



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of June 13, 2009**

### REVISED REPORT

**DATE:** June 11, 2009

**SUBJECT:** SP #231 Site Plan Amendment to revise Condition #84 to modify the timing and requirements for the garage closure and bicycle storage facility located at 1401 North Adams Street (RPC: 18-005-042, -053).

**Applicant:**

Arlington Hotel Assoc., LLC,

**By:**

Martin D. Walsh, Attorney/Agent  
Walsh, Colucci, Lubeley, Emrich & Walsh  
2200 Clarendon Blvd., 13<sup>th</sup> Floor  
Arlington, Virginia 22201

**REVISION EXPLANATION:** This revised report amends the County Manager's June 4, 2009 report to recommend that the site plan amendment be deferred to the July 11, 2009 County Board meeting in order to complete negotiations on Condition #84 with the applicant and other property owners.

**C. M. RECOMMENDATION:**

Defer the site plan amendment request to modify the timing and requirements for the garage closure and bicycle storage facility, including modification of the location of the bicycle storage facility, to the July 11, 2009 County Board meeting.

**ISSUES:** This is a request to revise Condition #84 to modify the requirements for closure of the garage entrance on 14<sup>th</sup> Street North and construction of the new bicycle storage facility. A deferral is recommended to continue negotiations between all affected parties.

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

County Attorney: \_\_\_\_\_

Staff: Adam Denton, DES Planning  
John Durham, DES Planning  
Freida Wray, CPHD Planning

PLA-5287 (Revised Report 061109)

**DISCUSSION:** A short deferral is recommended order to allow time to finalize agreements and condition language with all interested parties. The applicant has agreed to the deferral recommendation. Therefore, it is recommended that the site plan amendment be deferred to the July 11, 2009 County Board meeting.



to all previous conditions and the revised Condition #54 and new Condition 57.

- April 6, 1991                      Deferred a site plan amendment request (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the June 4, 1991 County Board meeting.
- June 4, 1991                        Deferred a site plan amendment request (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the July 13, 1991 County Board meeting.
- July 13, 1991                      Deferred a site plan amendment (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the August 10, 1991 County Board meeting.
- August 10, 1991                    Accepted withdrawal of a site plan amendment (SP #231) for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard.
- February 8, 1992                    Approved a site plan amendment (SP #231) for a conversion of 2,625 square feet of area designated for community meeting space to retail use.
- July 11, 1992                      Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the August 8, 1992 County Board meeting.
- August 8, 1992                      Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the September 12, 1992 County Board meeting.
- September 12, 1992                Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the November 14, 1992 County Board meeting.

November 14, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the December 12, 1992 County Board meeting.
December 12, 1992	Deferred a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces to the February 6, 1993 County Board meeting.
February 6, 1993	Approved a site plan amendment (SP #231) for a special exception to amend Conditions #42, 43, and 44, to increase the ratio of compact car parking spaces, subject to all previous conditions, revised Conditions #9, 42, and 44, and a new Condition 58.
August 14, 1993	Approved a site plan amendment (SP #231) for live entertainment (Capitol Grille) from 7:00 p.m. to 11:00 p.m. on Thursdays, (Capitol Grille) 2300 Clarendon Boulevard, from 9:00 p.m. to 1:00 a.m. on Fridays and Saturdays, and from 10:00 a.m. to 2:00 p.m., and 7:00 p.m. to 10:00 p.m. on Sundays, subject to conditions and an administrative review in one (1) year.
September 11, 1993	Approved a site plan amendment (SP #231) to permit a dentist office (2250 Courthouse Plaza) on the plaza level in designated retail space, subject to all previous conditions and an additional condition.
February 4, 1995	Deferred a site plan amendment (SP #231) to March 4, 1995 to extend the term of decorative building banners and approve an alternative design depicting seasonal themes. (2100 - 2400 Clarendon Blvd.)
March 4, 1995	Approved a site plan amendment (SP #231) to extend the term of decorative banners and approve an alternative design depicting seasonal themes (2100 - 2400 Clarendon Blvd.) for a period of five (5) years, subject to all previous conditions and amended Conditions #51 and 53.

- January 20, 1996 Approved site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard, for a period of five (5) years until January 2001.
- April 12, 1997 Approved a site plan amendment (SP #231) to permit construction and operation of a temporary metered parking lot (175 spaces) subject to conditions.
- September 6, 1997 Authorized advertising of following related matters: Rezoning Z-2440-97-5 from "C-3" General Commercial Districts, to "C-O" Commercial Office Building, Hotel and Multiple-Family Dwelling Districts, at 1400 North Uhle Street (the "Court Square West Building").
- Site Plan Amendment SP #231 to permit an office/retail building of approximately 280,000 square feet of gross floor area (g.f.a.) with an associated underground parking structure in the 1400 block of North Courthouse Road.
- December 13, 1997 Approved vacation of the portions of North Uhle Street, from North Veitch Street to North 14th Street, subject to the retention of a pedestrian access easement and agreed that the approved site plan amendment will include a museum for exhibit space on the significance of Freedman s Village to Arlington County s history.
- March 14, 1998 Deferred Site Plan Amendment SP #231 (Z-2280-85-4) to adjust the parking to eliminate the requirement for the provision of 92 additional spaces at 2100 through 2400 Clarendon Boulevard to May 16, 1998.
- May 16, 1998 Deferred Site Plan Amendment SP #231 (Z-2280-85-4) for adjustment of parking to eliminate requirement for provision of 92 additional spaces at 2100 through 2400 Clarendon Boulevard to July 11, 1998.

July 16, 1998	Approved site plan amendment (SP #231) for construction of a full-service hotel consisting of 17 stories with associated parking for the parcel of real property known as the 2300 block of Clarendon Boulevard subject to all previous conditions, including the previously approved parking ratio of 0.7 spaces per unit, and to amended conditions number 18, 19, and 45, and new conditions number 1 through 12 which relate only to the hotel.
September 26, 1998	Deferred to no specific date Site Plan Amendment (SP #231) for the final design of the exterior façade of the building and the public plaza in the 1400 block of North Court House Road.
June 30, 2001	Approved extension of the term of Site Plan Amendment SP #231 for the Courthouse Plaza hotel for another four months (October 2001).
January 27, 2001	Continued site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard, subject to all previous conditions, with a review in two (2) years (January 2003).
March 13, 2003	Continued site plan amendment (SP #231) to convert retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office, subject to all previous conditions, with a review in two (2) years (March 2005).
November 15, 2003	Deferred a site plan amendment (SP #231) for a flea market at 1400 North Court House Road to January 10, 2004.
January 10, 2004	Deferred site plan amendment (SP #231) for a flea market at 1400 North Courthouse Road to March 13, 2004.
March 13, 2004	Deferred site plan amendment (SP #231) for a flea market at 1400 North Courthouse Road to the April 24, 2004 County Board meeting.

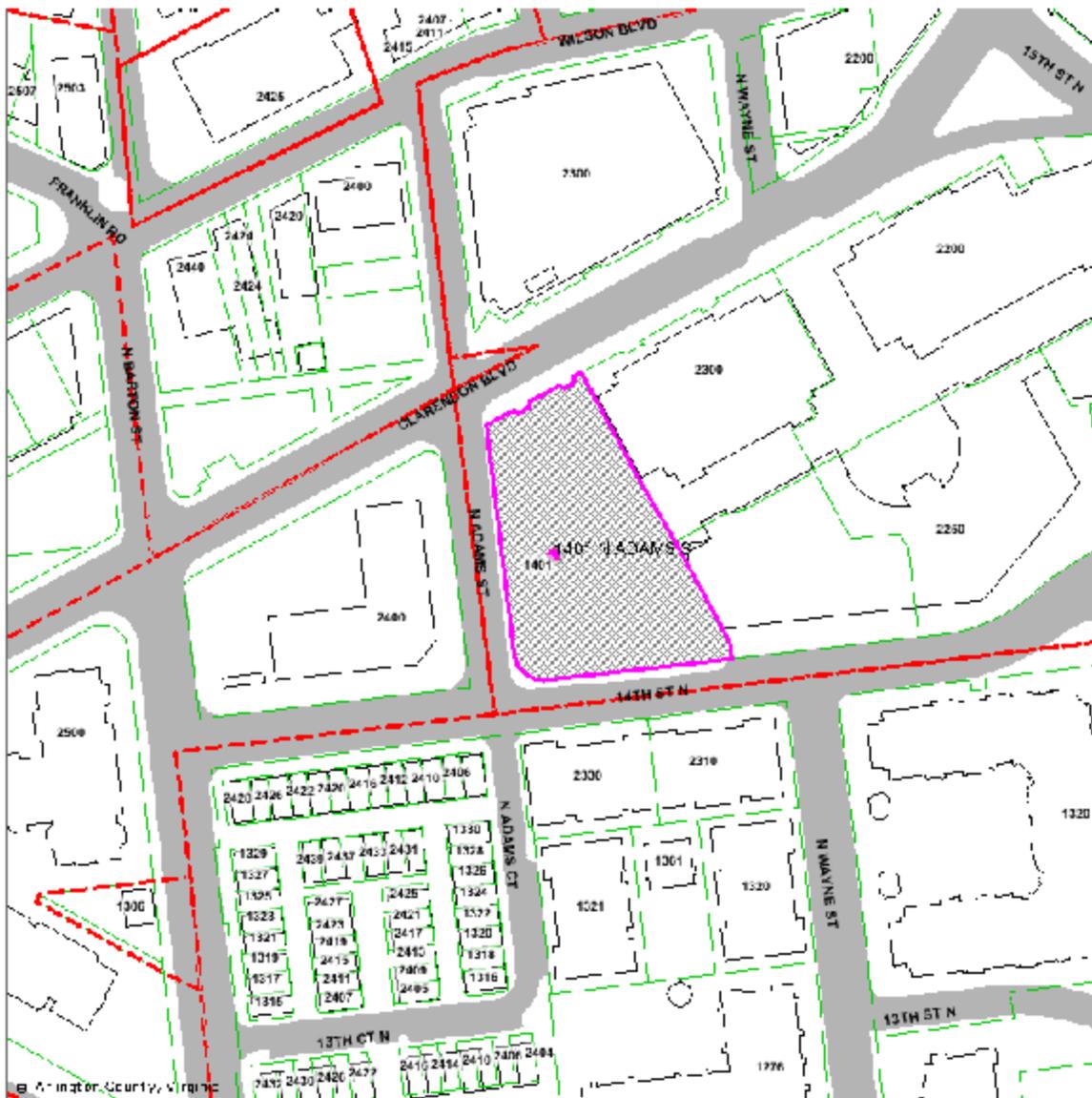
April 24, 2004	Approved site plan amendment (SP #231) for the operation of an open-air flea market on Sundays on the public parking lot located between 14 <sup>th</sup> and 15 <sup>th</sup> Streets North in the Courthouse Metro Station area, subject to conditions with an administrative review following the issuance of the Certificate of Occupancy in approximately three (3) months (September 2004) review by the County Board in one year (April 2005).
March 12, 2005	Renewed site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard with a review in three (3) years. (March 2006).
April 16, 2005	Approved site plan amendment (SP #231) for live entertainment and dancing (The Music Box), with administrative review in three (3) months (July 2005) and County Board review in one (1) year (April 2006).
December 14, 2005	Deferred a major site plan amendment (SP #231) for hotel development for one month to January 21, 2006.
January 21, 2006	Deferred a major site plan amendment (SP #231) for hotel development for one month to February 25, 2006.
February 25, 2006	Approved a major site plan amendment (SP #231) for a 176-room extended-stay hotel, 5,510 square feet of restaurant space and 3,945 square feet of retail/food service space.
March 18, 2008	Deferred a site plan review (SP #231) for conversion of retail space (dentist office) to the April 10, 2008 County Board meeting.
April 19, 2008	Renewed the retail conversion to dentist office (SP #231), subject to all previous conditions and new conditions, not to extend beyond December 2014, with an administrative review in 5 years (January 2013).

December 13, 2008

Approved a site plan amendment (SP #231) for a comprehensive sign plan for the hotel, subject to conditions.

April 25, 2009

Deferred a site plan amendment (SP #231) to revise Condition #84 to modify the timing and requirements for the garage closure and bicycle storage facility to June 13, 2009.



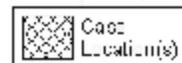
**SP #231 SITE PLAN AMENDMENT (Carry-Over)**  
**1401 North Adams Street**  
**RPC #18-005-042, -053**

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



North Arrow



Planning Division