



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 25, 2010**

DATE: September 21, 2010

SUBJECT: SP #72 SITE PLAN AMENDMENT, interim parking lot; 585 N. Glebe Rd.
(American Service Center) (RPC #14-061-069)

Applicant:

ASC – Arlington Real Estate L.L.C.

By:

David R. Lasso, Attorney
Venable L.L.P.
8010 Towers Crescent Drive, Suite 300
Vienna, VA 22182

C.M. RECOMMENDATION:

Renew the site plan amendment for the interim parking lot until December 2015), subject to Conditions #1 through 14 with administrative reviews at one (1) year (September 25, 2011) and three (3) years (September 25, 2013).

ISSUES: The proposed site plan amendment would permit American Service Center to continue to use a surface parking lot adjacent to their dealership until December 2015 subject to improvements being implemented on the surface lot and to the dealership. There are no issues associated with the proposed amendment.

SUMMARY: This is a review of a site plan amendment to provide for interim use of a parking lot for the parcel of real property known as 585 North Glebe Road, American Service Center (ASC). The December 2007 County Board approval limited the use of interim parking lot to not exceed three (3) years, subject to certain conditions and County Board review.

The applicant submitted a major site plan amendment and rezoning application in April 2009 that focused on the redevelopment of the parcels associated with SP #72 bounded by North Glebe

County Manager:

MB *GA*

County Attorney:

GAH *CWN*

Staff: Neil Thompson, DCPHD, Planning Division
Robert Gibson, DES, Division of Transportation

4.

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Road, North Quincy Street and 5th Road North. The proposal included incorporating four (4) new parcels into SP #72 allowing for a six (6) phase redevelopment of the car dealership. While processing the site plan amendment and rezoning application, it became apparent that it would be beneficial to explore relocating the car dealership to the west side of North Glebe Road into a new mixed-use development. Redevelopment of the west side of Glebe Road could address the needs of American Service Center and other businesses within SP #72, while providing needed transportation and streetscape improvements that would break up the super block. The County requested, and the applicant agreed, to suspend the site plan amendment and rezoning process to allow for the affected businesses to negotiate a mutually beneficial overall plan for the area and to allow for a special area study for the west side of Glebe Road.

Staff supports the continued interim use of the surface parking while ASC's efforts to consolidate their operations to the west side of Glebe Road in a mixed-use development continue. ASC has agreed to improve the streetscape and landscaping around the site and screen the stackers on their 505 North Randolph Street property. Therefore, it is recommended that the subject site plan amendment be renewed until December 2015 subject to these new Conditions #1-14 pertaining only to the surface parking area and with administrative reviews in one (1) year (September 25, 2011) and three (3) years (September 25, 2013).

BACKGROUND: American Service Center, a Mercedes-Benz franchise, purchased the property at the northwest corner of North Glebe Road and North Quincy Street following its creation when North Quincy Street was constructed from North Glebe Road to Wilson Boulevard. Shortly after the purchase, the County Board approved an interim parking lot at this location for American Service Center in conjunction with a rezoning of the property from "RA6-15" Apartment Dwelling District to "C-O-2.5" Commercial Office Building, Hotel and Apartment District. The approval contained conditions pertaining to the maintenance and use of the parking lot site which the applicant has met.

ASC is currently engaged with the other constituent businesses of SP #72, including Harris Teeter and Goodyear, in planning a multi-party and multiple-project site plan that includes the American Service Center relocating its dealership to the west side of North Glebe Road.

The following provides additional information about the site and location:

Site: Roughly triangular shaped parcel in the Ballston Metro Station Area located at the corner of North Glebe Road and North Quincy Street.

To the north: The by-right American Service Center new car dealership consisting of showroom, service facility and parking structure. Currently being remodeled. Four constituent parcels zoned "CM" Limited Industrial Districts and "C-2" Service Commercial-Community Business Districts with the structures built between 1946 and 1986.

To the west: North Glebe Road and North Randolph Street. The Hyde Park 12-story condominium zoned “RA6-15” Apartment Dwelling Districts and “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling Districts; Harris Teeter grocery store zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment District; American Service Center Used Car dealership and body shop zoned “RA8-18” Apartment Dwelling Districts, “RC” Apartment Dwelling and Commercial Districts and “C-2” Serviced Commercial-Community Business Districts; and the Goodyear Tire Center zoned “RC” Apartment Dwellings and Commercial Districts.

To the east: North Quincy Street. Two story garden apartments which are zoned “RA6-15” Apartment Dwelling Districts.

To the south: North Glebe Road and Henderson Road. Two story residential garden apartments buildings zoned “RA8-18” Apartment Dwelling Districts.

Zoning: The parcel is zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.

Land Use: The General Land Use Plan designates the site as “Medium” Office-Apartment-Hotel (2.5 F.A.R. office density, up to 115 units/acre apartment density and up to 180 units per acre hotel density).

Neighborhood: The site is located in the Ashton Heights Civic Association and across North Glebe Road from the Bluemont Civic Association. Both associations were notified of this request. Ashton Heights Civic Association requested additional information but expressed no concerns regarding the proposal. Bluemont Civic Association did not respond.

DISCUSSION: In 2002 and again in 2007, the County Board approved the applicant’s request to continue the parking lot at the corner of North Glebe Road and North Quincy Street as an interim use for the American Service Center automobile dealership.

Since that time, the applicant has explored a variety of options for redevelopment of the site, one of which is represented in the proposed April 2009 major site plan amendment and rezoning to redevelop the dealership on the current site through a six (6) phase process that would extend over numerous years. At the County’s urging, the applicant has agreed to suspend the processing of that application, to pursue a redevelopment scheme on the parcels of SP #72 located on the west side of North Glebe Road including the current Harris Teeter, American Service Center service and used car facility and the Goodyear Tire Center.

As part of this request to retain the surface parking lot, the applicant has agreed to construct North Glebe Road streetscape and landscape improvements as shown in attached Exhibits A & B

that meet County standards. Also, ASC has agreed to mitigate the visual impact of their vehicle stacking mechanisms at their 505 North Randolph Street property by installing fabric panels as well as providing landscape improvements on its Randolph Street frontage. The applicant has proposed a schedule for the pursuit of a consolidated development proposal for the west side of North Glebe Road that includes a period of one (1) year to determine feasibility, and an additional six (6) months to negotiate a business arrangement, upon which a site plan proposal will be submitted. If during this period it is determined that moving the dealership to the west side of North Glebe Road is not feasible, the applicant has agreed to re-activate its major site plan amendment to redevelop in the current east side of North Glebe Road location.

CONCLUSION: Staff does not object to the continued use of the interim parking lot, as long as American Service Center installs and maintains appropriate streetscape and landscaping around the perimeter of the site (including the County owned parcel at the intersection of North Glebe Road and North Quincy Street) as described in the agreed conditions. Staff concludes that the improvements along North Glebe Road will enhance the pedestrian environment along the frontage and this Ballston gateway. Therefore, staff recommends renewal of the site plan amendment to allow use of an interim parking lot for a period until December 2015, subject to Conditions #1 through 14 below of the staff report, and with an administrative review in one (1) year (September, 2011) and at three (3) years (September 2013) to ensure that all site plan amendment conditions are being met.

Recommended Interim Parking Area Conditions

The following conditions apply to the use of the interim parking lot located at 585 N. Glebe Rd. (American Service Center) (RPC #14-061-069).

1. American Service Center (ASC) (as used in these 14 conditions, ASC shall include ASC and any of its successors and assigns as the owner of the interim parking lot property and the American Service Center property) agrees that by September 25, 2011 it will construct the streetscape and landscape improvements along the North Quincy and North Glebe Road frontages of the "C-O-2.5" zoned ASC property and on the County owned property at the corner of North Glebe Road and North Quincy Street as shown on the attached Exhibit A titled American Service Center Site/Landscape Plan dated September 17, 2010. ASC specifically agrees that the County Board's approval of a site plan amendment to continue use of the interim parking lot is subject to ASC's agreement to improve the property and that if, by September 25, 2011, it has not constructed the streetscape and landscape improvements as called for in this and the following conditions, it's right to use the interim parking lot shall expire, without further action by the County.
2. ASC agrees that uses of the surface parking lot will be limited to customer parking, new car inventory storage, after hours drop off of cars for service and repair, and access to the

main building.

3. ASC agrees to maintain the streetscape and landscape improvements at their cost.
4. ASC agrees to construct by September 25, 2011 the streetscape and landscape improvements along the Glebe Road frontage of the "C-2" Zoned ASC property as shown on the attached Exhibit B titled Streetscape Exhibit for Showroom addition dated September 17, 2010.
5. ASC agrees to install colored fabric panels (which shall not contain any pattern or decoration that directs, identifies or informs) on the Randolph Street side of the three (3) rows of vehicle stackers on their 505 North Randolph Street property. ASC agrees to provide fabric and color samples to the County Manager or his designee within 30 day of the approval of this minor site plan (October 25, 2010) and the County will select the fabric and color to be installed. ASC agrees to have the panels fabricated of the County Manager-chosen fabric and installed within 90 days of the County's selection. The Zoning Administrator may, through the administrative change process, allow modification to the timing of this condition where the Zoning Administrator finds that 1) the Developer is diligently pursuing the work; 2) the timing of the condition will unnecessarily impede the progress of the project; 3) the Developer provides assurances that the work will be completed in accordance with the approved design.
6. ASC agrees to design a landscape plan for the area between the concrete sidewalk and the chain link fence along Randolph Street at 505 North Randolph Street. ASC agrees that the plan shall include native vines or other leafy plants to grow on the fence, or some other similar screening plants to be approved by the County. The purpose of the landscape area is to provide a partial screen of the vehicle stackers. The plan shall take into account existing light poles and conduit, concrete foundations for signs and lights, and any other utilities in the area. ASC agrees that the landscape plan shall be developed in consultation with the County and that it will submit to, and obtain approval of the plan from, the County Manager or his designee within 90 days of approval of this minor site plan amendment (December 25, 2010) and the materials shall be installed within one year of approval (September 25, 2011). ASC agrees to maintain the landscaping as long as they own the 505 North Randolph Street property and the surface parking use is continued.
7. ASC agrees to diligently pursue relocation of the ASC dealership to the west side of North Glebe Road. This pursuit shall include the following benchmarks:
 - a. Exploration of the design, layout, use mix and economics of a redevelopment of the west side of Glebe Road with the other property owners including but not limited to Roadside Development (Harris Teeter) and Crimson Partners/Gleiberman (Goodyear). It is expected that the exploration of this pursuit

will take six (6) months to one (1) year. When the exploration is complete, but no later than September 25, 2011, ASC agrees to provide a report to the County Manager delineating the results of the exploration including conceptual drawings.

- b. Assuming that relocation to the west side of North Glebe Road is feasible, an arrangement with the other property owners is reached and that funding and market conditions are acceptable, ASC agrees to diligently pursue relocation of the dealership to the west side of North Glebe Road. ASC relocation would be dependent upon a phased reconfiguration of all constituent businesses. A preliminary site plan filing for the west side of North Glebe Road shall be filed as soon as practicable, but no later than September 25, 2013
 - c. If the envisioned relocation of ASC to the west side of North Glebe Road becomes infeasible during the five year period of this minor site plan approval as determined by ASC, ASC agrees to diligently pursue an alternative site plan for the dealership in the current east side of North Glebe Road location with a preliminary site plan filed as soon as practicable, but no later than September 25, 2015.
8. ASC agrees to develop and implement (after approval) a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit the plan to, and obtain approval of this plan from Department of Environmental Services before issuance of the Right-of-Way Permit for the areas identified in Conditions #1 and #4 and shown in Exhibits A and B. The developer agrees to provide a copy of the approved plan to the Bluemont and Ashton Heights Civic Associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.
9. The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager of a detailed final landscape plan for the areas identified in Conditions #1 and #4 and shown in Exhibits A and B by October 25, 2010. The final landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final civil engineering plan as required in Condition #15 below, as well as a vicinity map with major streets labeled. The final landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the final landscape plan and the final civil engineering plan shall verify, by means of survey, that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager for both plans as meeting all requirements of the County Board's site plan approval and all applicable county laws and plans before the issuance of a Right-of-Way Permit. The plan

shall be consistent with the conceptual landscape plan approved as a part of the site plan, and, at a minimum, shall conform to the landscaping requirements in Conditions #10 and #13 below; the Arlington County Streetscape Standards if applicable; the Sector Plans if applicable; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by the County Board. In order to facilitate comparison with the final civil engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale to also be submitted. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the civil engineering plan. All plant materials shown on the final landscape plan shall be installed before November 1, 2011 unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials.

- a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, bus stops, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final civil engineering plan and placed so they do not obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets (existing or proposed) shall not be located in the pedestrian clear zone of the public sidewalk, including but not limited to access areas to ADA ramps, crosswalks, building entrances, and interior walkways. Transformers shall not be placed above grade in the setback area between the building and the street.
- b. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, ADA ramps, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Interior walkways shall have a minimum width of four (4) feet. All plaza areas, access drives, automobile drop-off areas, interior walkways and roadways shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final landscape plan.
- c. The location and types of light fixtures for streets, parking, walkway and plaza areas, and associated utilities.

- d. Topography at two (2) foot intervals, and the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures.

The developer agrees that once approved, the final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendments may be specifically approved through an Administrative Change request.

10. The developer agrees that the design and installation of streetscape and landscaping for the areas identified in Conditions #1 and #4 and shown in Exhibits A and B shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:

- a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:

- i. Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees—a minimum caliper of 4 to 4 1/2 inches, except as indicated in Condition #21 below.
- ii. Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.
- iii. Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)—a minimum caliper of 3 to 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
- iv. Shrubs—a minimum spread of 18 to 24 inches.
- v. Groundcover—in 2 inch pots.

- b. The developer agrees to plant all street trees by September 25, 2011 unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of street trees. The developer also agrees to fulfill the Public Improvement Bond requirements (Condition #14). The developer agrees to notify the DPRCR Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.

- c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
 - d. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.
 - e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the adjacent finished grade.
 - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
 - g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of a Right-of-Way Permit and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the site plan and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.
11. The developer agrees to submit final site engineering plans for the area identified in Conditions #1 and #4 and shown in Exhibits A and B to the Department of Environmental Services. The plans shall include a receipt from the Zoning Office that the landscape plan has been accepted. Staff comments on the final engineering plans will not be provided to the developer without submission of the landscape plan to the Zoning Office. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. A Right-of-Way Permit shall not be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services and the CPHD Site Planner, as consistent with all site plan approval requirements and all County laws. To ensure final sign-off, the plans shall include CPHD Site Planner review and signature blocks. Upon completion of the construction of a project, the developer agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.

12. The developer agrees to show on the final engineering plans pavement, curb and gutter for the area identified in Conditions #1 and #4 and shown in Exhibits A and B in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the dimensions indicated. The pavement, curb and gutter shall be constructed prior to September 25, 2011.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the Rosslyn-Ballston Corridor Streetscape Standards or other applicable urban design standards in effect at the time of final Site Engineering Plan Approval.

13. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used for the areas identified in Conditions #1 and #4 and shown in Exhibits A and B shall be as determined by the County Manager on the final landscape plan and final civil engineering plan and in accordance with the Arlington County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Arlington County Streetscape Standards and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The developer agrees that the clear pedestrian zone sidewalk shall:

- a. Continue across all driveway aprons along the Glebe Road frontage of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not be less than six (6) feet wide at any point.
- c. Allow encroachments by sidewalk cafes only in accordance with the Zoning Ordinance and under the provisions of the Arlington County Streetscape Standards.
- d. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards.
- e. Use plain, un-tinted concrete or, subject to approval, an integral tint that harmonizes with its setting. Non-standard materials or surface treatments may be used subject to approval and under the provisions of the Arlington County Streetscape Standards.
- f. Not contain joints or use patterns that create gaps of ¼-in depth or greater at

spacing of less than 30 inches.

The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Placement, planting, drainage and root enhancement options shall be consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

Glebe Road— a minimum 16-foot, 8-inch wide sidewalk measured from the back of curb maintaining a 11-foot wide clear sidewalk (excluding bus shelter obstructions), including 5 feet by 12 feet tree pits, planted with 4 ½ inch caliper Willow Oak street trees, placed approximately 30 feet apart on center and the tree pits located a minimum of eight (8) inches back from the back of curb.

14. Upon approval of the final site engineering plan the developer agrees to submit a performance bond estimate for the construction or installation of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Environmental Services for review and approval. Upon approval of the performance bond estimate by the Department of Environmental Services, the developer agrees to submit to the Department of Environmental Services a performance bond, in the approved amount of the estimate, and an agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements, which shall be executed by the developer in favor of the County before the issuance of the Final Building Permit.

Prior to the release of the public improvement bond, the developer agrees to submit as-built drawings showing the location and facilities for all underground utilities (water, sanitary sewer, and storm sewer) that will be maintained by Arlington County.

PREVIOUS COUNTY BOARD ACTIONS:

- June 6, 1968 Approved a rezoning from "RA8-18" to "C-0" on 501, 507, and 511 North Thomas Street; rear of 4109 through 4151 North Henderson Road (north side); and 502 through 518 North Glebe Road (west side).
- Deferred a rezoning from "RA8-18", "C-2" and "C-M" to "RA6-15" on 4001 through 4011 5th Street North (north side), 5225 North Glebe Road, part of 4109 through 4151 North Henderson Road (north side), and 502 through 518 North Glebe Road (west side).
- October 1, 1968 Deferred a request for rezoning from "RA8-18" to "RA6-15".
- December 7, 1968 Approved a rezoning from "RA8-18" to "RA6-15".
- Approved a site plan for 345 apartment units and a 341,238 square foot office building.
- December 1, 1973 Approved a site plan amendment increasing the commercial area in the Hyde Park apartment building.
- November 9, 1974 Approved a site plan amendment permitting one sign for each commercial tenant on the lower level of the Hyde Park Apartment building.
- September 11, 1976 Approved a site plan amendment to convert ground level commercial space in the Hyde Park Apartment building to a day care institution for the elderly and infirmed.
- March 17, 1980 Accepted withdrawal of a site plan amendment.
- May 16, 1981 Deferred a site plan amendment.
- June 20, 1981 Approved a site plan amendment, which includes the Hyde Park and other Buckingham Apartments, to permit construction of the remaining 341,238 square feet of G.F.A. and 13,871 square feet of commercial space in twin 12-story office buildings and a one story commercial building.

June 15, 1985	Approved a site plan amendment for a temporary parking lot.
January 4, 1986	Continued a site plan amendment for a temporary parking lot, subject to conditions, and with an expiration date of August 1, 1986.
August 16, 1986	Continued a site plan amendment for a temporary parking lot, subject to conditions, and with an expiration date of December 31, 1986.
March 7, 1987	Approved a rezoning request (Z-2322-87-3) from "RA8-18" to "R-C"; on premises known as 4300 and 4306 North Carlin Springs Road.
May 2, 1987	Approved a General Land Use Plan Amendment from "Low Medium" Residential (16-36 units per acre) to "Government and Community Facilities." Approved a rezoning request (Z-2328-87-4) from "C-0" to "C-0-2.5" and "RA4.8"; on premises known as part of 600 North Glebe Road. Approved a rezoning request (Z-2328-87-4) from "C-0" and "RA8-18" to "S-D"; on premises known as part of 600 North Glebe Road and 501, 507, 511, 513, 517 and 521 North Thomas Street. Approved a site plan amendment (Z-1921-68-2) for two 8-story office buildings and two 2-story office buildings and a conceptual plan for an 8-story elderly facility. Approved a use permit (U-2547-87-1) to construct and operate a housing facility for the elderly.
September 10, 1988	Approved a rezoning request (Z-2352-88-3) from "RA8-18" to "R-C"; on premises known as 4226 and 4218 North Carlin Springs Road.
April 24, 1989	Approved a site plan amendment (Z-1921-68-2) to amend condition #42 to extend the time period for filing a final site plan for the elderly housing complex from May 2, 1989 to May 2, 1991.

- September 12, 1989 Approved a site plan amendment (Z-1921-68-2, Z-2327-87-4, Z-2328-87-4, Z-2376-89-1, Z-2377-89-1) to consolidate additional site area, to reconfigure the office development to include two 9-story office buildings, for a final site plan for the 8-story elderly housing facility, and on the consolidated site area a 4-story office, an 11-story residential building and a renovated 3-story garden apartment building.
- Approved two rezoning requests (Z-2376-89-1 and Z-2377-89-1) from "C-2" and "RA8-18" to "R-C" and "S-D."
- June 2, 1990 Approved a site plan amendment to modify Condition #61 to require construction of the "R-C" residential development prior to or concurrent with office development in the "R-C" portion of the site only.
- July 13, 1993 Approved a site plan amendment to replace an approved 222-unit market rate residential building with an affordable, 161-unit apartment building for seniors.
- October 9, 1993 Approval of General Land Use Plan Amendment GP-234-93-1 and Rezoning Z-2411-93-5 from "S-D," Special Development District, to "RA8-18," Apartment Dwelling District, at 501, 507, 511, 513, 517, and 521 North Thomas Street; and Deferral of Rezoning Z-2411-93-5 from "RA4.8" Multiple-Family Dwelling District, to "C-O-2.5," Commercial Office Building, Hotel and Apartment District, at portion of 600 North Glebe Road.
- November 13, 1993 Deferral of Rezoning Z-2411-93-5 for portion of 600 North Glebe Road.
- January 8, 1994 An Ordinance pursuant to Zoning application Z-2411-93-5 to amend the Zoning District classification of a certain parcel of land known as 600 North Glebe Road, and to amend the zoning map accordingly.
- March 5, 1994 Approved a site plan amendment for renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road.

- February 4, 1995 Adopted the North Quincy Street Plan.
- Amended the General Land Use Plan from "General Commercial" to "Medium Office-Apartment-Hotel" on the west block of the North Quincy Street study area.
- Adopted the North Quincy Street Coordinated Mixed-Use District for the North Quincy Street study area on the General Land Use Plan.
- March 8, 1997 Authorization to advertise public hearings on rezoning and minor site plan amendment for the northwest corner of intersection of North Glebe Road and North Quincy Street extension (now under construction) (American Service Center).
- May 17, 1997 Rezoned the parcel of real property known as the outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (near 585 North Glebe Road) from "RA6-15," Apartment Dwelling District, to "C-O-2.5," Commercial Office Building, Hotel and Apartment District. (Z-2439-97-1)
- Approved a special exception for a site plan amendment (SP #72) for a parking lot as an interim use for the American Service Center for the parcel of real property known as an outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road), subject to conditions.
- November 17, 1998 Approved a special exception for a site plan amendment (SP #72) to permit a 6,339 square foot addition to an existing sales office on land occupied by a portion of an interim parking lot for the American Service Center for the parcel of real property known as the outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block of North Glebe Road), subject to all previous conditions and amended conditions and review in five years (November 2003).
- October 19, 2002 Deferred a site plan amendment (SP #72) to continue the interim use of a parking lot for the American Service

Center for the parcel of real property known as an outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road).

November 16, 2002

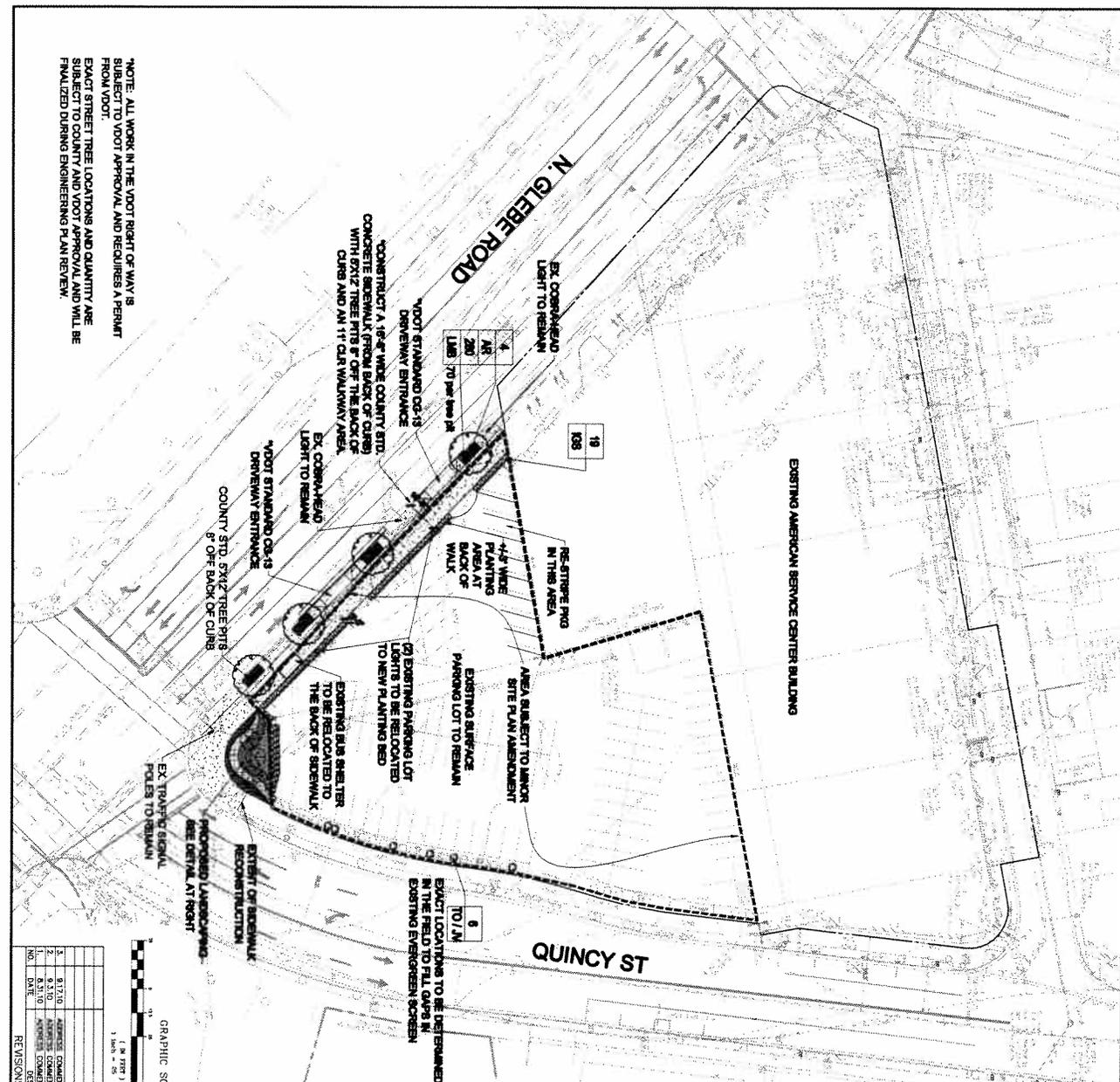
Deferred a site plan amendment (SP #72) to continue the interim use of a parking lot for the American Service Center for the parcel of real property known as an outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road).

December 14, 2002

Approved a site plan amendment (SP #72) to continue the interim use of a parking lot for the American Service Center for the parcel of real property known as an outlot at the northwest corner of the intersection of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road).

December 6, 2007

Approved a site plan amendment (SP #72) to continue the interim use of a parking lot for the American Service Center for the out parcel at the northwest corner of North Glebe Road and North Quincy Street (approximately 500 block North Glebe Road).



OVERALL SITE TABULATIONS: NOTE:

- UTILITY IMPROVEMENTS OBTAINED FROM RECORDS AND FIELD SURVEY.
- DITCHES ARE CENTERED SHOWN PLAN SHEET C-3.
- CONCRETE IMPROVEMENTS 1" MIN.
- THE ORIGINAL IMPROVEMENTS WERE IDENTIFIED BY SURVEYING THE EXISTING CONCRETE PLAN AND RECORDS AS SHOWN ON SHEET C-3. THE IMPROVEMENTS WERE IDENTIFIED BY SURVEYING THE EXISTING CONCRETE PLAN AND RECORDS AS SHOWN ON SHEET C-3. THE IMPROVEMENTS WERE IDENTIFIED BY SURVEYING THE EXISTING CONCRETE PLAN AND RECORDS AS SHOWN ON SHEET C-3.
- AMERICAN SERVICE CENTER (EXISTING) - 11' W/2'

UTILITY NOTE:
THE UNDERGROUND UTILITIES LOCATIONS (GAS, WATER, SEWER, FIBER, ETC.) WERE OBTAINED FROM RECORDS AND FIELD SURVEY. THE LOCATION OF FIELD SURVEY IMPROVEMENTS, ASKED SURVEY LOCATIONS, AND/OR RECORDS OBTAINED FROM RECORDS AND FIELD SURVEY. THE LOCATION OF FIELD SURVEY IMPROVEMENTS, ASKED SURVEY LOCATIONS, AND/OR RECORDS OBTAINED FROM RECORDS AND FIELD SURVEY. THE LOCATION OF FIELD SURVEY IMPROVEMENTS, ASKED SURVEY LOCATIONS, AND/OR RECORDS OBTAINED FROM RECORDS AND FIELD SURVEY.

PLANT LIST

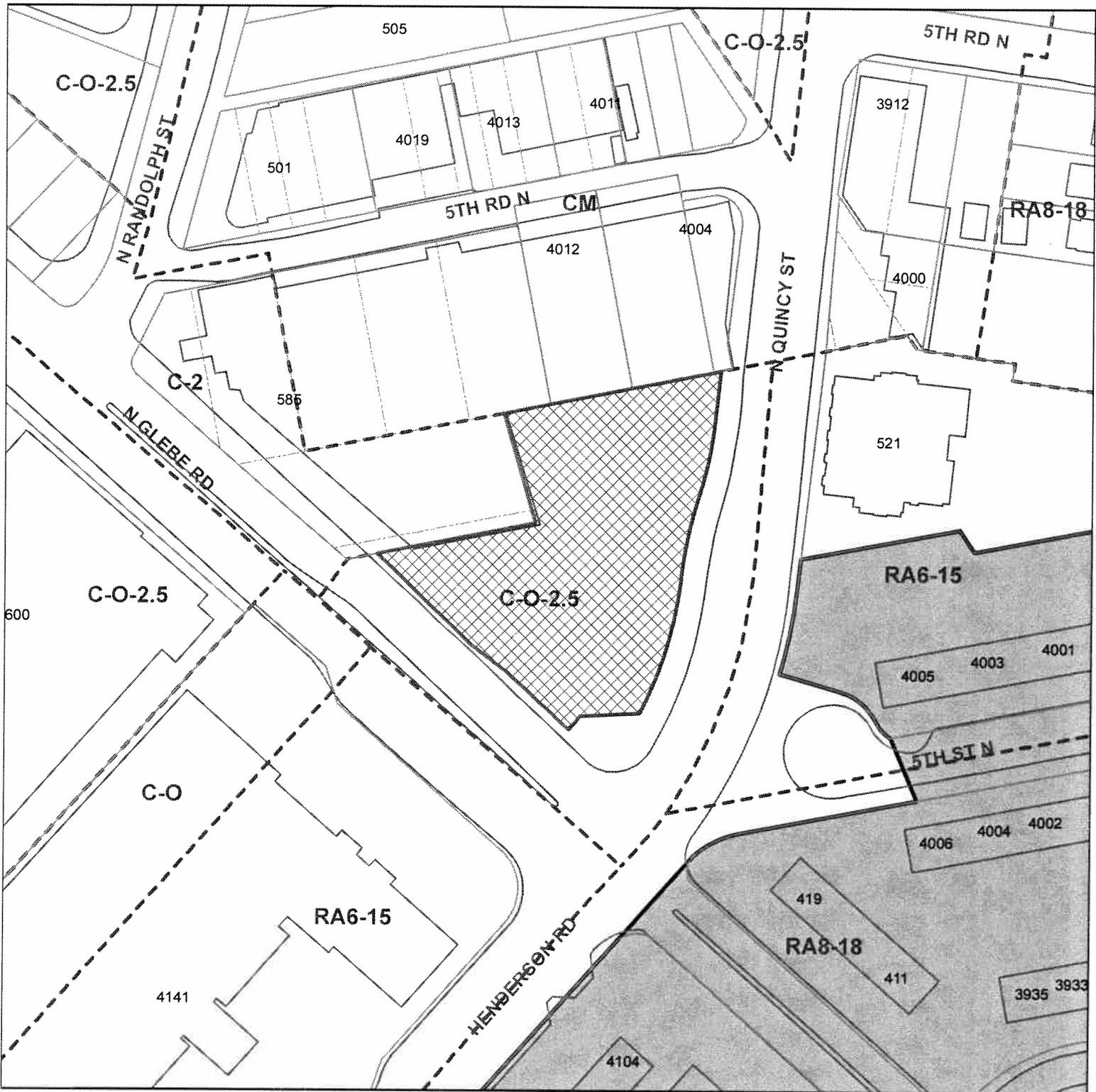
NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
1	10	Red Oak	12"	1	Planting area
2	11	White Oak	12"	1	Planting area
3	12	Red Maple	12"	1	Planting area
4	13	White Maple	12"	1	Planting area
5	14	Red Birch	12"	1	Planting area
6	15	White Birch	12"	1	Planting area
7	16	Red Elm	12"	1	Planting area
8	17	White Elm	12"	1	Planting area
9	18	Red Pine	12"	1	Planting area
10	19	White Pine	12"	1	Planting area
11	20	Red Spruce	12"	1	Planting area
12	21	White Spruce	12"	1	Planting area
13	22	Red Fir	12"	1	Planting area
14	23	White Fir	12"	1	Planting area
15	24	Red Cedar	12"	1	Planting area
16	25	White Cedar	12"	1	Planting area
17	26	Red Juniper	12"	1	Planting area
18	27	White Juniper	12"	1	Planting area
19	28	Red Yew	12"	1	Planting area
20	29	White Yew	12"	1	Planting area
21	30	Red Cypress	12"	1	Planting area
22	31	White Cypress	12"	1	Planting area
23	32	Red Palm	12"	1	Planting area
24	33	White Palm	12"	1	Planting area
25	34	Red Bamboo	12"	1	Planting area
26	35	White Bamboo	12"	1	Planting area
27	36	Red Fern	12"	1	Planting area
28	37	White Fern	12"	1	Planting area
29	38	Red Shrub	12"	1	Planting area
30	39	White Shrub	12"	1	Planting area
31	40	Red Tree	12"	1	Planting area
32	41	White Tree	12"	1	Planting area

CORNER PLANTING DETAIL SCALE: 1/4" = 1'-0"

NOTE: ALL WORK IN THE VDOT RIGHT-OF-WAY IS SUBJECT TO VDOT APPROVAL AND REQUIRES A PERMIT FROM VDOT. EXACT TREE LOCATIONS AND QUANTITIES ARE SUBJECT TO COUNTY AND VDOT APPROVAL AND WILL BE FINALIZED DURING ENGINEERING PLAN REVIEW.

ARLINGTON VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES AMERICAN SERVICE CENTER MINOR SITE PLAN AMENDMENT SITE / LANDSCAPE PLAN

SCALE: AS SHOWN
DATE: 6/25/2010
PROJECT/FILE NO: 60398



SP#72

585 North Glebe Road

RPC: 14-061-069



 Case Location(s)

Scale: 1:1,200

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