



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of September 13, 2008

SUPPLEMENTAL REPORT

DATE: September 12, 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)

DISCUSSION: This report is revised to include one revised and one new condition. Revised condition #29 is recommended to update the requirement for the provision of conference room space pursuant to more recently approved standard language. Additionally, new condition #31 is recommended to ensure that ground floor tenant space, previously occupied by Tennis Factory, remains as retail space to help activate the streetfront in accordance with County planning policies to encourage ground floor retail uses.

The proposed conversion of 34 spaces is fewer than the previously approved 42 spaces which existed prior to the conversion in 1994. Through the site plan amendment process, the applicant has agreed to provide additional TDM measures which will help to mitigate the impact of additional on-site parking spaces. The applicant has further agreed to a condition to permanently convert ground floor space to retail use which is consistent with the County's vision to create a pedestrian oriented urban streetscape.

Therefore, staff supports the conversion which will support the dedicated first-floor retail space. The additional vehicles will not significantly increase traffic and will not adversely impact the surrounding land uses.

Revised Condition:

29. The owner agrees to make the conference facility available for use by, **and at no charge to, community and non-profit organizations, (Clarendon Courthouse Civic Association, Lyon Village Civic Association, Condominium/Homeowners/ Renters Associations located in the Courthouse Sector Plan Area, and Arlington County government funded organizations and agencies) from 6:00 p.m. to 10:00 p.m. on weekdays** during the life of the site plan **on a space-available basis.** 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. **The developer agrees to provide, at no charge, parking, on-site personnel to admit community and public**

County Manager: _____

Staff: Rasheda DuPree McKinney, Planning Division, DCPHD

PLA-5041

agencies, and set-up and custodial services, including cleaning, preparation and re-arrangement, for use of the conference facility by community and public agencies for the life of the site plan. In the event of damage or the need for excessive clean up created by a non-developer user, the applicant may impose reasonable charges to such user commensurate with the cost of repairing the damage or the needed cleaning. Serving or consumption of alcoholic beverages in the conference room and ancillary facilities by community and public agencies is prohibited.

New Condition:

31. The applicant shall permanently convert ground floor office space fronting Wilson Boulevard and North Barton Street and totaling approximately 4,179 square feet, which was previously occupied by the Tennis Factory, to retail use which shall only be leased to retail tenants. Any proposal to use the space for any other use shall require a site plan amendment.

The applicant further agrees that the retail windows along Wilson Boulevard and North Barton Street shall not be obstructed in a manner which precludes views into the interior of the space. The purpose of this condition is to allow pedestrians to view the activity within the retail establishment and to allow patrons and employees of the retail establishments to view the activity on the sidewalk and street. This requirement shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or the like.