



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of December 11, 2010

DATE: December 2, 2010

SUBJECT: SP# 11 SITE PLAN AMENDMENT to revise landscaping, pedestrian bridge removal timing, rooftop mechanical screening, and LEED, with modification of Conditions # 46, 70, 76, and other modifications as necessary to achieve the proposed development plan; located at 220 20th St. S. (RPC# 34020068, -069).

Applicant:
VNO 220 S. 20th St., LLC

By:
Erika Byrd
Venable LLP
8010 Towers Crescent Drive, Suite 300
Vienna, Virginia 22182

C. M. RECOMMENDATION:

Approve a site plan amendment for a permanent revision to the landscape plan to remove landscaping on 20th Street South and a temporary revision to the landscape plan to remove landscaping on Crystal Drive, both as shown on the attached drawings dated September 2010, subject to the following revised Conditions #46 and 76, new Condition #79, and to all previously approved conditions.

ISSUES: This is a site plan amendment request to revise sidewalk landscaping, pedestrian bridge removal timing, and the rooftop mechanical screening requirement. There are no known issues.

SUMMARY: As the Crystal Plaza 2 redevelopment nears completion, the applicant has requested several site plan changes in response to certain project details, including sidewalk landscape revisions and treatment of the penthouse parapet to screen rooftop mechanical

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Lisa Maher, DCPHD, Planning Division
Robert Gibson, DES, Transportation Division

PLA-5751

1.

equipment. The developer has dropped a request to revise the LEED site plan condition after staff confirmed that the condition has been met. Finally, staff and the applicant have worked out timing revisions to a condition requiring implementation of a Crystal City Sector Plan recommendation to remove a pedestrian bridge over Crystal Drive, in order to account for timing requirements of an upcoming Phased Development Site Plan for Crystal Plaza and to be consistent with planning for a streetcar on Crystal Drive. Therefore, staff recommends approval of a permanent revision to the landscape plan to remove landscaping on 20th Street South and a temporary revision to the landscape plan to remove landscaping on Crystal Drive, both as shown on the attached drawings dated September 2010, revised Conditions #46 (rooftop screening) and #76 (pedestrian bridge), and new Condition #79 (landscape revision).

BACKGROUND: In September 2006, the County Board approved a major site plan amendment to convert an office building in the Crystal Plaza site plan to a residential building.

The following provides more information about the site:

Site: The subject property is a 20 story, 266-unit residential building on an approximately 58,468 square foot site at the southwest corner of Crystal Drive and 20th Street South in Crystal City, part of the larger Crystal Plaza site plan.

To the north: Crystal Mall 3 office building across 20th Street South.

To the west: Crystal Plaza 1 office building.

To the east: Crystal Park 1 office building across Crystal Drive.

To the south: Crystal Plaza 3 office building.

Zoning: “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling District.

Land Use: The General Land Use designation of the site is 3/7 “High” Office-Apartment-Hotel and 4/7 “High” Residential.

Neighborhood: The site is not located within the boundaries of any civic association. However, staff notified citizens who have worked previously on issues related to Crystal City. Jim Whittaker and Christer Ahl have responded to indicate that they have no objections to the proposed amendments.

Proposed Amendments: As the project approaches completion, the developer has requested a few changes to the approved project, which include the following:

1. Revision of in-ground landscaping on the north side of the building, flanking the residential entrance, to pavers with above ground planters due to insufficient soil depth stemming from the pre-existing garage location;
2. Revision of in-ground landscaping in the Crystal Drive sidewalk because it is located under the pedestrian bridge and gets insufficient light to survive;
3. Revision to the LEED condition;
4. Revision to the site plan condition that requires screening of rooftop mechanical equipment from public view;
5. Changes to timing requirements of a condition providing for implementation of any Crystal City Sector Plan recommendations regarding the pedestrian bridge over Crystal Drive.

DISCUSSION: Staff has evaluated the requests and developed the following recommendations.

Landscaping Adjacent to Building Entrance

Staff supports the request to eliminate the landscaping on the north side of the building. The garage constructed with the original site plan does not permit sufficient soil depth for any significant plantings. Further, in-ground landscaping of this type, flanking the building entrance, is not typical in highly urban settings such as this, nor was it approved to implement any County policy, but rather was deemed an acceptable element of the site plan proposal in 2006. Therefore, staff has no objection to removing the landscaping in this location. Staff also supports the applicant's request to add above ground planters in the location of the existing landscaping. New Condition #79 provides for this landscape revision.

Landscaping Under Pedestrian Bridge

Staff agrees that, with the pedestrian bridge in place, landscaping under it is not practical and should be removed temporarily. The applicant agrees to provide replacement landscaping as part of the plans required for removal of the pedestrian bridge and reconstruction of areas affected by the bridge removal. Revised Condition #76 and new Condition #79 provide for these landscaping changes.

LEED Condition Modification

Staff has determined that the applicant has already complied with Condition #70 regarding LEED, so there is no need to revise the condition language. The applicant supports this recommendation.

Rooftop Mechanical Screening

Rooftop mechanical equipment is highly visible behind the building's clear glass parapet walls. Staff and the applicant have been working to develop a solution that meets the intent of the site plan condition to screen mechanical equipment from view without detracting from the building's design concept to maximize transparency. The applicant has proposed to apply a film to the

parapet walls that blurs the view of the mechanical equipment while maintaining the clarity of the glass. Staff agrees that the film adequately deflects attention away from the equipment so that it meets the intent of the site plan condition. Revised Condition #46 provides that installation of the proposed film will meet the requirements of the condition.

Pedestrian Bridge Removal

The 2006 site plan approval provided for pedestrian-related site improvements, including implementing any recommendations regarding a pedestrian bridge over Crystal Drive that would emerge from the Crystal City planning process, which was just beginning at that time. The Crystal City Sector Plan, adopted in September 2010, includes a recommendation to remove the pedestrian bridge. Per the approved site plan condition, plans for the recommended work is to be submitted within six (6) months of Crystal City Plan approval, and work is to begin before issuance of a demolition permit for redevelopment of the next building in Crystal Plaza, or 24 months of Crystal City Plan approval, whichever is first, and be completed within 12 months of issuance of this demolition permit. The applicant has requested revisions to this condition based on current knowledge of the Plan recommendation, the state of the economy, and the developer's upcoming plans to redevelop Crystal Plaza 5, at the corner of Crystal Drive and 23rd Street South.

The approved condition ties bridge removal to redevelopment of the next building in the Crystal Plaza site plan, with a sunset provision. Staff and the applicant agree that additional timing flexibility for submission of bridge removal drawings is reasonable, both due to the need for the developer to obtain Phased Development Site Plan approval prior to approval of redevelopment plans, and for process efficiency, since the bridge removal plans are to be reviewed by the Site Plan Review Committee. Therefore staff recommends that drawings be submitted in conjunction with site plan submission for redevelopment of the next building in Crystal Plaza, or within 24 months of Sector Plan approval, whichever is sooner. The developer's second request is to eliminate a starting date requirement for the bridge work. Staff also supports this request since bridge removal and reconstruction of the building facades at the ends of the bridge span should not take more than 12 months, and the condition has a completion date requirement. For completion of bridge-related work, staff and the applicant agree that the bridge work, including completion, can run concurrent with redevelopment of Crystal Plaza 3, which is adjacent to the bridge, if that is the next building to be redeveloped, since there is some relationship between the two. The bridge has no physical relationship to other buildings in Crystal Plaza, so completion of bridge work should be completed within a specified time of the start of redevelopment of these other buildings. The applicant can complete work on the bridge and adjacent building finishes within 12 months of beginning work. Timing requirements are most easily enforceable when tied to permit issuance, and the current language is tied to a demolition permit for the next building to be developed, since that is the first permit tied to beginning redevelopment work. Since the applicant will likely receive a demolition permit a few months before beginning actual demolition, staff and the applicant agree that allowing bridge-related work to be completed by 18 months after issuance of a demolition permit is more reasonable than the current 12 months.

The developer would like to eliminate the existing absolute deadline of beginning bridge work within 24 months of Crystal City Plan approval, while agreeing that 12 months to complete the work is sufficient. Staff believes that a sunset date is essential to protect the County's ability to have the bridge removed, since the County has no control over developers' construction dates. However, as above, the necessity of a Phased Development Site Plan to be developed and approved for the overall site plan would likely add at least several months to the redevelopment process that was in place before the Sector Plan was adopted, so staff agrees that an additional year, or four years after Crystal City Sector Plan approval, would be warranted as an absolute outside date for bridge demolition. In addition, removal of the bridge span would simplify any utility work that would be needed in Crystal Drive prior to implementation of the planned streetcar. Since the site plan condition was a negotiated provision of Crystal Plaza 2 redevelopment, staff strongly recommends that façade and landscape reconstruction on the Crystal Plaza side of the bridge span take place within the same four year window as the bridge demolition. Implementation of façade and landscape improvements resulting from bridge demolition on the east side of Crystal Drive, in the Crystal Park site plan, may be more complex, and staff supports the applicant's request for an additional year for completion of that portion of the project. Therefore, staff recommends, and the applicant agrees, to revise the condition language to require completion of the bridge and Crystal Plaza work within four years of Sector Plan approval, or by September 28, 2014, and to provide for completion of the Crystal Park work within five years of Sector Plan approval, or September 28, 2015. Revised Condition #76 includes these changes.

CONCLUSION: The proposed site plan condition revisions are intended to clean up items that have arisen since construction of the site plan, including streetscape landscaping, rooftop mechanical screening, and timing details for removal of the pedestrian bridge. Staff and the applicant have agreed on all revisions, including extensions of the previously-approved timing for completion of implementation of bridge removal plans. Staff understands that the applicant could request a further extension in the future due to extenuating economic circumstances. Therefore, staff recommends approval of a permanent revision to the landscape plan to remove landscaping on 20th Street South and a temporary revision to the landscape plan to remove landscaping on Crystal Drive, both as shown on the attached drawings dated September 2010, subject to the following revised Conditions #46 and 76, new Condition #79, and to all previously approved conditions.

Revised and New Conditions:

46. The developer agrees that the mechanical equipment on the roof shall be screened so as not to be visible from public rights-of-way by applying an adhesive film to transparent glass portion of the mechanical penthouse screening parapet wall (Solyx SX-1000 or SX-3140) or its equivalent. Such film will obscure the clear view of the equipment while remaining translucent, and shall be installed not later than April 30, 2011.
76. The developer agrees to implement all recommendations of the upcoming Crystal City planning process with regard to the pedestrian bridge across Crystal Drive. If the County Board approves or adopts a plan with a recommendation to remove the pedestrian bridge,

the developer agrees to remove it and reconstruct the areas where the bridge attaches to buildings or structures at both ends of the bridge span. If the County Board approves or adopts a plan with a recommendation to retain the bridge, the developer agrees to implement all recommended improvements. ~~Within six months of approval or adoption of such plan~~ By September 28, 2012, or concurrent with a site plan amendment for redevelopment of any existing office building in Site Plan #11, whichever is sooner, the developer agrees to present design drawings that show a detailed plan for carrying out the work agreed to in this condition to the Site Plan Review Committee for review and comment. Design drawings for retention and improvement of the bridge shall include bringing the bridge into full compliance with the Americans with Disabilities Act (ADA) for an accessible route. The developer agrees to submit design drawings for removal or improvement of the pedestrian bridge to, and obtain the approval of, the County Manager prior to the start of any work on the bridge. The developer further agrees to ~~begin complete implementation of the recommendations~~ approved design drawings prior to the issuance of a demolition permit for future redevelopment of any building in Site Plan #11 prior to issuance of the first Certificate of Occupancy for redevelopment of Crystal Plaza 3 or within 18 months of issuance of a demolition permit for redevelopment of any other building in Site Plan #11, or but no later than September 28, 2014, except that implementation of the approved design drawings within the Crystal Park site plan may be completed no later than September 28, 2015. ~~24 months after the County Board adopts the plan for Crystal City and complete work within 12 months of issuance of such demolition permit~~ The developer agrees that it has accepted responsibility to begin construction to implement the approved design drawings in time to meet the completion deadlines above.

The developer may replace the existing landscaping under the bridge on the west side of Crystal Drive with pavers to match the existing pavers on a temporary basis, until removal of the pedestrian bridge. Design drawings for removal of the bridge shall include new landscaping appropriate for the new streetscape in that location, to include a street tree if feasible.

79. The developer agrees to submit to the County Manager, and obtain his approval (as being consistent with this site plan approval and County policies and standards for areas with pavers) of a revised landscape plan showing replacement of landscaping with pavers prior to implementing landscape changes shown in the drawings dated September 2010. The developer further agrees to make future revisions to the landscape plan along Crystal Drive to restore landscaping under the pedestrian bridge as provided for in Condition #76. The developer agrees to maintain the landscaping called for in that landscaping plan throughout the life of the project.

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

SP #11 Amendment
Crystal Plaza 2

	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.

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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.

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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

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of approximately 1,563 square feet of ground floor space from retail to a leasing office.

September 25, 2010

Accepted withdrawal of a site plan amendment request to convert retail space to office use within the Crystal City Shops.

Project Name:
Crystal Plaza Building 2
200 20th Street

Prepared for:
Charles E. Smith CR
2445 Crystal Drive
10th Floor
Arlington, VA 22202

Contract No. GS 14085.00



VITA Incorporated
10000 Lee Highway, Suite 200
McLean, VA 22102

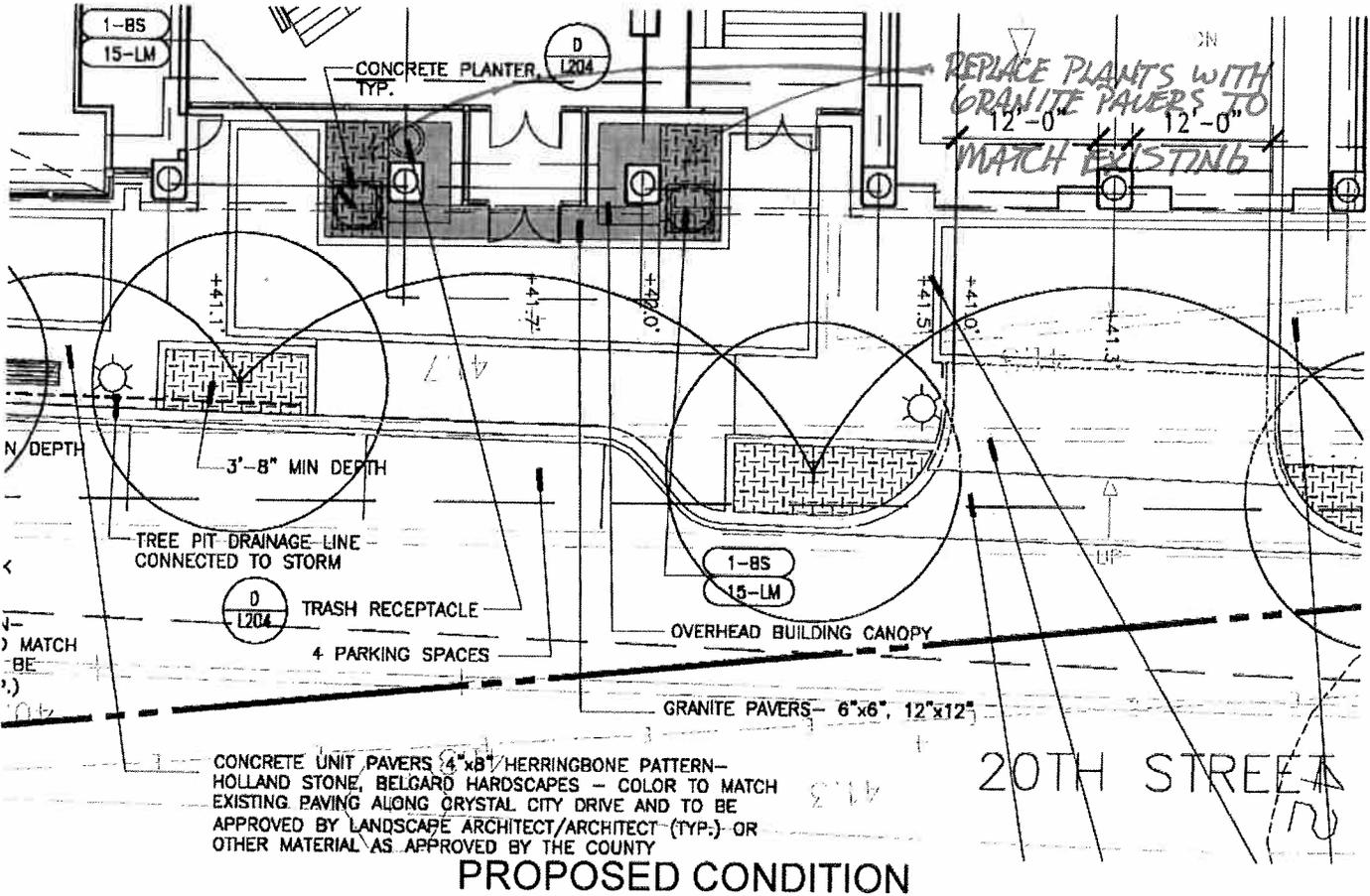
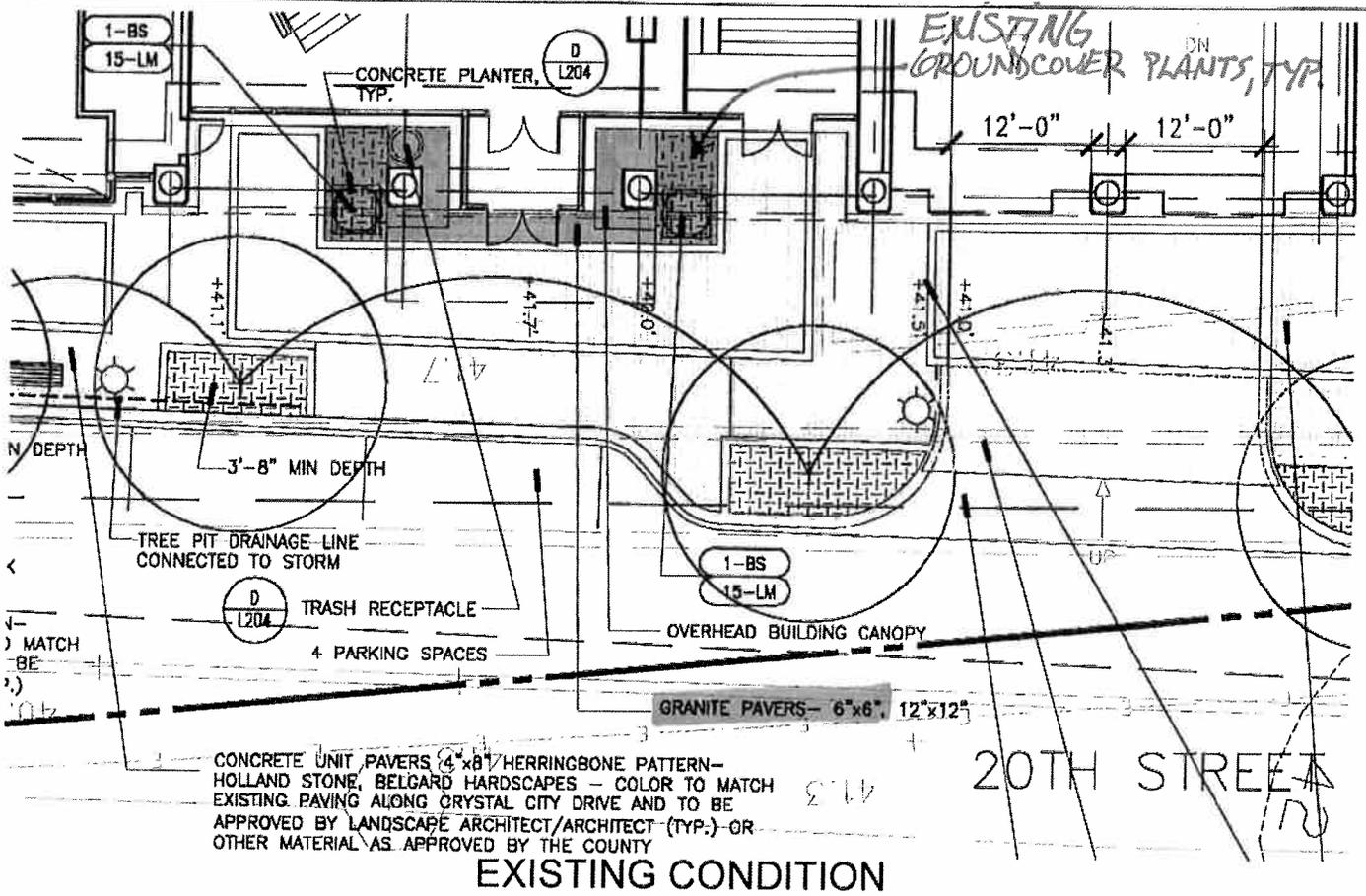
REGULATORY SUBMISSION
AUGUST 25, 2006

Scale: 1/8" = 1'-0"

DATE: 08/25/06

PROJECT NO.: GS 14085.00

2011 SHEET



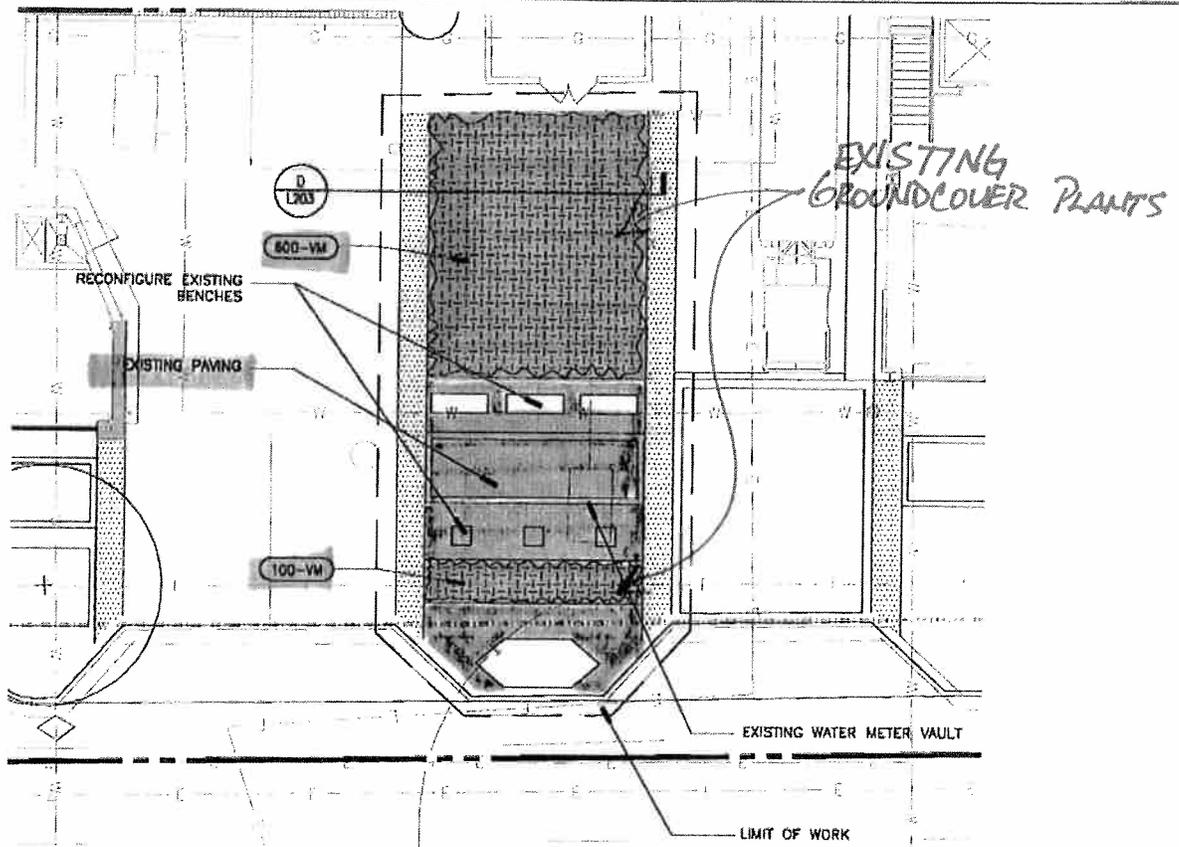
CRYSTAL PLAZA - BUILDING 2
220 20th ST.

SEPTEMBER, 2010

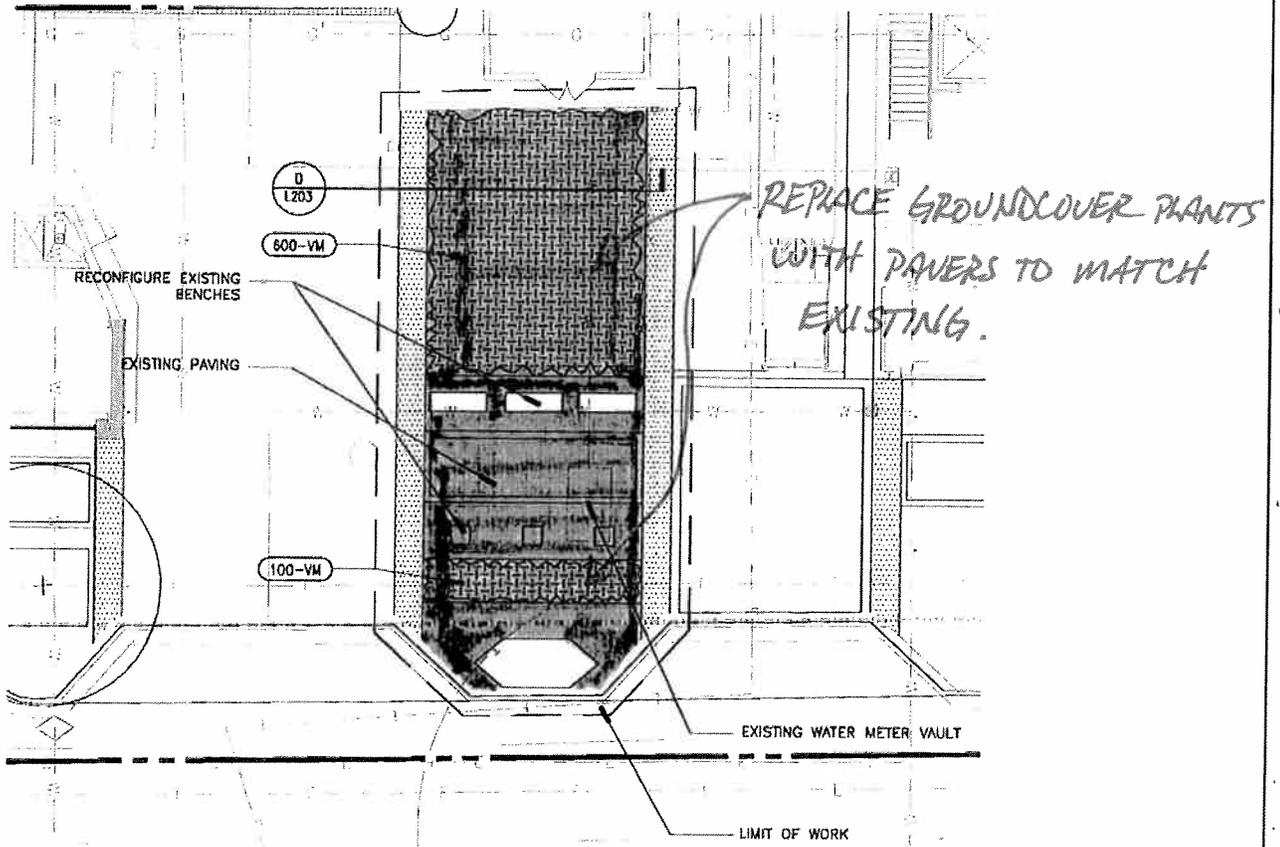
SCALE: 1" = 16' NORTH




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EXISTING CONDITION



PROPOSED CONDITION





DEPARTMENT OF ENVIRONMENTAL SERVICES
Environmental Planning Office
2100 Clarendon Blvd., Suite 710 Arlington, VA 22201
TEL 703-228-3599 FAX 703-228-7134 www.arlingtonva.us

MEMORANDUM

TO: Norma Cozart, CPHD/Zoning

November 3, 2010

FROM: Joan Kelsch, DES/Env. Planning

DATE:

SUBJECT: Crystal Plaza 2 (220 S. 20th Street) LEED and Energy Star Completion (SP# 11 Condition #70)

I have reviewed the LEED and Energy Star information submitted by the 220 S. 20th Street project team. The project was required to achieve at least 29 LEED credits, comply with the specified Energy Star components, and post a bond to ensure final LEED Certification.

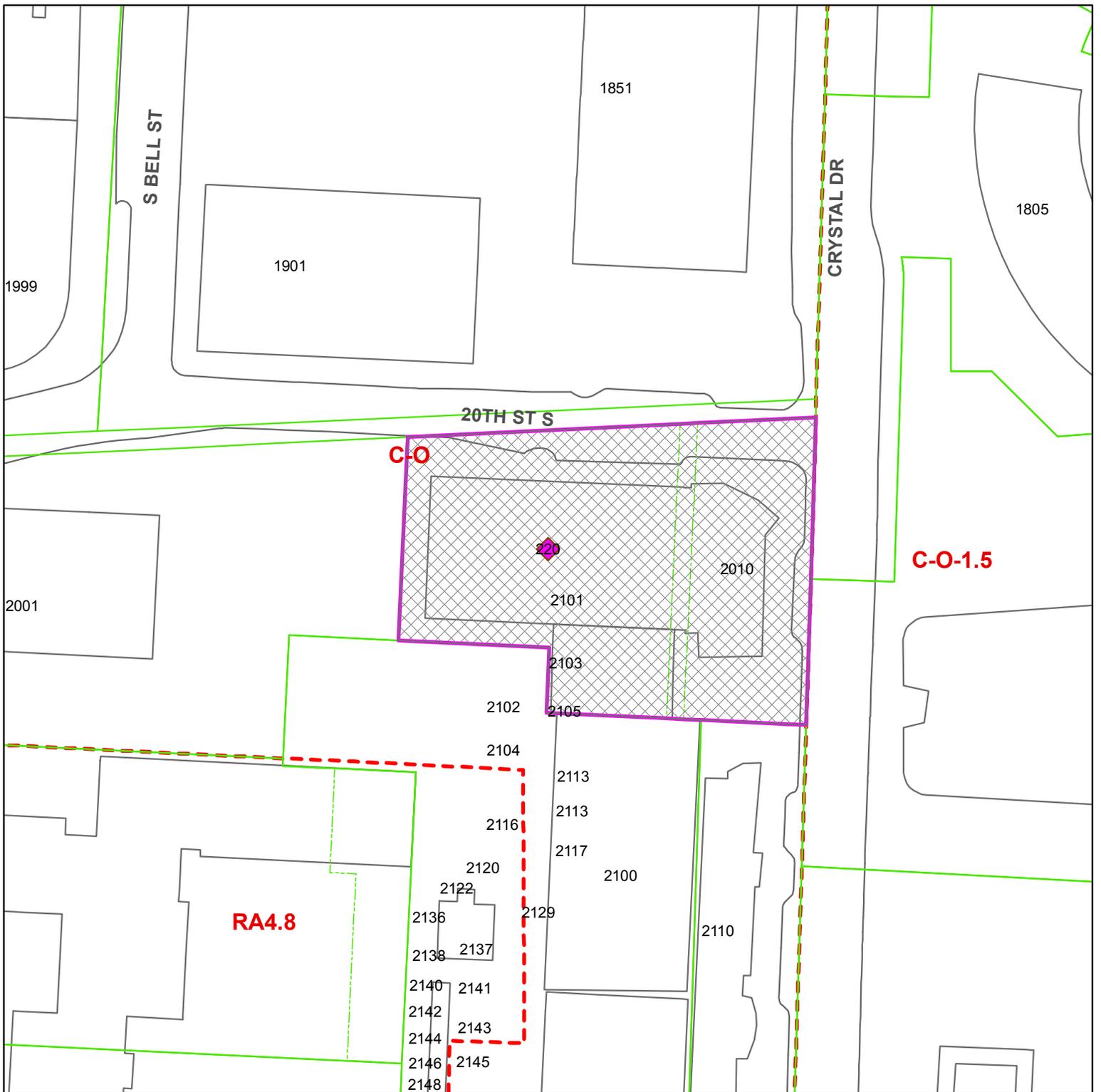
The US Green Building Council's LEED-NC Report dated November 1, 2010 indicates that the project achieved 31 LEED credits, thus exceeding the site plan condition requirement. In addition, the Energy Star components in the project have been reviewed and approved by staff.

Thus, the project has met the requirements of Site Plan Condition #70 as required for issuance of the Master Certificate of Occupancy.

In addition, the project posted financial security in the amount of \$423,250 to ensure compliance with the LEED components. The project complied with the requirements and this financial security may now be released.

If you have questions, please do not hesitate to contact me at 703-228-3599 or at jkelsch@arlingtonva.us.

Cc: Iris Amdur, GreenShape
Mitch Bonanno, Vornado/Charles E. Smith



SP #11

220 20th St. S

RPCs: 34020068, -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.