



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 11, 2009**

DATE: June 30, 2009

SUBJECT: SP #20 SITE PLAN AMENDMENT to revise Condition #60 to modify the locations for outdoor cafes on the Liberty Center site located at 875 N. Randolph Street, 4075 Wilson Boulevard, and 888 and 818 North Quincy Street (RPC #14-044-018, 14-044-020 thru 14-044-259).

Applicant:

Ballston Investor Group, LLC

By:

Kevin Shooshan, Agent
The Shooshan Company
4075 Wilson Blvd., Suite 440
Arlington, Virginia 22203

C. M. RECOMMENDATION:

Approve the site plan amendment request to modify the locations for outdoor cafes, subject to all previous conditions with revisions to Condition #60 as shown in this report.

ISSUES: This is a request to revise Condition #60 to clarify the locations for outdoor cafes in the Liberty Center Site Plan. No issues have been identified.

SUMMARY: The applicant has requested to revise Condition #60 of the Liberty Center Site Plan to allow additional outdoor cafes along the site's street frontages and within the public pocket park located adjacent to Wilson Boulevard. Condition #60 currently refers to a plan that identifies one location for outdoor dining, on North Quincy Street close to the corner of 9th Street North, which is labeled as "Café Tables and Chairs Typical". The proposed amendment would expand the locations for outdoor dining to be consistent with the intent of the site plan approval and the goals envisioned for this area of Ballston. Therefore, staff recommends that the site plan amendment be approved, subject to all previous conditions, and revised Condition #60.

BACKGROUND: This site plan for a mixed use office, residential and retail development, containing over 1 million square feet of GFA in four (4) separate buildings, was approved by the County Board on January 29, 2002. The site plan was envisioned to provide an attractive gateway to the downtown core of Ballston, enlivening the streets with storefront retail and destination

County Manager: _____

Staff: Freida Wray, CPHD Planning

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restaurants with outdoor dining. Incorporated into the site plan's design are opportunities for outdoor café seating through the provision of limited curb cuts and wide sidewalks that exceed the standards of the Rosslyn-Ballston Streetscape Standards. Toward this end, Condition #60 was approved to permit outdoor dining; however, the language in Condition #60, in effect, restricted its location to North Quincy Street where it was labeled as "Café Tables and Chairs Typical". The applicant has requested this site plan amendment to clarify that the intent of the site plan approval was to permit outdoor dining along the project's street frontages, and to allow outdoor cafes along all street frontages.

DISCUSSION: Liberty Center is located in the Coordinated Development Mixed Use District (CDMUD), which was planned as the "downtown" center of Ballston. One of the goals of the CDMUD is to "...avoid nighttime office canyon ghost towns". The Rosslyn-Ballston Corridor Retail Action Plan identifies Wilson Boulevard as an *Entertaining and Main Street Retailing* street with enhanced pedestrian environments and upgraded streetscape, and North Quincy, Randolph and 9th Streets as shopping streets. The urban design strategy for developments within these areas is to make buildings more inviting with a stronger street presence that includes more stores opening directly to the sidewalk. The use of the site's frontages as retail helps to facilitate the County's goal of making Ballston the area's "in town" destination for shopping, dining and entertainment. The provision of outdoor cafes is one way to achieve these goals and to facilitate an active and vibrant street level experience.

Staff supports the applicant's proposal to provide additional outdoor dining along all of its street frontages. The attached drawing shows outdoor cafes along the Wilson Boulevard frontage and within the public pocket park. Along Wilson Boulevard the outdoor cafes would be located adjacent to the office building's retail frontage close to the corner of North Randolph Street, and adjacent to the residential building's retail frontage close to the corner of North Quincy Street. The outdoor cafes would measure 10 feet into the minimum 20-foot wide sidewalk, leaving a minimum of 10 feet of clear, unobstructed sidewalk width. Within the public pocket park, the drawing shows two outdoor café areas located in the sidewalks contiguous to the office and residential building frontages. The sidewalks flank the landscaped plaza where there is a minimum of eight (8) feet of walkway on each side of the fountain leading to the public art. In addition, the applicant seeks approval to locate outdoor cafes adjacent to the retail frontages on North Quincy, Randolph and 9th Streets. In these areas, the outdoor cafes would measure no greater than six (6) feet into the minimum 14-foot wide sidewalk, leaving a minimum of eight (8) feet of clear, unobstructed sidewalk width.

CONCLUSION: Staff supports the proposed site plan amendment to revise Condition #60 to clarify the locations for outdoor cafes. Permitting outdoor cafes along the site's street frontages would further the intent of the site plan approval and the goals of the Retail Action Plan and the Coordinated Mixed Use Development District. Staff recommends that Condition #60 be revised to reflect the current standards for outdoor cafés. Therefore, staff recommends that the proposed site plan amendment be approved, subject to all previous conditions, but with revisions to Condition #60 as shown below.

60. ~~Outdoor dining shall be permitted in areas consistent with the locations shown on the drawings dated December 19, 2001. The final design of these areas including details of design and materials shall be as shown on the final approved site development and landscaping plans. Café spaces shall be designed and operated to ensure that there is~~

sufficient room for pedestrian passage on the adjacent public sidewalks. Outdoor cafes shall be permitted in the public rights-of-way or within public easements along Wilson Boulevard and North Quincy, Randolph and 9th Streets. A minimum of 10 feet of clear sidewalk width must be maintained along the Wilson Boulevard frontage of the site, and a minimum of eight (8) feet of clear sidewalk width must be maintained along the North Quincy, Randolph and 9th Street frontages of the site. Furthermore, outdoor cafes shall be permitted in the sidewalks contiguous to the office and residential building frontages flanking the public pocket park located adjacent to Wilson Boulevard. The outdoor cafés shall not extend more than 11 feet and nine (9) feet out from the office and residential building frontages, respectively, flanking the public pocket park and shall not be permitted in the walkway or plaza contiguous to the fountain element.

PREVIOUS COUNTY BOARD ACTIONS:

September 7, 1963	Approved site plan (Z-1643-62-2, Z-1696-63-1) for a 3.25 FAR office complex.
January 29, 1966	Approved site plan amendment to convert first floor area to storage and dentist office.
December 17, 1966	Approved site plan amendment to increase site area gross floor area and parking (SP #20).
August 5, 1967	Approved site plan amendment to change walks and signs.
December 27, 1967	Approved site plan amendment to a 7,000 square foot pistol range.
June 1, 1968	Approved site plan amendment to delete pistol range and some commercial space and increase restaurant and parking gross floor area.
November 1, 1968	Deducted 902 square feet on lobby level of Ballston Tower II from restaurant space.
September 13, 1969	Approved site plan amendment to increase commercial area from 9,200 to 14,000 square feet.
August 5, 1970	Approved site plan amendment to delete 4,800 square feet of commercial, convert 3,200 square feet of parking to restaurant, mechanical and service areas and 1,200 square feet of storage to parking.
October 21, 1970	Approved site plan amendment for three (3) bank signs.
May 19, 1971	Approved site plan amendment permitting one (1) permanent sign and one (1) temporary opening sign for six (6) months for restaurant.
August 7, 1971	Approved site plan amendment to use 4,800 square feet as commercial space for five (5) years.

July 9, 1973	Approved site plan amendment for North Randolph Street deck area for outdoor dining.
August 3, 1974	Approved site plan amendment for dinner theater and canopy.
August 9, 1975	Approved site plan amendment for three interconnecting penthouse chillers.
November 8, 1975	Approved site plan amendment to convert 2,400 square feet of parking in Ballston Tower III to storage space.
September 10, 1977	Approved site plan amendment to enclose terrace for restaurant use, to permit live entertainment and signs.
May 31, 1980	Approved rezoning from "C-O" to "C-O'A."
August 12, 1980	Approved site plan amendment to convert existing restaurant and bank space to office use.
October 18, 1980	Approved site plan amendment to convert 4,800 square feet of commercial space to gross floor area.
March 3, 1984	Approved site plan amendment to enclose 9,600 square feet of open area on the 1st floor plaza level (Ballston Tower I) to be used exclusively for retail use.
March 16, 1993	Approved a site plan amendment to permit installation of one (1) 8-foot diameter satellite disk antenna on the mechanical penthouse.
January 29, 2002	Adopted a resolution to amend the GLUP to designate the site a SAHPD and add Note 13.
	Approved a site plan amendment for a mixed use office, residential and retail development, subject to conditions.