



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of January 28, 2017

DATE: January 17, 2017

SUBJECT: SP #331 SITE PLAN AMENDMENT to extend the existing site plan amendment to allow educational uses within a retail space (occupied by The George Washington University), without time limitation; located at 950 N. Glebe Road (RPC# 14-053-057).

Applicant:

PPF OFF 950 N. Glebe Road, LLC
c/o Morgan Stanley Real Estate Advisor, Inc.
3424 Peachtree Road, NE
Atlanta, Georgia 30326

By:

Nan E. Walsh

C.M. RECOMMENDATION:

Adopt the attached ordinance to amend Condition #76 to allow a 4,363 square foot retail space to be used by The George Washington University without time limitation.

ISSUES: This is a request to amend Condition #76 to allow an existing educational use to continue to operate within a ground floor retail space without time limitation, and no issues have been identified.

SUMMARY: On May 25, 2010, the County Board approved a site plan amendment to allow The George Washington University (GW) to occupy a 4,363 square foot ground floor retail space within the 950 N. Glebe Road building in Ballston. The site plan amendment contained a condition (Cond. #76) with a sunset clause providing for the conversion to expire in May 2017, at which point the conversion would be reviewed to determine whether retail uses were more appropriate at the subject site. In 2015, the County Board adopted a new retail plan, which designates the subject site "Gold," meaning that retail is preferred but "retail equivalents" are allowed subject to certain design guidelines and functional considerations. The subject use was

County Manager:

MJS/GA

County Attorney:

[Signature] *CR Sanders*

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

PLA-7470

approved with a condition requiring façade transparency, and the use itself allows for a high volume of foot traffic. Staff is recommending that GW be permitted to occupy the space without time limitation; however, the space would remain approved for retail uses and a new educational tenant would require approval of a site plan amendment. Therefore, staff recommends adoption of the attached ordinance to amend Condition #76 to allow a 4,363 square foot retail space to be used by The George Washington University without time limitation.

BACKGROUND: The County Board approved SP #331 on June 17, 2003 for an office building at 950 N. Glebe Road consisting of 284,962 square feet of office GFA and 14,401 square feet of retail GFA. On May 25, 2010, the County Board approved a site plan amendment to permit the conversion of the entire sixth floor of the office building and a 4,363 square foot ground floor retail space to accommodate GW, which is classified in the Zoning Ordinance as a use “of educational nature.” The amendment also included modification of zoning regulations to accommodate an associated sign package for the university.

The following provides additional information about the site and location:

Site: The site is bound by N. Glebe Road on the east and N. Fairfax Drive on the north.

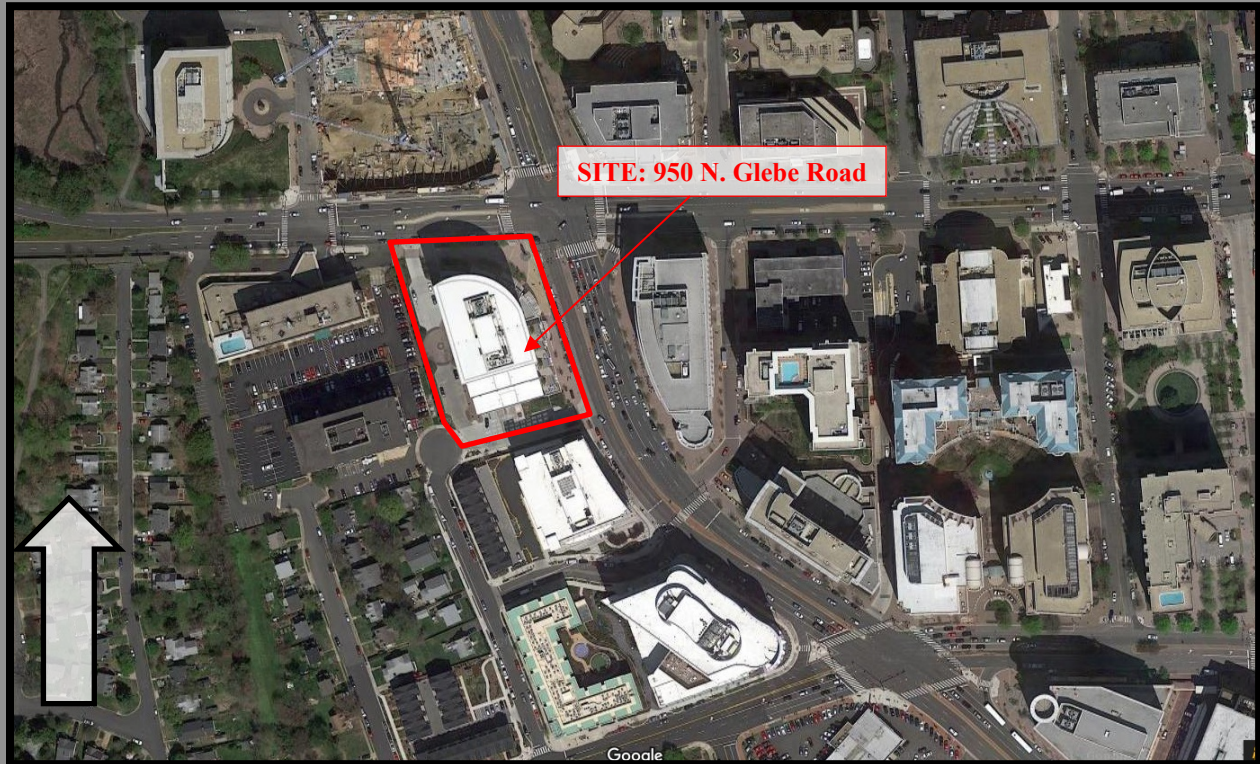
Zoning: The site is [zoned](#) C-O-2.5, Mixed Use District

Land Use: The site is designated on the [General Land Use Plan \(GLUP\)](#) as “Medium” Office-Apartment-Hotel (Up to 2.5 FAR Office, Up to 115 units/acre Apartment, Up to 180 units/acre Hotel).

Neighborhood: The site is located within the Bluemont Civic Association. Staff contacted the Bluemont and Ballston-Virginia Square civic associations for comment but has not received responses as of the date of this report. Staff did receive comments from a resident living in the Ballston Green townhouses located to the south and east of the site, who expressed concern about the building’s loading and delivery schedule and enforcement of conditions relating to operation of the building loading dock. Zoning Enforcement has investigated for potential violations related to the site plan conditions related to loading and trash collection occurring outside of the loading dock. There have been no violations identified. The resident also commented that the site plan conditions do not contain hours of operation except for limits to loading access from N. Wakefield Street (closest to residential), and would like for the condition to be changed to include hours of operation. Staff does not recommend changing the conditions to include hours of operation for the loading dock because they do not relate to the request at hand, and because current tenant leases are based upon the existing conditions of the loading dock and would need to be renegotiated should there be major changes to the conditions. The resident also commented on Condition #77 which requires GW to make their ground floor conference room available during certain times of the week for public booking, and specifically mentions the civic association. The citizen requested that the Ballston Green HOA be added to the condition as an organization that is able to book conference rooms. Staff informed the resident that the HOA is a part of the Bluemont Civic Association, and the language of the condition requires the space be available for “public (civic association) meetings ...”. Staff also provided the resident with a

link to the County's [web page](#) which identifies the subject conference room and associated reservation contact.

Figure 1: Aerial Image (annotated)



Source: Google Maps 2017

DISCUSSION: This is a request to amend Condition #76 of an existing site plan amendment to allow the existing tenant, The George Washington University, to occupy a 4,363 square foot ground floor retail space without time limitation. The site plan amendment allowing GW to occupy this space was approved in 2010 with site plan conditions addressing façade transparency, use of the space by public groups, marketing of transit information, power door openers, and limitation on the term of use for seven (7) years. The site plan amendment will expire on May 31, 2017 without further action by the County Board. The applicant is requesting renewal of the site plan amendment without time limitation.

The site plan amendment was approved for a limited term because it was not consistent with the then-current *Retail Action Plan*, which recommended retail exclusively on the subject frontage. Staff noted at the time that the site plan amendment would be reviewed to examine the retail environment in the vicinity and the performance of GW in activating the subject space, and to make a determination on whether the space should revert to retail. Since approval, two (2) events have occurred: first, the Peck/Staples project at the corner of N. Glebe Road and Wilson Boulevard was constructed, bringing a multitude of new retail space to the vicinity, and second, the County Board adopted the [Arlington County Retail Plan \(2015\)](#).

The new retail on the several blocks on the west side of N. Glebe Road has been generally successful, with the majority of retail spaces occupied and the frontages generally activated and pedestrian-friendly in character. In addition, the subject frontage has become part of an integrated pedestrian environment on the west side of N. Glebe Road. Secondly, the new retail plan introduced the concept of “retail equivalents,” or uses that do not meet the strict zoning definition of retail, but which function like retail in terms of their effect on activating street frontages. Specifically mentioned in the plan are educational uses that occupy ground floor spaces and provide façade transparency and similar foot traffic to retail uses. The subject space, which contains classroom space and a conference room, as well as use of the space as a marketing center for GW, can thus be considered a retail equivalent. The plan identifies the subject frontage as “Gold,” which is the second-most restrictive frontage-type that the plan identifies, requiring interior and exterior design components, but accommodating several types of retail and retail equivalents. The subject use thus meets the recommendations of the plan.

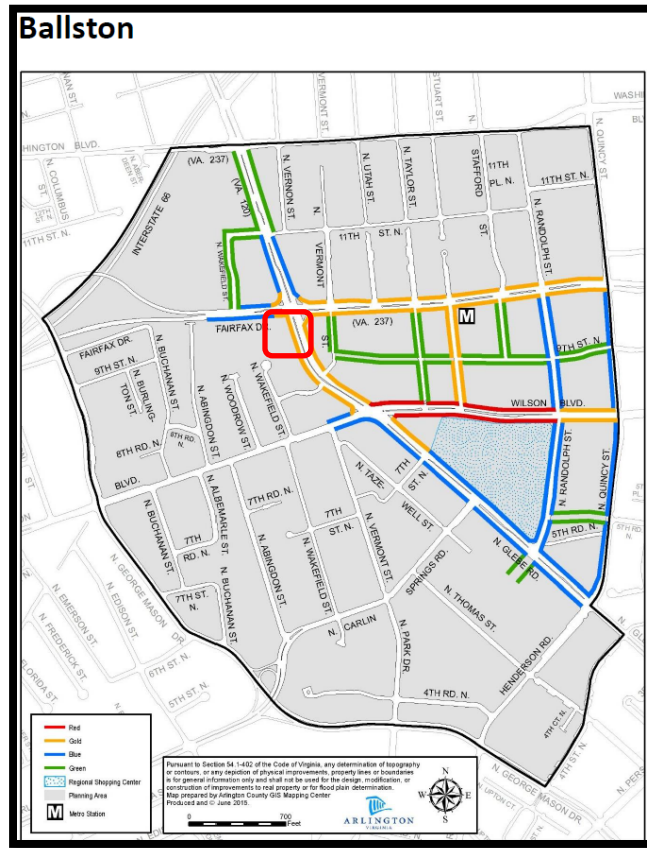
Figure 2: Existing GW Frontage



Source: Google Maps 2017

Staff is recommending that Condition #76 be amended to allow GW to occupy the space without time limitation. However, staff is recommending that this be limited to the current tenant and that, if the current tenant vacates the space the space will revert to retail only. Any future non-retail use would require a site plan amendment to ensure that the proposed use meets the retail equivalent parameters of form and function identified for the “Gold” frontage type.

Figure 3: Ballston Retail Street Types



CONCLUSION: Staff recommends adoption of the attached ordinance to amend Condition #76 to allow a 4,363 square foot retail space to be used by The George Washington University without time limitation.

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment dated November 4, 2016, for Site Plan #331 to amend Condition #76 to allow for a 4,363 square foot ground floor retail space to be occupied by a use of an educational nature without time limitation, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in the Staff Report provided to the County Board for its January 28, 2017 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to all previous conditions as set forth below, and amended Condition #76; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on January 28, 2017, and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance, with the following modifications:
 - **None;** and
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW, THEREFORE, BE IT ORDAINED that, as ~~originally~~ requested by an application dated November 4, 2016 for Site Plan #331, and as such application has been modified, revised, or amended as set forth in the Zoning Administration records for a Site Plan Amendment to amend Condition #76 to allow for a 4,363 square foot ground floor retail space to be occupied by a use of an educational nature ~~without time limitation~~ for the parcels of property located at 950 N. Glebe Road (RPC #14-053-057), approval is granted and the parcel so described shall be used according to the site plan application, subject to all previously approved Site Plan conditions and all applicable provisions of the Arlington County Code and Zoning Ordinance, with amended Condition #76 as set forth below:

76. The applicant agrees that the temporary conversion of approximately 4,363 square feet of retail space (as shown on the floor plan, "Option B," dated March 10, 2010) to use by an institution of educational nature shall be ~~reviewed by the County Board in seven (7) years (May, 2017). At the time of the review, the County Board will have the opportunity to determine the continuation of this use or if the space shall revert to retail use, with no further action by the County Board.~~ applicable to The George Washington University only, as an option to retail use of that space. A site plan amendment shall be required for the use of the space by an entity ~~institution of educational nature~~ other than The George Washington University. Any other non-retail use shall also require a site plan amendment.

PREVIOUS COUNTY BOARD ACTIONS:

February 5, 1974	Deferred rezoning request and related site plan request to the June 1, 1974 meeting.
June 1, 1974	Granted rezoning from C-2 & C-3 to C-O, and approved related site plan subject to conditions.
August 2, 1975	Extended site plan approval from June 1, 1974 to June 1, 1975.
August 31, 1976	Accepted withdrawal of site plan Z-2026-74-2.
July 16, 1998	Approved rezoning for 2014 and 2018 Clarendon Boulevard from C-2 to C-O. Approved site plan (SP #328) for a 257,110 square foot office building subject to conditions.
January 1, 2001	Approved a site plan amendment for two rooftop signs, both located above 35 feet and illuminated.
June 17, 2003	Approved a major site plan amendment (SP #331) to permit the construction of an office building at 950 N. Glebe Road of approximately 248,962 square feet of office gross floor area and 14,401 square feet of residential gross floor area.
March 12, 2005	Deferred a site plan amendment for a temporary sales and leasing office to the April 16, 2005 meeting.
April 16, 2005	Deferred a site plan amendment for a temporary sales and leasing office to the May 7, 2005 meeting.
May 7, 2005	Approved a temporary sales and leasing office for a period of four years.
November 15, 2008	Approved a rooftop sign for Solers, Inc. pursuant to all previously approved conditions and three new conditions.
May 25, 2010	Approved a temporary conversion of a 4,363 square foot retail space to uses of an educational nature for seven years. Approved conversion of the 6th Floor office space to uses of an educational nature, with associated sign modifications.

March 10, 2012	Approved an amendment to a comprehensive sign plan to allow a canopy sign for World of Beer.
March 12, 2016	Renewed a use permit for live entertainment at World of Beer.



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REALS AND SIGNATURES

NOT FOR CONSTRUCTION

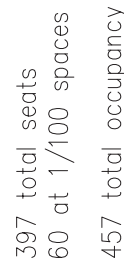
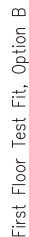
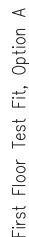


CONCLUSIONS

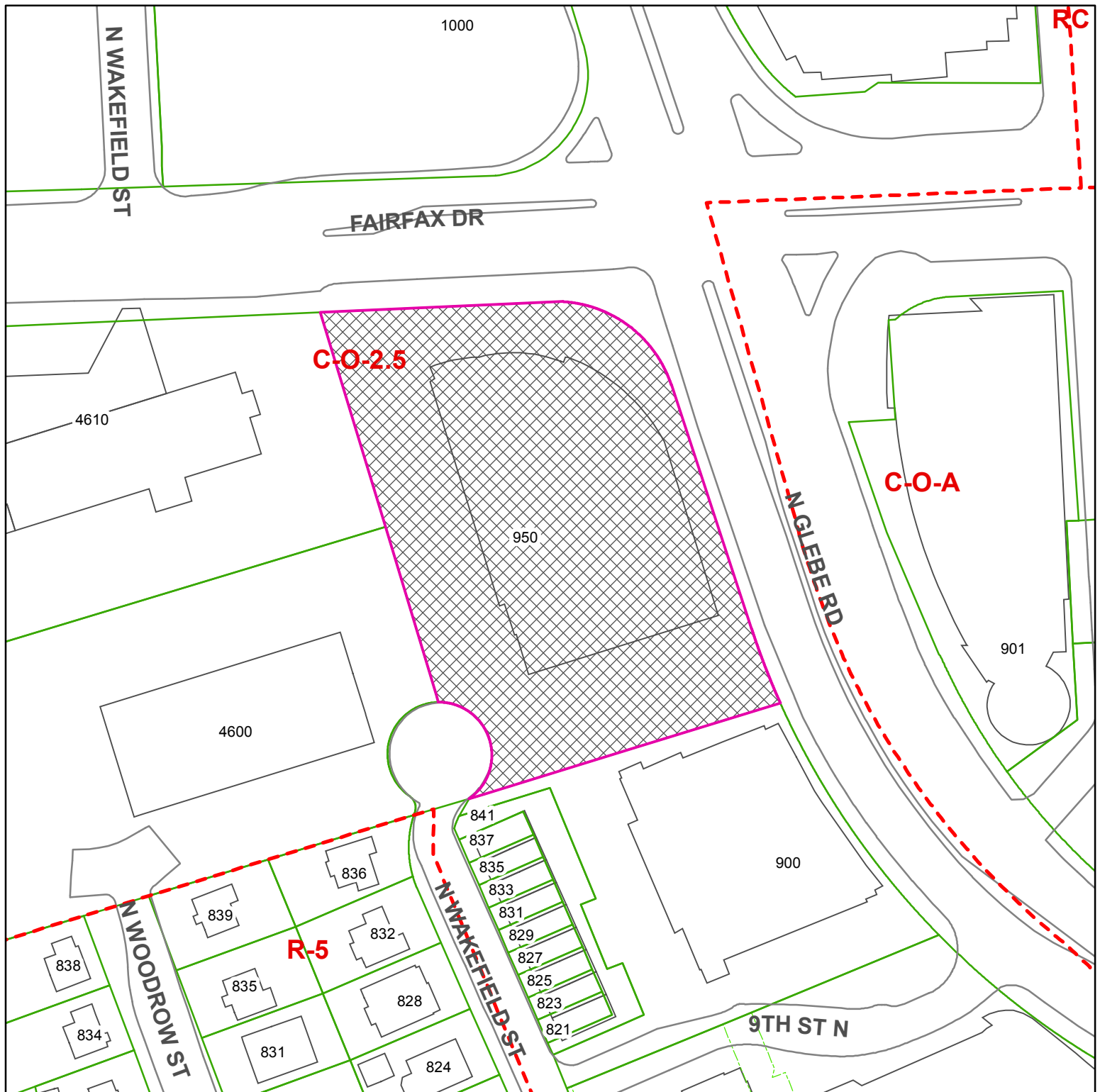
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ASSIGNMENT NUMBER

DRAWING NUMBER



Sixth Floor Test Fit



SP # 331

950 N Glebe Rd

RPC # 14-053-057



 Case
Location(s)
Scale: 1:1,200

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
Removed _____