



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of June 13, 2020

DATE: June 5, 2020

SUBJECT: SP #193 SITE PLAN AMENDMENT to extend the term of site plan approval for the office component of the Ballston Quarter development project (Ballston Quarter Office Project); located at 685 N. Glebe Road and 701 N. Glebe Road (RPC# 14-059-045 and -044).

Applicant:

Ballston Air Rights Acquisition Company, LLC
10945 John Hopkins Road
Laurel, Maryland 20723

By:

Walsh Colucci Lubeley Walsh, PC
2100 Clarendon Boulevard
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Adopt the attached Ordinance to approve the subject site plan amendment to extend the term of site plan approval for the office component of the Ballston Quarter development project, subject to all previously approved conditions applicable to the office component, and revised conditions #2 and #18.

ISSUES: This is a request to extend the term of the site plan approval for the office portion of the Ballston Quarter development project and no issues have been identified as of the date of this report.

SUMMARY: Ballston Air Rights Acquisition Company, LLC requests a three-year extension to the term of the office component of the Ballston Quarter development project, Site Plan #193. The County Board granted approval to redevelop the site in 2015 and approved an amendment to allow additional gross floor area (GFA) in 2016. The term of the site plan was set to expire in

County Manager:

mjs/dwb

County Attorney:

AM *CR Sanders*

Staff: Kristen (Krissy) Walentisch, DCPHD, Planning Division
Joanne Gabor, DES, Development Service Bureau

November 2018 unless a Footing to Grade Permit had been issued or unless the project was otherwise extended by the County Board. However, after the 2016 amendment was approved and prior to the 2018 expiration, the Virginia General Assembly passed Va. Code Ann. Section 15.2-2209.1, which automatically extended the period of validity of the 2016 amendment until July 1, 2020. With the validity period of the site plan set to expire on July 1, 2020, the applicant is requesting that the County Board approve a three-year extension to the site plan term until July 1, 2023. The applicant is working to refine its building plans and addressing land planning matters to establish the approved use. No other modifications to the approved site plan are proposed.

Staff supports the request to extend the term of the site plan to July 1, 2023 to allow the applicant additional time to establish the use. Granting approval to this request would retain all aspects of the development approval from 2015, except as where amended in 2016, for the office component of the Ballston Quarter development project. Approval of the extension would be subject to all previously approved conditions for the office component of SP #193, and revised conditions outlined in the attached Site Plan Ordinance. In addition to revising Condition #2 which establishes the site plan term expiration date, staff has also updated Condition #18 relating to green building and sustainability so that the condition reflects current County requirements.

Figure 1: Aerial of Ballston Quarter



BACKGROUND: The Ballston Quarter site was originally developed with the Parkington Shopping Center which was constructed in 1952. In 1982, the County Board approved a GLUP amendment, rezoning and site plan to redevelop the shopping center (SP #193). The Ballston Common Shopping Mall opened in 1986.

In November 2015, the County Board approved a major redevelopment of SP #193 known as the Ballston Quarter project that included renovations to the shopping mall, a new residential building at the corner of North Randolph Street and Wilson Boulevard, and renovations to the existing office space above the Macy's Department Store, the last of which is the subject site for this amendment. The approved office component renovations consisted of façade improvements, the addition of new entrances at grade on North Glebe Road and Wilson Boulevard, an interior courtyard, and streetscape improvements. In November 2016, the County Board approved a site plan amendment specific to the office portion of SP #193 to add approximately 4,968 square feet of additional gross floor area to further expand the office building above the Macy's Department Store. The 2016 expansion was to provide for an expanded office lobby, creation of an interior courtyard and terrace area, and expanded office tenant and amenity spaces (see Figures 4 & 5).

As it exists today on the subject site, the Macy's Department Store occupies the first three floors of the building (701 N. Glebe Road) and the office use occupies floors four through six (685 N. Glebe Road). Figure 2 depicts the existing characteristics of the subject site while Figures 3 and 4 depict the proposed renovations approved in 2016.

Figure 2: Street View of Subject Site (floors 4 through 6) from Wilson Boulevard



Figures 3 & 4: Proposed Renovation of Subject Site (2016 Amendment)



Address / RPC: 685 N. Glebe Road / RPC #14-059-045

Neighborhood: Ashton Heights Civic Association

Zoning: [C-O-2.5](#) Commercial Office Building, Hotel, and Apartment District

GLUP: [“Medium” Office-Apartment-Hotel](#) Designation

Existing Land Use: The Ballston Quarter site in its entirety is approximately 13.43 acres and is triangular in shape and bound by Wilson Boulevard to the north, North Randolph Street to the east, and North Glebe Road to the south. The subject site, the office space above the existing Macy’s, is approximately 49,515 square feet and is developed with a six-story building containing retail uses on floors one through three and office uses on floors four through six.

DISCUSSION: Staff supports the request to extend the term of the site plan to allow for the renovation of the office building above the Macy’s Department Store within the Ballston Quarter development project. Other than the extension, the applicant does not request any other changes to the proposed development as it has been approved by the County Board. The extension would facilitate implementation of a previously approved project that: 1) substantially complies with the character of the master plans, neighborhood or area development plans, and with the uses permitted in the C-O-2.5 zoning district as set forth in the Zoning Ordinance; 2) 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 3) is so designed and located that the public health, safety and welfare will be promoted and protected. Therefore, staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment to extend the site plan term for the office portion of the Ballston Quarter development, subject to all previously approved conditions and revised conditions #2 and #18 of the Ordinance.

PUBLIC ENGAGEMENT:

Level of Engagement: Communicate

This level of engagement is appropriate because the proposed extension of time and ultimately the implementation and operation of the approved use is not anticipated to adversely impact the neighborhood.

Outreach Methods:

- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board hearing on the site plan amendment were placed in the May 19, 2020, and May 26, 2020, issues of the Washington Times for the June 13, 2020, County Board Meeting.
- Placards were placed in various locations surrounding the subject property within seven (7) days of the public hearing.

In addition to the above legal requirements:

- Civic associations were informed of the application via email. The subject property is located within the Ashton Heights Civic Association. It is adjacent to Ballston Virginia Square, Bluemont and Buckingham Civic Associations, and within the boundaries of the Ballston Business Improvement District.

Community Feedback:

Ashton Heights Civic Association: Reported no issues with the site plan extension.

Ballston/Virginia Square Civic Association: Reported no issues with the site plan extension.

Bluemont Civic Association: No response provided to staff as of the date of this report.

Buckingham Civic Association: No response provided to staff as of the date of this report.

Ballston BID: The Ballston BID noted no issues with the site plan extension.

CONCLUSION: This site plan amendment request for a term extension for the office portion of the Ballston Quarter development (SP #193) would allow additional time for the applicant to pursue the development proposal approved in 2015 and amended in 2016 for the subject site. Further, allowing the extension of the site plan until July 1, 2023 would have no adverse impact on parking, landscape or streetscape and would be consistent with the design intent for the Ballston Quarter development project approved by the County Board. Therefore, staff recommends that the County Board adopt the attached Ordinance to approve the subject site

plan amendment, subject to all previously approved conditions, and revised conditions outlined in the attached Ordinance.

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment dated March 26, 2020, for Site Plan #193, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] prepared for the June 13, 2020, County Board 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 applicable to the building at 701 N. Glebe Road and 685 N. Glebe Road only, as revised and set forth below and in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on June 13, 2020, 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 and modified as follows:
 - **None**
- 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 March 26, 2020, pursuant to an application for Site Plan #193, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 2 below (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment to extend the term of the site plan approval for the parcels of real property known as RPC# 14-059-044 and 701 N. Glebe Road and RPC# 14-059-045 and 685 N. Glebe Road, approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to all previously-approved conditions (#1 through #57 as approved in 2015 and #20 and #43 as revised in 2016), and with revised Conditions #2 and #18 applicable only to the property at 701 N. Glebe Road 685 N. Glebe Road.

Revised Conditions:

2. Site Plan Compliance and Expiration

- A. Compliance (Life of the Site Plan)** The Developer agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.1, and the revised plans dated November 14, 2015 and October 5, 2015 and April 11, 2016 and reviewed and approved by the County Board as part of the Site Plan approval (as used in these conditions, the term “Site Plan” shall refer to the approved special exception SP #193) and made a part of the public record on November 17, 2015 and June 18, 2016, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the Developer and accepted by the County Board or vice versa, except as specified in the conditions below.
- B. Expiration (Footing to Grade Permit)** If a Footing to Grade Permit has not been issued for the first building to be constructed pursuant to the approved Site Plan, then this Site Plan approval expires on ~~November 30, 2018~~ July 1, 2023 unless otherwise extended by the County Board. Extension of this approval shall be at the sole discretion of the County Board. The Developer agrees that this discretion shall include a review of this Site Plan and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the Site Plan is subject to, among other things, inclusion of amended or additional Site Plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.
- C. The Zoning Administrator is authorized to administer and interpret the conditions of this Site Plan in the same manner as he or she administers and interprets the Arlington County Zoning Ordinance, but in no event shall such administration and interpretation allow the Zoning Administrator to alter, amend, waive, delete, or add any condition(s) to this Site Plan, except to the extent allowed under Section 15.5.3.C (“Administrative Change”) of the Arlington County Zoning Ordinance, as amended, or as provided for in the specific conditions of this Site Plan. The Zoning Administrator is authorized to enforce violations of the conditions of this Site Plan in the same manner as violations of the Arlington County Zoning Ordinance.**

18. LEED Credits and Sustainable Design Elements (Demolition and Land Disturbance Permits)

The Developer agrees to obtain LEED credits and implement sustainable design elements as described and required below:

A. For Development with Bonus Density for LEED Design and Construction, and Energy Star Post-Occupancy Building Certification

1) ~~Green Building Design and Construction~~ LEED Certification

- a. The Developer agrees to include a LEED® Accredited Professional (LEED-AP) as a member of the design and construction team. The team will incorporate sustainable design elements and innovative technologies into the project so that numerous project components will earn the Developer points under the U.S. Green Building Council's LEED green building rating system. Specifically, the Developer agrees to meet the requirements for all LEED Prerequisites and achieve at least the number of LEED credits necessary to achieve LEED certification at the Silver level using the ~~LEED CS version 2009~~ NC version 4 Core and Shell green building rating system, or a more recent version as approved by the County Manager. ~~At least 7 points from LEED EA credit 1, "Optimize Energy Performance," shall be included in the certification of the project.~~

~~The Developer agrees to fulfill the following before issuance of the indicated permit:~~

- (1) As part of the LEED certification, the Developer agrees to achieve at least two of the following six "Arlington Priority" credits:
- At least a 12% improvement over the ASHRAE 90.1 baseline, corresponding to five (5) points from LEED EA credit, "Optimize Energy Performance"
 - At least two (2) points from LEED EA credit "Enhanced Commissioning, option 2, Envelope Commissioning"
 - At least one (1) point under LEED credit "renewable Energy production"
 - At least two (2) points under LEED credit "Site Development – Protect or Restore Habitat, option 1, on-site restoration"
 - At least one (1) point from LEED credit "Bird Collision Deterrence"
 - At least two (2) points under LEED credit "Building Life-cycle Impact Reduction, option 1, 2, or 3"

The Developer agrees to submit all appropriate documentation to the USGBC (or their designee) for review and evaluation for LEED certification.

- (1) **Report Submittals.** The Developer further agrees to submit to the Department of Environmental Services (DES) (with notification of submission to the Zoning Office), reports prepared by the LEED-AP and documentation upon request to substantiate the report. Such reports will be submitted prior to the issuance of each of the following permits or certificates of occupancy for construction of the project (with appropriate updates as the project progresses) and will summarize the efforts to date of the inclusion of the sustainable elements within the project:

(a) Demolition and Land Disturbance Permits

(b) ~~Intentionally Omitted.~~ Excavation/Sheeting & Shoring Permit

- (c) Above-Grade Building Permit
- (d) Shell and Core Certificate of Occupancy
- (e) Partial Certificate of Occupancy for occupancy of the last floor of space
- (f) Master Certificate of Occupancy

(2) **Site Visits (First Partial Certificate of Occupancy for Tenant Occupancy)** The Developer agrees to permit and cooperate with site visits as requested by the County Manager to verify that all LEED components as agreed to as part of this Condition #18 have been included in the project.

~~(3) **LEED Certification (Within 90 days after issuance of Partial Certificate of Occupancy for space on last floor)** The Developer agrees to provide certification by a LEED AP within ninety (90) days after the issuance of the Partial Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued. The certification shall state that all the prerequisites and the minimum number of LEED credits, as set forth above in the reporting mechanisms, have been incorporated into the building for which the Certificate of Occupancy permit has been issued, and that, in the professional's opinion, the project will qualify for at least a LEED Silver Certification as outlined in the 2009 version of LEED or a more recent version. The Developer also agrees to submit all appropriate documentation to the USGBC (or their designee) for review and evaluation for LEED certification.~~

LEED-AP Verification (Partial Certificate of Occupancy for space on last floor) The Developer agrees to provide a verification letter from the Development Team's LEED-AP prior to issuance of the Partial Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued. The verification shall state that all the prerequisites and the minimum number of LEED credits, as set forth above in the reporting mechanisms, have been incorporated into the building for which the Certificate of Occupancy permit has been issued, and that, in the professional's opinion, the project will qualify for at least a LEED Silver Certification as outlined in LEED version 4 or a more recent version.

(4) **Bond or Letter of Credit (First Partial Certificate of Occupancy for space on last floor tenant occupancy)** The Developer agrees to provide to the County financial security (in the form of a bond or letter of credit or other form approved by the County Attorney) in the amount of \$494,600 ~~[((\$50 per s.f.) x (9,892 s.f. \$556,425 [(\$50 per s.f.) x (11,128.50 s.f. of LEED bonus density)] prior to the issuance of the partial first Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued~~ tenant occupancy guaranteeing that,

within twenty-four (24) months from the date of the issuance of the ~~partial first Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued~~ tenant occupancy, the Developer will have received from the U.S. Green Building Council its LEED Silver certification. If the total number of LEED points earned by that date through certification is less than the number of points required to achieve the agreed upon LEED certification level, or if the Developer misses any “Arlington Priority” credits listed above, the Developer shall automatically forfeit a percentage of the financial security as follows:

Points missed	Percentage of financial security forfeited
1-2	25%
3-4	50%
5- 6	75%

Should the Developer miss seven (7) or more points within the twenty-four (24) month period (unless due to delay related solely to the USGBC), the Developer shall automatically forfeit 100 percent (100%) of the security. The forfeited amount shall be paid to the County within 30 days of the date of notification from the USGBC. The Developer agrees that the County may take any amounts due under the condition out of the financial security as deposited with the County.

3. **ENERGY STAR Building Certification**

- a. In addition to LEED Silver certification for new construction, the Developer agrees to meet the requirements and achieve the US Environmental Protection Agency’s (USEPA) ENERGY STAR certification for the building(s) with an ENERGY STAR score of at least 75. The certification will be based on 12 months of actual energy utility data and the Developer agrees to complete all data tracking, documentation, and verification required to earn the ENERGY STAR certification.
- b. The Developer agrees to permit and cooperate with site visits by the County Manager to verify progress, and will upon request, provide documentation to substantiate the certification. The Developer also agrees to submit all appropriate documentation to the US EPA (or their designee) for review and evaluation for ENERGY STAR certification in sufficient time to achieve ENERGY STAR certification within forty-eight (48) months after issuance of the Partial Certificate of Occupancy for any space on the last floor for which a Certificate of Occupancy is issued.
- c. **Bond or Letter of Credit (Partial Certificate of Occupancy for space on last floor)** The Developer agrees to provide to the County financial security (in the form of a bond or letter of credit or other form approved by the County Attorney) in the amount of \$185,475 [(\$50 per s.f.) x (3,709.50 s.f. of bonus

density)] prior to the issuance of the Partial Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued, guaranteeing that, within forty-eight (48) months from the date of the issuance of the Partial Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued, the Developer will have received from the US EPA its ENERGY STAR certification with a score of at least 75. If the ENERGY STAR score of 75 is not earned within 48 months of the date of the issuance of the Partial Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued, the Developer agrees that it shall automatically forfeit one hundred percent (100%) of the financial security.

- 4. Energy Reporting (January March 31st of year after issuance of Partial Certificate of Occupancy of last floor)** The Developer agrees to provide a complete ENERGY STAR Portfolio Manager report (or equivalent as approved by the County Manager), as outlined in County guidelines entitled “Submission Requirements for Development with Portfolio Manager Conditions,” for the project each year for a period of ten (10) years. The first report shall be due on or before January March 31 of the year following issuance of the Partial Certificate of Occupancy of the last floor of space. The Developer agrees to install energy monitoring equipment capable of tracking whole building energy use data.
- 5.** The Developer agrees that the LEED points referenced in this condition for new green building design and construction refer to the LEED version 4 rating system. If the Developer requests to use an updated version of LEED, then any changes to the point valuations incorporated into future updates to the LEED Green Building Rating System must equal or exceed the requirements outlined in LEED version 4.
- 6.** The Developer agrees to permit the County Manager or designee to access the USGBC and ENERGY STAR records for the project, and to provide the County Manager with such authorization as may be necessary to allow such access. Should there be a dispute between the County and the Developer as to whether any sustainable element has properly been included in the development so as to qualify for the applicable number of LEED rating system or ENERGY STAR points, the County and the Developer will select a mutually agreeable third-party LEED-accredited individual, or other person with substantial experience in the LEED or ENERGY STAR system as approved by the County Manager, and accept the determination of that individual as to whether the Developer has qualified for those points. If the third-party person determines that the sustainable element has properly been included, the County will issue the permit. Such a determination shall in no way relieve the Developer of the obligation to achieve the level of certification called for in this condition.
- 7.** The Developer agrees that all sustainable design elements and innovative technologies incorporated into the project for which the Developer earned points

under the USBGC's LEED green building rating system, or an equivalent element as approved by the County Manager, shall remain as part of the Site Plan for the life of the Site Plan.

- a. ~~The Developer agrees that all sustainable design elements and innovative technologies incorporated into the project for which the Developer earned points under the U.S. Green Building Council's LEED green building rating system shall remain as part of the Site Plan for the life of the Site Plan. Any changes to the LEED-related building elements for which LEED points were earned shall be submitted to and administratively reviewed by the Zoning Administrator as part of an Administrative Change request, which the Zoning Administrator shall approve only if he or she finds that the change will neither reduce the level of sustainable design of the building, nor the total number of LEED points for which the Site Plan project was approved.~~

2) ~~Post-Occupancy Energy Performance~~

- a. ~~In addition to LEED Silver certification (including seven (7) points from LEED 2009 EA credit 1, "Optimize Energy Performance") for new construction, the Developer agrees to meet the requirements and achieve at least the number of credits necessary to achieve LEED certification at the U.S. Environmental Protection Agency's ENERGY STAR certification for the building with at least an ENERGY STAR score of 75. The certification will be based on at least 12 months of actual energy utility data and the Developer agrees to complete all data tracking, documentation, and verification required to earn the ENERGY STAR certification.~~
- b. **Report Submittals** – The Developer agrees to submit to the Department of Environmental Services (DES) (with notification of submission to the Zoning Office), reports summarizing the energy performance of the project and, upon request, documentation to substantiate the report. Such reports will be submitted prior to the issuance of the following certificates of occupancy for construction of the project:
 - (1) Partial Certificate of Occupancy for occupancy of the last floor of space
 - (2) Master Certificate of Occupancy
- c. **ENERGY STAR Certification (Within 48 months after issuance of Partial Certificate of Occupancy for space on last floor)** The Developer agrees to permit and cooperate with site visits by the County Manager to verify ENERGY STAR progress. The Developer also agrees to submit all appropriate documentation to the U.S. Environmental Protection Agency (or their designee) for review and evaluation for ENERGY STAR certification in sufficient time to achieve ENERGY STAR certification within forty-eight (48) months after issuance of the Partial Certificate of Occupancy for any space on the last floor for which a Certificate of Occupancy is issued.

- d. **Bond or Letter of Credit (Partial Certificate of Occupancy for space on last floor)** The Developer agrees to provide to the County financial security (in the form of a bond or letter of credit or other form approved by the County Attorney) in the amount of \$247,300 [(\$50 per s.f.) x (4,946 s.f. of ENERGY STAR bonus density)] prior to the issuance of the Partial Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued, guaranteeing that, within forty-eight (48) months from the date of the issuance of the Partial Certificate of Occupancy for any space on the last floor of space for which a Certificate of Occupancy is issued, the Developer will have received from the U.S. EPA its ENERGY STAR certification for the building. If the project fails to earn the ENERGY STAR certification, the Developer shall automatically forfeit 100 percent (100%) of the security. The forfeited amount shall be paid to the County within 30 days of the date of notification from the USGBC. The Developer agrees that the County may take any amounts due under the condition out of the financial security as deposited with the County.
- 3) The Developer agrees that the LEED points referenced in this condition for new green building design and construction refer to the LEED-CS 2009 rating system. Any changes to point valuations incorporated into future updates to the LEED Green Building Rating System must equal or exceed the requirements outlined in the Core and Shell version of LEED 2009. The Developer also agrees that the ENERGY STAR score referenced in this condition refers to the version of ENERGY STAR in use on the date of County Board approval. Any changes to score valuation incorporated into future updates to the ENERGY STAR certification for buildings programs must equal or exceed the requirements outlined in the version of ENERGY STAR in use on the date of site plan acceptance.
- 4) The Developer agrees to permit the County Manager or designee to access the USGBC and ENERGY STAR records for the project, and to provide the County Manager with such authorization as may be necessary to allow such access. Should there be a dispute between the County and the Developer as to whether any sustainable element has properly been included in the development so as to qualify for the applicable number of LEED rating system points, the County and the Developer will select a mutually agreeable third-party LEED-accredited individual, or other person with substantial experience in the LEED system as approved by the County Manager, and accept the determination of that individual as to whether the Developer has qualified for those points. If the third-party person determines that the sustainable element has properly been included, the County will issue the permit. Such a determination shall in no way relieve the Developer of the obligation to achieve the level of certification called for in this condition.

PREVIOUS COUNTY BOARD ACTIONS:

May 18, 1982	Approved a site plan amendment (Z-2224-82-2) for the redevelopment of Parkington Shopping Center, for three office buildings, for the remodeling of an existing department store and shops and an addition to the existing parking garage plus a new parking structure.
July 9, 1983	Approved a site plan amendment (new site plan) (Z-2224-82-2 and Z-2238-83-2) SP#193 to modify the approved site plan to incorporate new site area into the redevelopment and to revise the approved site plan. Total density approved 1,450,285 s.f. [(850,000 s.f. of office g.f.a. in 3 bldgs., 25,000 s.f. of retail/office g.f.a. and 662,660 s.f. of commercial g.f.a. excluding mall area (76,475 s.f. and cinema 10,900 s.f.)]
April 4, 1987	Approved a site plan amendment to permit an outdoor cafe (Ecco Cafe) with a review in one (1) year.
July 11, 1987	Approved a site plan amendment to modify condition #2 to allow the word "Ecco" to be used in conjunction with the logo on the panel demarcating the outdoor cafe area.
April 16, 1988	Continued a site plan amendment to the operation of an outdoor cafe (Ecco Cafe) with a review in two (2) years.
August 12, 1989	Deferred site plan amendment request for a comprehensive sign and lighting plan to the October 7, 1989 County Board meeting.
September 12, 1989	Approved site plan amendment request to permit conversion of 408 s.f. of retail space to office use for five years subject to one (1) condition.
October 7, 1989	Deferred site plan amendment request for a comprehensive sign and lighting plan to the January 6, 1990 County Board meeting.
January 9, 1990	Deferred site plan amendment request for a comprehensive sign and lighting plan to the April 7, 1990 County Board meeting.
April 7, 1990	Continued site plan amendments for the operation of an outdoor cafe (American Cafe) with a review in two (2) years.

April 7, 1990	Deferred site plan amendment request for a comprehensive sign and lighting plan to the July 7, 1990 County Board meeting.
April 3, 1993	Continued a site plan amendment (SP #193) for operation of an outdoor café in conjunction with an existing restaurant.
July 13, 1993	Approved a site plan amendment for operation of a summer day camp for up to 40 children, ages 5 to 12 years, weekdays, from 7:00 a.m. to 6:30 p.m. from June through September on the 3rd level of the Mall.
September 11, 1993	Took no action on site plan amendment (SP #193) to permit six tables of an outdoor café in the public right-of-way.
March 9, 1996	Adopted an ordinance stating that the amount and type of signage proposed for the Ballston Common Mall is consistent with the County Board's adopted policy establishing this site area as a major focal point for the Ballston area, and that the approved sign plan will reinforce the retail component and unity of this focal point project consistent with the "Sign Guidelines for Site Plan Buildings"
	Deferred a site plan amendment (SP #193) for a comprehensive sign plan to the March 23, 1996 County Board meeting.
March 23, 1996	Approved a site plan amendment (SP #193) for a comprehensive sign plan (banners, retail tenant signs, mall identification signs, directional signs, and pylon and free-standing signs) including three Ballston Common Mall identification signs.
July 3, 1996	Deferred a site plan amendment (SP #193) for a comprehensive sign plan including retail tenant, mall identification, directional pylon, and freestanding signs.
July 19, 1997	Deferred a site plan amendment request (SP #193) to August 2, 1997, for construction of a new office building including 230,361 square feet of office gross floor area, 29,334 square feet of restaurant/retail (which includes 7,005 square feet of pedestrian mall area), and 80,014 square feet of theater space; a comprehensive sign plan;

modification of use regulations to exclude pedestrian mall and theater space from floor area ratio; and modification for additional office building height.

August 2, 1997

Approved a site plan amendment (SP #193) for a new office building including 230,361 square feet of office gross floor area, 29,334 square feet of restaurant/retail gross floor area including 7,005 square feet of mall area and 80,014 square feet of theater space, including a comprehensive sign plan subject to conditions.

November 1, 1997

Approved a site plan amendment (SP #193) for construction of a partial sixth floor with approximately 40,000 square feet of gross floor area on the existing building for administrative offices and a corresponding reduction of approximately 40,000 square feet from the approved but unbuilt "Point Office Building".

December 16, 1997

Ratified and approved the lease agreement between the Arlington County Board and Ballston Common Associates, L.P. for the subject County-owned property at a rent of \$350 per month and adopted an ordinance to permit temporary a temporary construction staging area, partially on-site and partially off-site.

March 13, 1999

Approved a site plan amendment (SP #193) to permit an outdoor café with a maximum seating area of 60 and live entertainment between the hours of 11:00 a.m. and 1:30 a.m., Mondays through Sundays, for Rock Bottom Brewery Restaurants.

July 10, 1999

Approved a site plan amendment (SP #193) and amended conditions of the approved site plan continue to permit a temporary construction staging area, partially on-site and partially off-site for a period of two (2) years from June 13, 1999 to June 13, 2001).

Ratified and approved the lease agreement attached to the County Manager's June 23, 1999 report between the Arlington County Board and Ballston Common Associates, L.P. for the subject County- owned property at a rent of \$350 per month.

November 13, 1999

Approved a site plan amendment (SP #193) to permit an outdoor café within the public right-of- way and to permit a comprehensive sign plan.

January 29, 2000	Approved site plan amendment (SP #193) for two rooftop signs (one on an alternative location) at the Ballston Tower building for parcels of real property located at 627 - 701 North Glebe Road (east side) and 4100 through 4128 Wilson Boulevard and 504 through 708 North Randolph Street subject to three new conditions.
April 8, 2000	Deferred site plan amendment (SP #193) to permit a 13-story office building with ground floor commercial retail space, consisting of a total of approximately 262,000 gross square feet and a modification of use regulation for building height on premises known as Parcel D-1, Ballston Common.
May 23, 2000	Deferred site plan amendment (SP #193) to permit a 13-story office building with ground floor commercial retail space, consisting of a total of approximately 262,000 gross square feet with a modification of use regulations for building height, tandem parking and to permit a comprehensive sign plan on premises known as Parcel D-1, Ballston Common.
June 24, 2000	<p>Approved an agreement with May Department Store Company and amendments to Ballston Public Parking Garage Bond documents.</p> <p>Approved a site plan amendment (SP #193) for Parcel D-1, Ballston Common Point site and modification of use regulations for tandem parking and a comprehensive sign plan subject to conditions.</p>
August 5, 2000	Approved site plan amendment (SP #193) to enclose the exterior arcade to accommodate year-round restaurant seating, additional outdoor seating and modifications to exterior facade for Chicken Out Rotisserie.
October 13, 2001	<p>Approved site plan amendment (SP #193) to replace the previously approved 8-inch caliper trees with 6.5-inch caliper trees.</p> <p>Approved site plan amendment (SP #193) to convert interior retail space to office space and amend the comprehensive sign plan subject to all previous conditions and new conditions.</p>

February 9, 2002	Approved major site plan amendment (SP #193) for the development of the 8th level of the Ballston Common parking garage including parking, a two- story ice skating facility with ancillary uses and a training facility, with a second story including office use and a mezzanine to the ice rinks subject to conditions.
October 19, 2002	Deferred site plan amendment (SP #193) to amend comprehensive sign plan for the Ballston Common Mall to the November 16, 2002 meeting.
November 16, 2002	Approved a site plan amendment for a comprehensive sign plan for the Ballston Point building, subject to all previous conditions and new conditions. Approved a site plan amendment for a comprehensive sign plan for the Ballston Common Mall, subject to all previous conditions and new conditions.
December 7, 2002	Approved a site plan amendment for a weekly live comedy show within the Ballston Common Mall, subject to the following condition and review in one (1) year (December 2003).
December 6, 2003	Continued a site plan amendment for a weekly live comedy show within the Ballston Common Mall, subject to all previous conditions and review by the County Board in three (3) years (December 2006).
June 14, 2003	Approved a site plan amendment for the ice skating facility to amend condition #60 and permit minor building modifications, subject to all previous conditions and three revised conditions.
July 19, 2003	Discontinued a site plan amendment for relocation of office use at 4238 Wilson Boulevard.
October 18, 2003	Approved a site plan amendment for conversion of retail use to office (within the Ballston Common Mall) until January 2006.
July 10, 2004	Approved a site plan amendment to expand the theater for a weekly live comedy show within the Ballston Mall, subject to the previous condition #1 of this site plan amendment and condition #2 below, with a County Board review in

	two (2) years and six months (December 2006) along with the original site plan amendment.
December 14, 2004	Approved a site plan amendment for the ice skating facility to remove the mesh from the façade of the parking garage structure, subject to all previous conditions and two revised conditions (#1 and #30).
October 14, 2006	Approved a site plan amendment for the ice skating facility for a comprehensive sign plan, including rooftop signs, subject to all previous conditions with two amended conditions (Condition #30 and #44) and one deleted condition (Condition #62). Carried over discussion pertaining to the illumination of the rooftop signs to the November 14, 2006 meeting.
November 14, 2006	Deferred a site plan amendment to illuminate the two approved rooftop signs for the ice skating facility to the December 9, 2006 meeting.
December 9, 2006	Renewed the site plan amendment for an expanded theater, subject to all previous conditions, and with a County Board review in three (3) years (December 2009).
	Deferred a site plan amendment to illuminate the two approved rooftop signs for the ice skating facility to the January 27, 2007 meeting.
January 27, 2007	Approved a site plan amendment to illuminate the two approved rooftop signs for the ice skating facility.
September 13, 2008	Approved a site plan amendment to permit live entertainment and dancing at Union Jack's, subject to conditions and renewal in one (1) year (September 2009).
July 14, 2009	Accepted withdrawal of a site plan amendment for outdoor seating in the public right-of-way at Union Jack's.
September 26, 2009	Renewed a site Plan amendment for live entertainment and dancing subject to all previous conditions, four (4) new conditions and two (2) amended conditions, and with an administrative review in six (6) months (March 2010) and County Board review in one (1) year (September 2010).
December 12, 2009	Renewed a site plan amendment for a theater subject to all previously approved conditions and a new Condition #3,

with a County Board review in five years (December 2014).

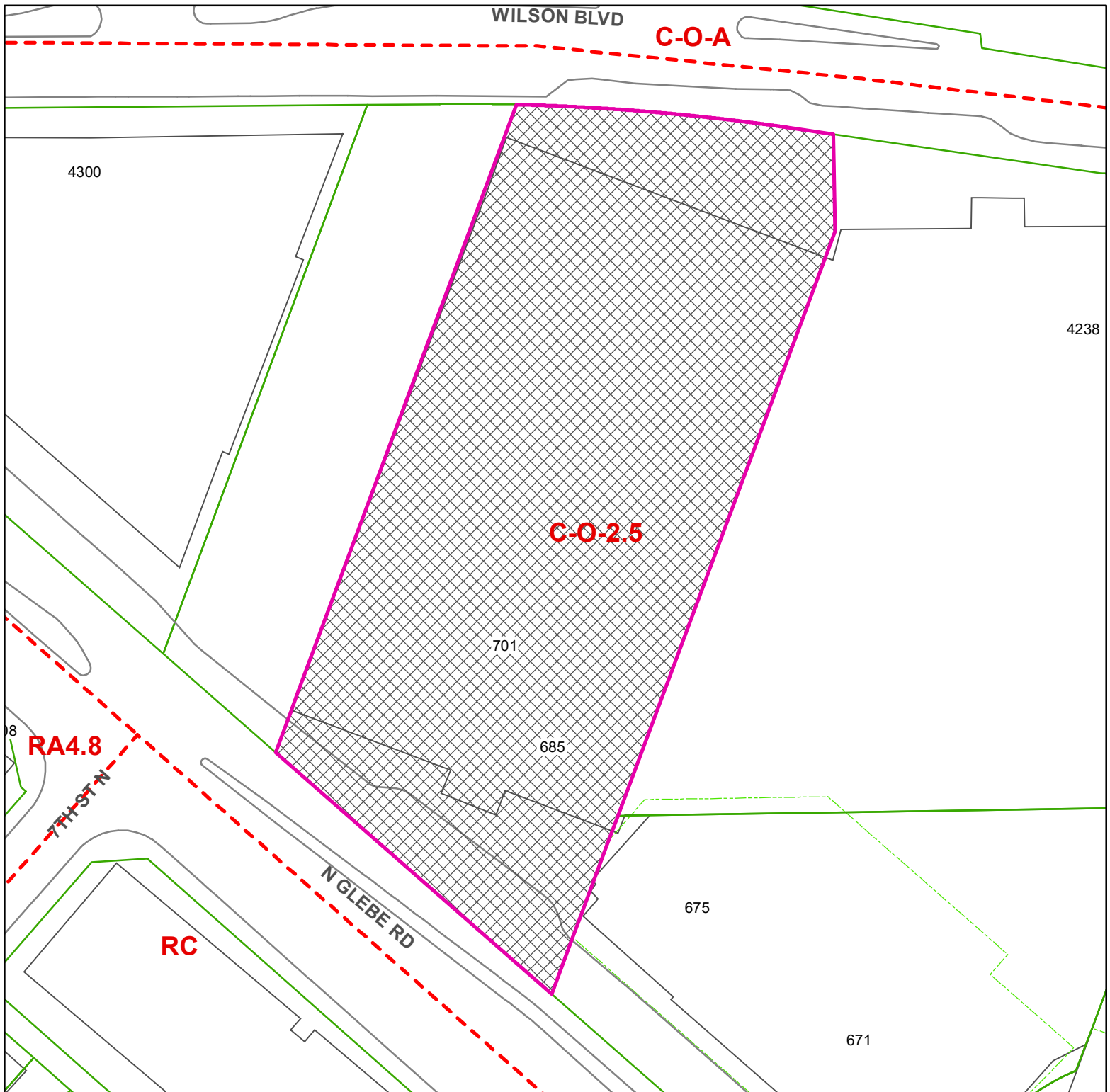
December 13, 2014	Renewed a site plan amendment for live entertainment at a theater, subject to all previously approved conditions, with an amended Condition #3 and a new Condition #4 and with no further scheduled County Board review.
November 17, 2015	<p>Approved a site plan amendment to permit modifications to the façade, streetscape, landscape and the addition of approximately 14,838 square feet of office GFA for the office building above Macy's Department Store. (Ballston Quarter – Office Project).</p> <p>Approved a site plan amendment to permit modifications to the façade, landscape and streetscape and the addition of 11,854 square feet of retail gross floor area to the Ballston Common mall (Ballston Quarter – Mall Project).</p> <p>Approved a site plan amendment to permit construction of approximately 406 residential units and 66,475 square feet of retail (Ballston Quarter – Residential Project).</p> <p>Enacted an ordinance to vacate portions of public street and utilities easement and right of way along the southern side of Wilson Boulevard the western side of North Randolph Street.</p>
June 18, 2016	Approved a site plan amendment to permit an increase in office gross floor area by approximately 4,968 square feet with modification of use regulations for bonus density for the office building above Macys located at 685 N. Glebe Road (Ballston Quarter – Office Project).
September 27, 2016	Approved a site plan amendment to amend condition #61 regulating the minimum width of the pedestrian bridge (Ballston Quarter – Mall Project).
December 10, 2016	Approved a site plan amendment to amend Conditions #12 and #13 regarding on-site construction hours for the residential project (Ballston Quarter – Residential Project).
March 18, 2017	Approved a site plan amendment to Condition #61 to permit work associated with mall demolition and construction (but excluding the pedestrian bridge over Wilson Boulevard) to proceed prior to all parties with a legal interest in the pedestrian bridge over Wilson

	Boulevard reaching an agreement on its replacement. (Ballston Quarter – Mall Project).
May 20, 2017	Approved a site plan amendment to amend Condition #13 regarding on-site construction hours for the residential project (Ballston Quarter – Residential Project).
October 21, 2017	Approved a site plan amendment to amend Conditions #18, 19, 20, 23, 24, 26, 32, 42, 43, and 45 of the ordinance relating to the issuance of the Shell & Core Certificates of Occupancy and Tenant Certificates of Occupancy (Ballston Quarter – Residential Project).
June 16, 2018	Approved a site plan amendment to modify the architectural façade on Wilson Boulevard and to amend Conditions #56 and #60 to related to encroachments and the granting and acceptance of easements (Ballston Quarter –Mall Project).
	Approved a site plan amendment to amend Conditions #19, 20, 56, and 59 relating to the timing of intersection improvements at Wilson Boulevard and North Randolph Street, encroachments, and the granting and acceptance of easements (Ballston Quarter – Residential Project).
	Deferred a site plan amendment request to allow large media screens and to amend conditions relating to the timing of Ballston Quarter Pedestrian Bridge to the July 14, 2018, County Board meeting.
July 14, 2018	Approved a site plan amendment to amend Conditions #19, 20, 55, and 61 relating to the timing of the Ballston Quarter Pedestrian Bridge completion (Ballston Quarter –Mall Project).
	Deferred a site plan amendment request to allow a large media screen to the September 22, 2018, County Board meeting (Ballston Quarter –Mall Project).
	Deferred consideration of six (6) use permits associated with a site plan (SP193-U-18-1 through - 6) for outdoor cafes to the September 22, 2018 County Board meeting.
September 25, 2018	Adopted a site plan amendment (SP #193) to modify conditions for outdoor cafes (Ballston Quarter –Mall and Residential Projects).

Approved six (6) use permits associated with a site plan (SP193-U-18-1 through -6) for outdoor cafes (Ballston Quarter –Mall and Residential Projects), with a one (1) year County Board review (September 2019).

Deferred a site plan amendment (SP #193) to allow a large media screen until such time as the County Manager presents to the County Board a recommendation to advertise proposed amendments to the Zoning Ordinance sign regulations that, if adopted, would enable County Board consideration of the proposed site plan amendment (Ballston Quarter – Mall Project).

December 15, 2018	Adopted an RTA for a public hearing by the County Board in January 2019, to consider a site plan amendment (SP #193) for temporary conversion of up to 175 units from residential to hotel use at WhyHotel (Ballston Quarter); located at 700 N. Randolph St. (RPC# 14-059-046).
January 26, 2019	Adopted a Site Plan Amendment Ordinance (SP #193 - Residential Project) to allow a temporary conversion of up to 175 units from residential use to hotel use for up to two (2) years, subject to all previously approved conditions, revised conditions#32 and #42, and new condition #64; located at 700 N. Randolph St. (RPC# 14-059- 046).
April 23, 2019	Adopted a Site Plan Amendment Ordinance (SP #193 – Mall Project) to allow a large media screen at an urban regional shopping center (Ballston Quarter); located at 4238 Wilson Blvd. (RPC# 14- 059-047); subject to all previously approved site plan conditions, and new Condition #68.
May 18, 2019	Adopted a Site Plan Amendment Ordinance (SP #193 - Mall Project) to modify conditions to the pedestrian bridge construction and occupancy requirements for Ballston Quarter.
September 21, 2019	Adopted a Site Plan Amendment Ordinance (SP #193 - Mall Project) to modify conditions to the pedestrian bridge construction and occupancy requirements for Ballston Quarter.



SP #193

685 NORTH GLEBE ROAD

RPC #14-059-045



 Case Location(s)
Scale: 1:800

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 _____