



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of September 13, 2008

**DATE:** September 5, 2008

**SUBJECT:** SP #220 SITE PLAN AMENDMENT (CARRY-OVER): convert approx. 12,087 sq ft of storage, office and fitness center space back to parking; 2500 Wilson Blvd. (RPC #18-007-011)

**Applicant:**

LPC Commercial Services, Inc.,

**By:**

Nan E. Walsh, attorney  
Walsh Colucci Lubeley Emrich & Walsh  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the site plan amendment request subject to all previously approved conditions and revised condition #27.

**ISSUES:** This is a request to restore a portion of tenant space back to parking spaces as previously approved, and no issues have been identified.

**SUMMARY:** The site plan amendment request is to convert space on the P3 parking level from occupied tenant space to 34 parking spaces. The conversion will restore a portion of this space, which was originally approved as 42 parking spaces, back to its original use. The request was deferred from the July County Board meeting to allow the applicant to demonstrate compliance with approved conditions and TDM measures. The revised request is consistent with the approved conditions and the applicant has implemented the approved TDM measures. The proposed parking ratio is consistent with the required parking amount approved as part of the original site plan. Therefore, staff recommends approval of the site plan amendment subject to all previously approved conditions and revised condition #27.

**BACKGROUND:** The site plan for a five-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 in July 1984. The site plan was amended by the County Board in May 1985 to increase the GFA to 102,500 square feet and reduce the parking inventory from 281 to 201 spaces. An amendment was approved in July 1994 to permit conversion of a portion of restaurant space to conference

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

Staff: Rasheda DuPree McKinney, Planning Division, DCPHD

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room facilities, and to convert 42 parking spaces on the P3 parking garage level to training and computer rooms, exercise facilities, mechanical space, and storage areas. This conversion increased the GFA of the building from 102,500 to 110,527 square feet.

Site: The site is a 62,011 square foot parcel located on Wilson Boulevard between North Barton Street to the east and North Cleveland Street to the west. The parcel is the site of a five-story commercial office building with ground floor restaurant space, currently occupied by Minh's Vietnamese Restaurant. The building has a total of 159 parking spaces on two levels of underground parking with access on North Barton Street.

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

Land Use: The site is designated on the General Land Use Plan (GLUP) as "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 site is located within the Clarendon-Courthouse Civic Association area. The association was notified of the proposed site plan amendment. To date, the association has not expressed any concerns regarding this request.

**DISCUSSION:** The proposed amendment would replace parking areas which were converted to tenant space in a previous site plan amendment. In the previous amendment, the County Board also approved an amendment to condition #8, and new conditions #27-30 to require on-site bicycle spaces, two (2) showers and 25 lockers to encourage bicycle ridership, a site TDM, clarify density square footage, require conference room facilities for public use, and specify street tree maintenance. As originally proposed, the site plan amendment to replace 42 automobile parking spaces on the P3 garage level would have removed the required shower and locker facilities. During the deferral period since July 2008, the applicant determined that these facilities could not be accommodated elsewhere on-site, and has since amended their request to replace only 34 parking spaces in order to keep the required shower and locker facilities in their existing location. The applicant has also worked with County staff during the deferral period to revise and implement their TDM plan. The site now provides the required minimum 19 bicycle spaces and has relocated upgraded bicycle facilities to the P3 parking level. The site is in compliance with the approved site plan amendment conditions.

The site plan amendment will replace 34 of the 42 parking spaces which were removed in 1994. The total number of parking spaces will increase from 159 to 193. Although the applicant requests approval to convert 12,087 sq ft from tenant space to parking, only 8,007 of that area was counted as density, with the remaining 4,080 sq ft being counted as storage and mechanical space. The following chart summarizes the existing and proposed site characteristics:

	Existing Site	Proposed Site Plan Amendment	Change
<b>Commercial Area</b>	104,527 sq ft	96,520 sq ft	-8,007 sq ff (incl. training rooms, computer room, lunch room exercise room) which was previously counted toward density on Parking Level P3. 12,087 sq ft was the total physical space added, however, 663 sq ft (mechanical space) and 3,417 sq ft (storage and exercise facility) of this space was not included in the commercial square footage
<b>Restaurant Area</b>	5,980 sq ft	5,980 sq ft	None
<b>Conference Room Area (converted from restaurant space in 1994 amendment)</b>	1,050 sq ft	1,050 sq ft	None
<b>Total GFA (physical space)</b>	110,507 sq ft	99,009 sq ft	-11,498 sq ft
<b>Total GFA Counted Toward Density</b>	104,527 sq ft	96,520 sq ft	-8,007 sq ft
<b>Parking Spaces</b>	159 (Reduced from <u>281 spaces</u> in 1984, and <u>201 spaces</u> in 1994)	193	+ 34

\*A bonus density credit of 5,980 sq ft was granted for an art program and public conference room space.

The proposed increase to 193 parking spaces is fewer than the 281 parking spaces originally approved in 1984. The proposed parking conversion will decrease overall GFA by 8,007 square feet since a portion of the existing tenant space will be converted back to parking. Staff supports the site plan amendment since the proposed parking amount is sufficient to support the GFA associated with this office use, and the proposed number of parking spaces is lower than originally approved. The conversion will not significantly increase vehicle trips and would not adversely impact the surrounding community. The applicant has also provided upgraded bicycle facilities within the parking garage and has increased the number of bicycle spaces provided which will encourage alternative transportation modes and help off-set the impact of additional parking spaces.

**CONCLUSION:** The proposed amendment will decrease the existing site GFA and will restore parking areas which were previously removed to create tenant space. The previous office tenant has vacated the building, and the owner requests an amendment to restore parking in order to market the building space to potential office tenants. The proposed parking is consistent with the

previously approved parking levels. Therefore, staff recommends approval of the site plan amendment request, subject to all previously approved conditions and revised condition #27.

Revised Condition:

27. The owner agrees to submit a detailed transportation demand management plan to be approved by the County Manager or his designee before issuance of the Building Permit for the conversion of the subject space. The transportation demand management plan shall include, but not be limited to the following strategies:

- f. The developer shall provide a Transportation Information Center Display (kiosk), the content/design/location of which shall be approved by Arlington County Commuter Services (ACCS) / Arlington Transportation Partners (ATP) to contain printed materials related to local transportation alternatives and maintain a stock of said materials at all times. The kiosk shall be ordered and paid for within 30 days after approval and installed upon delivery.

PREVIOUS COUNTY BOARD ACTIONS:

July 7, 1984

Approve amendment to General Land Use Plan from "Service Commercial" to "Low" Office-Apartment-Hotel

Approve rezoning from "R-5" and "C-2" to "C-o-1.5"

Approve site plan for a five-story office building.

May 18, 1985

Approve major site plan amendment to reconfigure the building with an increase in total gross floor area from 101,758 to 102,500 square feet, increase the height by eight (8) inches to 80 feet, and decrease the parking from 281 spaces to 201 spaces.

July 12, 1986

Approve a site plan amendment to permit two (2) tenant identification signs on the roof parapet.

July 9, 1994

Approve a site plan amendment to permit conversion of 12,087 square feet of parking garage on Level One/P3 (42 parking spaces) for use as training room, storage, copy/mail room, computer room, and exercise facility; conversion of 1,300 square feet of parking garage on level 2 for use as storage, and conversion of 1,050 square feet of restaurant for use as conference facility.

December 10, 1994

Approve site plan amendment for two (2) rooftop signs.

July 18, 2008

Deferred site plan amendment (SP#220) to convert tenant space to 42 parking spaces to the September 13, 2008 County Board meeting

Approved Conditions:

The following are the conditions which pertain to the previous space conversion:

8. The developer agrees to provide secure bicycle storage facilities in a location convenient to both office and retail areas on the following minimum basis:

One (1) employee space for every 7,500 square feet, or portion thereof, of office floor area and one (1) visitor space for every 20,000 square feet, or portion thereof, of office floor area;

Two (2) visitor/customer spaces for every 10,000 square feet, or portion thereof, of the first 50,000 square feet of retail floor area; one (1) space for every 12,500 square feet, or portion thereof, of additional retail floor area; and one (1) employee space for every 25,000 square feet, or portion thereof, of retail floor area.

These facilities shall be highly visible to the intended users and protected from rain and snow within a structure shown on the site plan. The facilities shall not encroach on the sidewalk or on any area in the public right-of-way intended for use by pedestrians. The facilities for office and residential users must meet the acceptable standards for Class I storage space and be highly visible from an elevator entrance, a full-time parking attendant, a full-time security guard, or a visitor/customer entrance. Facilities for visitors/customers must meet the standards for either Class II or Class III storage space and be highly visible from a main street level visitor/customer entrance. Drawings showing that these requirements have been met shall be approved by the Zoning Administrator before issuance of the Footing to Grade Structure Permit.

In addition, the developer agrees to provide two (2) showers and twenty-five (25) clothes lockers. The lockers shall be installed adjacent to the showers in a safe and secured area and both showers and lockers shall be accessible to all tenants of the building. The location, layout, and security of the showers and lockers shall be reviewed by the Arlington County Police Department before issuance of a Building Permit for this facility. The developer agrees that an exercise/health facility containing a maximum of 1,519 square feet shall not count as density (F.A.R.) but shall count as G.F.A. if this facility meets all of the following criteria: (1) the facility shall be located in the interior of the building and shall not add to the bulk or height of the project; (2) showers and clothes lockers shall be provided as required above; (3) the lockers shall be installed adjacent to the showers in a safe and secured area within the exercise facility and both showers and lockers shall be accessible to all tenants of the project; and (4) the exercise facility shall be open only to tenants of the project and shall not accept or solicit memberships from outside of the project. The exercise facility (including the showers and lockers) shall be open during normal working hours.

27. The owner agrees to submit a detailed transportation demand management plan to be approved by the County Manager or his designee before issuance of the Building Permit for the conversion of the subject space. The transportation demand management plan shall include, but not be limited to the following strategies:
- a. The owner agrees to designate a member of the building management team as an employee transportation coordinator (ETC) for the development. The ETC shall be responsible for implementing the transportation demand management plan approved by the County and act as a liaison with County staff for promotional activities to the development tenant employees. The ETC shall submit an annual report to the Department of Public Works for review, detailing the effectiveness of the program's strategies. Periodic reports may be required as determined by the County to evaluate compliance with the adopted program.
  - b. The owner agrees to design and implement a parking management plan that includes the following elements:
    - (1) Free parking for vanpools and three-person carpools;
    - (2) Two-person carpools shall receive a parking subsidy equal to one-half the single occupant vehicle monthly parking rate;
    - (3) Monthly parking rates for single occupant vehicles shall be consistent with comparable office buildings located in Arlington County development corridors;
    - (4) Parking spaces for ridesharing vehicles shall be conveniently located adjacent to garage entrances, exits, or elevators. The owner shall not limit the number of parking spaces allocated to the parking management plan.
  - c. The owner agrees to implement a transit subsidy program for employees of the owner who chooses to participate, providing a subsidy of \$60 per month.
  - d. The owner agrees to implement a transit subsidy program for all tenant office employees who choose to participate, providing a subsidy of \$60 per month per employee for a six-month subsidy period. The transit subsidy program shall be offered to all new tenants.
  - e. The owner agrees to contribute \$2,500 annually for five (5) years to Arlington County to assist in the funding of commuter services to employees. The contribution would be directed to the Ballston Area Transportation Association or other Commuter Services Center as directed by the County Manager. The first contribution shall be paid prior to issuance of the

Certificate of Occupancy and the remaining contributions shall be paid prior to the anniversary date of the Certificate of Occupancy.

28. The following space located on Parking Level One of the parking garage shall not be counted toward the space allowed by the F.A.R.: storage space (1,898 square feet of G.F.A.), mechanical space (663 square feet of G.F.A.), and exercise facility (1,519 square feet of G.F.A.). The parking garage shall be made available at no charge to customers of the retail uses in the building (including the restaurant) outside standard office hours (weekday evenings after 5:00 p.m. and weekends). A sign stating this policy shall be installed at the entrance to the parking garage.
29. The owner agrees to make the conference facility available for use by community and non-profit organizations during the life of the site plan. This use shall be subject to written notice from the community or non-profit organization at least 30 days in advance of the date of the requested use of the facility and also subject to the owner not requiring the facility for that date and time.
30. The owner agrees to assume responsibility for the replacement and maintenance of the street trees on the site for the life of the site plan. This maintenance responsibility shall include proper pruning, feeding, spraying, mulching, weeding, and watering. Replacement responsibility shall include the replacement of all dead street trees within 90 days of death with same species, 2 1/2 inch to 3 inch caliper, 12 to 18 foot tall trees which are of good nursery stock and meet the American Standard for Nursery Stock Z50.1-73. Planting techniques for replacement street trees shall meet the standards of the Department of Public Works Construction Standards and Specifications Drawing R-7.6, "Tree Planting Detail for Street Trees and Grate", or its successor document.