



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 15, 2008**

DATE: October 27, 2008

SUBJECT: SP #11 SITE PLAN AMENDMENT: Temporarily convert approximately 1,563 square feet of ground floor retail to a leasing office in the residential building known as Crystal Plaza 2, 220 S. 20th Street (RPC #34-020-024)

Applicant:

VNO 220 S. 20th Street, LLC

By:

Erika Byrd, Attorney
Venable LLP
8010 Towers Crescent Drive, Suite 300
Vienna, Virginia 22182

C.M. RECOMMENDATION:

Approve the minor site plan amendment request to permit temporary operation of a residential leasing office in 1,563 square feet of ground floor retail space located at 220 S. 20th Street, Crystal Plaza 2, subject to all previously approved conditions and revised Condition #64.

ISSUE: This is a request to temporarily convert 1,563 square feet of previously approved ground floor retail space to a leasing office to support tenant recruitment for the new residential tower at 220 S. 20th Street, Crystal Plaza 2. No issues have been identified.

SUMMARY: The site plan amendment request is to temporarily convert 1,563 square feet of previously approved ground floor retail space located at 220 S. 20th Street, in the base of the residential building known as Crystal Plaza 2, to a leasing office that will serve potential new tenants of the building. The applicant has agreed that the temporary use of this retail space for a leasing office will cease within thirty days after issuance of a certificate of occupancy for the second floor, at which time the leasing office shall operate from its permanent location on the second floor. The request is consistent with previously approved conditions governing retail elements and any temporary conversion of retail space to office or other non-retail uses for the

County Manager: _____

County Attorney: _____

Staff: Carol Ann Perovshek, Planning Division, DCPHD

PLA- 5118

building. Therefore, staff recommends approval of the site plan amendment subject to all previously approved conditions and one revised condition.

BACKGROUND: In September 2006, the County Board approved a major site plan amendment to convert Crystal Plaza 2, located at 220 S. 20th Street, from a 12-story office building to an 18-story residential building containing 266 living units. The approved site plan amendment included 326,666 square feet of residential GFA and 1,563 square feet of new ground floor retail space fronting 20th Street South, in addition to the existing 27,447 square feet of retail space located along Crystal Drive (McCormick & Schmicks, Bailey’s Pub) and in the Crystal City underground mall. The conversion and renovation of the building is currently underway. This amendment seeks to temporarily utilize the 1,563 square feet of approved ground floor retail along South 20th Street as a leasing office until such time as the renovation and construction process allows the leasing office to move to its permanent location on the second floor of the building.

The following provides additional information about the subject site and location:

Site: Crystal Plaza 2 is one of three residential buildings within Crystal Plaza, an eight building site plan project constructed in the 1960s that encompasses the block bounded by 20th Street South, Crystal Drive, 23rd Street South, and South Clark Street in Crystal City. The block comprises 785,574 square feet of site area (18.03 acres) and is currently developed with approximately 989,705 square feet of office space in five buildings, and 196,619 square feet of retail space in six buildings, and 1,143,326 square feet of residential space (806 units) in three buildings, for a total of approximately 2,329,641 square feet of total GFA. Crystal Plaza 2 sits on a 1.74 acre site that is located at the southwest corner of 20th Street South and Crystal Drive, in the northeast corner of the Crystal Plaza block.

- To the north: Crystal Mall 3 office building is directly across 20th Street South. Zoned “C-O”
- To the west: Crystal Plaza 1 office building. Zoned “C-O”
- To the east: Crystal Park 1 office building across Crystal Drive. Zoned “C-O-1.5”
- To the south: Crystal Plaza 3 office building. Zoned “C-O”

Zoning: The subject site is zoned “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling District. The existing residential development in Crystal Plaza is zoned “RA4.8” Multiple-Family Dwelling District.

Land Use: The General Land Use Plan designation of the site is 3/7 “High” Office-Apartment-Hotel and 4/7 “High” Residential.

Neighborhood: While the site is not within a civic association, the Aurora Highlands Civic Association lies approximately two blocks to the west of the subject site.

DISCUSSION: Via the submission of this site plan amendment request, the applicant is complying with conditions set forth in the major site plan amendment approved by the County Board on September 16, 2006. This request proposes to temporarily utilize 1,563 square feet of ground floor retail space as a leasing office to allow tenant recruitment to begin as soon as possible. The leasing office shall move from the temporary location to its permanent location on the second floor within thirty-days after the issuance of a certificate of occupancy for the second floor. Once vacated, the 1,563 square feet of ground floor retail space shall then revert to its originally conditioned retail use.

Staff notified the Aurora Highlands Civic Association regarding the proposed site plan amendment. To date staff has not received any response regarding the temporary change in use of the retail space.

CONCLUSION: The adaptive re-use of the Crystal Plaza 2 building from office to residential use introduces residential development into the heart of Crystal City. It is in the interest of the applicant and the County to expedite tenancy of the building. The applicant's request to temporarily operate a leasing office in the building's ground floor retail space along South 20th Street until the leasing office can permanently locate on the second floor will help to accelerate tenant recruitment and is deemed reasonable by staff. The request is consistent with the condition governing retail elements and any conversion of retail space to office or other non-retail uses set forth in the major site plan amendment approved for Crystal Plaza 2 by the County Board in September 2006. Staff recommends approval of the site plan amendment subject to all previously approved conditions and the following revision to Condition #64:

64. Retail Elements

The developer agrees to market a minimum of 29,010 square feet of retail space located as shown on the plans dated August 25, 2006 to uses consistent with the approved Retail Action Plan, dated January 2001 and the following:

1. Retail space approved as part of the "Crystal City Retail" site plan amendment approved by the County Board on May 19, 2001 shall be subject to the retail attraction and marketing plan required in Condition 61 of that approval.
2. The developer may lease the remainder of the retail space associated with this project, including retail adjacent to 20th street South and any Crystal City Underground retail space for "personal or business services" as listed in the Retail Action Plan, but is encouraged to lease this space for "Entertainment and Main Street Retail" businesses.
3. Each new separate retail space shall have direct access to the building's service corridor.
4. The developer shall build out new retail space to include the rough-in of utilities, i.e., sprinkler heads, plumbing, electrical wiring, and stubs for extensions.

The developer agrees to submit an application for administrative change for any proposal for retail uses or parking not clearly consistent with the above. Any change in the use of the retail space from retail to office or other non-retail use shall require a site plan amendment.

The developer agrees that the 1,563 square feet of ground floor retail space located in 220 S. 20th Street, Crystal Plaza 2, may be used for temporary operation of a residential leasing office until thirty (30) days after a certificate of occupancy for any portion of the second floor is issued, at which time the leasing office shall operate from its permanent location on the second floor and the 1,563 square feet of ground floor retail space shall revert to retail use. The developer agrees that the 1,563 square feet ground floor retail space shall not be used for anything other than a retail use at any time that is thirty (30) days or more after a certificate of occupancy is issued for any space on the second floor.

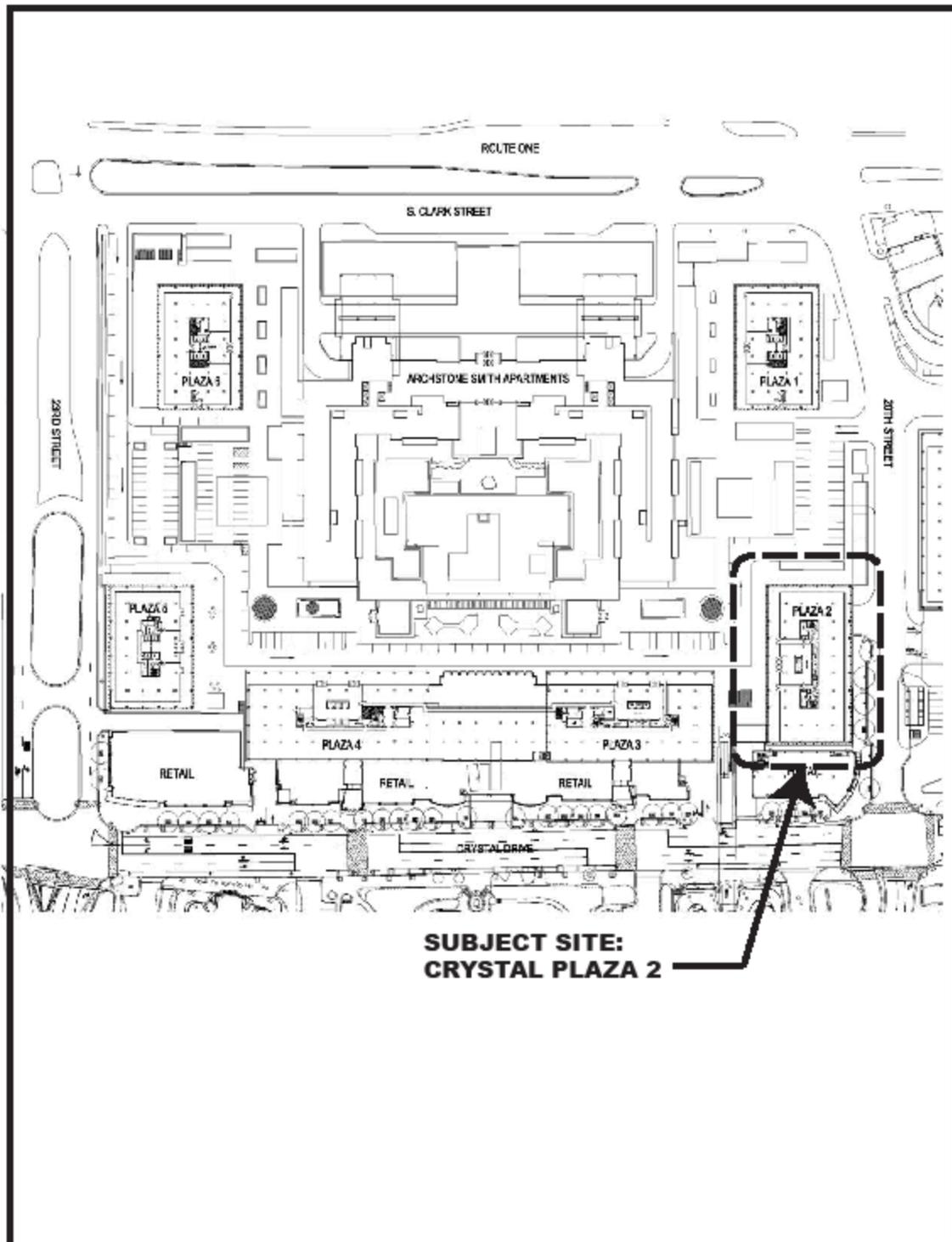
PREVIOUS COUNTY BOARD ACTIONS:

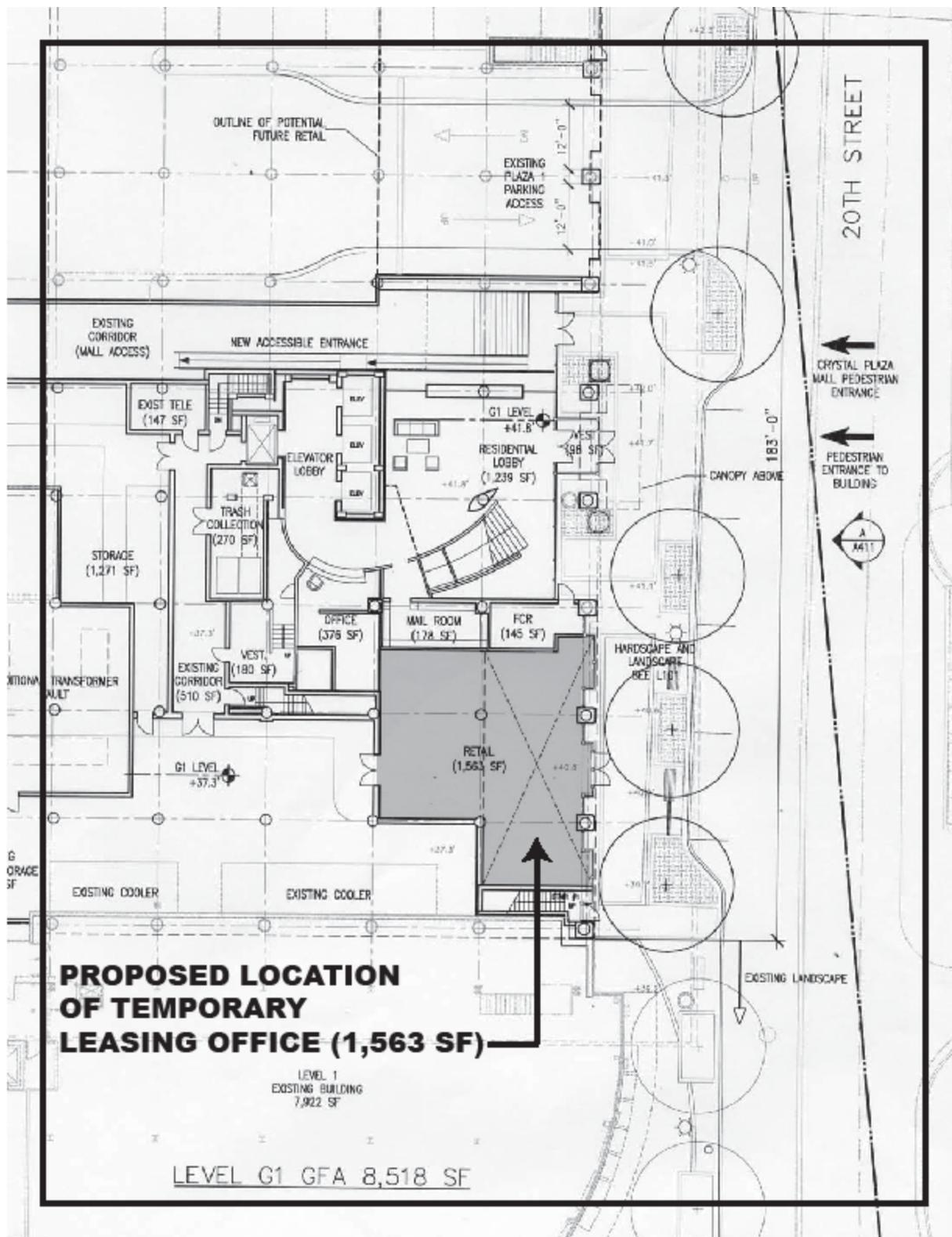
August 10, 1963	Approved a rezoning from “M-2” to C-O”. Approved a site plan for a six-building office complex.
April 4, 1964	Approved a site plan amendment to modify subdivision lines, reduce building heights and bulk, and modify location of parking.
December 12, 1964	Approved rezoning a portion of site from “C-O” to “RA-4.8” (2021 & 2201 Jefferson Davis Highway).
March 6, 1965	Approved a GLUP Amendment from “Industrial” to “Offices and Apartments”.
April 10, 1965	Approved a site plan amendment for the office building complex regarding parking.
July 24, 1965	Approved a site plan amendment for a temporary building to house model apartments.
September 11, 1965	Approved a site plan amendment for a sign for the temporary building.
December 18, 1965	Approved a site plan amendment to revise the parking, and construct a 6,080 square foot ice skating rink on the first basement level, two (2) machinery areas and a 1,440 square foot equipment room on the second basement level.
June 4, 1966	Approved a site plan amendment to revise the parking, and construct a 6,080 square foot ice skating rink on the first basement level, two (2) machinery areas and a 1,440 square foot equipment room on the second basement level.
July 30, 1966	Approved a site plan amendment for signage for the residential buildings.
September 10, 1966	Approved a site plan amendment for the Crystal Plaza South residential building to convert 2 units to a dental office and a dental office and a central telephone exchange.
December 3, 1966	Approved a site plan amendment to convert 2,330 square feet of parking to an expanded telephone equipment room.
June 17, 1967	Approved a site plan amendment for identification and directional signage for Crystal Plaza.
July 15, 1967	Approve a site plan amendment to modify the building alignment of office buildings 1 and 2.
September 23, 1967	Approved a site plan amendment for signs for office buildings 3 and 4.

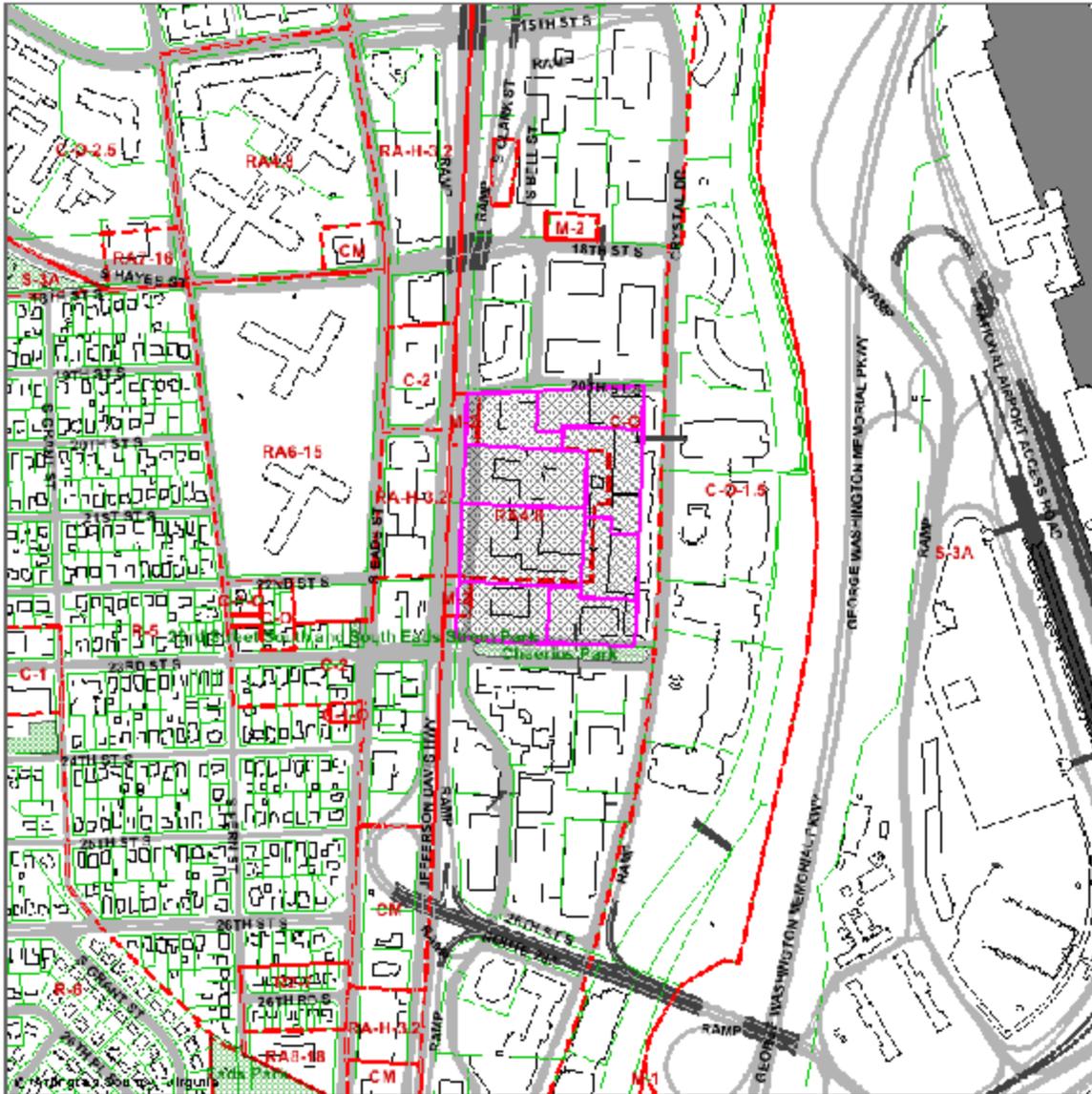
February 9, 1974	Approved a GLUP Amendment from “Offices and Apartments” to 4/7ths “High” Residential and 3/7ths “High” Office-Apartment-Hotel with a maximum office F.A.R. of 1.5.
November 9, 1974	Approved a site plan amendment for a temporary billboard.
July 7, 1979	Approved a site plan amendment to permit designated space on the plaza levels for use by profit
February 5, 1983	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for identification and directional signage for Crystal City and the Crystal Plaza Shops.
May 7, 1983	Approved a site plan amendment for the parking deck.
July 8, 1989	Deferred a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs to the August 12, 1989 County Board meeting.
August 12, 1989	Continued use permit (U-1879-71-1) subject to all previous conditions and a review in three (3) months. Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs including Metro Station and Buchanan House signage.
February 9, 1991	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) to amend the coordinated sign plan to permit two temporary office-leasing banners, at heights below 35 feet, on two office buildings until November 27, 1991, at 1225 and 221 Jefferson Davis Highway.
January 16, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the March 6, 1993, County Board meeting.
March 6, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the April 3, 1993, County Board meeting.
April 3, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the July 10, 1993, County Board meeting.
July 13, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the September 11, 1993, County Board meeting.
September 11, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the March 1994, County Board meeting.

	Board meeting.
March 5, 1994	Deferred a site plan amendment for a four-story addition and associated improvements to the June 4, 1994, County Board meeting.
May 7, 1994	Continued use permit (U-1879-71-1) subject to all previous conditions, with a review in two (2) months.
June 4, 1994	Deferred a site plan amendment for a four-story addition and associated improvements to the September 10, 1994, County Board meeting.
September 10, 1994	Approved site plan amendment for a four-story addition and associated improvements.
May 17, 1997	Approved a site plan amendment for conversion of approximately 1.103 square feet of retail area to office space.
November 13, 1999	Approved a site plan amendment for temporary conversion of 3,748 of lobby level space from retail to office use.
February 10, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 "High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential". Deferred Master Transportation Plan amendment concerning changes in the number of through lanes, deleting pedestrian overpasses, and deleting a bike trail.
March 17, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 "High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential".
April 21, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 "High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential".
May 19, 2001	Approved site plan amendment to add approximately 134,050 square feet of retail use, convert approximately 24,314 square feet of office use to retail use, and add approximately 84,034 square feet of office use to SP #11 and SP #56.
March 15, 2003	Deferred request for a rooftop sign at 2111 S. Jefferson Davis Highway.
April 26, 2003	Deferred request for a rooftop sign at 2111 S. Jefferson Davis Highway.

June 17, 2003	Approved request for a rooftop sign at 2111 S. Jefferson Davis Highway.
June 15, 2004	Deferred request for a comprehensive sign plan amendment.
July 10, 2004	Deferred request for a comprehensive sign plan amendment.
October 2, 2004	Approved request for a comprehensive sign plan amendment.
July 10, 2004	Approved a site plan amendment to comprehensive sign plan permitting 1,288 square feet of retail sign area – ground level facades along 20th and 23 rd Streets with photographic and text panel signs identifying Underground Shops and directional signage.
September 16, 2006	Approved a site plan amendment (SP #11) to convert office building to residential use and add six additional floors, with modifications of use regulations for height and loading spaces.







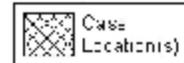
SP #11 SITE PLAN AMENDMENT
 220 S. 20th St., 2001, 2221 S. Clark St., 2100, 2200 Crystal Dr., 223 S. 23rdSt., 2101, 2111
 Jefferson Davis Hwy.
 (RPC #34-020-024, -023, -003, -020, -018, -017, -256, -255)

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.

Department of Community Planning, and Housing Development



Not To Scale



Planning Division