



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 13, 2008

DATE: August 27, 2008

SUBJECT: SP #11 SITE PLAN AMENDMENT continue an educational use at 2001 S. Clark St., 2001 Jefferson Davis Hwy. (RPC #34-020-023)

Applicant:

CESC Plaza Limited Partnership

By:

Nan E. Terpak, Attorney/Agent
Walsh, Colucci, Lubeley, Emrich, & Terpak
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Approve, subject to all previous conditions, and amended condition #1, with a County Board review in five (5) years (September 2013).

ISSUES: This is a request to extend an educational use in previously approved retail space and no issues have been identified.

SUMMARY: The Institute for the Psychological Sciences was granted a site plan amendment to operate an educational institution on the ground floor level of Crystal Plaza One in November 1999. Since the original conversion, staff has found that this space continues to have limited retail feasibility. Further, the subject building is proposed to be demolished for redevelopment in the next five (5) years creating additional obstacles for retail space marketing. Therefore, it is recommended that the site plan amendment for the extension of the educational use be approved, subject to the amended condition, with a County Board review in five (5) years. (September 2013)

BACKGROUND: The original site plan for the Crystal Plaza Complex was approved in August 1963. The County Board approved the site plan for an office complex comprised of six

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-5044

buildings. The site plan was approved with retail uses at the ground floor level and offices use above the first level of the building. Subsequent site plan amendments over the past 40 years revised the plaza site plan to reduce building height, reconfigure interior tenant space, reallocate parking space, incorporate additional residential buildings, erect signs, and upgrade the retail uses along Crystal Drive. In May 1997, the County Board approved a site plan amendment to convert 1,103 square feet from retail to office use limited to a five year period.

On November 13, 1999, The Institute for the Psychological Sciences was granted a site plan amendment to operate an educational use on the ground floor level of Crystal Plaza One through July 2005. The site plan amendment was approved until July 2005, pending a retail feasibility study of Crystal Plaza. The County Board determined that limited retail opportunity existed at the subject property, since it was remote from other retail uses, and extended the educational use through October 2008 with an option for an additional extension prior to the expiration of the amendment period. The County Board also approved a 4,475 sq ft expansion of the educational use which now comprises the entire ground floor building space.

Site: The site is located in Crystal City on the southeast corner of the intersection of South Clark Street and 20th Street South. The Crystal City Marriott Hotel is located on the northeast corner of this intersection, and a Hampton Inn hotel is located to the west of the site across Jefferson Davis Highway.

Zoning: The site is zoned “C-O” Commercial Office Building, Hotel, and Multiple-Family Dwelling Districts and “RA-4.8” Multiple-Family Dwelling Districts.

Land Use: Designated on the General Land Use Plan as four-sevenths (4/7) “High” Residential (permitting up to 4.8 F.A.R. Residential and Hotel Density) and three-sevenths (3/7) “High” Office –Apartment-Hotel (permitting up to 3.8 F.A.R. Office, 4.8 F.A.R. Apartment, 3.8 F.A.R. Commercial, and 3.8 Hotel Density).

Neighborhood: The parcel is not located within a civic association boundary. The site is adjacent to the Aurora Highlands Civic Association boundary. The association was notified of the site plan amendment request, and to date has not expressed any concerns regarding this request.

DISCUSSION: The applicant now requests an extension to continue an educational use on the fifth floor and ground floor levels of the building. The Institute for the Psychological Sciences is an institution of higher education which grants degrees in the mental health disciplines. The Institute provides education and theology-based ideology to students through a series of lecture and clinical study. Classes are typically held Monday through Thursday 9 a.m. through 9 p.m.

The school’s administrative facilities, including student services facilities, training clinics, conference space, and classrooms are located on the ground floor. The school’s administrative offices are located on the fifth floor. The school currently has one classroom with a capacity of

25 students and two conference rooms with a seating capacity of 8-10 people each. The Institute maintains their enrollment of approximately 50 students.

The continued success of ground floor retail spaces along South 23rd Street and Crystal Drive is supported by its visibility along the pedestrian streetscape and the close proximity of retail uses to one another. Staff finds that the continued concentration of retail uses along these frontages and close proximity of retail supporting uses makes the remote location of the Crystal Plaza One site a more challenging site for a successful retail use.

CONCLUSION: The continued success of Crystal Drive and South 23rd Street retail uses create additional opportunities for retail use along these street frontages as well as disincentives for remote retail locations with limited street frontages. The subject site is remote from existing retail uses, and continues to have limited street frontage. The educational use continues to provide an active, pedestrian-oriented use which creates vitality in Crystal City during both morning and evening hours. It is anticipated that the Crystal Plaza One building will be razed within the next five (5) years to facilitate redevelopment of Crystal City. Therefore, it is recommended that the site plan amendment for the extension of the educational use be approved, subject to the amended condition, with a County Board review in five (5) years. (September 2013)

1. The applicant agrees that the 4,475 square feet of retail space shall be continued as educational use until ~~October 2008~~ **September 2013** for the sole use of the Institute for the Psychological Sciences. The use shall be reviewed by the County Board at the first public hearing of the month following the expiration of this site plan amendment at which time, if appropriate, the applicant could request continuation of the conversion.

PREVIOUS COUNTY BOARD ACTIONS:

- August 10, 1963 Approved a rezoning from "M-2" to "C-O."
Approved a site plan (SP #11) for a six-building
office complex.
- April 4, 1964 Approved a site plan amendment (SP #11) to
modify subdivision lines, reduce building heights
and bulk, and modify location of parking.
- December 12, 1964 Approved rezoning a portion of site from "C-O" to "
RA-4.8" (2021 & 2201 Jeff. Davis Hwy.).
Approved a site plan amendment (SP #11) to add
two residential buildings to the approved site plan.
- March 6, 1965 Approved a GLUP Amendment from "Industrial" to
"Offices and Apartments."
- April 10, 1965 Approved a site plan amendment (SP #11) for the
office building complex regarding parking.
- July 24, 1965 Approved a site plan amendment (SP #11) for a
temporary building to house model apartments.
- September 11, 1965 Approved a site plan amendment (SP #11) for a
sign for the temporary building.
- December 18, 1965 Approved a site plan amendment (SP #11) to
increase the size of the four office buildings and an
option to construct a parking deck.
- June 4, 1966 Approved a site plan amendment (SP #11) to revise
the parking, and construct a 6,080 square foot ice
skating rink on the first basement level, two (2)
machinery areas and a 1,440 square foot equipment
room on the second basement level.
- July 30, 1966 Approved a site plan amendment (SP #11) for
signage for the residential buildings.
- September 10, 1966 Approved a site plan amendment (SP #11) for the
Crystal Plaza South residential building to convert 2
units to a dental office and a central telephone

exchange.

- December 3, 1966 Approved a site plan amendment (SP #11) to convert 2,330 square feet of parking to an expanded telephone equipment room.
- June 17, 1967 Approved a site plan amendment (SP #11) for identification and directional signage for Crystal Plaza.
- July 15, 1967 Approved a site plan amendment (SP #11) to modify the building alignment of office buildings 1 and 2.
- September 23, 1967 Approved a site plan amendment (SP #11) for signs for office buildings 3 and 4.
- February 9, 1974 Approved a GLUP Amendment from "Offices and Apartments" to 4/7ths "High" Residential and 3/7ths "High" Office-Apartment-Hotel with a maximum office F.A.R. of 1.5.
- November 9, 1974 Approved a site plan amendment (SP #11) for a temporary billboard.
- July 7, 1979 Approved a site plan amendment (SP #11) to permit designated space on the plaza levels for use by profit and non-profit organizations, and for directional signs.
- February 5, 1983 Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for identification and directional signage for Crystal City and the Crystal Plaza Shops.
- May 7, 1983 Approved a site plan amendment (SP #11) for the parking deck.
- July 8, 1989 Deferred a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs to the August 12, 1989 County Board meeting.
- August 12, 1989 Approved a site plan amendment (SP #11, 56, 90,

	135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs including Metro Station and Buchanan House signage.
February 9, 1991	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) to amend the coordinated sign plan to permit two temporary office leasing banners, at heights below 35 feet, on two office buildings until November 27, 1991, at 1225 and 2211 Jefferson Davis Highway.
January 16, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the March 6, 1993 County Board meeting.
March 6, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the April 3, 1993 County Board meeting.
April 3, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the July 10, 1993 County Board meeting.
July 13, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the September 11, 1993 County Board meeting.
September 11, 1993	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the March 1994 County Board meeting.
March 5, 1994	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the June 4, 1994 County Board meeting.
June 4, 1994	Deferred a site plan amendment (SP #11) for a four-story addition and associated improvements to the September 10, 1994 County Board meeting.
September 10, 1994	Approved a site plan amendment (SP #11) for a four-story addition and associated improvements

May 17, 1997	Approved site plan amendment (SP #11) for conversion of approximately 1,103 square feet of retail area to office space for a period not to exceed five years.
November 13, 1999	Approved site plan amendment (SP #11) to convert approximately 3,748 square feet of retail space into an educational institution.
March 11, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
May 20, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
July 22, 2000	Deferred site plan amendment (SP #11) for renovations to 23rd Street South street facade of the Crystal Plaza Five and Crystal Plaza Six, including modifications to Crystal City Shops and garage entrances along 23rd Street South, and an associated comprehensive sign plan including banners.
October 7, 2000	Accepted withdrawal of a site plan amendment for renovations, and a comprehensive sign plan for Crystal Plaza Five and Crystal Plaza Six.
February 10, 2001	Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 "High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential". Deferred Master Transportation Plan amendment

concerning changes in the number of through lanes, deleting pedestrian overpasses, and deleting a bike trail.

March 17, 2001

Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 " High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential".

April 21, 2001

Deferred General Land Use Plan amendment to change the striping pattern from 3/7 "High" Office-Apartment-Hotel and 4/7 " High Residential to 3/5 "High" Office-Apartment-Hotel and 2/5 "High Residential".

May 9, 2001

Approved conversion of office space to educational use for the University of Oklahoma at the Crystal Plaza Arcade.

May 19, 2001

Approved a site plan amendment to add approximately 134,050 square feet of retail use, convert approximately 24,314 square feet of office use to retail use, and add approximately 84,034 square feet of office use, modification of use regulations for loading, density, open space and parking including number, percentage of compact spaces, tandem spaces, and a comprehensive sign plan.

March 15, 2003

Deferred Site Plan Amendment SP #11 for installation of a building identification rooftop sign at 2111 South Jefferson Davis Highway to April 2003.

April 26, 2003

Deferred Site Plan Amendment SP #11 for installation of a building identification rooftop sign at 2111 South Jefferson Davis Highway to June 2003.

June 17, 2003

Approved a site plan for installation of a building identification rooftop sign (back-lit rooftop building identification sign with a sign area of 150 square

feet mounted on the west elevation of Crystal Plaza Apartments.

July 19, 2003

Approved a site plan to amend a comprehensive sign plan for SP #11.

March 13, 2004

Approved site plan amendments to delete pedestrian bridges.

June 15, 2004

Approved the placement of neighborhood banners on street light poles within Crystal City Metro Station area.

July 10, 2004

Approved a site plan to amend a comprehensive sign plan for SP #11.

Approved condition:

2. The applicant agrees that the 4,475 square feet of retail space shall be continued as educational use until October 2008 for the sole use of the Institute for the Psychological Sciences. The use shall be reviewed by the County Board at the first public hearing of the month following the expiration of this site plan amendment at which time, if appropriate, the applicant could request continuation of the conversion.