

January 21, 1999

TO: The County Board of Arlington, Virginia

FROM: William T. Donahue, County Manager

APPLICANTS: Street Retail, Inc. c/o Federal Realty Investment Trust

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SUBJECTS: A. SP #106 Phased Development Site Plan Amendment for Parcels 2 and 3, Village at Shirlington to reallocate from Parcel 3 to Parcel 2, 150,000 square feet of approved office gross floor area.

B. SP #106 Phased Development Site Plan final site plan approval for an 8-story office building containing 245,000 s.f. of office gross floor area and a 4-level parking structure containing 772 parking spaces on property identified as Parcels A-6, Village of Shirlington and Parcel B, Shirlington Business Center (Parcel 2, Village at Shirlington).

**RECOMMENDATION: Defer PDSP Amendment and final site plan approval for an office building and associated parking on Parcel 2 to the March 13, 1999 County Board meeting.**

DISCUSSION: Staff is recommending a deferral of the PDSP amendment and final site plan approval for an 8-story office building and associated office/retail parking on Parcel 2 at the Village of Shirlington to the March 1, 1999 Planning Commission meeting and the March 13, 1999 County Board meeting.

PREVIOUS COUNTY BOARD ACTIONS:

October 9, 1976 Approved a rezoning from "C-2" to "C-O-1.5" (Z-2086-76-3); and approved a Phased Development Site Plan. The approval expired in 1981.

December 4, 1982 Approved a Phased Development Site Plan (PDSP) on four parcels consisting of 570,000 S.F. of office space, 428,000 s.f. of retail space, 300 hotel rooms, and 490 residential units known as the "Village of Shirlington."

July 9, 1983 Approved the final site plan for Phase I (SP-1) on Parcel 2, allowing 60,000 s.f. of office area and 370,000 s.f. of retail area.

July 13, 1985 Approved PDSP amendment to increase the maximum building height on Parcel 3 from

10 stories (150 feet) to 11 stories (150 feet); and approved the final site plan for Phase II (SP-2) on Parcel 3, allowing an 11-story office building with 295,000 s.f. of office g.f.a. and 17,000 s.f of retail g.f.a.

December 2, 1986 Approved a site plan to "SP-1," permitting revised signs for the Shirlington Theatre.

June 6, 1987 Approved a PDSP amendment to establish standards by which administrative approval of subdivision can be granted.

December 13, 1987 Approved a PDSP amendment to transfer 85,895 s.f. of office/retail area from Parcel Two to parcel One; and approved the final site plan for Phase III (SP-3) on Parcel One, allowing a 6-story office building with 85,895 s.f. of office/retail area, and a 10-story hotel with 299 units.

April 16, 1988 Approved a site plan amendment to allow the operation of a child care center for 79 children ages 3 to 6 years old.

July 9, 1988 Approved a site plan amendment to extend the expiration date of the site an additional three years to July 9, 1991.

Approved a PDSP Amendment to transfer 86 residential units from Parcel 4 to Parcel 3 or Parcel 2, and 4,485 s.f. of commercial/retail area from Parcel 1 to Parcel 2; and approved final site plan for Phase IV (SP-1) on Parcel 4, allowing an 8-story, 404 unit residential development.

October 1, 1988 Approved a PDSP amendment to install banners around the periphery of the site.

June 3, 1989 Approved a site plan amendment to permit an outdoor café in conjunction with an existing restaurant.

June 2, 1991 Continued a site plan amendment for an outdoor café with a review in three (3) years.

August 10, 1991 Approved a site plan amendment for renovation of an existing automobile service station and addition of a car wash subject to conditions.

September 18, 1991 Approved site plan amendment to permit live entertainment in conjunction with an existing restaurant.

June 13, 1992 Approved site plan amendment for an outdoor café.

September 12, 1992 Continued site plan amendment for live entertainment (Bistro, Bistro).

November 14, 1992 Approved one tenant identification sign 100.5 square feet in size on east elevation of 2775 South Quincy Street.

April 9, 1994 Approved site plan amendment to convert 4,000 s.f. of retail space to classrooms, copy facilities and shower locker room for a period not to exceed 12 years (2006) subject to two conditions and a review in five (5) years.

May 7, 1994 Approved site plan amendment to permit an outdoor café associated with California Pizza Kitchen.

May 20, 1995 Approved a site plan amendment to amend Condition #48 which restricts the use of the health club to office tenants and residents and to permit use by non-residents.

August 8, 1995 Deferred a PDSP amendment to amend the project's comprehensive sign plan to retain an existing free-standing sign to the December 9<sup>th</sup> County Board meeting.

Deferred a PDSP amendment to eliminate the requirement that the parking structure used by the existing office building be shared with the future hotel and to modify condition #44 and add standard subdivision

conditions to the September 9, 1995 County Board meeting.

September 9, 1995      Approved a site plan amendment for live entertainment in an existing restaurant (Bistro, Bistro).

Deferred PDSP amendment to eliminate the requirement that the parking structure used by the existing office building be shared with the future hotel and to modify condition #44 and add standard subdivision language.

October 14, 1995      Approved a site plan amendment to permit exterior dining at THAI in Shirlington.

November 18, 1995      Accept withdrawal of PDSP amendment request.

December 9, 1995      Approved site plan amendment to allow outdoor café (Fresh Fare).

Deferred a PDSP to amend the comprehensive sign plan for the retention of a free-standing sign to the February 3, 1996 County Board meeting.

February 3, 1996      Deferred PDSP amendment on comprehensive sign plan to February 24<sup>th</sup> meeting.

February 24, 1996      Deferred PDSP amendment on comprehensive sign plan to May 11, 1996 meeting.

May 13, 1996      Deferred PDSP amendment on comprehensive sign plan to July 20, 1996 meeting.

July 20, 1996      Denied PDSP Amendment to amend comprehensive sign plan for the retention of a free-standing sign.

November 16, 1996      Approved site plan amendment SP #106 to permit an outdoor café Capital City Brewing Company.

January 11, 1997      Approved PDSP Amendment and final site plan approval for Parcel 1 to add 2 stories of studio/mechanical/technical support space above the existing parking garage structure, an atrium between the garage and office building, antennas, an LED sign band, subject to conditions.

July 8, 1998      Approved site plan amendment to expand outdoor café (Capitol City Brewing Co.).