



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of February 21, 2009**

**DATE:** February 10, 2009

**SUBJECT:** U-3149-06-1 USE PERMIT REVIEW for restaurant live entertainment at the Arlington Cinema & Drafthouse, 2903, 2911 Columbia Pk. (RPC #25-013-002)

**Applicant:**

Arlington Cinema 'N' Drafthouse  
2903 Columbia Pike  
Arlington, Virginia 22204

**C.M. RECOMMENDATION:**

Renew, subject to all previously approved conditions, with a County Board review in three (3) years (February 2012).

**ISSUES:** This is a review of an existing use permit for restaurant live entertainment for the Arlington Cinema 'N' Drafthouse, and no issues have been identified.

**SUMMARY:** This is a one-year review of a use permit for restaurant live entertainment for the existing theater and restaurant (Arlington Cinema 'N' Drafthouse) located at 2903 and 2911 Columbia Pike. The live entertainment use is consistent with the *Columbia Pike Initiative – A Revitalization Plan – Update* and complies with the County's Zoning Ordinance. The applicant has complied with all conditions of the use permit, and the Arlington Heights Civic Association has expressed no objection to renewal. Therefore, staff recommends renewal of the use permit subject to all previously approved conditions, with a County Board review in three (3) years (February 2012).

**BACKGROUND:** On March 14, 2006, the County Board approved a use permit for live entertainment within the Arlington Cinema 'N' Drafthouse theater space. The cinema continues to be the primary source of entertainment, although the approved use permit allows the theater to host a variety of live social and cultural entertainment events seven (7) days a week between the hours of 11 a.m. and 2 a.m. On February 23, 2008, the County Board approved an amendment to the use permit to expand the restaurant live entertainment use to the retail space next door (at 2911 Columbia Pike), in order to hold events at the Cinema's restaurant, the Old Arlington Grill (which took over space formerly occupied by Papuseria My Family restaurant).

**DISCUSSION:** The site is located within the "Town Center" area of the Columbia Pike Special Revitalization District. The Town Center, as defined in the *Columbia Pike Initiative – A*

County Manager: \_\_\_\_\_

Staff: Matthew Pfeiffer, DCPHD, Planning

PLA-5190

*Revitalization Plan – Update*, “will serve as the heart of the “Main Street” and the greater community, creating a regional draw through its entertainment, cultural, restaurant and retail destinations.” The live entertainment, as operated by the applicant, furthers this vision of the Town Center. Since the approval of the amendment to expand live entertainment to the Old Arlington Grill space last year, the applicant has been in compliance with the conditions of the use permit.

**Since County Board approval (February 2008):**

Use Permit Conditions: The applicant has been in compliance with the conditions of the use permit.

Community Code Enforcement Office, Fire Marshal’s Office and Police Department: The Code Enforcement Office, Fire Marshal’s Office and the Police Department have expressed that there are no issues regarding the current use.

Virginia Alcohol Beverage Control Board (ABC): The Virginia ABC has expressed that there are no issues regarding the current use.

Civic Associations: The site is within the Arlington Heights Civic Association. The president of the association expressed to staff that there are no issues with the current use of the site.

**CONCLUSION:** The applicant has complied with the conditions of the use permit governing live entertainment at the subject establishment. The use furthers the vision of the Town Center as described in the *Columbia Pike Initiative – A Revitalization Plan – Update* in “creating a regional draw through its entertainment, cultural, restaurant and retail destinations.” Therefore, it is recommended that the use permit be renewed, subject to all previous conditions, with a review by the County Board in three (3) years (February 2012).



Approved Conditions:

1. Live entertainment shall be permitted only between the hours of 11 a.m. to 2 a.m., seven days a week.
2. The windows and doors to outside of the building shall be closed during hours of live entertainment and the applicant shall ensure that the soundproofing shall comply with the Arlington County Noise Ordinance. No music shall be piped outside of the restaurant.
3. The applicant agrees that all requirements of County and State Ordinances, the Environmental Health Bureau, the Fire Marshal, the Police Department and the Alcohol Beverage Control Board shall be met.
4. The applicant shall provide the name, address, and phone number of an on-going community liaison to the Zoning Administrator and to the surrounding civic association presidents, including the Arlington Heights, Columbia Heights, Douglas Park and Penrose Civic Associations, in order to effectively address neighborhood concerns.
5. Live entertainment within the restaurant space shall be permitted only between the hours of 11 a.m. to 2 a.m., seven days a week.