



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 19, 2008

DATE: April 10, 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:

Dr. Joseph A. Khalil, DDS
2250 Clarendon Boulevard
Arlington, VA 22201

C.M. RECOMMENDATION:

Renew the retail conversion, subject to all previous conditions, not to extend beyond December 2009.

ISSUES: This is a review of a retail space conversion which is recommended for renewal until the completion and occupancy of the adjacent hotel currently under construction, at which time staff recommends that the space be converted back to a retail use.

SUMMARY: 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. The approved Courthouse hotel project is to be located adjacent to the dental office space and is expected to attract more pedestrians to the western end of Courthouse Plaza. Staff recommends that the conversion period end and that subject space be returned to retail use which, upon the hotel's opening, would become a more viable retail location and would result in a more active pedestrian plaza. The hotel is anticipated to be completed by September 2009, and will likely take a few months to become fully established and occupied. Therefore, staff recommends renewal of the retail conversion, subject to all previous conditions, not to extend beyond December 2009.

BACKGROUND: The mixed-use Courthouse Plaza project was approved in May 1985. The County Board approved the conversion of 2,750 square feet of first-floor designated retail space for a dental office use in September 1993. In 1996, the applicant was granted a site plan amendment to convert an additional 4,290 square feet of retail space to dental office use. The County Board continued the retail conversion in January 2001 and March 2003. The most recent County Board review was in March 2005 when the conversion was continued for three (3) years to evaluate the use at the time of the anticipated hotel completion date originally believed to be in early 2008. On February 25, 2006, the County Board approved a site plan amendment for a

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

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10-story, 176-room, extended-stay Marriott Residence Inn Hotel. The plan also contains 5,510 square feet of restaurant space at the corner of Clarendon Boulevard and North Adams Street, and 3,945 square feet of retail space on the southeast corner of the building located on North 14th Street. The new hotel is now under construction and is scheduled for completion in September 2009.

DISCUSSION: Although the original site plan envisioned a hotel adjacent to several destination retail uses at the western end of Courthouse Plaza, the absence of the hotel thus far has resulted in limited pedestrian activity. The hotel site was previously a vacant parcel which did not provide an inviting urban streetscape and an environment for successful retail uses. The completion and operation of the hotel is expected to create more visibility for the Courthouse area, increase pedestrian foot traffic in the western portion of the plaza. Although a dental office is defined as a secondary retail use in the *Rosslyn-Ballston Corridor Retail Action Plan*, entertainment and main street retail is shown on the plan for this space. The dental practice is currently under new ownership as of 2007. Prior to the last review, the tenant renewed their lease in 2004 for a ten (10) year period through 2014. This lease term is not consistent with the County's long-term vision to return the subject space to retail use upon completion of the hotel.

Since the Last County Board Review (March 12, 2005):

Site Plan Conditions: The applicant has been operating in compliance with the conditions of the site plan amendment.

Community Code Enforcement, Fire Marshal's Office, and Arlington Police Department: These agencies have not expressed any concerns regarding the continuation of this conversion.

Civic Associations: The site is located within the Clarendon-Courthouse Civic Association. As of the date of this report, the civic association had not responded to staff's request for comments on the continuation of this conversion.

CONCLUSION: Once the hotel is completed and is fully established, a primary retail use should be able to operate successfully and would support further the County's goals to promote an active plaza space and increase pedestrian circulation in this portion of plaza. Staff had previously articulated support for temporary retail conversion until the development of the hotel site with the anticipation that a fully developed hotel site would generate additional pedestrian traffic and provide greater visibility needed to support retail uses in the plaza. Staff will work with the current owner of the dental practice to help identify alternate space locations within the County. Therefore, staff recommends renewal of the retail conversion, subject to all previous conditions not to extend beyond December 2009.

PREVIOUS COUNTY BOARD ACTIONS:

- May 18, 1985 Approved a site plan for a mixed use office/residential/hotel/retail project.
- December 2, 1986 Approved a site plan amendment to increase retail gross floor area by 18,439 square feet, subject to the condition requiring to provide 19 additional parking spaces are provided.
- May 2, 1987 Approved a site plan amendment to permit the subdivision of the property containing 242,260 square feet into four lots; Lot 1 having a site area of 72,615 square feet; Lot 2 having a site area of 19,447 square feet; Lot 3 having a site area of 45,322 square feet; and Parcel "A" having a site area of 104,876 square feet, subject to all previous conditions and two new conditions.
- November 18, 1989 Deferred a site plan amendment request for approval of a comprehensive sign plan.
- January 6, 1990 Deferred a site plan amendment request for approval of a comprehensive sign plan.
- March 10, 1990 Deferred a site plan amendment request for approval of a comprehensive sign plan.
- April 7, 1990 Approved a site plan amendment request for a comprehensive sign plan, subject to all previous conditions and five (5) new Conditions #51, #52, #53, #54, and #55.
- June 2, 1990 Deferred the remainder of the signs not approved at the April 7, 1990 County Board meeting until July 7, 1990.
- July 10, 1990 Approved a site plan amendment for a freestanding cinema sign on Clarendon Boulevard, subject to all previous conditions and new Condition #56.
- September 8, 1990 Approved a site plan amendment for the remainder of the comprehensive sign plan, subject to all previous conditions and the revised Condition #54 and new Condition #57.
- April 6, 1991 Deferred a site plan amendment request for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard.

June 4, 1991	Deferred a site plan amendment request for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the July 13, 1991 County Board meeting.
July 13, 1991	Deferred a site plan amendment for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard to the August 10, 1991 County Board meeting.
August 10, 1991	Accepted withdrawal of a site plan amendment for a conversion of 3,500 square feet of first floor retail space to office use at 2250 Clarendon Boulevard.
February 8, 1992	Approved a site plan amendment for a conversion of 2,625 square feet of area designated for community meeting space to retail use.
July 11, 1992	Deferred a site plan amendment for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces to the August 8, 1992 County Board meeting.
August 8, 1992	Deferred a site plan amendment for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces to the September 12, 1992 County Board meeting.
September 12, 1992	Deferred a site plan amendment for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces to the November 14, 1992 County Board meeting.
November 14, 1992	Deferred a site plan amendment for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces to the December 12, 1992 County Board meeting.
December 12, 1992	Deferred a site plan amendment for a special exception to amend Conditions #42, #43, and #44, to increase the ratio of compact car parking spaces to the February 6, 1993 County Board meeting.
February 6, 1993	Approved a site plan amendment for a special exception to amend Conditions #42, #43, and #44, to increase the ratio

of compact car parking spaces, subject to all previous conditions, revised Conditions #9, #42, and #44, and a new Condition #58.

- August 14, 1993 Approved a site plan amendment (SP #231) for live entertainment from 7:00 p.m. to 11:00 p.m. on Thursdays, (Capitol Grille) 2300 Clarendon Boulevard, from 9:00 p.m. to 1:00 a.m. on Fridays and Saturdays, and from 10:00 a.m. to 2:00 p.m., and 7:00 p.m. to 10:00 p.m. on Sundays, subject to conditions and an administrative review in one (1) year.
- September 11, 1993 Approved a site plan amendment (SP #231) to permit a dentist office (2250 Courthouse Plaza) on the plaza level in designated retail space, subject to all previous conditions and an additional condition.
- February 4, 1995 Deferred a site plan amendment (SP #231) to March 4, 1995 to extend the term of decoration building banners and approve an alternative design depicting seasonal themes. (2100 - 2400 Clarendon Blvd.)
- March 4, 1995 Approved a site plan amendment (SP #231) to extend the term of decorative banners and approve an alternative design depicting seasonal themes (2100 - 2400 Clarendon Blvd.) for a period of five (5) years, subject to all previous conditions and conditions #51 and #53 amended.
- January 20, 1996 Approved site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard, for a period of five (5) years until January 2001.
- January 27, 2001 Continued site plan amendment (SP #231) to convert 4,290 square feet of retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office uses for the parcels of real property known as 2100 through 2400 Clarendon Boulevard, subject to all previous conditions, with a review in two (2) years (January 2003).
- March 13, 2003 Continued site plan amendment (SP #231) to convert retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office, subject to all previous conditions, with a review in two (2) years (March 2005).

March 12, 2005

Continued site plan amendment (SP #231) to convert retail space under 2250 Clarendon Boulevard to secondary retail and medical office and law office, subject to all previous conditions, with a review in three (3) years (March 2008).

Approved Conditions:

The following condition was approved as part of the original retail conversion:

59. A portion of the space on the plaza level of the Courthouse Plaza residential building, with an area of 2,750 square feet, designated for retail use, shall be allowed for use as an office for dentists. All window displays, advertisements, or signs visible from outside the building shall be in accordance with the approved comprehensive sign plan for Courthouse Plaza. The space shall not be converted to any office use other than a dentist office or uses determined to be similar by the Zoning Administrator.

The following are the most recent conditions pertaining to the retail conversion:

1. The conversion of 4,290 square feet of retail-designated space to secondary retail and medical office and law office uses shall be limited to no more than five (5) years.
2. The developer agrees to provide documentation, which would demonstrate efforts undertaken to lease the subject temporary space conversions for retail uses, at the time of review by the County Board in two (2) years (January 2003).