



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 15, 2008

DATE: March 6, 2008

SUBJECT: SP #231 SITE PLAN REVIEW for conversion of retail space (dentist office) located at 2250 Clarendon Blvd. (RPC #18-004-066, -068, 18-005-040)

Applicant:

Courthouse Associates, L.P.

By:

Archstone-Smith
2345 Crystal Drive
Arlington, Virginia 22202

C.M. RECOMMENDATION:

Defer, the site plan review to the April 19, 2008 County Board meeting.

ISSUES: Additional time is needed to evaluate the continuation of the retail conversion.

DISCUSSION: This is a review of a site plan amendment which allowed the conversion of retail space to a dental office use at the west end of Courthouse Plaza in September 1993. The mixed-use Courthouse Plaza project, approved in May 1985, envisioned a hotel at the end of the plaza adjacent to retail uses. The retail conversion was approved given a lack of high pedestrian foot traffic in the western portion of the plaza and limited visibility. In addition, the hotel portion of the Courthouse Plaza site plan has taken some time to be realized. The Courthouse hotel project is located adjacent to the dental office space and is expected to attract more pedestrians to the western end of Courthouse Plaza. The hotel is under construction and is anticipated to be completed by September 2009. The deferral will allow staff the opportunity to evaluate the appropriateness continuing the retail conversion given the hotel completion next year. Therefore, staff recommends deferral of the site plan amendment review to the April 19, 2008 County Board meeting.

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4910