



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 10, 2010

DATE: June 24, 2010

SUBJECT: SP #135 SITE PLAN AMENDMENT to install a backup generator thereby increasing GFA; located at 1225 S. Clark Street (RPC: 34-024-266)

Applicant:
CESC Gateway Two LP

By:
Stephanie Petway
Verizon Wireless
7380 Coca Cola Drive
Hanover, Maryland 21076

C.M. RECOMMENDATION:

Approve the subject site plan amendment to install a backup generator in the G-2 parking garage level, subject to all previous conditions of approval and one (1) new condition.

ISSUE: This is a request for a site plan amendment to install a backup generator for cell phone equipment inside an existing parking garage and no issues have been identified.

SUMMARY: The applicant requests to install a backup generator for cell phone electronic equipment inside the G-2 level of the parking garage for the Crystal Gateway 2 office building. The generator will be installed in a location not usable for parking. The addition of the generator will reduce the Gross Parking Area (but not removing a usable parking space) of the Crystal Gateway complex by 99 square feet and increase the Gross Floor Area (GFA) of the building by 99 square feet, which requires a site plan amendment. The additional 99 square feet will result in a negligible increase over the existing Floor Area Ratio (FAR). Therefore, staff recommends approval of the subject request for installation of a generator on the G-2 level, subject to all previous conditions of approval and one (1) new condition.

BACKGROUND: The subject property is located in the Crystal Gateway mixed-use development, and was originally approved in 1979. The subject building was constructed in 1982. The following provides more information about the site:

County Manager: MB/GA

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5632

6.

Site: The subject property is a 292,000 square foot office building located in Crystal City on a 55,000 square foot site.

To the north: Crystal Gateway 3 office building (SP #135), zoned “C-O”, and designated “High” Residential 4/7 & “High” Office-Apartment-Hotel 3/7 on the GLUP.

To the west: South Clark Street and Jefferson Davis Highway.

To the east: Crystal Gateway Condos (SP #135), zoned “C-O”, and designated “High” Residential 4/7 & “High” Office-Apartment-Hotel 3/7 on the GLUP.

To the south: Crystal Gateway 1 office building (SP #135), zoned “C-O”, and designated “High” Residential 4/7 & “High” Office-Apartment-Hotel 3/7 on the GLUP.

Zoning: “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling Districts.

Land Use: The subject site is designated 4/7 “High” Residential (up to 4.8 F.A.R. residential density, 3.8 F.A.R. hotel density) and 3/7 “High” Office-Apartment-Hotel (up to 3.8 F.A.R. office density, up to 4.8 F.A.R. residential density, up to 3.8 F.A.R. hotel density).

Neighborhood: Crystal City has no civic association, but Crystal City residents involved in the Crystal City Plan process have been notified, and there has been no response as of the date of this report.

DISCUSSION: This multi-building site plan was approved by the County Board in 1979, and the subject building was built in 1982. The applicant proposes to construct a generator in their G-2 parking garage level, in a space unusable for a parking space. This would be a backup generator for cell phone electronic equipment located within the Crystal Gateway project. The area the generator occupies is approximately 99 square feet. Because the generator meets the definition of gross floor area, the applicant is requesting that the gross parking area be reduced by 99 square feet and the gross floor area of the building be increased by 99 square feet.

The existing office, hotel, and commercial density over the entire multi-building site plan is 1,782,504 square feet of gross floor area, for a floor area ratio (FAR) of 2.566 over the entire site. An increase of 99 square feet will result in an FAR of 2.567, a negligible increase. This is under the permitted density of 3.8 FAR allowable for office uses in the “C-O” zoning district.

CONCLUSION: The subject space is not usable for parking, and the increase in gross floor area is negligible. Therefore, staff recommends approval of the subject generator installation, subject to all previous conditions, and one (1) new condition.

Proposed Condition:

30. The developer agrees that the generator installation at 1225. South Clark Street (Crystal Gateway 2) shall be as shown on the plans marked “Verizon Wireless Crystal City Generator” and dated August 31, 2009.

PREVIOUS COUNTY BOARD ACTIONS:

November 21, 1966	Rezoned from "M-1" to "C-O" (Z-1865-66-1) and approved a site plan for a mixed use development consisting of 1,505,000 sq. ft. of office, 64,000 sq. ft. of retail, 275 dwelling units and 30 hotel units.
June 17, 1967	Approved a site plan amendment to increase commercial space and residential units and reduce office space.
December 17, 1967	Approved a site plan amendment in increase office gross floor area in building one.
December 21, 1968	Approved a site plan amendment for signs for Holiday Inn.
October 11, 1969	Approved a site plan amendment for a temporary sign.
March 25, 1970	Approved a site plan amendment for signs.
July 8, 1970	Approved a site plan amendment for signs.
September 23, 1970	Approved a site plan amendment to increase retail space.
October 26, 1974	Approved a site plan amendment to amend Phase III (Crystal Gateway) to all residential resulting in three (3) 15,434 sq. ft. of office, 17,324 sq. ft. of retail, 1,246 dwelling units, and 308 hotel units (expired).
November 19, 1977	Approved a site plan amendment, amending the vested 1967 plan to reduce office and commercial and increase residential resulting in 792,634 sq. ft. of office, 60,534 sq. ft. of retail, 566 dwelling units and 308 hotel units (expired).
April 7, 1979	Approved a site plan amendment, amending the vested 1967 plan to add height and slightly increase residential density resulting in 1,489,511 sq. ft. of office, 86,893 sq. ft. of retail, 360 dwelling units and 308 hotel units.

	Approved a site plan amendment to enclose existing open space under the building overhang to increase commercial and office space by approximately 1,981 square feet, 1411 and 1421 Jefferson Davis Highway (Jefferson Plaza).
February 9, 1980	Accepted withdrawal of site plan amendment to amend parcel lines.
July 10, 1982	Approved a site plan amendment to allow change in phasing requirements.
February 5, 1983	Approved a site plan amendment for a coordinated sign system for Crystal City.
February 5, 1983	Approved site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to permit 4 "Crystal City" identifier pylon signs, 23 pylon directional signs, 4 entrance canopies with signs, and 1 "Crystal Plaza Shopping Arcade" wall-mounted sign.
May 21, 1983	Accepted withdrawal of a site plan amendment to delete 118 residential units and add 200,000 square feet of office.
January 7, 1984	Approved a site plan amendment to delete 118 residential units and add 200,000 square feet of office.
August 12, 1989	Approved site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) 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 request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan to permit modification of an existing theater marquee to an electronic message board subject to two (2) conditions.
	Approved a site plan amendment request (Z-1694-

63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan to permit two temporary office leasing banners at heights below 35 feet on two office buildings and accepted withdrawal of the request for temporary residential leasing banners.

December 7, 1991

Approved a site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan for a replacement project identification sign at South Clark Street and 23rd Street South, subject to conditions.

August 14, 1993

Approved a site plan amendment request to enclose residential balconies with sliding glass windows, subject to a condition.

August 8, 1995

Approved a site plan amendment request to permit the temporary conversion of 1,346 square feet of retail g.f.a. for use as a flight simulation area.

July 20, 1996

Approved a site plan amendment to extend the approval to use 1,346 square feet of retail g.f.a. for use as a flight simulation area.

May 16, 1998

Approved a site plan amendment to extend the approval to use 1,346 square feet of retail g.f.a. for use as a flight simulation area to December 31, 2000.

July 20, 2002

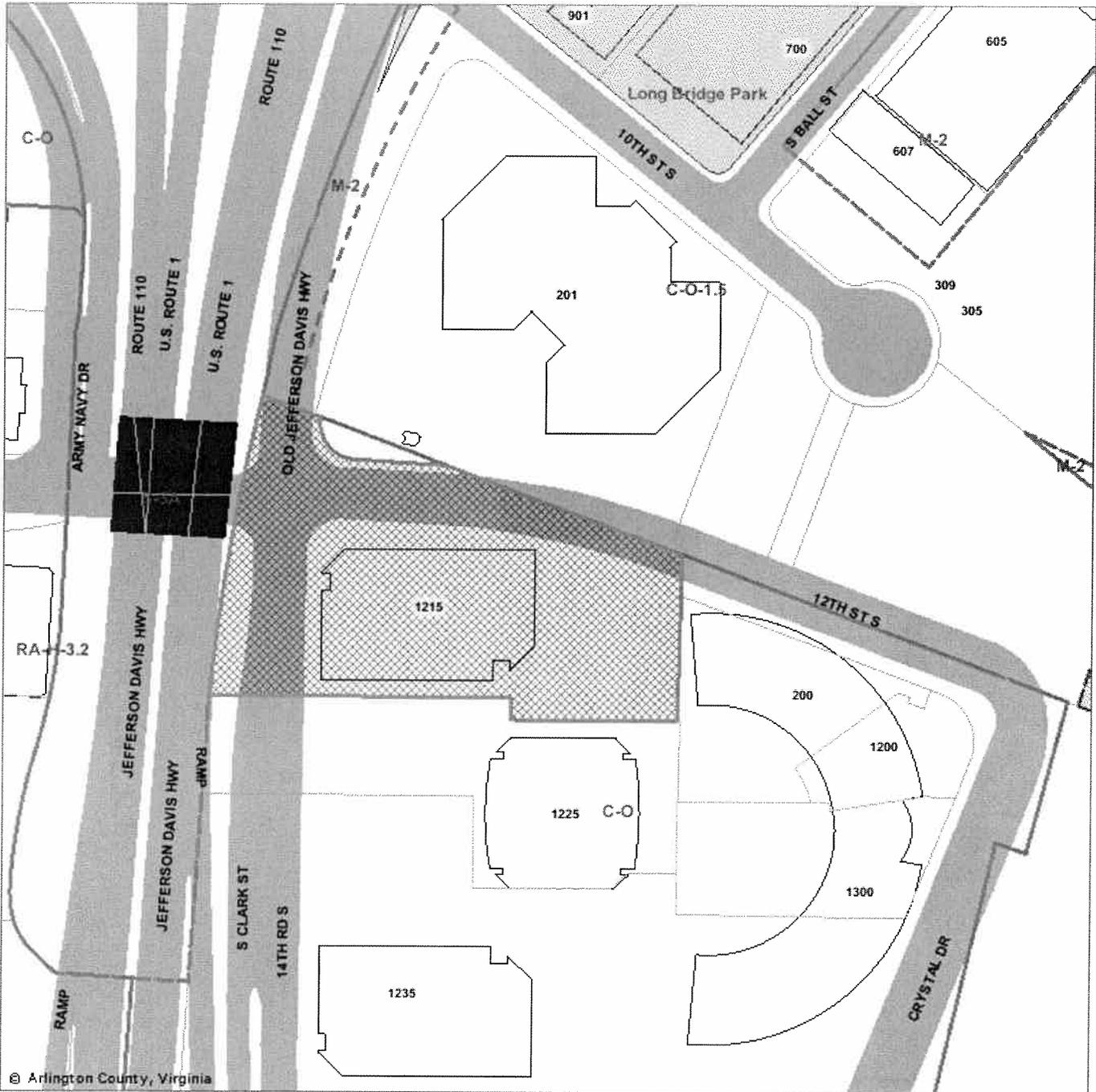
Approved a site plan amendment for a 206 square foot rooftop sign located at 1215 Jefferson Davis Highway.

February 8, 2003

Approved a site plan amendment for a 111 square foot rooftop sign located at 1213 Jefferson Davis Highway.

February 20, 2010

Approved a site plan amendment to construct a 6,100 square foot conference center in a new building.



SP# 135
1215 S. Clark St.
(RPC #34-024-269)

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



Not To Scale

