



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of November 18, 2017

**DATE:** December 7, 2017

**SUBJECT:** SP #194 SITE PLAN AMENDMENT to permit office use in addition to retail in space on the Metro level (within the Olmsted Building); located at 3100 Clarendon Boulevard (RPC# 19-002-007).

**Applicant:**

Piedmont – 3100 Clarendon LLC

**By:**

Matthew J. Allman  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard  
Suite 1300  
Arlington, VA 22201

**C.M. RECOMMENDATION:**

Accept Withdrawal of the subject site plan amendment.

**ISSUES:** The applicant requests withdrawal of this site plan amendment in order to pursue improvements within space already designated for office use as approved by the Board in September 2015.

**DISCUSSION:** The Applicant applied for a site plan amendment to allow office use in addition to retail use within space located on the below-grade Metro level of the Olmsted Building at 3100 Clarendon Boulevard, by amending Condition #7 that requires Metro level floor area to be retail use unless otherwise excepted. A pedestrian tunnel connecting the Metro level of the building to the Clarendon Metro Station was constructed for public use as a community benefit approved with the original Site Plan #194 and used to justify additional building height. The

County Manager:

County Attorney:

Staff: Michael Cullen, DCPHD, Planning Division

PLA-7714

tunnel was constructed per condition and open to the public for a number of years, but was closed due to security requirements of DIA during their tenancy of the building. In coordination with staff, the applicant has agreed to reopen the pedestrian tunnel during normal business hours in compliance with Condition #6. The applicant has decided to pursue office amenity improvements within space approved for accessory office use by the Board in September 2015 rather than proceed with the revisions proposed by this site plan amendment request. As a result, the applicant is requesting withdrawal of the site plan amendment.

## PREVIOUS COUNTY BOARD ACTIONS

March 23, 1982	Approved a resolution regarding building heights in the Clarendon Metro Station area, and affirming that no precedence is set in consideration of proposed building height for the Olmsted Building.
June 8, 1982	Approved a site plan (Z-2258-84-2) for a mixed-use office/hotel/retail project with Conditions #1 through #33.
March 5, 1983	Approved a site plan amendment to add 10,493 sf of site area and increase GFA by 31,479 sf, subject to new conditions #1 through #35.
July 8, 1995	Approved site plan amendment for live entertainment at La Cantinita Restaurant.
July 20, 1996	Approved site plan amendment for live entertainment at Blue-N-Gold Brewing.
July 19, 1997	Renewed site plan amendment for live entertainment at Blue-N-Gold Brewing for three (3) years.
March 14, 1998	Approved site plan amendment for a comprehensive sign plan for the Olmstead Building.
October 17, 1998	Continued a request for the Endependance Center of Northern Virginia to occupy ground floor space at 3100 Clarendon Blvd.
November 18, 1998	Approved request for the Endependance Center of Northern Virginia to occupy ground floor space at 3100 Clarendon Blvd.
July 22, 2000	Renewed site plan amendment for live entertainment for Mister Days for one (1) year.
December 18, 2000	Deferred site plane amendment for Mister Days to amend hours of live entertainment.
January 27, 2001	Approved site plan amendment for Mister Days to amend hours of live entertainment subject to a review in one (1) year.

January 26, 2002	Renewed site plan amendment for live entertainment at Mister Days for 10 months.
October 19, 2002	Renewed site plan amendment for live entertainment at Mister Days subject to a review in one (1) year.
October 18, 2003	Renewed site plan amendment for live entertainment at Mister Days subject to a review in one (1) year.
May 15, 2004	Deferred site plan amendment for Mister Days.
June 26, 2004	Approved site plan amendment for an outdoor café for Mister Days subject to a County Board review in October 2004.
October 2, 2004	Renewed site plan amendment for live entertainment and outdoor seating at Mister Days.
June 21, 2005	Deferred site plan amendment for SoBe.
October 18, 2005	Renewed site plan amendments for live entertainment for SoBe and live entertainment and outdoor seating for Mister Days, subject to a review in seven (7) months.
May 20, 2006	Renewed site plan amendments for SoBe and Mister Days.
May 17, 2008	Deferred site plan amendments for SoBe and Mister Days to the September 2008 County Board meeting.
September 16, 2008	Deferred site plan amendments for SoBe and Mister Days to the November 15, 2008 County Board meeting.
November 15, 2008	Renewed site plan amendments for SoBe and Mister Days subject to four (4) new conditions and with a County Board review in two (2) years (November 2010).
November 13, 2010	Renewed site plan amendments for SoBe and Mister Days with an administrative review in one (1) year and a County Board review in two (2) years (November 2012).

May 14, 2011	Approved site plan amendment for outdoor café seating at Mad Rose Tavern.
November 29, 2011	Approved site plan amendment for live entertainment at Mad Rose Tavern with a County Board review in six (6) months (May 2012).
May 18, 2012	Renewed live entertainment and dancing and outdoor café seating at SP #194, Mad Rose Tavern, for one (1) year (May 2013).
November 17, 2012	Renewed site plan amendments for SoBe and Mister Days with an administrative review in one (1) year and a County Board review in two (2) years (November 2014).
May 18, 2013	Renewed live entertainment and dancing and outdoor café seating at SP #194, Mad Rose Tavern for one (1) month.
June 15, 2013	Renewed live entertainment and dancing and outdoor café seating at SP #194, Mad Rose Tavern for one (1) year and five (5) months (November 2014).
November 15, 2014	Renewed site plan amendments for Mad Rose Tavern, SoBe, and Mister Days with an administrative review in one (1) year and a County Board review in two (2) years (November 2016).
September 19, 2015	Approved a site plan amendment to permit an office conference room use in addition to retail in a Metro level space (within the Olmsted Building) located at 3100 Clarendon Blvd. subject to all previously approved conditions and revised Condition #7, as set forth in the attached ordinance.
May 14, 2016	Approved a use permit associated with a site plan to allow live entertainment and dancing at Pamplona Restaurant (SP-194-U-16-1); located at 3100 Clarendon Blvd., subject to the previously approved and revised conditions of the staff report (Conditions #1-17), with a County Board review in six (6) months (November 2016).

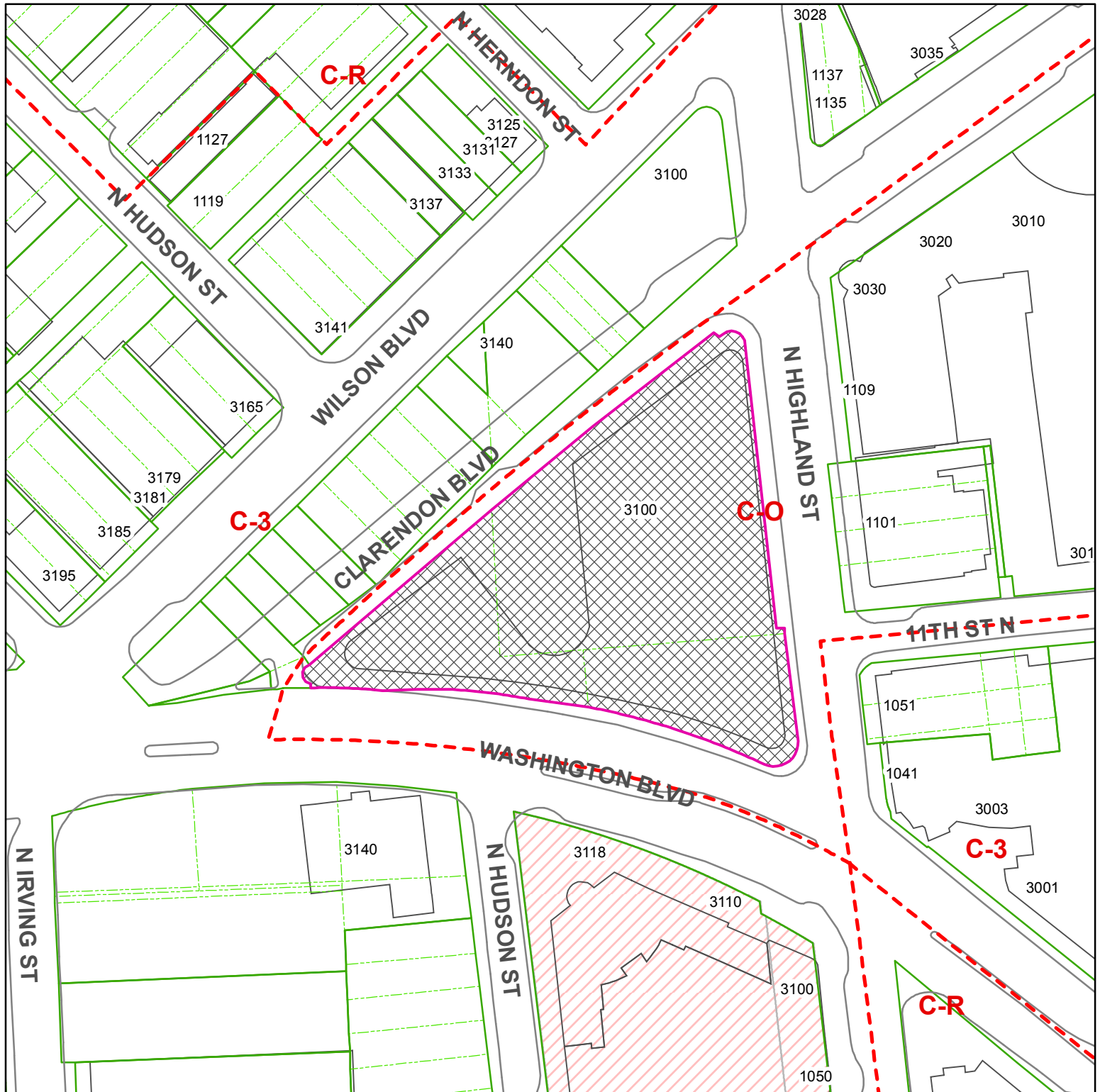
November 5, 2016

Renewed site plan amendment for live entertainment, dancing and outdoor café seating in the public sidewalk easement at Mad Rose Tavern, with an administrative review in one (1) year (November 2017) and a County Board review in two (2) years (November 2018).

Renewed site plan amendment for live entertainment and dancing at Mr. Days, with an administrative review in one (1) year (November 2017) and a County Board review in two (2) years (November 2018).

Discontinued site plan amendment for live entertainment and dancing at Sobe; located at 3100 Clarendon Blvd.

Renewed a use permit associated with a site plan to allow live entertainment and dancing at Pamplona Restaurant (SP-194-U-16-1); located at 3100 Clarendon Blvd., subject to the previously approved conditions, with a County Board review in one (1) year (November 2017).




**SP # 194 - Amendment**

**3100 Clarendon Blvd. (Minor Site Plan Amendment)**

**RPC # 19-002-007**



 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 \_\_\_\_\_