



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 10, 2012

DATE: February 21, 2012

SUBJECT: SP #220 SITE PLAN AMENDMENT to allow an additional medical office use within existing retail space for Arlington Hearing Center, LLC; located at 2500 Wilson Blvd (RPC# 18-007-011).

Applicant:

Arlington Hearing Center, LLC

By:

Richard Romano
2500 Wilson Blvd, Suite 105
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to permit a medical office use together with the retail use within existing retail space for Arlington Hearing Center, LLC; located at 2500 Wilson Blvd.

ISSUES: This is a site plan amendment to permit a medical office use together with the retail use located within approximately 1,050 sq. ft. of existing retail space. No issues have been identified.

SUMMARY: The applicant is proposing to add a medical office use together with the retail use located within approximately 1,050 sq. ft. of existing retail space. The medical office use will allow consultations and other audiological services performed for customers. The hours of operation for the medical office use will be Monday through Friday between 9 a.m. and 5 p.m. The use is consistent with the *Rosslyn-Ballston Corridor Retail Action Plan* for this site. The *Retail Action Plan* encourages “consumer and business services” which includes medical offices. In Condition #35 (specific to Arlington Hearing Center, LLC) the applicant proposes to encourage the use of public transportation to the medical office and detail available public garage

County Manager: BMD/GA

County Attorney:  

Staff: Marco Antonio Rivero, DCPHD, Planning Division
Dennis Sellin, DES, Transportation Division

PLA-6132

6.

and metered parking options for the Clarendon, Court House, and Rosslyn areas. Therefore, staff recommends that the County Board adopt the attached ordinance to approve a site plan amendment to SP #220 to permit a medical office use together with the retail use within existing retail space for Arlington Hearing Center, LLC.

BACKGROUND: The site plan for a five (5) story, 101,758 square-foot office building with 5,484 square feet of ground floor retail and restaurant space was approved by the County Board on July 7, 1984 (NBI Building). The site plan has been amended multiple times. In July 1994, the County Board approved conversion of a portion of restaurant space to conference room facilities, and 42 parking spaces on the P3 parking garage level to training and computer rooms, exercise facilities, mechanical space, and storage areas. The site plan accommodates up to 217 parking spaces (24 parking spaces outside and 193 parking spaces inside). The current Arlington Hearing Center, LLC space obtained a Certificate of Occupancy in November 2011 solely for the sale of hearing aids and other related products.

The following provides additional information about the site and location:

Site: The approximately 57,000 sq. ft. site is bounded by Wilson Boulevard to the north, Clarendon Boulevard to the south, North Barton Street to the east and North Cleveland Street to the west. The site consists of an office building with ground floor restaurant space occupied by Minh’s Vietnamese Restaurant. A bank is located in the building on the corner of Wilson Boulevard and North Barton Street.

To the north: Commercial uses along Wilson Boulevard and single family residential uses behind in the Lyon Village neighborhood zoned “C-2” and “R-6” and designated “Service Commercial” (Personal and business services. Generally one to four stories) and “Low” Residential (1-10 units/acre) on the GLUP.

To the west: PNC Bank with drive-thru and a used car lot zoned “C-2” and designated “Service Commercial” (Personal and business services. Generally one to four stories) and “Low” Residential (1-10 units/acre) on the GLUP.

To the east: Commercial uses including Papa John’s Pizza, Delhi Dhaba Restaurant, the Arlington Rooftop Bar and Grill and a surface parking lot zoned “C-2” and designated “High-Medium Residential Mixed-Use” Office-Apartment-Hotel (Up to 3.24 F.A.R. including associated office and retail activities.

To the south: Courtland Park Apartments zoned “RA-4.8” and designated “High-Medium” Residential (Up to 3.24 F.A.R. residential).

Zoning: The site is zoned “C-O-1.5” Commercial Office Building, Hotel, and Apartment Districts.

General Land Use Plan: “Low” Office-Apartment-Hotel (Office Density: 1.5 FAR, Apartment Density: up to 72 units per acre, Hotel Density: up to 110 units per acre).

Neighborhood: The property is located in the Clarendon-Courthouse Civic Association and is adjacent to the Lyon Village Citizens’ Association. The Clarendon-Courthouse Civic Association expressed no issues regarding this site plan amendment request. The Lyon Village Citizens’ Association has no comments but would like the applicant to include a parking map of the available garage/metered parking for the Clarendon, Court House, and Rosslyn areas on their website (this map is included as an attachment to this report).



Source: Bing™ Maps

DISCUSSION: The applicant is proposing to add a medical office use in association with the existing 1,050 sq. ft. space of retail. The space is currently used for the sale of hearing aids and other related products. The applicant is now asking for this use to be expanded in order to allow consultations and other audiological services performed to customers. The hours of operation for the medical office will be Monday through Friday between 9 a.m. and 5 p.m. At any given time, the office will contain one (1) audiologist and one (1) patient care coordinator.

The *Rosslyn-Ballston Corridor Retail Action Plan* identifies the streets fronting the site plan site as "shopping streets principally providing personal and business services" on Wilson Boulevard, Clarendon Boulevard, and North Barton Street. North Cleveland Street is classified as "neighborhood streets where consumer services are encouraged but not required". By definition, "consumer and business services" includes "medical or dental offices, clinics or laboratories". Therefore, the proposed use for this site is appropriate. This expanded use will augment the current retail use by promoting greater services at this space and for the surrounding community at large. Furthermore, it will maintain an active street presence for the site and will generate increased pedestrian activity by promoting the use of public transportation along the Rosslyn-Ballston Corridor. The site is in close proximity to the Court House Metro station (approximately 3 blocks), and various bus lines run to this site.

Condition #35 (specific to Arlington Hearing Center, LLC) requires that the applicant provide public transportation information at the medical office and on their website encouraging customers and staff to use these modes of transportation. Furthermore, the condition requires that the applicant provide a map at their medical office and a link on their website of available public garage and metered parking options for the Clarendon, Court House, and Rosslyn areas. The map referenced is from the County's webpage titled "*Parking in the Rosslyn-Ballston Corridor*" which is periodically updated with these parking options.¹

CONCLUSION: Staff supports the proposed medical office use within an existing retail space. The use does not conflict with the *Rosslyn-Ballston Corridor Retail Action Plan* for this site. The *Retail Action Plan* encourages "consumer and business services" which includes medical offices. The site is also close to various modes of public transportation. Condition #35 (specific to Arlington Hearing Center, LLC) will encourage the use of public transportation and will detail available public garage and metered parking around the site. Therefore, staff recommends that the County Board adopt the attached ordinance to approve a site plan amendment to SP #220 to permit a medical office use together with the retail use within existing retail space for Arlington Hearing Center, LLC.

¹ Specific website address:
<http://www.arlingtonva.us/Departments/EnvironmentalServices/dot/traffic/parking/RB/RBParking.aspx>.

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan [Amendment] dated January 3, 2012 for Site Plan # 220, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its March 10, 2012 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[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on March 10, 2012 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 Site Plan Amendment to permit for a medical office use together with the existing retail use in the space for Arlington Hearing Center, LLC for Site Plan #220:

- 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 January 3, 2012 for Site Plan # 220, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements included in this application, for a Site Plan Amendment to permit a medical office use together with the retail use within existing retail space for Arlington Hearing Center, LLC, for the parcel of real property known as (RPC #18-007-011) and 2500 Wilson Blvd approval is granted and the parcel so described shall be used according to the Site Plan as approved on May 18, 1985 as amended from time to time as shown in the records of the Office of Zoning Administration, and as amended by this Site Plan Amendment application, subject to all previously approved conditions and the new condition numbers 34 and 35 (for Arlington Hearing Center, LLC) as follows:

New Conditions (Site Plan Amendment – Arlington Hearing Center, LLC):

The following two conditions, number 34 and 35, shall be applicable to only the 1,050 square feet of space occupied by the Arlington Hearing Center, LLC:

34. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate building permit

prior to the issuance of a certificate of occupancy (for the additional medical office component of this space).

35. The applicant agrees to encourage customers and staff to walk, bike, and use public transportation by providing information at the medical office and on its website regarding public transit and other alternatives to driving. The applicant shall also provide informational maps at their medical office and a link on their website of available public garage and metered parking options for the Clarendon, Court House, and Rosslyn areas.

PREVIOUS COUNTY BOARD ACTIONS:

- July 7, 1984 Approved amendment to General Land Use Plan from “Service Commercial” to “Low” Office-Apartment-Hotel. Approved rezoning from “R-5” and “C-2” to “C-O-1.5.” Approved site plan for a five-story office building.
- May 18, 1985 Approved major site plan amendment to reconfigure the building with an increase in total gross floor area from 101,758 to 102,500 sq. ft., increase the height by eight (8) inches to 80 feet, and decrease the parking from 281 spaces to 201 spaces.
- July 12, 1986 Approved a site plan amendment to permit two (2) tenant identification signs on the roof parapet.
- July 9, 1994 Approved a site plan amendment to permit conversion of 12,087 sq. ft. of parking garage on the P3 level (42 parking spaces) for use as a training room, storage, copy/mail room, computer room, and exercise facility; conversion of 1,300 sq. ft. of parking garage on level 2 for use as storage, and conversion of 1,050 sq. ft. of restaurant for use as a conference facility.
- December 10, 1994 Approved site plan amendment for two (2) rooftop signs, one (1) facing Clarendon Boulevard and one (1) facing North Barton Street.
- July 8, 1995 Approved a site plan amendment for one (1) additional rooftop sign on the roof of the west elevation facing North Cleveland Street.
- July 18, 2008 Deferred site plan amendment request to convert tenant space to parking spaces to the September 13, 2008 County Board meeting.
- September 13, 2008 Approved a site plan amendment request to convert tenant space to parking spaces subject to all previous conditions and revised conditions #27 and #29 and new conditions #31 and #32.
- November 13, 2010 Approved a site plan amendment request to replace rooftop signs, relocate first floor conference space to the second floor, and to convert the first floor

conference room into additional retail space subject to all previously approved conditions, one (1) revised condition (Condition #7), and one (1) new condition (Condition #33).

DISCLOSURE ATTACHMENT

APPLICANT:

LPC Commercial Services, Inc., Property Manager
2300 Wilson Boulevard, Suite 210
Arlington, VA 22201

Shareholders:
Mack Pogue
William C. Duvall

Officers:
Mack Pogue
William C. Duvall

Directors:
Mack Pogue
William C. Duvall
William M. Hickey, Jr.
K. E. Mooter
John B. Grissim

OWNER:

TCAM Core Property Fund Operating LP
730 Third Avenue
New York, NY 10017

General Partner: TCAM Core Property Fund Operating GP LLC (owns less than 10% of
TCAM Core Property Fund Operation LP)

Limited Partner: TCAM Core Property Fund REIT LLC (a REIT with more than
100 unitholders, none of whom own 10% or more)

Arlington Hearing Center, LLC
2500 Wilson Blvd, #105
Arlington, VA 22201

January 3, 2012

RE: 2500 Wilson Blvd, #105
Requested Use of Space

To Whom It May Concern:

This letter serves to request the addition of ~~personal and business services~~ *medical office* to the existing "retail use" as stated on the Certificate of Occupancy.

Arlington Hearing Center, LLC is involved in the following services:

1. Comprehensive hearing testing
2. Cerumen (ear wax) removal
3. Sale of hearing aids, earmold, hearing protective devices and assistive listening devices
4. Taking of earmold impressions
5. Repair of hearing aids
6. Service and cleaning of hearing aids.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions regarding this change.

Sincerely,



Richard Romano

Cc: Sandra Romano, AuD/Owner of Arlington Hearing Center, LLC
Peggy Matias, Property Manager of Lincoln Property Company

Arlington Hearing Center, LLC
2500 Wilson Blvd, #105
Arlington, VA 22201

January 3, 2012

**RE: 2500 Wilson Blvd, #105
Requested Use of Space**

To Whom It May Concern:

This letter serves to request the addition of "personal and business services" to the existing "retail use" as stated on the Certificate of Occupancy.

Arlington Hearing Center, LLC is involved in the following services:

1. Comprehensive hearing testing
2. Cerumen (ear wax) removal
3. Sale of hearing aids, earmold, hearing protective devices and assistive listening devices
4. Taking of earmold impressions
5. Repair of hearing aids
6. Service and cleaning of hearing aids.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions regarding this change.

Sincerely,



Richard Romano

Cc: Sandra Romano, AuD/Owner of Arlington Hearing Center, LLC
Peggy Matias, Property Manager of Lincoln Property Company



Zoning Administration
Arlington County Zoning Office
2100 Clarendon Blvd, 10th floor
Arlington, VA 22201

January 3, 2012

RE: Authorization for Minor Site Plan Amendment Application for the Premises of: 2500 Wilson Blvd (RPC #18-007-011)
Applicant: Arlington Hearing Center, LLC on Behalf of LPC Commercial Services, Inc and TCAM Core Property Fund Operation, LP

Dear Mrs. Corbin

Lincoln Property Company as the duly authorized Property Manager of TCAM Core Property Fund Operation, LP, the Landlord or 2500 Wilson Boulevard, hereby grants permission to our Tenant, Arlington Hearing Center, LLC to submit for the filing of a minor site plan amendment application for the 2500 Wilson Blvd, Suite 105 premises.

The minor site plan amendment application is required in order to amend an existing COO issued on November 10, 2011 by Arlington County which allows "Retail" use. The Tenant sells hearing aids from a 1,050 Square foot store on the first floor of 2500 Wilson and needs the Site Plan amended on its space to include: "Personal and Business Services" in addition to "Retail".

Please direct correspondence relative to the above referenced application to Mr. and Dr. Romano at Arlington Hearing Center, LLC with a copy to my attention.

Very truly yours,

LPC Commercial Services, Inc. as the duly authorized Property Manager of TCAM Core Property Fund Operation, LP (Landlord)

By: Peggy Matias

Senior Property Manager

State of Virginia)

) To Wit:

County of Arlington)

The foregoing instrument was acknowledged before me this 3RD day of JANUARY 2012 by

Notary Public

My Commission Expires: 1/31/2015

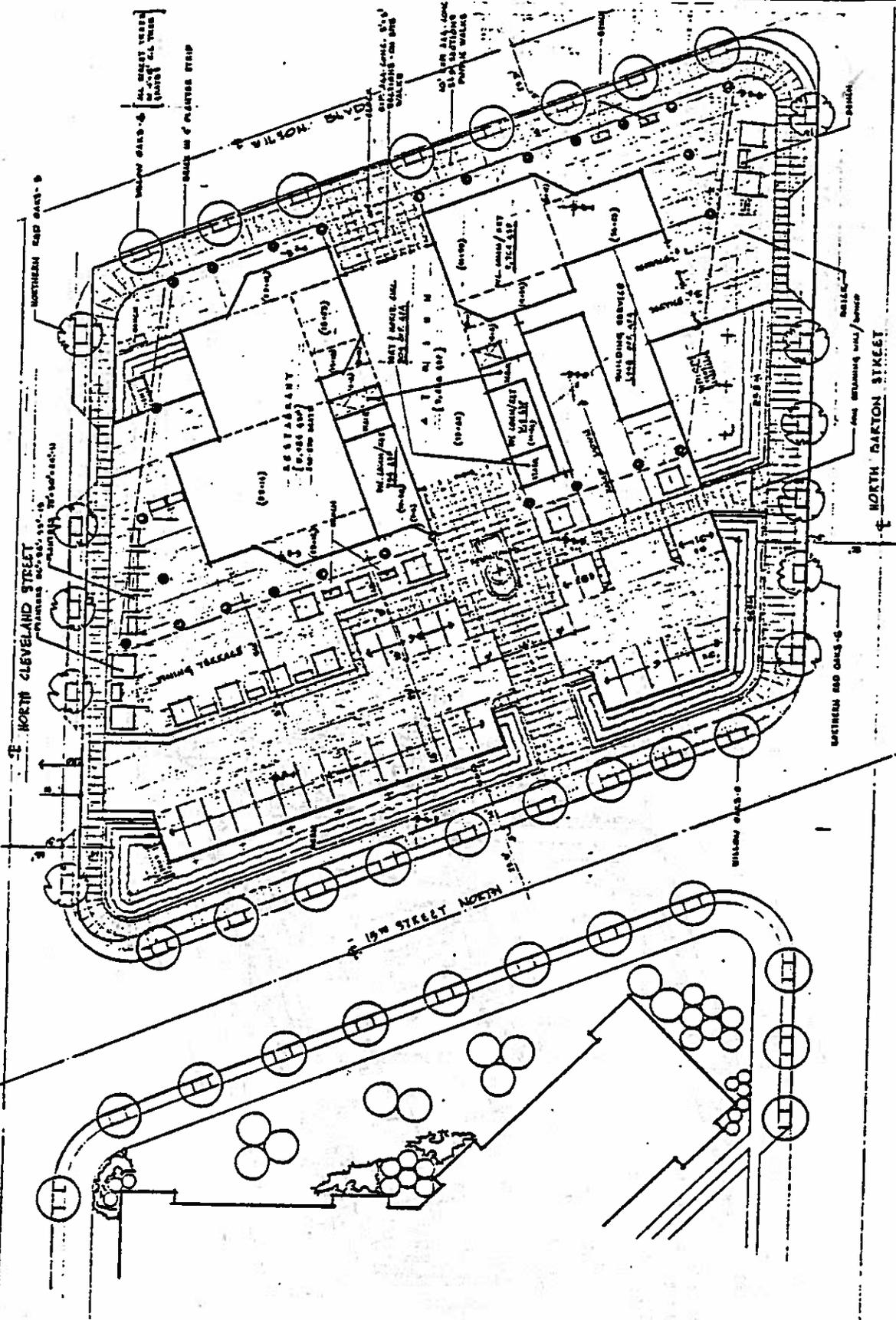
REG# 7124278

LINCOLN PROPERTY COMPANY
2300 WILSON BOULEVARD
SUITE 210
ARLINGTON, VA 22201
(703) 516-2580
(703) 516-2578 FACSIMILE

REVISIONS:
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FILE BUILDING
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JAN 84
6358

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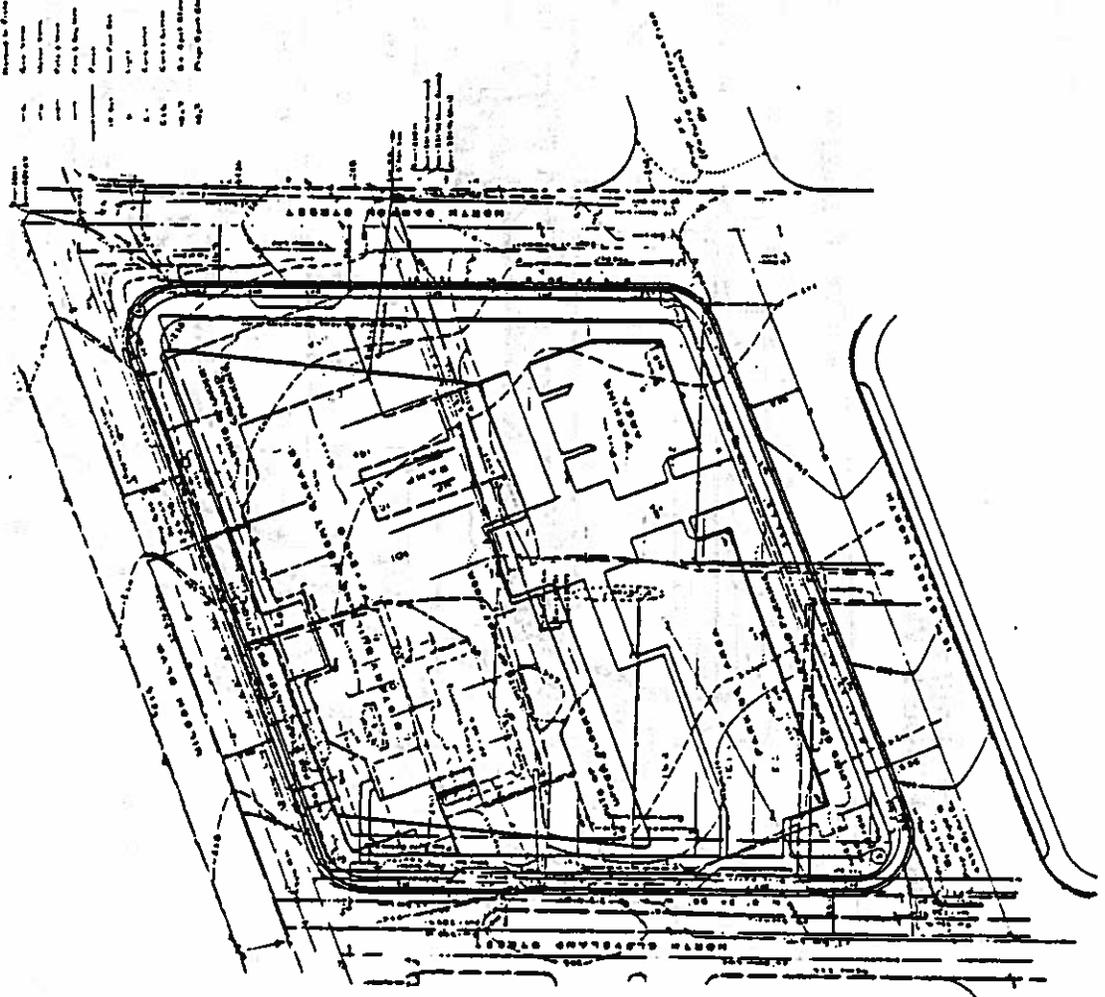
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 SAVILLE COUN/RETAIL 47A
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 RESTAURANT 47A
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 DESIGN 47A
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LATE DEVELOPMENT + LOBBY PLAN
 1/15/84

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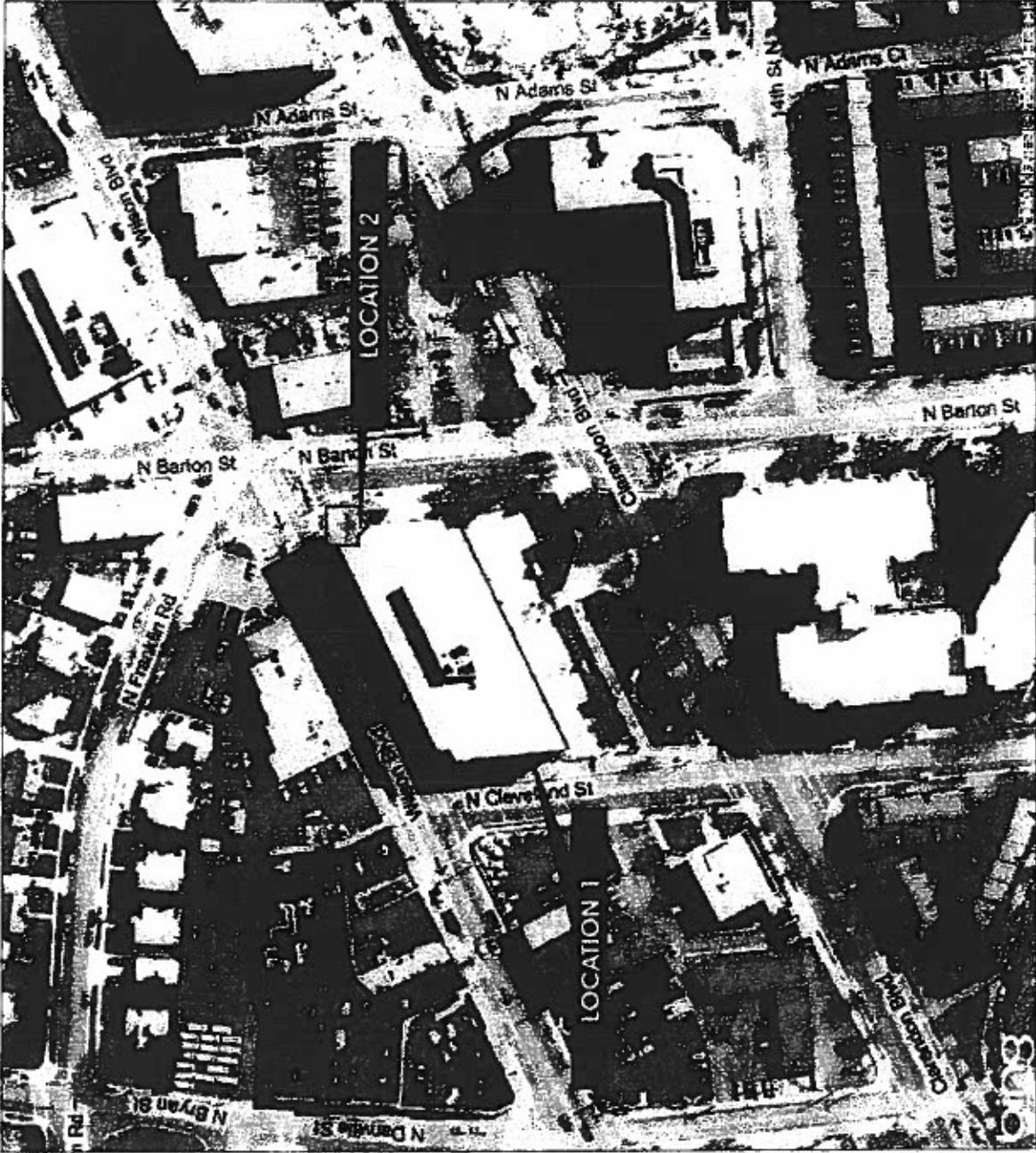
TOTAL AREA: 44,011.5
 WATER, GAS, SEWERAGE AND TRAIL LINES SHOWN ARE FROM UTILITIES COMPANY PLANS
 TOTAL AREA OF SITE: 61,011.43 SQ. FT. 1.40 AC.
 PROPERTY ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)
 AVERAGE ELEVATION OF SITE: 2,800.00'

- LEGEND:
- 1. Proposed Area
 - 2. Existing Area
 - 3. Easement Area
 - 4. Utility Lines
 - 5. Proposed Road
 - 6. Existing Road
 - 7. Proposed Driveway
 - 8. Existing Driveway
 - 9. Proposed Structure
 - 10. Existing Structure
 - 11. Proposed Fence
 - 12. Existing Fence
 - 13. Proposed Utility
 - 14. Existing Utility
 - 15. Proposed Easement
 - 16. Existing Easement
 - 17. Proposed Right-of-Way
 - 18. Existing Right-of-Way
 - 19. Proposed Boundary
 - 20. Existing Boundary
 - 21. Proposed Survey
 - 22. Existing Survey
 - 23. Proposed Monument
 - 24. Existing Monument
 - 25. Proposed Marker
 - 26. Existing Marker
 - 27. Proposed Station
 - 28. Existing Station
 - 29. Proposed Curve
 - 30. Existing Curve
 - 31. Proposed Tangent
 - 32. Existing Tangent
 - 33. Proposed Intersection
 - 34. Existing Intersection
 - 35. Proposed Offset
 - 36. Existing Offset
 - 37. Proposed Parallel
 - 38. Existing Parallel
 - 39. Proposed Perpendicular
 - 40. Existing Perpendicular
 - 41. Proposed Angle
 - 42. Existing Angle
 - 43. Proposed Distance
 - 44. Existing Distance
 - 45. Proposed Area
 - 46. Existing Area
 - 47. Proposed Volume
 - 48. Existing Volume
 - 49. Proposed Weight
 - 50. Existing Weight

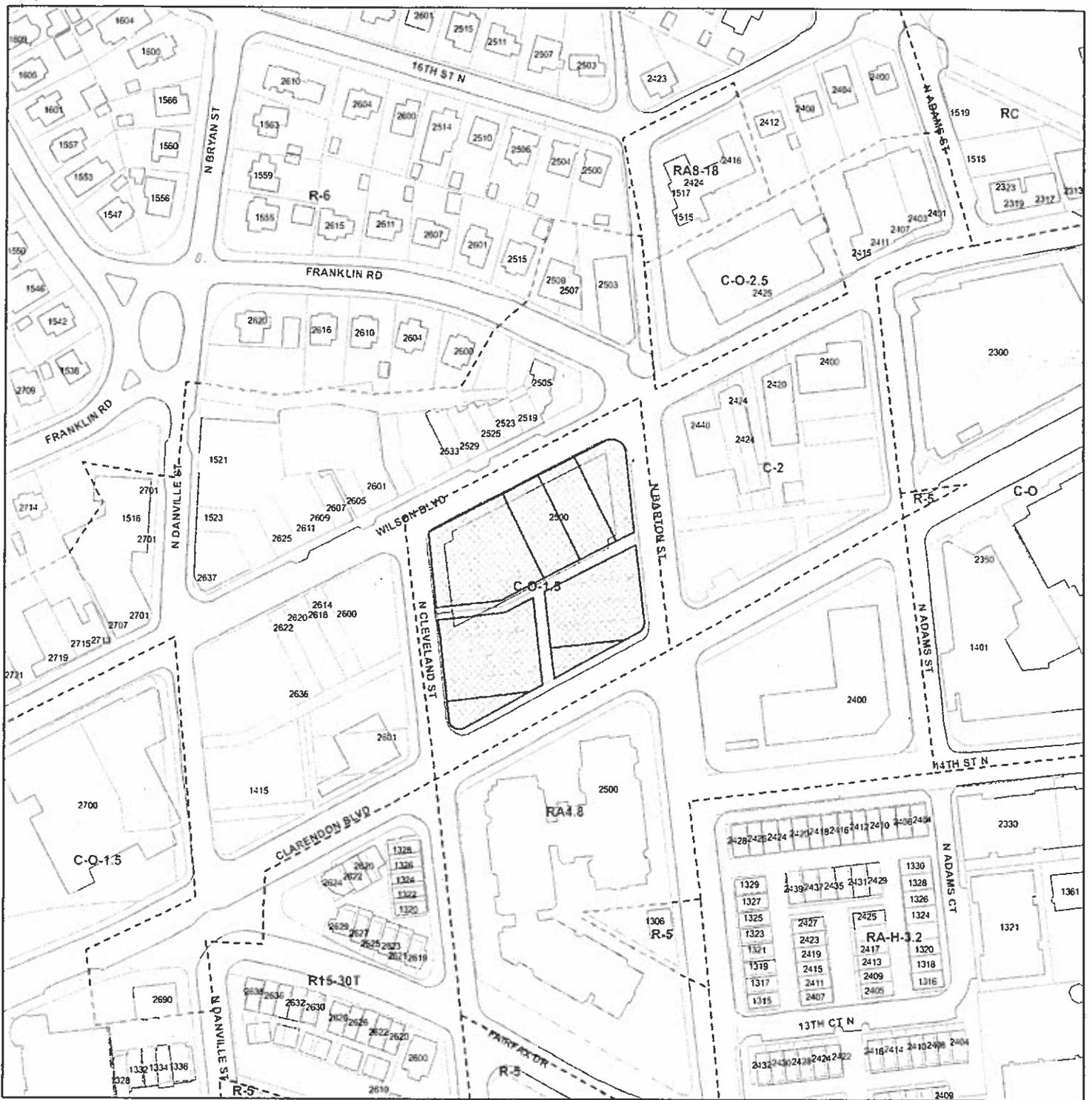


PLOT AND LOCATION PLAN
 ALL OF LOTS 100-101 INCL 101-102 INCL
 PART OF LOTS 100-102 INCL 100-102 INCL
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 BLOCK D
 RUCKERS ADDITION TO
CLARENDRON
 PD 2087 P472
 ARLINGTON COUNTY, VIRGINIA
 SCALE 1" = 25' JUNE 23, 1984
 COOK & MILLER LTD
 SURVEYING & ENGINEERING

SIGN LOCATION PLAN



<p>jackstone SIGNS www.jackstone.net</p>	<p>3111 PENNY DRIVE LANDOVER, MD 20785 PA (301)322-3222 FX (301)322-8487</p>	<p>Customer 2500 Wilson Blvd Address 2500 Wilson Blvd City Arlington State VA File Name 2500 Wilson Blvd - Arlington/Address.d</p>	<p>Dwg. No. 0679 Scale As Noted/ Date 03/11/10 Designer JF Contract Trevor Stone</p>	<p>REVISIONS</p> <p>Source: This drawing is an original design created by Jack Stone Signs Company and is the property of Jack Stone Signs Company. It is not to be reproduced, stored, or published in any form without the written consent of Jack Stone Signs Company. This drawing remains the property of Jack Stone Signs Company and any unauthorized use or exhibition will result in a design fee.</p> <p>PROJECT REFERENCE: SUBJECT TO SIGN LOCATION IS NOT RECORDED OR COMPLETED</p>	<p>Customer Approval (Please Print Full Name)</p> <p>Signature & Title</p>
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SP#220

2500,2514,2530,2522 Wilson Blvd., N. Barton St. and Cleveland St.

RPCs: 18-007-011, -010, -008, -009, -006, -012, -029, 030



 Case Location(s)
 Scale: 1:2,000

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

Planning Division





sonus. hearing care professionals.

Suite 105

Handicap Accessible
P
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← Ballston / Virginia Square map on other side

Specifics may change. Check www.ParkArlington.com for updates.

Clarendon / Court House / Rosslyn

Garage hours and rates can be found at www.ParkArlington.com

- Garage parking weekdays
- Garage parking weekdays & weekday evenings
- Garage parking weekdays, weekend evenings, and some portion of weekends
- Free garage weekend evenings and weekends
- Garage/Lot entry points
- Short-term metered parking (4 hr. max. or less)
- Long-term metered parking (12 hr. max.)
- Carshare locations
- Metro rail stations
- Metro rail station elevators
- Taxi stands
- Selected buildings
- Buildings under construction



Bowring Cartographic

To Washington, DC
via Rosslyn Bridge

To Ronald Reagan
Washington
National Airport

SP #220 : Lyon Village: No Comment
except ↓

Marco Rivero

From: HK Park <hkpark100@hotmail.com>
Sent: Saturday, February 11, 2012 6:48 AM
To: Marco Rivero; June O'Connell (CCCA)
Subject: RE: SP #220 Site Plan Amendment for Arlington Hearing Center, LLC
Attachments: image001.png

Importance: High

Categories: Green Category

Thanks for your note. No comment from Lyon Village except we would like them to post the below parking map on their website

<http://www.arlingtonva.us/departments/EnvironmentalServices/dot/traffic/parking/RB/images/file53288.pdf>

H.K. Park
President, Lyon Village
(703) 201-7701

<http://www.lyonvillage.org>

From: Mrivero@arlingtonva.us
To: ccca-president@yahoogroups.com; hkpark100@hotmail.com
Subject: FW: SP #220 Site Plan Amendment for Arlington Hearing Center, LLC
Date: Fri, 10 Feb 2012 19:52:10 +0000

Hello,

I wanted to follow up regarding this site plan amendment application. Are there any questions or concerns regarding this request? Thank you!

Marco

Marco Antonio Rivero
Associate Planner

All correspondence sent to and from Arlington County Government is subject to the public record laws of the Commonwealth of Virginia.

From: Marco Rivero
Sent: Thursday, February 02, 2012 9:30 AM

SP#220: No issues (CCCA)

Marco Rivero

From: Kenneth Fulton <kennethgfulton@yahoo.com>
Sent: Tuesday, February 21, 2012 7:43 PM
To: Marco Rivero
Subject: Re: [ccca-president] FW: SP #220 Site Plan Amendment for Arlington Hearing Center, LLC [1 Attachment]

Marco,

The Clarendon-Courthouse Civic Association has no concerns or issues with the site plan amendment. Thank you for the opportunity to comment.

Regards,

Ken Fulton
CCCA President

From: Marco Rivero <Mrivero@arlingtonva.us>
To: Kenneth Fulton <kennethgfulton@yahoo.com>
Sent: Monday, February 13, 2012 8:17 AM
Subject: RE: [ccca-president] FW: SP #220 Site Plan Amendment for Arlington Hearing Center, LLC [1 Attachment]

Thank you Ken for the e-mail. I am working on the staff report for this project now. So far I have not heard any issues about it, only that the applicant should be clear about the parking options within the R-B Corridor (mainly within Court House/Clarendon) and to promote public transit to their site by including informational items at the site and on their website. Both of which will be included as condition language for approval.

Thanks,
Marco

Marco Antonio Rivero
Associate Planner

All correspondence sent to and from Arlington County Government is subject to the public record laws of the Commonwealth of Virginia.

From: Kenneth Fulton [mailto:kennethgfulton@yahoo.com]
Sent: Friday, February 10, 2012 7:32 PM
To: Marco Rivero
Subject: Re: [ccca-president] FW: SP #220 Site Plan Amendment for Arlington Hearing Center, LLC [1 Attachment]

Marco,

Apologies for not responding sooner. Because this item was not scheduled until March 10, I did not realize it might be time sensitive; also, I should have acknowledged receipt of the message.

We have added this item to the CCCA agenda for our meeting on February 21. I can provide a response on February 22.

Regards,

Ken Fulton

