



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of September 13, 2008

### SUPPLEMENTAL REPORT #2

**DATE:** September 16, 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)

#### **CM RECOMMENDATION:**

Approve the site plan amendment request subject to all previously approved conditions and revised conditions #27 and #29, and new conditions #31 and #32.

**DISCUSSION:** This report further revises Condition #29 of the Supplemental Report dated September 12, 2008 and adds one new condition, Condition #32. The revisions proposed to Condition #29 clarify that the intended entities for which space will be made available include community and non-profit organizations, removing references to “public agencies” and replacing them with non-profit organizations where applicable. Further, revisions to this condition clarify that charges imposed upon community and non-profit organizations utilizing the space for any damage or the necessity for excessive cleaning shall not exceed the reasonable cost of repairing such damages or the needed cleaning.

Finally, a new condition is proposed consistent with current County practice and standard site plan conditions that would require shared parking of the 24 surface parking spaces accessible from N. Cleveland Street. This requirement would make available to the public, free of charge, the 24 surface parking spaces after hours on weekday evenings and 24 hours on weekends, and all legal holidays.

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, including (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

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

Staff: Samia Byrd, DCPHD, Planning Division  
Dolores Kinney, DES, Transportation Division

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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 non-profit organizations public 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 not in excess of the reasonable 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 non-profit organizations public agencies is prohibited.

New Condition:

32. The developer agrees to make the 24 surface parking spaces accessible from N. Cleveland Street available to the public, free of charge, for parking after hours on weekday evenings and 24 hours on weekends, and all legal holidays (defined as New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving and Christmas).