

January 25, 1999

TO: The County Board of Arlington, Virginia

FROM: William T. Donahue, County Manager

APPLICANT: OTR, State Teacher Retirement System of Ohio

BY: Nan E. Terpak, Attorney

Walsh, Colucci, Stackhouse, Emrick & Lubeley

2200 Clarendon Boulevard, 13th Floor

Arlington, Virginia 22201

SUBJECT: SP #212 Site Plan Amendment Request to expand the existing management and sales office on the first floor and approval of the entire space, as expanded, for use as a management and sales office; on premises known as 4301 North Fairfax Drive.

RECOMMENDATION: Defer to the County Board meeting of March 13, 1999.

BACKGROUND: This is a site plan amendment request to permanently convert from retail, 700 square feet of previously approved management and sales office space, and 800 square feet of proposed management and sales office space located in the Ballston Station Site Plan. The Ballston Station Site Plan is a mixed-use office, retail and residential development located on Fairfax Drive in the Ballston Sector Plan area. This request was first heard by the County Board on January 23, 1999, at which time the County Board voted to defer the request to the February 6, 1999 meeting. However, at the January 23rd meeting several issues were identified, including the closing of the Bistro Bistro restaurant and the lack of compliance with site plan Conditions #36 and #41 regarding build-out of approved meeting room space in the site plan's Windsor Plaza Condominium. Staff needs additional time to analyze these issues for input in a subsequent staff report, and therefore requests a deferral to March 13, 1999. The applicant has concurred with the deferral. Therefore, it is recommended that this request be deferred to the March 13, 1999 County Board meeting.

PREVIOUS COUNTY BOARD ACTIONS:

January 7, 1984 Deferred site plan (Z-2253-84-3) for a mixed-use project containing office, retail and residential gross floor areas.

February 4, 1984 Approved site plan (Z-2253-84-3) for a mixed-use project containing 254,753 square feet of office gross floor area, 29,585 square feet of retail gross floor area and 189,468 square feet of residential gross floor area containing 249 units.

January 4, 1986 Deferred to March 1, 1986 a site plan

amendment to add 10,000 square foot mezzanine level under the residential buildings at the office plaza level for a health club and associated service commercial uses.

April 12, 1986 Approved a site plan amendment to increase office/retail gross floor area and residential gross floor area to permit additional gross floor area for community facilities.

October 18, 1986 Approved site plan amendment (Z-2253-84-3) to permit subdivision of property containing 136,014 square feet; lot 1 having a site area of 69,169 square feet; lot 2 having a site area of 30,170 square feet; and lot 3 having a site area of 36,675 square feet and four new conditions (#37 through #40).

February 7, 1987 Approved site plan amendment to modify condition #35 to extend the site plan to February 7, 1989.

April 28, 1987 Reaffirmed its October 18, 1986 action which had to be reheard because of an advertising error.

May 22, 1990 Deferred to July 7, 1990 a site plan amendment for operation of a child care center for 87 children.

July 10, 1990 Deferred to August 11, 1990 a site plan amendment for operation of a child care center for 87 children.

August 11, 1990 Approved a site plan amendment request for operation of a child care center for 87 children.

Approved a site plan amendment to permit a seat wall within the required 24 foot sidewalk. to allow street trees within the required 6 foot setback from back of curb; to allow modification to required street tree spacing and to allow 3 trees not in tree grates within the 24 foot public sidewalk.

May 11, 1991 Approved site plan amendment for modifications to the approved comprehensive sign plan including multiple tenant and descriptive signs, signs larger than previously approved and 11 decorative panels on the first floor level subject to removal of two "Fine Mexican Food" signs on the plaza and on North Taylor Street and one new condition.

November 14, 1992 Approved a site plan amendment for the conversion of approximately 3,686 square feet of the P-3 parking level to tenant storage and a new condition #36.

March 5, 1994 Took no action on a site plan amendment request to construct cul-de-sacs on North Taylor

and North Utah Street between Fairfax Drive and 11th Street North.

May 20, 1995 Deferred to July 8, 1995 a site plan amendment to permit conversion of 13,644 square feet of space from day care and meeting room space to storage for office and residential buildings.

July 8, 1995 Deferred to August 5, 1995 a site plan amendment request to permit conversion of 13,644 square feet of space from day care and meeting room space to storage for office and residential buildings.

August 8, 1995 Approved site plan amendment for conversion of 13,644 square feet of space from day care and meeting room to storage for office and residential buildings, subject to all previous conditions, amended condition #36 and new conditions #36 through #44.

January 11, 1997 Approved site plan amendment for outdoor cafe and live entertainment (Bistro, Bistro).

November 8, 1997 Deferred site plan amendment request to permit drop-off aprons to be used for guest parking to the December 13th County Board meeting.

December 13, 1997 Deferred site plan amendment request to permit drop-off aprons to be used for guest parking to the February 7, 1998 County Board meeting.

February 7, 1998 Deferred site plan amendment request to permit drop-off aprons to be used for guest and visitor parking to the March 14, 1998 County Board meeting.

March 14, 1998 Approved site plan amendment request to permit drop-off aprons to be used for guest and visitor parking.

January 23, 1999 Deferred site plan amendment request convert first floor retail space to management and sales office.