



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 27, 2007**

DATE: January 11, 2007

SUBJECT: SP #65 SITE PLAN AMENDMENT REQUEST to modify landscape, façade, and add approximately 604 square feet of gross floor area; premises known as 2450 Crystal Drive and 2461 South Clark Street (Century I and II) (RPC # 34-020-032, -034, -035).

Applicant:

Lowes Enterprises Real Estate Group

By:

Nan E. Walsh, Attorney
Walsh, Colucci, Lubeley, Emrich & Walsh P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Approve the proposed site plan amendment request subject to all previous conditions and six (6) amended conditions.

ISSUES: None.

SUMMARY: After receiving approval from the County Board in July 2005 to improve the facades and streetscape along Crystal Drive, to increase the amount of ground floor retail, to include outdoor seating and to implement a comprehensive sign plan, the applicant has continued conversations with potential retailers and has refined the approved design. Based on these refinements, the applicant has submitted a site plan amendment which includes the modification of the landscape plan and façade and the addition of 604 square feet of gross floor area. As with the original approval, these refinements will extend the street level retail constructed along the west side of Crystal Drive to the north and along the south side of 23rd Street South to the west, to an area that currently has almost no exposed retail and no street life. Staff supports the

County Manager: _____

Staff: Jill Griffin, Planning Division, DCPHD

PLA-4597

concept of the site plan amendment proposal and recommends approval of the site plan amendment subject to all existing conditions and to the amended conditions in the staff report.

BACKGROUND: The Century I and II Buildings, now known as the Century Center, are part of the National Center site plan, which is a seven building complex including five office buildings, one residential building, and one hotel. In 2005, the County Board approved a site plan amendment for the two Century office buildings to convert exterior ground floor retail to office space, convert exterior office space to retail space and to add 8,264 square feet of retail gross floor area (GFA) to fill in the ground floor to the existing columns to create better retail space. This approval increased the office and hotel GFA to approximately 2,112,276 square feet on a site area of 586,275, or 3.603 FAR. The site’s “C-O” zoning permits up to 3.8 FAR of office, retail, and hotel density.

This proposal includes a modification to the approved landscaping, façade and a modest increase in the total GFA (608 square feet). This GFA increase is the result of the applicant squaring the lobby entrance to relate to Crystal Drive. The total FAR increases from 3.603 to 3.604.

Site: Part of the National Center site plan, which is located south of 23rd Street South between Crystal Drive and Clark Street, to approximately 25th Street South. The Century I and II Buildings occupy the northeastern portion of the site along 23rd Street South and Crystal Drive, with a smaller portion crossing to the west to Clark Street.

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

Land Use: Four-sevenths “High” Residential and three-sevenths “High” Office Apartment-Hotel.

Neighborhood: The site is not located in a civic association. The Aurora Highlands Civic Association is closest to the site, on the west side of South Eads Street.

DISCUSSION: The site plan amendment request consists of two parts—building modifications and GFA changes and streetscape modifications.

Building modifications/GFA changes

The site plan amendment request includes the straightening of the lobby area and pulling out the corner of the building at the intersection of Crystal Drive and 23rd Street South. The intent of this change is to better define the entrance at the lobby and to create a stronger corner presence at the intersection where the sidewalk is over 60 feet wide. This would result in the addition of approximately 604 square feet of GFA – an increase of 0.01 FAR over the approved plans. Accompanying this request to add floor area is a request to reconfigure the uses in the existing portions of the ground floor by moving some of the retail from the interior of the building to the street and moving some of the office space currently at the perimeter of the ground floor to the

interior of the building. The applicant also proposes size changes to the lobby, corridor, and other service spaces as part of the request. The result is a slight increase in the retail over what was previously approved.

The applicant has continued to refine the architecture of the proposed additions. The applicant has squared the lobby and corner elements to reflect the design of the existing building. The applicant has increased the amount of glass within these elements to provide more interest and openness to the building. The proposed changes enhance the entrances and create stronger focal features both at the corner and the mid-point of the building.

Streetscape: In the original approval, the applicant proposed to remove high bermed landscaping between the curb and the main sidewalk area/building front, in order to improve visibility of the sidewalk and new storefronts. The applicant designed a smaller, better designed landscaped area with low raised planted areas to accommodate the existing garage which sits approximately one and one-half to two feet below the sidewalk surface. The applicant had proposed to provide a minimum clear sidewalk width between the building and landscaped area of 15 feet, and an additional six foot sidewalk at the back of curb to serve the street parking. Paths would cross the landscape beds to provide access from the curb to the main sidewalk.

The applicant has since modified the proposal and created a new design which eliminates the grade change at the lobby entrance and introduces a variety of planter shapes and sizes. Staff has continued to work with the applicant on this design and conclude that the revised design provides more interest to this wide streetscape area. With this revision, the applicant has reduced the sidewalk along the back of curb to a minimum of four feet. Staff further conclude that this width is adequate to serve street parking.

The applicant continues to commit to maintaining eight feet of clear sidewalk width along 23rd Street, South. This streetscape would also be improved with raised planters to match those placed along the remainder of the block adjacent to the Buchanan Building. All new streetscape would also include new or reconstructed handicap ramps that will meet the current ADA standards.

Finally, the applicant continues to agree to install either the County standard Carlyle street lights, or else the special Crystal City lights used by Charles E. Smith, along all frontages of the site, including a small portion of Clark Street adjacent to the Century II building entrance.

The developer will be required to comply with the new Chesapeake Bay Preservation Ordinance and the Plan of Development requirements, including a Resource Protection Area Delineation (site is not located in an RPA), a Landscape Conservation Plan, a Storm Water Management Plan, and an Erosion and Sediment Control Plan.

CONCLUSION: The applicant is working to revitalize the tenancy, marketability, and street level interest of the Century I and II buildings. To that end, the applicant received approval from the County Board in July 2005 for a series of improvements to the ground floor space, including pulling the recessed ground floor out to the column line of the second floor, designing attractive retail space, moving retail uses from the interior to the exterior of the Century I building, and improving the pedestrian environment on the perimeter of the project. Since that approval the applicant has continued conversations with potential retailers and has refined the approved design. Based on these refinements, the applicant has submitted a site plan amendment which includes the modification of the landscape plan and façade and the addition of 604 square feet of gross floor area. As with the original approval, these refinements will extend the street level retail constructed along the west side of Crystal Drive to the north and along the south side of 23rd Street South to the west, to an area that currently has almost no exposed retail and no street life. The proposed changes would promote and protect public health, safety, and welfare and would meet other County goals. Staff supports the concept of the site plan amendment proposal and recommends approval of the site plan amendment with all existing conditions and with the six (6) amended conditions in the staff report.

Amended Conditions:

7. The developer agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.
 - a. Crystal Drive
 - (1) The developer agrees to install driveway aprons at the driveways to the garage and loading dock, as shown on the final engineering plan approved by the County Manager or his designee.
 - (2) The developer agrees to install a curb extension at the southwest corner of the intersection of Crystal Drive and 23rd Street South.
 - b. 23rd Street South
 - (1) The developer agrees to construct a ladder crosswalk at the mid-block crossing as shown on the plans dated **June 22, 2005 and as amended January 17, 2007,** and as shown on the final engineering plan approved by the County Manager or his designee.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act

(ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager or his designee on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the Rosslyn-Ballston Corridor Streetscape Standards or other applicable urban design standards in effect at the time of final Site Engineering Plan Approval; provided, however, that the provision of such improvements shall not increase the projected cost anticipated for such improvements as shown on the site plan drawings dated June 22, 2005 and as amended January 17, 2007, unless the County provides additional funding to offset such increased cost.

8. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan and final engineering plan, in accordance with the Rosslyn-Ballston Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The developer agrees to design a decorative paver/pavement pattern treatment for the sidewalk area at the corner of Crystal Drive and 23rd Street South. The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project. The sidewalks along the street frontages of this development shall be paved with brick, interlocking concrete paver, or other material as approved by the County Manager or his designee, and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The sidewalk treatments shall continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic. The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Placement, planting and root enhancement options shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

Crystal Drive

Primary Sidewalk (between the building and landscaped area) - A minimum 15-foot wide clear sidewalk as shown on the plans dated June 22, 2005 and as amended January 17, 2007, with tree planters and strips as shown, planted with 4 to 4 ½ inch caliper Honey Locust trees placed approximately 30 feet apart on

center, or with another 4 to 4 ½ inch caliper shade or ornamental tree that can be accommodated within the proposed soil depth placed approximately 30 feet apart on center for shade trees and approximately 25 feet apart on center for ornamental trees, and such ground cover as *liriope muscarii*, *hypericum calycinum* (Aarons Beard), *juniperus conferta* (Shore Juniper), *Blechnum spicant*, or *Cotoneaster salicifolius*.

Secondary Sidewalk (adjacent to the curb) - A minimum ~~4-~~ 6-foot wide clear sidewalk measured from the back of curb.

23rd Street South—A minimum 8-foot wide clear sidewalk as shown on the plans dated June 22, 2005 and as amended January 17, 2007, plus a row of pre-cast planters as shown on the plans, planted with Cherokee Crape Myrtles and such annuals as impatiens. The pre-cast planters shall be of the same design as the existing planters on the property to the west along 23rd Street South (Buchanan House) or an alternative design approved by the County Manager or his designee, and shall be placed as shown on the plans, dated June 22, 2005 and as amended January 17, 2007.

17. Retail Elements

- a. The developer agrees that the retail space along 23rd Street South and along Crystal Drive from 23rd Street South extending to the loading/garage entrance, shall be occupied by primary retail uses as listed in the approved Retail Action Plan for the Rosslyn-Ballston Corridor, dated May 19, 2001, and that the other retail spaces, south of the loading/garage entrance and north of the building entrance to Century Center I along Crystal Drive, may be occupied by primary or secondary retail, also as listed in the approved Retail Action Plan for the Rosslyn-Ballston Corridor, dated May 19, 2001. The developer agrees that the new construction area south of the building entrance to Century Center 1 along Crystal Drive may be occupied by primary or secondary retail, or by administrative approval, by the Zoning Administrator, may be occupied by office uses, provided that the developer can show evidence of reasonable efforts to lease as primary or secondary retail for at least a twelve (12) month period. All other areas south of the building entrance to Century Center I along Crystal Drive may be occupied by primary or secondary retail or office uses, with no additional approval required.
- b. The developer agrees to develop and implement a retail attraction and marketing plan for the 42,251 square feet of retail space located on the first floor of the office buildings, including the 5,928 square feet of space designated as “retail/secondary retail/office” that is currently occupied by an office use. The plan shall identify the types of retail desired, the marketing strategy to attract the retail, and strategies to retain the retail. The uses targeted in the retail attraction

and marketing plan shall be in accordance with those in paragraph a. above. The retail attraction and marketing plan shall be reviewed and approved by the Department of Economic Development before being submitted to the Zoning Administrator. The above-grade building permit shall not be issued until documentation has been provided to the Zoning Administrator assuring that the plan has been approved by the Department of Economic Development. Any change in the use of the retail space north of the loading/garage entrance on Crystal Drive from retail to office or other non-retail use shall require a site plan amendment.

- c. The retail spaces shall be designed and constructed to include interior and exterior improvements necessary to ensure that they are functional and attractive to prospective retailers and that they animate the street frontage. These elements shall include, but not limited to: approximately 18 feet eight (8) inches foot floor to floor heights, as shown on the plans dated June 22, 2005 and as amended January 17, 2007; access to the service corridor/areas as shown on the architectural plans dated June 18, 2005; direct street frontage and access; provision for any venting systems required for any food preparation or restaurant use; and sufficient transparency of the building facade to achieve adequate street exposure.
- d. The developer agrees to follow the Urban Design Guidelines set out in the Rosslyn-Ballston Corridor Retail Action Plan paying particular attention to allowing and encouraging variety and articulation of storefront design and emphasizing, highlighting, animating and differentiating the ground floor retail base of any buildings from the upper levels. The developer is encouraged to use and, at a minimum, shall permit individual retailers to install awnings, signage and other devices to animate and encourage the retail feel and variety of the street frontage. If awnings or such other elements are used (whether by developer and/or individual retailers), developer's covenants and lease conditions shall require that they NOT be identical in color, material, and design throughout the building frontage. In addition, the Urban Design Guidelines require major variations in building materials, fenestration patterns, color, articulation, signage, awnings, and other components of shop front design at the street retail ground floor level.

19. Building Security Requirements

- a. The developer agrees to coordinate with County staff on the design of exterior building security measures in order to limit or mitigate any adverse impacts that these measures may have on the project's urban design (including street and retail base) and streetscape. All exterior building security measures shall be shown on, and approved as part of, the final site development and landscape plan and the

approved façade treatment plan. The base of the buildings, as shown in the drawings dated June 22, 2005 and as amended January 17, 2007, and consistent with Condition #17 above, have been designed to accommodate retail uses and provide interest and activate the streetscape. Any change in the use and design of the base resulting from any proposal for exterior building measures shall require a site plan amendment.

- b. The developer agrees that it is the policy of the County to maintain the maximum number of on-street parking spaces around the perimeter of a site, and that it will not remove or reduce the number of on-street parking spaces around the perimeter of a site whether at the request of the developer or a tenant or otherwise. Accordingly, the developer agrees that it shall notify tenants of the aforesaid policy prior to execution of any lease with a tenant.
23. The developer agrees to remove the above-ground staircase and bridge along Crystal Drive near the southern end of the Century Center I building. The below-grade stairs will remain as emergency egress from the underground garage. The below-grade stairs will be covered with a shelter as conceptually shown on the plans dated June 22, 2005 and as amended January 17, 2007. The shelter will be located at grade, or on a platform no more than six (6) inches from the sidewalk. The final design of the shelter and configuration shall be approved by the County Manager or his designee as part of the final site development and landscape plan described in Condition #3.
25. The developer agrees to prepare and submit a request for vacation of the surface easement for common carrier and emergency vehicles located along the southern portion of the Property on Crystal Drive prior to issuance of any building permits for work related to this site plan amendment. The developer further agrees to use commercially reasonable efforts to secure approval of such vacation. If the vacation is approved by the County Board, the developer agrees to record the vacation, and also to make the streetscape improvements shown for the easement area on the plans dated June 22, 2005 and as amended January 17, 2007. Such improvements shall be completed before issuance of the Certificate of Occupancy that permits full occupancy of the new space.

PREVIOUS COUNTY BOARD ACTIONS:

February 17, 1968	Approved a site plan for the National Center, Jefferson Davis Highway. This site plan was approved with a gross floor area not to exceed 2.0 F.A.R. and 603 apartment units.
October 26, 1968	Approved a site plan amendment for National Center permitting subdivision of the property.
April 12, 1969	Approved a site plan amendment for the National Center reconfiguring the approved plan and increasing densities.
June 4, 1969	Approved the addition of 559 motel units to the National Center.
February 7, 1970	Approved a site plan amendment to permit 1) approval for the revised configuration of the James Buchanan House, which contains 433 dwelling units, and 2) approval of the revised configuration of the Zachary Taylor office building.
September 12, 1970	Approved a site plan amendment to permit the reconfiguration of the Pierce office building into two separate towers with no increase in approved office gross floor area.
February 24, 1971	Approved a site plan amendment to permit 263,000 square feet of commercial floor area in the National Center complex.
August 7, 1971	Approved a site plan amendment permitting the redesign in the approved motel and an increase in the number of units from 350 to 400 units.
November 6, 1971	Approved a site plan amendment permitting the relocation of the approved Pierce office building tower.
June 8, 1972	Approved a site plan amendment permitting signs.

December 1, 1973	Approved a site plan amendment for the Buchanan House-National Center to permit a canopy over the front entrance.
April 6, 1974	Approved a site plan amendment permitting a public dance hall and live entertainment in the second floor lounge of the Stouffer's Inn (2399 Jefferson Davis Highway).
September 7, 1974	Approved a site plan amendment permitting a health and social club to occupy 5,800 square feet on the lower commercial level of the Zachary Taylor building.
November 9, 1974	<p>Approved a site plan amendment:</p> <p>To convert 51,308 square feet of commercial space to office space on the upper commercial level of the Century building.</p> <p>To convert 27,500 square feet of commercial space to office space on the upper commercial level of the Zachary Taylor building.</p>
April 15, 1975	<p>Approved a site plan amendment for the Hayes building:</p> <p>To convert approximately 35,033 square feet from commercial to office space, and</p> <p>To enclose approximately 12,750 square feet under the building for office space and restaurant.</p>
May 10, 1975	Approved a site plan amendment for the Fillmore-Pierce building and Buchanan House to remove the requirement of a temporary or permanent wall between the two buildings.
June 17, 1975	Approved a site plan amendment to close the South entrance to the truck drive and convert to commercial space, reduce truck unloading area and relocate

	pedestrian corridor on the lower commercial level.
September 20, 1975	Approved a site plan amendment to permit one "box" sign; illuminated, visible in both directions.
October 4, 1975	Approved a site plan amendment for signs.
	In February 7, 1976, approved a site plan amendment to permit computer facilities on the penthouse floor level of the Zachary Taylor building.
August 7, 1976	Approved a site plan amendment to convert 26,484 square feet of first floor commercial space and 3,696 square feet of cafeteria to office in the Zachary Taylor building.
September 11, 1976	Approved a site plan amendment: To use 19,872 square feet of the penthouse or executive offices, subject to an occupancy not to exceed one employee per 400 square feet in the Fillmore building. To use 2,300 square feet of commercial space at the ground floor level for a cinematography studio in the Hayes building.
March 22, 1977	Approved a site plan amendment to convert 1,000 square feet of commercial space (snack bar and vending area) on the plaza level to office space in the Polk building.
March 22, 1977	Approved a site plan amendment to install a connecting hallway at the third floor level between the Polk and Taylor buildings.
June 4, 1977	Approved a site plan amendment to permit two signs 2.5" X 15.5" each, one on Ball Street and one on 23rd Street South (Sharp Electronics) and to place the signs under the soffit.
July 30, 1977	Approved a site plan amendment to convert 8,000

	square feet of commercial space to office space on the ground floor of the Century Building.
November 22, 1977	Administrative approval granted for the conversion of approximately 2,300 square feet from commercial to office space in the Century Building.
December 10, 1977	Approved a site plan amendment to convert 34,074 square feet on the penthouse level to executive offices, subject to an occupancy not to exceed one employee per 400 square feet in the Zachary Taylor building.
March 4, 1978	Denied a site plan amendment to eliminate the condition concerning the penthouse level located at in the Zachary building.
	Approved a site plan amendment to install a seven (7) foot high chain link fence along the internal perimeter of garage levels B1, B2, and B3.
June 3, 1978	Approved a site plan amendment permitting an outdoor dining facility in conjunction with an existing restaurant.
July 10, 1982	Approved a site plan amendment to modify the main entrance to the Buchanan House lobby by enclosing the vestibule.
July 7, 1984	Approved a site plan amendment for a freestanding pylon identification sign reading "Century Building" plus logo.
November 16, 1985	Approved a site plan amendment to increase office gross floor area by extending the 3rd floor over the mall; add 2 terraces on the 4th floor roof level; on premises known as 2341 Jefferson Davis Highway, Century Building.
September 20, 1986	Approved a site plan amendment to convert 13,500 square feet of cafeteria space on the first floor to office gross floor area.

July 11, 1987	Accepted withdrawal of a site plan amendment to permit a temporary banner, 3 feet by 15 feet, on the west elevation at the 12th floor level.
July 8, 1988	Approved a site plan amendment to add 3,560 square feet of gross floor area to the upper mall level for the office uses.
July 13, 1991	Approved a site plan amendment to permit dancing at Ondine's Lounge, 2399 Jefferson Davis Highway (Stouffer's).
August 10, 1991	Approved a site plan amendment to delete the restriction on occupancy of the penthouse to no more than one employee per 400 square feet of space (Century Building).
October 10, 1992	Approved site plan amendment (#65) to permit the existing building facade to be replaced with a flush curtain wall which will increase the gross floor area by 11, 500 square feet.
November 14, 1992	Approved a site plan amendment to add 11,190 square feet of density to the Van Buren Building as part of a major renovation subject to two (2) conditions.
March 10, 1993	Approved site plan amendment (#65) to delete Condition #3 of a February 24, 1971 site plan amendment, amended condition #2 of the October 10, 1992 site plan amendment to add density to the Van Buren building.
March 4, 1995	Approved a site plan amendment request to permit conversion of approximately 3,774 square feet of retail gross floor area to office use for a period not to exceed seven (7) years.
December 7, 1996	Approved site plan amendment (SP #65) to permit conversion of 2,856 square feet of retail space to be used for a martial arts school for period not to exceed five (5) years.

August 8, 1998	Approved site plan amendment (SP #65) to permit conversion of approximately 1,210 square feet of retail space for use by the University of Oklahoma for higher education classes for a period not to exceed five (5) years.
April 10, 1999	Deferred site plan amendment request (SP #65) conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and signage to the May 22, 1999 County Board meeting.
May 22, 1999	Deferred site plan amendment request (SP #65) conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and signage to the July 10, 1999 County Board meeting.
July 10, 1999	Deferred site plan amendment request (SP #65) conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and to permit a comprehensive sign plan to the August 14, 1999 County Board meeting.
August 17, 1999	Approved site plan amendment request (SP #65) for the conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street including modifications to the streetscape and exterior façade and to permit a comprehensive sign plan for 2301 Jefferson Davis Highway.
January 29, 2000	Approved site plan amendment request (SP #65) for a comprehensive sign plan to permit building and tenant identification signs.

November 17, 2001	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the first scheduled meeting in April 2002.
April 20, 2002	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the June 8, 2002 County Board meeting
June 8, 2002	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the October 19, 2002 meeting.
October 19, 2002	Deferred site plan amendment requests (SP #65) for (Chili's Restaurant and Consolidated Engineering Services) to the first scheduled County Board meeting in February 2003.
February 8, 2003	Deferred #65 Site Plan Amendment to amend comprehensive sign plan for Chili's Restaurant to the September 13, 2003 County Board meeting.
	Accepted withdrawal of #65 Site Plan Amendment to amend comprehensive sign plan by Consolidated Engineering Services.
September 13, 2003	Approved site plan amendment request to a comprehensive sign plan to permit a non-traditional free-standing sign (Chili's Restaurant)
May 7, 2005	Deferred site plan amendment request for addition of ground floor GFA, reconfiguration of ground floor GFA, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.
June 18, 2005	Deferred site plan amendment request for addition of ground floor GFA, reconfiguration of ground floor GFA, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.

July 9, 2005

Approved site plan amendment request to add approximately 8,264 square feet of GFA; convert approximately 8,832 square feet of office to retail, convert approximately 5,584 square feet of retail to office, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.

December 10, 2005

Discontinued site plan amendment for the conversion of retail to a martial arts school.

Approved Conditions (for this specific Site Plan Amendment):

- **The following Conditions of site plan approval (#1 through #2) are valid for the life of the site plan and must be met by the developer before issuance of the Clearing, Grading and Demolition Permit.**

1. Tree Protection and Replacement

- a. The developer agrees to complete a tree survey, which shows existing conditions of the site and locates and identifies all trees which are consistent with the Tree Replacement Guidelines. The survey shall include any tree on adjacent sites whose dripline extends onto the subject site.
- b. The developer agrees to file and implement a tree protection plan for any trees proposed to be saved by the developer or specified to be saved by the approved site plan and shown on any filing in connection with this case. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager or his designee to meet the requirements of this site plan, before the issuance of the ~~Clearing, Grading and Demolition~~ any permit for the work related to this site plan amendment approval. At a minimum, this plan shall include:
 - (1) A site grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.
 - (2) Detailed specifications for any tree walls or wells proposed.
 - (3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the critical root zone of the trees to be saved.
 - (4) Identification of tree protection measures and delineation of placement of tree protection.
 - (5) Any tree required to be saved which dies (any tree which is 30% or more dead shall be considered to have died) shall be removed and replaced by the developer at his expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements of Condition #4 below.
- c. The developer also agrees to replace all trees, as shown on the Tree Survey, that are removed as a result of the new construction in accordance with the Arlington County Tree Replacement Guidelines. The developer agrees to submit tree replacement calculations and a tree replacement plan in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in assessing the condition of trees. Any replacement trees shall conform to the standards and specifications set forth in Condition #4a below and shall be installed on the project site or on County-owned land, determined by the County Manager or his designee. The developer agrees to submit and obtain approval of this plan by the County Manager or his designee as part of the final site development and landscape plan.

2. The developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. In addition, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this site plan approval. The County has the authority to take actions to include issuance of a stop work order when the developer is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.
- **The following Conditions of site plan approval (#3 through #11) are valid for the life of the site plan and must be met by the developer before issuance of the Excavation/Sheeting and Shoring Permit.**
3. The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager a detailed final site development plan and a landscape plan prior to issuance of the Excavation/Sheeting and Shoring Permit. The final site development plan and landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final site engineering plan as required in Condition #6 below, as well as a vicinity map with major streets labeled. The landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the final site development plan, the landscape plan, and the site engineering plan verify by means of survey that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager or his designee for both plans as meeting all requirements of the County Board's site plan approval and all applicable county laws and plans before the issuance of the Excavation/Sheeting and Shoring Permit. The plan shall be consistent with the conceptual landscape plan approved as a part of the site plan, and, at a minimum, shall conform to the landscaping requirements in Condition #4 below; the *Rosslyn-Ballston Corridor Streetscape Standards* if applicable; the Sector Plans if applicable; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by the County Board. In order to facilitate comparison with the final site engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the site engineering plan. The installation of all plant materials shown on the final landscape plan shall take place before the issuance of the first Certificate of Occupancy for the respective phase of construction. The final site development and landscape plan shall include the following details:
 - a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final site engineering plan and placed so as not to obstruct pedestrian travel or be visually obtrusive. New traffic control cabinets shall not be located in the public sidewalk. New transformers shall not be placed above grade in the setback area between the building and the street.
 - b. New intake and exhaust garage ventilation grates may not be located within public sidewalks or streets, or within areas between the street curb and any building which is used as a walkway. ~~The developer agrees to provide drawings showing how the garage will be ventilated prior to submission of the post County Board Administrative Regulation 4.1 drawings required in Condition #10 above.~~ Ventilation grates shall be located and/or screened so as not to be visible

from public rights-of-way, and existing ventilation grates shall be treated to minimize their visibility from public rights-of-way. The developer shall obtain approval from the County Manager or his designee on the location and screening of all ventilation grates as part of the review of the final site engineering plan and the final site development and landscape plan before issuance of the Footing to Grade Permit.

- c. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Brick or a concrete unit paver shall be used on ~~the~~ new access drives, automobile drop-off areas, plaza areas, and interior walkways and roadways, except as otherwise approved in the final site development and landscape plan. Interior walkways shall have a minimum width of four (4) feet. All plaza areas shall contain special paver treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager or his designee according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final site development and landscape plan.
 - d. The location and types of light fixtures for streets, parking, walkway and plaza areas, and associated utilities, as contained in the lighting plan required in Condition #14 below.
 - e. Topography at two (2) foot intervals, the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures.
 - f. Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures.
 - g. The location and planting details for street trees in accordance with Department of Environmental Services Standards and Specifications for planting in public rights-of-way and as shown on the approved final site engineering plan.
 - h. The limits of demolition and construction.
4. The developer agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:
- a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees—a minimum caliper of 4 to 4 1/2 inches, except as indicated in Condition #18 below.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.

- (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)—a minimum caliper of 3 to 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs—a minimum spread of 18 to 24 inches.
 - (5) Groundcover—in 2 inch pots.
- b. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
 - c. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.
 - d. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) feet for other shrubs, or as otherwise approved in the final site development and landscape plan. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the adjacent finished grade.
 - e. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
 - f. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the site plan and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.
 - g. The developer agrees to notify the DPRCR Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.
- 5. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above.
 - 6. The developer agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. Neither the Excavation/Sheeting and Shoring permit nor the first Building Permit shall be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the

sequence of construction, has been approved by the Department of Environmental Services, as consistent with all site plan approval requirements and all County laws. Upon completion of the construction of a project, the developer agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.

7. The developer agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.
 - a. Crystal Drive
 - (1) The developer agrees to install driveway aprons at the driveways to the garage and loading dock, as shown on the final engineering plan approved by the County Manager or his designee.
 - (2) The developer agrees to install a curb extension at the southwest corner of the intersection of Crystal Drive and 23rd Street South.
 - b. 23rd Street South
 - (1) The developer agrees to construct a ladder crosswalk at the mid-block crossing as shown on the plans dated June 22, 2005, and as shown on the final engineering plan approved by the County Manager or his designee.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager or his designee on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the Rosslyn-Ballston Corridor Streetscape Standards or other applicable urban design standards in effect at the time of final Site Engineering Plan Approval; provided, however, that the provision of such improvements shall not increase the projected cost anticipated for such improvements as shown on the site plan drawings dated June 22, 2005 unless the County provides additional funding to offset such increased cost.

8. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan and final engineering plan, in accordance with the Rosslyn-Ballston Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The developer agrees to design a decorative paver/pavement pattern treatment for the sidewalk area at the corner of Crystal Drive and 23rd Street South. The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project. The sidewalks along the street frontages of this development shall be paved with brick, interlocking concrete paver, or other material as approved by the County Manager or his designee, and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The sidewalk treatments shall continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic. The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the *Standards for Planting and Preservation*

of Trees in Site Plan Projects, and as specified below. Placement, planting and root enhancement options shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

Crystal Drive

Primary Sidewalk (between the building and landscaped area) - A minimum 15-foot wide clear sidewalk as shown on the plans dated June 22, 2005, with tree planters and strips as shown, planted with 4 to 4 ½ inch caliper Honey Locust trees placed approximately 30 feet apart on center, or with another 4 to 4 ½ inch caliper shade or ornamental tree that can be accommodated within the proposed soil depth placed approximately 30 feet apart on center for shade trees and approximately 25 feet apart on center for ornamental trees, and such ground cover as *liriope muscarii*, *hypericum calycinum* (Aarons Beard), *juniperus conferta* (Shore Juniper), *Blechnum spicant*, or *Cotoneaster salicifolius*.

Secondary Sidewalk (adjacent to the curb) - A minimum 6-foot wide clear sidewalk measured from the back of curb.

23rd Street South—A minimum 8-foot wide clear sidewalk as shown on the plans dated June 22, 2005, plus a row of pre-cast planters as shown on the plans, planted with Cherokee Crape Myrtles and such annuals as impatiens. The pre-cast planters shall be of the same design as the existing planters on the property to the west along 23rd Street South (Buchanan House) or an alternative design approved by the County Manager or his designee, and shall be placed as shown on the plans, dated June 22, 2005.

9. The developer agrees to show on the final engineering plans street lighting along all frontages of the site prior to the issuance of the Excavation/Sheeting and Shoring Permit. 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.

The developer agrees to purchase and install Virginia Power "Carlyle" standard street lights or, at the developer's discretion, the "Crystal City light", along all frontages of the site in accordance with adopted County Street Lighting Policy and to remove existing cobra lights. The height of the street lights on Crystal Drive, South Clark Street, and on 23rd Street South shall be 16 feet, unless otherwise approved by the County Manager or his designee. Single globe street lights shall be installed on the 23rd Street South frontage of the site. Double globe street lights shall be installed on the Crystal Drive and South Clark Street frontages of the site unless otherwise approved by the County Manager or his designee. The developer agrees to pay the cost of installing additional standard thoroughfare lights should the County decide that they are necessary to provide adequate lighting for street safety purposes. If the developer chooses to install the Crystal City light as the street light, the developer agrees to maintain the lights for the life of the project.

10. The developer agrees that all retail storefronts along public rights-of-way are required to have an overall minimum transparency of 50% as measured from floor to ceiling. In addition, the portion of the retail storefronts that is located between three and eight feet from grade is required to be at least 80% transparent. The purpose of this condition is to allow pedestrians to view the activity within the retail establishment and to allow patrons and employees of the retail establishments to view the activity on the

sidewalk and street. "Transparency" shall mean using glass or other transparent exterior material offering a view into an area of the retail establishment where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or the like. Provided that the exterior material is glass or other transparent material, a tenant may apply to the County Board for a site plan amendment to grant an exception to this condition for a specified duration.

11. All required public easements and public dedications shall be submitted to the Department of Environmental Services prior to the issuance of the Excavation/Sheeting and Shoring Permit, and be approved and recorded among the land records of the Clerk of the Circuit Court of Arlington County, by the developer before the issuance of the Final Building Permit. The developer agrees that there shall be no building construction within the easement area without approval by the County Manager or the County Board. Dedications granted by the developer for street improvements shall be dedicated in fee simple to the County. Dedications granted by the developer for sidewalk improvements may be dedicated by easement to the County.

- **The following condition of site plan approval (#12) are valid for the life of the site plan and must be met by the developer before issuance of the Footing to Grade Structure Permit.**

12. Upon approval of the final site engineering plan the developer agrees to submit a performance bond estimate for the construction or installation of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Environmental Services for review and approval. Upon approval of the performance bond estimate by the Department of Environmental Services, the developer agrees to submit a performance bond in the approved amount of the estimate and agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Environmental Services and this bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit.

Prior to the release of the public improvement bond, the developer agrees to submit as-builts for all new underground utilities (water, sanitary sewer, and storm sewer) that will be maintained by Arlington County.

- **The following conditions of site plan approval (#13 through #15) are valid for the life of the site plan and must be met by the developer before the issuance of the First Certificate of Occupancy.**

13. The developer agrees to develop and implement a parking ~~transportation~~-management plan ~~as outlined in the attached letter from _____ (applicant) dated _____ to _____ (staff), and the attachment thereto~~ prior to the issuance of the first Certificate of Occupancy. Such plan shall include a schedule for and details of implementation and continued operation of the following elements ~~listed in the letter plan~~.

The developer agrees to make a minimum of 40 parking spaces on the first level of the garage available to the public for parking during weekday daytime business hours and to make these 40 spaces, plus an additional minimum of 60 parking spaces on the first level of the garage, available to the public after standard office hours (weekday evenings after 5:00 p.m., weekends, and all legal holidays) until 12:00 midnight or until 30 minutes after the close of business of retail operations, whichever is later. All spaces available to the public for part or all of each day shall be made available in a contiguous grouping and at a location with the most convenient and safe pedestrian access to the retail space. These spaces, and their availability for this use, shall be clearly labeled but shall not be reserved for a particular retailer, client, or visitor category, but rather be available for the use of all in common, and shall be appropriately so signed, managed, and/or metered. The developer agrees to implement a validation program to allow ~~free~~

discounted use of such spaces for retail customers and employees between 6:00 p.m. and 12:00 midnight or until 30 minutes after the close of business of retail operations, whichever is later. The developer may, at his option, provide additional parking spaces for public use above the 100 spaces described above, which may be designated for particular uses or businesses. The developer agrees to provide convenient signage, visible to the public, indicating the availability of short-term parking, as well as the rates.

~~The developer agrees to submit to the Zoning Administrator a~~ The parking management plan which shall outlines how the public parking will be provided, where the parking will be located and how the public will be directed to the parking spaces. The parking management plan shall be submitted to the Zoning Administrator, and reviewed and approved by the County Manager or his designee, prior to the issuance of the first Certificate of Occupancy for the new ground floor space. The developer agrees to file a parking utilization report to the Zoning Administrator annually. The County Manager or his designee may approve a reduction in the hours for providing public parking based on this parking utilization data upon request of the developer.

14. The developer agrees to include a lighting plan for all ~~internal and~~ external public areas, including parking areas, as part of the final site development and landscape plan. This lighting plan shall be subject to review by the County Manager or his designee, including street lighting as described in Condition #9 above. The developer shall include in the site development and landscape plan certification that the lighting plan meets the minimum standards of the Zoning Ordinance, Section 2, Subsection H, and the Illumination Engineering Society of North America Standards. All lighting shall be installed and approved by the County Manager or his designee before the issuance of the First Certificate of Occupancy for occupancy of the applicable phase of the project.
15. The developer agrees to develop and implement a Transportation Demand Management (TDM) Plan in order to achieve a maximally efficient and sustainable use of transportation facilities. The developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy for the building.

The Transportation Management Plan shall include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

I. Program Participation and Funding

- A. Maintain membership in Arlington Transportation Partners (ATP), or successor entity, at no cost to the developer, on behalf of the homeowners' association and/or the property management company. Promote membership in ATP for all building tenants.
- B. Designate a member(s) of the property management company as Property Transportation Coordinator to be primary point of contact and with responsibilities for coordinating and completing TDM obligations. The Property Transportation Coordinator shall be appropriately trained to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.
- C. Promote the formation of Employer Transportation Benefit Programs and encourage formation of transit-oriented commuting habits among office and retail employees.

II. Facilities and Improvements

- D. Provide in the common area(s) of the property for a static display with printed materials to provide transportation-related information to residents and visitors, the content of which shall be approved by the developer and the Transportation Kiosk and materials provided by the Commuter Assistance Program.
- E. Contribute \$5,000 to Arlington County for the installation of bus stop improvements on the opposite side of Crystal Drive at 23rd St. South from the site. Such contribution is to be made prior to issuance of the first certificate of occupancy.

III. Promotions, Services and Progressive Employee Policies

- F. Provide SmarTrip cards on a one-time basis free to condominium purchasers during the initial sales period.
- G. Distribute transit information to residents and visitors of the project, to include the following items:
 - Distribute a new resident package provided by Arlington County that includes site specific transit-related information to each person purchasing a condominium.
 - Place a reference to the Crystal City Metro Station in promotional materials and advertisements.
 - Distribute information in promotional materials regarding commute options and assistance services available.
 - Cooperate with Arlington County to assist the County in implementing a transit advertising program that will distribute information once a year to all owners.
 - Participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by advertising such promotions in a manner and at such locations within the building acceptable to the developer and homeowners' association.
- H. From first occupancy provide marketing support through coordination with Arlington County to encourage ridesharing and use of transit by employees of the property and of tenant companies through the following strategies:
- I. Provide access to building or grounds at times acceptable to the developer to allow ATP and MWCOG's Commuter Connections to promote group riding among tenants of the building, by means acceptable to the developer.
- J. Distribute a new-tenant package to all persons or entities signing leases, with materials provided by Arlington County encouraging them to join Arlington Transportation Partners (or successor entity) and including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail or bus services.
- K. Distribute rideshare and transit marketing materials provided by Arlington County to tenant managers for their use as part of recruiting and employment.

- L. Encourage tenants to display transportation posters, brochures, etc. in common work areas.
- M. Encourage building tenants to offer variable/flexible work hours to their employees in order to spread peak period transportation demands.
- N. Provide website hotlinks to CommuterPage.com from the developer's and homeowners' association websites regarding this development.

IV. Coordinated Parking Management

- O. In conjunction with the Arlington County, and subject to the approval by the County Manager or his designee, the developer shall prepare an area parking plan regarding: taxi passenger loading and unloading; accessible paratransit pick-up, drop-off, access, and passenger waiting area; loading zones for short-term deliveries; bus stops; and on-and off-street parking for residents, employees, and visitors. Such plan shall include a schematic drawing depicting an area parking plan for all block faces abutting the site. Additionally, this plan will note restrictions as to times that various activities (such as deliveries and parking) are permitted in the respective spaces.
- P. Comply with requirement of Site Plan conditions to develop a parking management plan that includes a description of employee, visitor and retail customer parking arrangements and charges; and management of parking.
- Q. Provide effective directional signage subject to approval of a Comprehensive Sign Plan (parking, deliveries, taxi stand, etc.) to direct residents and visitors to appropriate locations on the property.

V. Monitoring and Performance

- R. Conduct one transportation performance monitoring study (two years after occupancy) and provide a report summarizing findings to the County. All data collection for this study must occur on the same day. The study must include an all-day count of site generated traffic and a voluntary mode split survey.

- **Post Certificate of Occupancy: the following Condition of site plan approval (#16) are valid for the life of the site plan.**

- 16. The developer or owner agrees to remove snow from all interior streets and interior and exterior sidewalks, including accessibility ramps and gutter areas within crosswalks, within a reasonable time after snow has stopped falling but in no case later than snow removal provided for vehicular access to the site.

- **The following unique site specific conditions (#17 through #26) are valid for the life of the site plan and must be met before the issuance of the permit specified in each Condition.**

- 17. Retail Elements

- a. The developer agrees that the retail space along 23rd Street South and along Crystal Drive from 23rd Street South extending to the loading/garage entrance, shall be occupied by primary retail uses as listed in the approved Retail Action Plan for the Rosslyn-Ballston Corridor, dated May 19, 2001, and that the other retail spaces, south of the loading/garage entrance and north of the

building entrance to Century Center I along Crystal Drive, may be occupied by primary or secondary retail, also as listed in the approved Retail Action Plan for the Rosslyn-Ballston Corridor, dated May 19, 2001. The developer agrees that the new construction area south of the building entrance to Century Center 1 along Crystal Drive may be occupied by primary or secondary retail, or by administrative approval, by the Zoning Administrator, may be occupied by office uses, provided that the developer can show evidence of reasonable efforts to lease as primary or secondary retail for at least a twelve (12) month period. All other areas south of the building entrance to Century Center I along Crystal Drive may be occupied by primary or secondary retail or office uses, with no additional approval required.

- b. The developer agrees to develop and implement a retail attraction and marketing plan for the 42,251 square feet of retail space located on the first floor of the office buildings, including the 5,928 square feet of space designated as “retail/secondary retail/office” that is currently occupied by an office use. The plan shall identify the types of retail desired, the marketing strategy to attract the retail, and strategies to retain the retail. The uses targeted in the retail attraction and marketing plan shall be in accordance with those in paragraph a. above. The retail attraction and marketing plan shall be reviewed and approved by the Department of Economic Development before being submitted to the Zoning Administrator. The above-grade building permit shall not be issued until documentation has been provided to the Zoning Administrator assuring that the plan has been approved by the Department of Economic Development. Any change in the use of the retail space north of the loading/garage entrance on Crystal Drive from retail to office or other non-retail use shall require a site plan amendment.
 - c. The retail spaces shall be designed and constructed to include interior and exterior improvements necessary to ensure that they are functional and attractive to prospective retailers and that they animate the street frontage. These elements shall include, but not limited to: approximately 18 feet eight (8) inches foot floor to floor heights, as shown on the plans dated June 22, 2005; access to the service corridor/areas as shown on the architectural plans dated June 18, 2005; direct street frontage and access; provision for any venting systems required for any food preparation or restaurant use; and sufficient transparency of the building facade to achieve adequate street exposure.
 - d. The developer agrees to follow the Urban Design Guidelines set out in the Rosslyn-Ballston Corridor Retail Action Plan paying particular attention to allowing and encouraging variety and articulation of storefront design and emphasizing, highlighting, animating and differentiating the ground floor retail base of any buildings from the upper levels. The developer is encouraged to use and, at a minimum, shall permit individual retailers to install awnings, signage and other devices to animate and encourage the retail feel and variety of the street frontage. If awnings or such other elements are used (whether by developer and/or individual retailers), developer’s covenants and lease conditions shall require that they NOT be identical in color, material, and design throughout the building frontage. In addition, the Urban Design Guidelines require major variations in building materials, fenestration patterns, color, articulation, signage, awnings, and other components of shop front design at the street retail ground floor level.
18. Outdoor cafes shall be permitted in the public right-of-way or within public easements along Crystal Drive and 23rd Street South in accordance with the applicable provisions of the Zoning Ordinance, with a maximum seating area and all other applicable requirements as set forth in the Zoning Ordinance and as determined by the Zoning Administrator. A minimum of 15 feet of clear sidewalk width must be maintained along Crystal Drive and a minimum of 8 feet of clear sidewalk width on 23rd Street South.

Plans for all outdoor cafes shall be subject to prior administrative approval by the Zoning Administrator for consistency with County ordinances, regulations and policies. Any outdoor café shall be administratively reviewed one year following its approval to evaluate it after a season of operation. At that time, the Zoning Administrator may review the approval, impose conditions on the operation of the outdoor café, or revoke the prior approval.

19. Building Security Requirements

- a. The developer agrees to coordinate with County staff on the design of exterior building security measures in order to limit or mitigate any adverse impacts that these measures may have on the project's urban design (including street and retail base) and streetscape. All exterior building security measures shall be shown on, and approved as part of, the final site development and landscape plan and the approved façade treatment plan. The base of the buildings, as shown in the drawings dated June 22, 2005, and consistent with Condition #17 above, have been designed to accommodate retail uses and provide interest and activate the streetscape. Any change in the use and design of the base resulting from any proposal for exterior building measures shall require a site plan amendment.
- b. The developer agrees that it is the policy of the County to maintain the maximum number of on-street parking spaces around the perimeter of a site, and that it will not remove or reduce the number of on-street parking spaces around the perimeter of a site whether at the request of the developer or a tenant or otherwise. Accordingly, the developer agrees that it shall notify tenants of the aforesaid policy prior to execution of any lease with a tenant.

20. The developer agrees to have, as a part of its parking management plan, provisions relating to the towing of impermissibly parked vehicles. Such provisions shall include, but not be limited to:

- c. Requirements for signage at the developer's parking lot(s) providing notice of all applicable parking restrictions enforced by towing, the location of the towing contractor(s)' impoundment yard, and the name and telephone number of the developer's on-site representative responsible for towing-related complaints, as well as the telephone number of the Arlington County Office of Citizen and Consumer Affairs;
- d. Disclosure (by signage or other clearly visible displays to the public) by the developer and its towing contractor(s), at the developer's parking lot(s), of all fees and charges for towing; and
- e. Evidence that the developer has a contract with the towing contractor that requires the towing contractor to clearly display all fees and charges for towing.

21. The developer agrees to install speed bumps adjacent to the top of garage exit ramps at locations where ramps abut the pedestrian sidewalk, in order to slow vehicular traffic prior to vehicles crossing the sidewalk. The locations of the speed bumps shall be shown on the site engineering and building plans approved by the County Manager or his designee. The garage doors shall be setback from the sidewalk a minimum distance of six (6) inches.

22. The developer agrees to install either (1) coiled loading bay door panels with all aluminum areas painted or treated to match the color of the building immediately adjacent to these doors, (2) loading bay doors with opaque glass panels with all aluminum areas painted or treated to match the color of the building immediately adjacent to these doors or (3) an alternative design as approved by the County Manager or his

designee. In all cases, the final design of the loading bay doors must be approved by the County Manager or his designee prior to issuance of the final building permit for the work that is the subject of this site plan amendment.

23. The developer agrees to remove the above-ground staircase and bridge along Crystal Drive near the southern end of the Century Center I building. The below-grade stairs will remain as emergency egress from the underground garage. The below-grade stairs will be covered with a shelter as conceptually shown on the plans dated June 22, 2005. The shelter will be located at grade, or on a platform no more than six (6) inches from the sidewalk. The final design of the shelter and configuration shall be approved by the County Manager or his designee as part of the final site development and landscape plan described in Condition #3.
24. The developer agrees that project signs, including rooftop signs, shall be consistent with the comprehensive sign plan titled "Century Center Comprehensive Sign Plan", dated June 22, 2005 and as approved by the County Board on July 9, 2005, or as otherwise approved by the County Manager and his designee using the standards set forth in the Sign Guidelines for Site Plan Buildings.

The project identification and directional signs shall be generally consistent with the signage described and outlined in the "Century Center Comprehensive Sign Plan", dated June 22, 2005.

Retail Tenant Signage

Retail tenant signage shall be permitted for the new construction as follows:

- A. Minor modifications to signage shall be subject to review and approval by the County Manager or his designee prior to issuance of all sign permits.
- B. The retail tenant signage shall conform to the standards of Section 34 of the Zoning Ordinance and, to the extent the standards are modified, the adopted amended comprehensive sign plan, as set forth in the "Century Center Comprehensive Sign Plan", dated June 22, 2005 and the following criteria:
 - 1) For each level occupied by a tenant, up to three (3) building wall signs, for a maximum total area of 60 square feet, are permitted for retail tenants with a unit of 60 linear feet of frontage or less; up to four (4) building wall signs, for a maximum total sign area of 1 square foot per linear foot of tenant's frontage, are permitted for each retail tenant with a unit of more than 60 linear feet of frontage. A tenant at the corner of Crystal Drive and 23rd Street South may have no more than two signs above the retail sign band. No portion of any building wall sign shall be located in front of, or otherwise obscure, any part of a window.
 - 2) Additional sign area shall be permitted to accommodate awnings, except any text, logo, graphic, or other image on awnings shall count toward the total allowable sign area for that tenant. This additional sign area on awnings shall be applied only toward graphic images with abstract or stylized patterns that contain no clearly understood images or message content.
 - 3) Applications for sign permits submitted by individual retail tenants shall be pre-approved by the owner/landlord in order to ensure the proper allocation of sign area among the various tenants.
 - 4) For building wall signs, the distribution of the sign area and the location and number of signs shall be approved as part of a unified design approach for the individual retail tenant units, and

shall be subject to administrative review and approval by the County Manager or his designee.

- 5) Blade signs which exceed six (6) square feet of total sign area may be permitted up to a maximum total sign area of fifteen (15) square feet per retail unit. (As used herein, "retail unit" shall mean the amount of frontage occupied by a single retail tenant.) The difference between six (6) square feet and the actual total blade sign area shall be calculated as part of the maximum permitted sign area for the retail unit to which the blade sign is attached. In no event shall such difference increase the maximum permitted sign area for any retail unit.
- 6) The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts and be consistently treated so as to present a unified design approach for the individual retail unit. The colors and materials of such signs are subject to review and approval by the County Manager or his designee.
- 7) The types of retail signs that shall be permitted shall be consistent with the types of signs permitted by Section 34 of the Zoning Ordinance, and shall include: building wall signs; blade signs; window signs; carved, painted or sculptural signs; canopy or awning signs; logo signs; permanent quotes on building walls; and blade signs.
- 8) Retail signs shall be illuminated only during the hours of operation of the establishments.
- 9) Retail signs shall not exceed 35 feet in height on the buildings.

Rooftop Signs

- A. The applicant agrees to limit the rooftop signage to two tenant identification signs on each building: the northern corner of the east façade and the eastern corner of the south façade on the Century I building, and the southern corner of the west façade and the western corner of the south façade on the Century II building, at the locations and in the dimensions shown on the "Century Center Comprehensive Sign Plan", dated June 22, 2005. The total area for the rooftop signs shall be limited to no more than 144 square feet for each sign.
 - B. The signs may be illuminated, and the illumination shall be limited to the hours from 5:00 p.m. until 11:00 p.m., seven (7) days a week.
25. The developer agrees to prepare and submit a request for vacation of the surface easement for common carrier and emergency vehicles located along the southern portion of the Property on Crystal Drive prior to issuance of any building permits for work related to this site plan amendment. The developer further agrees to use commercially reasonable efforts to secure approval of such vacation. If the vacation is approved by the County Board, the developer agrees to record the vacation, and also to make the streetscape improvements shown for the easement area on the plans dated June 22, 2005. Such improvements shall be completed before issuance of the Certificate of Occupancy that permits full occupancy of the new space.
26. The developer agrees to prepare and submit a vacation request for the portion of the emergency vehicle and common carrier easement that is located on the property to the south of the subject site, which is identified as RPC # 34020031 (the "CH Property"). Provided that the developer is granted further permission from the owner of the CH Property, the developer agrees to remove the existing driveway located on the vacated area on the CH Property and restore that area to a public sidewalk ("offsite improvements"). The offsite

improvements shall be comprised of scored concrete to match the current treatment of the sidewalk surrounding the easement and shall be completed prior to issuance of the Certificate of Occupancy that permits full occupancy of the new space. If the developer is unable to receive permission from the owners of the CH Property for the offsite improvements and submit the easement vacation application by July 9, 2006, the developer shall not have any further obligation to submit the easement vacation application and/or install the offsite improvements. If the developer does not install the offsite improvements, the developer agrees to revise the streetscape treatment of the subject site to provide a transition between the sidewalk grade on the subject site and the adjacent sidewalk/driveway grade on the CH Property.