



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 7, 2005**

DATE: April 18, 2005

SUBJECT: SP #65 SITE PLAN AMENDMENT to add approx. 8,264 sq ft gfa, convert approx. 8,832 sq ft office to retail, convert approx. 5,584 sq ft retail to office, comprehensive sign plan, outdoor seating in sidewalk easement area; premises known as 2351 Jefferson Davis Hwy, 2450 Crystal Dr., 2461 S. Clark St. (Century I and II) (RPC # 34-020-032, 034, 035)

Applicant:

Lowe Enterprises Real Estate Group—East, Inc.

By:

Nan E. Terpak
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th floor
Arlington, VA 22201

C.M. RECOMMENDATION:

Defer the site plan amendment request for SP #65 to the County Board meeting of June 18, 2005.

DISCUSSION: The applicant proposes to improve the street level of the existing Century 1 and 2 buildings in Crystal City by pulling the first floor building façade, which is currently recessed, out to the face of the upper floors, convert interior retail space to office, convert exterior ground floor office space to retail, and add additional retail. The applicant also proposes improvements to the streetscape adjacent to the buildings.

Staff and the applicant require additional time to analyze the proposal and gather citizen and commission input. Therefore staff recommends, and the applicant has agreed, to defer consideration of the site plan amendment requests to the County Board meeting of June 18, 2005.

County Manager: _____

County Attorney: _____

Staff: Lisa Maher, Planning Division, DCPHD
Tara Lake, Transportation Division, DES

PLA-3992