



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of July 8, 2006

**DATE:** June 26, 2006

**SUBJECT:** SP#11 SITE PLAN AMENDMENT for space conversion at 2201 Jefferson Davis Hwy. (University of Oklahoma) (RPC #34-020-003)

**Applicant:**

Plaza Associates

**By:**

M. Catharine Puskar, Attorney  
Walsh, Colucci, Lubeley, Emrich & Walsh  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Renew, subject to one (1) revised condition, which applies solely to this request, with a County Board review in five (5) years (April 2011).

**ISSUES:** None.

**SUMMARY:** Plaza Associates requests renewal of a site plan amendment for the University of Oklahoma to continue their education use within a space designated for retail use within Crystal Plaza. The conversion of approximately 1,945 square feet of retail space to educational use for the university was approved by the County Board in May 2001. The university continues to operate in compliance with the approved site plan amendment. The current lease term expires in March 2011. Therefore, staff recommends that the educational use be renewed, subject to one revised condition, which applies solely to this request, and with a review by the County Board in five (5) years (April 2011).

**BACKGROUND:** The original site plan for the Crystal Plaza Complex was approved in August 1963. The County Board approved the site plan for an office complex comprised of six buildings. The site plan was approved with retail uses at the ground floor level and offices use above the first level of the building. Subsequent site plan amendments over the past 40 years revised the plaza site plan to reduce building height, reconfigure interior tenant space, reallocate parking space, incorporate additional residential buildings, erect signs, and upgrade the retail uses along Crystal Drive.

County Manager: \_\_\_\_\_

Staff: Rasheda R. DuPree, DCPHD, Planning Division

PLA-4394

In addition to the above modifications, site plan amendments have included requests to convert ground floor retail to either office or educational uses. In May 1997, the County Board approved a site plan amendment to convert 1,103 square feet from retail to office use limited to a five (5) year period. On November 13, 1999, The Institute for the Psychological Sciences was granted a site plan amendment, which was renewed in October 2005, to convert 3,748 square feet from retail to an educational use on the ground floor level of Crystal Plaza One. Finally, on May 9, 2001, the County Board approved the conversion of 1,945 square feet of ground floor retail use to an educational use for the University of Oklahoma for a period of five years.

The University of Oklahoma provides advanced degrees in Art, Public Administration, and International Relations from its Crystal City education center. The program offers instruction to twenty students each semester and confers Master of Art & Communication, Master of Public Administration, and Master of Art & International Relations degrees. There is currently a total of six faculty which staff the program for each of the six one-week courses. Classes are scheduled on Mondays through Fridays from 6 p.m. to 9 p.m., and Saturdays and Sundays from 9 a.m. to 5 p.m. Students currently either park in the garage on site or take Metro, so there is no impact on existing street parking inventory.

**DISCUSSION:** In April 2006, the university renewed its lease with Plaza Associates for an additional five-year term through March 2011. Plaza Associates seeks renewal of the approved site plan amendment to allow the educational use to remain at this location through the end of the lease term. The space lacks direct street frontage and is therefore not a viable location for retail use. Staff generally has concerns regarding the conversion of ground-floor retail space. However, the remote location of this space from the successful retail along Crystal Drive and 23<sup>rd</sup> Street South and its lack of direct street frontage, make it infeasible to support retail use at this location. Since the prior review, the redesign of the Crystal Drive and 23rd Street retail areas has been successfully implemented and has demonstrated effective use of ground floor space dedicated to retail and restaurant use. Additionally, Arlington has commenced a planning study of the Crystal City area. It is anticipated that this study will identify appropriate locations for retail.

**Since the Last Review in May 2001:**

Site Plan Amendment Conditions: The site is in compliance with all site plan conditions.

Site Plan Inspector: The Site Plan Inspector states that there are no issues regarding the continuation of the educational use.

Fire Marshal's Office: The Fire Marshal's office did not express any concerns regarding the continuation of the educational use.

Police Department: The Police Department did not express any concerns regarding the continuation of the educational use.

Civic Associations: The parcel is not located within a civic association boundary. However, the site is close to the Aurora Highlands Civic Association boundary and the Aurora

Highlands Neighborhood Conservation Advisory Committee. Neither of these organizations has expressed any objections to the continuation of the educational use.

**CONCLUSION:** Staff finds that the continued concentration of retail uses along Crystal Drive and the close proximity of retail supporting uses make the remote location of this site infeasible for successful retail use. Therefore, staff recommends renewal of the approved site plan amendment for educational use, subject to one revised condition, which applies solely to this request, and with a review by the County Board in five years (April 2011).

Revised Condition:

1. The applicant agrees that the 1,945 square feet of retail space shall be converted to school use through ~~April 2011 May 2006~~ for the sole use of the University of Oklahoma. The use shall be reviewed by the County Board in ~~April 2011 May 2006~~ at which time, if appropriate, the applicant could request continuation of the conversion.

PREVIOUS COUNTY BOARD ACTIONS:

- August 10, 1963                      Approved a rezoning from "M-2" to "C-O."  
Approved a site plan (SP #11) for a six-building  
office complex.
- April 4, 1964                        Approved a site plan amendment (SP #11) to  
modify subdivision lines, reduce building heights  
and bulk, and modify location of parking.
- December 12, 1964                  Approved rezoning a portion of site from "C-O" to "  
RA-4.8" (2021 & 2201 Jeff. Davis Hwy.).  
Approved a site plan amendment (SP #11) to add  
two residential buildings to the approved site plan.
- March 6, 1965                        Approved a GLUP Amendment from "Industrial" to  
"Offices and Apartments."
- April 10, 1965                      Approved a site plan amendment (SP #11) for the  
office building complex regarding parking.
- July 24, 1965                        Approved a site plan amendment (SP #11) for a  
temporary building to house model apartments.
- September 11, 1965                 Approved a site plan amendment (SP #11) for a  
sign for the temporary building.
- December 18, 1965                  Approved a site plan amendment (SP #11) to  
increase the size of the four office buildings and an  
option to construct a parking deck.
- June 4, 1966                         Approved a site plan amendment (SP #11) to revise  
the parking, and construct a 6,080 square foot ice  
skating rink on the first basement level, two (2)  
machinery areas and a 1,440 square foot equipment  
room on the second basement level.
- July 30, 1966                        Approved a site plan amendment (SP #11) for  
signage for the residential buildings.
- September 10, 1966                 Approved a site plan amendment (SP #11) for the  
Crystal Plaza South residential building to convert 2  
units to a dental office and a central telephone  
exchange.

December 3, 1966	Approved a site plan amendment (SP #11) to convert 2,330 square feet of parking to an expanded telephone equipment room.
June 17, 1967	Approved a site plan amendment (SP #11) for identification and directional signage for Crystal Plaza.
July 15, 1967	Approved a site plan amendment (SP #11) to modify the building alignment of office buildings 1 and 2.
September 23, 1967	Approved a site plan amendment (SP #11) for signs for office buildings 3 and 4.
February 9, 1974	Approved a GLUP Amendment from "Offices and Apartments" to 4/7ths "High" Residential and 3/7ths "High" Office-Apartment-Hotel with a maximum office F.A.R. of 1.5.
November 9, 1974	Approved a site plan amendment (SP #11) for a temporary billboard.
July 7, 1979	Approved a site plan amendment (SP #11) to permit designated space on the plaza levels for use by profit and non-profit organizations, and for directional signs.
February 5, 1983	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for identification and directional signage for Crystal City and the Crystal Plaza Shops.
May 7, 1983	Approved a site plan amendment (SP #11) for the parking deck.
July 8, 1989	Deferred a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs to the August 12, 1989 County Board meeting.
August 12, 1989	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs including Metro Station and Buchanan House signage.

February 9, 1991	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) to amend the coordinated sign plan to permit two temporary office leasing banners, at heights below 35 feet, on two office buildings until November 27, 1991, at 1225 and 2211 Jefferson Davis Highway.
January 16, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the March 6, 1993 County Board meeting.
March 6, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the April 3, 1993 County Board meeting.
April 3, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the July 10, 1993 County Board meeting.
July 13, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the September 11, 1993 County Board meeting.
September 11, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the March 1994 County Board meeting.
March 5, 1994	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the June 4, 1994 County Board meeting.
June 4, 1994	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the September 10, 1994 County Board meeting.
September 10, 1994	Approved a site plan amendment (SP #11) for a four-story addition and associated improvements
May 17, 1997	Approved site plan amendment (SP #11) for conversion of approximately 1,103 square feet of retail area to office space for a period not to exceed five years.
November 13, 1999	Approved site plan amendment (SP #11) to convert approximately 3,748 square feet of retail space into an educational institution.

March 11, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
May 20, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
July 22, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
October 7, 2000	Accepted withdrawal of a site plan amendment for renovations, and a comprehensive sign plan for Crystal Plaza Five and Crystal Plaza Six.
February 10, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 "High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential". Deferred Master Transportation Plan amendment concerning changes in the number of through lanes, deleting pedestrian overpasses, and deleting a bike trail.
March 17, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 " High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential".
April 21, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 " High Residential to 3/5

“High” Office-Apartment-Hotel and 2/5 “High Residential”.

- May 9, 2001 Approved conversion of office space to educational use for the University of Oklahoma at the Crystal Plaza Arcade.
- May 19, 2001 Approved a site plan amendment to add approximately 134,050 square feet of retail use, convert approximately 24,314 square feet of office use to retail use, and add approximately 84,034 square feet of office use, modification of use regulations for loading, density, open space and parking including number, percentage of compact spaces, tandem spaces, and a comprehensive sign plan.
- March 15, 2003 Deferred Site Plan Amendment SP #11 for installation of a building identification rooftop sign at 2111 South Jefferson Davis Highway to April 2003.
- April 26, 2003 Deferred Site Plan Amendment SP #11 for installation of a building identification rooftop sign at 2111 South Jefferson Davis Highway to June 2003.
- June 17, 2003 Approved a site plan for installation of a building identification rooftop sign (back-lit rooftop building identification sign with a sign area of 150 square feet mounted on the west elevation of Crystal Plaza Apartments.
- July 19, 2003 Approved a site plan to amend a comprehensive sign plan for SP #11.
- March 13, 2004 Approved site plan amendments to delete pedestrian bridges.
- June 15, 2004 Approved the placement of neighborhood banners on street light poles within Crystal City Metro Station area.
- July 10, 2004 Approved a site plan to amend a comprehensive sign plan for SP #11.

October 15, 2005

Continued SP #11 site plan amendment for Plaza Associates, LP to continue an educational use in approx 3,748 sq. ft. of retail space and approx. 3,500 sq. ft. on fifth floor, and expand into approx. 4,475 sq. ft. on the first floor located at 2001 S. Clark St. (Institute for Psychological Sciences)

Approved Conditions:

1. The applicant agrees that the 1,945 square feet of retail space shall be converted to school use through May 2006 for the sole use of the University of Oklahoma. The use shall be reviewed by the County Board in May 2006 at which time, if appropriate, the applicant could request continuation of the conversion.