



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 26, 2009**

DATE: September 10, 2009

SUBJECT: SP #190 SITE PLAN AMENDMENT to convert approximately 10,710 square feet of office to educational uses, located at 1010 North Glebe Road (RPC# 14-013-046).

Applicant:

TA/Western LLC
28 State Street
Boston, Massachusetts 02109

By:

Doug Porter, Corporate Director, Real Estate
Westwood College
7350 North Broadway
Denver, Colorado 80221

C.M. RECOMMENDATION:

Approve the site plan amendment subject to all previously approved conditions and the conditions of the staff report, with an administrative review in six (6) months (March, 2010) and a County Board review in one (1) year.

ISSUES: This is a request for a space conversion at a Ballston office building to allow educational uses associated with Westwood College on the third floor. The Bluemont Civic Association has expressed concerns to staff regarding the potential for students to park on nearby residential streets.

SUMMARY: The applicant is proposing to convert approximately 10,710 square feet of space on the third floor of an office building to educational uses for Westwood College. The proposal would allow Westwood College to locate additional classroom, faculty office, and student lounge space within walking distance of their existing facility at the Ballston Point building. The Bluemont Civic Association has expressed concerns to staff regarding the potential for students to park on surrounding streets. As a result, staff recommends conditions whereby the applicant would disseminate information to students regarding transit opportunities, and would discourage students from parking on nearby residential streets. Staff recommends that the site plan amendment be approved subject to all previously approved conditions and the conditions of the

County Manager: _____

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5335

staff report, with an administrative review in six (6) months (March, 2010) and a County Board review in one (1) year (September, 2010).

BACKGROUND: The applicant is proposing to convert 10,710 square feet of office space in an existing eight (8)-story building to educational uses, including classrooms, a faculty office, and a student lounge. The site is located at 1010 North Glebe Road, and is described as follows:

Site: The 82,959 square foot site is bound on the east by North Glebe Road, on the north and west by North Wakefield Street, and to the south by the Marymount University—Ballston Campus Building and Fairfax Drive. The site consists of an eight (8)-story office building which contains an underground structured parking garage.

Zoning: The site is zoned “C-O-2.5” Commercial Office Building, Hotel, and Apartment Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as Office-Apartment-Hotel Medium” Up to 2.5 FAR, and “Residential High-Medium” Up to 3.24 FAR

Neighborhood: The site is located within the Bluemont Civic Association.

Site Plan #190 was approved by the County Board in January 1982. The site plan was approved for approximately 690,000 square feet of office space, approximately 55,000 square feet of retail space, a residential structure containing approximately 260 multifamily units, and 84 stacked/townhouse units. The subject building, known as “Phase I” consists of an eight (8)-story building containing 138,157 square feet of office space, 16,354 square feet of retail space, and 292 parking spaces.

DISCUSSION: The applicant, Westwood College, is an institution of higher learning founded in Denver, Colorado, which today consists of 17 campuses across the United States, including two (2) in Virginia, and an online education program. Westwood College currently operates a facility in the Ballston Point Building, located at 4300 Wilson Boulevard in Ballston. The location of the proposed site plan amendment, SP #190 “Phase I,” located at 1010 North Glebe Road, is approximately 1,700 feet from the existing facility at the Ballston Point Building.

The applicant is requesting to convert approximately 10,710 feet on the third floor of the subject building from office to educational uses including classrooms, faculty office, and student lounge areas. The proposed hours of operation would be Monday through Friday, 7:30 a.m. to 10 p.m., and Saturdays 9 a.m. to 1 p.m. The applicant expects approximately 225 students and 12 faculty/staff to be using the subject space during the day. The majority will attend during the peak daytime hours (8 a.m. to 4:30 p.m. Monday though Friday).

The “C-O-2.5” Zoning District allows Institutions of Educational Nature through a Special Exception. The subject 10,710 square feet of space was originally approved for office uses with SP #190. This site plan amendment request would allow flexibility from the office use originally approved in SP #190, and allow Westwood College, considered an Institution of Educational Nature, to locate in the building. Staff supports the applicant’s proposal because the proposed

use is generally consistent with an office use, and is a logical extension of Westwood's existing facilities.

The proposed educational use is similar in nature to the existing office uses in the remainder of the building. As the proposed educational use would be located on the third floor of the subject building, the proposed use would not have an impact on the street in front of the building. The main difference between the proposed educational use and the existing office use is the frequency of people using the space. Whereas office uses have employees who arrive in the morning and typically stay for the entire work day, space used for classrooms have many students coming and going during the course of a day according to a class schedule. However, this difference would not result in impacts to the additional uses within the building or the surrounding transportation network, as the site is located within walking distance of the Ballston Metro Station, and contains enough parking resources for the number of students and faculty/staff proposed.

The subject building, 1010 North Glebe Road, contains 292 parking spaces for its current office and retail uses. By Zoning Ordinance standards, 10,710 square feet of office space on the third floor of a building would require approximately 36 spaces. Based on the parking standards used by staff for the Marymount University (SP #7, Blue Goose) Building and for the Art Institute of Washington (SP #1) for educational uses, the applicant's proposal would generate the need for 14 spaces. Furthermore, the site is within walking distance of both the Ballston Metro Station and the Ballston Point Building, which contains Westwood College's existing facility. Students would be attending classes in both facilities during the course of a day. The applicant has stated that 90% of the current 458 students enrolled at the Westwood College-Ballston Point space use public transit to access that facility.

The Bluemont Civic Association has indicated concerns to staff regarding the potential for students to park on the residential streets to the south and west of the site while attending classes at Westwood College. However, streets surrounding the subject building require permit parking from 8 am to 5 pm, which coincide with the hours where the majority of Westwood students will be accessing the subject space. In addition, the applicant estimates the majority of students will access the site via transit. To mitigate any potential impacts from students parking on streets after peak hours, staff recommends a condition whereby the applicant would disseminate information discouraging students from parking on the nearby residential streets. Staff also recommends conditions whereby the applicant will provide information to students about transit options for accessing the site, including posting information on the applicant's website, and having literature and brochures about transit available at all times in the subject space. Finally, staff recommends a six (6)-month administrative review, and a County Board review in one (1) year in order to monitor the situation.

CONCLUSION: The applicant is proposing to convert approximately 10,710 square feet of office space on the third floor of 1010 North Glebe Road to educational uses for Westwood College. Transportation is not an issue as the site is located within walking distance of the Ballston Metro Station, and the site contains adequate parking resources. The site is also a logical expansion of the Westwood College presence in Arlington, as the site is within close proximity to Westwood College's existing facility at the Ballston Point building. The Bluemont

Civic Association has expressed concerns about students parking on surrounding residential streets. In order to mitigate any potential impacts, staff recommends a condition whereby the applicant would disseminate information to students regarding transit options to the site, and discourage them from parking on the nearby residential streets. Therefore, staff recommends that the site plan amendment for conversion of approximately 10,710 square feet of office space to educational uses at 1010 North Glebe Road be approved subject to all previously approved conditions and five (5) new conditions, with an administrative review in six (6) months (March, 2010) and a County Board review in one (1) year (September 2010).

New Conditions:

1. The applicant agrees that educational uses shall be allowed in the 10,710 square feet of space on the third floor of 1010 North Glebe Road, as shown on the plan entitled "Space Plan Option 1," dated 7/15/2009, and prepared by Cushman and Wakefield. The applicant may expand the square footage of educational uses in the building at 1010 North Glebe Road through an administrative change request approved by the Zoning Administrator.
2. The applicant agrees to inform students that those students commuting by automobile shall not park on the adjacent residential streets to the south and west of the building at 1010 North Glebe Road. Students shall receive this information through the following:
 - a. A handout distributed on the first day of class for the term
 - b. Signs posted in each classroom
 - c. Monthly email notifications on transportation options to the site
3. The applicant agrees to include on its web page a walking map showing how Westwood students and faculty shall access the site from the existing Westwood College campus at the Ballston Point building and the Ballston Metro station. The applicant further agrees to promote on its website the use of Metro as a means of transportation to and from the site. This information shall be prominently featured on the applicant's web page.
4. The applicant agrees to provide an information display in the space to be used by Westwood College, which would provide transportation-related information to residents and visitors, including information about the Ballston Metro Station and bus routes. Management shall keep the display(s) stocked with materials at all times.
5. The applicant agrees to reference the Ballston Metro Station and bus routes in promotional materials and advertisements.

PREVIOUS COUNTY BOARD ACTIONS:

- January 1982 Approved Site Plan #190 for mixed-use development containing 690,000 square feet of office space, 55,000 square feet of retail space, one residential structure containing 260 units, and 84 stacked/townhouse units.
- September 1992 Approved site plan amendment to convert approximately 6,500 square feet of retail space to office/retail in Phase III building 1100 North Glebe Road
- April 1994 Approved site plan amendment to convert approximately 14,000 square feet of office/retail space to a sound recording studio in Phase III building 1100 North Glebe Road.
- June 1994 Approved site plan amendment to convert approximately 4,922 square feet of retail space to an office including a computer switching facility and associated activities of APC for a time period not to exceed the lease with APC, to eliminate six parking spaces in Ballston Plaza II to accommodate a back-up power system, and to install two 8 foot diameter receive and transmit microwave dishes on the roof of Ballston Plaza III 1100 North Glebe Road.
- June 1995 Approved a site plan amendment for conversion of approximately 1,681 square feet of retail gross floor area to office use for a building cleaning service at Phase I 1010 North Glebe Road