

SP #193 Ballston Common  
Development Related County Board Actions  
A Summary Document

**County Board Action: May 18, 1982** ([CB report 1](#)) ([CB report 2](#))

Concurrent with a General Land Use Plan Amendment from “General Commercial” to “Medium” Office Apartment Hotel and a rezoning from “C-3” to “C-O-2.5”, The County Board approved a site plan, Ballston Galleria, to redevelop the Parkington Shopping Center including:

- Renovate the existing Hecht’s store,
- Construct a new mall, and department store and shops,
- Construct three new office buildings, and
- Add three new parking levels to existing garage.

The total development program including both the existing department store, new stores and shops and office additions included spread across 13.10 Acres. This area encompassed the entirety of the block except for approximately 27,500 sf of site area. The applicants indicated that they had an option to purchase 14,500 sf of this remaining area.

<b>Site Area</b>	<b>570,429 sf (13.1 Acres)</b>
<b>Use</b>	<b>GFA</b>
Office	780,000 sf
Retail	646,073 sf
Mall	(98,000) sf
<b>TOTAL</b>	<b>1,426,073 sf</b>
Parking (Existing and New)	1,082,000 sf
<i>Note: Total project GFA excludes the mall square footage.</i>	

The multi building site plan was to be constructed in three phases:

1. Renovate Hecht’s, construct second department store, three story retail mall with approx. 100 stores, expanded 8 story parking garage and 12-story office building.
2. 12-story office building at the Point (Wilson and Glebe)
3. Office building near the Randolph and Glebe Intersection.

**Modifications of Use Regulations:**

- Density – 98,000 sf of GFA for open pedestrian mall area to be excluded from density based on the Zoning Ordinance provision of then 36.H.5:

*Provisions made for open space and other environmental amenities;*

*Relationship to existing or permitted uses and buildings abutting or across the street from the subject project; and*

*Contribution of requirement community facilities.*

The Applicant agreed to make the center corridor in the mall open to the public between 6 am and 12 midnight, weekdays. The Proposed retail mall area also provided community service in that displays and events in the mall were to be open to the public and include local art shows, music and public education programs.

- Parking – Retail parking provided based on 70.8% of retail GFA (“parking standard for “C-O” zoning district and the site plan’s office use) and not standard of 1 space per 200 sf per the Zoning Ordinance (C-O-2.5 parking standard). No parking provided for the 98,000 sf of mall area.
  - Consistent with treatment of parking for Shirlington. Further, it was considered sufficient based on the complementary characteristics of mixed use office and retail parking demands, proximity to Ballston Metro Station, and County’s efforts to encourage redevelopment of Parkington.

**Conditions:**

- (Condition 3) Submit final development and landscape plan for point park for County Manager review. Also provide a perpetual public use easement for the park area.
- (Condition 6) The retail, mall and mechanical areas not to be converted to office use.
- (Condition 17) Total office and retail GFA including mall service corridors and service and mechanical space located in areas other than basement and penthouse shall not exceed 1,426,073 sf. Total office GFA not to exceed 780,000 sf. Notwithstanding condition #6, retail in the basement of Hecht’s building may be used for commercial or office with the Zoning Administrator’s approval. The office use of the Hecht’s basement will not affect the 780,000 sf limit for office in the project.
- (Condition 18) Final design of the Phase III office building requires a site plan amendment and not to exceed 12 stories in height and the parking in Phase III to meet the requirements of the Zoning Ordinance.
- (Condition 19) Interior north/south walkway on first floor of mall between Glebe Road and Wilson Boulevard sidewalks for public access weekdays from 6 am to 12 midnight or as otherwise agreed to between the County Manager and owner.
- (Condition 25) Developer to design project to receive pedestrian bridge and participate in its design and approval, crossing Wilson Boulevard across N. Stuart Street. Minimum of 12 ft wide. Developer/Owners obligation to expire 10 years after approval of site plan.

**County Board Action: July 9, 1983** ([CB report 1](#)) ([CB report 2](#)) ([CB report 3](#))

The County Board approved a site plan amendment for Ballston Common, to incorporate a new site into the proposed redevelopment (concurrent with rezoning the site from C-3 to C-O-2.5) and other modifications as follows:

- Increase site area by 14,650 sf,
- Add a third department store,
- Relocate the third office building to above the third department store,
- Continue third story mall through the block to the third department store
- Delete a portion of the existing garage to include mall through this area to the third department store
- Add a cinema and relocate the food court area
- Add two public parks
- Elimination of pedestrian mall through the first floor of the Hecht’s to the atrium retail of the “point office” building.
- Three story mall planned to continue through the block from Wilson to Glebe to connect with the third proposed department store.

<b>Site Area</b>	<b>585,079 sf (13.43 Acres)</b>
<b>Use</b>	<b>GFA</b>
Office	850,000 sf
Retail	662,660 sf
Mall	(76,475) sf
Office/Retail Flex	25,000 sf
Cinema	(10,900) sf
<b>TOTAL</b>	<b>1,537,660 sf</b>
Parking (Existing and New)	1,285,000 sf 3,450 spaces
<i>Note: Total project GFA excludes the pedestrian mall area and cinema square footage.</i>	

At least two phases proposed for the implementation of the development:

1. Phase 1, renovate existing Hecht’s department store, and construct second department store, three story mall and an office building. The renovation for Hecht’s to include an additional office floor and an office floor in the basement extending under the mall area. This phase also to include a cinema and relocation of the food court in the basement of the pedestrian mall adjacent to Wilson Boulevard. Renovation of existing garage with 7 story addition along N. Randolph Street.
2. Phase 2 (future), included construction of the “point” office building and a third office building, third department store and 8<sup>th</sup> level of parking garage.

## Modification of Use Regulations

- Density –
  - 76,475 sf of pedestrian mall area exclusion (previously excluded and area reduced)
  - 10,900 sf cinema exclusion (previously excluded)
  - 74,933 sf bonus in return for perpetual public easement over 46,688 sf of park at Randolph and Glebe under 36.H.5.a, provisions made for open space and other environmental amenities. This number is the total amount of area for the development program above the 2.5 FAR permitted after excluding GFA for the cinema and pedestrian mall area.
- Parking – consistent with the 1982 approval to permit the retail parking to be provided using the standard for “C-O” or 70.8% of the GFA and not “C-O-2.5” and no parking provided for the pedestrian mall. Parking provided at a slightly higher rate than the “C-O” requirements with the amended plan to accommodate increased demand.

## Conditions

- (Condition 3) provide final development and landscape plan for the parks at Randolph Street and Glebe Road and provide perpetual public use easement.
- (Condition 16) Total retail and office floor area not to exceed 1,537,630 sf; Total office GFA not to exceed 875,000 sf.
- (Condition 17) Interior north/south walkway on the first floor of the mall between the Glebe Road sidewalk and the Wilson Boulevard sidewalk to remain open for public access weekdays between 6am and 12midnight or as otherwise agreed upon by the County Manager and owner.
- (Condition 22) Developer to design project to receive a pedestrian bridge crossing Wilson Boulevard at N. Stuart Street. Developer/owners obligation for the condition was to expire 10 years from CB approval of the site plan amendment.

**County Board Action: January 11, 1997** ([CB report 1](#)) ([CB report 2](#))

The County Board approved a site plan amendment to permit construction of a partial 6<sup>th</sup> floor with approximately 40,000 square feet of gross floor area for the existing Hecht Company building for administrative offices and a corresponding reduction of the same amount of floor area for the approved, unbuilt Point Office Building. Additional details:

- 133,769 sf of existing office gross floor area on the garage, 4<sup>th</sup> and 5<sup>th</sup> floors of the Hecht Building.
- Added 1,745 sf GFA proposed for additional office space to be located on the 5<sup>th</sup> floor terrace and 38,000 sf expansion of a 6<sup>th</sup> floor.
- Proposed GFA transferred from the approved, unbuilt “Point” office building.
- Increased building height by 20.51 feet from 81.65 feet to 102.16 feet (still within the permitted 12 stories)
- No change to overall approved site plan density with 850,000 sf office GFA, or parking with 3,450 parking spaces (1 space per 424 sf of GFA).
- Site Plan approved for 850,000 sf of office. With the amendment, 492,795 sf of office to remain for the Point Office Building and the office building to be located adjacent to N. Glebe Road.

**County Board Action: August 7, 1997** ([CB report 1](#)) ([CB report 2](#))

The County Board approved a site plan amendment to eliminate the approved, unbuilt department store and instead permit relocation of the approved, unbuilt office building to be constructed at 14 stories comprised of one story of ground floor retail and restaurant space, two floors of movie theaters for a 12-screen Cineplex, and 11 stories of office above. Below is a summary of the approved, built and unbuilt densities for the project at the time of the site plan amendment.

	Retail GFA	Office GFA	Mall GFA	Office/Retail Flex GFA	Cinema GFA	Total GFA
<b>Total Approved</b>	662,660 sf	850,000 sf	(76,475) sf	25,000 sf	(10,900) sf	1,537,660 sf
<b>Total Built</b>	490,000 sf	382,205 sf				872,205 sf
Hecht's	150,000 sf	198,514 sf				340,514 sf
Penny's	120,000 sf					120,000 sf
Mall	220,000 sf					220,000 sf
4200 Wilson Office		183,691 sf				183,691 sf
<b>Total Un-Built</b>	144,000 sf	514,000 sf				658,000 sf
Point Office	44,000 sf	353,000 sf				397,000 sf
Glebe Rd Office	100,000 sf	161,000 sf				261,000 sf
<b>Total Built &amp; Un-Built</b>	634,000 sf	896,205 sf				
<b>Remaining Unallocated</b>	28,630 sf	-46,2015				7,455 sf
<i>Note: Total project GFA excludes 76,475 sf of area excluded for pedestrian mall space and 10,900 sf approved for cinema space. It also includes 25,000 sf of flex space for either office or retail with the "Point" office building.</i>						

With the site plan amendment, the office building approved for the Glebe Road parcel was amended and relocated as follows:

GFA	Approved	Proposed	Change
Office	161,000 sf	230,361 sf	+69,361 sf
Retail	100,000 sf	91,443 sf	-8,557 sf
Total	261,000 sf	321,804 sf	60,804 sf
<b>Building Height</b>	12 Stories	14 Stories	+ 2 Stories
	170 ft	222 ft	+52 ft
<i>Note: Proposed retail GFA excludes 10,900 sf for the previously excluded cinema space and 7,005 sf of the pedestrian mall space. Of this amount 29,334 sf is for retail and restaurant space and 80,014 sf for the movie theaters, a total gross area of 109,348 sf of retail before exclusions.</i>			

## Modification of Use Regulations

- Density – Exclude 10,900 sf and 7,005 sf for previously excluded cinema and pedestrian mall area, respectively, and permit an additional 69,361 sf of gross floor area for office.
  - Density exclusions based on previous County Board exclusions and rationale.
  - Bonus Density justifications based on then Zoning Ordinance provision 36.H.5.d., which permitted modifications providing the County Board judged that a contribution to community facilities had been provided. The applicant provided a public amenity package that included:
    - Building and maintaining the 1.07 acre park
    - Designing, building and maintaining a portion of a pedestrian bridge over Glebe road near the Carlin Springs Rd intersection
    - Maintaining all street trees and streetscape on the Ballston Common mall block
    - Providing rent free space within the mall for Arlington County related organizations.
  - Value of the public amenities package was based on the value of the additional office GFA requested at 69,361 sf.
- Height – Additional 2 stories of office beyond the maximum “C-O-2.5” permitted 12 stories. Increased height resulted from the floor to ceiling heights for the restaurant/retail and movie theaters occupying the ground floor at almost 80 feet for three stories, but the equivalent of 6 story office building and twice the height of the approved 3 story department store.
  - Then provision 36.H.5.d. permitted the County Board to approve additional height, not to exceed 3 stories, providing the County Board judged that a contribution to a community facility had been provided. The amenity package provided was again the rationale for the additional height in addition to the design related reasons.

## Conditions

- (Condition 49) Interim and Final Landscape Plans required for CM approval for 1.072 acre County park at Randolph and Glebe. Value of final park improvements at no less than \$200,000 CPI-U 1997 dollars. Interim park plan only valid for implementation if the developer chooses only to build the movie theaters. Perpetual public access easement required for the park. Developer to maintain park for 20 years after construction.
- (Condition 50) \$100,000 CPI-U 1997 dollars, contribution toward and future construction of pedestrian bridge across Glebe Road connecting with parking structure of Ballston Common Mall.

- (Condition 51) Fund engineering and architectural design of Glebe Road pedestrian bridge crossing at no less than \$95,000 CPI-U 1997 dollars. Also design, provide and maintain a knock out panel to the Ballston Common mall elevators from the pedestrian bridge through the parking garage.
- (Condition 52) Provide rent free space for 10 years within the mall to the Arlington Symphony (3,111 sf), Ballston Transit Store (416 sf), and Arlington County School classroom (2,712 sf) from date of CO of office building.
- (Condition 53) Provide 1 theater auditorium for the life of the site plan to community and nonprofit organizations
- (Condition 54) Keep mall corridors open to the public 6 am to 12 midnight to the Ballston Metro station
- (Condition 55) Maintain all street trees along Glebe, Randolph, Wilson for 20 years from date of issuance of CO.

**County Board Action: June 24, 2000 ([report](#))**

The County Board approved a site plan amendment to permit construction of a 13 story office building with ground floor commercial retail space comprised of approximately 271,000 sf of GFA on the point of the Ballston Common site. With modification of use for height, parking and a comprehensive sign plan. This approval was a modification to the previously approved, unbuilt “point” office building. The original office building on the point site was approved at 397,000 sf and 12 stories comprised of 328,000 sf office, 44,000 sf retail, and 25,000 sf of flex space to be either retail or office. It was modified to include 251,170 sf office and 17,377 sf retail. Also part of the proposal was a comprehensive sign plan for the office building. Instead of providing for the 8<sup>th</sup> level of the parking garage to accommodate parking for the “point” office building as originally approved, 438 parking spaces in 3 levels below grade and retention of 15 of the 137 existing surface parking spaces situated between the proposed “point” office building and the Hecht’s department store was approved. The additional height was for a partial floor to provide for an architectural feature.

With the amendment there was a concurrent action to modify the parking agreement. The parking agreement provides that the below grade parking in the “point” office building would be made available to the public after 6 pm weekdays and all day weekends and some special holidays. Also, up to 50 spaces in the first level of the below grade garage was to be made available to the public for parking during all hours that the mall is open to the public, until such time as an 8<sup>th</sup> level of the parking garage is constructed.

With the site plan amendment, the office building approved for the “point” parcel was amended as follows:

GFA	Approved	Proposed	Change
Office	353,000 sf	251,170 sf	-101,830 sf
Retail	44,000 sf	17,377 sf	-26,623 sf
Total	397,000 sf	268,547 sf	-128,453 sf
Building Height	12 Stories	13 Stories	+ 1 Stories
	170 ft	187 ft	+17 ft
<i>Note: Retail GFA excludes 10,900 sf for the previously excluded cinema space and 7,005 sf of the pedestrian mall space. /An additional 25,000 sf was approved for flex use office or retail on the “point” site.</i>			

**Modification of Use Regulation**

- Height – 13 stories proposed and 12 permitted in “C-O-2.5” zoning district, for purposes of providing a partial floor (13<sup>th</sup>) allowing for the incorporation of an architectural feature to bring more distinction to the development. Rationale for the modification was zoning ordinance provisions 36.H.5a. (3), relationship of existing heights of other buildings.

- Parking - Modification of use regulation for tandem parking on the site at 21.6% based on the dimensions and irregular shape of the site, considered inefficient and not able to facilitate the development of parking in an optimal fashion as a standard rectangular site would. Zoning ordinance rationale 36.H.5a.(4), particular dimensions, grade and orientation of the site. In addition, permit all parking except the 15 surface spaces and 12 handicap accessible spaces to be constructed at reduced widths (between standard and compact sized parking spaces), again based on the provision of 36.H.5.a.(4) and the irregular triangular configuration of the lot, which without modification of parking regulations would result in an inefficient parking layout.
- Conditions:
  - (Condition 13) Replace all trees which cannot be saved on the site at a two for one ratio and a minimum size of 8 inch caliper in diameter. Maintain all streetscape elements including sidewalks and street trees along Wilson and N. Glebe for the life of the project.
  - (Condition 51) Developer to work with HALRB and Cultural Affairs to protect existing historical marker on site and develop final design of public art feature and plaza proposed for pedestrian plaza area at the intersection of Glebe and Wilson.

### County Board Action: October 13, 2001 ([report](#))

The County Board approved a site plan amendment to convert the vacant three-story JC Penny's department store to Hecht's Furniture Galleries. Provide for retail and restaurant space on the ground floor and retail and administrative offices on floors two and three. Also approved façade improvements, amendments to the comprehensive sign plan, and outdoor café seating areas.

- Develop 25,325 sf, two level Hecht's Furniture Gallery store to connect to the second and third floors of the Ballston Common Mall.
- 39,200 sf of unused retail space on the second and third floors of the building to be converted to retail support operations/administrative areas.
- 17,202 sf of area to be used as core building area – elevator, stairs, mechanical, bathrooms, lockers, employee lounges, and some offices.

### Conditions

- (Condition 1) Develop store specifically as shown on plans to include:
  - First floor to have a minimum of two restaurant/retail tenants
  - Direct pedestrian connection from the corner of Randolph and Wilson to the interior of the mall
  - Second floor comprised of 13,120 sf retail, 18,200 sf retail support operations/administrative areas, 8,357 sf building support area
  - Third floor comprised of 11,915 sf retail, 21,000 sf retail support operations/administrative areas, 8,845 sf building support area.
  - Minor changes approved by CM within 25,035 sf retail space, 39,200 sf retail support operations/administrative areas, and no less than 10,000 sf on each the second and third floors, and direct and open pedestrian entrances to the street and the Ballston Common Mall from the 2<sup>nd</sup> and 3<sup>rd</sup> floor galleries.
- (Condition 2) Outdoor cafes permitted in the public right of way or within public easements on Wilson and Randolph and adjacent to former JCP space with 6 ft clear sidewalks.
- (Condition 3) Comprehensive Sign Plan provisions.

**County Board Action: February 9, 2002** ([report](#))

The County Board approved a site plan amendment to permit the development of the 8<sup>th</sup> level of the 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. The approved development program included:

<b>Site Area</b>	<b>585,079 sf (13.43 Acres)</b>
<b>Previously Approved</b>	
<b>Use</b>	<b>GFA</b>
Office	850,000 sf
Retail	662,660 sf
Mall	(76,475) sf
Office/Retail Flex	25,000 sf
Cinema	(10,900) sf
<b>TOTAL</b>	<b>1,537,660 sf</b>
<b>Amended Proposal</b>	
Ice Skating Facility	+145,577 sf
<b>TOTAL</b>	<b>1,683,237 sf</b>
<i>Note: Total project GFA excludes the pedestrian mall area, and cinema square footage. Includes previously approved bonuses for office and retail spaces.</i>	

The addition of 145,577 sf of GFA for the ice skating facility was approved with:

- 96,447 rink facility include seating (1,271 bleacher seats), locker rooms, skate rentals, party rooms, snack bars, arcade, mezzanine at ice rinks with café, etc.,
- 20,595 training facility
- 28,535 sf office space
- 192 parking spaces on 8<sup>th</sup> level of garage

**Modification of Use Regulations**

- Density – provision of community amenities for the total amount of density associated with the ice skating facility to be considered as bonus. Ice skating facility considered as a community recreation center with tangible and intangible benefits, providing annually for the life of the site plan:
  - 500 free hours of ice time to Arlington County (school related use, evening or weekend ice, non-prime weekday ice, summer ice for camps).
  - 225 hours of ice time at market rate as first right of refusal to schools in Arlington County and organizations in Arlington County
  - 400-500 hours of Washington Capitals practice sessions, open to the public at no charge
  - 200 media days per years (news, television, radio)

- Facility designed to include a room for use for non-ice events to occur for such things as in-line hockey and indoor soccer, and a conference room to be made available for use by community groups and civic associations.

Benefits were established through a development agreement between the County, the applicant, and May Department Stores Company. Site plan amendment was contingent upon execution of the agreement by all parties.

- Parking – The County Board approved a reduced sized parking space between standard and the then size for compact parking spaces being considered. A total of 192 spaces (76%) were approved based on the rationale that the space sizes being proposed would likely fall within the new standard size or at least a new compact size being considered as a change to the dimensions provided in the Zoning Ordinance.
- Signs above 35 feet – Two Rooftop Signs

#### Conditions

- (Condition 2) Requirements for a development agreement, sublease of a portion of the space on the 8<sup>th</sup> floor for an ice skating facility, and financing agreements between the County, applicant and May Department Stores Company regarding hours of use.
- (Condition 57) Developer to make the conference room available to the community and nonprofit organizations located in the Ballston Sector Plan area and County Government agencies, free of charge at least 24 times per year, 8am – 10pm weekdays and 8am to 6 pm Saturdays as available.
- (Condition 58) Developer to maintain mesh façade of parking structure.
- (Condition 59) Developer to install and maintain landscape planters on 8<sup>th</sup> floor of garage.
- (Condition 60) Developer to finalize design and construction of park at Randolph and Glebe in coordination with the County and contribute \$100,000 toward improvements.
- (Condition 62) Rooftop sign provisions.

**County Board Action: June 14, 2003 ([report](#))**

The County Board approved a site plan amendment to refine the design of the ice skating facility façade as a result of reducing the proposed office space by 8,500 sf of GFA. In addition the amendment eliminated a proposed café, incorporated an additional party room, delineated a 1,245 sf community room and increased the mezzanine and concourse areas on the second floor of the facility. Details of amendments are as follows:

Site Area	585,079 sf (13.43 Acres)
<b>Previously Approved</b>	
<b>Use</b>	<b>GFA</b>
Office	850,000 sf
Retail	662,660 sf
Mall	(76,475) sf
Office/Retail Flex	25,000 sf
Cinema	(10,900) sf
<b>TOTAL</b>	<b>1,537,660 sf</b>
<b>Amended Proposal</b>	
Ice Skating Facility	+141,968 sf
<b>TOTAL</b>	<b>1,679,628 sf</b>
<i>Note: Total project GFA excludes the pedestrian mall area, and cinema square footage. Includes previously approved bonuses for office and retail spaces.</i>	

The 141,968 sf Facility was comprised of:

- 102,014 sf Ice Rink Facility
- 19,986 sf Training Facility
- 19,986 sf Office
- 192 Parking Spaces, with a shift in 93.75% as standard and only 6.25% as compact

**Conditions**

- (Condition #60) Modified timing on agreement to design and construct the park at Randolph and Glebe because it was in conflict with timing for execution of development agreements.