



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of November 19, 2011

DATE: November 17, 2011

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

Applicant: 1812 Holdings, LLC

By:

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

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to SP #18, subject to all previously approved conditions and revised Condition #87, and new Condition#99.

ISSUES: This is a site plan amendment to modify one (1) condition, and add one (1) 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 an elevator and public access through the 1812 N. Moore St. office building. There are no concerns with the proposed site plan amendment.

SUMMARY: A site plan amendment is requested for SP #18, the 1812 N. Moore St. project. In September 2011, a site plan amendment was proposed to provide an accessible entry to the Rosslyn Metro Station via an elevator from the vestibule at the Fort Myer Drive side of the 1812 N. Moore St. lobby. At that time, it was also proposed to delete the site plan condition to provide a public access easement through the 1812 North Moore St. lobby. However, the community was concerned that the proposed alternative of just providing elevator access to the

County Manager: *BMD/GA*

County Attorney: *CEW* *GA*

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

42.

Metro station was not in keeping with the intent of the site plan approval in 2007, as public access through the 1812 North Moore St. lobby was an important community benefit. Over the past two (2) months, staff and the applicant have been working together on this issue. An ADA accessible elevator continues to be proposed as it was in September. The elevator will be constructed by Monday Properties, partly paid for with \$250,000 from the Rosslyn Fund, and will be repaired and maintained by Monday Properties throughout the life of the site plan. In addition, in lieu of the through-block connection public access easement required by the site plan, a new site plan condition would provide public access through the 1812 North Moore St. lobby for the purpose of a publicly accessible through-block connection seven days per week from 7 a.m. to 11 p.m. The applicant and the community are in agreement with this new proposal. The North Rosslyn Civic Association has expressed concern, not with this proposed site plan amendment, but with a separate element of the 1812 North Moore St. Community Benefit Plan (CBP), unrelated to this proposal, to convert an escalator in the Metro Station that accesses the North Moore St. and Fort Myer Drive skywalks to stairs, which is necessary to create room for a commuter store in that location. However, there are no issues with the site plan amendment that is the subject of this report. Therefore, staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to all previously approved conditions, and revised Condition #87, and new Condition #99.

BACKGROUND: In December 2007, the County Board approved a major amendment to site plan #18, 1812 N. Moore St. 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 Rosslyn. The development project, which incorporated the adjacent existing Dominion Virginia Power substation into the proposal to redevelop the site 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 St. 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 St.; public parking garage and Continental pool lounge on the west side; 12-story office building on the east side is 1901 N. Moore St.
- 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 FAR 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 supports the proposed amendment, but has a separate concern regarding an element of the 1812 North Moore St. CBP, to convert an escalator into stairs to make room for a proposed commuter store. Staff also contacted Rosslyn Renaissance and they support the proposed site plan amendment. Radnor/Ft. Myer Heights Civic Association supports the proposed amendment, although they would like to see the hours of public access of the lobby include all hours that the Metro Station is open.

DISCUSSION: As background, 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 St. itself and to the North Moore St. and Fort Myer Drive streetscapes. Collectively, these improvements comprise the Community Benefit Plan (CBP).

Staff, the applicant, and the Washington Metropolitan Area Transit Authority (WMATA) have spent over a 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 discussions on the CBP details, it became clear that an accessible ramp from Fort Myer Drive into the Metro station 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 applicant developed a different solution, in which the applicant would build and maintain an elevator from the Fort Myer Drive side of the 1812 North Moore St. lobby adjacent to the metro station that would descend and open into the metro station. It would be accessible 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.

In September 2011, in conjunction with the proposal to provide accessible elevator access to the Metro station, the applicant requested to eliminate the requirement to provide a public access easement through its lobby 24 hours, seven (7) days a week. However, the community was concerned about losing what they considered a substantial community benefit, as the lobby would provide pedestrian access from North Moore St. to western Rosslyn and the residential communities. Therefore, the proposal to eliminate the public access easement was not approved by the County Board. Since the September 17, 2011 County Board meeting, staff, and the applicant have been working to come to a resolution on this issue. An ADA accessible elevator continues to be proposed, which would be repaired and maintained by the developer throughout

the life of the site plan. The developer would pay for the majority of the costs of the elevator, while the remaining costs, \$250,000, would come from the Rosslyn Fund. In addition, in lieu of the through-block connection public access easement required by the site plan, a new site plan condition would provide public access through the 1812 lobby for the purpose of a public through block connection seven days per week from 7 a.m. to 11 p.m. The applicant and the community are in agreement with this new proposal.

Following is a summary of the proposed condition changes:

- Condition #87: Request to delete the agreement to provide a public access easement through the 1812 North Moore St. lobby, but add agreement to provide public access through the lobby from 7 am – 11 pm, seven (7) days a week. Staff supports this request, as access would be provided during all hours that people would likely use it.
- 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 St. 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 pay for the majority of construction costs, and would maintain this elevator at its own expense rather than constructing the ramp as part of the CBP cost.

CONCLUSION: The proposed site plan amendment achieves both an accessible elevator entrance to the Metro Station, and public access through the 1812 North Moore St. lobby seven (7) days a week, which the community supports. Therefore, staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to all previously approved conditions, and revised Condition #87, and new Condition #99.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated November 8, 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 November 29, 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 November 29, 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 November 8, 2011 for Site Plan #18, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements on file in the Office of Zoning Administration (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment to revise one (1) condition and add one (1) new condition for the parcel of real property known as RPC# 16-037-004, and -005 and 1812 and 1850 N. Moore St., 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 revised Condition #87, and new Condition#99 .

87. Revised condition #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 times 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. The developer agrees that approximately 3,350 square feet of the lobby through the 1812 N. Moore St. office building, as generally shown on page A.203 and A.204 of the 4.1 plan sheets, shall be available for access by the general public. Public access shall be available beginning at~~

the issuance of the first Certificate of Occupancy for use of the lobby level. Public access shall be provided through the lobby of the 1812 N. Moore office building from 7 am – 11 pm, seven (7) days a week. The developer agrees to be responsible, at its sole cost and expense, for the continued care and cleaning, maintenance, repair, replacement, and installation of this public access area, including but not limited to escalators, elevators, lighting, staircases, signs, trash receptacles, seating, and decorative or architectural features.

New Conditions:

Metro Access Elevator

99. The developer agrees to design and construct an elevator, as shown on the drawing titled “Conceptual Plans Rosslyn Metro Access Elevator at 1812 North Moore Street ASK-1” and “Conceptual Plans Rosslyn Metro Access Elevator at 1812 North Moore Street ASK-2” dated August 12, 2011 at its expense, except for \$250,000, which will come from the Rosslyn Fund as provided below, from the vestibule at the office building entrance on Fort Myer Drive into the Rosslyn Metro Station at the ticketing platform. The applicant shall request the \$250,000 payment by the County from the Rosslyn Fund prior to issuance of the building permit that includes the elevator. The applicant shall submit the request for such payment to the DES Deputy Director of Transportation and Development; to the Zoning Administrator; and to the Department of Management and Finance Director. If said payment is not made to the applicant within 30 days of such request, then, in lieu of receiving the \$250,000 payment from the Rosslyn Fund, the applicant may deduct \$250,000 from the metro elevator contribution, required in Condition #95. The developer further agrees to install and maintain proximity sensors, power door openers, or other comparable technology 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 St., 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 St.. 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.
September 17, 2011	Denied modification to Condition #88, deletion of Condition #87, and addition of new Condition #99. Approved a site plan amendment to modify Conditions #26, 27, 28, and 30.

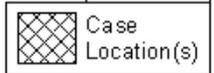


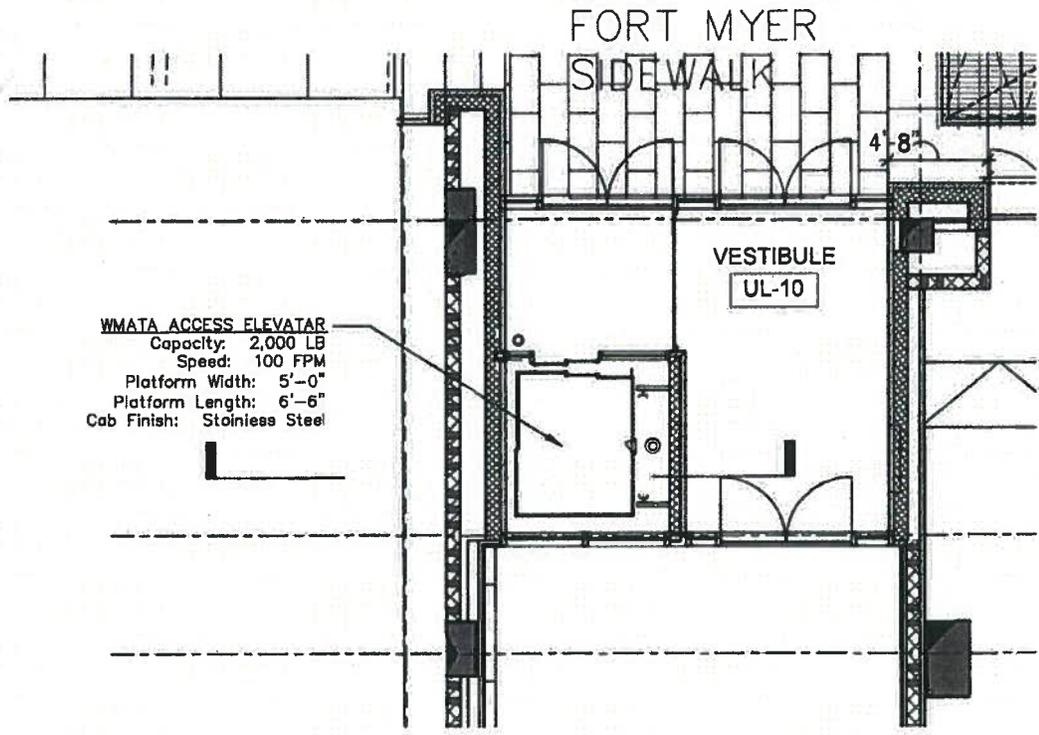
SP #18 SITE PLAN AMENDMENT
1815 N. Fort Myer Dr., 1850 N. Moore St.
(RPC #16-037-004, -005)

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



Not To Scale

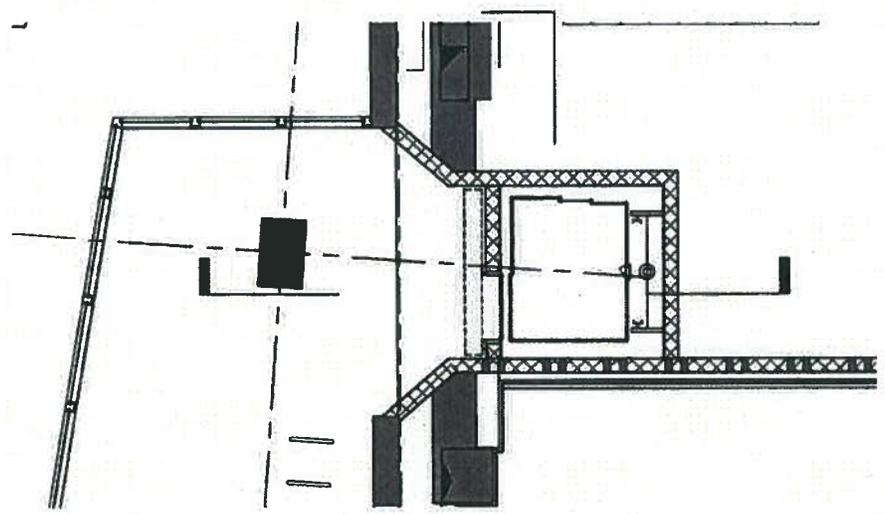




WMATA ACCESS ELEVATOR
 Capacity: 2,000 LB
 Speed: 100 FPM
 Platform Width: 5'-0"
 Platform Length: 6'-6"
 Cab Finish: Stainless Steel

1812 FORT MYER LOBBY LEVEL PLAN

1/8"=1'-0"



METRO STATION LEVEL PLAN

1/8"=1'-0"



C:\Documents and Settings\kaywood\Desktop\526_M-A202.dwg
 Xref: 526_Corridor-STUD Floor Plan - UPPER LOBBY; Floor Plan - LOBBY LEVEL; 526_SITE; 526-WPCCO-PLAN; 526_M-A202; 526-WPCCO-PLAN-EN; 526_DBAIO PLAN; 526_CWAL-UL; 526_SBS-L2; 526_SITE

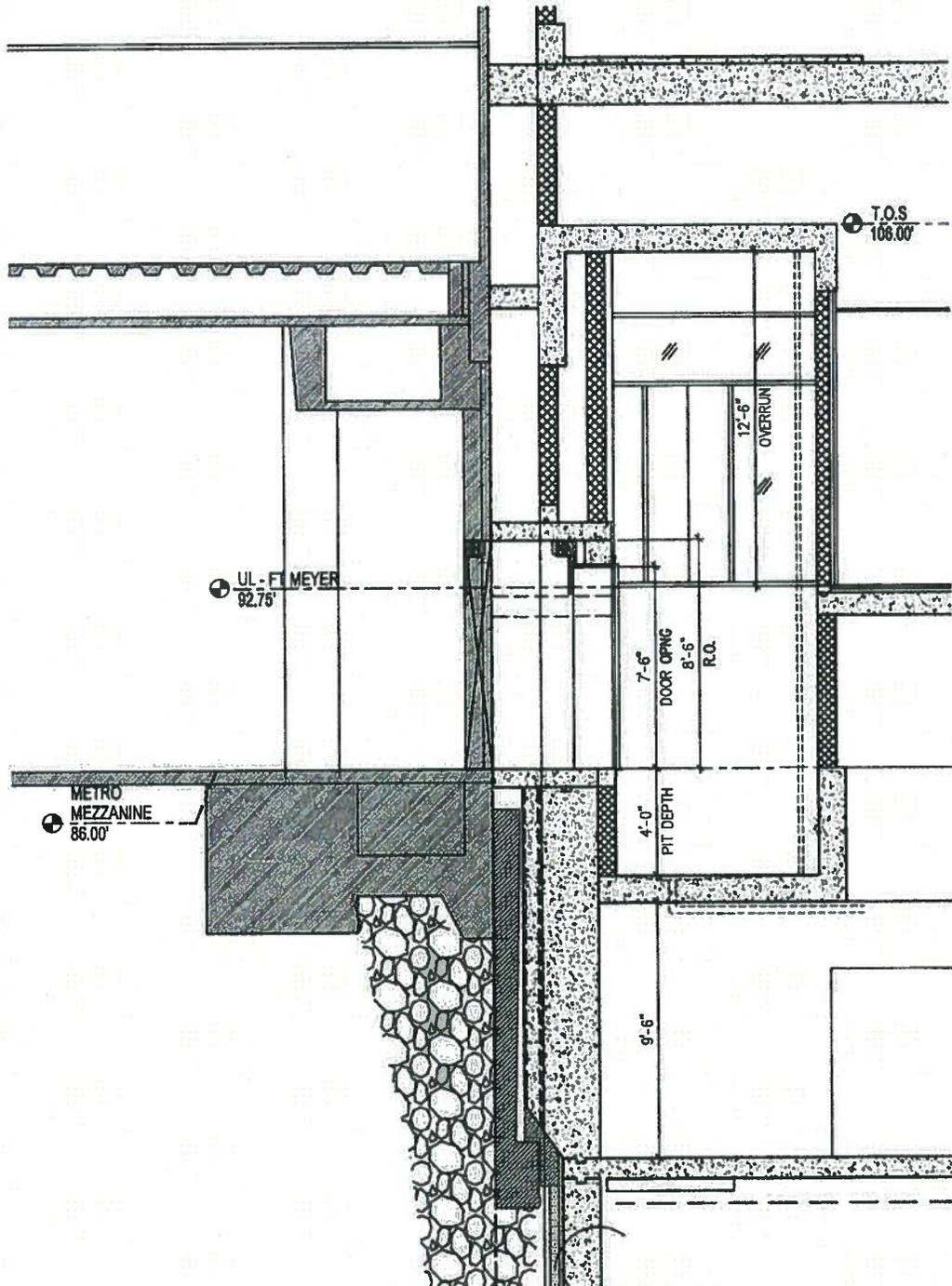
**CONCEPTUAL PLANS
 ROSSLYN METRO ACCESS ELEVATOR
 at 1812 North Moore Street**

ASK-1
 8/12/11

SCALE: 1/16"=1'-0"
 3-05-526,34

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

	1878 International Drive, Suite 500
	McLean, Virginia 22102
	P 703.558.9275 F 703.921.6976
	www.dcsdesign.com



C:\Documents and Settings\jogorwood\Desktop\2009_MJ-AB03.dwg
jrelic_dcsdesign_cak

826_M-AB03.dwg August 11, 2011, 3:43 pm

	1876 International Drive, Suite 600 McLean, Virginia 22102 P 703.558.8276 F 703.821.8976
	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



Melanie Jesick

From: Jennifer Zeien <jzeien@verizon.net>
Sent: Friday, October 21, 2011 2:07 PM
To: Melanie Jesick
Subject: Re: 1812 North Moore update and current proposal

Hi Melanie --

Just left you a voice mail. Yes, those hours fit the bill for NRCA and should provide the substance of the community benefit of "open access" that was negotiated through the original site plan review process.

NRCA is committed to preserving the escalator from the Metro lobby to the plaza level connecting to the skywalk as it is a substantial assistance to residents climbing the steep hill to the west along Key Boulevard.

Our comment that the elevator vestibule at the western entrance to 1812 North Moore reduces the size of the entrance to the lobby from the Ft. Myer Drive side is one of aesthetics, though it could implicate through-block capacity of the lobby by creating a bottleneck at peak periods. It seems awkward to have separate entrances for the elevator and the lobby, but we recognize that having a unified access may present a building security issue when the lobby is closed.

Jennifer

----- Original Message -----

From: [Melanie Jesick](mailto:Melanie.Jesick@northrosslyn.org)
To: jzeien@northrosslyn.org
Sent: Wednesday, October 19, 2011 3:45 PM
Subject: 1812 North Moore update and current proposal

Hi Jennifer,

Regarding the 1812 N. Moore project, following is some information on what staff and the developer are proposing in terms of a possible alternative for providing ADA access to the Rosslyn Metro station, as well as through-block access.

- Monday would construct the ADA accessible elevator as was proposed in the site plan amendment. The County would contribute some money toward construction with Monday paying all other costs.
- Monday will repair and maintain the elevator for the life of the site plan.
- In lieu of the through block connection public access easement required by the approved site plan, a new site plan condition would provide public access through the 1812 lobby for the purpose of a public through block connection seven days per week from 7:00 am to 11:00 pm. (these proposed hours are revised from what we spoke about earlier and includes the weekends).

In the voicemail I left you yesterday, I mentioned that it was going to be heard as an RTA yesterday, but that did not happen. We understand this is going to be discussed at your civic association meeting tomorrow night. Please let us know if you would like County staff to be present to further explain the proposal or answer any questions.

Best regards,
Melanie

Melanie Jesick
Development & Plan Review Coordinator
Arlington County - Dept. of Environmental Services
Development Services Bureau (DOT)
2100 Clarendon Blvd., Suite 800

Arlington, VA 22201
703.228.3540

From: Cecilia Cassidy [<mailto:ccassidy@rosslynva.org>]
Sent: Tuesday, October 25, 2011 10:06 AM
To: Hank Leavitt
Cc: jkovach@beaconcapital.com; Paul Rothenburg; Lucia deCordre; Tim Helmig; Briggs, David
Subject: RE: 1812 North Moore Street
Importance: High

Hank:

This is to confirm our conversation today that the County's new conditions laid out below in regard to public access to the lobby of 1812 North Moore Street – from 7:00 am to 11:00 p.m., seven days per week – reflect the proposal put forth to the County Board by Rosslyn Renaissance.

Therefore, Rosslyn Renaissance would be in support of the County's proposed alternative.

Thanks very much for your consideration in this matter. We look forward to working with the County as the site plan conditions for other projects in Rosslyn come to fruition.

Cecilia Cassidy
Executive Director
Rosslyn Renaissance/Rosslyn BID

From: Hank Leavitt [<mailto:Hleavitt@arlingtonva.us>]
Sent: Tuesday, October 25, 2011 9:36 AM
To: Cecilia Cassidy
Subject: 1812 North Moore Street

Cecilia,

This is in follow-up to our conversation this morning concerning the 1812 North Moore Street project. As I indicated, based on the County Board's recent decision on the site plan amendment, staff and Monday Properties have agreed upon the following alternative for providing ADA and through block access.

- Monday would construct the ADA accessible elevator as was proposed in the site plan amendment. The County would contribute \$250,000 toward construction with Monday paying all other costs. Current estimated cost is \$470,000.
- Monday will repair and maintain the elevator for the life of the site plan.
- In lieu of the thru block connection public access easement required by the approved site plan, a new site plan condition would provide public access through the 1812 lobby for the purpose of a public through block connection from 7:00 am to 11:00 pm, seven days per week.

You indicated that Rosslyn Renaissance had previously endorsed reducing the hours provided in the original site plan approval and would support the proposed alternative. If you could confirm the position of Rosslyn Renaissance by return e-mail I would appreciate it. Thanks.

Hank

Hank Leavitt
Assistant to the Director
Department of Community Planning, Housing and Development
Phone (703) 228-4424 Fax (703) 228-7495
E-mail hleavitt@arlingtonva.us

Melanie Jesick

From: Jennifer Zeien <jzeien@verizon.net>
Sent: Friday, October 21, 2011 4:34 PM
To: Melanie Jesick
Subject: Re: 1812 North Moore update and current proposal

Thanks Melanie.

It sounds like NRCA has a fight on its hands over that escalator.

Jennifer

----- Original Message -----

From: [Melanie Jesick](#)
To: [Jennifer Zeien](#)
Sent: Friday, October 21, 2011 4:26 PM
Subject: RE: 1812 North Moore update and current proposal

Hi Jennifer,

Thank you for your email and voicemail. I am glad we could work out a good solution on the weekend hours for the easement. Regarding your second comment below, the person at the County you could discuss this with is Lisa Maher. She has some history as to why the escalator is proposed to be converted to stairs. Her phone number is 703-228-3542. Generally speaking, the required back of house spaces and the commuter store will not fit in the metro station unless the escalator is converted to stairs.

Best regards,
Melanie

Melanie Jesick
Development & Plan Review Coordinator
Arlington County - Dept. of Environmental Services
Development Services Bureau (DOT)
2100 Clarendon Blvd., Suite 800
Arlington, VA 22201
703.228.3540

From: Jennifer Zeien [<mailto:jzeien@verizon.net>]
Sent: Friday, October 21, 2011 2:07 PM
To: Melanie Jesick
Subject: Re: 1812 North Moore update and current proposal

Hi Melanie --

Just left you a voice mail. Yes, those hours fit the bill for NRCA and should provide the substance of the community benefit of "open access" that was negotiated through the original site plan review process.

NRCA is committed to preserving the escalator from the Metro lobby to the plaza level connecting to the skywalk as it is a substantial assistance to residents climbing the steep hill to the west along Key Boulevard.

Our comment that the elevator vestibule at the western entrance to 1812 North Moore reduces the size of the entrance to the lobby from the Ft. Myer Drive side is one of aesthetics, though it could implicate through-block capacity of the lobby by creating a bottleneck at peak periods. It seems awkward to have separate entrances for the elevator and the lobby, but we recognize that having a unified access may present a building security issue when the lobby is closed.

Jennifer

----- Original Message -----

From: [Melanie Jesick](#)
To: jzeien@northrosslyn.org
Sent: Wednesday, October 19, 2011 3:45 PM
Subject: 1812 North Moore update and current proposal

Hi Jennifer,

Regarding the 1812 N. Moore project, following is some information on what staff and the developer are proposing in terms of a possible alternative for providing ADA access to the Rosslyn Metro station, as well as through-block access.

- Monday would construct the ADA accessible elevator as was proposed in the site plan amendment. The County would contribute some money toward construction with Monday paying all other costs.
- Monday will repair and maintain the elevator for the life of the site plan.
- In lieu of the through block connection public access easement required by the approved site plan, a new site plan condition would provide public access through the 1812 lobby for the purpose of a public through block connection seven days per week from 7:00 am to 11:00 pm. (these proposed hours are revised from what we spoke about earlier and includes the weekends).

In the voicemail I left you yesterday, I mentioned that it was going to be heard as an RTA yesterday, but that did not happen. We understand this is going to be discussed at your civic association meeting tomorrow night. Please let us know if you would like County staff to be present to further explain the proposal or answer any questions.

Best regards,
Melanie

Melanie Jesick
Development & Plan Review Coordinator
Arlington County - Dept. of Environmental Services
Development Services Bureau (DOT)
2100 Clarendon Blvd., Suite 800
Arlington, VA 22201
703.228.3540