



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 13, 2010**

DATE: October 25, 2010

SUBJECT: SP#65 SITE PLAN AMENDMENT for an outdoor café in the public right-of-way for Pizza Autentica, located at 2450 Crystal Drive (RPC#: 34-020-034).

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 all previous conditions and the conditions of the staff report with a County Board review in one (1) year (November 2011).

ISSUES: The applicant is proposing a site plan amendment for outdoor café seating in the public right-of-way along Crystal Drive at the Century Center in Crystal City. There are no issues identified as of the date of the staff report.

SUMMARY: A new ground-floor restaurant tenant, Pizza Autentica, is applying for outdoor café seating in the public right-of-way along Crystal Drive. The applicant proposes a total of 26 seats in the outdoor patio. At the narrowest point, there will be a minimum 7.5 feet of clear sidewalk between the café and the curb or any pedestrian obstructions.

The property is not adjacent to any residential uses and meets all County standards for outdoor seating. The proposal also conforms to the Crystal City Sector Plan. Therefore, staff recommends approval of the subject site plan amendment request, subject to all previous conditions and to the conditions of the staff report, with a County Board review in one (1) year (November 2011).

BACKGROUND: The applicant is a new pizza restaurant proposed to go into a vacant retail space in the ground floor of one of the Century Center office buildings, located at 2450 Crystal Drive.

The following provides additional information about the site and location:

<p>County Manager: <i>BMD/GA</i></p> <p>Staff: Peter Schulz, DCPHD, Planning Division</p> <p>PLA-5716</p>	<h1>3.</h1>
---	-------------

Site: The site is a multi-story office building with ground floor retail.

- To the north: The Pierce Building of the Century Center (SP #65), an office and retail building zoned “C-O”
- To the east: Across Crystal Drive, two of the Crystal Park office buildings (SP #167), zoned “C-O-1.5”.
- To the south: The Taylor office building of the Century Center (SP #65), an office and retail building zoned “C-O”
- To the west: The Buchanan apartment tower, (SP #65), zoned “C-O”.

Zoning: “C-O” Commercial Office Building, Hotel And Multiple-Family Dwelling Districts. Restaurants, including associated outdoor cafes, are a permitted use per ACZO Section 25.B. 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: “High” Office-Apartment-Hotel, and is located in the “Crystal City Coordinated Redevelopment District”.

Neighborhood: The site is not located within the boundaries of an official civic association, but interested residents of the Crystal City community have been notified of this request. As of the date of this report no comments have been received.

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 Century Center located at 2450 Crystal Drive. The location of the restaurant is in the middle of the block, completely surrounded by office towers and retail uses. The applicant proposes a maximum of 26 seats in the public right-of-way on Crystal Drive. The sidewalk at this point is wide enough that the nearest pinch point will be seven (7) feet, six (6) inches, which is more than the minimum recommended six (6) foot sidewalk clearance.

The applicant’s proposal, similar to Hamburger Hamlet’s outdoor seating that was approved by the County Board earlier this year, will enliven this stretch of Crystal Drive and will accommodate pedestrians comfortably. Therefore, staff recommends approval of the site plan amendment subject to all previous conditions and to the conditions of the staff report, with a County Board review in one (1) year (November 2011).

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

New Conditions:

- 32 The applicant agrees that the outdoor café shall be in the same general location as shown on the attached drawing labeled “A-0.1” dated July 1, 2010, and as approved by the County Board on November 13, 2010. The applicant further agrees to maintain a minimum of seven (7) feet of clear unobstructed sidewalk width at all times.

- 33 The applicant agrees that there shall be no speakers, radio, or live entertainment in any outdoor seating area.
- 34 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 before issuance of the certificate of occupancy.

PREVIOUS COUNTY BOARD ACTIONS:

- January 20, 1968 On the Board's own motion, authorized advertisement for the February 17, 1968 County Board meeting a rezoning from "M-2" to "C-O".
- February 17, 1968 Approved a rezoning from "M-2" to "C-O", and a site plan (Z-1909-68-1) for the National Center, Jefferson Davis Highway of four 12-story office buildings, one 8-story office building and one 12-story apartment building. This site plan was approved with a gross floor area not to exceed 2.0 F.A.R. and 603 apartment units.
- October 26, 1968 Approved a site plan amendment for National Center permitting subdivision of the property.
- April 12, 1969 Approved a site plan amendment for the National Center reconfiguring the approved plan and increasing densities.
- June 4, 1969 Approved the addition of 559 motel units to the National Center.
- February 7, 1970 Approved a site plan amendment to permit 1) approval for the revised configuration of the James Buchanan House, which contains 433 dwelling units, and 2) approval of the revised configuration of the Zachary Taylor office building.
- September 12, 1970 Approved a site plan amendment to permit the reconfiguration of the Pierce office building into two separate towers with no increase in approved office gross floor area.
- February 24, 1971 Approved a site plan amendment to permit 263,000 square feet of commercial floor area in the National Center complex.
- August 7, 1971 Approved a site plan amendment permitting the redesign in the approved motel and an increase in the number of units from 350 to 400 units.
- November 6, 1971 Approved a site plan amendment permitting the relocation of the approved Pierce office building tower.

June 8, 1972	Approved a site plan amendment permitting signs.
December 1, 1973	Approved a site plan amendment for the Buchanan House to permit a canopy over the front entrance, change storefront façade, and signs.
March 23, 1974	Denied a site plan amendment to convert commercial floor area and to delete a pedestrian tunnel.
April 6, 1974	Approved a site plan amendment permitting a public dance hall and live entertainment in the second floor lounge of the Stouffer's Inn (2399 Jefferson Davis Highway).
September 7, 1974	Approved a site plan amendment permitting a health and social club to occupy 5,800 square feet on the lower commercial level of the Zachary Taylor building.
November 9, 1974	Approved a site plan amendment to convert 51,308 square feet of commercial space to office space on the upper commercial level of the Century building, and to convert 27,500 s.f. of commercial space to office space on the upper commercial level of the Zachary Taylor building, and to delete a required pedestrian tunnel.
February 8, 1975	Denied a site plan amendment to delete a required pedestrian corridor through the Van Buren Building.
March 8, 1975	Authorized advertising for May 10, 1975 a site plan amendment to remove a required wall between the Fillmore/Pierce and Buchanan buildings.
April 15, 1975	Approved a site plan amendment for the Hayes building to convert approximately 44,250 square feet from commercial to office space, and to enclose approximately 12,750 square feet under the building for office space and restaurant.
May 10, 1975	Approved a site plan amendment for the Fillmore-Pierce building and Buchanan House to remove the requirement of a temporary or permanent wall between the two buildings.
June 17, 1975	Approved a site plan amendment to close the South entrance to the truck drive and convert to commercial space, reduce truck unloading area and relocate pedestrian corridor on the lower commercial level.

September 20, 1975	Approved a site plan amendment to permit one "box" sign; illuminated, visible in both directions.
October 4, 1975	Approved a site plan amendment for construction signs for one (1) year.
February 7, 1976	Approved a site plan amendment to permit computer facilities on the penthouse floor level of the Zachary Taylor building.
August 7, 1976	Approved a site plan amendment to convert 26,484 square feet of first floor commercial space and 3,696 square feet of cafeteria to office in the Zachary Taylor building.
September 11, 1976	Approved a site plan amendment to use 19,872 square feet of the penthouse or executive offices, subject to an occupancy not to exceed one employee per 400 square feet in the Fillmore building, and to use 2,300 square feet of commercial space at the ground floor level for a cinematography studio in the Hayes building.
March 22, 1977	Approved a site plan amendment to convert 1,000 square feet of commercial space (snack bar and vending area) on the plaza level to office space in the Polk building, and approved a site plan amendment to install a connecting hallway at the third floor level between the Polk and Taylor buildings.
June 4, 1977	Approved a site plan amendment to permit two signs 2.5" X 15.5" each, one on Ball Street and one on 23rd Street South (Sharp Electronics) and to place the signs under the soffit.
July 30, 1977	Approved a site plan amendment to convert 8,000 square feet of commercial space to office space on the ground floor of the Century Building.
November 22, 1977	Administrative approval granted for the conversion of approximately 2,300 square feet from commercial to office space in the Century Building.
December 10, 1977	Approved a site plan amendment to convert 34,074 square feet on the penthouse level to executive offices, subject to an occupancy not to exceed one employee per 400 square feet in the Zachary Taylor building.

March 4, 1978	Denied a site plan amendment to eliminate the condition concerning the penthouse level located at in the Zachary building.
	Approved a site plan amendment to install a seven (7) foot high chain link fence along the internal perimeter of garage levels B1, B2, and B3.
June 3, 1978	Approved a site plan amendment permitting an outdoor dining facility in conjunction with an existing restaurant.
November 18, 1978	Approved a site plan amendment to park up to 60 rental cars at the hotel parking garage.
February 13, 1979	Approved a site plan amendment to convert 7,600 square feet of street level commercial space in the Hayes Building to office use, and a change to the Taylor Building (unspecified in the minutes).
June 9, 1979	Renewed a site plan amendment permitting an outdoor dining facility and renewed a site plan amendment to convert 10,500 square feet of commercial space to office space at 2301 Jefferson Davis Highway,
June 10, 1980	Renewed a site plan amendment at 2301 Jefferson Davis Highway for one (1) year.
January 3, 1981	Approved a plan amendment to convert 7,000 square feet of cafeteria space to office space at 2521 and 2531 Jefferson Davis Highway.
December 12, 1981	Renewed a site plan amendment at 2301 Jefferson Davis Highway for one (1) year.
July 10, 1982	Approved a site plan amendment to modify the main entrance to the Buchanan House lobby by enclosing the vestibule.
December 4, 1982	Discontinued a site plan amendment for an outdoor dining facility.
July 7, 1984	Approved a site plan amendment for a freestanding pylon identification sign reading "Century Building" plus logo.

November 16, 1985	Approved a site plan amendment to increase office gross floor area by extending the 3rd floor over the mall; add 2 terraces on the 4th floor roof level; on premises known as 2341 Jefferson Davis Highway, Century Building.
September 20, 1986	Approved a site plan amendment to convert 13,500 square feet of cafeteria space on the first floor to office gross floor area.
July 11, 1987	Accepted withdrawal of a site plan amendment to permit a temporary banner, 3 feet by 15 feet, on the west elevation at the 12th floor level.
July 8, 1988	Approved a site plan amendment to add 3,560 square feet of gross floor area to the upper mall level for the office uses.
July 13, 1991	Approved a site plan amendment to permit dancing at Ondine's Lounge, 2399 Jefferson Davis Highway (Stouffer's).
August 10, 1991	Approved a site plan amendment to delete the restriction on occupancy of the penthouse to no more than one employee per 400 square feet of space (Century Building).
October 10, 1992	Approved site plan amendment (#65) to permit the existing building facade to be replaced with a flush curtain wall which will increase the gross floor area by 11, 500 square feet.
November 14, 1992	Approved a site plan amendment to add 11,190 square feet of density to the Van Buren Building as part of a major renovation subject to two (2) conditions.
March 10, 1993	Approved site plan amendment (#65) to delete Condition #3 of a February 24, 1971 site plan amendment, amended condition #2 of the October 10, 1992 site plan amendment to add density to the Van Buren building.
March 4, 1995	Approved a site plan amendment request to permit conversion of approximately 3,774 square feet of retail gross floor area to office use for a period not to exceed seven (7) years.

December 7, 1996	Approved site plan amendment (SP #65) to permit conversion of 2,856 square feet of retail space to be used for a martial arts school for period not to exceed five (5) years.
August 8, 1998	Approved site plan amendment (SP #65) to permit conversion of approximately 1,210 square feet of retail space for use by the University of Oklahoma for higher education classes for a period not to exceed five (5) years.
April 10, 1999	Deferred site plan amendment request (SP #65) conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and signage to the May 22, 1999 County Board meeting.
May 22, 1999	Deferred site plan amendment request (SP #65) conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and signage to the July 10, 1999 County Board meeting.
July 10, 1999	Deferred site plan amendment request (SP #65) conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and to permit a comprehensive sign plan to the August 14, 1999 County Board meeting.
August 17, 1999	Approved site plan amendment request (SP #65) for the conversion of 41,544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street including modifications to the streetscape and exterior façade and to permit a comprehensive sign plan for 2301 Jefferson Davis Highway.
January 29, 2000	Approved site plan amendment request (SP #65) for a comprehensive sign plan to permit building and tenant identification signs.

November 17, 2001	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the first scheduled meeting in April 2002.
April 20, 2002	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the June 8, 2002 County Board meeting
June 8, 2002	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the October 19, 2002 meeting.
October 19, 2002	Deferred site plan amendment requests (SP #65) for (Chili's Restaurant and Consolidated Engineering Services) to the first scheduled County Board meeting in February 2003.
February 8, 2003	Deferred #65 Site Plan Amendment to amend comprehensive sign plan for Chili's Restaurant to the September 13, 2003 County Board meeting.
	Accepted withdrawal of #65 Site Plan Amendment to amend comprehensive sign plan by Consolidated Engineering Services.
September 13, 2003	Approved site plan amendment request to a comprehensive sign plan to permit a non-traditional free-standing sign (Chili's Restaurant)
May 7, 2005	Deferred site plan amendment request for addition of ground floor GFA, reconfiguration of ground floor GFA, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.
June 18, 2005	Deferred site plan amendment request for addition of ground floor GFA, reconfiguration of ground floor GFA, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.
July 9, 2005	Approved site plan amendment request to add approximately 8,264 square feet of GFA; convert approximately 8,832 square feet of office to retail, convert approximately 5,584 square feet of retail to office, streetscape improvements, outdoor seating, and

a comprehensive sign plan for the Century I and II Buildings.

December 10, 2005

Discontinued site plan amendment for the conversion of retail to a martial arts school.

January 27, 2007

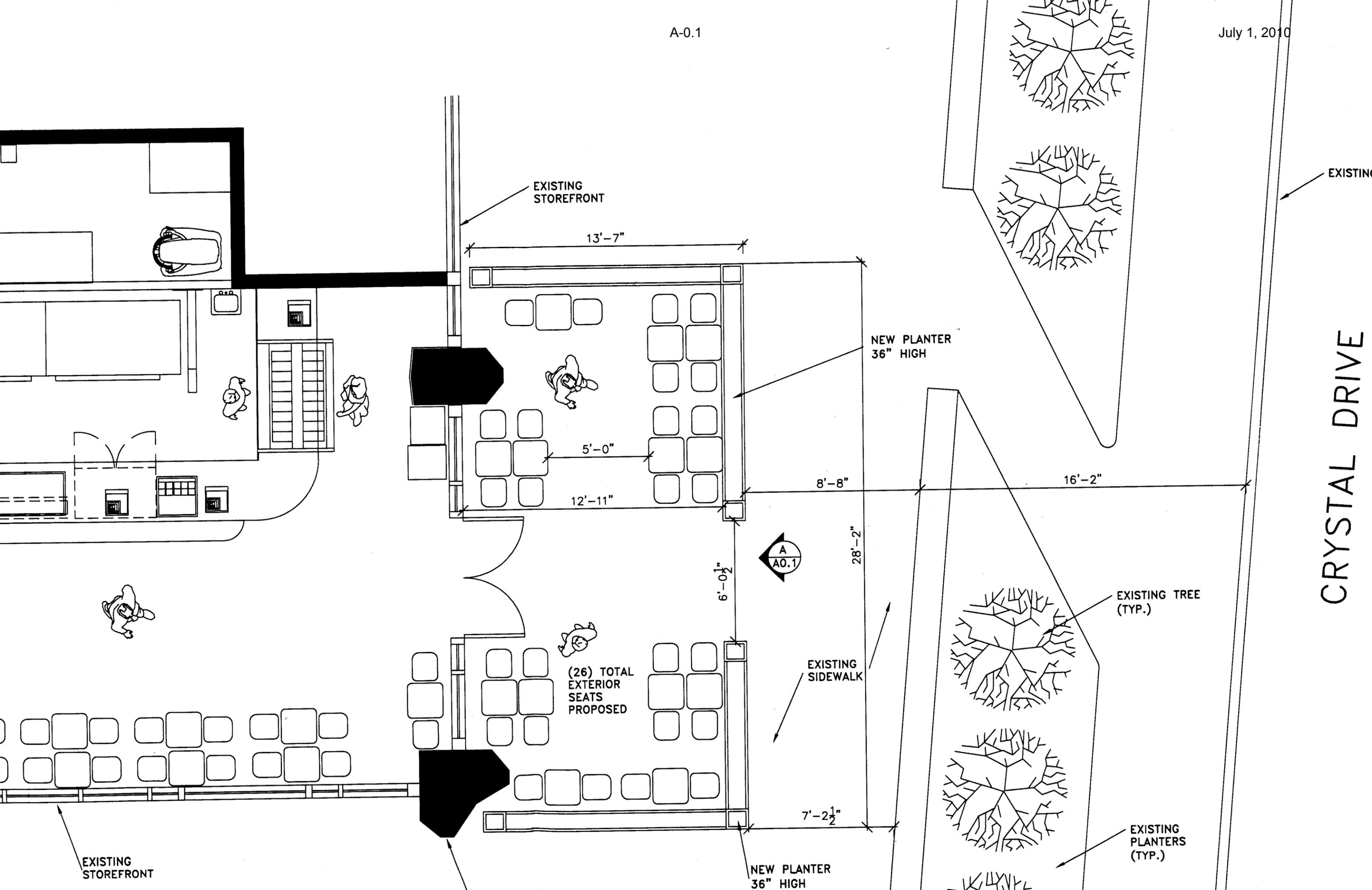
Approved a site plan amendment to modify landscape and façade and add approximately 604 square feet of gross floor area.

July 19, 2008

Approved a site plan amendment to construct a basketball court on the roof, with a County Board review in one (1) year (July 2009).

July 14, 2009

Renewed a site plan amendment to construct a basketball court on the roof, with a County Board review one (1) year after the certificate of occupancy is issued or July 2011, whichever is sooner.



EXISTING STOREFRONT

13'-7"

NEW PLANTER 36" HIGH

5'-0"

8'-8"

16'-2"

12'-11"

6'-0 1/2"



28'-2"

EXISTING TREE (TYP.)

EXISTING SIDEWALK

(26) TOTAL EXTERIOR SEATS PROPOSED

7'-2 1/2"

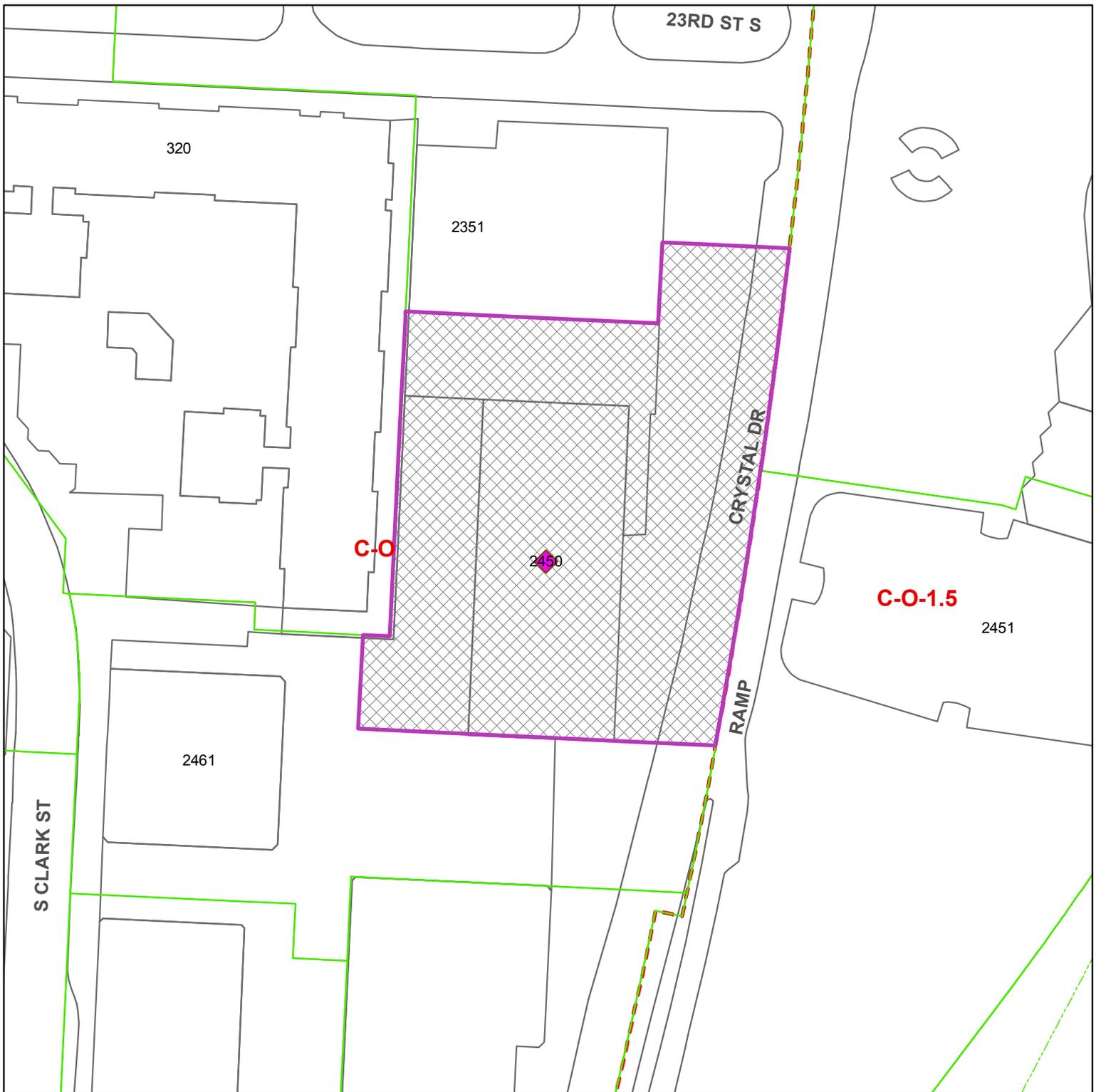
NEW PLANTER 36" HIGH

EXISTING PLANTERS (TYP.)

EXISTING STOREFRONT

EXISTING

CRYSTAL DRIVE



SP#65

2450 Crystal Drive

RPC: 34-020-034



 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.