



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of April 16, 2011

**DATE:** April 6, 2011

**SUBJECT:** SP #163 SITE PLAN AMENDMENT REVIEW to renew a conversion of 3,400 s.f. of retail space to office; property known as Park Place; located at 1655 N. Fort Myer Drive (RPC# 17-002-004).

**Applicant:**

1655 N Fort Myer LP  
c/o Tishman Speyer Prop  
45 Rockefeller Plaza  
New York, NY 10111

**C.M. RECOMMENDATION:**

Renew the site plan amendment for a conversion of 3,400 s.f. of retail space to office, subject to all previously approved conditions and an amended Condition #1, and with a County Board review in five (5) years (April 2016).

**ISSUES:** This is a review of an existing site plan amendment for space conversion from retail to office in the Park Place office building in Rosslyn and no issues have been identified.

**SUMMARY:** This is a five (5) year review of a conversion of 3,400 square feet of ground floor retail space to office in the Park Place office building on Fort Myer Drive in Rosslyn, south of Wilson Boulevard. In May 2006 the County Board approved the space conversion for ten (10) years, expiring in April 2016. Condition #1 erroneously required a five year review, which was inconsistent with the intent of the site plan amendment adopted in 2006. While the space is being used in accordance with the approval, staff recommends that Condition #1 be amended to reflect the true intention of the adopted amendment, which was an approval for ten (10) years until April 2016. Therefore, staff recommends renewal of the site plan amendment for a conversion of 3,400 s.f. of retail space to office, subject to all previously approved conditions and amended Condition #1, and with a County Board review in five (5) years (April 2016).

**BACKGROUND:** The subject property is the Park Place office building in Rosslyn, located at 1655 Fort Myer Drive, south of Wilson Boulevard. At their meeting of May 20, 2006 the County Board approved a site plan amendment to convert approximately 3,400 square feet of ground floor retail space to office space for a period of ten (10) years, with the justification that the space was relatively inaccessible, not being located at sidewalk level, and in an area of

County Manager: *BMD/GA*  
Staff: Peter Schulz, DCPHD, Planning Division  
PLA-5872

2.

Rosslyn with little foot traffic (south of Wilson Boulevard and the 17<sup>th</sup> Street overpass). The conditions remain the same today.

## **DISCUSSION:**

### **Since the original approval (May 2006):**

Site Plan Amendment Conditions: The use is in compliance with the site plan amendment conditions.

Zoning Enforcement: The Zoning Administration Enforcement has not reported any issues related to the space conversion.

Civic Associations: The location is in the Radnor-Fort Myer Heights Civic Association. The Civic Association has been notified and to date there have been no comments.

Public-Private Partnerships: Rosslyn BID and Rosslyn Renaissance were notified of this review and as of the date of this report have not responded with comments.

In May 2006, the County Board approved a site plan amendment for the Park Place building in Rosslyn to convert 3,400 square feet of ground floor retail area to office and meeting space for a period of ten (10) years. At that time, the retail space had been vacant for three (3) years and the applicant was unable to attract retailers due to the poor location. The retail space is above the sidewalk grade and located on a portion of Fort Myer Drive south of Wilson Boulevard on the southern edge of Rosslyn in an area with very little foot traffic. Since the conversion was approved in 2006, the space has been occupied by an office tenant. The applicant is now five (5) years into the ten (10) year conversion period.

This five (5) year review is being held due to a typographical error in Condition #1 requiring a review in April 2011. Staff researched the County Board action and found that the intent was to have a review in ten (10) years (April 2016) following submission of a retail marketing plan which is required on or before December 2015. However, in this review staff has found that the space is being used in accordance with the approval and there are no issues. Staff is recommending that Condition #1 be amended to reflect the true intention of the adopted amendment and require a review of the space in April 2016. .

**CONCLUSION:** The use has operated since 2006 in compliance with the conditions of approval. The use was approved for ten (10) years, but condition of approval required a review in five (5) years. Therefore, staff recommends renewal of the site plan amendment subject to all previously approved conditions, with an amended Condition #1, and with a County Board review in five (5) years (April 2016).

### Amended Condition #1

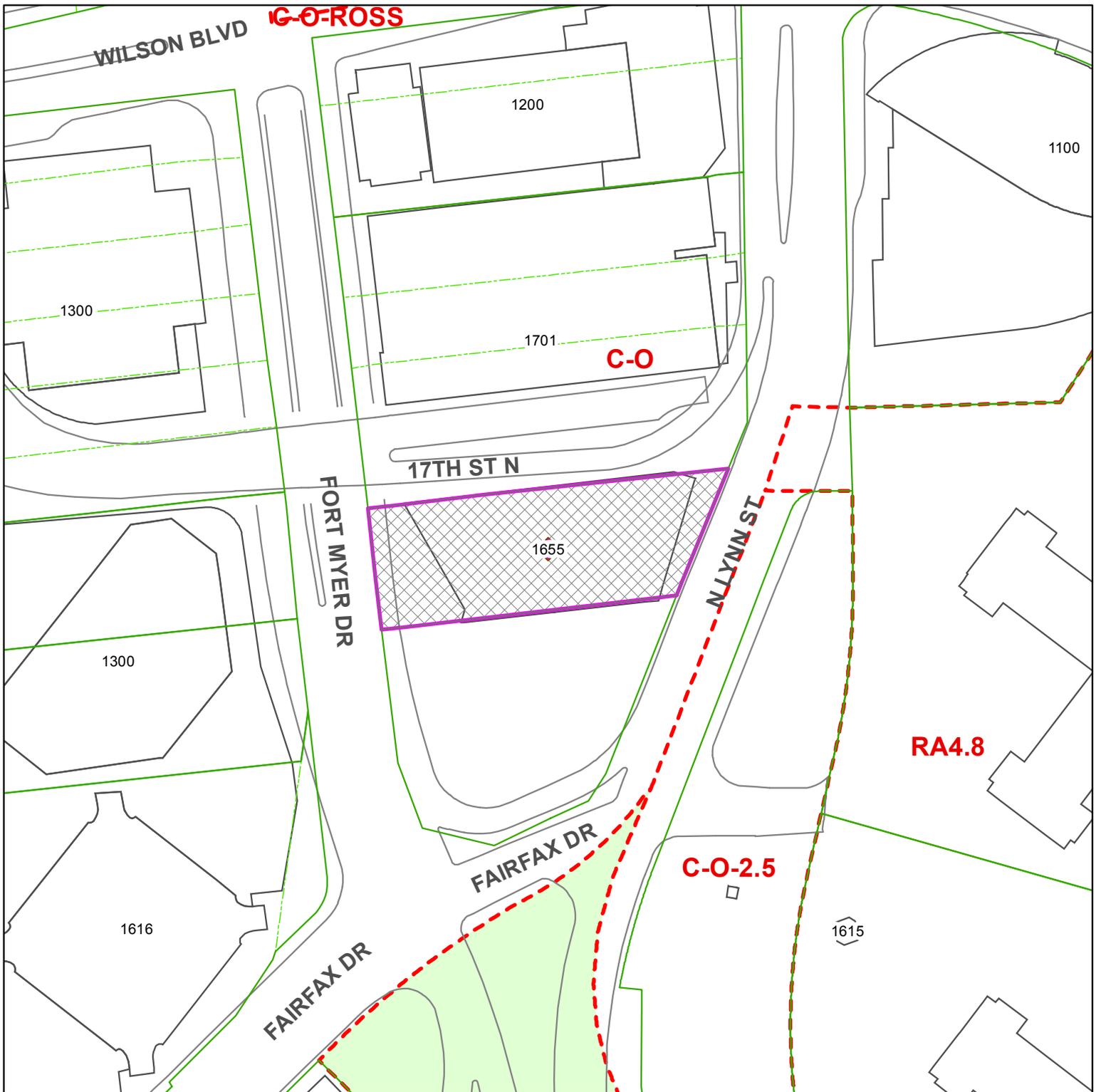
1. The applicant agrees that 3,400 square feet of existing retail on the ground level may be used for offices and meeting rooms until April 2016, at which time this use shall revert to a retail use. The applicant also agrees to develop a marketing plan including strategies for retail users in all retail designated spaces in the subject office building. The Plan shall include an interest survey demonstrating efforts made to date to lease the property to retail users. The Plan shall be submitted for review by the Department of Economic Development and the Department of Community Planning, Housing and Development on or before December 2015, which date is four (4) months prior to the ~~five (5) year~~ County Board review of the space ~~in (April 2014~~ 2016).

PREVIOUS COUNTY BOARD ACTIONS:

October 6, 1964	Approved a rezoning (Z-1770-64-2) of 1659 North Fort Myer Drive from “C-2” to “C-3”.
June 1, 1971	Approved a rezoning (Z-1979-71-3) of 1659 North Fort Myer Drive from “C-3” to “C-O”.
March 17, 1980	Approved a site plan (Z-1979-71-3) for a 12-story office building and a three (3)-level parking garage.
March 30, 1981	Approved a site plan amendment (Z-1979-71-3) for conversion of penthouse (11,300 square feet of the 14,650 total square feet) to office space, subject to existing and new conditions.
August 7, 1982	Approved a site plan amendment (Z-1979-71-3) for conversion of 3,112 square feet of second floor retail space to office use and denied conversion of 3,144 square feet of first floor retail space to office use.
April 28, 1984	Approved a site plan amendment (Z-1979-71-3) to permit a sign with a logo at the third floor level of the south elevation, subject to conditions.
May 15, 2004	Approved a site plan amendment (SP #163) for a comprehensive sign plan to permit the installation of three (3) internally illuminated wall signs identifying the building name and street address, in addition to eight (8) existing signs.
May 20, 2006	Approved a site plan amendment (SP #163) to convert approx. 3,400 s.f. of retail space to office and conference space for a period of 10 years, subject to existing and new conditions requiring review in 5 years.

Approved Conditions:

1. The applicant agrees that 3,400 square feet of existing retail on the ground level may be used for offices and meeting rooms until April 2016, at which time this use shall revert to a retail use. The applicant also agrees to develop a marketing plan including strategies for retail users in all retail designated spaces in the subject office building. The Plan shall include an interest survey demonstrating efforts made to date to lease the property to retail users. The Plan shall be submitted for review by the Department of Economic Development and the Department of Community Planning, Housing and Development on or before December 2015, which date is four (4) months prior to the five (5) year County Board review of the space (April 2011).
2. The applicant agrees that the conference room space would be available to other organizations, which may include community and public agencies (North Rosslyn Civic Association, Radnor/Fort Myer Heights Civic Association, the Rosslyn Renaissance, the Rosslyn BID, and Arlington County government agencies) on an “as available” basis during regular business hours, from 9 a.m. through 5 p.m. Mondays through Fridays.



**SP #163**

**1655 N Fort Myer Dr**

**RPC: 17-002-004**



 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.