment.

Mr. Detwiler indicated he would support 800,000 square feet of Office GFA, with the County paying one-fourth and the developer paying three-fourths of the cost of the tunnel. Mrs. Grotos, Mrs. Bozman and Mr. Purdy would not support that amendment.

Mr. Purdy suggested Condition 20 be retained as recommended by the County Manager; with the developer paying the full cost of the tunnel. The applicant would not accept the condition on that form.

Mr. Frankland, with Mr. Detwiler's agreement, amended his motion for Condition 20 for the applicant to pay three-fourths and the County to pay one-fourth of the cost of constructing that portion of the tunnel from the knock-out panel of the intermediate landing of the Courthouse

Metro Station to the north side of the existing Wilson Boulevard right-of-way.

The amended motion, adopting the following ordinance, was carried by a vote of 3 to 2, voting recorded as follows: GROTOS - AYE; FRANKLAND - AYE; BOZMAN - NO; DETWILER - AYE; PURDY - NO.

BE IT ORDAINED that, pursuant to Application Z-2168-79-2 on file in the Office of the Zoning Administrator for approval of a Phased Development Site Plan for the parcels of real property known as 1829-31, 1847-53-59, 1913, 2101 and 2115 Wilson Boulevard; 1523-25, 1713, 1721, (1727) North Veitch Street; (1750) through (2120) Lee Highway, South Side; (1730) through (1816) North Quinn Street, West Side; 1720 through 1817 Queens Lane; 1724 through 1924 North Rhodes Street; 1701 through 1782 North Troy Street; 1700 through 1708 North Uhle Street; 2108 through 2116 - 16th Street, North; and (2101) through (2112) 19th Street, North; the approval is granted and the parcels of real property so described shall be used only according to the site plan approval requested by the application, subject to the conditions and modifications stated below:

1. The site plan is approved subject to the submitted site plan and the Statement for the Provision of Easements, Dedications, and or Construction and Improvement of Public and or Community Facilities as each of these documents may be amended by the following conditions.
2. Following the approval of this site plan, the applicant shall provide the Zoning Administrator a revised site plan and Statement for the Provision of Easements, Dedications, and or Construction and Improvement of Public and or Community Facilities reflecting the changes and additions thereto by the approved Site Plan.
3. The approved Parcel areas uses, densities and maximum height of structures shall be as follows:

(over)

<u>Parcel</u>	<u>Area (Acres)</u>	<u>Apartment Units</u>	<u>Office GFA (Square Feet)</u>	<u>Maximum Height (Stories)</u>
1	7.7		760,000	12 Office <u>1/</u>
2	2.7	75	-	4
3	4.9	126	-	3
* 4	11.8	288 <u>2/</u>	-	4
5	(included in Parcel 6)			
* 6	6.5	468	-	8
7	11.0	277	-	3
8	14.9	339	-	3
9	2.1	Park		
10	(included in Parcel 7)		<u>Resident Parking</u>	-
TOTAL:	61.1	1,573	760,000	-

1/ Furthermore, that in Parcel 1, special consideration be given in detailed site plans to 1) transition between new development and adjacent units and neighborhoods, and to Key School.

2/ Retain buildings 23, 24, 25, and 26 of Colonial Village.

* Correct acreage for Parcel 4 is 11.3, and for Parcel 6, 7.0.

4. The required parking for the approved uses shall be as follows:

<u>PARCEL NO.</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>3/</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
APARTMENT UNITS	-	75	126	288	-	-	468	277	339	-	-
PARKING SPACES		75 <u>2/</u>	126	288	-	-	468	206	246	<u>1/-</u>	(75) <u>4/</u>
OFFICE GFA	760,000										
PARKING AREA	538,000										

1/ CV, Inc., should seek an alternative to the proposed new 30 space parking lot in Parcel 8 but, in the meantime, defer any decision on the lot until after final determination is made on the disposition of the 585 units and on the need for additional parking spaces.

2/ One parking space per unit required. At the time of final Site Plan Approval for Parcel 4, the applicant shall make the determination as to whether to preserve or redevelop the existing units in Parcel 2. If under preservation, it is not possible to provide the required parking within Parcel 2, such required parking shall be provided within Parcel 4 and reserved for the use of residents in Parcel 2.

3/ Included in Parcel 6. 4/ Included in Parcel 7.

(over)

5. 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.
6. The conditions assigned to Final Site Plan approvals may include, but not be limited to, the conditions of Phased Site Plan approval.
7. Subsequent to completion of construction of storm water management facility and/or utilities, the applicant shall convey to Arlington County an easement for public use over Parcel 9 beyond that area necessary for storm water maintenance. The applicant reserves all necessary rights to maintain storm water management facilities and/or private utilities within the said easement area.
8. The final Site Plans for Parcels 1, 4 and 6 shall address, in specific detail, the design and other mechanisms necessary to provide a harmonious transition to existing units in Parcels 2, 3, 7 and 8 specifically that detailed site plans provide for transition between uses and for tapering of density and designing of new development to insure compatibility with existing structures and courtyards within Colonial Village, Key School and the single-family, garden apartment neighborhood in Lyon Village and Colonial Terrace. This recommendation is consistent with the suggestions made on compatibility and transition by the Northern Virginia Chapter, AIA Advisory Committee, in a letter to the Arlington County Board, dated December 5, 1978. These provisions shall include, but not be limited to, open space, landscaping and screening and setbacks, and reductions of height in scale with existing development, where appropriate.
9. The final design of the new parking area in Parcel 3 is subject to final site plan approval.
10. The Final Site Plans for Parcels 4 and 6 shall address, in specific detail, provisions for the protection of the wooded ravine in Parcel 9. These provisions shall include, but not be limited to, the setback of new development from Parcel 9, the protection of existing trees, and supplementary landscaping. However, it is understood that nothing in this condition shall prevent the installation of storm water management facilities and all grading and construction incidental thereto as well as utilities within the revised Parcel 9.
11. The exterior of the 742 units existing Colonial Village apartments, in Parcels 3, 7 and 8, shall be preserved.
12. The majority of the existing landscaped open space within Parcels 3, 7 and 8 shall be preserved.

Phased Development Site Plan

13. Maintenance of at least 585 units within Parcels 7 and 8 in a rental program for at least five years from the date of the approval of the Phased Development Site Plan. Within the five year period, no change will be made to upgrade the rental program to place the 585 apartments in a substantially more expensive market.
14. The developer will comply with or exceed any State Legislation which applies to condominium conversion. Developer also agrees to the following: Residents who have leases dated on or before the Phased Development Site Plan approval date will not be required to move from Colonial Village because of renovations, conversion and/or new construction. Such residents of units to be vacated because of renovations, conversion and/or new construction, shall be given an opportunity to relocate at the developer's expense, within Colonial Village, to a rental unit with the same number of bedrooms as the unit which the resident then occupies. In the event a resident desires to exercise this opportunity, the selection of said units shall be at the discretion of the developer, who will attempt to accommodate the affected resident's desires concerning relocation.
15. Approximately 75 units to be sold to Arlington Housing Corporation, Wesley Foundation, or a similar moderate-income rental housing organization.

Sales prices will be a below market base price per unit plus the cost of rehabilitation in the unit or the various systems serving the unit (sewer, heat, water, electrical, etc.) required by Arlington County and an inspection by Colonial Village's staff or consultants.

Within five years of the approval by the Arlington County Board of the Phased Development Site Plan, CV, Inc., will make this offer of sale. If accepted, the purchaser will have sufficient time, up to one year from the date of the offer, to obtain financing and complete the purchase. The base price will be increased by 11 percent on January 1, 1982, with no further increase thereafter. If these units are not purchased as offered, then this obligation is ended.

The new owner must offer all units first to existing Colonial Village residents in the following order: residents of the units acquired, residents displaced from other units due to redevelopment activities, any other Colonial Village resident. Residents will not be required to accept such an offer; and if they do not, they will still have the rental rights previously committed.

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An equivalent number of units will be released from the Colonial Village five-year commitment when title passes on the units sold to the moderate-income housing corporation. The released units will still be kept as rental units as long as needed to fulfill the rental commitment.

16. Approximately 75 units to be sold to a tenant-controlled limited appreciation cooperative.

Sales price will be a below market base price per unit plus the cost of rehabilitation in the unit or the various systems serving the unit (sewer, heat, water, electrical, etc.) required by Arlington County and an inspection by Colonial Village staff or consultants.

Within five years of the approval by the Arlington County Board of the Phased Development Site Plan, CV, Inc., will make this offer of sale. If accepted, the purchaser will have sufficient time, up to one year from the date of the offer, to obtain financing and complete the purchase. The base price will be increased by 11 percent on January 1, 1982, with no further increase thereafter. If these units are not purchased as offered, then this obligation is ended.

The Cooperative must offer all units to existing Colonial Village residents in the following order: residents of the units acquired, residents displaced from other units due to redevelopment activities, any other Colonial Village resident. Residents will not be required to accept such an offer; and if they do not, they will still have the rental rights previously committed.

The Cooperative will be structured to provide limited appreciation in price upon the sale of any unit back to the Cooperative, to another resident of Colonial Village, or the general public.

The cooperative will be structured to limit the rights of owners to rent to others.

All purchasers of shares in Cooperative must certify that they are owner/occupants and not investors.

An equivalent number of units will be released from the Colonial Village five-year rental commitment when title passes on the units sold to the moderate-income housing cooperative. The released units will still be kept as rental units as long as needed to fulfill the rental commitment.

17. Approximately 100 units kept in an un-refurbished rental program.

Phased Development Site Plan

Rental program to continue for 10 years beyond the existing Colonial Village five-year commitment. At the end of 10 year period, these units will be offered for sale, at fair market value, to a non-profit housing organization.

Units to be maintained but not extensively renovated to place the units in a significantly higher rental market.

Rents to be increased annually based on costs of maintaining the units in good condition as well as a recognition of the market for similar un-refurbished rental units in the Rosslyn/Courthouse area.

Tenants of those units will be permitted to use any subsidy program available for existing rental apartments (i.e., Federal Section 8). However, if subsidies are used, no more than 25 percent of such subsidies will be for other than senior citizens.

These units may or may not be owned by Colonial Village, Inc., for the entire 10 year period. They may be sold to another owner who would be required to maintain the same commitments.

18. One hundred (100) units are to be sold to existing Colonial Village residents on the following "minimum renovation" basis.

Sales price will be a base price below market but higher than the base price of units in program 1 and 2 and will vary depending on the size of the unit.

Base price will be increased 11 percent annually beginning January 1, 1981.

Base price will be increased by the actual cost of any improvements in the unit or the various systems serving the unit (sewer, heat, water, electrical, etc.) required by Arlington County codes and a general inspection of the systems by qualified Colonial Village, Inc., staff and consultants. These units will be offered to Colonial Village residents in the following order: residents of the units to be converted, residents displaced from other units because of redevelopment, all other residents of Colonial Village.

Purchasers under this program will be required to certify that they are owner/occupants of the units and will not rent the unit to another party for five years.

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Phased Development Site Plan

19. a. The location of units to be offered in these programs will be selected by Colonial Village, Inc.
 - b. The mix of the 250 units in programs 1, 2 and 3 is the preference of Colonial Village, Inc., but may be changed if desired by County Board.
 - c. Additional tenant co-op and condominium sales programs for units on a "minimum renovation" basis may be offered if there is interest from the existing Colonial Village residents. Such additional units would be sold at market price rather than the below market prices contemplated in the Colonial Village Moderate Income Housing Program.
20. In order to allow Arlington County to construct the Wilson Boulevard/Fairfax Drive one-way pair project along the frontage of Colonial Village owned by the applicant, certain easements over such property must be obtained. If condemnation is used to acquire such easements, applicant agrees that all costs of such condemnation shall be paid by it so as to provide such easements to the County at no cost. The County may use condemnation at any time to acquire the easements. If possible to do so without condemnation, applicant will grant such easements to the County. In that event, developer shall convey such easements within 60 days' notice from the County but not before January 1, 1981. At such time as approvals have been granted to Arlington County to proceed with the construction of this thoroughfare project, the County shall give written notice to the applicant of such approvals with a request for site demolition and a certified cost for the same. Within sixty (60) days thereafter, the applicant shall pay to the County the sum equal to the cost in order to demolish and fill basements.
21. The developer shall design, fund and construct a pedestrian tunnel (minimum walking width of 12 feet) between the intermediate landing of the Courthouse Metro Station and Parcel 1 of Colonial Village. Those elements of the tunnel occurring within the area of the Wilson Boulevard thoroughfare project shall be constructed at the time of that thoroughfare project. The balance of the tunnel construction to Parcel 1 and the intermediate landing of the Courthouse Station may occur at the time of the development of Parcel 1. Arlington County shall fund twenty-five percent (25%) of the cost of constructing that portion of the tunnel from the knock-out panel of the intermediate landing of the Courthouse Metro Station to the north side of the existing Wilson Boulevard right-of-way.

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Phased Development Site Plan

22. In recognition of the construction schedule for the Wilson Boulevard/Fairfax Drive one-way pair thoroughfare project, occupancy of new construction on Parcel 1 may take place any time after but not sooner than January 1, 1983.
23. At the time of commencement of construction for Parcel 1, the developer shall fund the certified capital and installation costs of the traffic signal for the intersection of Wilson Boulevard and North Uhle Street.
24. The developer shall submit a proposed storm water management plan for Colonial Village concurrent with the filing of the first final site plan.
25. The developer shall provide a twenty-four (24) foot wide sidewalk with tree grates along Wilson Boulevard between North Uhle Street and North Veitch Street concurrent with the construction of Parcel 1 development. Specific sidewalk improvements along the balance of Parcel 1 and the other parcels within Colonial Village shall be consistent with the standards of the Walkways Policy Plan except as those standards may be amended on the Final Site Plan and will be stated as conditions of the final site plan approvals of the affected parcels.
26. At the time of the filing of the first final site plan, the developer shall submit a master utility network plan for all utilities to serve the proposed Colonial Village development. The master utility network plan shall include: a) plan and profile information on the existing sanitary sewer; b) capacity information required of that sewer; c) the necessary corrective actions to elements of that sewer system to correct the in-flow of surface water drainage; d) corrective action necessary to eliminate the problem of infiltration of that sewer system; and e) proposed sanitary sewer improvements necessary to provide adequate capacity for proposed Colonial Village.
27. All electric, telephone, cable TV and gas, if available, trunk lines shall be installed prior to the construction or reconstruction of any street and/or sidewalk frontage of any parcel concurrent with the development of that parcel. All such trunks when constructed shall be for the ultimate need of Colonial Village development; and any capital costs, in addition to the utility company provisions allowed by the State Corporation Commission, shall be paid by the developer. However, in no event shall this condition require the burial of existing lines within the preservation areas.

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Phased Development Site Plan

28. The developer shall underground all aerial utilities and all proposed utilities within and along the periphery of Parcels 1, 4, 6 and Lee Highway frontage of Parcel 9. Specific limits of undergrounding within the remaining parcels shall be determined at the time of Final Site Plan approval for those parcels.
29. The developer shall pay the capital cost for the installation of Arlington County standard street lights along frontages of Wilson Boulevard and Veitch and Quinn Streets at the time of construction or rehabilitation of abutting parcels. Specific limits of lighting improvements within the remaining parcels shall be determined at the time of Final Site Plan approval for those parcels.
30. The developer shall dedicate the necessary easements and construct an off-street bikeway through Colonial Village from North Veitch Street to North Quinn Street. The final location and design of this bikeway will be determined at the time of Final Site Plan approval.
31.
 - a. The County shall consider vacating a portion of North Key Boulevard in the vicinity of its intersection with 18th Street and North Uhle Street and design the access to Parcel 1 via North Key Boulevard substantially in accordance with the Phased Development Site Plan dated August, 1979 (as revised), so as to provide direct access to Parcel 1 (the office and commercial area) and discourage through traffic on North Key Boulevard, subject to final site plan approval.
 - b. The County shall proceed to vacate the extension of 19th Street right-of-way existing within Parcel 4 with the actual vacation of said area accomplished at the final site plan approval.
 - c. The County shall proceed to vacate a portion of North Key Boulevard in the vicinity of its present intersection with North Quinn Street, as indicated on the Phased Development Site Plan dated August, 1979 (as revised), thus insuring compatibility with proposed Scott Street realignment and extension to be constructed by VDH & T as part of the I-66 construction. The actual vacation shall occur at the final site plan approval for the appropriate parcel.

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- d. The County shall proceed to abandon or vacate North Uhle Street and 16th Street, North (private streets within Parcel 1) in whole or in part in conjunction with the redevelopment of Parcel 1. Developer agrees to reconstruct 18th Street and North Uhle Street (private streets within Parcels 3 and 4) in conjunction with any redevelopment which might take place on Parcels 2, 3 and 4 to provide additional on-street parking.
32. The recommendation for sidewalks, bikeway improvements identified in the "Colonial Village Recommended Policies and Standards for Selected Urban Design Features" shall not be considered approved at this time. Specific sidewalk improvements will be as identified on each of the Final Site Plan approvals.

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The foregoing is an excerpt from the County Board Minutes for the Meeting of December 11, 1979.

SITE PLAN APPROVAL

FINAL SITE PLAN

COLONIAL VILLAGE

1720 - 1817 Queens Lane, Both Sides;
1724 - 1821 North Rhodes Street, Both Sides;
1701 - 1761 North Troy Street, East Side;
1774-1782 North Troy Street, West Side;
1829, 1831, 1847, 1853 and 1859 Wilson Blvd.;
1800 - 1904 Key Boulevard, South Side; and
2101 - 2115 - 18th Street North, North Side.

Z-2168-79-2 (SP-6)

At its meeting of November 21, 1983, the County Board approved the above-referenced site plan request to convert 474 apartments to condominiums in accordance with condition #5 of the Phased Development Site Plan, subject to the conditions as set forth in the excerpt from the County Board minutes of November 21, 1983.

AN ORDINANCE PURSUANT TO APPLICATION #Z-2168-79-2 (SP-6) TO GRANT A SPECIAL EXCEPTION FOR A SITE PLAN ON CERTAIN PARCELS OF LAND KNOWN AS 1720 THROUGH 1817 QUEENS LANE, BOTH SIDES; 1724 THROUGH 1821 NORTH RHODES STREET, BOTH SIDES; 1701 THROUGH 1761 NORTH TROY STREET, EAST SIDE; 1774 THROUGH 1782 NORTH TROY STREET, WEST SIDE; 1829, 1831, 1847, 1853, AND 1859 WILSON BOULEVARD; 1800 THROUGH 1904 KEY BOULEVARD, SOUTH SIDE; AND 2101 THROUGH 2115 - 18TH STREET NORTH, NORTH SIDE.

After a duly advertised hearing at which the public spoke, on motion by Mrs. Grotos, seconded by Mrs. Whipple and carried by a vote of 4 to 0, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application #Z-2168-79-2 (SP-6) on file in the office of the Zoning Administrator for a special exception for a site plan approval to convert 474 apartments to condominiums in accordance with condition #5 of the Phased Development Site Plan for the parcels of real property known as 1720 through 1817 Queens Lane; 1724 through 1821 North Rhodes Street; 1701 through 1761 North Troy Street, east side; 1774 through 1782 North Troy Street, west side; 1829, 1831, 1847, 1853 and 1859 Wilson Boulevard; 1800 through 1904 Key Boulevard, south side; and 2101 through 2115 - 18th Street North, north side; approval is granted and the parcels so described shall be used only according to the approval requested by the application, subject to the conditions and modifications stated below:

1. The developer shall submit a detailed final site development and landscaping plan at a scale of 1/16 inch = 1 foot to be approved by the County Manager prior to the issuance of any applicable permits. Minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies shall be permitted. The site development and landscaping plan shall include:
 - a. Identification of all trees to be retained and the methods which will be employed to ensure their preservation and protection during construction;
 - b. The location, dimensions and materials for privacy walls, retaining walls, fences, patios, driveways, parking lots, walkways, air conditioners, parking and walkway lights and common repositories for mail delivery and trash service;
 - c. Screening of trash enclosures and utility meters;
 - d. Topography at 2 foot intervals; and
 - e. The location of sidewalks, street lighting, entrances, utility vaults, fire hydrants (or stand pipes), storm water detention facilities, and utility easements.

Appropriate tree protection measures required by paragraph "a" shall be implemented prior to the issuance of any permits.
2. Planting materials shall be of good nursery stock and guaranteed for one planting season. Existing trees, proposed to be retained, which die within a year of construction, shall be replaced. Plant materials and landscaping shall adhere to the following minimum standards:
 - a. Major deciduous trees - 2 1/2 inch to 3 inch minimum caliper, 10 to 12 feet minimum height.
 - b. Evergreen trees - 8 to 10 feet minimum height.
 - c. Ornamental trees - 1 1/2 inch to 2 inch minimum caliper, 6 to 8 feet minimum height.
 - d. Shrubs 18 inch to 24 inch minimum spread.
 - e. All new lawn areas shall be sodded.
 - f. Exposed earth not to be sodded shall be well mulched or planted in ground cover.

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3. The conditions of this site plan approval shall be made a part of the Cooperative, Condominium or Homeowners' Association agreement.
4. The developer shall, prior to the issuance of building permits, comply with all applicable ordinances and local regulations and obtain all state permits which state agencies determine to be appropriate.
5. A condominium or maintenance agreement for the common area and private drives and parking areas is required and shall be subject to the approval of the County Attorney and the County Manager or his designee prior to the approval of a plat of subdivision. Such an agreement shall be recorded by the developer as a covenant attached to the title of each dwelling unit.
6. The developer shall construct Arlington County standard sidewalk six (6) feet wide and with a four (4) foot landscape/utility strip along the North Veitch Street frontage of this development.
7.
 - a. The Developer shall install Arlington County Standard Thoroughfare street lights on a separate metered service along the Wilson Boulevard frontage of this site.
 - b. The developer shall pay the capital cost for the installation of Arlington County Standard Thoroughfare along the North Veitch Street frontage of this site.
 - c. The developer shall pay the capital cost for the installation of Arlington County standard street lights along the east side of North Rhodes Street and the west side of North Troy Street within the limits of this site plan approval.
 - d. The location of the street lighting shall be determined with the approval of the final engineering plans.
8. All water, sewer, storm sewer, electric, telephone, cable TV and gas trunk lines as indicated on the Master Utility Plan shall be installed prior to the construction or reconstruction of any street and/or sidewalk frontage of Village II concurrent with the development of II. All such trunks when constructed shall be for the ultimate need of Colonial Village development; and any capital costs, in addition to the utility company provisions allowed by the State Corporation Commission, shall be paid by the developer.
9. No building permits will be issued until final engineering plans have been approved by the Department of Public Works. Final engineering plans shall show replacement of existing curb, gutter and sidewalk which is in poor condition; location of new street trees; new curb, gutter, sidewalk, street, bikeway, storm sewer, sanitary sewer, and water line construction, replacement or rehabilitation.
10. No building permit for any parcel will be issued until all required easements have been approved and recorded for that parcel.
11. A surety agreement with the Department of Public Works for the construction of all facilities within public right-of-way or easements shall be executed prior to the issuance of any building permits.
12. This site plan shall be subject to all conditions of the Phased Development Site Plan approval of December 11, 1979 as amended.
13.
 - a. Expand the existing sidewalk along Wilson Boulevard to 10 feet wide from North Rhodes Street to the east (Parcel 7-A) except at the existing 30-inch elm tree in front of 1929 Wilson Boulevard.
 - b. On future Parcel 8-B dedicate additional easement to allow the existing parking meters to be relocated to the back of the sidewalk (by others).
 - c. On parcels 7-A, 8-A and future 8-B dedicate an easement for future sidewalk widening to 10 feet (by others). This could be used in event the trees dies or are removed in the future.
14. All proposed water mains shall be located in the paved roadways approximately seven (7) feet off of the face of curb.

15. All proposed water services shall be connected to a County maintained water main and the meter shall be located behind the curb.
16. The developer shall provide fire hydrants at locations to be determined at the time of final engineering.
17. All proposed 6-inch and larger sanitary sewer laterals shall be connected to the main sanitary sewer by manholes.
18. The developer shall provide a clear space of 12 feet (width) by 25 feet (length) by 10 feet (depth) for the installation of all three (3) inch and larger water meter vaults.
19. This site plan approval expires three (3) years after the date of County Board approval if the approved project is not under construction. Extension of this approval shall be at the sole discretion of the County Board.

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WITHDRAWAL OF SITE PLAN AMENDMENT #Z-2201-81-2, 1518 THROUGH 1538 AND 1602 KEY BOULEVARD AND 1519 THROUGH 1607 - 18TH STREET NORTH.

After a duly advertised public hearing at which there were no speakers, Mr. Milliken made a motion, seconded by Mrs. Whipple, to defer Site Plan Amendment #Z-2201-81-2 to January 7, 1984.

Mrs. Bozman made a substitute motion, seconded by Mrs. Whipple and carried by a vote of 4 to 0, to accept withdrawal of site plan amendment #Z-2201-81-2 to delete the last sentence of condition #12 of the site plan approval which provides that "the property known as 1537 through 1545 Key Boulevard shall revert to Arlington County if the property is not retained as housing for predominantly low and moderate income persons" or adopt alternative language which would be more acceptable to financial institutions, for 1518 through 1538 and 1602 Key Boulevard and 1519 through 1607 - 18th Street North.

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AN ORDINANCE PURSUANT TO APPLICATION #Z-2031-74-4 TO GRANT AN AMENDMENT TO A SPECIAL EXCEPTION FOR A SITE PLAN ON A CERTAIN PARCEL OF LAND KNOWN AS 1150 JEFFERSON DAVIS HIGHWAY.

After a duly advertised hearing at which the public spoke, on motion by Mr. Milliken, seconded by Mrs. Whipple and carried by a vote of 3 to 1, Mrs. Grotos voting "no", the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application #Z-2031-74-4 on file in the office of the Zoning Administrator for a special exception for a site plan amendment to permit an extension of a temporary parking lot from November 21, 1983 to November 21, 1986 for the parcel of real property known as 1150 Jefferson Davis Highway, approval is granted and the parcel so described shall be used only according to the approval requested by the application, subject to all original conditions except an asphalt surface is required and the Site Plan shall expire when the required parking for Jefferson Plaza I in Crystal Gateway is available for occupancy or in 36 months, whichever occurs first.