



ARLINGTON COUNTY, VIRGINIA

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

DATE: September 12, 2010

SUBJECT: SP #239 SITE PLAN AMENDMENT for an outdoor café in the public right-of-way for Pizza Autentica; located at 850 North Randolph St. (RPC #14-047-020).

Applicant:

Hakan Ilhan
4501 Indian Rock Terrace NW
Washington, DC 20007

C.M. RECOMMENDATION:

Approve the site plan amendment for outdoor café seating in the public right-of-way subject to the conditions of the staff report and a County Board review in one (1) year (September 2011).

ISSUES: The applicant is proposing a site plan amendment for outdoor café seating in the public right-of-way at the Lincoln Towers apartment building located at the corner of Wilson Boulevard and North Randolph Street in Ballston. There are no issues associated with this request.

SUMMARY: A new ground-floor restaurant tenant, Pizza Autentica, is applying for outdoor café seating in the public right-of-way along Wilson Boulevard, facing the Ballston Common Mall at the northwest corner of Wilson Boulevard and North Randolph Street. The applicant proposes eight (8) tables of two (2) seats each for a total of 16 seats. The seats will be surrounded by a 36-inch-high planter and will accommodate more than seven (7) feet of straight, clear sidewalk path.

The property is not adjacent to any residential uses other than the apartments above the restaurant. The applicant agrees not to have outdoor radio or speakers in the café area. The proposed outdoor seating meets all County standards for outdoor seating, and the application is supported by the Ballston Partnership. Therefore, staff recommends approval of the subject site plan amendment request, subject to the proposed conditions of approval, with a County Board review in one (1) year (September 2011).

County Manager:

MB GA

7.

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5674

BACKGROUND: The applicant is a new pizza restaurant proposed to go in to a vacant retail space in the ground floor of the Lincoln Towers apartment complex, located at the corner of Wilson Boulevard and North Randolph Street. Lincoln Towers is a 22-story building that contains 714 apartments and 13,500 square feet of retail space. It is a part of the larger Stafford Place site plan (SP #239) which also includes two office towers.

The following provides additional information about the site and location:

Site: The site is approximately 1.1 acres.

- To the north: Across 9th Street North, the Richmond Square Apartments (SP #269), an apartment tower zoned “C-O-A” and designated “Coordinated Mixed-Use Development District” on the GLUP.
- To the east: Across North Randolph Street, the two Liberty Center office towers (SP #20) zoned “C-O-A” and designated “Coordinated Mixed-Use Development” District on the GLUP.
- To the south: Across Wilson Boulevard, the Ballston Common Mall and office building (SP #193) zoned “C-O-2.5” and designated “Medium Office-Apartment-Hotel” on the GLUP.
- To the west: The Stafford Square office towers (SP #239), zoned “C-O-A” and designated “Coordinated Mixed-Use Development District” on the GLUP.

Zoning: “C-O-A” Commercial, Office and Apartment Districts. Restaurants, including associated outdoor cafes, are a permitted use per ACZO Section 25A.A.1. Outdoor cafes, and outdoor cafes in the public right-of-way, are further regulated by Section 31.A.11.

General Land Use Plan: The subject property is designated as: “Coordinated Mixed-Use Development District. This is a high density mixed-use district with actual density determined by site size. Allowable up to 6.0 F.AR. with office not more than 3.0 F.A.R.” The site is further designated on the GLUP with Note 6, which states: “This area was designated a Coordinated Mixed-Use Development District on 12/2/78.”

Neighborhood: The site is located within the boundaries of the Ballston-Virginia Square Civic Association. The Civic Association has been informed of the application but has not submitted comments to staff at this time.

Public-Private Partnership: The Ballston Partnership supports the applicant’s request.

DISCUSSION: The applicant, Pizza Autentica, is in the process of opening up a restaurant in a vacant retail space in the ground floor of the Lincoln Towers Apartments at 850 North Randolph Street. The applicant proposes outdoor seating in the public right-of-way on Wilson Boulevard. There will be eight (8) tables of two (2) seats each, enclosed by a 36-inch high planter. The sidewalk at this point is wide enough that the nearest pinch point will be seven (7) feet, seven (7) inches, which is more than the minimum six (6) foot sidewalk clearance that the Department of Environmental Services recommends. The *Ballston Sector Plan* encourages outdoor cafes (p.32) “to provide activity and interest along shopping streets.” In addition, the same project has another outdoor café (Matsutake/BoruAsia) that

has not generated any issues.

CONCLUSION: The applicant has a proposal that is consistent with the standards for outdoor cafes and is supported by the *Ballston Sector Plan*. Therefore, staff recommends approval of the site plan amendment subject to the following conditions, with a County Board review in one (1) year (September 2011).

Conditions:

60. The applicant agrees that the outdoor café shall be in the same general location as shown on the attached drawing labeled “A-0.2” dated August 7, 2010, and as approved by the County Board on September 25, 2010. The applicant further agrees to maintain a minimum of seven (7) feet of clear, unobstructed sidewalk width at all times.
61. The applicant agrees that there shall be no speakers, radio, or live entertainment in any outdoor seating area.
62. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns which may be related to the outdoor seating and an onsite liaison that shall be available during the hours of the business operation to receive and respond to community concerns regarding the outdoor cafe. The name and telephone number shall be submitted to the Zoning Administrator and a copy sent to the Ballston-Virginia Square Civic Association before issuance of the certificate of occupancy.

PREVIOUS COUNTY BOARD ACTIONS:

May 31, 1980	Approved a rezoning of the subject property from “C-2” and “C-O”, to “C-O-A” (Z-2181-80-6).
January 4, 1986	Approved a site plan (Z-2181-80-6 [SP-2]) for a mixed-use office, residential and retail project.
August 16, 1986	Approved a site plan for a temporary parking lot at 900 N. Randolph St. with a review in 15 months.
December 2, 1986	Approved the design of pedestrian bridges associated with the subject site (Z-2181-80-6) (SP-2) and with the Ballston Metro Center site (Z-2181-80-6) (SP-3).
November 7, 1987	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in three (3) months.
March 5, 1988	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in two (2) months.
July 9, 1988	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in one (1) year.
October 1, 1988	Extended site plan approval for a mixed-use office, residential and retail project from January 4, 1989 to January 4, 1991.
February 11, 1989	Approved a site plan amendment to permit temporary service and loading off 9th Street North for the Phase I office building.
July 11, 1989	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in six months.
September 23, 1989	Approved a site plan amendment to reconfigure the western office portion of the site plan from three office buildings to two office buildings.

December 2, 1989	Approved a site plan amendment to increase office density by approximately 55,000 square feet at 4201 Wilson Blvd. subject to previous conditions and new conditions #54 and #55.
January 9, 1990	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in one (1) year.
January 5, 1991	Renewed a site plan amendment for a temporary parking lot at 900 N. Randolph St. with a review in five (5) years.
April 6, 1991	Deferred a site plan amendment request to amend Condition #54 regarding the timing of a 2.2 million payment relative to issuance of building permits until the May 11, 1991 County Board meeting.
May 11, 1991	Approved a site plan amendment request to amend Condition #54 regarding the timing of a \$2.2 million payment relative to issuance of building permits.
August 10, 1991	Approved a site plan amendment for one additional temporary leasing banner at 98 square feet for the Lincoln Towers project.
November 16, 1991	Approved a site plan amendment permitting a 25 percent reduction in the required bicycle parking to 109 spaces subject to amended condition #13.
March 7, 1992	Approved a site plan amendment for a temporary parking lot at 4101 Wilson Blvd. with conditions and review in one (1) year.
July 11, 1992	Approved site plan amendments for a comprehensive sign plan for project and tenant identification; to permit an outdoor greenhouse eating area in the plaza with associated landscaping modifications on premises known as 4201 Wilson Boulevard; and to permit a food delivery service at 850 N. Randolph St., with a review in one (1) year.
September 12, 1992	Accepted withdrawal of an application for a food delivery service at 850 N. Randolph St.

November 14, 1992	Took no action on a review of a site plan amendment to stockpile construction materials from another construction project on the site.
March 6, 1993	Approved a site plan amendment for one additional retail tenant identification sign facing North Stuart Street and the proposed decorative awning treatment, deleted the external strip lights, on premises known as 4201 Wilson Boulevard (Pizzeria Uno).
March 10, 1993	Renewed a site plan amendment for a temporary parking lot with a review one (1) year following a certificate of occupancy.
June 5, 1993	Approved the conversion of approximately 3,404 square feet of retail space on the lobby level to a visitor's center for the National Science Foundation, on premises known as 4201 Wilson Boulevard.
July 13, 1993	Approved a site plan amendment for an outdoor café and a food delivery service at 850 N. Randolph Street (Little Kings Subs).
February 5, 1994	Approved a site plan amendment for live entertainment (Kramerbooks) subject to a review in one year.
April 9, 1994	Approved a comprehensive sign plan to permit two freestanding tenant signs, six double-sided banners and two window mounted neon signs.
February 4, 1995	Deferred site plan amendment to reduce parking requirement for new office building from 315 to 237 parking spaces to March 4, 1995 County Board meeting.
March 4, 1995	Approved a site plan amendment to approve the use of 360 parking spaces on the P-3 and P-4 parking decks by George Mason University.
January 20, 1996	Approved a site plan amendment to allow the temporary use of 2,023 square feet of retail space to be occupied by a Century 21 real estate

office for a period of five years at 4201 Wilson Blvd.

April 13, 1996

Approved a site plan amendment to convert approximately 10,288 square feet of retail space on the ground floor to office use at 4201 Wilson Boulevard, subject to all previous conditions and two (2) new conditions.

May 17, 1997

Approved a site plan amendment to convert 10,288 square feet of ground floor retail/office to a day care center for 94 children, with a review in one year following the issuance of a Certificate of Occupancy.

July 19, 1997

Approved a site plan amendment for conversion of the National Science Foundation Visitor's Center to a National Science Foundation Outreach and Conference Center at 4201 Wilson Blvd.

May 20, 2000

Approved a site plan amendment for a rooftop sign, at 4121 Wilson Boulevard subject to conditions and administrative review in May 2001.

November 16, 2002

Approved site plan amendment (SP #239) to permit outdoor seating (32 seats) at Matsutake in conjunction with an existing restaurant with a review in one (1) year. (November 2003)

November 15, 2003

Renewed site plan amendment (SP #239) to permit outdoor seating (32 seats) at Matsutake in conjunction with an existing restaurant with a review in three (3) years. (November 2006)

January 10, 2004

Approve a site plan amendment for Matsutake for live entertainment in conjunction with the existing restaurant subject to all previous conditions and (2) new conditions with an administrative review in (1) year (January 2005) and a County Board Review in November 2006 to coincide with review of the applicant's outdoor seating use.

November 14, 2006

Renewed an amendment of a special exception for a site plan for outdoor seating (32 seats) and

live entertainment at Matsutake subject to all previous conditions, with a review by the County Board in three (3) years (November 2009).

October 22, 2008

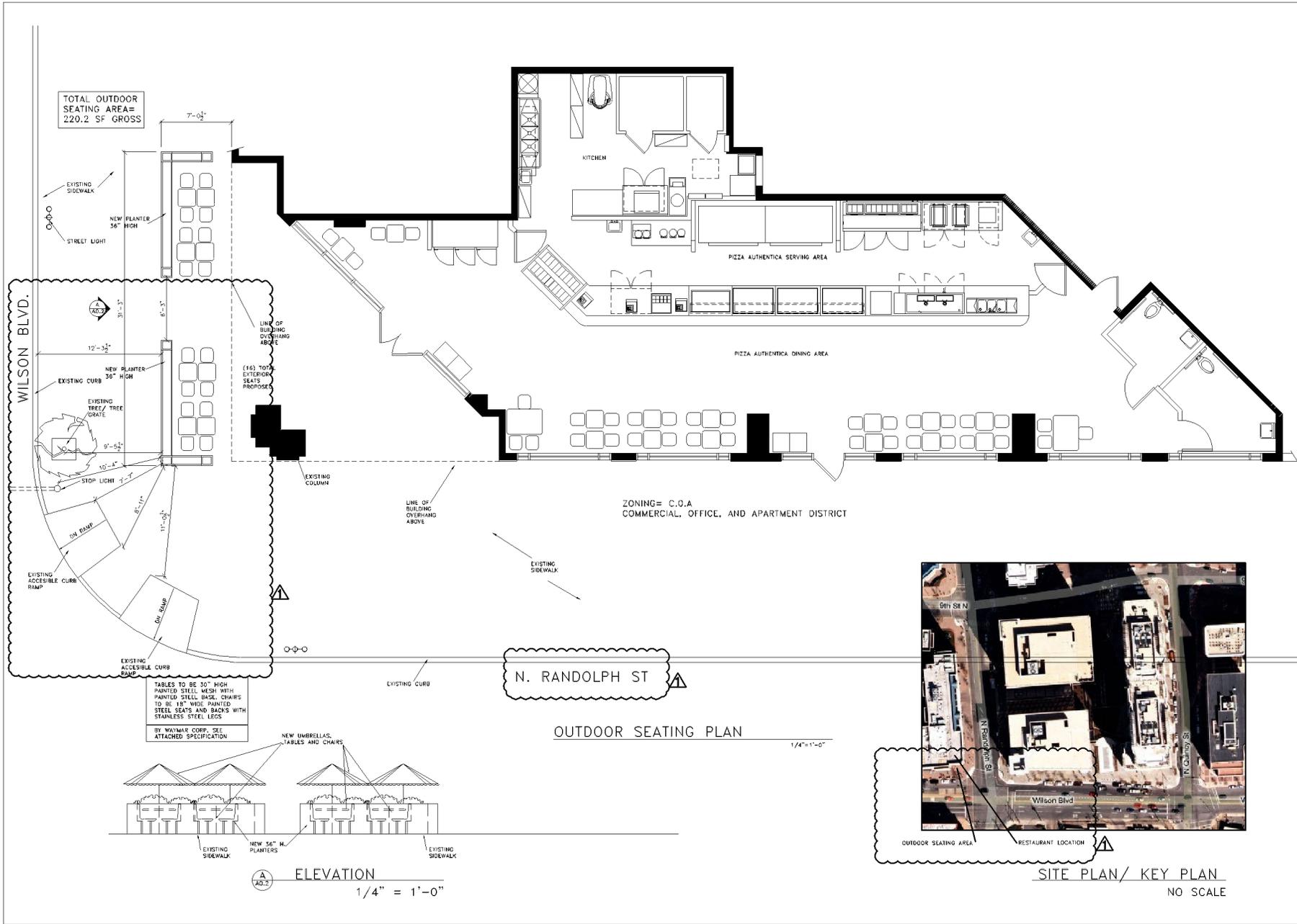
Approved a site plan amendment for live entertainment at the Front Page restaurant at 4201 Wilson Blvd., subject to conditions and a County Board review in one (1) year (October 2009).

October 24, 2009

Renewed a site plan amendment for live entertainment at the Front Page restaurant at 4201 Wilson Blvd., subject to all previous conditions, and with a County Board review in three (3) years (October 2012)

November 14, 2009

Renewed a site plan amendment for outdoor seating at Matsutake/Boru Asia with a County Board review in five (5) years (November 2014), and did not renew a site plan amendment for live entertainment at Matsutake/Boru Asia.



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PIZZA AUTHENTICA
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PROJECT:

SHEET TITLE:
OUTDOOR SEATING PLAN
SITE PLAN/ KEY PLAN
ELEVATION

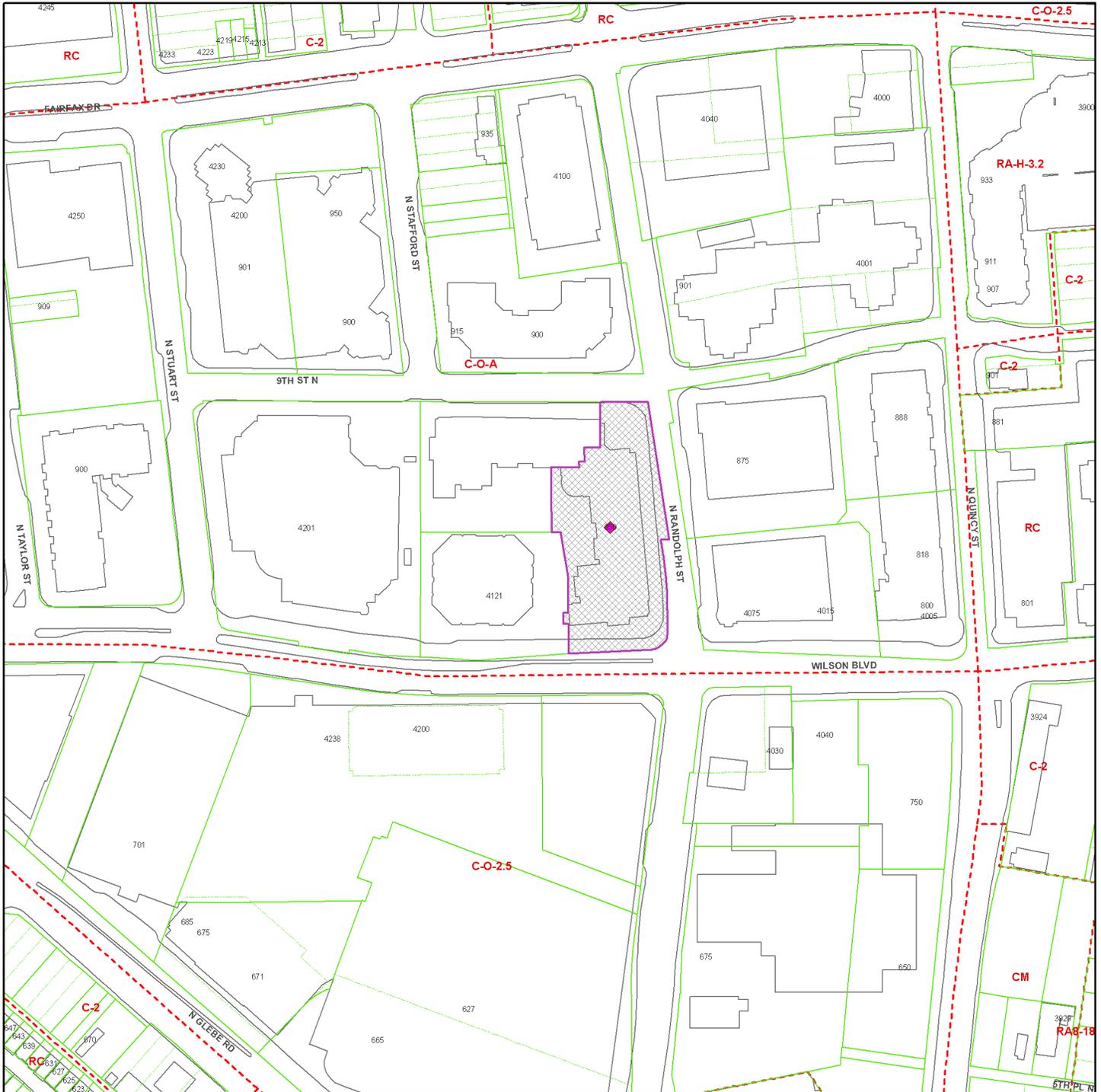
REVISIONS:
REVISED PER ZONING COMMENTS 8-7-10

REVISIONS:

SCALE: 1/4" = 1'-0"

A-0.2

DATE: JULY 1, 2010



SP#239

850 N. Randolph St.

RPC: 14-047-020



 Case
 Location(s)
 Scale: 1:2,400

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

Department of Community Planning, Housing and Development

Planning Division