



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 16, 2011

DATE: March 30, 2011

SUBJECT: SP #11 SITE PLAN AMENDMENT REVIEW for education use in retail space (University of Oklahoma) located at 2221 South Clark St., and 2231 Jefferson Davis Highway (RPC# 34-020-003).

Applicant:

Plaza Associates, LP
c/o Mitch Bonanno
Vornado/Charles E. Smith
2345 Crystal Drive, Suite 1000
Arlington Virginia 22202

C. M. RECOMMENDATION:

Renew the subject site plan amendment subject to one (1) revised condition, which applies solely to this request and with County Board review in five (5) years (April 2016).

ISSUES: This is a site plan amendment renewal to extend the use of retail space for educational purposes by the University of Oklahoma in Crystal Plaza and there are no known issues.

SUMMARY: Plaza Associates requests renewal of a site plan amendment for the University of Oklahoma to continue their education use within a space designated for retail use within Crystal Plaza Office Building 6. The conversion of approximately 1,945 square feet of retail space to educational use for the university was approved by the County Board in May 2001 and renewed in July 2006 for a period of five (5) years (April 2011). The University continues to operate in compliance with the approved site plan amendment condition and provides for use of a space that is not viable for retail use due to its current design and location. Until such time as the area redevelops consistent with the adopted *Crystal City Sector Plan*, the temporary use of the retail space for education is appropriate. The University of Oklahoma has extended its lease until April 2016 and there have been no adverse impacts of the use of this space in this manner since approved in 2001 on the neighborhood or surrounding community. Furthermore the temporary use of this space for education would not inhibit redevelopment under the *Crystal City Sector Plan* in the future. Therefore, staff recommends that the educational use be renewed, subject to

County Manager:

BMD/GA

Staff: Samia Byrd, CPHD, Planning

PLA-5871

1.

one (1) revised condition, which applies solely to this request, and with a review by the County Board in five (5) years (April 2016).

BACKGROUND: Approved in 1963, the Crystal Plaza site plan (SP #11) is a mixed use development comprised of six (6) office buildings, ground floor and underground retail and two (2) apartment buildings. 2221 South Clark Street is identified as Crystal Plaza Office Building 6. Crystal Plaza Office Building 6 is comprised of 151,697 square feet of office and 11,803 square feet of retail. Approximately 1,945 square feet of the retail space in the building is leased for educational uses to the University of Oklahoma.

DISCUSSION: In May 2001, the County Board approved a site plan amendment to permit the educational use in the 1,945 square feet of retail space by the University of Oklahoma for a period of five (5) years. This five-year period was in relation to the end of the University of Oklahoma's lease term. This site plan amendment was reviewed and then extended to continue such use in July 2006 for five (5) more years. As the lease is due to expire in April 2011, so too is the use of the retail space for this purpose. It is requested by the applicant with this site plan amendment review that the use be continued for five (5) additional years until such time as the renewed lease terms ends (April 2016).

Staff continues to support the use of the retail space for educational uses with periodic County Board review until such time as the subject site is redeveloped within the context of the *Crystal City Sector Plan* of September 2010. The *Crystal City Sector Plan* states that "In general, the most active retail will be located within the Central Business District centered on 18th Street and the Entertainment District centered on 23rd Street, as well as on Crystal Drive." The Plan also envisions that plazas will be "located along Clark-Bell Street at 23rd and 25th Streets respectively." However, the space does not currently front on the street as it is located in the building's arcade. Furthermore, there is no direct connection between this space and the successful retail along Crystal Drive and 23rd Street South. Therefore, the current use of the space for educational use is an appropriate temporary use. It provides for a transitional use of the space until it is redeveloped as destination retail that fronts on the street with active streetscape, directly accessible, and concentrated around major activity nodes.

Since the Last Review (July 2006):

Site Plan Amendment Conditions: The site is in compliance with the site plan condition relevant to the approved use.

Site Plan Inspection: There has been no site plan inspection issues cited with the educational use of the retail space.

Fire Marshal: The Fire Marshal has not indicated any issues or concerns regarding the continuation of the educational use of the retail space.

Police Department: The Police Department has not indicated any issues or concerns with the continuation of the educational use of the retail space.

Civic Associations: The subject site is not located within a defined civic association boundary. However, staff contacted representatives from the Crystal City Business Improvement District (CCBID) and the Crystal City Homeowners Association (CCHOA), both of which indicated that there are no issues or concerns with the five-year time limit for continuation of the retail space for educational use.

CONCLUSION: Staff finds that the educational use of the retail space has been in compliance with the approved condition since May 2001 and that the use of the space in this way does not adversely impact the neighborhood, surrounding community or adjacent properties or development. Furthermore, with periodic reviews the educational use will be continually monitored and evaluated to determine whether it continues to be appropriate in the context of the redevelopment of Crystal City. Therefore, staff recommends renewal of the subject site plan amendment, subject to one (1) revised condition, which applies solely to this request and with a review by the County Board in five (5) years (April 2016).

Revised Condition:

1. The applicant agrees that the 1,945 square feet of retail space shall be converted to school use through April 2016 ~~April 2014~~ for the sole use of the University of Oklahoma. The use shall be reviewed by the County Board in April 2016 ~~April 2014~~ at which time, if appropriate, the applicant could request continuation of the conversion.

PREVIOUS COUNTY BOARD ACTIONS:

- August 10, 1963 Approved a rezoning from "M-2" to "C-O."
Approved a site plan (SP #11) for a six-building
office complex.
- April 4, 1964 Approved a site plan amendment (SP #11) 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 Jeff. Davis Hwy.).
Approved a site plan amendment (SP #11) to add
two residential buildings to the approved site plan.
- March 6, 1965 Approved a GLUP Amendment from "Industrial" to
"Offices and Apartments."
- April 10, 1965 Approved a site plan amendment (SP #11) for the
office building complex regarding parking.
- July 24, 1965 Approved a site plan amendment (SP #11) for a
temporary building to house model apartments.
- September 11, 1965 Approved a site plan amendment (SP #11) for a
sign for the temporary building.
- December 18, 1965 Approved a site plan amendment (SP #11) to
increase the size of the four office buildings and an
option to construct a parking deck.
- June 4, 1966 Approved a site plan amendment (SP #11) 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 (SP #11) for
signage for the residential buildings.
- September 10, 1966 Approved a site plan amendment (SP #11) for the
Crystal Plaza South residential building to convert 2
units to a dental office and a central telephone
exchange.

December 3, 1966	Approved a site plan amendment (SP #11) to convert 2,330 square feet of parking to an expanded telephone equipment room.
June 17, 1967	Approved a site plan amendment (SP #11) for identification and directional signage for Crystal Plaza.
July 15, 1967	Approved a site plan amendment (SP #11) to modify the building alignment of office buildings 1 and 2.
September 23, 1967	Approved a site plan amendment (SP #11) 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 (SP #11) for a temporary billboard.
July 7, 1979	Approved a site plan amendment (SP #11) to permit designated space on the plaza levels for use by profit and non-profit organizations, and for directional signs.
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 (SP #11) 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	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 2211 Jefferson Davis Highway.
- January 16, 1993 Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the March 6, 1993 County Board meeting.
- March 6, 1993 Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the April 3, 1993 County Board meeting.
- April 3, 1993 Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the July 10, 1993 County Board meeting.
- July 13, 1993 Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the September 11, 1993 County Board meeting.
- September 11, 1993 Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the March 1994 County Board meeting.
- March 5, 1994 Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the June 4, 1994 County Board meeting.
- June 4, 1994 Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the September 10, 1994 County Board meeting.
- September 10, 1994 Approved a site plan amendment (SP #11) for a four-story addition and associated improvements
- May 17, 1997 Approved site plan amendment (SP #11) for conversion of approximately 1,103 square feet of retail area to office space for a period not to exceed five years.

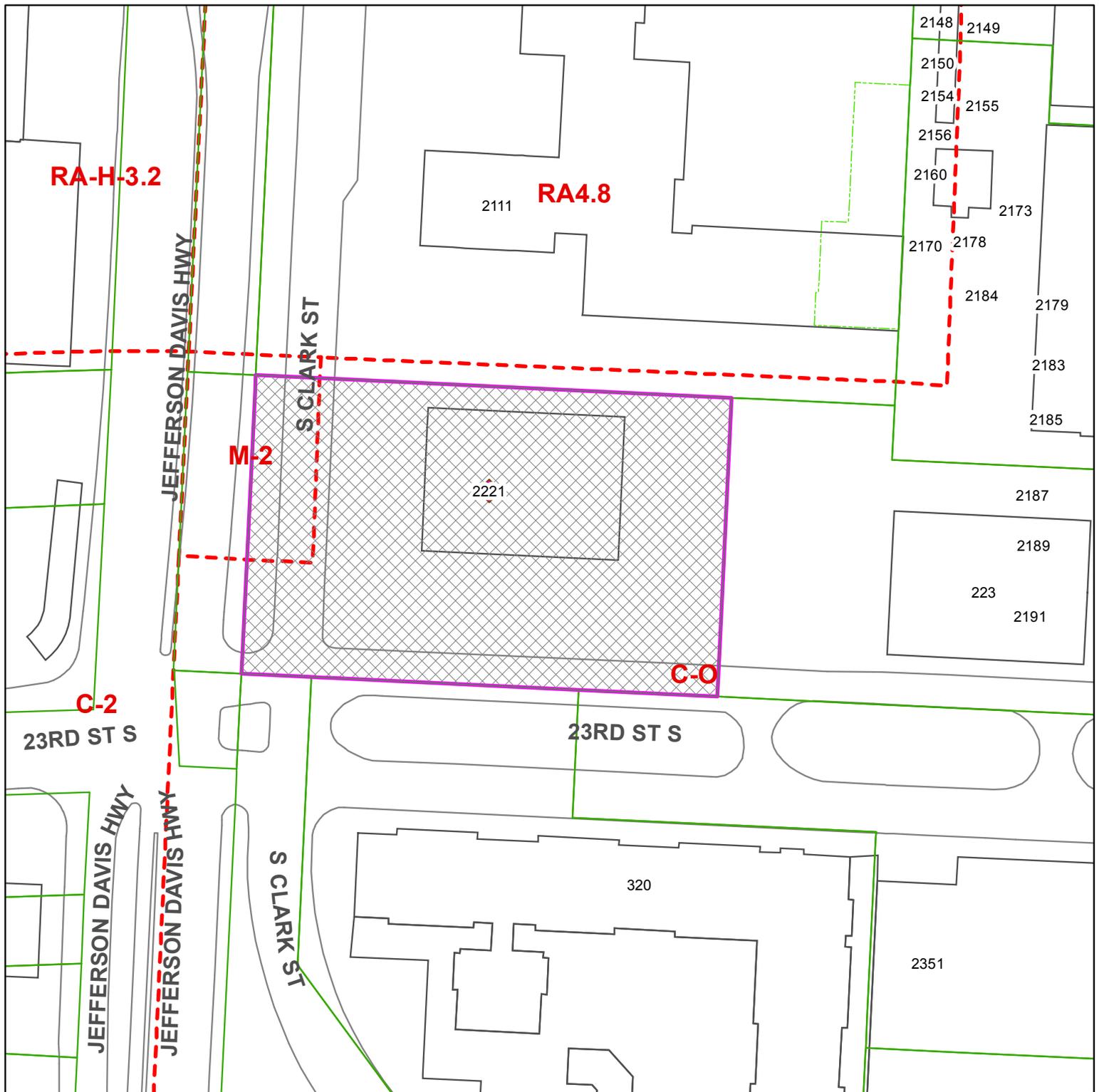
November 13, 1999	Approved site plan amendment (SP #11) to convert approximately 3,748 square feet of retail space into an educational institution.
March 11, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
May 20, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
July 22, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
October 7, 2000	Accepted withdrawal of a site plan amendment for renovations, and a comprehensive sign plan for Crystal Plaza Five and Crystal Plaza Six.
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 9, 2001	Approved conversion of office space to educational use for the University of Oklahoma at the Crystal Plaza Arcade.
May 19, 2001	Approved a 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, modification of use regulations for loading, density, open space and parking including number, percentage of compact spaces, tandem spaces, and a comprehensive sign plan.
March 15, 2003	Deferred Site Plan Amendment SP #11 for installation of a building identification rooftop sign at 2111 South Jefferson Davis Highway to April 2003.
April 26, 2003	Deferred Site Plan Amendment SP #11 for installation of a building identification rooftop sign at 2111 South Jefferson Davis Highway to June 2003.
June 17, 2003	Approved a site plan for installation of a building identification rooftop sign (back-lit rooftop building identification sign with a sign area of 150 square feet mounted on the west elevation of Crystal Plaza Apartments.
July 19, 2003	Approved a site plan to amend a comprehensive sign plan for SP #11.
March 13, 2004	Approved site plan amendments to delete pedestrian bridges.

June 15, 2004	Approved the placement of neighborhood banners on street light poles within Crystal City Metro Station area.
July 10, 2004	Approved a site plan to amend a comprehensive sign plan for SP #11.
October 15, 2005	Continued SP #11 site plan amendment for Plaza Associates, LP 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. (Institute for Psychological Sciences)
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.
September 25, 2010	Accepted withdrawal of a site plan amendment request to convert retail space to office use within the Crystal City Shops.
December 10, 2010	Approved a site plan amendment to revise landscaping, pedestrian bridge removal timing,

SP #11
University of Oklahoma
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rooftop mechanical screening, and LEED, with
modification of Conditions # 46, 70, 76.



SP #11

2221 South Clark St., and 2231 Jefferson Davis Hwy

RPC: 34-020-003



 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.