



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 12, 2011**

DATE: February 3, 2011

SUBJECT: SP #56 SITE PLAN AMENDMENT to reconfigure the service drive; located at 1999 Jefferson Davis Highway and 1800, 1851 and 1901 S. Bell Street (RPC: 34-026-035 & -037).

Applicant:
VNO Hotel, LLC

By:
Nan E. Walsh
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve the site plan amendment request to reconfigure the service drive subject to new Conditions #1 through 11.

ISSUES: The applicant requests a site plan amendment to reconfigure the service drive to improve pedestrian safety and circulation as well as provide for outdoor café seating. No issues have been identified with the request.

SUMMARY: As part of an upgrade and renovation process for the Crystal City Marriott Hotel, the applicant proposes to eliminate the service drive that wraps the building from South Bell Street to 20th Street South and reclaim that area to create a café seating area, while also making improvements to sidewalks. The proposed changes will remove two (2) points of vehicle and pedestrian conflict, create a wider clear sidewalk along the street edge, as well as provide an attractive outdoor area for people to gather. The proposed changes result in a more pedestrian friendly streetscape, consistent with the vision of the adopted Crystal City Sector Plan. Therefore, staff recommends the site plan amendment be approved, subject to the new conditions of the staff report.

County Manager:

BMD/GA

3.

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

PLA-5832

BACKGROUND: Site Plan #56, with four (4) office buildings and a hotel, was approved in 1967. The applicant is in the process of making upgrades to the hotel known as the Crystal City Marriott. As a part of the renovations, the applicant is proposing to modify the service drive area in front of the building at the corner of South Bell Street and 20th Street South to create a more pedestrian-oriented and activated area.

The following provides information about the subject site and location:

Site: This 1.73-acre site is in Crystal City located at the southern end of the block bounded by South Clark Street, 20th St. South, and South Bell Street.

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

Land Use: “High” Residential (4.8 FAR residential and 3.8 FAR hotel) and “High” Office-Apartment-Hotel (3.8 FAR office, 4.8 residential, and 3.8 FAR hotel) on the General Land Use Plan.

Neighborhood: This site is in Crystal City, but is not within the boundary of any civic or citizen association. The closest civic association is Aurora Highlands whose boundary is approximately one block west of this site. The café and sidewalk improvements have been reviewed by two citizens active in the formulation of Crystal City Sector Plan and the proposed site plan modifications has been found to be consistent with the Plan.

The site is subject to the Crystal City Sector Plan.

DISCUSSION: VNO Hotel, LLC, operators of the Crystal Marriott, propose to create a café seating area in an area that is currently used for a service drive connecting the two driveways into the building, wrapping the front of the building from South Bell Street to 20th Street South. The project as originally constructed is vehicular-oriented with poor pedestrian facilities at the corner. Department of Environment Services staff’s review of the initial service drive reconfiguration plans led the applicant to redesign pedestrian facilities around the corner of the project. The applicant resubmitted plans dated January 26, 2011 that included staff suggestions. The applicant agreed to address the majority of staff’s concerns, adding handicap ramps and crosswalks, an ADA accessible sidewalk along with a curb removing the right turn lane leading into the site entrance along 20th Street South.

The sole remaining issue following the submission of the plans dated January 26, 2011 revolved around the radius at the corner of South Bell Street and 20th Street South. The current radius at the corner is nearly 60-feet, whereas the County’s current goal would be to reduce the radius to between 15 and 25-feet. By reducing the radius at the corner, the intersection becomes more pedestrian friendly and less vehicular-oriented. The shortened radius calms vehicular traffic while improving sight lines and shortens the pedestrian crossing distance. To reduce the radius at the corner, an existing storm sewer catch basin would need to be relocated. The applicant has agreed to design the corner improvements including the relocation of the storm sewer catch

basin, into their final engineering plans and reconstruct the radius to 25-feet as part of their project, at the County's expense, consistent with Condition #11.

CONCLUSION: The existing condition of this area is uninviting and has potential for vehicle - pedestrian conflicts. Replacement of the existing service drive with the proposed café seating and the reconfigured pedestrian infrastructure will enliven the area and will improve pedestrian safety. Therefore, staff recommends adoption of the attached ordinance to approve the site plan amendment subject to new Conditions #1 through 11.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated May 21, 2010 for Site Plan #56, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report provided to the County Board for its February 12, 2011 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Reports; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on February 12, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance; and
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated May 21, 2010 for Site Plan #56, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 below (which drawings, etc. are hereafter collectively referred to as “Revised Site Plan Application”), for a Site Plan Amendment for service drive reconfiguration, for the parcel of real property known as RPC: 34-026-035 & -037 located at 1999 Jefferson Davis Highway and 1800, 1851, and 1901 S. Bell Street, approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to the following conditions:

1. The developer shall construct and maintain the improvements at the South Bell Street and 20th Street South corner of the property as depicted on the plans dated January 31, 2011. These improvements shall be shown on engineering plans and construction drawings to be submitted for review and approval by DES and the Zoning Administrator, respectively. The following Conditions applicable to this site plan amendment approval of February 12, 2011 (#2 through #11) must be met by the developer before issuance of the first Building Permit, unless otherwise specified, and are valid throughout the duration of construction of the aforementioned improvements.

Plan for Temporary Circulation During Construction

2. The developer agrees to develop and implement a plan for temporary pedestrian and vehicular circulation during construction of sidewalk and right-of-way improvements at the South Bell Street and 20th Street South corner of the property. To the extent necessary for the improvements 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 this plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the first Building Permit. The developer agrees to provide a copy of the approved plan to all abutting property owners. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

The developer agrees, during the hours of construction, to provide “flagmen” to assist in the direction of traffic along or around a street any time that any driving lane of such a street is partially or fully blocked due to temporary construction activities. In addition, the developer agrees to notify all abutting property owners in writing (or, by mutual agreement, by e-mail) at least seven calendar days in advance of any street closure, except in the case of an emergency, of more than one hour duration on any street. “Emergency” street closures may include, but not be limited to, those relating to rupture or potential rupture of a water or gas main, insecure building façade, or similar unforeseeable public danger. “Emergency” street closures shall not include closures for setting up or dismantling of a crane, exterior building construction, materials deliveries, or utilities work, or similar situations.

Where county street lighting has been removed or disconnected due to construction and not yet replaced or reconnected, the developer agrees to maintain lighting around the perimeter of the site between the start of construction and completion of the project. The lighting shall be designed to illuminate the temporary pedestrian walkways and roads around the perimeter of the site. The developer may do this by means of overhead lights (e.g. “cobra head” lights) that meet the lighting standards for Arlington County streets, or by stringing lamps of the kind used in “used car” lots or similar along sidewalks and streets along the perimeter of the site. If lighting is accomplished by the latter, such lighting shall be with 75 watt bulbs (or approximate equivalent) placed no more than 25 feet apart and 6 to 10 feet high. Lighting shall be turned on between dusk and dawn 7 days a week. Any high-intensity overhead lighting, such as lighting placed on construction cranes, shall be used only during construction hours (except lower levels after hours for safety and security reasons), and shall be placed so as not to directly illuminate residential dwellings or be a nuisance to neighboring property owners. For purposes of this condition, “completion of the project” shall mean the time when the County standard lighting fixtures are in place and operational around the perimeter of the site.

The developer agrees to maintain street surfaces adjacent to the site in a clean, smooth condition devoid of potholes at all times during the construction period. Whenever a significant portion of an adjacent road surface is disturbed for reasons relating to the construction, including utility work, the developer agrees to repair promptly the disturbed portion(s) of pavement with hot patching to return the road surface to a clean, smooth condition. The developer agrees to insure that the road surface is promptly repaired

regardless of whether the excavation work or other damage to the road surface was done by the developer, the developer's contractors, or private utility companies. The developer agrees to make reasonable efforts to schedule construction work so that digging in the street surfaces will not occur during the winter months. However, if the road surface is disturbed during the winter months, the developer may temporarily restore the road surface using cold patching and then hot patch the disturbed surface at the earliest opportunity when weather conditions permit. If cold patching is used, it shall be properly maintained and resurfaced as necessary to maintain a clean, smooth road condition. The term "significant portion of a road" is understood to include, but not be limited to, a cut in the road surface that exceeds 10 feet in length or 100 square feet in size. This condition is in addition to any other conditions in this site plan and any County requirements relating to reconstruction and repaving of streets at the completion of construction.

Compliance with Federal, State and Local Laws

3. The developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. In addition, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this site plan amendment approval of February 12, 2011. The developer specifically agrees that the County has the authority to take such actions as may be necessary, to include the issuance of a stop work order for the entire project, when the developer is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.

Utility Company Contacts

4. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above for the sidewalk and right-of-way improvements at the South Bell Street and 20th Street South corner of the property approved by the County Board on February 12, 2011.

Final site engineering plan approval by DES

5. The developer agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. The first Building Permit shall not be issued until final site engineering plans have been approved by the Department of Environmental Services, as consistent with all requirements of the site plan amendment of February 12, 2011 and all County laws.

Pavement, Curb and Gutter

6. The developer agrees to show on the final engineering plans the existing pavement, curb and gutter along the proposed sidewalk and right-of-way improvements at the South Bell Street and 20th Street South corner of the property in accordance with the then-current

Arlington County Standard for concrete curb and gutter and the then-current standards for pavement.

Sidewalk Design and Improvements

7. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used at the South Bell Street and 20th Street South corner of the property shall be as determined by the County Manager on the final civil engineering plan, 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 approval of this minor site plan amendment dated February 12, 2011. The clear pedestrian zone of all public sidewalks shall also be indicated.

The developer further agrees to construct the sidewalk and right-of-way improvements at the South Bell Street and 20th Street South corner of the property prior to the issuance of the first Certificate of Occupancy for occupancy of the outdoor café seating associated with the minor site plan amendment approved by the County Board on February 12, 2011.

Existing Water Main or Fire Hydrant Service

8. The developer agrees that no existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior approval of the Department of Environmental Services. This approval shall be obtained before the issuance of the first Building Permit for the sidewalk and right-of-way improvements approved by the County Board on February 12, 2011.

Replacement of Damaged Existing Curb, Gutter and Sidewalk

9. The developer agrees to remove and replace, according to the Arlington County Department of Environmental Services Construction Standards and Specifications Manual, any existing curb, gutter and sidewalk along the street frontages of this site damaged by the developer, prior to the issuance of the first Certificate of Occupancy for the outdoor café seating.

Public Improvements Bond

10. 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 associated with the sidewalk and right-of-way improvements at the South Bell Street and 20th Street South corner of the property (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.

11. Relative to the improvements to the curb radius at 20th Street South and South Bell Street, as shown on the exhibit, entitled Potential Joint Capital Improvement Exhibit dated January 31, 2011 (the “Curb Improvements”), the following shall apply.
 - a. The scope of the Curb Improvements is limited to the details shown on the exhibit, entitled Joint Capital Improvement Exhibit, dated January 31, 2011 and shall not be modified at any time during the permit/engineering review and approval process.
 - b. The developer agrees to submit to the County final engineering plans and final pricing for the Curb Improvements at the time of submission of the final engineering plans for the improvements associated with this amendment.
 - c. In the event the developer receives in writing from the County approval of the final pricing for the Curb Improvements, the developer agrees to enter into a contract prepared by and with the County for the County to fund and the developer to construct the Curb Improvements in a form that is reasonably acceptable to both the developer and County within 45 days of submission of the final engineering plans for the Curb Improvements.
 - d. In the event that the developer enters into a contract with the County as described in Paragraph c. above, the developer agrees to proceed with obtaining the necessary permits for construction and to complete construction of the Curb Improvements prior to the issuance of the Certificate of Occupancy for the outdoor seating associated with this amendment.
 - e. In the event that the County and the developer have not entered into a contract as described in Paragraph c. above within 45 calendar days of the submission of the final engineering plans for the Curb Improvements, the developer shall no longer be required to complete the Curb Improvements and this condition shall be of no further effect.

PREVIOUS COUNTY BOARD ACTIONS:

July 15, 1967	Approved a site plan for Crystal Mall.
February 7, 1968	Approved a site plan amendment to increase gross floor area to 1,106,649 square feet.
September 13, 1969	Approved a site plan amendment for a sign plan.
March 11, 1970	Approved a site plan amendment converting parking area to storage.
July 8, 1970	Approved a site plan amendment for a temporary bank trailer.
May 6, 1972	Approved a site plan amendment for a temporary bank trailer.
October 13, 1972	Approved a site plan amendment to relocate a sign marquee.
November 6, 1976	Approved a site plan amendment to add 40 motel rooms.
January 8, 1977	Approved a site plan amendment for identification signs.
July 7, 1979	Approved a site plan amendment for temporary use of plaza space for commercial uses.
November 15, 1980	Approved a site plan amendment to convert 9,856 square feet of commercial space to office.
February 5, 1983	Approved a site plan amendment for a coordinated sign system for Crystal City.
December 10, 1983	Approved a site plan amendment for a satellite antenna reception dish on the Crystal City Marriott.
November 17, 1984	Approved a site plan amendment to convert 13,123 square feet of commercial restaurant space to office g.f.a. for a period of five years.
January 10, 1987	Approved a site plan amendment to permit 24 flags at the balcony level facing South Clark Street and 20th Street South subject to the condition that the

flags not be visible from major thoroughfares, denied a request for a Marriott logo flag.

August 12, 1989

Approved site plan amendment request for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs including Metro Station and Buchanan House signage (Crystal City Comprehensive Sign Plan (SP #11, 56, 90, 135, 167).

November 17, 1990

Deferred a site plan amendment to amend the comprehensive sign plan to permit modification of an existing theater marquee to an electronic message board.

January 5, 1991

Deferred a site plan amendment request to amend the comprehensive sign plan to permit modification of an existing theater marquee to an electronic message board.

February 9, 1991

Approved a site plan amendment request to amend the comprehensive sign plan to permit modification of an existing theater marquee to an electronic message board subject to two (2) conditions.

Approved a site plan amendment request to amend the comprehensive sign plan to permit two temporary office leasing banners at heights below 35 feet on two office buildings and accepted withdrawal of the request for temporary residential leasing banners.

December 7, 1991

Approved a site plan amendment request to modify the approved comprehensive sign plan to allow retail, project, parking identification signs and replacement directional pylon signs subject to conditions.

September 6, 1997

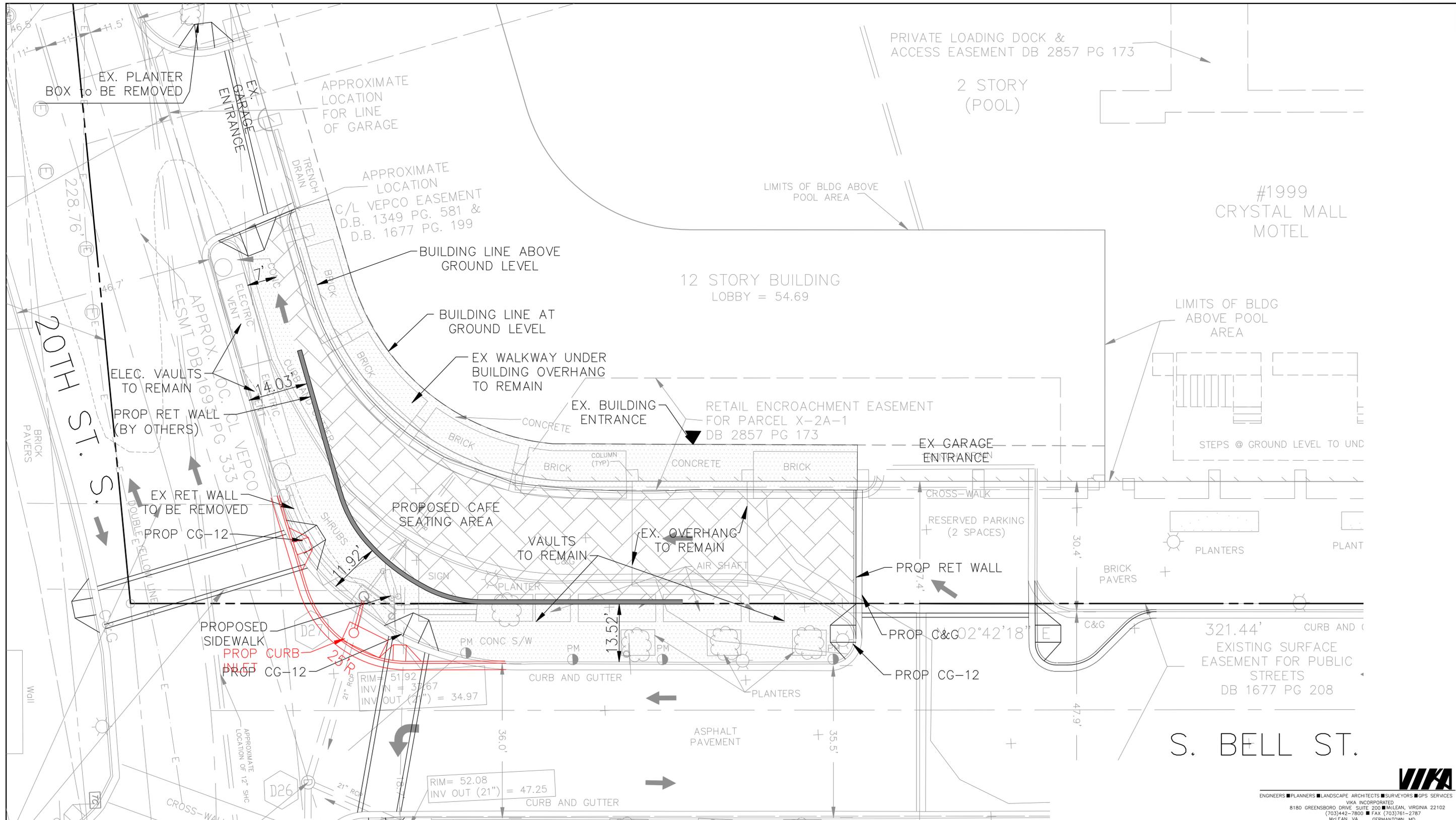
Approved a Site Plan Amendment request to add the standard subdivision conditions to permit administrative approval of a subdivision of the property, subject to all previous and two new conditions.

May 19, 2001

Approved a Site Plan Amendment request to modify the amounts of square footage for retail and

office use, modify density open space and parking requirements, and a comprehensive sign plan, with conditions.

- | | |
|--------------------|---|
| September 18, 2004 | Deferred a Site Plan Amendment request to convert the first floor to educational uses to the November 16, 2004, County Board Meeting. |
| December 13, 2008 | Approved a Site Plan Amendment request for two (2) tenant identification rooftop signs. |
| July 10, 2010 | Deferred a Site Plan Amendment to reconfigure the service drive to the September 25, 2010 County Board Meeting. |
| September 25, 2010 | Deferred a Site Plan Amendment to reconfigure the service drive to the October 23, 2010 County Board Meeting. |
| October 23, 2010 | Deferred a Site Plan Amendment to reconfigure the service drive to the November 13, 2010 County Board Meeting. |
| November 13, 2010 | Deferred a Site Plan Amendment to reconfigure the service drive to the January 22, 2011 County Board Meeting. |
| January 22, 2011 | Deferred a Site Plan Amendment to reconfigure the service drive to the February 12, 2011 County Board Meeting. |



PRIVATE LOADING DOCK &
ACCESS EASEMENT DB 2857 PG 173

2 STORY
(POOL)

#1999
CRYSTAL MALL
MOTEL

12 STORY BUILDING
LOBBY = 54.69

LIMITS OF BLDG ABOVE
POOL AREA

STEPS @ GROUND LEVEL TO UND

RETAIL ENCROACHMENT EASEMENT
FOR PARCEL X-2A-1
DB 2857 PG 173

EX GARAGE
ENTRANCE

RESERVED PARKING
(2 SPACES)

321.44' CURB AND
EXISTING SURFACE
EASEMENT FOR PUBLIC
STREETS
DB 1677 PG 208

S. BELL ST.

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VIVA REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

CRYSTAL MARRIOTT
POTENTIAL JOINT CAPITAL IMPROVEMENT EXHIBIT

SCALE: HOR: 1"=10' DESIGNED: JMS CHECKED: RRC
VER: N/A

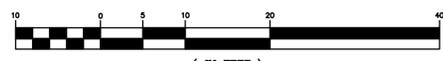
SUBMITTED DATE: JANUARY 31, 2011 APPROVED DATE: APPROVED DATE:
CHIEF TRANSPORTATION PLANNING BUREAU CHIEF TRANSPORTATION ENGINEERING BUREAU

APPROVED DATE: APPROVED DATE: APPROVED DATE:
CHIEF WATER, SEWER & STREETS BUREAU CHIEF ENGINEERING BUREAU DIRECTOR OF ENVIRONMENTAL SERVICES

PROJECT/FILE NO. V7317 SHEET 1 OF 1 CONTRACT H-



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

NO.	DATE	DESCRIPTION

PROJECT/FILE NO.
V7317

SHEET 1 OF 1

SHEET 1 OF 1

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