



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of March 14, 2009**

DATE: March 4, 2009

SUBJECT: SP #145 renew temporary space conversion; 2611 Jefferson Davis Hwy. (RPC #34-027-005)

Applicant:

Third Gould Ltd. Partnership, Owner

By:

Nan Walsh
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Renew the temporary conversion of retail space to office, with a County Board review in ten (10) years (March 2019).

ISSUES: This is a review of a space conversion of retail to office and no issues have been identified.

SUMMARY: This is a scheduled site plan amendment review for a temporary conversion of 5,560 square feet of retail space to office space, which was approved in 1997. The office building where the space is located is in an isolated location south of the airport ramp where there is limited pedestrian activity and automobile traffic. There is currently a deli/convenience store in the building which serves the office tenants, and it has been historically difficult for the applicant to lease the second retail space. Therefore, staff recommends that the temporary conversion of the retail space to office be renewed, with a County Board review in ten (10) years (March 2019).

BACKGROUND: Site Plan #145 (formerly SP #121) was originally approved to include a 12-story, 213,000 square-foot office building and two (2) hotels. In 2000, the conversion of one of the hotels to a residential use was approved. The office building, hotel, and residential building are all constructed. On February 8, 1997, the County Board approved a site plan amendment for the temporary conversion of a 5,560-square foot retail space to office, with a review in seven (7)

County Manager: _____

Staff: Melanie Wellman, DCPHD, Planning Division

PLA-5209

years. The conversion of retail space to office was continued on March 13, 2004 for five (5) years.

DISCUSSION: The office building where the space is located is currently 77% occupied. The subject office space continues to be used as a conference room and management office, as it was used in 2004.

Currently there is a deli/convenience store located on the ground floor of the office building, which serves the office tenants. Historically it has been difficult for the applicant to lease the space for a second retail use. The building is not large, and it would be difficult to support the second retail use, unless a significant number of customers are coming from outside the building. Furthermore, the building is located in an isolated location in a building south of the airport ramp where there is limited pedestrian activity and automobile traffic.

Staff supports continuation of the conversion of retail space to office, as the building is hindered by its isolated location, restricted visibility from the airport viaduct and ramp, and limited pedestrian and automobile traffic. Given its isolated location, the site may never be viable for a retail use. The continuation of this space as office is in compliance with the Crystal City Plan, as this space is well south of the Crystal City “core” where additional retail is envisioned. However, a review in ten (10) years will allow staff to continue to monitor the use as the Crystal City Plan begins to be implemented or if the site is redeveloped.

Since the last site plan amendment review (March 13, 2004):

Police Department: The Police Department has not reported any issues regarding the continuation of this use.

Fire Marshal’s Office: The Fire Marshal’s Office has not reported any issues regarding the continuation of this use.

Civic Association: The subject site plan amendment is not located within a civic association. The adjacent Aurora Highlands Civic Association has been notified and, to date, has not provided a response on continuation of the site plan amendment.

CONCLUSION: Staff supports continuation of the conversion of retail space to office, as the building is hindered by its isolated location, restricted visibility from the airport viaduct and ramp, and limited pedestrian and automobile traffic. A review in ten (10) years will allow staff to continue to monitor the use as the Crystal City plan begins to be implemented or if the site is redeveloped. Therefore, staff recommends that the temporary conversion of the retail space to office be renewed, with a County Board review in ten (10) years (March 2019).

PREVIOUS COUNTY BOARD ACTIONS:

June 1, 1971	Deferred rezoning request from “M-2” to “C-O” until Jefferson Davis Corridor Plan could be reviewed.
December 21, 1971	Approved rezoning request from “M-2” to “C-O.”
November 6, 1976	Approved site plan amendment (Z-1993-71-2) for a 68,000 square foot surface parking lot.
June 25, 1977	Approve site plan amendment to enlarge surface parking lot by 185,130 square feet.
May 12, 1979	Denied motion for approval of 18-story hotel and 15-story office building.
June 7, 1979	Approved a site plan (Z-1993-71-2) for an 18-story hotel and 13-story office building.
April 1, 1981	Denied site plan amendment (Z-1993-71-2) for a temporary surface parking lot of 70 spaces and for redesign of permitted density for one (1) office building and two (2) hotel buildings.
June 20, 1981	Approved site plan amendment (Z-1993-71-2) for redesign of the permitted density.
November 21, 1983	Approved site plan amendment spaces with a review in three (3) years.
May 12, 1984	Denied site plan amendment (Z-1993-71-2) to convert approximately 6,000 square feet of first floor retail commercial space to office space.
December 2, 1986	Deferred site plan amendment (Z-1993-71-2) to continue the temporary parking lot.
January 10, 1987	Approved extension of a site plan amendment (Z-1993-71-2) of a temporary surface parking lot of 70 spaces with a review in three (3) years.
June 6, 1987	Approved site plan amendment (Z-1993-71-2) to establish standards by which administrative

approval can be granted for future subdivision of the property, subject to the approved site plan.

January 9, 1990

Continued site plan amendment (Z-1993-71-2/SP #121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years.

January 16, 1993

Continued a site plan amendment (SP #121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years.

January 20, 1996

Continued a site plan amendment (SP #121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years.

February 8, 1997

Approved a site plan amendment for the temporary conversion of a 5,560-square foot retail space on the ground floor to office for seven (7) years.
(February 2004)

January 23, 1999

Continued a site plan amendment (SP #121) for a temporary surface parking lot containing 70 spaces with a review in three (3) years. (January 2002)

July 10, 1999

Repealed a site plan amendment (SP #121) for a temporary surface parking lot containing 70 spaces.

March 13, 2004

Renewed the conversion of retail space to office for five (5) years, subject to all existing conditions and with a review by the County Board in five (5) years
(March 2009)