



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 24, 2009**

DATE: October 8, 2009

SUBJECT: SP #109 SITE PLAN AMENDMENT to allow educational uses on the second through seventh floors, and educational and retail uses on the first floor, located at 3330 Washington Boulevard (RPC# 15-087-003).

Applicant:

HUB Properties Trust
400 Centre Street
Newton, Massachusetts 02458

By:

Martin D. Walsh and Megan C. Shilling
Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22203

C.M. RECOMMENDATION:

Approve the site plan amendment subject to all previously approved conditions, and the new conditions of the staff report.

ISSUES: This is a request for a space conversion at a Virginia Square office building to allow classroom, retail, and educational uses associated with George Mason University on site, and no issues have been identified.

SUMMARY: The applicant is proposing a space conversion for an office building containing approximately 56,324 square feet of gross floor area (GFA) to allow George Mason University (GMU) educational uses. This application was deferred from the July 2009 County Board meeting, and then from the September 2009 County Board meeting to give the applicant and their tenant, GMU, additional time to work with staff on proposed conditions for the project. The applicant proposes using the entire building for classrooms and faculty offices, but requests flexibility to add retail on the first floor in the future. The applicant's request is a logical expansion of the George Mason University campus, a key public institution of higher learning in Arlington County, due to the site's proximity to the main GMU Arlington Campus. The proposed change of use will not have an adverse impact on parking in the area. The applicant has agreed to new conditions concerning a Transportation Demand Management program (TDM) and for a contribution to the County Utility Undergrounding Fund. The Ballston-

County Manager: RC/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5386

Virginia Square Civic Association has no objections to the applicant's request. Staff recommends that the site plan amendment be approved subject to all previously approved conditions, and to the new conditions of the staff report.

BACKGROUND: The applicant is proposing a space conversion for an office building containing approximately 56,324 square feet of gross floor area (GFA) to allow George Mason University (GMU) educational uses in addition to possible future retail uses on the first floor. The site is located at 3330 Washington Boulevard, and is described as follows:

Site: The 34,202 square foot site is bound on the north by Washington Boulevard, on the east by Kirkwood Road, and to the south and west by the George Mason University (GMU) Arlington Campus. The site consists of a seven (7)-story office building which contains an underground parking garage and a ground floor parking deck.

Zoning: The site is zoned "C-O" Commercial Office Building, Hotel and Multiple-Family Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as "Medium Density Mixed Use."

Neighborhood: The site is located within the Ballston-Virginia Square Civic Association. The Ballston-Virginia Square Civic Association has no objections to the subject site plan amendment.

Site Plan #109 for 3330 Washington Boulevard (the Truland Building) was approved by the County Board on December 3, 1968. The building was not constructed until the mid 1980's, and a Master Certificate of Occupancy for the building was not issued until March 22, 1988. George Mason University (GMU) currently leases the entire building.

DISCUSSION: The applicant is requesting a site plan amendment to expand the uses allowed in an approved office building (the Truland Building) to include educational uses on the second through seventh floors, and educational and retail uses on the first floor. George Mason University (GMU) leases the entire building and is proposing to offer classes as well as house additional faculty offices in the subject building. The following chart summarizes the applicant's proposal:

Floor	Total GFA	Existing Use	Proposed Use
7	8,260 sq. ft.	8,260 sq. ft. office	8,260 sq. ft. office
6	8,260 sq. ft.	8,260 sq. ft. office	7,178 sq. ft. office 1,082 sq. ft. classroom
5	8,260 sq. ft.	8,260 sq. ft. office	7,139 sq. ft. office 1,121 sq. ft. classroom
4	8,260 sq. ft.	8,260 sq. ft. office	7,767 sq. ft. office 493 sq. ft. classroom
3	8,170 sq. ft.	6,299 sq. ft. office 1,871 sq. ft. classroom	6,299 sq. ft. office 1,871 sq. ft. classroom
2	8,115 sq. ft.	7,620 sq. ft. office 495 sq. ft. classroom	7,620 sq. ft. office 495 sq. ft. classroom
1	6,825 sq. ft.	6,825 sq. ft. office	4,359 sq. ft. office 2,466 sq. ft. classroom
Total	56,324 sq. ft.	53,784 sq. ft. office 2,366 sq. ft. classroom	48,622 sq. ft. office 7,528 sq. ft. classroom

While GMU is not proposing any retail uses at this time, they would like the flexibility of being allowed to have retail on the first floor in the future. Furthermore, while GMU proposes the above configuration of office and classrooms at this time, they would like to be allowed the flexibility of reconfiguring the amount of office and classroom space in the future.

The “C-O” Zoning District allows Institutions of Educational Nature through a Special Exception site plan or use permit. SP #109 was originally approved for office uses only. This site plan amendment request would allow flexibility from the office use originally approved in SP #109, and allow GMU classes, considered an Institution of Educational Nature, to locate in the building. Staff supports the applicant’s proposal because the use is generally consistent with an office use, and the building is a logical extension of the George Mason University campus.

GMU is in the midst of expanding its Arlington campus. In 1993, GMU agreed to participate in a public review process with Arlington County regarding its future expansion plans. In 1994, the County Board approved an analysis of the GMU Master Plan for their Arlington campus. While the Truland Building was not originally factored in to the University’s plans for campus expansion, the site makes logical sense as a GMU building because it is located directly to the north of the existing Phase I building, directly to the east of the GMU Foundation Building, and adjacent to the Phase II building currently under construction. Its proximity to the rest of the GMU campus makes this site ideal for the University’s additional faculty office and classroom needs, as students and faculty will be able to walk between the various buildings on campus.

Because of the site’s location adjacent to the GMU Arlington campus, parking is not an issue. Based on the parking standards used by staff for the Marymount University Building (SP #7, Ballston Campus) and for the Art Institute of Washington (SP #1), the site contains enough parking to accommodate the proposed uses in nearly any configuration. In addition to the site’s 152 available spaces, the adjacent GMU Foundation Building offers 550 night time spaces, and the FDIC Building to the west of the campus offers 100 night time spaces for students/faculty (GMU’s peak class hours occur from 4 – 10 pm). When the GMU Phase II Building construction is complete, that building will have 443 peak hour spaces available. Moreover, the Truland Building is located within walking distance of the Virginia Square and Clarendon Metro stations. The applicant has agreed to implement a Transportation Demand Management program

(Condition #8) to ensure that the transportation to and from the Truland Building meets current County standards, given that this is an existing site plan.

Due to the existence of above-ground utility lines on the site's Washington Boulevard and Kirkwood Road frontage, staff discussed with the applicant the possibility of undergrounding these utility lines. County Department of Environmental Services Utilities Division (DES) staff estimates that the undergrounding of these utility lines would cost approximately \$1.2 million. The applicant did not agree to underground the subject utility lines. However, the applicant has agreed to make a contribution to the County Utility Undergrounding Fund (Condition #7) in the amount of \$39,258.49, which complies with the standard per acre contribution for new site plans. This contribution is appropriate given that the site plan amendment request does not involve changes to the exterior of the building and would not result in changes to the site's density.

CONCLUSION: The applicant is requesting a site plan amendment to convert existing office space to GMU classroom and faculty office uses and for the flexibility for first floor retail. The use is consistent with the Zoning Ordinance, and is a logical extension of the GMU campus as the building is contiguous to the rest of the campus which allows students and faculty the ability to walk to the building from the rest of the campus. In addition, the applicant has agreed to new conditions to bring the older office building closer to current standards, including implementing a Transportation Demand Management Program, and a Utility Undergrounding Fund contribution. The Ballston-Virginia Square Civic Association has no objections to the applicant's proposal. Therefore, staff recommends that the site plan amendment be approved subject to all previously approved conditions and two (2) new conditions.

New Conditions:

7. The applicant agrees to contribute in the amount specified in Site Plan conditions to the County utility fund before the issuance of the first Certificate of Occupancy for the requested uses. The total utility fund contribution for this site is \$39,258.49 (\$50,000 x .78 acres). These funds may, but need not, be used by the County for the purpose of providing the undergrounding of utilities along the properties which are not redeveloping in this undergrounding district. If the area of the site plan in subdivided, the contribution to be made by each owner shall be based proportionally on the amount of site area allocated to each subdivided parcel. The contribution, if not obligated by the County to pay for utility undergrounding projects within 10 years from the date of payment, will be refunded without any accrued interest to the development owners of record at the time of any refund.
8. HUB Properties Trust (hereinafter known as HUB), successors, and assigns, agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. HUB agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy for the requested uses. The Transportation Management Plan shall include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, on going relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner.
- b. Designate a member(s) of building management, or a representative of the tenant, as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. HUB and /or building management or tenant’s representative will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The Property Transportation Coordinator shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

Facilities and Improvements

- a. Provide in the lobby, an information display, the number/ content/ design/location of which shall be approved by ACCS / ATP, to provide transportation-related information to residents and visitors. Management shall keep display(s) stocked with approved materials at all times.
- b. Provide bicycle parking: 12 spaces within 50 feet of the front entrance to the 3330 Washington Boulevard building on Washington Blvd.

Parking Management Plan

- a. No on-street loading will be permitted between the hours of 7 to 9 AM and 4 to 6 PM.
- b. The applicant shall limit parking on site to building management, tenants’ employees and students taking classes at the GMU Arlington campus and shall require a fee to park on site for single occupant vehicles (SOV) consistent with comparable office buildings located in the Arlington County development corridors.
- c. Provide reserved spaces for carpools and vanpools that are conveniently located with respect to the elevators serving the building.

Promotions, Services, Policies

- a. Provide website hotlinks to CommuterPage.com/TM under a “transportation information” heading from the applicant’s tenant and/or property manager’s

websites regarding this development.

- b. Transit Subsidies: HUB, or their tenant shall provide a transit subsidy to employees up to the Federal maximum per month. Currently that maximum is \$230.
- c. Reference the Virginia Square Metro Station and bus routes in promotional materials and advertisements.
- d. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all tenants, employees, and visitors.
- e. Participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the building.

Performance and Monitoring

- a. Upon approval of the TMP by the County, the applicant agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- b. During the first year of start up of the TMP and on an annual basis thereafter, HUB, or their tenant or property manager, will submit an annual report, which may be of an on-line, email variety, to the County Manager, describing completely and correctly, the TDM related activities of the site.

PREVIOUS COUNTY BOARD ACTIONS:

December 1968

Approved Site Plan #109 (z-1929-68-1) for a seven (7) story office building at 3330 Washington Blvd. with an FAR of 1.65 and 161 parking spaces.

Approved Conditions (Z-1929-68-1):

1. Dedicate necessary easements as noted for thoroughfare construction on Washington Boulevard in accordance with the site plan.
2. Construct sidewalk, curbs, and gutters in accordance with the site plan. December 7, 1968
3. Collect all site drainage and connect to storm sewer.
4. Submit final site grading plan and drainage plans for approval prior to permit approval

It is recommended that this site plan be approved subject to the Department of Transportation notes and the following conditions:

1. Landscape and deck treatment in accordance with the site plan
2. The developer should consider fall-out shelter use of basement areas



SP #109
3330 Washington Boulevard
RPC #15-087-003

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



Not To Scale

