



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of November 19, 2011

DATE: November 1, 2011

SUBJECT: SP #409 SITE PLAN AMENDMENT, to allow an additional 6,500 square feet for retail mezzanine space to be used among retail bays and amend Condition #64 to allow mezzanine height within retail clear height, located at 1712, 1716, and 1720 Wilson Boulevard and 1711 Clarendon Boulevard, and an unaddressed parcel on Clarendon Boulevard (RPC# 17-010-008, -009, -022, -023 & -030).

Applicant:

Nan E. Walsh
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Adopt the attached Ordinance to allow an exclusion of 6,500 square feet of additional mezzanine retail space to be used among retail bays within the first floor clear height, subject to modified Condition #64 and to all previously approved conditions.

ISSUES: The applicant is proposing a density exclusion and amendment of Condition #64 to allow an additional 6,500 square feet of mezzanine retail space within the first floor clear height of previously approved retail space at 1716 Wilson Boulevard. No issues have been identified.

SUMMARY: This is a request for an amendment to Site Plan #409 (1716 Wilson Boulevard), a mixed-use office and retail development located in the area between the Rosslyn and Court House Sector Plan areas, which was approved by the County Board in 2007. The applicant is seeking approval to add 6,500 square feet of mezzanine retail GFA within the previously approved ground floor retail space. The applicant has indicated that the mezzanine space will provide more marketability of the retail GFA and provide needed retail services within the neighborhood. An amendment to the site plan's retail condition (Condition #64) is required to

County Manager: *BMD/GA*

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

Staff: Jason Beske, DCPHD, Planning Division

PLA-6046

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allow the mezzanine space within the required clear height of the ground floor retail space and for the exclusion of the mezzanine retail GFA from density calculation.

BACKGROUND: At its October 13, 2007 meeting, the County Board approved Site Plan #409, a mixed-use office and retail development located in the area between the Rosslyn and Court House Sector Plan areas. The approved site plan, which is currently under construction, comprises 114,922 square feet of office GFA and 25,719 square feet of ground floor retail GFA. The applicant is proposing to amend Condition #64 to allow mezzanine space within previously approved retail clear heights and for a density exclusion to allow additional mezzanine retail GFA in that space.

The following provides additional information about the site and location:

Site: The 140,641 square-foot site is located between Wilson and Clarendon Boulevards east of the terminus of North Quinn Street. Future development will include the extension of Quinn Street adjacent to the site. The site is surrounded by the following adjacent land uses:

- To the north: Wilson Boulevard and Colonial Village Shopping Center designated “Service Commercial” on the General Land Use Plan and zoned “C-2” and “RA6-15”.
- To the east: The WRIT Rosslyn Center (SP #357) 9-story residential building along Wilson Boulevard and the American Chiropractic Association site plan (SP #227) office building along Clarendon Boulevard. Both are designated Medium Office-Apartment-Hotel on the General Land Use Plan and are zoned C-O-2.5 Commercial Office Building, Hotel and Apartment Districts.
- To the south: Clarendon Boulevard and Gaslight Square, a by-right residential project by ABDO. The area is designated Medium Residential (32-72 units/acre) on the General Land Use Plan and is zoned “RA6-15” Apartment Dwelling Districts.
- To the west: The future North Quinn Street extension and the 1800 Wilson Boulevard site plan (SP #371) designated Medium Office-Apartment-Hotel on the General Land Use Plan and zoned C-O-2.5.

Zoning: The site is zoned C-O-2.5 Commercial Office Building, Hotel and Apartment District.

General Land Use Plan Designation: The General Land Use Plan designation for the site is “Medium” Office-Apartment-Hotel (allows up to 2.5 FAR office density; up to 115 units/acre apartment density; up to 180 units/acre hotel density).

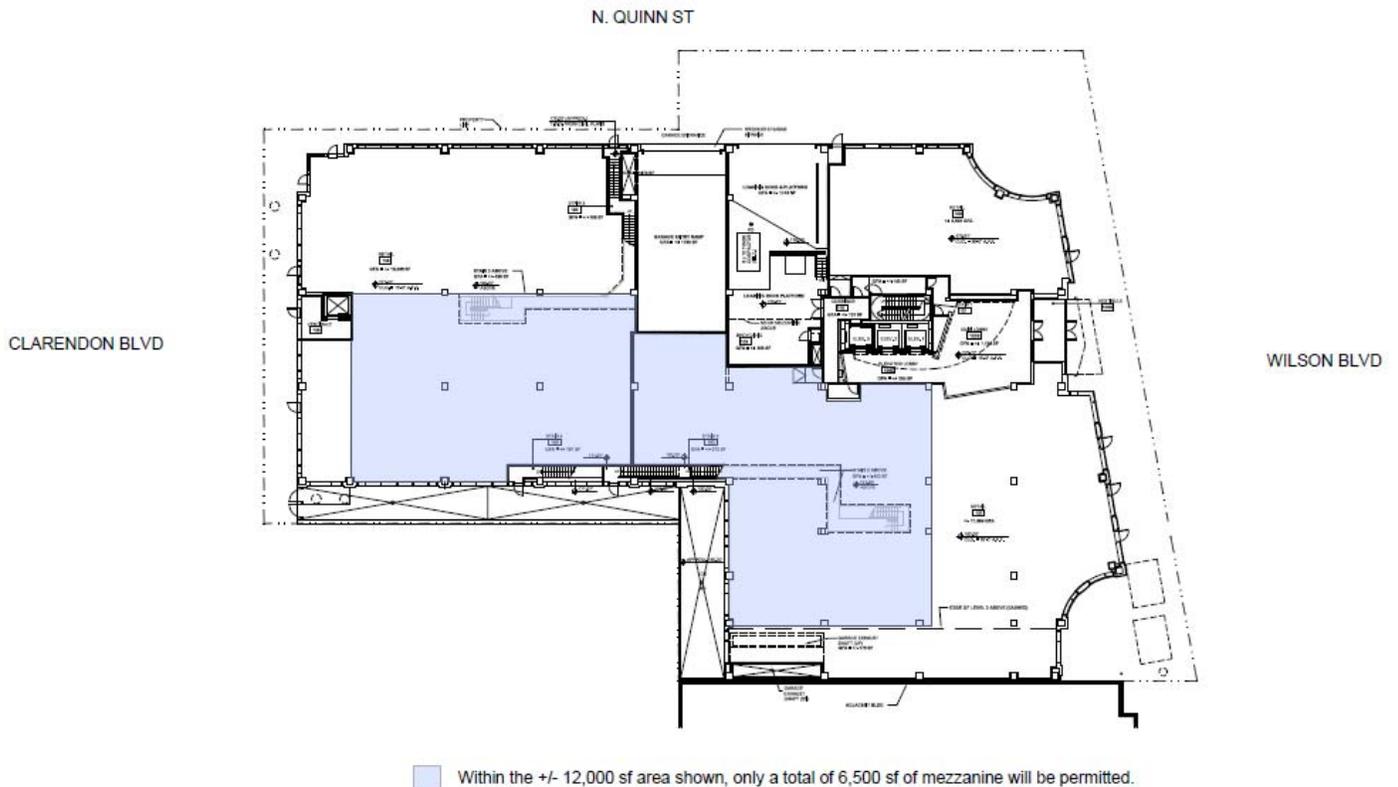
Neighborhood: The site is located within the Radnor-Fort Myer Heights Civic Association and across Wilson Boulevard from North Rosslyn Civic Association and Colonial Village. Rosslyn Renaissance staff and the Presidents of the Radnor-Fort Myer Heights and North Rosslyn Civic Associations were notified of the proposal. The Radnor-Fort Myer Heights and North Rosslyn Civic Associations have no objections to the proposed site plan

amendment. Rosslyn Renaissance provided a letter of support for the applicant's proposal, which is attached to this report.

DISCUSSION: The applicant is proposing to add 6,500 square feet of additional retail GFA to be located in the clear height of ground floor retail space at 1716 Wilson Boulevard. The additional space would be excluded from GFA for the site plan's overall density calculation, as well as two (2) amendments to Condition #64 of the site plan.

Exclusion of retail GFA from density calculation. The applicant requests a modification of use regulation to exclude 6,500 square feet of retail GFA from the site plan density calculation. Arlington County policy addresses development on the subject property in the *Rosslyn Station Area Plan Addendum* (Station Area Plan), the *Rosslyn-Ballston Corridor Retail Action Plan* (Retail Action Plan) and *The Rosslyn to Courthouse Urban Design Study* (Urban Design Study). The Retail Action Plan and Station Area Plan identify the subject area as a portion of Rosslyn's Downtown area and as a shopping street that would principally provide personal and business services. Staff has determined that this small amount of mezzanine space, which would not increase the number of uses in the building, does not require changes to parking or other site plan requirements.

According to the applicant, the additional GFA will be developed as flexible mezzanine space on an as needed basis for individual tenants who want to use the mezzanine and that allowing flexibility with the installation of the mezzanines (location and height) will increase the marketability of the space and allow for a variety of tenants. The applicant has indicated that they would like the ability to provide the 6,500 square feet of mezzanine area in a designated 12,000 square-foot area within the ground floor space (see below and attachment) since this area has been identified as the most suitable area for mezzanine installation due to the change in



topography between Wilson and Clarendon Boulevards.

Adjacent to Clarendon Boulevard the first floor height is greater than 28 feet and the first floor heights along portions of Wilson Boulevard are approximately 20 feet. Due to the topography of the site there appears to be sufficient height to provide the additional useable GFA in the form of mezzanine space. The Urban Design Study designates the area as the “in-between study area” (due to its location between Rosslyn and Court House) and references the opportunity for interesting architectural design due to the areas rising topography. One issue identified by the Urban Design Study is the lack of fitness and recreation facilities in Rosslyn. The applicant has indicated that a health club is a likely use that could make use of mezzanine space, as opposed to the tall retail ceilings approved for the site plan. The existing grades of the site provide a suitable opportunity to add the mezzanine space without encumbering the use of the previously approved retail GFA.

In addition to topography favorable to mezzanine installation, the development of additional retail GFA space will not add to the mass or bulk to the building. Therefore, there will be no visual impact to the exterior of the structure. Other mezzanine spaces have been approved throughout the County as incidental GFA for retail uses that did not add mass to existing structures. Additional street level retail would contribute to activation of the street and these services will offer increased retail activity for adjacent residential uses as well as provide evening activity within an area of the corridor that is typically inactive after office hours.

Due to the specific geographic characteristics of the site and for the aforementioned reasons, staff supports the request for an exemption of the 6,500 square feet of retail GFA.

Amendments to Condition #64. The accommodation of mezzanine space within the ground floor retail space requires two (2) amendments to Condition #64 of the previously approved site plan. The first amendment (Condition #64a) requires a change to the amount of first floor retail GFA to be included in the property’s retail action plan. The second change (Condition #64b) requires the allowance of mezzanine space in the project’s first floor clear height.

Condition #64a of the approved site plan specifies that the retailer agrees to develop and implement a retail attraction and marketing plan for the 25,719 square feet of retail space approved for the first floor of the site in 2007. The applicant is proposing to add an additional 6,500 square feet of GFA via mezzanine space. If the additional GFA is approved, the condition needs an amendment to reflect the entirety of the GFA and include the mezzanine space. This would bring the ground floor GFA total to 32,219 square feet.

Site plan Condition #64b stipulates that retail spaces shall be functional and attractive to prospective retailers and that they should animate the street frontage. This includes the provision of approximately 17-foot floor-to-floor heights. There is a substantial change in grade between Wilson and Clarendon Boulevards, which are the two (2) streets that the project fronts. The first floor clear heights are adequate to support mezzanines for a majority of the ground floor.

Proposed site plan: The table below sets forth the statistical summary for the proposed addition of the mezzanine retail GFA:

Site Area	Approved 45,523 sf (1.045 acres)	Proposed 45,523 sf (1.045 acres)
Density		
Total GFA (FAR)	147,141 sf (3.38 FAR)	147,141 sf (3.38 FAR)
Office GFA (FAR)	114,922 sf (2.77 FAR)	114,922 sf (2.77 FAR)
Retail GFA (FAR)	25,719 sf (.56 FAR)	32,219 sf (.74 FAR)
Exclusions GFA, including: Below grade storage (5,841 sf) Below grade tenant fitness center (1,000 sf) Mezzanine Retail Space (6,500 sf)	13,341sf (.31 FAR)	6,841 sf (.15 FAR)
Total Net GFA (FAR)	133,800 sf (3.22 FAR)	133,800 sf (3.22 FAR)
Bonus GFA, including: --Contribution for off-site portion of Quinn St. (10,364.5 sf or .25 FAR) --LEED Silver Certification (10,364.5 sf or .25 FAR)	20,729 sf (.50 FAR)	20,729 sf (.50 FAR)
One-time credit for dedication of on-site portion of Quinn St. (4,065 sf dedicated area x 2.5 FAR)	10,162.5 sf	10,162.5 sf
Total Net FAR, applying bonuses	102,909 sf (2.48 FAR)	102,909 sf (2.48 FAR)
“C-O-2.5” Permitted GFA	113,80.5 sf at 2.5 FAR	113,80.5 sf at 2.5 FAR
Building Height		
Average Site Elevation	177.0 feet	177.0 feet
Main Roof Elevation (a.s.l.)	255.67 feet	255.67 feet
Main Roof Height	78.67 feet	78.67 feet
Penthouse Elevation (a.s.l.)	271.67 feet	271.67 feet
Penthouse Height	14.67 feet (93.33 feet a.s.e.)	14.67 feet (93.33 feet a.s.e.)
Number of Stories	3-5 stories	3-5 stories
“C-O-2.5” Permitted Height	12 stories	12 stories
Parking		
Office		
Number of Spaces	187 spaces	187 spaces
Parking Ratio	1 space per 580 sf	1 space per 580 sf
Required Office Spaces	187 spaces	187 spaces
Required Office Ratio	1 space per 580 sf	1 space per 580 sf
Retail		
Number of Spaces	44 spaces	44 spaces
Parking Ratio	1 space per 580 sf	1 space per 580 sf
Required Retail Spaces	44 spaces	44 spaces
Required Retail Ratio	1 space per 580 sf	1 space per 580 sf
Total	231 spaces	231 spaces
Total Required Spaces	231 spaces	231 spaces

CONCLUSION: The applicant has designed a project that generally meets the goals of the *Rosslyn to Courthouse Urban Design Study*, *The Rosslyn-Ballston Corridor Retail Action Plan* and the *Rosslyn Station Area Plan Addendum*. In addition, it is generally consistent with the General Land Use Plan designation and zoning district for the subject site. The topography of the site is unusual and lends itself, along with the previously approved first floor clear heights, to the installation of mezzanine space in the ground floor. The mezzanine GFA will not add bulk or mass to the building and will have no exterior visual impact on the building. Mezzanine space will be used in a manner that is incidental to the use of approved GFA and allow for additional marketability for retail space in the “in-between” area of the Rosslyn-Ballston Corridor. Staff concludes that allowing mezzanine space where approved floor to ceiling heights are between 20 and 28 feet helps accomplish the County’s goals for activating street fronts. Because this space has no effect on an approved building’s mass or height, and will make the already-approved retail space more viable, and will be used in a way that is incidental to the approved retail uses, allowing the space to be excluded from GFA calculations is acceptable. Therefore, staff recommends that the County Board approve the exclusion of the mezzanine retail GFA for this site and that it adopt the attached ordinance site plan amendment subject to all previously approved conditions and one (1) revised condition (Condition #64).

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated August 5, 2011 for Site Plan # 409, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its November 19, 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 Report; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on November 19, 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 modified as follows:

An exclusion of 6,500 square feet of retail mezzanine GFA within the first floor clear heights as shown on the 1776 Wilson Boulevard Ground Level Mezzanine Plan.

- 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 August 5, 2011 for Site Plan # 409, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition #64 below (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment for mezzanine retail GFA within first floor clear heights, for the real property known as RPC # 17-010-008, -009, -004, -006, -022, -023, -030, and 1712, 1716, and 1720 Wilson Boulevard, and 1711 and unaddressed parcel Clarendon Boulevard, approval is granted and the parcel so described shall be used according to the October 13, 2007 approval, as amended by the Revised Site Plan Application, subject to all previously approved conditions (#1 through 84) with condition #64 revised as follows:

64. **Retail Elements**

- a. The developer agrees to develop and implement a retail attraction and marketing plan for ~~the 25,719~~ approximately 32,200 square feet of retail space located on the first floors of the office and residential buildings. The plan shall identify the types of retail desired, the marketing strategy to attract the retail, and strategies to retain the retail. The retail attraction and marketing plan shall be in accordance with the approved Retail Action Plan for the Rosslyn-Ballston Corridor, dated

January 2001. The retail attraction and marketing plan shall be reviewed and approved by the Department of Economic Development before being submitted to the Zoning Administrator. The above-grade building permit shall not be issued until documentation has been provided to the Zoning Administrator assuring that the plan has been approved by the Department of Economic Development. Any change in the use of the retail space from retail to office or other non-retail use shall require a site plan amendment.

- b. The retail spaces shall be designed and constructed to include interior and exterior improvements necessary to ensure that they are functional and attractive to prospective retailers and that they animate the street frontage. These elements shall include, but are not limited to: approximately 17 foot floor to floor heights, as shown on the plans dated September 24, 2007; retail mezzanine space of varying heights within the 17 foot floor-to-floor heights; access to the service corridor/areas as shown on the architectural plans dated September 24, 2007; direct street frontage and access; rough-in of utilities, i.e., sprinkler heads, plumbing, electrical wiring, and stubs for extensions; provision for any venting systems required for any food preparation or restaurant use; and sufficient transparency of the building facade to achieve adequate street exposure.

PREVIOUS COUNTY BOARD ACTIONS:

August 12, 1961	The site is shown as “General Business” to the north and “High-Medium (Multi-Family)” Residential (14-39 units/acre) to the south on the General Land Use Plan.
January 15, 1964	The site is shown as “Neighborhood Shopping” to the north and “High-Medium (Multi-Family)” Residential (14-39 units/acre) to the south on the General Land Use Plan.
April 22, 1975	The site is shown as “Service Commercial” (Personal and business services. Generally one to three stories. Maximum 1.0 FAR) to the north and “Medium” Residential (31-72 units/acre) to the south on the General Land Use Plan.
March 24, 1979	The site is shown as “Service Commercial” (Personal and business services. Generally one to three stories. Maximum 1.0 FAR) on the General Land Use Plan.
April 12, 1985	Approved a use permit (U-2448-85-3) to operate a public garage, subject to the conditions of the staff report.
April 15, 1986	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in one (1) year.
April 4, 1987	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in three (3) months.
July 11, 1987	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in one (1) year.
July 9, 1988	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in one (1) year.
July 11, 1989	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in six (6) months.
January 9, 1990	Continued a use permit (U-2448-85-3), subject to all previous conditions, and one new condition, and with a review in six (6) months.
June 30, 1990	GLUP Legend Change: The site is shown as “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 FAR) on the General Land Use Plan.

July 10, 1990	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in one (1) year.
July 30, 1991	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in three (3) years.
July 9, 1994	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in three (3) years.
January 17, 1997	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in one (1) year.
July 19, 1997	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in six (6) months.
January 17, 1998	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in one (1) year.
January 23, 1999	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in one (1) year.
January 29, 2000	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in three (3) years (January 2003).
January 11, 2003	Continued a use permit (U-2448-85-3), subject to all previous conditions, and with a review in three (3) years (January 2006).
April 27, 2004	GLUP Legend Change: The site is shown as “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 FAR with special provisions within the Columbia Pike Special Revitalization District”) on the General Land Use Plan.
January 21, 2006	Renewed a use permit (U-2448-85-3), subject to all previous conditions, and with a review in five (5) years (January 2011).
October 13, 2007	Approved Site Plan #409, a GLUP amendment to allow Medium Office-Apartment-Hotel, and a rezoning of the property to C-O-2.5.
October 15, 2011	Approved Site Plan #409 amendment to allow temporary on-site construction fencing and project signs.

TO: Jason Beske, Planner
Arlington Community Planning, Housing and Development

FROM: Lucia deCordre, Urban Design Project Manager
Rosslyn Renaissance Urban Design Committee

RE: Site Plan # 409, 1776 Wilson Blvd., Minor Site Plan Amendment for Additional 7,000 sq ft Retail Space and Project Signs on Temporary Fence

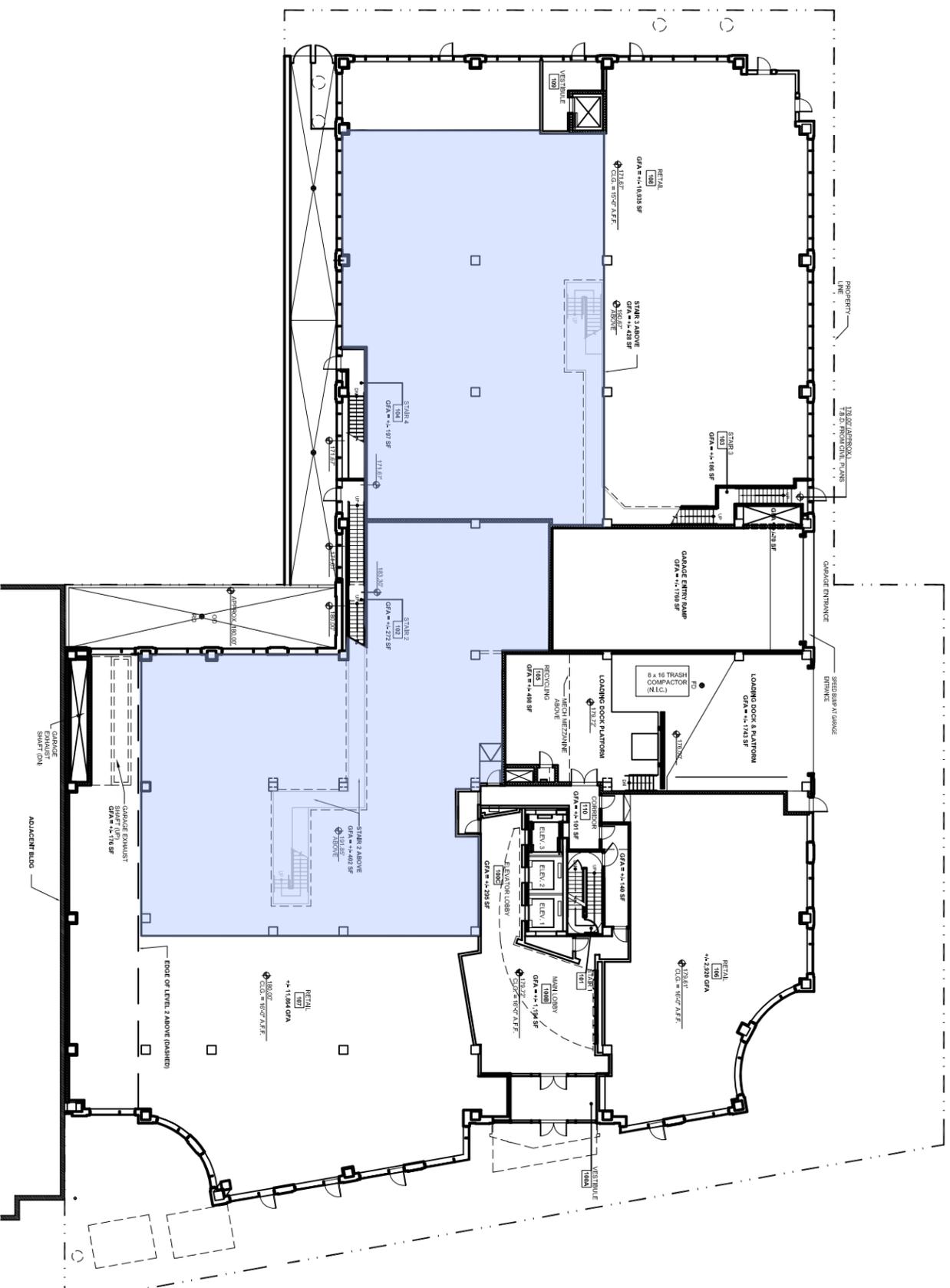
DATE: September 27, 2011

Rosslyn Renaissance supports and recommends approval of the additional retail square footage and proposed signage plan at 1776 Wilson Boulevard. It is our understanding that this application is scheduled for the October 15, 2011 Arlington County Board meeting.

The applicant met with the Rosslyn Renaissance Urban Design Committee at their September 21 meeting and provided a presentation. The Committee was in unanimous support of the retail addition and construction signage. The Rosslyn Renaissance Board and Urban Design Committee continue to support construction fencing banners that provide information and images to the community and visitors of the coming development.

We look forward to working with Skanska and the County in continuing to shape Rosslyn into a dynamic and quality environment.

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Within the +/- 12,000 sf area shown, only a total of 6,500 sf of mezzanine will be permitted.

CLARENDON BLVD

WILSON BLVD

1776 WILSON BOULEVARD

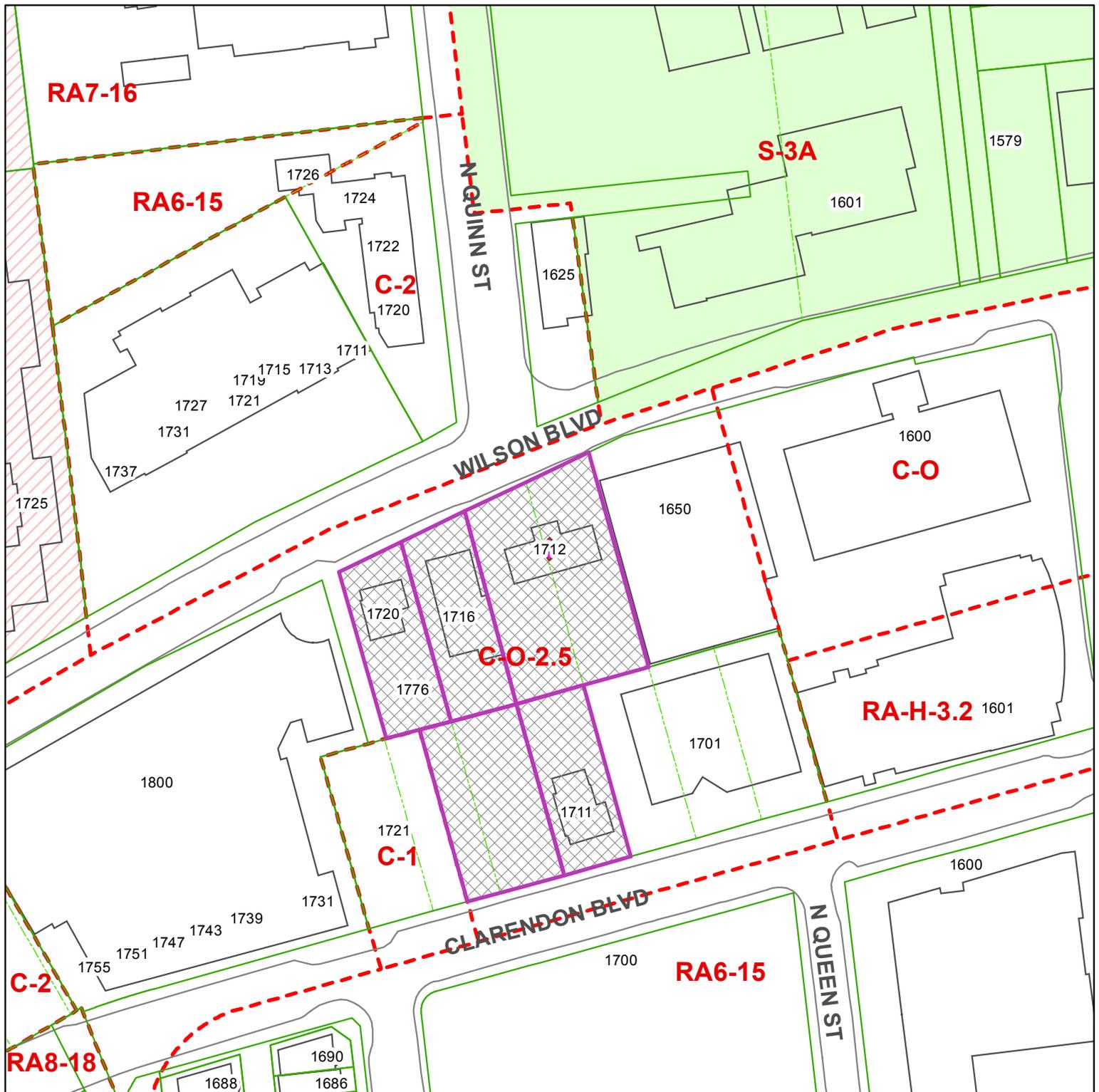
GROUND LEVEL MEZZANINE

Scale 1/32" = 1'-0" Date 24 OCT 2011



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SP# 409

1712, 1716, and 1720 Wilson Boulevard and 1711 Clarendon Boulevard, and an unaddressed parcel on Clarendon Boulevard

RPC# 17-010-008, -009, -022, -023 & -030



 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.