



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of July 10, 2010**

**DATE:** July 1, 2010

**SUBJECT:** SP #346 SITE PLAN AMENDMENT of Camden USA, Inc., to allow medical clinic uses in retail space; located at 3535 South Ball Street (RPC# 34-027-063).

**Applicant:**

Camden USA, Inc.  
3 Greenway Plaza, Suite 1300  
Houston, Texas 77046

**By:**

Martin D. Walsh and Megan Shilling  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the site plan amendment to allow medical clinic uses in the 2,215 square foot retail space located at the corner of South Ball Street and 35<sup>th</sup> Street South, subject to all previously approved conditions and the conditions of the staff report, with a review by the County Board in fifteen (15) years (July, 2025).

**ISSUES:** This is a request to allow medical clinic uses in a retail space in the Camden Building in Potomac Yard, and no issues have been identified.

**SUMMARY:** The applicant is requesting a site plan amendment to allow medical clinic uses in a retail space in the Camden Building in Potomac Yard Land Bay E-East. Staff supports allowing such uses in the space, which is located at the corner of South Ball Street and 35<sup>th</sup> Street (shown as "Space A" on the attached plan), because it is located on the periphery of the developed section of Potomac Yard, and a critical mass of retail and other development has not been achieved at this location thus far. In addition, the proposed medical clinic use would bring pedestrian traffic to the site and contribute to activating the street. The applicant plans to keep the windows transparent, and offer evening hours. Finally, staff recommends a review by the County Board in fifteen (15) years, in order to monitor the situation and decide if a critical mass of retail is built, and whether or not the space should revert to retail uses exclusively. Therefore,

County Manager: MB/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division  
Robert Gibson, DES, Transportation Planning

11.

PLA-5636

staff recommends approval of the site plan amendment to allow medical clinic uses in the 2,215 square foot space at the corner of South Ball Street and 35<sup>th</sup> Street South, subject to all previously approved conditions and the new conditions of the staff report, with a County Board review in fifteen (15) years (July 2025).

**BACKGROUND:** The applicant is proposing a site plan amendment to allow medical clinic uses in a retail space in the Camden Building in Potomac Yard. The Potomac Yard Phased Development Site Plan (PDSP) was approved by the County Board on October 21, 2000. The Camden Building is located in Land Bay E-East, as shown on the PDSP. The site plan for the building was approved with approximately 4,200 square feet of retail space split into two (2) spaces on opposite corners of frontage along South Ball Street. The applicant originally requested that medical office uses be allowed in both of these retail spaces; however after working with staff the applicant has withdrawn the request for medical uses in the 1,928 square foot retail space located at the corner of South Ball Street and South Glebe Road (shown as “Space B” on the attached plan). The site is located at 3535 South Ball Street, and is described as follows:

Site: The 82,380 square foot site is bound on the west by South Ball Street, on the south by South Glebe Road, to the north by 35<sup>th</sup> Street South, and to the east by Potomac Avenue. The site consists of a residential building and associated ground floor retail, and an underground parking garage.

Zoning: The site is zoned “C-O-1.5” Commercial Office Building, Hotel and Apartment Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as two-thirds “Low Office-Apartment-Hotel” up to 1.5 FAR office density, up to 72 units/acre residential density, and up to 110 units/acre hotel density, and one-third “Medium Residential” up to 37-72 units/acre.

Neighborhood: The site is not located within the boundaries of a civic association.

**DISCUSSION:** The applicant requests a site plan amendment to allow medical clinic uses in a retail space at the Camden Building in Potomac Yard. The space (shown as “Space A” on the attached plan) contains 2,215 square feet of retail space, and is located on the corner of South Ball Street and 35<sup>th</sup> Street at the northwest corner of the building. Potomac Medical Center, a medical clinic that provides general medical care and preventive services, has expressed interest in occupying the subject retail space.

Staff supports the applicant’s request to allow medical clinic uses associated with Potomac Medical Center in the subject space because it is located on the periphery of the developed area of Potomac Yard, and thus is not a desirable location for retail at this point in time. Located adjacent to the undeveloped Land Bay D, the space receives very little vehicular and pedestrian traffic, and, as such, the applicant has been unable to secure a retail tenant. Potomac Medical Center offers both preventive medical care and clinic services such as STD, blood cholesterol, blood glucose, and blood pressure screening, and vaccines; and minute clinic services such as minor cuts, cold/flu, and infections. Due to the variety of services offered, the clinic would

attract a varied stream of both vehicular and foot traffic somewhat similar to that of a retail use. In addition, the clinic has indicated that they will be open during evening hours, which will help to activate the street at that time. The applicant has agreed to maintain storefront transparency as originally contemplated for this space in the site plan. Staff is recommending a fifteen (15) year County Board review for medical clinic uses in the subject space. A review would allow staff the opportunity to monitor whether a critical mass of retail has been achieved at that time, and, if so, decide whether medical clinic uses remain appropriate at this site.

Finally, Department of Environmental Services (DES) staff has observed irregularities in the brick paver patterns on the sidewalk adjacent to the subject space. The applicant has agreed to repair the sidewalk consistent with Condition #17 of Site Plan #346 for Potomac Yard Land Bay E-East prior to the Certificate of Occupancy being issued for medical uses in the space.

**CONCLUSION:** The applicant is requesting a site plan amendment to allow medical clinic uses in a retail space in the Camden Building in Potomac Yard. Staff supports such uses at this site due to the location of the space on the periphery of the developed area of Potomac Yard. Staff is recommending a fifteen (15) year review of medical clinic uses in the space to monitor whether that such uses will remain appropriate for the space once more of the Potomac Yard project builds out. Therefore, staff recommends approval of the site plan amendment to allow medical clinic uses in the 2,215 square foot retail space located at the corner of South Ball Street and 35<sup>th</sup> Street South, subject to all previously approved conditions and the following new conditions, with a County Board review in fifteen (15) years (July 2025).

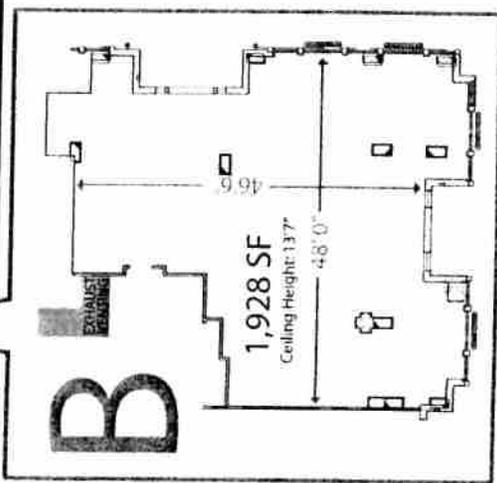
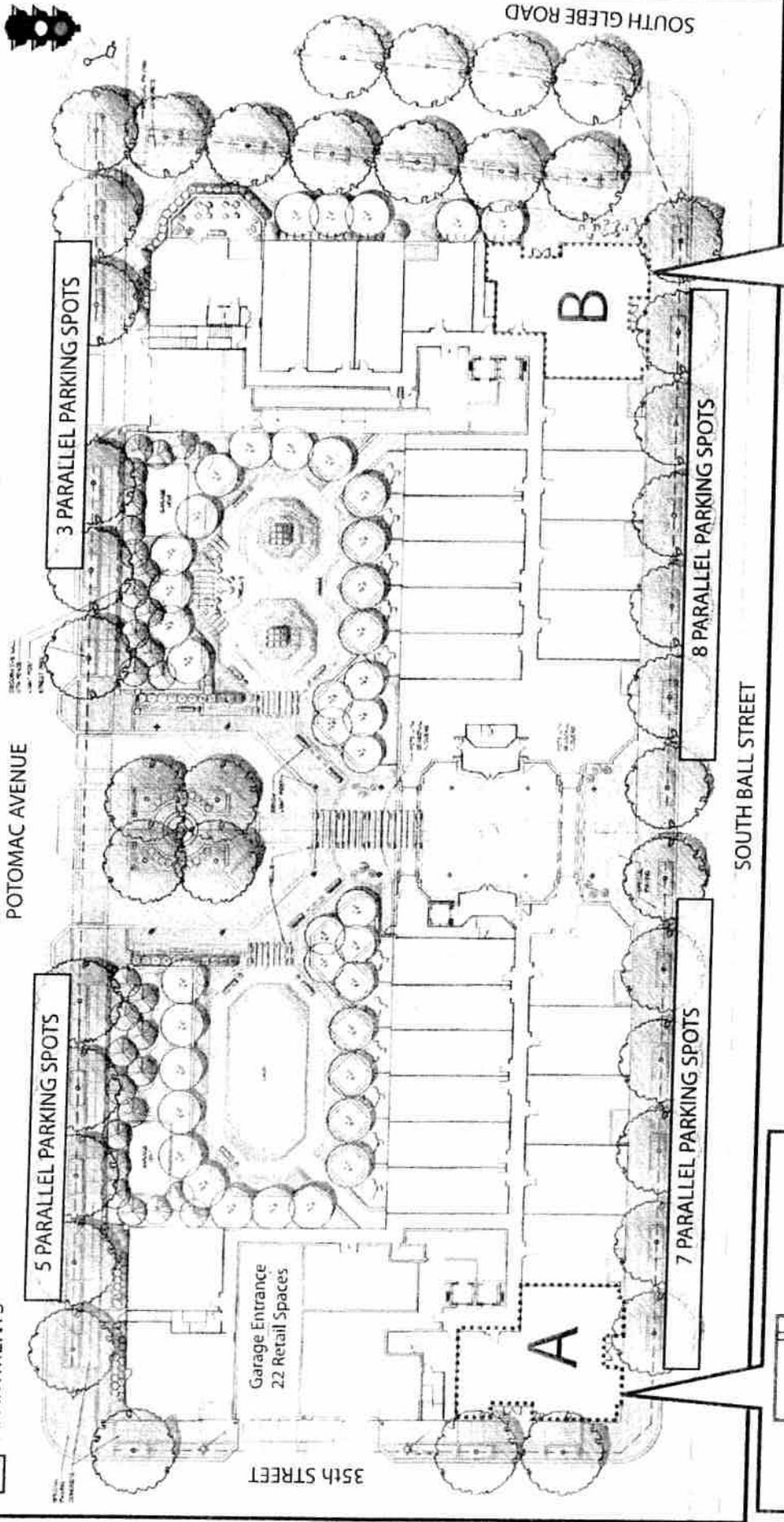
New Conditions:

75. The applicant agrees to repair and maintain the sidewalks on site consistent with Condition #17 prior to the issuance of the Certificate of Occupancy for the 2,215 square foot space located at the corner of South Ball Street and 35<sup>th</sup> Street South.
76. The applicant agrees to maintain window transparency on the 2,215 square foot space located at the corner of South Ball Street and 35<sup>th</sup> Street South consistent with Condition #59.d.

PREVIOUS COUNTY BOARD ACTIONS:

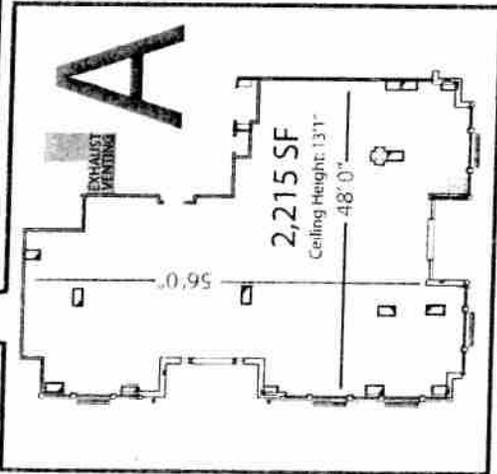
December 9, 2003

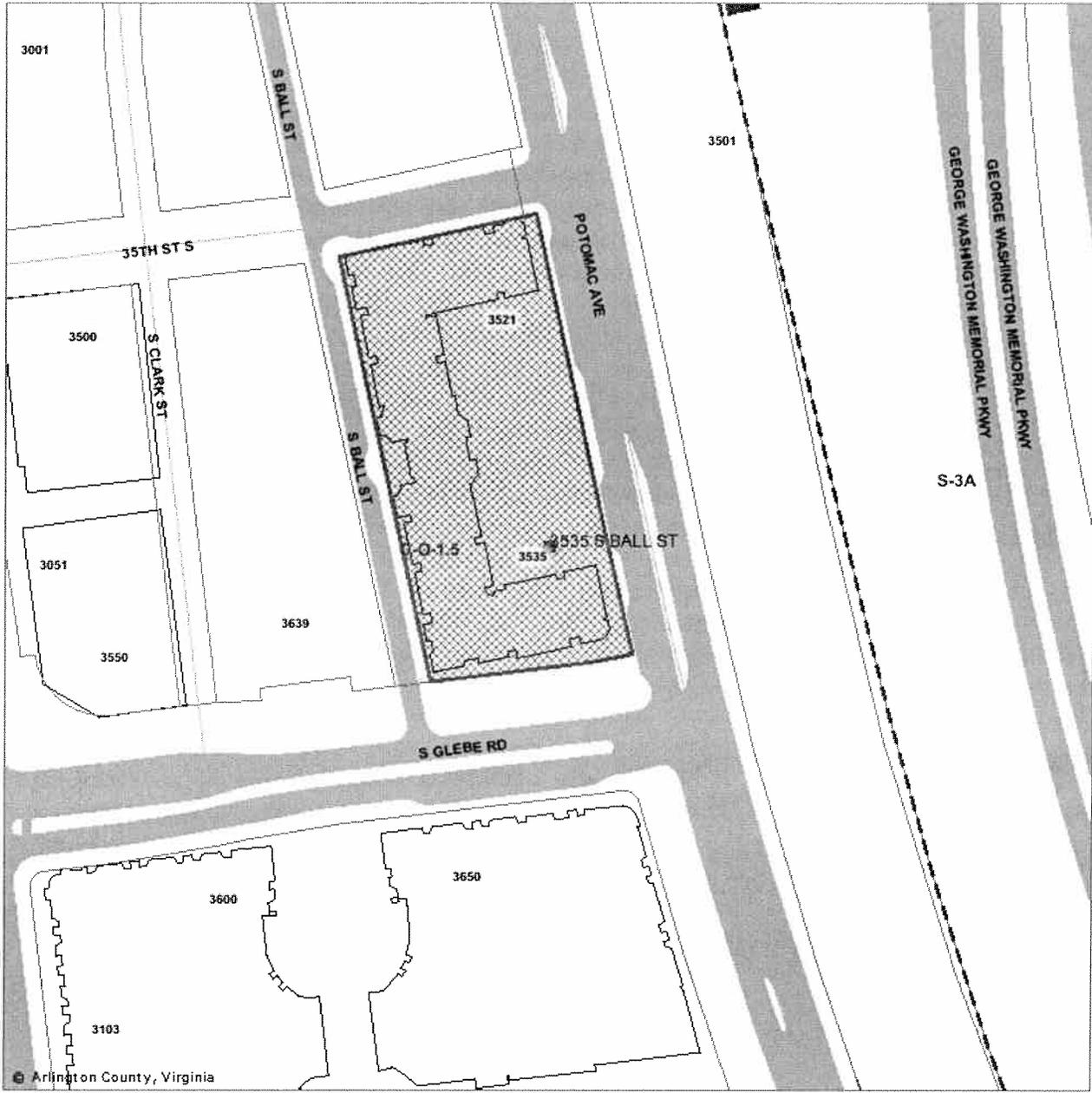
Approved SP #346 for Potomac Yard Land Bay E for approximately 386 dwelling units, approximately 4,500 sq. ft. retail, modifications of use regulations for density exclusions for mechanical closets on balconies and storage within the garage, and balcony projections over the setback lines at the 4th floor and above



# POTOMAC YARD CAMDEN

Potomac Ave. & South Glebe Road, Arlington County, Virginia 22202





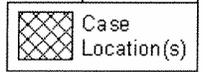
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**SP#346**  
**3535 South Ball Street**  
**RPC #34-027-063**

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



Not To Scale



Department of Community Planning, Housing and Development

Planning Division