



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of September 25, 2010

### REVISED REPORT – REVISED RECOMMENDATION

**DATE:** September 20, 2010

**SUBJECT:** SP #11 SITE PLAN AMENDMENT to convert retail space to office use within the Crystal City Shops located at 2110 and 2200 Crystal Drive (RPC# 34-020-265 and -069).

**Applicant:**

CESC Plaza Limited Partnership

**By:**

Nan E. Walsh/by Kara MW Bowyer  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

**REVISION EXPLANATION:** The application for a site plan amendment to convert retail space has been withdrawn.

**C.M. RECOMMENDATION:**

Accept withdrawal of the subject site plan amendment.

**ISSUES:** This is a recommendation to accept the applicant's withdrawal of a request to convert a 5,661 square foot retail space in the Crystal City Shops underground arcade for office use. There are no known issues.

**DISCUSSION:** The applicant submitted an application to request that an approximately 6,000 square foot tenant space in the Crystal City Underground designated for retail use be permitted to be occupied for office use. The anticipated office tenant would use the space for administrative and storage purposes. Staff does not support the proposed conversion for three reasons: 1) the central location of the space within the Underground; 2) the importance of promoting a dynamic pedestrian experience in this location; and 3) the potential for the subject property to be occupied by a community-desired grocer or food market. The applicant has since submitted a request to

County Manager:

*MB*      *GA*

Staff: Natalie Sun, DCPHD, Planning Division

57.

PLA-5671

withdraw this application. Therefore, staff recommends that the County Board accept the applicant's request to withdraw the site plan amendment request.

PREVIOUS COUNTY BOARD ACTIONS:

August 10, 1963	Approved a rezoning from "M-2" to C-O".  Approved a site plan for a six-building office complex.
April 4, 1964	Approved a site plan amendment to modify subdivision lines, reduce building heights and bulk, and modify location of parking.
December 12, 1964	Approved rezoning a portion of site from "C-O" to "RA-4.8" (2021 & 2201 Jefferson Davis Highway).
March 6, 1965	Approved a GLUP Amendment from "Industrial" to "Offices and Apartments".
April 10, 1965	Approved a site plan amendment for the office building complex regarding parking.
July 24, 1965	Approved a site plan amendment for a temporary building to house model apartments.
September 11, 1965	Approved a site plan amendment for a sign for the temporary building.
December 18, 1965	Approved a site plan amendment to revise the parking, and construct a 6,080 square foot ice skating rink on the first basement level, two (2) machinery areas and a 1,440 square foot equipment room on the second basement level.
June 4, 1966	Approved a site plan amendment to revise the parking, and construct a 6,080 square foot ice skating rink on the first basement level, two (2) machinery areas and a 1,440 square foot equipment room on the second basement level.
July 30, 1966	Approved a site plan amendment for signage for the residential buildings.
September 10, 1966	Approved a site plan amendment for the Crystal Plaza South residential building to convert 2 units to a dental office and a dental office and a central telephone exchange.

December 3, 1966	Approved a site plan amendment to convert 2,330 square feet of parking to an expanded telephone equipment room.
June 17, 1967	Approved a site plan amendment for identification and directional signage for Crystal Plaza.
July 15, 1967	Approve a site plan amendment to modify the building alignment of office buildings 1 and 2.
September 23, 1967	Approved a site plan amendment for signs for office buildings 3 and 4.
February 9, 1974	Approved a GLUP Amendment from "Offices and Apartments" to 4/7ths "High" Residential and 3/7ths "High" Office-Apartment-Hotel with a maximum office F.A.R. of 1.5.
November 9, 1974	Approved a site plan amendment for a temporary billboard.
July 7, 1979	Approved a site plan amendment to permit designated space on the plaza levels for use by profit
February 5, 1983	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for identification and directional signage for Crystal City and the Crystal Plaza Shops.
May 7, 1983	Approved a site plan amendment for the parking deck.
July 8, 1989	Deferred a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs to the August 12, 1989 County Board meeting.
August 12, 1989	Continued use permit (U-1879-71-1) subject to all previous conditions and a review in three (3) months.  Approved a site plan amendment (SP #11, 56, 90, 135 and 167) 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 (SP #11, 56, 90, 135 and 167) to amend the coordinated sign plan to permit two temporary office-leasing banners, at heights below 35 feet, on two office buildings until November 27, 1991, at 1225 and 221 Jefferson Davis Highway.

January 16, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the March 6, 1993, County Board meeting.
March 6, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the April 3, 1993, County Board meeting.
April 3, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the July 10, 1993, County Board meeting.
July 13, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the September 11, 1993, County Board meeting.
September 11, 1993	Deferred a site plan amendment for a four-story addition and associated improvements to the March 1994, County Board meeting.
March 5, 1994	Deferred a site plan amendment for a four-story addition and associated improvements to the June 4, 1994, County Board meeting.
May 7, 1994	Continued use permit (U-1879-71-1) subject to all previous conditions, with a review in two (2) months.
June 4, 1994	Deferred a site plan amendment for a four-story addition and associated improvements to the September 10, 1994, County Board meeting.
September 10, 1994	Approved site plan amendment for a four-story addition and associated improvements.
May 17, 1997	Approved a site plan amendment for conversion of approximately 1,103 square feet of retail area to office space.
November 13, 1999	Approved a site plan amendment for temporary conversion of 3,748 of lobby level space from retail to office use.
February 10, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 "High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential".

	Deferred Master Transportation Plan amendment concerning changes in the number of through lanes, deleting pedestrian overpasses, and deleting a bike trail.
March 17, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 "High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential".
April 21, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 "High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential".
May 19, 2001	Approved site plan amendment to add approximately 134,050 square feet of retail use, convert approximately 24,314 square feet of office use to retail use, and add approximately 84,034 square feet of office use to SP #11 and SP #56.
March 15, 2003	Deferred request for a rooftop sign at 2111 S. Jefferson Davis Highway.
April 26, 2003	Deferred request for a rooftop sign at 2111 S. Jefferson Davis Highway.
June 17, 2003	Approved request for a rooftop sign at 2111 S. Jefferson Davis Highway.
June 15, 2004	Deferred request for a comprehensive sign plan amendment.
July 10, 2004	Deferred request for a comprehensive sign plan amendment.
October 2, 2004	Approved request for a comprehensive sign plan amendment.
July 10, 2004	Approved a site plan amendment to comprehensive sign plan permitting 1,288 square feet of retail sign area – ground level facades along 20th and 23rd Streets with photographic and text panel signs identifying Underground Shops and directional signage.

- October 15, 2005                      Approved a site plan amendment to continue an educational use in approx 3,748 sq. ft. of retail space and approx. 3,500 sq. ft. on fifth floor, and expand into approx. 4,475 sq. ft. on the first floor located at 2001 S. Clark St. with County Board review in five years (2010).
- July 8, 2006                              Approved renewal of site plan amendment for the University of Oklahoma to continue education use within a space designated for retail use within Crystal Plaza subject to one revised condition, which applies solely to the Site plan amendment, and with a review by the County Board in five (5) years (April 2011).
- September 16, 2006                      Approved a site plan amendment (SP #11) to convert office building to residential use and add six additional floors, with modifications of use regulations for height and loading spaces.
- June 17, 2008                              Approved request for a comprehensive sign plan amendment.
- September 17, 2008                      Approved a renewal of a site plan amendment for the Institute of Psychological Sciences to continue education use within a space designated for retail use within Crystal Plaza, and with a review by the County Board in five (5) years (September 2013).
- November 15, 2008                      Approved a site plan amendment for temporary conversion of approximately 1,563 square feet of ground floor space from retail to a leasing office.



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**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

September 20, 2010

*Via Hand Delivery*

Tom Miller  
Current Planning Supervisor  
Arlington Co. Dept. of Community Planning, Housing & Development  
Planning Division  
2100 Clarendon Blvd, Suite 700  
Arlington, VA 22201

Re: Withdrawal of Minor Site Plan Amendment (SP #11)

Dear Mr. Miller:

The Applicant hereby requests that the pending minor site plan amendment for SP #11 to convert retail space in the Crystal City Underground to office use be withdrawn. This amendment is scheduled to be considered by the County Board on Saturday, September 25, as Item #57 on the agenda.

If you have any questions regarding this request or need any additional information, please do not hesitate to let me know.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

*Nan E. Walsh / by: Kara MW Bowyer*

Nan E. Walsh

cc: Natalie Sun  
Mitch Bonanno  
Kara M.W. Bowyer

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LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664



**SP#11**

**2110 and 2200 Crystal Drive**

**RPC #34-020-265 and #34-020-069**



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.