



## ARLINGTON COUNTY, VIRGINIA

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

### SUPPLEMENTAL REPORT

**DATE:** January 23, 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).

**DISCUSSION:** First, staff recognized that there was a discrepancy between the approved densities and the proposed densities. This was due to an error in the calculations. The approved density as compared to the proposed density is as shown in the table below. These numbers are provided as an update to the numbers on pages A09 and P09 in the applicant's plans dated January 17, 2007.

	Approved Square Feet	Proposed Square Feet	Difference
<b>New Construction</b>			
Lobby	1,966	2,423	457
Retail	2,097	2,097	0
Retail/Secondary Retail	4,195	4,195	0
<b>Existing</b>			
Retail	27,211	29,937	2,726
Retail/Secondary Retail	2,820	3,378	558
Retail/Secondary Retail/Office	5,928	5,928	0
Office	38,307	34,249	-4,058
Public	25,024	25,817	793
Service	9,765	9,746	-19
Existing DeVry	1,502	1,502	0
<b>Total</b>	<b>118,815</b>	<b>119,272</b>	<b>457</b>

The total additional square feet requested is 457 rather than the 603 square feet indicated in the staff report dated January 11, 2007. The applicant has provided an updated version of page P09 (attached).

In addition, while staff concludes that the conceptual design of the streetscape is appropriate for this site; staff continues to work with the applicant on the final design of the placement and heights of the landscape planters.

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

Staff: Jill Griffin, Planning Division, DCPHD

PLA-4597 Supplemental

Therefore, based on these two details – the square footage and the planters – staff recommends that the County Board modify the following two conditions from the staff report dated January 11, 2007.

8. The developer agrees that the final sidewalk pattern/design, **location and height of any planters** 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 23<sup>rd</sup> 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.

**23<sup>rd</sup> 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 23<sup>rd</sup> 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 23<sup>rd</sup> Street South and along Crystal Drive from 23<sup>rd</sup> 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 ~~45,534~~ 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.