



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 17, 2011

DATE: August 26, 2011

SUBJECT: SP #18 SITE PLAN AMENDMENT of 1812 Holdings, LLC to modify site plan conditions #26, 27, 28, 30, 87, and 88, and add a new condition #99; located at 1812 and 1850 N. Moore Street (RPC# 16-037-004, and -005).

Applicant: 1812 Holdings, LLC

By:

Walsh, Colucci, Lubeley, Emerich and Walsh, PC
2100 Clarendon Boulevard, Suite 1300
Arlington, VA 20001

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to SP #18, subject to all previously approved conditions and modifications to site plan conditions #26, 27, 28, 30, and 88, deletion of condition #87, and add a new condition #99.

ISSUES: This is a site plan amendment to modify site plan conditions, delete one condition, and add a new condition to SP #18 related to the provision of an accessible entrance to the Rosslyn Metro Station from Fort Myer Drive by way of a ramp and public access through the 1812 N. Moore office. The applicant proposes that in lieu of an accessible ramp to and through the building down into the Metro station, an elevator, accessible 24 hours a day, seven (7) days a week would be provided at the Fort Myer Drive entrance. The North Rosslyn Civic Association has expressed concerns about the proposed amendment that would eliminate site plan condition #87 "Through Block Connector/Public Use and Access Easements" without compensation to the immediate community in some alternative form, and without a public process that would provide alternative public benefits to the community.

County Manager: *BMD/GA*

County Attorney: *CWM*

Staff: Lisa Maher, DES, Transportation Division
Melanie Jesick, DES Transportation Division
Samia Byrd, DCPHD, Planning Division

54.

SUMMARY: A site plan amendment is requested for SP #18, the 1812 N. Moore project. The proposed amendment would modify several conditions related to the approved community benefits package (CBP). Specifically it is proposed that the requirement for an accessible entrance to the Rosslyn Metro Station from Fort Myer Drive by way of a ramp and public access through the 1812 N. Moore Street office building lobby would be eliminated. Discussions over the past year between staff, the applicant, and the Washington Metropolitan Area Transit Authority (WMATA) regarding the specific scope and design of the CBP revealed that an accessible ramp presented design and access difficulties due to its required length and amount of space it would take up inside the station. In order to still provide the agreed upon community benefit, an alternative solution provides that the applicant would design and construct an elevator, at its expense, from the vestibule at the Fort Myer Drive side of the 1812 N. Moore Street lobby adjacent to the metro station that would descend and open into the metro station. It would be publicly accessible and operational 24-hours a day, seven (7) days a week. With the proposed alternative, the requirement to provide a public access easement through the 1812 N. Moore Street lobby would no longer be necessary. Two (2) benefits associated with the approved option of the ramp and access through the 1812 N. Moore lobby were 1) convenience and 2) direct public access from the lobby to the adjacent Metro commuter store, and these benefits would not be reduced or eliminated with the proposed alternative. The lobby passage would not have been more convenient than the proposed elevator, because it also would have required an elevator or escalator to span the elevation change from Fort Myer Drive to North Moore Street within the two-level lobby. The proposed alternative still provides for a convenient passage through the block for all users of the Metro station, as was intended by the previously approved ramp and building access. The elevator will provide direct access to the Metro station, which will house the commuter store and its entrance, therefore eliminating the need for the connection through the office building.

The proposed alternative and resulting changes to conditions to provide for a fully accessible elevator to the Metro, as opposed to an accessible ramp with access through the block and the 1812 N. Moore lobby and down to the Metro, is a better design alternative and one that provides for a more direct route and access to Metro for the public. This proposed alternative is in keeping with the spirit and intent of the site plan amendment approval of 2007 as it relates to the community benefits package to provide for public access to the Metro at this site that is convenient. Finally, other changes proposed to site plan conditions related to the timing of installation of utility improvements such as water main, sanitary sewer, fire hydrants and street lighting, is to provide that those improvements be completed concurrent with the N. Moore Street improvements. Changing the timing in this way will allow for the most feasible and coordinated approach to the completion of all improvements for the project. Therefore staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to all previously approved conditions, modification to conditions #26, 27, 28, 30, and 88, deletion of condition #87, and the addition of one (1) new condition #99.

BACKGROUND: In December 2007, the County Board approved a major amendment to site plan #18, 1812 N. Moore Street, to allow construction of a 30-story office building comprised of 569,739 square feet of office gross floor area and 11,020 square feet of retail in North Rosslyn. The development project, which incorporated the adjacent existing Dominion Virginia Power

substation into the proposal to redevelop the two blocks is currently under construction. Following is additional information regarding the site and its location.

Site: This 1.38-acre site in North Rosslyn, includes the (2) parcels located at the northern end of the block generally bounded by 19th Street North to the north, N. Moore Street to the east, Wilson Boulevard to the south and N. Fort Myer Drive to the west. Adjacent and surrounding land uses are as follows:

- To the north: 11-story Rosslyn South office building fronting 19th Street North on Moore Street; public parking garage and Continental pool lounge on the west side; 12-story office building on the east side is 1901 N. Moore Street.
- To the east: Site of future Central Place JBG Site Plan (SP # 335) – approved May 2007).
- To the south: Rosslyn Metro Station, Rosslyn Metro Mall, and Rosslyn Center office building.
- To the west: Hyatt Hotel, Ames Center (10-story office bldg) and Art Institute of Washington, and the Arlington Temple United Methodist Church.

Zoning: “C-O Rosslyn” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts.

General Land Use Plan Designation: “High” Office-Apartment-Hotel (Up to 3.8 DAR office density, up to 4.8 FAR apartment density, and up to 3.8 FAR hotel density); Located within the Rosslyn Coordinated Redevelopment District.

Neighborhood: North Rosslyn Civic Association; Rosslyn Renaissance. North Rosslyn Civic Association has indicated that it does not support the proposed site plan amendment, as it relates to the proposed removal of a condition to provide a public pedestrian walkway through the proposed building. Staff also contacted Rosslyn Renaissance but has not received comments to date on the proposed site plan amendment.

DISCUSSION: The County Board approved a major site plan amendment in December 2007 to allow construction of a new office building adjacent to the Rosslyn Metro Station entrance. As part of the approval, the applicant agreed to design and construct a number of improvements to the ground level and entrance of the metro station including a new commuter store, as well as improvements to North Moore Street itself and to the North Moore Street and Fort Myer Drive streetscapes. Collectively, these improvements will be referred to as the Community Benefit Plan (CBP) and are generally laid out in Conditions #84, 85, and 86.

Staff, the applicant, and the Washington Metropolitan Area Transit Authority (WMATA) have spent approximately the last year working out the specific scope and design of the CBP that address the County’s desires and priorities and also meet WMATA’s and the County’s design

standards. During this process, the three (3) parties developed solutions for certain CBP elements that more appropriately met the County's and WMATA's needs than originally envisioned in the site plan amendment approval. The most significant changes concern the desire to provide an accessible entrance to the Rosslyn Metro Station from Fort Myer Drive and to provide a convenient path through the middle of the long block. The approved site plan envisioned an ADA-accessible ramp from Fort Myer Drive into the metro station, whose floor is approximately eight (8) feet below Fort Myer Drive, and a 24-hour, seven (7) day a week, public access easement through the new 1812 North Moore Street office building lobby to provide a mid-block crossing from Fort Myer Drive through to North Moore Street. Currently, the metro station's west side is only accessible by a staircase down from Fort Myer Drive. The accessible ramp is included in an illustrative list of CBP elements in Condition #85, and Condition #87 provides for the public easement through the office lobby.

During discussions on the CBP details, it became clear that an accessible ramp presented design and access difficulties due to its required length and amount of space it would take up inside the station. Staff, WMATA, and the developer/applicant support a better solution, in which the applicant would build and maintain an elevator, at its expense, from the Fort Myer Drive side of the 1812 North Moore Street lobby adjacent to the metro station that would descend and open into the metro station. It would be accessible and 24 hours a day, seven (7) days a week. This option would eliminate the cost of the ramp, would retain the extensive floor area in the metro station that would otherwise be occupied by the ramp, eliminate the inconvenience of an excessive ramp length, and provide a convenient passage through the block for all users of the metro station.

Consistent with this change, the applicant has requested to eliminate the requirement to provide a public access easement through its lobby, which would no longer be needed once the elevator access to the metro station is provided. The lobby passage would not have been more convenient than the proposed elevator, because it also will require an elevator or escalator to span the elevation change from Fort Myer Drive to North Moore Street within the two-level lobby. An additional desired benefit of the public access easement was to have been direct public access from the 1812 North Moore Street lobby to the adjacent commuter store that will be located in the Metro station. Final design of the 1812 North Moore Street office building revealed that its lobby floor elevation is approximately two-and-a-half feet lower than that of the commuter store, and there would be no reasonable way to span that difference without substantial ramping that would reduce the usable floor area of the commuter store. Since the publicly accessible path through the block is proposed be moved to the Metro station, which will also house the commuter store and its entrance, the main purpose for this connection from the office building would be eliminated.

The final scope of the CBP, and consideration of the plan review and construction schedule needed to implement it, has resulted in the applicant's proposal to revise several approved site plan conditions, mainly to CBP elements and to utility installation timing. Following is a summary of the requested changes.

- Condition #26: Request to revise installation timing of water main improvements from Final Building Permit to Shell and Core Certificate of Occupancy. Staff supports this

request, which requires completion of these improvements before they are needed to support occupancy of the building.

- Condition #27: Request to revise installation timing of sanitary sewer main improvements from Final Building Permit to Shell and Core Certificate of Occupancy. Staff supports this request, which requires completion of these improvements before they are needed to support occupancy of the building.
- Condition #28: Request to revise installation timing of fire hydrants from Final Building Permit to Shell and Core Certificate of Occupancy. Staff supports this request, which requires completion of these improvements before they are needed to support occupancy of the building.
- Condition #30: Request to revise installation timing of street lighting from Final Building Permit to Shell and Core Certificate of Occupancy. Staff supports this request, which requires completion of these improvements before they are needed to support occupancy of the building.
- Condition #87: Request to delete the provision of a public access easement through the 1812 North Moore Street lobby. Staff supports this request in conjunction with new Condition #99 below, which replaces a mid-block crossing through the office building lobby with a mid-block crossing via an elevator and access through the Rosslyn Metro Station ground level, as described above.
- Condition #88: Request to delete a requirement for proximity sensors at all lobby entrances. The request is proposed in consideration of the fact there would potentially no longer be 24-hour, seven (7) day a week access through the office building in order to connect the public to the Metro, but instead an elevator. For purposes of energy efficiency, the applicant proposes to provide a revolving door for the office building lobby on N. Moore Street, adjacent to which would be an ADA-accessible and compliant door. And with the alternate proposal to provide for an accessible elevator adjacent to the Metro Station entrance at the North Fort Myer Drive entrance, the applicant proposes that the door to the vestibule in this location would include electric eye or power door openers. This requirement is now proposed as part of the new Condition #99.
- Condition #99: Request to add a new condition to provide for a new publicly accessible elevator from the Fort Myer Drive entrance to the 1812 North Moore Street office building to the ground floor level of the Rosslyn Metro Station. Staff supports this condition for the reasons described above of increased convenience to the public, less impact to the Metro station than the previously anticipated accessible ramp, and reduced cost to the County, since the applicant has agreed to construct and maintain this elevator at its own expense rather than constructing the ramp as part of the CBP cost.

Community Input: Staff received comments on the proposed site plan amendment from the North Rosslyn Civic Association (NRCA). The NRCA indicated that site plan condition #87, which is proposed to be eliminated with the subject amendment, provides for a significant public community benefit associated with the project. Specifically, that the through-block connector was a key objective of the pedestrian aspects of the proposal, intending among other things to provide ADA access between Ft. Myer Drive and Moore Street that is not now available at the adjacent Metro property. The Civic Association does not object to a substitute community benefit being considered but believes that removing this condition should be part of a public

process that would provide alternative public benefits to the community. No formal comments to date have been received from Rosslyn Renaissance on the subject amendment, but they have indicated that they want to make sure there is a through-block connection with the proposed option. The applicant has since scheduled a meeting with Rosslyn Renaissance to include the North Rosslyn Civic Association and adjacent Radnor-Ft. Myer Heights Civic Association to address their concerns.

CONCLUSION: The proposed alternative and resulting changes to conditions to provide for a fully accessible elevator to the Metro as opposed to an accessible ramp with access to the building and down to the Metro is a better design alternative and one that provides for a more direct route and access to the public. This proposed alternative is in keeping with the spirit and intent of the site plan amendment approval of 2007 as it relates to the community benefits package to provide for public access to the Metro at this site. Therefore staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to all previously approved conditions, modification to conditions #26, 27, 28, 30, and 88, deletion of condition #87, and the addition of one (1) new condition #99.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated July 20, 2011 for Site Plan # 18, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its September 17, 2011 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on September 17, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially comply with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance; and
- Functionally relate to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Are so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated July 20, 2011 for Site Plan #18, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 below (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment to modify conditions and add one new condition for the parcel of real property known as RPC# 16-037-004, and -005 and 1812 and 1850 N. Moore Street, approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to all previously approved conditions (numbers 1 through 98) with amendments to conditions #26, 27, 28, 30, and 88, deletion of condition #87, and new condition #99 as follows:

Modified Conditions:

Water Main Improvements

26. The developer agrees to show, on the final engineering plans, water main improvements in accordance with the following. The water main improvements shall be constructed prior to issuance of the Shell and Core Certificate of Occupancy ~~Final Building permit for the respective phases of construction.~~

Sanitary Sewer Main Improvements

27. The developer agrees to show, on the final engineering plans, and to construct sanitary sewer main improvements in accordance with the following. The sanitary sewer main improvements shall be constructed prior to issuance of the Shell and Core Certificate of Occupancy ~~Final Building Permit~~.

- a. The developer agrees to rehabilitate or replace the following existing sanitary sewer main in North Fort Myer Drive:
 - (1) Approximately 114 feet of 10-inch main between existing Arlington County Manholes 3344 and 8256.
 - (2) Approximately 208 feet of 8-inch main between existing Arlington County manholes 8256 and 10091.

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 the County staff and as shown on the final engineering plan approved by the County Manager.

Horizontal Standpipe or Fire Hydrant Requirements

28. The developer agrees to show, on the final engineering plan, horizontal standpipes or fire hydrants at intervals of not more than 300 feet in order to provide adequate fire protection. The County shall specify kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards. The fire hydrants shall be installed in their final location prior to the issuance of the ~~Final Building Permit~~ Shell and Core Certificate of Occupancy, and horizontal standpipes shall be installed prior to the issuance of the first Certificate of Occupancy.

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 plan set submitted.

Street Lighting Requirements

30. Prior to the issuance of the Excavation/Sheeting and Shoring Permit, the developer agrees to show on the final engineering plans street lighting along all frontages of the site. The plans shall include the height and color of the street light poles. The developer agrees, at its cost, to purchase and install approved Arlington County street lighting along the frontages of the site prior to the issuance of the Shell and Core Certificate of Occupancy. In addition, the developer agrees to furnish and install all conduit and junction boxes necessary for the lighting system. All construction shall meet Arlington County standards.

Unless otherwise approved by the County Manager, the developer agrees to purchase and install single-globe Virginia Power "Carlyle" standard street lights along the 19th Street

North frontage of the site, double globe Virginia Power “Carlyle” standard street lights along Fort Myer Drive.

The developer agrees to purchase, install, and maintain specialized light fixtures along the west side of N. Moore St. of style and color to coordinate with those along the east side of N. Moore St. as part of the Central Place (SP #335) as approved by the County Manager. The developer agrees to maintain these specialized light fixtures until which time the fixture becomes a standard Arlington County fixture, at which time the developer’s maintenance obligation will cease. The number, height, and locations of lights installed shall be consistent with those shown on the final engineering plan. The developer agrees to remove all standard thoroughfare lights from the site, unless the County decides that one or more are required to provide adequate lighting for street safety purposes at intersections. The developer agrees to pay the cost of moving existing or installing additional standard thoroughfare lights if required above.

The developer agrees that double banner brackets shall be installed on each streetlight.

In the event that an alternative street lighting is approved by the County Manager in conjunction with the N. Moore Street improvements, as specified in Condition #84 prior to the issuance of the final building permit, the developer agrees to purchase and install such alternative street lighting along the N. Moore Street, ~~19th Street North and/or Fort Myer Drive~~ frontages of the site prior to the issuance of the Shell and Core Certificate of Occupancy. The developer agrees to maintain such alternative street lighting until such time as that lighting fixture becomes a standard Arlington County fixture, at which time the developer’s maintenance obligation shall cease. The number, height and locations of such alternative lighting shall be consistent with that adopted by the County Manager as part of the N. Moore Street improvements detailed in Condition #84.

87. Through Block Connection / Public Use and Access Easements

~~The developer agrees to grant, by Deed of Easement, a permanent public use and access easement (“Easement”) on the surface only, to the County Board of Arlington County providing for 24 hour a day, seven days a week, public use and access (including by way of illustration and not limitation public pedestrian use, access and passage) over, across and through the direct connection between the Ft. Myer Dr. level (upper lobby) entrance and the N. Moore St. level (lower lobby) entrance, which connection consists of approximately 3,350 s.f., as generally shown on the A 203 and A 204 plan sheets dated December 5, 2007 (“Easement Area”). Such Easement shall be a surface easement only and shall not preclude the installation of any improvements authorized by this site plan that may be located below or above the Easement Area, such as a parking garage, or on the upper floors of the office building that is the subject of these conditions. Moreover, such Easement shall permit other improvements or fixtures within the easement area, including but not limited to escalators, elevators, seating or other architectural features, as long as such improvements or fixtures do not unreasonably interfere with the use and access of the public through the Easement Area. The final location and size of the Easement Area may change with the preparation of the final building plans, as approved by the County Manager if he finds that the changes still permit access for the public~~

~~between the two entrances. The Easement shall be granted by deed, acceptable in substance to the County Manager, and acceptable in form to the County Attorney, which deed be recorded by the developer among the land records of the Clerk of the Circuit Court of Arlington County prior to the issuance of the first Certificate of Occupancy for the building, or any portion thereof, that is the subject of this site plan.~~

~~The Deed of Easement shall provide, among other things, that:~~

~~A) The developer shall be responsible, at his sole cost and expense, for the continued care and cleaning, maintenance, repair, replacement and installation of the Easement Areas and any improvements or facilities located thereon, therein or thereunder, including, but not limited to escalators, elevators, lighting, steps or staircases, signage, trash receptacles, underground garage, seating or other decorative or architectural features.~~

~~B) The developer shall indemnify and hold harmless the County Board, its elected and appointed officials, officers, employees, agents and contractors from all liability, personal injury, death, claims, damages, losses, costs and expenses, of whatsoever nature, concerning or arising out of the design, construction, installation, repair, maintenance, replacement, removal, care and cleaning, regulation, use and security of the Easement Area, or any feature, structure or facility therein or thereunder by the developer and use thereof by the public at large, the developer, and others.~~

~~C) The developer shall, at all terms during the term of the Easement, maintain comprehensive liability insurance for the Easement Area, naming the County Board, its elected and appointed officials, officers, employees, agents and contractors, as additional insureds, in the initial coverage amount of not less than 1 million dollars per occurrence and not less than 2 million dollars, annual aggregate. The County Manager, in his sole discretion, can require an increase in the amount of comprehensive liability insurance, by prior written notice to the developer.~~

~~The developer further agrees to design the through block connection to have a public appearance, including, but not limited to, attractive street level entrances on N. Moore Street and Fort Myer Drive, adequate signage, a connection to the Metro Station pending final approval by WMATA and/or café seating. In addition, the developer agrees to coordinate with the County and Rosslyn Renaissance as to the appropriate programming of the southern wall in the through block connection.~~

ADA Meetings with Staff

88. The developer agrees to meet with CPHD and DES staff, once after the submission of the building permit drawings but prior to the commencement of construction and once after construction to review ADA accessible measures that are being proposed or have been constructed.

In addition to the regulations and requirements established by ADA Federal law, the developer agrees that ~~all lobby entrances shall include proximity sensors (or other~~

~~comparable technology~~) and an open glass elevator shall be included in the lobby, as shown on the plans dated December 5, 2007 and approved by the County Board on December 15, 2007.

New Condition:

Metro Access Elevator

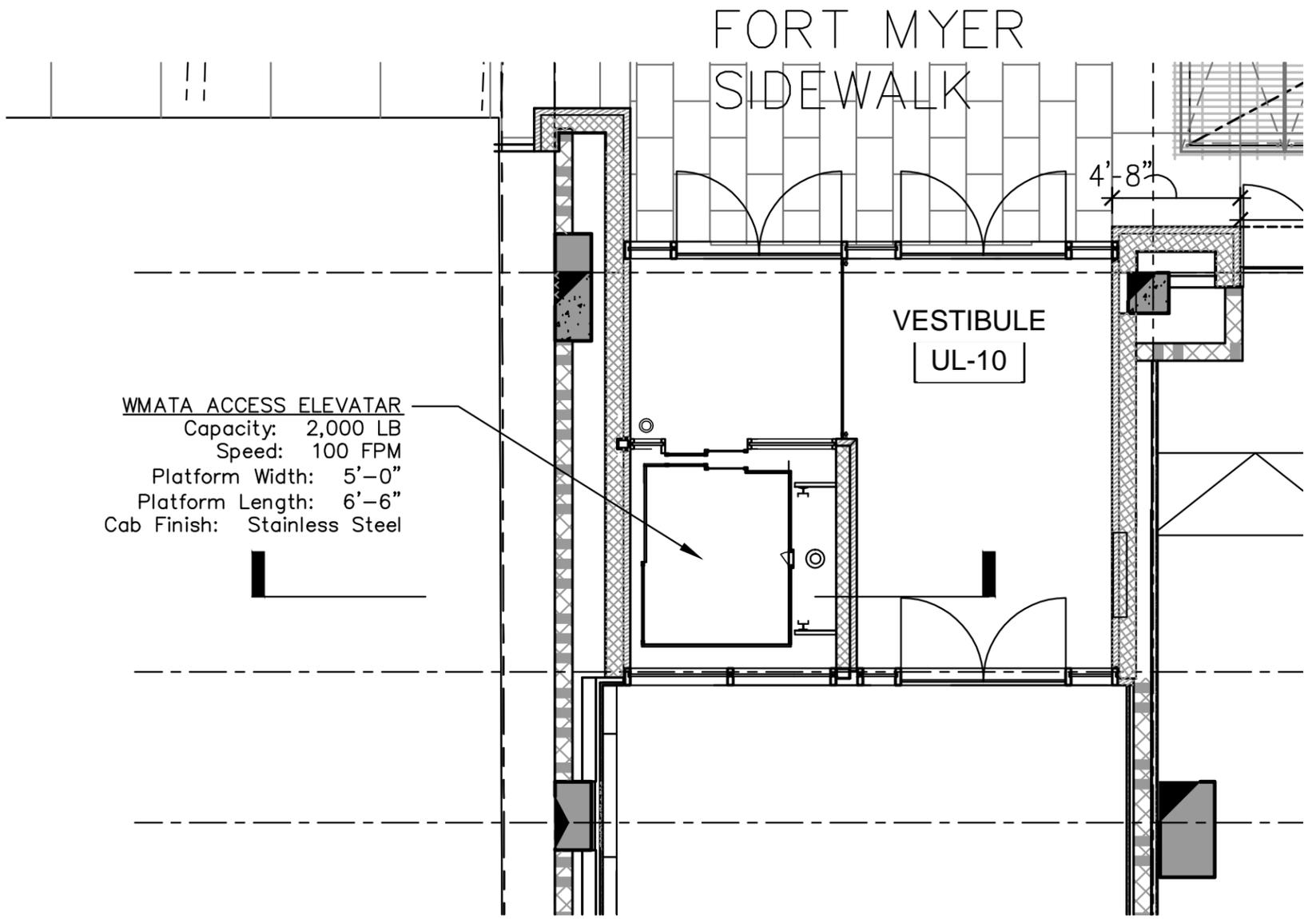
99. The developer agrees to design and construct, an elevator, at its expense, from the vestibule at the office building entrance on Fort Myer Drive into the Rosslyn Metro Station at the ticketing platform. The developer further agrees to install and maintain electric eye or power door openers at the exterior vestibule door that serves the elevator. The developer also agrees to maintain the elevator and fire shutters at its expense for the life of the site plan. The design of the elevator shall be generally consistent with the conceptual plan entitled "Conceptual Plans Rosslyn Metro Access Elevator at 1812 N. Moore Street, dated August 11, 2011. The specifications in the concept plan may be modified by the County Manager based upon meetings and scope summary required by Condition #98.B. The elevator shall be made available to the public 24 hours a day, seven (7) days a week, unless otherwise determined by the County Manager. The developer agrees that the elevator shall be installed and operational prior to the issuance of the first Certificate of Occupancy for tenant occupancy of the office building, unless the County Manager determines that a delay in installation or operation of said elevator was due solely to the actions of the County and/or WMATA, in which case the County Manager may approve a reasonable extension of the time period for completion and operation of the elevator, if the County Manager finds that the developer has provided reasonable assurances that the developer is diligently pursuing the installation and commencement of operation of the elevator that is the subject of this condition.

PREVIOUS COUNTY BOARD ACTIONS

February 8, 1962	Approved a site plan (Z-1598-62-2 SP #18) for an 11-story office building.
January 6, 1968	Approved a site plan amendment for an exterior sign request.
December 10, 1975	Approved a site plan amendment for an exterior sign change.
March 10, 1979	Approved a site plan amendment to convert parking to retail / office space.
September 16, 1980	Approved a site plan amendment for an exterior sign request.
November 13, 2007	Deferred to the December 15, 2007 meeting, the subject Rezoning Z-2529-06-1 and Site Plan Amendment #18.
December 15, 2007	Approved a rezoning request (Z-2529-06-1) from "C-O" to "C-O Rosslyn" for 1815 North Fort Myer Drive and 1850 North Moore Street. Approved a site plan amendment to incorporate 1850 N. Moore St. (Dominion Virginia Power substation) into the site plan, and to construct approximately 569,739 square feet of commercial office, approximately 11,020 square feet of retail space, and retain the existing power substation.
October 22, 2008	Deferred a site plan amendment to modify Condition #92 to the November 15, 2008 County Board meeting.
November 15, 2008	Approved a site plan amendment to modify Conditions #11.e, 36, 45, 50, 52, 65 and 79, subject to the revised conditions and all previously approved conditions.
November 18, 2008	Approved a site plan amendment to modify condition #92.

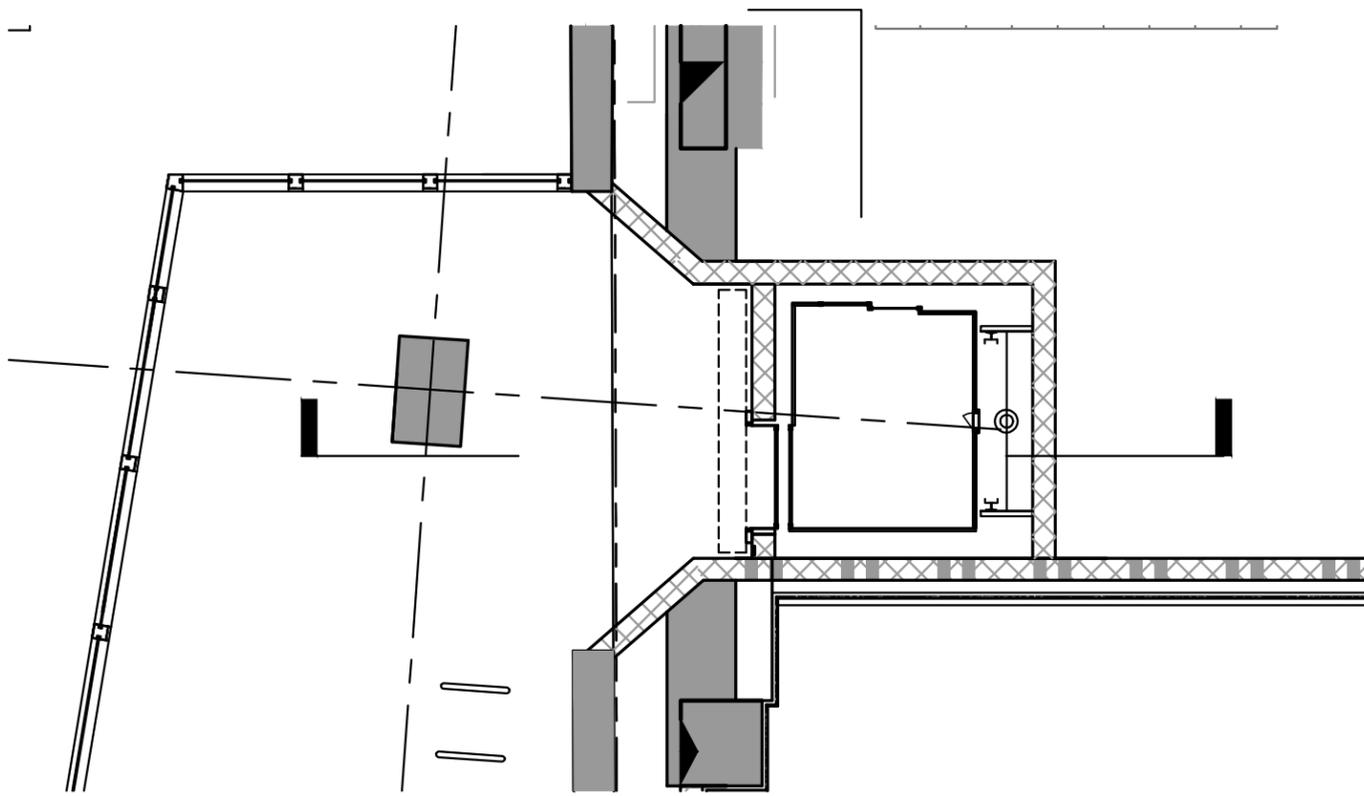
June 13, 2009	Approved on the County's own motion a public hearing at the July 11, 2009 meeting to consider site plan amendments for Site Plan 18 (1812 N. Moore St.) to modify site plan conditions #92 and #96.
May 22, 2010	Approved a site plan amendment to modify condition #68.
October 13, 2010	Deferred consideration of the site plan amendment request to the November 13, 2010 County Board meeting to modify condition #50 and add condition #98.
November 16, 2010	Approved a site plan amendment to modify Condition 15, 16, 19, 29, 50 and 97.
February 12, 2011	Approved a site plan amendment to modify Condition #50, 65, and 97, and add a new condition #98.

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 Xrefs: 526_COMM-STOR; Floor Plan - UPPER LOBBY; Floor Plan - LOBBY LEVEL; 526_SITE; 526-VEPCO-PLAN; 526_M-AD101; 526_BBB-SITE; 526-L-SITE; 526-VEPCO-PLAN-EX; 526_DEMO PLAN; 526_CWAL-UI; dcslogo_sk; 526_SUBS-L2; 526_SITE



1812 FORT MYER LOBBY LEVEL PLAN

1/8"=1'-0"



METRO STATION LEVEL PLAN

1/8"=1'-0"



CONCEPTUAL PLANS ROSSLYN METRO ACCESS ELEVATOR at 1812 North Moore Street

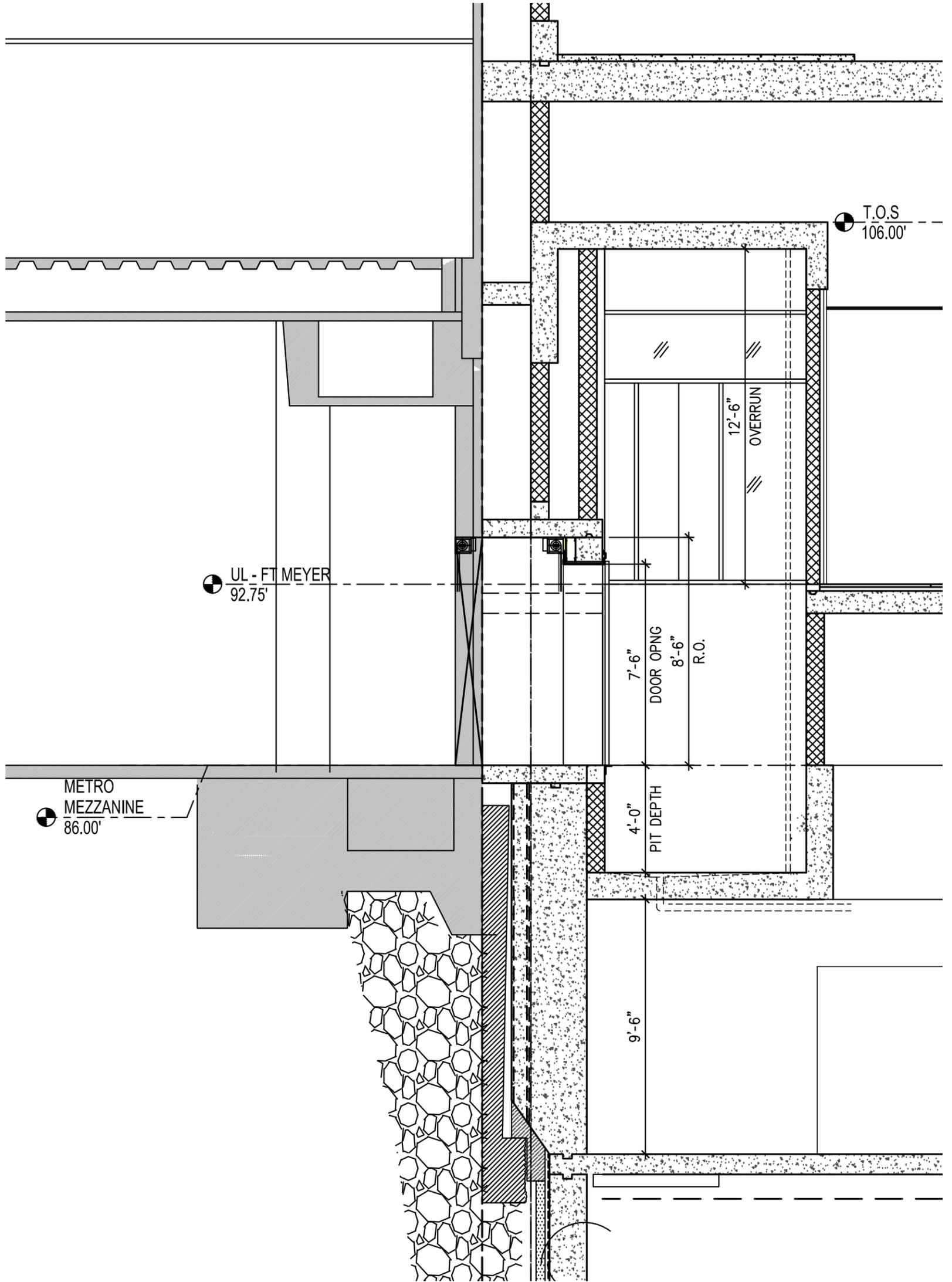
ASK-1
 8/12/11

SCALE: 1/16"=1'-0"
 3-05-526.34

526_M-A202.dwg August 11, 2011, 4:09 pm

	1676 International Drive, Suite 500 McLean, Virginia 22102 P 703.556.9275 F 703.921.6976
	www.dcsdesign.com
	DAVIS CARTER SCOTT

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Xrefs: dcslogo.sk



526_M-A603.dwg August 11, 2011, 3:43 pm

dcs DESIGN	DAVIS CARTER SCOTT™	1676 International Drive, Suite 500 McLean, Virginia 22102 P 703.556.9275 F 703.821.6976
		www.dcsdesign.com

CONCEPTUAL SECTION
ROSSLYN METRO ACCESS ELEVATOR
at 1812 North Moore Street

ASK-2
8/12/11

SCALE: 1/4"=1'-0"
3-05-526.34



SP #18 SITE PLAN AMENDMENT
1815 N. Fort Myer Dr., 1850 N. Moore St.
(RPC #16-037-004, -005)

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



Not To Scale

