



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of October 13, 2007

**DATE:** September 21, 2007

- SUBJECTS:**
- A. SP #106 SITE PLAN REVIEW for outdoor restaurant/retail seating plan for the premises known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 Campbell Avenue, 2772 S. Arlington Mill Dr. (RPC #29-020-003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 29-019-024).
  - B. SP #106 SITE PLAN AMENDMENT REVIEW for live entertainment and additional outdoor seating (30 seats) located at 4053 Campbell Avenue (Extra Virgin Restaurant) (RPC #29-020-004)

**Applicant A:**

Charlie Chiang's Restaurant  
4060 Campbell Avenue  
Arlington, Virginia 22206

Bonsai Grill  
4040 Campbell Avenue  
Arlington, Virginia 22206

Curious Grape  
4056 Campbell Avenue  
Arlington, Virginia 22206

Guapo's  
4036, 32, 30 Campbell Avenue  
Arlington, Virginia 22206

Extra Virgin Restaurant  
4053 Campbell Avenue)  
Arlington, Virginia 22206

T.H.A.I. in Shirlington  
4029 Campbell Avenue  
Arlington, Virginia 22206

Aroma Restaurant  
4052 Campbell Avenue  
Arlington, Virginia 22206

Luna Grill  
4024 Campbell Avenue  
Arlington, Virginia 22206

Aladdin's Eatery  
4044 Campbell Avenue  
Arlington, Virginia 22206

Bistro Bistro  
4021 Campbell Avenue  
Arlington, Virginia 22206

County Manager: \_\_\_\_\_

Staff: Colleen J. Connor, DCPHD, Planning Division

PLA-4783

Maggie Moos  
4014 Campbell Avenue  
Arlington, Virginia 22206

Capitol City Brewing Company  
4009, 13 Campbell Avenue  
Arlington, Virginia 22206

Best Buns Bread Company  
4010 Campbell Avenue  
Arlington, Virginia 22206

Carlyle Restaurant  
4000 Campbell Avenue  
Arlington, Virginia 22206

**Owner:**  
Federal Realty Investment Trust  
1626 E. Jefferson Street  
Rockville, MD 20852

**By:**  
Kara Whisler, Attorney/Agent  
Walsh, Colucci, Lubeley, Emrich & Walsh  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

**Applicant B:**  
Shary Thur, Owner  
Extra Virgin Restaurant  
4053 Campbell Avenue  
Arlington, Virginia 22206

**C.M. RECOMMENDATION:**

Defer the site plan review for outdoor restaurant/retail seating plan and the site plan amendment review for live entertainment and additional outdoor seating (30 seats) (Extra Virgin) to the November 13, 2007, County Board meeting.

**ISSUES:** None.

**SUMMARY:** Over the past year, Shirlington outdoor seating has operated successfully and has provided a vibrant urban streetscape environment. However, because the applicants have requested a change to the conditions of the site plan amendments, additional time is needed for the applicants to meet with the community. Therefore, staff recommends deferral of the site plan amendment review to the November 13, 2007, County Board meeting.

**DISCUSSION:** On July 9, 2005, the County Board approved outdoor seating for several restaurants (included in the list under Applicant A) in Phase I of the Villages of Shirlington, owned by Federal Realty Investment Trust (FRIT). The site plan amendment to Site Plan #106 was reviewed and renewed on June 26, 2006, with a review in one (1) year (June 2007).

However, on June 28, 2007, Applicant A requested a deferral to the September 2007 County Board meeting. Subsequently, on July 16, 2007, Applicant A filed a request to amend Condition #2 to the site plan in order to allow outdoor music. Condition #2 addresses both the hours for the cafes and the prohibition of outdoor music or audio systems piped outside to the cafes. On August 14, 2007, the Applicant requested a deferral to the October 2007 County Board meeting.

FRIT and the community have been working together to address concerns regarding outdoor music, including draft revised conditions. This item was discussed at the Fairlington Citizens Association meeting on September 11, 2007. Applicant A now requests a deferral to the November 13, 2007, County Board meeting to allow additional time to meet with the community regarding the proposed amendment to allow outdoor music.

The Extra Virgin Restaurant (Applicant B), located at 4053 Campbell Avenue, received County Board approval for a site plan amendment on September 16, 2006, for live entertainment and additional outdoor seating (30 seats) subject to all previous conditions, with new conditions (#7-11), and with a review in one (1) year (September 2007). On August 14, 2007, this applicant also requested a deferral to the October 2007 County Board meeting and is now requesting a deferral for the site plan amendment review to the November 2007 County Board meeting in order to work with the other restaurants and the community on the request for outdoor music.

**CONCLUSION:** Staff recommends that the review of the site plan amendment for both Applicants be deferred to the November 13, 2007, County Board meeting.

PREVIOUS COUNTY BOARD ACTIONS:

- October 9, 1976                      Approved a rezoning from “C-2” to “C-O-1.5” (Z-2086-76-3); and approved a Phased Development Site Plan. The approval expired in 1981.
- December 4, 1982                    Approved a Phased Development Site Plan (PDSP), on four parcels, consisting of 570,000 square feet of office space, 428,000 square feet of retail space, 300 hotel rooms, and 490 residential units; known as “Village of Shirlington.”
- July 13, 1985                        Approved PDSP amendment to increase the maximum building height on Parcel 3 from 10 stories (150 feet) to 11 stories (150 feet); and approved the final site plan for Phase II (SP-2) on Parcel 3, allowing an 11-story office building with 295,000 s.f. of office g.f.a. and 17,000 s.f of retail g.f.a.
- December 13, 1987                  Approved a PDSP amendment to transfer 85,895 square feet of office/retail area from Parcel Two to Parcel One; and Approved the Final Site Plan for Phase III (SP-3) on Parcel One, allowing a 6-story office building with 85,895 square feet of office/retail area, and a 10-story hotel with 299 units.
- November 14, 1992                  Approved one tenant identification sign 100.5 square feet in size on east elevation of building.
- April 9, 1994                        Approved conversion of approximately 4,000 sq. ft. of retail space to secondary retail use including classroom, copy facility, and shower/locker room space for an existing tenant for a period not to exceed 12 years (2006).
- January 11, 1997                    Approved a phased development site plan amendment and final site plan amendment to add two stories of studio/mechanical/technical support space above the existing parking garage structure and an atrium lobby between the office building and existing parking garage; three transmit and receive satellite dish antennae on the studio roof; up to three rooftop signs; and modification of use regulations to permit 50 percent compact spaces and to not count the proposed two floors and atrium as gross floor area for density purposes.

- July 20, 2001 Approved conversion of approximately 4,485 sq. ft. of retail space located on the first floor of the office building to office/commercial space.
- October 18, 2003 Approved site plan amendment request (SP #106) to amend PDSP and final site plan to convert hotel to residential (approx. 245 dwelling units) with modifications of use regulations for coverage and density; Lot 2-A First Addition to Village at Shirlington.
- March 13, 2004 Approved a site plan amendment (SP #106) for a rehearsal studio; dramatic and visual arts classes for children ages 4 and up, Classika Theater, with a review in one (1) year. March 2005.
- January 29, 2005 Approved site plan amendment (SP #106) for a comprehensive sign plan for 4013, 4015, 4017, 4021, 4025, 4031, 4039, 4043, 4047, 4052, 4053 South 28<sup>th</sup> Street, 2700, 2727, 2754, 2756, 2766, 2768, 2770, 2772, 2774, 2780 South Quincy Street, 2772 South Arlington Mill Drive, 2772, 2800 South Randolph Street, 2800 South Stafford Street (RPC #29-020-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 29-019-021, -022, -023 -024; 29-014-008, -009; 29-023-006; 29-003-026 [portion]).
- March 12, 2005 Renewed a site plan amendment (SP #106) for a rehearsal studio; dramatic and visual arts classes for children ages 4 and up, Classika Theater, with a review in one (1) year (March 2006).
- April 16, 2005 Deferred site plan amendment (SP #106) to permit outdoor restaurant at 4014, 4024, 4040, 4044, 4052 28th Street South (Maggie Moos, Luna Grill, Aroma Restaurant, Aladdin's Eatery, Bonsai Grill; Village at Shirlington; RPC # 29-019-024) to the June 18, 2005 County Board meeting.
- June 18, 2005 Deferred site plan amendment (SP #106) to permit outdoor restaurant at 4014, 4024, 4040, 4044, 4052 28th Street South (Maggie Moos, Luna Grill, Aroma Restaurant, Aladdin's Eatery, Bonsai Grill; Village at Shirlington; RPC # 29-019-024) to the July 9, 2005 County Board meeting.

- July 9, 2005 Approved site plan amendment (SP #106) to permit outdoor restaurant at Maggie Moos, Luna Grill, Aladdin's Eatery, Bonsai Grill, increase in seating for Thai in Shirlington, and for outdoor seating for 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 S. 28<sup>th</sup> St., 2772 S. Arlington Mill Dr.
- July 8, 2006 Renewed site plan amendment (SP #106) to permit outdoor restaurant/retail seating plan for the parcels of real property known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, and 2780 South Quincy Street; 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, and 4053 South 28th Street; and 2772 South Arlington Mill Drive, subject to all previous conditions with a County Board review in one (1) year (July 2007).
- September 19, 2006 Approved site plan amendment (SP #106) for live entertainment and additional outdoor seating (30 seats) located at 4053 S. 28<sup>th</sup> St (Extra Virgin Restaurant).
- July 7, 2007 Deferred to the September 8, 2007 County Board meeting. review of site plan amendment SP#106 for outdoor restaurant/retail seating plan for the premises known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 Campbell Avenue (formerly 28<sup>th</sup> Street South), 2772 S. Arlington Mill Dr.
- September 8, 2007 Deferred to the October 13, 2007 County Board meeting. review of site plan amendment SP#106 for outdoor restaurant/retail seating plan for the premises known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 Campbell Avenue (formerly 28<sup>th</sup> Street South), 2772 S. Arlington Mill Dr.