

<b>Project</b>	VNO CC Squares Block Repositioning	<b>Project Number</b>	09.8202.000
<b>Meeting Location</b>	ArCo Training Room	<b>Meeting Date and/or Time</b>	06/14/2016
<input type="checkbox"/> <b>Via Telephone</b>	10:00 AM		
<b>Meeting Subject</b>	County Lot line review meeting	<b>Meeting Number</b>	N/A
		<b>File</b>	1MN
		<b>This is page</b>	1 of 2

**Present**

Shahriar Amiri (SA) / ArCo  
 Malcolm Haith (MH) / VNO  
 Gordon Fraley (GF) / VNO  
 Kathryn Olson (KO) A & P  
 David Wilmot (DW) / J/H  
 Morgen Hurley (MH) / J/H  
 John Lutostanski (JL) / Bowman  
 KC Dutton (KD) / Gensler  
 Andrew Choi (AC) / Gensler  
 Fritz Schellkopf (FS) / Gensler

**Distribution** VNO / Gensler / Jensen Hughes / Bowman / Arnold & Porter / ArCo

**Prepared by** FS **Date Issued** 06/22/2016

Gensler will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless written notice to the contrary is received by Gensler within seven calendar days of the issue date of these meeting notes.

**Discussion** **Action / Decisions Pending / Follow up**

**Crystal City Square Block Retail Reposition – Lot Line coordination**

1. Review of 1770 Lot Lines exhibit :

- a. REAs were assembled by KO and sent to ArCo by J/H (6/13/16).
  - SA requested this be uploaded to FTP site
  - Gensler to distribute FTP site login, post exhibits, minutes, and email from KO
- b. Discussion about the no-build easement proposed in Phase 2a included the following points:
  - SA concurs with placement of no-build easement at the southwest corner of 1770 to where existing lot line turns west (Phase 1, 1770) to permit exterior wall openings on floors 2 and above.
  - SA generally would like to avoid no-build easements with new buildings.
  - SA stated that no build easements must be written carefully since they essentially create imaginary lot lines

**Gensler to:**

Provide FTP site access to DES, with files from meeting uploaded

<b>Project</b>	VNO CC Squares Block Repositioning	<b>Project Number</b>	09.8202.000
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<b>Meeting Date</b>	06/14/2016	<b>This is page</b>	2 of 2
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<b>Discussion</b>	<b>Action / Decisions Pending / Follow up</b>
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- The east façade of the CS3 – CS4 Infill Building will need to have a 2 hour rating where it abuts the no build easement
- SA noted that in Phase 2a exhibit it is necessary to cross lot lines to egress which is not code compliant. The lot line hugging the north face of 1770 should possibly shift further north to allow for egress within the lot.
- Design team shall review the conditions and assess options where crossing lot lines does not occur for egress on Plaza level. Generate a list of consequences, necessary REAs, pros and cons for each option.
- A sketch indicating construction type and ratings (walls, roofs) of the new adjacent buildings (Infill 3-4) should be included.
- SA stated that the lot line issues at Infill 4-5 remain unresolved. He suggests a meeting with Mitch Bonanno and Mitchell Schear to clarify this. GF suggested adding a note to the plans indicating the issue is unresolved and currently being reviewed with the county.
- Converting the corridor between 1770 and Infill 3-4 into a breezeway should be studied by design team.

**Design team to:**

Study egress options between 1770, Infill 3-4, Theater. List pros and cons for each option

2. Review of exiting diagrams for Plaza level

- During a review of the project (prior to this meeting), Ms. Wells and Ms. Majowka (not present at this meeting) stated that Arlington usually does not allow exit discharge from one building on the roof of another building. Both the existing condition at Crystal Square and the proposed new construction has exit discharge onto the plaza level, which forms the “roof” of the mall below.”
  - Design team noted that the plaza level slab has a three hour fire rating, which exceeds the required fire rating of exit enclosures.
- a. Design team presented exiting diagrams showing existing conditions with exits that lead out on to structure.
  - b. Design team presented exiting diagrams showing proposed conditions and exits that lead out on to structure
    - SA stated that exit discharge onto the plaza was acceptable, but further analysis is necessary to as to preclude occupants from crossing lot lines as they travel from the exit discharge on the plaza level to the public way. It was noted that an assessment of existing conditions where Plaza Level egress

<b>Project</b>	VNO CC Squares Block Repositioning	<b>Project Number</b>	09.8202.000
<b>Meeting Date</b>	06/14/2016	<b>This is page</b>	3 of 2

Discussion	Action / Decisions Pending / Follow up
<p>crosses existing property lines will be developed in comparison to the proposed condition.</p> <p>c. Egress around Theater building was discussed, specifically how it ties into the overall egress situation with 1770.</p> <ul style="list-style-type: none"> <li>• Design team to consider dropping southeast stair to G1 level</li> <li>• Consider widening stair adjacent 1770 north face to allow for lot line to run down the stairs.</li> <li>• Consider shifting west theater lot line further west to allow egress from southwest stair on SQ2 lot.</li> </ul> <p>3. Theater rating separation review</p> <ol style="list-style-type: none"> <li>a. Retail expansion at CS2 will be an addition to CS2 and will be built of type IB construction to match the existing construction type of CS2.</li> <li>b. The theater will be on the same lot as CS2 but will be a separate building.</li> <li>c. Exterior walls of CS2 and the theater will be designed in accordance with the exception to section 705.3 of the Virginia Construction Code. Specifically, CS2 and the theater will be considered as portions of the same building for purposes of determining fire resistance and opening protection in exterior walls of the two buildings. The theater will be built to construction type IB to match CS2.</li> <li>d. Conversation got cut short due to time</li> <li>e. SA requested the exhibit be uploaded for his review</li> </ol> <p>4. Next meeting</p> <ol style="list-style-type: none"> <li>a. J/H to set up conference call with GoTo for SA and design team</li> </ol>	
End of minutes	

6/14/16

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