



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 22, 2010**

DATE: May 5, 2010

SUBJECT: SP #1 SITE PLAN AMENDMENT REQUEST to expand and existing educational use; located at 1820 North Fort Myer Drive (RPC #16-036-002).

Applicant:

Ames Center, LC
4600 North Fairfax Drive, Suite 1000
Arlington, Virginia 22203

By:

The Art Institute of Washington
1820 North Fort Myer Drive
Arlington, Virginia 22209

C.M. RECOMMENDATION:

Approve the site plan amendment subject to all previously approved conditions and three (3) modified conditions.

ISSUES: This is a request to expand an existing educational use at a Rosslyn office building, and no issues have been identified.

SUMMARY: The applicant is requesting a site plan amendment to expand an existing educational use associated with the Art Institute of Washington (AIW) in an office building located at 1820 North Fort Myer Drive. The Art Institute of Washington has occupied portions of the Ames Center building since 1999, and currently occupies around 88,000 square feet of Gross Floor Area (GFA). The applicant is proposing to occupy an additional 35,000 square feet of approved office space, bringing the total GFA occupied by AIW to roughly 75% of the total GFA for the building. Staff supports the applicant's proposal because it is a logical expansion to AIW's existing facilities and will not have an adverse impact in the area. Moreover, the Institute generates a young, vibrant student body that enlivens Rosslyn. Staff is recommending a modification to Condition #15 regarding the applicant's participation in the County's Transportation Demand Management programs to bring the condition language up to current standards. Therefore, staff recommends that the site plan amendment be approved subject to all previously approved conditions and to the conditions of the staff report.

County Manager: BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5576

1.

BACKGROUND: The applicant is requesting a conversion of around 35,000 square feet of office space in the Ames Center to allow educational uses for the Art Institute of Washington, which currently occupies space in the building. The site is located at 1820 North Fort Myer Drive, and is described as follows:

Site: The site is bound on the east by North Fort Myer Drive, and on the west by North Nash Street. The site consists of an office building containing 164,000 square feet of GFA and an underground garage containing 330 parking spaces.

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 “High” Office-Apartment-Hotel (Up to 3.8 FAR Office Density, Up to 4.8 FAR Apartment Density, and Up to 3.8 FAR Hotel Density).

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 their support of the proposal, however the North Rosslyn Civic Association has not responded to staff’s request for comment.

The Art Institute of Washington has occupied space in the Ames Center since 1999, when a site plan amendment was approved allowing educational uses associated with the Institute in roughly 65,000 square feet of space within the building. The County Board also approved a condition requiring the applicant to participate in the County’s Transportation Demand Management program. At that time, total student enrollment equaled 1,200 students and 80 faculty/staff per semester. A subsequent site plan amendment in 2008 brought the total GFA occupied by AIW to approximately 88,000 square feet, with a total enrollment of 2,301 students and 300 faculty/staff per semester.

DISCUSSION: The Art Institute of Washington currently occupies 88,000 square feet of GFA in the Ames Center, and is proposing an expansion of nearly 35,000 square feet. This expansion would bring AIW to a total of almost 123,000 square feet within the Ames Center, and would equal approximately 75% of the total GFA for the building. The proposal would bring the total enrollment up to 3,300 students and 420 faculty/staff members. The Institute offers classes in morning, afternoon, and evening sessions, which run until 2 a.m.

Staff is in support of the applicant’s request as it is a logical expansion of an existing use, and will not result in adverse impacts to the surrounding area. The Ames Center garage contains 330 parking spaces. In the 2008 expansion of the use, particular attention was paid to the amount of office space still available in the building, and how parking would be calculated for the office and educational uses. While parking for office space is calculated based on the square footage of GFA occupied by that use, parking for educational uses is calculated based on the total number of students and faculty regardless of the square feet of GFA occupied. This is due to the fact that

office uses typically bring a fixed number of people to a site for a fixed length of time, whereas educational uses typically bring a higher number of persons to a site for a shorter amount of time. As such, staff has calculated parking requirements for educational uses in the Rosslyn-Ballston Corridor based on one (1) space per ten students and two (2) spaces per three (3) faculty/staff during a peak period.

Condition #14 of approval outlined a formula by which parking shall be provided in the Ames Center, and which is still applicable to AIW's current request. After AIW's expansion, there would be slightly more than 41,000 square feet of business office space still available in the building. At one (1) space per 580 square feet of GFA, the applicant would need to provide 71 spaces for any office uses in the building. At peak hours during the a.m. session for the educational use, the applicant estimates that 1,221 students and 190 faculty/staff members would be accessing the building. Using the formula outlined above, this would generate the need for 248 spaces for the educational use. The 330 spaces in the building are sufficient to handle both the educational uses proposed, and any office uses in the subject building.

In addition to parking, access to the site is not an issue as the site is within close proximity to the Rosslyn Metro Station. Moreover, the applicant is currently participating in the County's Transportation Demand Management program, as was required by the 1999 site plan amendment. The applicant has agreed to a revision of Condition #15, which outlines the applicant's participation in the program, to include specifics of the program as is required by current County condition language regarding Transportation Demand Management.

CONCLUSION: The Art Institute of Washington is proposing an expansion of their existing use to occupy approximately 75% of the GFA within the Ames Center building in Rosslyn. Staff supports the applicant's request because it is a logical expansion of a successful existing use, it would further contribute to the active character and diversity of uses within Rosslyn, and it will not cause any adverse impacts to the surrounding area. Parking is not an issue, as existing parking resources can accommodate the applicant's request, and the applicant will continue to participate in the County's Transportation Demand Management program. Therefore, staff recommends approval of the site plan amendment subject to all previously approved conditions and the following modified conditions.

Modified Conditions:

14. The applicant agrees to provide parking for the office use at a rate of no less than one (1) parking space per 580 square feet of office space in the building. ~~The applicant agrees to provide a minimum of 175 parking spaces and a maximum of 201 parking spaces to be use by students, faculty, and staff of The Art Institute of Washington.~~

Upon request the applicant will provide enrollment and employment information to the Zoning Administrator in sufficient detail to verify that the parking requirement is being met. The amount of office space used to calculate the office parking ratio for the building at the time shall be 162,000 square feet minus the square feet for which a Certificate of Occupancy has been issued for the school of higher education's use.

15. ~~The applicant agrees to submit a detailed transportation demand management plan to be approved by the County Manager or his designee before issuance of Certificate of Occupancy. The transportation demand management plan shall include but not be limited to the following strategies:~~
- ~~a. The applicant agrees to designate a member of the administration as a student transportation coordinator. The transportation coordinator shall be responsible for implementing the transportation demand management strategies.~~
 - ~~b. The applicant agrees to develop a parking management plan identifying the location and number of parking spaces dedicated for faculty, staff and students, identification of additional off-site parking if needed and a projection of parking needs at final buildout and a plan to provide the needed parking.~~
 - ~~c. The applicant agrees to develop a student transportation plan promoting alternatives for commuting to the site.~~

Transportation Demand Management Program

The educational institution agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The educational institution agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the use permit.

Annual assessment rates will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of site plan approval.

The Transportation Management Plan shall include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, on going relationship with Arlington Transportation Partners (ATP), or successor entity.
- b. Designate a member(s) of educational institution's management as Property Transportation Coordinator(s) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all TMP obligations. The educational institution will provide, and keep current, the name and contact information of the PTC to ACCS. The Property Transportation Coordinator shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

Facilities and Improvements

- a. Provide information displays, the number/content/design/location of which shall be approved by ACCS / ATP, to provide transportation related

- information to students, faculty, and visitors.
- b. Provide a new ten (10) space bicycle parking rack in the garage of the building as specified by the County Manager or designee.
 - c. Any changes, either administrative or via site plan amendments that alters the use will require a review by the TDM planner with possible revisions to the plan.

Parking Management Plan

- a. Comply with the parking management plan if required by the use permit.
- b. No on-street loading will be permitted between the hours of 7 and 9 AM and 4 to 6 PM.

Promotions, Services, Policies

- a. Provide one (1) SmarTrip card plus \$10.00 Metro fare media to each new student, once, at enrollment, distributed no later than the first day of classes at the building.
- b. Provide a commute benefit of \$20.00 per month to students that live in Crystal City.
- c. Provide or administer a sustainable commute benefit program for these employees (the program shall include, at a minimum, pre-tax employee contributions and/or tax-free transit or vanpool monthly contributions.)
- d. Provide website hotlinks to CommuterPage.comTM under a “transportation information” heading from the educational institution’s websites regarding this site.
- e. Distribute a new-student or new-employee package, material provided by Arlington County, which includes site-specific ridesharing and transit-related information to each new-student or new-employee. Packages will be distributed no later than the student’s first day of classes at the building. Distribute equivalent package to new employees no later than their first day of work.
- f. Reference the Rosslyn Metro Station promotional materials and advertisements.
- g. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that may distribute information four times per year to all students and employees.
- h. Participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the building(s).

Performance and Monitoring

- a. Upon approval of the TMP by the County, the educational institution agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
 - b. Conduct a transportation performance monitoring study at two years five years, and each subsequent five year period after issuance of the first Certificate of Occupancy and provide a report summarizing findings report findings to the County. The County will specify the scope of the study. The study may include a voluntary mode-split survey. The educational institution will assist and encourage student and employee participation in mode split surveys which may be of an on-line, email variety.
 - c. During the first year of start up of the TMP and on an annual basis thereafter, the Educational institution will submit an annual report to the County Manager, describing completely and correctly, the TDM related activities of the site.
16. The applicant agrees to ~~enroll no more than 2,301 students and 300 staff and faculty per quarter. In a quarter, that student enrollment in~~ each session (AM, PM, or evening) shall not exceed ~~767~~ 1300 students and ~~275~~ 200 faculty and staff, ~~1,042 total~~ 1500 total.

PREVIOUS COUNTY BOARD ACTIONS:

- March 24, 1962 Approved site plan (SP #1) for a 12-story office building and a conceptual plan for a church.
- May 5, 1962 Approved site plan amendment (SP #1) to change the configuration of the building's plaza level.
- January 11, 1964 Approved the site plan amendment (SP #1) to reduce the gross floor area and density of the office building.
- March 20, 1965 Approved site plan (SP #1) for the final design of the church structure.
- February 26, 1966 Approved site plan (SP #1) for seven (7) radio masts to be located on the roof of the office building.
- November 23, 1968 Approved site plan amendment (SP #1) for redesign of the church and classroom facilities, and construction of a gas service station at the street level.
- September 13, 1969 Approved site plan amendment (SP #1) for incorporation of additional site area and construction of a new office tower (Ames Building South).
- April 14, 1973 Approved a site plan amendment (SP #1) to separate the Ames Building South site from the site plan and create a new site plan for a hotel (SP #92).
- June 7, 1997 Approved site plan amendment (SP #1) to add standard subdivision conditions regarding subdivision of the site into separate parcels.
- August 14, 1999 Approved site plan amendment (SP #1) to convert 65,000 sq. ft. of existing office space to school use by The Art Institute of Washington.
- October 2, 1999 Approved site plan amendment (SP #1) for a comprehensive sign plan including two (2) rooftop signs and one (1) building-mounted sign for a

school of higher education (The Art Institute of Washington).

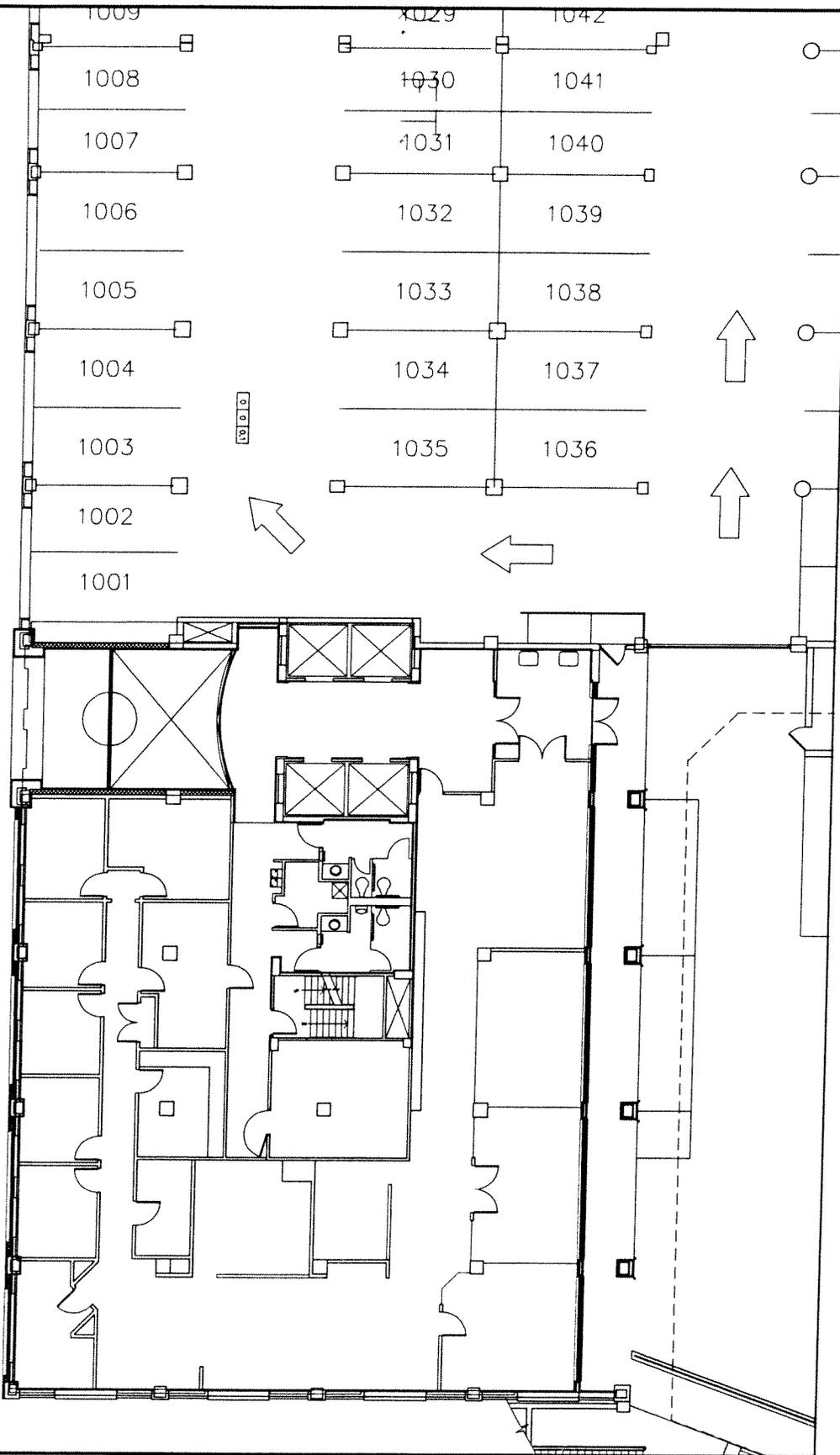
January 26, 2008

Deferred site plan amendment (SP #1) review of conversion of office space to school use by The Art Institute of Washington.

March 15, 2008

Approved site plan amendment (SP #1) for conversion of office space to school use by the Art Institute of Washington.

1
FIRST FLOOR
A-11
1/8" = 1'-0"



0' 5' 10' 15' 20'

FIRST FLOOR
AMES CENTER

1820 NORTH FORT MYER DRIVE

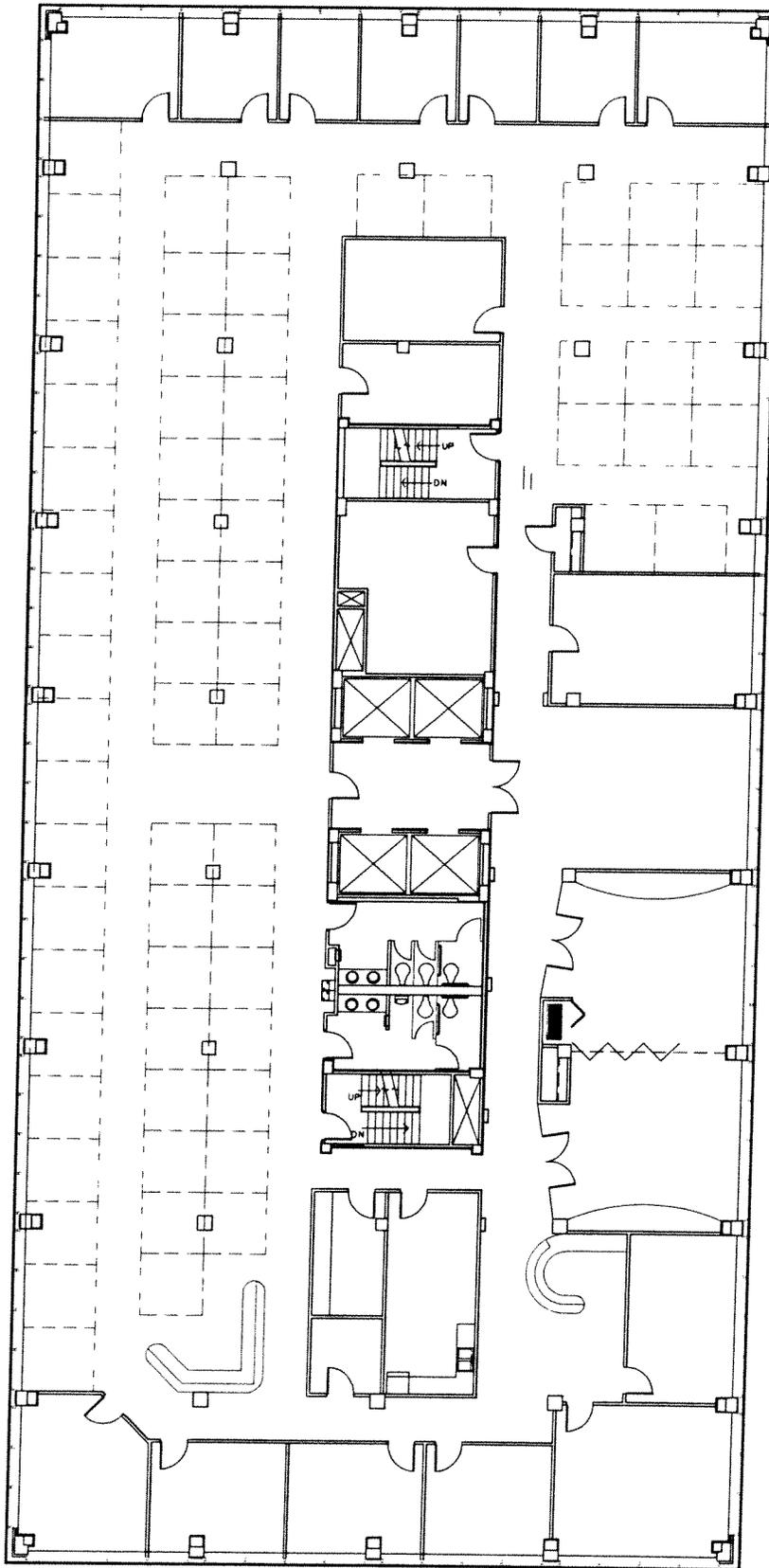
ARLINGTON, VIRGINIA

Helbing Lipp Ltd.
Architects Engineers

8032 Leesburg Pike, Suite 201
Vienna, Virginia 22182-2741
(703) 556-0700, FAX (703) 448-7555

Date:
10/18/09
Job Number:
109017
Sheet Number:
A-1.1

1
A-1.4
1/8"=1'-0"
FOURTH FLOOR



0' 5' 10' 15' 20'

**FOURTH FLOOR
AMES CENTER**

1820 NORTH FORT MYER DRIVE

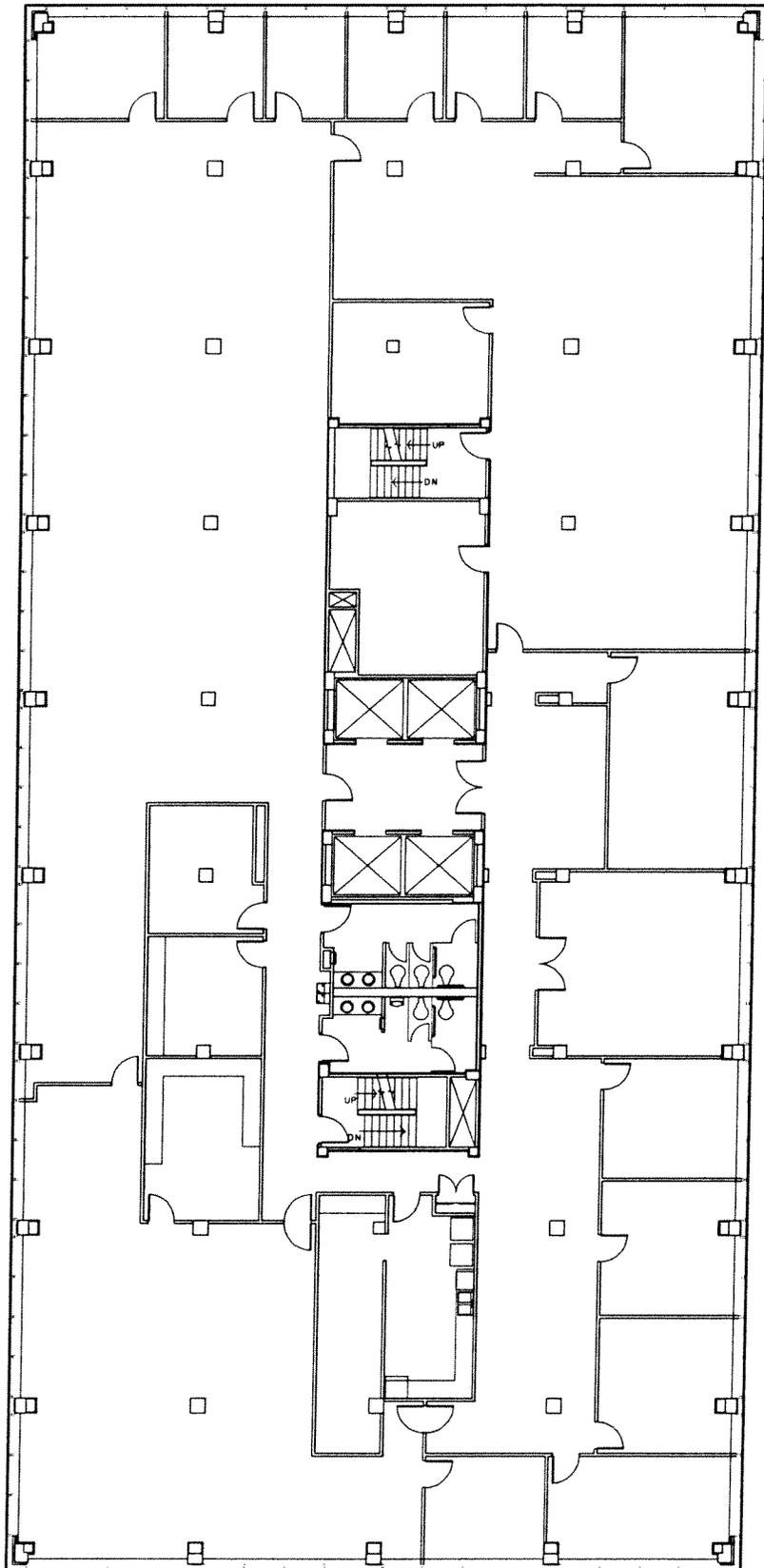
ARLINGTON, VIRGINIA

**Helbing Lipp Ltd.
Architects Engineers**

8032 Leesburg Pike, Suite 201
Vienna, Virginia 22182-2741
(703) 558-0700, FAX (703) 448-7556

Date: 10/18/08
Job Number: 10807
Sheet Number: **A-1.4**

1
A-15
1/8" = 1'-0"
FIFTH FLOOR

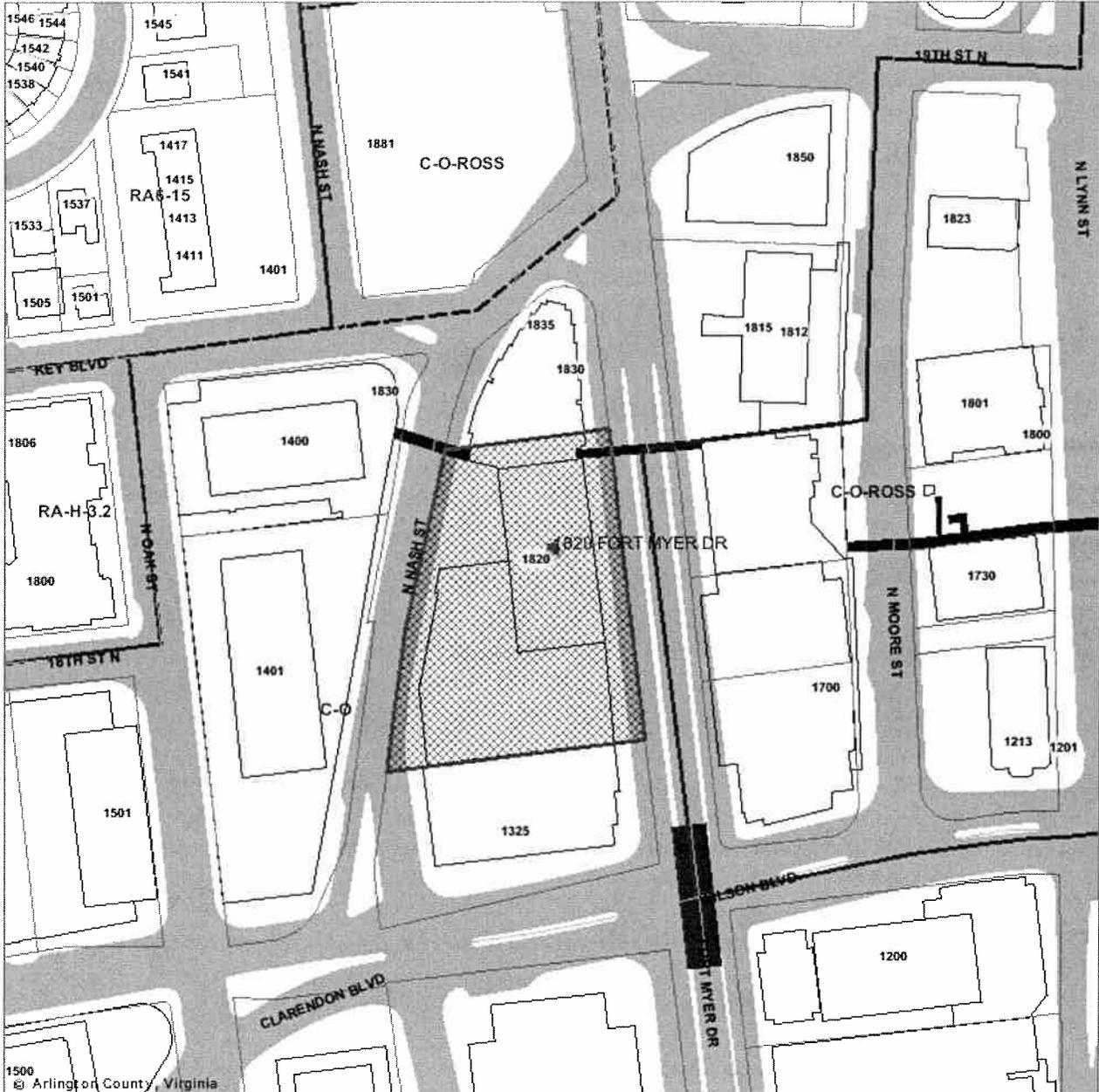


0' 5' 10' 15' 20'

Date: 10/18/09
Job Number: 108017
Sheet Number: A-15

FIFTH FLOOR
AMES CENTER
1820 NORTH FORT MYER DRIVE ARLINGTON, VIRGINIA

Helbing Lipp Ltd.
Architects Engineers
8032 Leesburg Pike, Suite 201
Vienna, Virginia 22182-2741
(703) 556-0700, FAX (703) 448-7555



SP # 1
1820 North Fort Myer Drive
RPC #16-036-002

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



Not To Scale

