



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of July 9, 2011

**DATE:** June 22, 2011

**SUBJECT:** SP#90 SITE PLAN AMENDMENT RENEWAL of CESC Square, LLC to extend the development of 7,100 square feet of arcade space for office use located at 1550 Crystal Drive (previously 1725 Jefferson Davis Highway) (RPC# 34-020-248).

**Applicant:**

CECS Square, LLC c/o Vornado Realty Trust

**By:**

Walsh Colucci Lubely Emerich & Walsh, PC  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

**C. M. RECOMMENDATION:**

Renew the subject site plan amendment with the removal of the previously approved site plan amendment conditions and no further scheduled County Board review.

**ISSUES:** This is a site plan amendment renewal to extend the development of 7,100 square feet of arcade space at 1550 Crystal Drive for office use and no issues have been identified.

**SUMMARY:** Crystal Square Two office building was expanded in 2002 by a site plan amendment that permitted the enclosure of arcade space at the building's plaza level to provide for an additional 7,100 square feet of office gross floor area. The space was constructed for the expansion of Lockheed Corporation's flight simulator program. The conversion of space from arcade to office use was approved contingent upon a review by the County Board should Lockheed Corporation determine it would extend its lease upon expiration, July 2011. While the space is no longer leased to Lockheed Martin, the applicant/owner requests with the review of the site plan amendment that the space continue to be allowed for use as office gross floor area irrespective of tenancy. The build out of the space is a permanent structure. It is located above grade at the building's plaza level and does not directly front on the street or have a direct connection to retail along Crystal Drive. In addition, while the building is shown in the *Crystal City Master Plan* as one for potential redevelopment, the use of the space in this way until such

County Manager:

*BMD/GA*

Staff: Samia Byrd, CPHD, Planning

PLA-5938

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redevelopment would occur would not hinder implementation of the *Plan* as adopted. Finally, since approval of the site plan amendment in 2002 and construction of the space, there have been no known issues with site plan condition compliance, code enforcement, fire safety or police, and no comments from the community and adjacent civic associations regarding the subject use. Therefore, staff recommends that the County Board renew the subject site plan amendment, removing the previously approved site plan amendment conditions and with no further scheduled County Board review.

**BACKGROUND:** The Crystal Square site plan (SP #90) was approved in September 1972 as a mixed use development comprised of four (4) office buildings, one (1) residential building and underground retail. The project is located in Crystal City on the block bounded by 15<sup>th</sup> Street South to the north, South Clark Street/Jefferson Davis Highway to the west, 18<sup>th</sup> Street South to the south and Crystal Drive to the east. The subject building, Crystal Square Two, is an 11-story office building which was constructed in 1980. The building is located on the northeast corner of the block at the corner of 15<sup>th</sup> Street South and Crystal Drive.

**DISCUSSION:** In July 2002, the County Board approved a site plan amendment to Site Plan #90 providing for the build out of a portion of space at the plaza level as 7,100 square feet of additional office gross floor area at Crystal Square Two, to accommodate the expansion of Lockheed Martin's flight simulator program. The additional gross floor area resulted from the enclosure of portions of un-used space between columns with glass along the building's first floor. The area of enclosure was designed and constructed as a covered arcade, set back into the building on top of the plaza. By site plan amendment, the approved conversion of the building's arcade area was to be consistent with the term of the Lockheed Corporation's lease with Crystal Square Two or July 2011. The condition further provides that if Lockheed Martin determines that it would renew its lease, that the County Board would review the site plan amendment to determine whether or not it should be extended consistent with a new lease term.

While Lockheed Martin has not extended its lease and no longer occupies the 7,100 square feet of office space at the plaza level, the applicant/owner requests through this site plan amendment renewal, that the space remain as permanent office use without requirement for specific tenancy. The build out of the space for Lockheed Martin was finished such that it is permanent structure and would not be easily removed. In addition, the space is raised above grade at the plaza level and does not provide direct street frontage or access, and there is no direct connection between this space and the retail along Crystal Drive. Finally, the site is within the Crystal City Business District and specifically the location of the existing Crystal Square Two is shown as a potential redevelopment site in the recently adopted *Crystal City Master Plan*. However, the current use of the space, should it be extended, would not hinder future redevelopment opportunities nor pose any conflicts with the implementation of the *Plan* as adopted.

**Since the Site Plan Amendment Approval (July 2002):**

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

Site Plan Inspection: There have been no site plan inspection issues cited with the approved use of the space.

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

Police Department: The Police Department has not indicated any issues or concerns with the continuation of the use of the office 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) as well as representatives of the adjacent Civic Associations, Arlington Ridge and Aurora Highlands, none of whom have provided comments to date. Participants of the Crystal City Sector Plan process were also notified and have expressed no issues with the proposed renewal.

**CONCLUSION:** Staff finds that the construction and use of the office space has been in compliance with the approved conditions since July 2002 and that the use of the space in this way does not adversely impact the neighborhood, surrounding community or adjacent properties or development. Further it is not inconsistent with the *Crystal City Master Plan*, Zoning Ordinance Regulations or approved site plan. Therefore, staff recommends renewal of the subject site plan amendment with the removal of the previously approved conditions and with no further scheduled County Board review.

Approved Conditions (applicable to the site plan amendment of 2002 only):

- ~~1. The developer agrees to submit floor plans and architectural designs of the converted arcade space including details on the remaining outdoor space to the Zoning Administrator, which shall be approved by the County manager or his designee prior to the issuance of any building permits.~~
- ~~2. The conversion shall be for a period consistent with the term of the Lockheed Corporation's lease with Crystal Square Two of July 2011. If the Lockheed Corporation decides to renew its lease at the end of the current lease in July 2011, then this site plan amendment shall be reviewed by the County Board to determine whether it should be extended to reflect the term of the renewed lease.~~

PREVIOUS COUNTY BOARD ACTIONS:

- September 27, 1972                      Rezoned the subject property from “M-2” to “C-O” (Z-2003-72-1).
- Approved a site plan for an office and apartment building complex subject to conditions (Z-2003-72-1).
- March 6, 1976                              Approved a site plan amendment for a comprehensive sign plan.
- July 31, 1976                              Approved a site plan amendment for a 95 s.f. sign on 1755 Jefferson Davis Hwy.
- April 8, 1978                              Approved a site plan amendment for redesign of the surface parking area parallel to 18th Street and for increasing the total number of parking spaces in that area from 28 to 61 spaces; to convert 3,000 square feet of penthouse level undesignated use space to storage space and employee lounge, 1735 Jefferson Davis Highway.
- July 29, 1978                              Approved a site plan amendment for a restaurant with live entertainment and additional signage for 1755 Jefferson Davis Highway.
- September 9, 1978                        Approved a site plan amendment to delete the approved apartment building with 461 units and the moderate income units contained therein and add an office building with approximately 445,000 square feet of office space and approximately 55,000 square feet of commercial space, 1525 Jefferson Davis Highway, subject to the conditions of the original plan and new conditions.
- July 7, 1979                                Approved a site plan amendment to permit the use of designated space on the plaza levels for commercial, promotional and charitable use by profit and non-profit organizations together with such identification and directional signs as approved by the Zoning Administrator, with conditions.
- July 11, 1981                                Approved a site plan amendment for freestanding signs.

September 15, 1981	Approved site plan amendment to permit live entertainment and public dancing in conjunction with an existing restaurant (Amelia's) with conditions.
September 11, 1982	Renewed a site plan amendment for live entertainment and dancing (Amelia's) with a review in three (3) years.
February 5, 1983	Approved site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003, 72-1 and Z-2180-80-1) to permit 4"Crystal City" pylon signs, 1 "The Underground" identifier pylon sign, 23 pylon directional signs, 4 entrance canopies with signs, and 1 "Crystal Plaza Shopping Arcade" wall-mounted sign.
September 7, 1985	Renewed a site plan amendment for live entertainment and dancing (Amelia's) subject to all previous conditions and with no further review.
July 8, 1989	Deferred site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) 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 request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1, and Z-2180-80-1) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs, subject to conditions.
August 11, 1990	Approved a site plan amendment for a dish antenna on the roof of 1745 Jefferson Davis Hwy.
September 8, 1990	Approved a site plan amendment to permit administrative approval of subdivisions of the property, subject to conditions.
November 17, 1990	Approved a site plan amendment request for food delivery service (Z-2003-72-1), subject to conditions and with a review in three (3) months after the issuance of a certificate of occupancy.

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 17, 1991, at 1225 and 2211 Jefferson Davis Highway.
May 11, 1991	Continued the site plan amendment for food delivery service (#90), subject to all previous condition and with a review in one (1) year.
August 10, 1991	Discontinued a site plan amendment for a satellite dish on the roof of 1745 Jefferson Davis Hwy.
December 7, 1991	Approved a site plan amendment to amend the Crystal City comprehensive sign plan subject to conditions.
May 16, 1992	Continued the site plan amendment for food delivery service (#90), subject to all previous condition and with a review in three (3) years.
May 20, 1995	Continued a site plan amendment for food delivery service (#90), subject to all previous condition and with a review in five (5) years.
May 17, 1997	Approved a site plan amendment to convert 5,000 square feet of penthouse tenant storage space to office use (an ancillary computer room and command center) for a term consistent with the U.S. Marshals Service lease or November 30, 2001, subject to new conditions.
May 20, 2000	Approved site plan amendment to convert 4,655 square feet of retail to a health club.
July 20, 2002	Approved a site plan amendment to develop 7,100 square feet of office space created by enclosing an existing arcade to house flight simulators and support areas, subject to conditions.
March 15, 2003	Approved a site plan amendment for live entertainment for Potbelly Sandwich Works at 1725 South Jefferson Davis Highway, approval subject to

	all previous conditions and review in one year (March 2004).
July 19, 2003	Approved a site plan amendment for the installation of two internally illuminated building identification rooftop signs on the east and west elevations of the Crystal Square II Office Building at 1725 Jefferson Davis Highway subject to the following conditions.
March 13, 2004	Continued a site plan amendment for live entertainment for Potbelly Sandwich Works at 1725 South Jefferson Davis Highway, approval subject to all previous conditions and review in three (3) years (March 2007)
April 22, 2006	Approved a site plan amendment to amend the comprehensive sign plan for 251 South 18 <sup>th</sup> Street subject to all previous conditions and new conditions.
March 17, 2007	Continued a site plan amendment for live entertainment for Potbelly Sandwich Works at 1725 South Jefferson Davis Highway subject to all previously approved conditions, and with a County Board review in five (5) years (March 2012).
September 13, 2008	Approved a site plan amendment for a comprehensive sign plan to modify text and reduce the size of previously approved rooftop tenant sign on eastern façade from 131.38 square feet to 84.6 square feet for the parcel of real property known as 1550 Crystal Drive.
December 12, 2009	Approved a site plan amendment to modify a previously approved rooftop sign for 1550 Crystal Drive.
May 22, 2010	Approved a site plan amendment for outdoor café seating in the public right of way, façade modifications for Hamburger Hamlet located at 1601 Crystal Square Arcade.  Deferred a modification to the comprehensive sign plan at Hamburger Hamlet located at 1601 Crystal Square Arcade to the June 12, 2010 County Board meeting.

June 12, 2010

Approved a site plan amendment to modify the comprehensive sign plan for Hamburger Hamlet located at 1601 Crystal Square Arcade.







