DATE: February 28, 2006

SUBJECT: SP #94 SITE PLAN AMENDMENT (CARRY-OVER) to extend the term of the site plan for an additional five (5) years until January 17, 2011; premises known as 1700 and 1800 N. Moore Street and the 1700 block of N. Lynn Street (RPC #16-037-001).

Applicant:
Rosslyn Center Associates LP

By:
Martin D. Walsh, Agent/Attorney
Walsh, Colucci, Lubeley, Emrich & Terpak
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201

C.M. RECOMMENDATION:
Approve the site plan amendment request, but extend the term of the SP #94 only to March 31, 2007 subject to amended Condition #1 and all previously approved conditions.

ISSUES: None.

SUMMARY: The applicant has requested to extend the term of a site plan (SP #94) for an additional five (5) years. Originally approved in 1973, the site plan was amended in 1998 to include a second “C-O Rosslyn” office tower, which was never built. The office building was the first “C-O Rosslyn” project. Since that time, standards for site plan conditions and street design have been revised. The term of the site plan was extended in January 2005 for one (1) year. A number of improvements to the Rosslyn Metro Station are tied to the site plan. The applicant has been participating in the Rosslyn Working Group (RWG) since October 2004, which is examining the future development of Central Place in Rosslyn (the two blocks bound by Fort Myer Drive on the west, Lynn Street on the east, 19th Street on the north, and Wilson Boulevard on the south). An extension of the SP #94 for one (1) year would allow the applicant time to respond to any changes that might occur on Central Place and to determine whether to pursue either the site plan as originally approved in 1998 or another type of development.
consistent with either potential changes to the “C-O Rosslyn” Zoning District or to development proposed for Central Place. In addition, the applicant has agreed to participate with other property owners on the block in developing and implementing a unified streetscape plan for Central Place, which could require modifications to the approved building at the street level. The site plan would be evaluated in March 2007 for consistency with the current vision for Central Place development and conditions updated as appropriate at that time. Therefore, it is recommended that a site plan amendment be approved, but that the current approval be extended only to March 31, 2007, and that Condition #1 of the approved plan be amended to extend the term of the site plan approval from March 31, 2006 to March 31, 2007.

DISCUSSION: The County Board approved a site plan (SP #94), for an office and retail building located on the Rosslyn Metro Station site, in October 1973. In January 1998, the County Board approved a second office tower (275,000 square feet) as part of the site plan under the “C-O Rosslyn” zoning district. This second tower, designed to be above the Rosslyn Metro Station escalators and the low-rise retail portion of the existing building, has not been built. Condition #1, as approved in 1998, specified a three (3) year term for the site plan resulting in an expiration of January 2001. The condition was amended in December 2000 to extend the site plan approval to January 2005. The applicant requested an additional extension of the site plan approval to January 2010. However, the County Board extended the term of the site plan in March 2005 for one (1) year. According to the applicant, there have been unforeseen delays in coordinating construction efforts with the Washington Metropolitan Area Transit Authority and current market conditions do not support construction of large office buildings. In addition, there is litigation between members of the Rosslyn Center Associations LP.

The applicant has been participating in the Rosslyn Working Group, which is examining site plan development proposals for the Central Place blocks in Rosslyn. In addition, the applicant has agreed to participate with other property owners on the Central Place blocks in developing and implementing a unified streetscape plan. A short extension of this site plan for one (1) year would allow the applicant the choice of continuing to pursue either the 1998 site plan with the unified streetscape design or an alternative development consistent with possible revisions to the “C-O Rosslyn” Zoning District. Therefore, staff recommends, and the applicant has agreed, to extend the term of the site plan approval only from March 31, 2006 to March 31, 2007, subject to amended Condition #1 and all other site plan conditions.

1. The developer (as used in these conditions, the term developer also includes the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth in Administrative Regulation 4.1 and the plans dated October 15, 1997, and reviewed and approved by the County Board and made a part of the public record on January 17, 1998, together with any modifications proposed by the developer and accepted by the County Board or vice versa. This site plan approval expires on March 31, 2006 if a building permit has not been issued for the first building to be constructed pursuant to the approved plan. The developer further agrees to actively participate with adjacent property owners in developing and implementing a unified streetscape plan for Central Place. Extension of this approval shall be at the sole discretion of the County Board. The developer agrees
that this discretion shall include a review of this site plan and its conditions for compliance with then current County policies for land use, zoning and special exception uses. Extension of the site plan is subject to, among other things, inclusion of amended or additional site plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the developer and accepted by the County Board or vice versa.
PREVIOUS COUNTY BOARD ACTIONS:

October 3, 1972  Approved a rezoning request from "C-2" to "C-O" for 1720 and 1730 North Moore Street, and 1305 Wilson Boulevard.

October 13, 1973  Approved a site plan request for an office building.

July 13, 1974  Approved a modification to the approved site plan in order to incorporate the Rosslyn Metro Station property.

July 12, 1975  Approved a site plan amendment that extended the site plan approval to July 12, 1976, deleted the lowest garage level, added three garage levels, and added 15,351 square feet of gross floor area.

August 7, 1976  Accepted withdrawal of a request to extend the approved site plan to July 12, 1977.

February 14, 1978  Approved a site plan amendment to convert 20,390 square feet of maintenance space to office space, and to raise the elevator penthouse to 351.0 feet.

December 4, 1982  Deferred a site plan amendment to permit canopies over the pedestrian walkways over North Fort Myer Drive and North Moore Street to February 5, 1983.

February 5, 1983  Deferred a site plan amendment request to permit canopies over the pedestrian walkways as described above to April 9, 1983.

April 9, 1983  Deferred a site plan amendment request to permit canopies as described above to June 4, 1983.

June 4, 1983  Accepted withdrawal of a site plan amendment request to permit canopies as described above.

July 13, 1985  Deferred a site plan amendment request to permit existing signs to November 16, 1985.

November 16, 1985  Deferred to January 4, 1986 a site plan amendment request to permit existing signs.
January 4, 1986  Approved a site plan amendment request to permit existing signs.

July 19, 1997  Deferred to September 6, 1997 a rezoning request to "C-O-Rosslyn" and a major site plan amendment request to add approximately 275,000 square feet of office/commercial g.f.a. in a new tower.

September 6, 1997  Deferred to October 4, 1997 a rezoning request to "C-O-Rosslyn" and a major site plan amendment request to add approximately 275,000 square feet of office/commercial g.f.a. in a new tower.

October 4, 1997  Deferred to November 8, 1997 a rezoning request to "C-O-Rosslyn" and a major site plan amendment request to add approximately 275,000 square feet of office/commercial g.f.a. in a new tower.

November 8, 1997  Deferred to December 13, 1997 a rezoning request and site plan amendment request as described above.

December 16, 1997  Deferred to January 17, 1998 a rezoning request and site plan amendment request as described above.

January 17, 1998  Approved a rezoning request to "C-O-Rosslyn" and a major site plan amendment request to add approximately 275,000 square feet of office/commercial g.f.a. in a new tower, subject to the conditions of the staff report.

December 9, 2000  Approved a minor site plan amendment to extend the site plan approval expiration date from January 27, 2001 to January 27, 2005, subject to the conditions of the staff report.

December 8, 2001  Approved a conversion of 591 square feet of retail space to medical office use.

February 9, 2002  Approved a conversion of 1,257 square feet of retail to medical office use.

April 20, 2002  Approved an amendment for a comprehensive sign plan for 1700 North Moore Street.
<table>
<thead>
<tr>
<th>Date</th>
<th>Action Description</th>
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<tbody>
<tr>
<td>June 8, 2002</td>
<td>Approved a site plan amendment for Tivoli Restaurant to have live entertainment and dancing Monday - Saturday, 9:00 p.m. to 2:00 a.m.; on premises known as 1700 N. Moore St.</td>
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<tr>
<td>June 13, 2003</td>
<td>Renewed a site plan amendment for Tivoli Restaurant to have live entertainment and dancing Monday - Saturday, 9:00 p.m. to 2:00 a.m.; on premises known as 1700 N. Moore St.</td>
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<tr>
<td>May 15, 2004</td>
<td>Deferred a site plan amendment to extend the site plan from January 2005 to January 2010 to the September 18, 2004 meeting.</td>
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<tr>
<td>September 18, 2004</td>
<td>Deferred a site plan amendment to extend the site plan from January 2005 to March 2005 to the December 11, 2004 meeting.</td>
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<tr>
<td>December 11, 2004</td>
<td>Deferred a site plan amendment to extend the site plan from January 2005 to March 12, 2005.</td>
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<tr>
<td>March 12, 2005</td>
<td>Approved site plan amendment to extend the term of the site plan to March 31, 2006 subject to all previous conditions and to amended condition #1.</td>
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