



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of November 14, 2009**

**DATE:** October 29, 2009

**SUBJECT:** SP #21 SITE PLAN AMENDMENT to allow educational uses in approximately 8,542 square feet of office space, located at 1400 Key Boulevard (RPC# 06-035-002).

**Applicant:**

Nash St. Property Assoc. LLC  
c/o Monday Properties  
1000 Wilson Boulevard, Suite 1700  
Arlington, Virginia 22209

**By:**

Nan E. Walsh and Megan C. Shilling  
Walsh, Colucci, Lubeley, Emrich, and Walsh PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the site plan amendment subject to all previously approved conditions and the conditions of the staff report.

**ISSUES:** This is a request for a space conversion at a Rosslyn office building to allow educational uses associated with ACT Professional School, and no issues have been identified.

**SUMMARY:** The applicant is requesting that educational uses for ACT Professional School be allowed in approximately 8,542 square feet of office space on the first floor of a Rosslyn office building. Staff supports the applicant's proposal because the proposed use is similar in nature to an office use, and there are no issues with regards to transportation to the site due to its proximity to the Rosslyn Metro Station. The Rosslyn Renaissance Urban Design Committee has expressed to staff that they have no concerns regarding the site plan amendment. Staff recommends that the site plan amendment be approved subject to all previously approved conditions and the conditions of the staff report.

**BACKGROUND:** The applicant is requesting approximately 8,542 square feet of office space be converted to educational uses in an existing office building in Rosslyn. The site is located at 1400 Key Boulevard, and is described as follows:

County Manager: BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5393

1.

Site: The 32,917 square foot site is bound on the east by North Nash Street, on the north by North Key Boulevard, and to the west by North Oak Street. The site consists of one (1) office building and an underground garage.

Zoning: The site is zoned “C-O” Commercial Office Building, Hotel, and Apartment Districts. The “C-O” Zoning District allows institutions of an educational nature through a Special Exception.

Land Use: The site is designated on the General Land Use Plan (GLUP) as Office-Apartment-Hotel High” Up to 3.8 FAR

Neighborhood: The site is located within the North Rosslyn Civic Association. Staff contacted both the North Rosslyn Civic Association and the Rosslyn Renaissance Urban Design Committee. Rosslyn Renaissance has expressed that they have no issues with the proposed site plan amendment; the North Rosslyn Civic Association has not responded to staff’s request for comment.

**DISCUSSION:** The proposed tenant, ACT Professional School, is a private career college specializing in allied health career training and serving the healthcare workforce of the Washington DC metropolitan area. ACT currently operates facilities in the region, specifically in Manassas and Alexandria. The applicant is proposing a conversion of approximately 8,542 square feet of office space on the first floor of the building at 1400 Key Boulevard to allow classroom uses associated with ACT Professional School. The space proposed to be occupied is on the first floor of the building at the plaza level, located partly above the street level. The proposed hours of operation would be Monday through Friday, 7 a.m. to 10 p.m. The enrollment is 150 students, with 18 faculty/staff working on site. The classes are split into a morning session and an evening session. ACT Professional School would have 75 on-site parking spaces available to students and faculty.

The subject 8,542 square feet of space was originally approved for office uses with SP #21. This site plan amendment request would allow flexibility from the office use originally approved in SP #21, and allow ACT Professional School, considered an institution of educational nature, to locate in the building. Staff supports the applicant’s request because the proposed use is generally consistent with an office use, and will not result in any adverse impacts to the surrounding area.

The proposed educational use is similar in nature to the existing office uses in the remainder 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 Rosslyn Metro Station, and contains enough parking resources for the number of students and faculty/staff proposed.

**CONCLUSION:** The applicant is proposing to convert approximately 8,542 square feet of office space on the first floor of the building at 1400 Key Boulevard to educational uses for ACT Professional School. Transportation is not an issue as the site is located within walking distance of the Rosslyn Metro Station, and the site contains adequate parking resources. The Rosslyn Renaissance Urban Design Committee has discussed the proposed site plan amendment and has indicated to staff that they have no concerns. Therefore, staff recommends that the site plan amendment for conversion of approximately 8,542 square feet of office space to educational uses at 1400 Key Boulevard be approved subject to all previously approved conditions and three (3) new conditions.

New Conditions:

1. The applicant agrees that educational uses shall be allowed in the approximately 8,542 square feet of space on the first floor of the building at 1400 Key Boulevard.
2. The applicant agrees to include on its web page a walking map showing how ACT Professional School students and faculty shall access the site from the Rosslyn 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.
3. The applicant agrees to provide an information display in the space to be used by ACT Professional School, which would provide transportation-related information to residents and visitors, including information about the Rosslyn Metro Station and bus routes. Management shall keep the display(s) stocked with materials at all times.

PREVIOUS COUNTY BOARD ACTIONS:

January 1965	Approved a site plan amendment excluding commercial space and storage.
January 1965	Approved a site plan amendment, permitting a drug store on "C" level, storage area on "A" and "B" levels, and prohibiting use of windows as display windows or show cases.
May 1965	Approved a site plan amendment regarding parking garage entrance
September 1965	Approved a site plan amendment permitting the restaurant to be located on the "A" level rather than on "B" level necessitating certain architectural changes
May 1966	Approved a site plan amendment allowing a modification of the first floor plan by moving windows to exterior columns
October 1966	Approved a site plan amendment for four (4) exterior signs
December 1966	Approved conversion of 1020 square feet of mechanical equipment space on first floor to health facility
January 1967	Approved temporary signs for Foreign Service Institute
October 1967	Approved Drug Fair windows on Nash Street as display windows
July 1968	Approved signs for Foreign Service Institute
July 1974	Approved 24 square foot sign
February 1975	Approved dancing and use of 2000 square feet of exterior space for dining
April 1975	Approved conversion of 6500 square feet parking space on "B" level to GFA

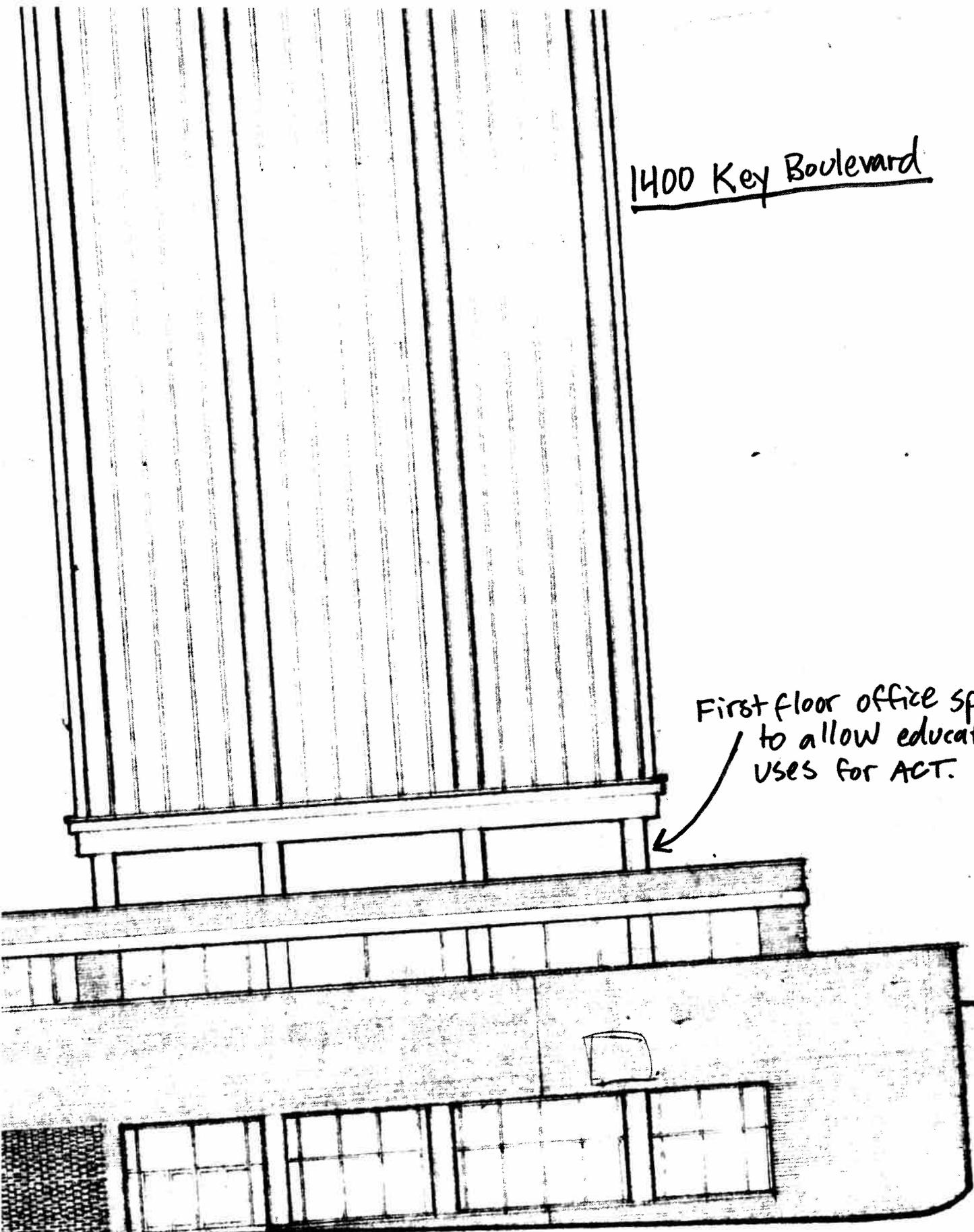
June 1975	Approved conversion of 18,000 square feet on “A” level to GFA
July 1977	Approved conversion of 3700 square feet of commercial space to office space GFA on “C” level
October 1990	Approved site plan amendment for satellite dish antenna on main roof of building.

1400 Key Boulevard

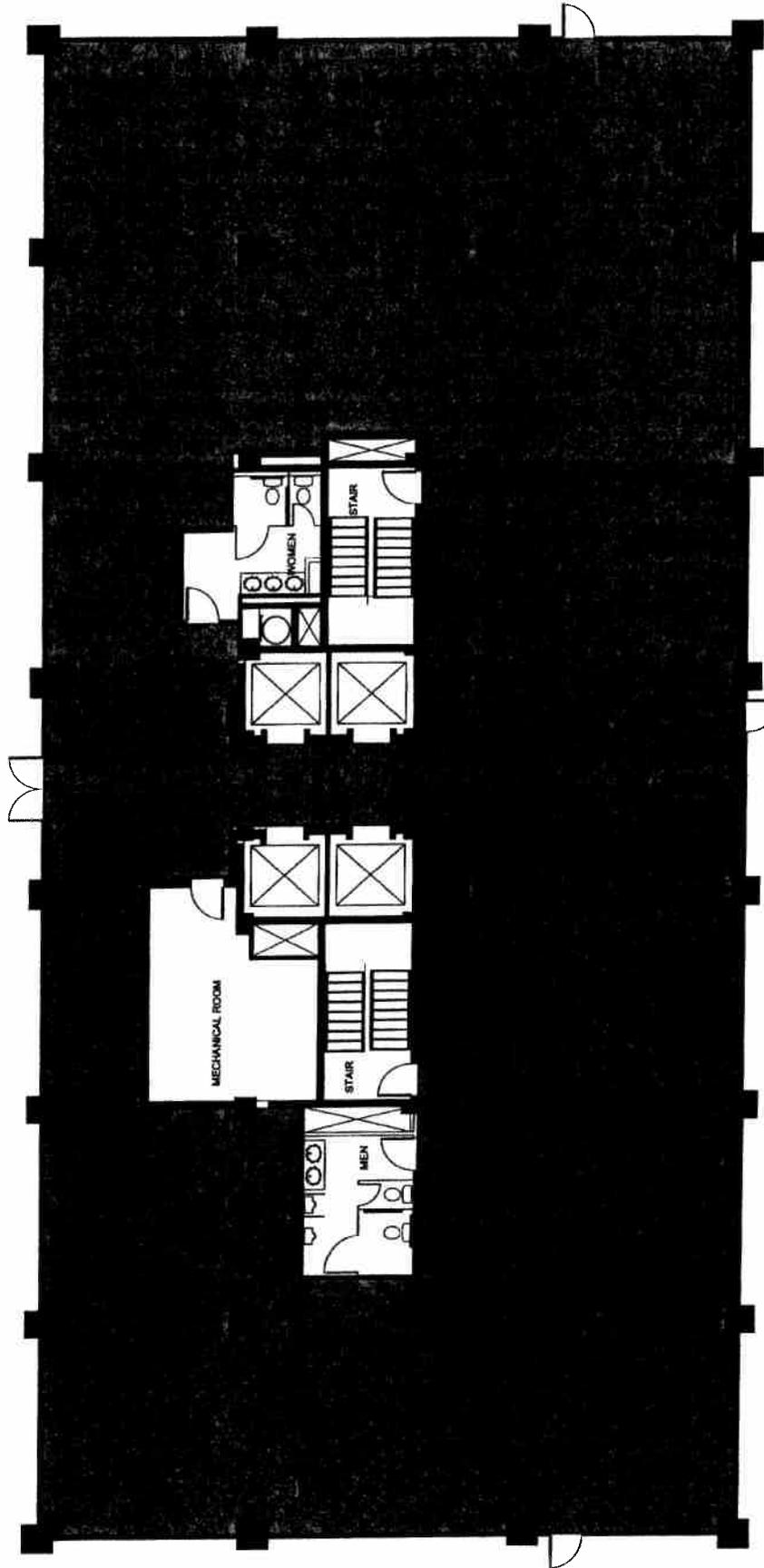
First floor office space  
to allow educational  
uses for ACT.



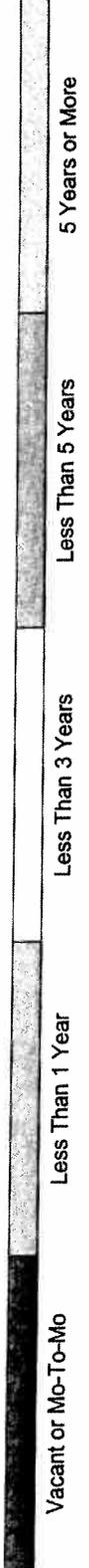
North Nash Street

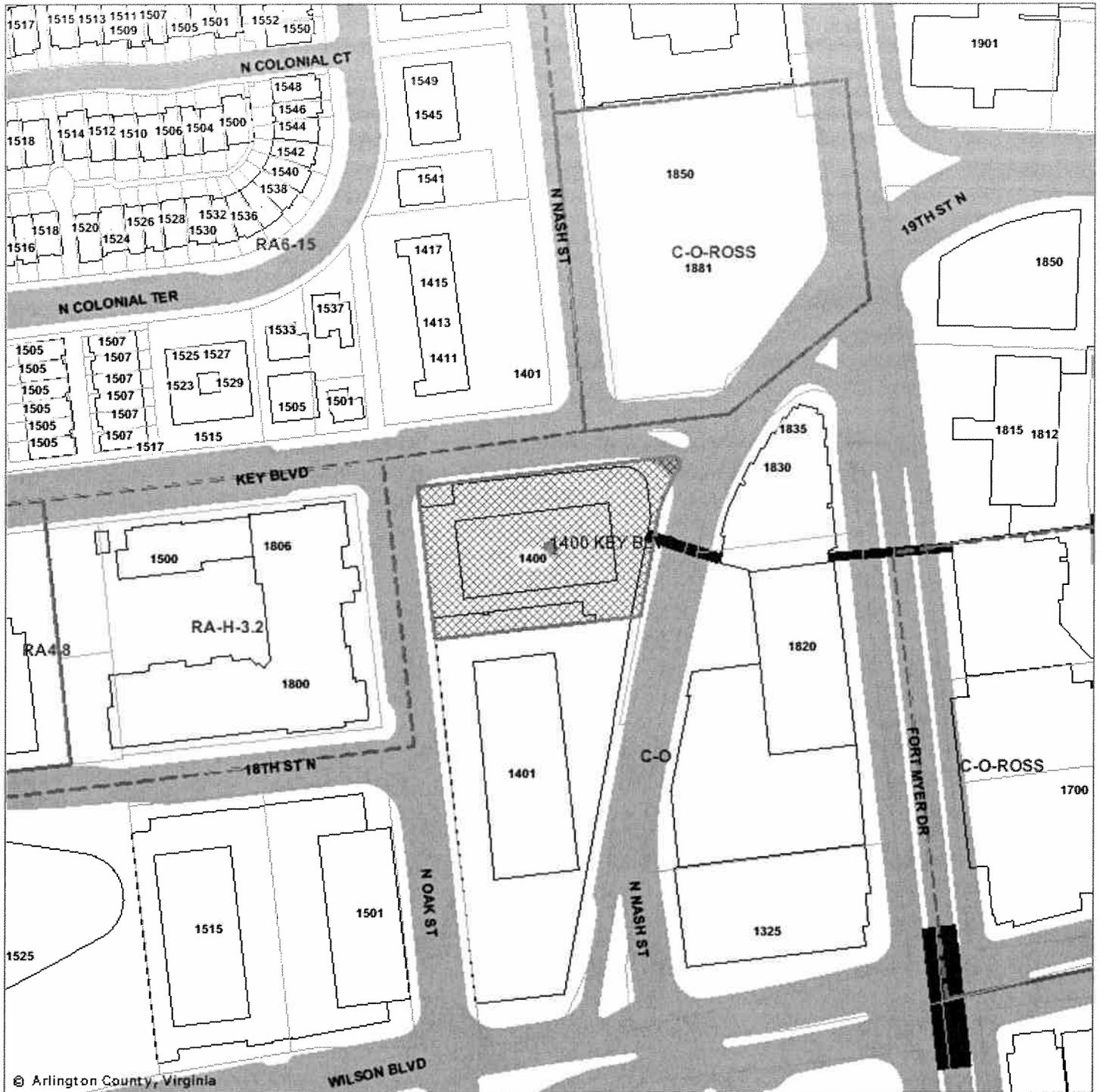


FIRST  
1400 Key Blvd. - Floor



PROPOSED CLASSROOM SPACE





**SP #21**  
**1400 Key Blvd**  
**RPC #06-035-002**

Note: These maps are for property location assistance only.  
 They may not represent the latest survey and other information.



Not To Scale

