



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of September 17, 2011

REVISED REPORT

DATE: ~~August 12, 2011~~ September 14, 2011

SUBJECT: U-3304-11-1 USE PERMIT for educational uses and community center; located at 901 and 903 S. Highland Street and 3045 Columbia Pike (RPC# 25-014-006, -003).

REVISION EXPLANATION: This report revises the report dated August 12, 2011 to acknowledge comments received by the Arlington Heights Civic Association on September 12th, and to revise conditions based on the outcome of a community meeting held September 13th.

C.M. RECOMMENDATION:

Approve the use permit for educational and community uses for Ethiopian Community Development Council subject to the conditions of the staff report, with an administrative review in six (6) months (March, 2012), and a County Board review in one (1) year (September, 2012).

ISSUES: This is a request for a use permit for educational and community uses at the Ethiopian Community Development Council (ECDC) offices, and no issues have been identified. The Arlington Heights Civic Association has expressed concerns regarding the applicant's proposed hours for community events.

SUMMARY: The applicant is requesting 18,461 square feet of office gross floor area (GFA) be permitted for educational and community uses in the buildings located at 901 S. Highland Street and 3045 Columbia Pike. The applicant intends to offer training for new immigrants and refugees consisting of computer and entrepreneurship classes in partnership with Northern Virginia Community College (NOVA), and English-as-second-language (ESL), business planning, financial literacy, and other classes. Classes would be offered within the building at 901 S. Highland Street, initially on the lower lobby, first and third levels. Of the space requested under this use permit, approximately 10,100 square feet of gross floor area located on the fourth floor of the building would continue to be used as ECDC offices; the applicant requests permission to use this

County Manager:

BMD/GA

County Attorney:

[Handwritten Signature]

Staff: Matthew Pfeiffer, DCPHD, Planning Division
Dolores Kinney, DES, Transportation Division

16.

PLA-5626

space for educational uses in the future should they decide to expand or relocate classes. The applicant also intends to hold community events such as wedding receptions, graduation and christening parties, and other such gatherings in a 3,764 square foot hall located on the ground floor of the adjacent building at 3045 Columbia Pike. The applicant is also requesting that smaller community-oriented events be permitted to be held in a 1,982 square foot space located on the lower lobby of the building at 901 S. Highland Street. No adverse impacts to surrounding neighborhoods are anticipated with this use permit. In addition, the applicant has agreed to conditions regulating the hours in which community events are permitted to be held. The Arlington Heights Civic Association held a meeting on September 13, 2011 to address the applicant's proposal. At the meeting, in which the applicant was in attendance, concerns were raised about the proposed hours in which community events would be held (until 12 am on week nights and until 2 am on weekends). As a result, the applicant has agreed to limit hours of community events on week nights to no later than 10 pm. Some members of the community expressed the desire that community events be held no later than 11 pm on weekends; however the applicant had requested events to be permitted until 2 am on weekends. Staff recommends, and the applicant has agreed, that events be limited to no later than 1 am on weekends, as the impacts of community events are somewhat similar in nature to that of live entertainment and a limit of 1 am is consistent with hours permitted for live entertainment permits adjacent to residential uses in Arlington. Staff is recommending an administrative review in six (6) months in order to monitor the operation of educational and community uses at this location. Therefore, staff recommends approval of the use permit for educational and community uses at 901 & 903 S. Highland Street and 3045 Columbia Pike, subject to the conditions of the staff report, with an administrative review in six (6) months (March, 2012), and with a County Board review in one (1) year (September 2012).

BACKGROUND: The applicant requests a use permit to allow educational services for new immigrants, and community gatherings such as wedding receptions at the ECDC offices located at Columbia Pike and S. Highland Street. The development is comprised of two (2) by-right office buildings, and a four (4)-story structured parking garage containing 325 parking spaces.

The following provides additional information about the site and location:

Site: The site is bound on the north by 9th Street S., on the west by S. Highland Street, on the south by Columbia Pike, and on the east by retail uses and S. Garfield Street.

Zoning: The site is zoned "C-2" Service Commercial—Community Business Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as Commercial and Industrial "Service Commercial," and is located within the "Columbia Pike Special Revitalization District."

Neighborhood: The site is located within the Arlington Heights Civic Association. Staff has contacted the civic association, but has not received comments as of the date of this report. The president of the Arlington Heights Civic Association expressed to staff that there were concerns about the applicant's requested hours in which community events would be

held. The applicant attended the Arlington Heights Civic Association meeting on September 13th, 2011 in which the request was discussed. Please refer to the Discussion section for additional information about community comments.

DISCUSSION: The applicant requests a use permit for educational uses in 18,461 square feet of office gross floor area at 901 S. Highland Street. ECDC is a nonprofit community organization whose offices have been located at 901 S. Highland Street since 2005. The applicant intends to offer a variety of educational and community serving programs including ESL classes, business and entrepreneurial training, financial literacy, and others. Computer and entrepreneurship classes will be offered in partnership with NOVA. Spaces could also be used for conferences and seminars. The applicant anticipates a maximum of 42 peak-hour employees at the site, and a maximum of approximately 90 students. Sufficient parking is available for the use within the adjacent 325-space structured garage adjacent to the building. The applicant intends to use 8,639 square feet of gross floor area located on the first and third floors and the lower lobby for educational uses. The remaining approximately 10,000 square feet of space, located on the fourth floor, would continue to be used as ECDC offices. The applicant requests that educational uses be allowed in this space in the future should classes be expanded or relocated from their current locations. The applicant is planning renovations of the subject spaces at 901 S. Highland Street and requests that, during renovations, classes be permitted to be held on the third floor of the building at ~~903 S. Highland Street~~ 3045 Columbia Pike.

The applicant also requests permission to hold community events in a 3,764 square foot space on the ground floor of the building located at 3045 Columbia Pike, adjacent to the offices at 901 S. Highland Street. Community events would consist of wedding receptions, parties, christenings, cultural gatherings, and other such events. The applicant further requests that smaller community-oriented events be permitted to be held in a multi-purpose meeting hall located on the lower lobby of the building at 901 S. Highland Street. The applicant has agreed to a condition regulating the hours in which community events can be held to Sunday through Thursday 6 pm to Midnight, and Fridays and Saturdays 6 pm to 2 am. At a meeting held September 13, 2011, members of the Arlington Heights Civic Association has expressed concern regarding the applicant's requested hours for community events. Members of the community desire that community events not exceed 11 pm on weekends. To address those concerns, the applicant has agreed to reduce hours for community events to no later than 10 pm on week nights, but wishes to hold community events until 1 am on weekends (the applicant has reduced the request from 2 am to 1 am). Staff finds that a limit of 1 am on weekends is appropriate for the uses requested at this site. The community uses proposed, while not identical to live entertainment (parties are private in nature), would nonetheless be similar in nature to live entertainment in that resulting impacts would be from noise generated by gatherings of large numbers of people. Two (2) approved use permits for live entertainment with similar proximity to residential uses, RiRa Irish Pub (U-3125-05-1) and Pike Pizza (U-2973-99-1), both restrict the weekend operations to 1 am for live entertainment. In addition, the main location for the community events would be 3045 Columbia Pike, which is oriented towards Columbia Pike and away from residential units. Finally, the community events would be held on an intermittent basis, and therefore would not be a continuous operation like live entertainment in restaurants. The applicant has also agreed to keep windows and doors to the space shut during events, and to submit the name and telephone

number of an on-site community liaison to the Arlington Heights Civic Association who would be available to respond to any community concerns. **The applicant has also indicated that an ECDC staff member will be present during all events.**

CONCLUSION: The applicant requests a use permit for educational uses and community events at the ECDC offices located at 901 ~~& 903~~ S. Highland Street and 3045 Columbia Pike. No adverse impacts to surrounding neighborhoods are anticipated with either of these uses. Therefore, staff recommends approval of the use permit for educational and community uses at 901 ~~& 903~~ S. Highland Street and 3045 Columbia Pike, subject to the following conditions, with a County Board review in one (1) year (September 2012).

Conditions:

1. The applicant agrees that educational uses for ECDC/EDG shall be permitted on the third and first floors and lower lobby level of the building located at 901 S. Highland Street, in the spaces identified on the attached plans dated June, 2011 and prepared by Highland Holdings, LLC. Educational uses shall be permitted on the fourth floor of the building at 901 S. Highland Street and on the third and fourth floors of the building at 3045 Columbia Pike, provided the applicant obtains approval by the Zoning Administrator of administrative change to this use permit identifying the location and amount of office gross floor area to be used for such purposes.
2. The applicant agrees that community events shall be permitted in the 3,764 square foot space located on the ground floor of the building located at 3045 Columbia Pike and in the 1,982 square foot spaced located on the lower level of the building located at 901 S. Highland Street, in the spaces identified on the attached plans dated June, 2011 and prepared by Highland Holdings, LLC. The applicant further agrees that community events at 901 S. Highland Street and 3045 Columbia Pike shall be permitted between the hours of 6:00 pm to ~~12:00 am~~ 10 pm on Sundays through Thursdays, and between 6:00 pm and ~~2:00~~ 1:00 am Fridays, Saturdays, and Sundays falling on the eve of all legal Federal Holidays. Community events shall be generally non-commercial in nature and shall be defined as:

Wedding receptions;
Birthday parties, graduation parties, engagement parties, and other private parties;
Christenings and other religious celebrations;
Conferences and lectures;
Poetry readings;
Memorial and mourning services;
Fundraising for charitable causes;
Cultural ceremonies;
And other similar events.

3. The applicant agrees that community events may only take place within the building, and that windows and doors to the outside shall remain shut during all events. The applicant

further agrees to comply with the Arlington County Noise Ordinance.

4. The applicant agrees that an ECDC staff member shall be present during all community events for the purpose of monitoring the conduct of event-goers.
5. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns which may be related to educational uses or community events and an on-site liaison that shall be available during the hours in which classes are provided and community events are held, to receive and respond to community concerns regarding these uses. The name and telephone number shall be submitted to the Zoning Administrator and a copy sent to the Arlington Heights Civic Association.

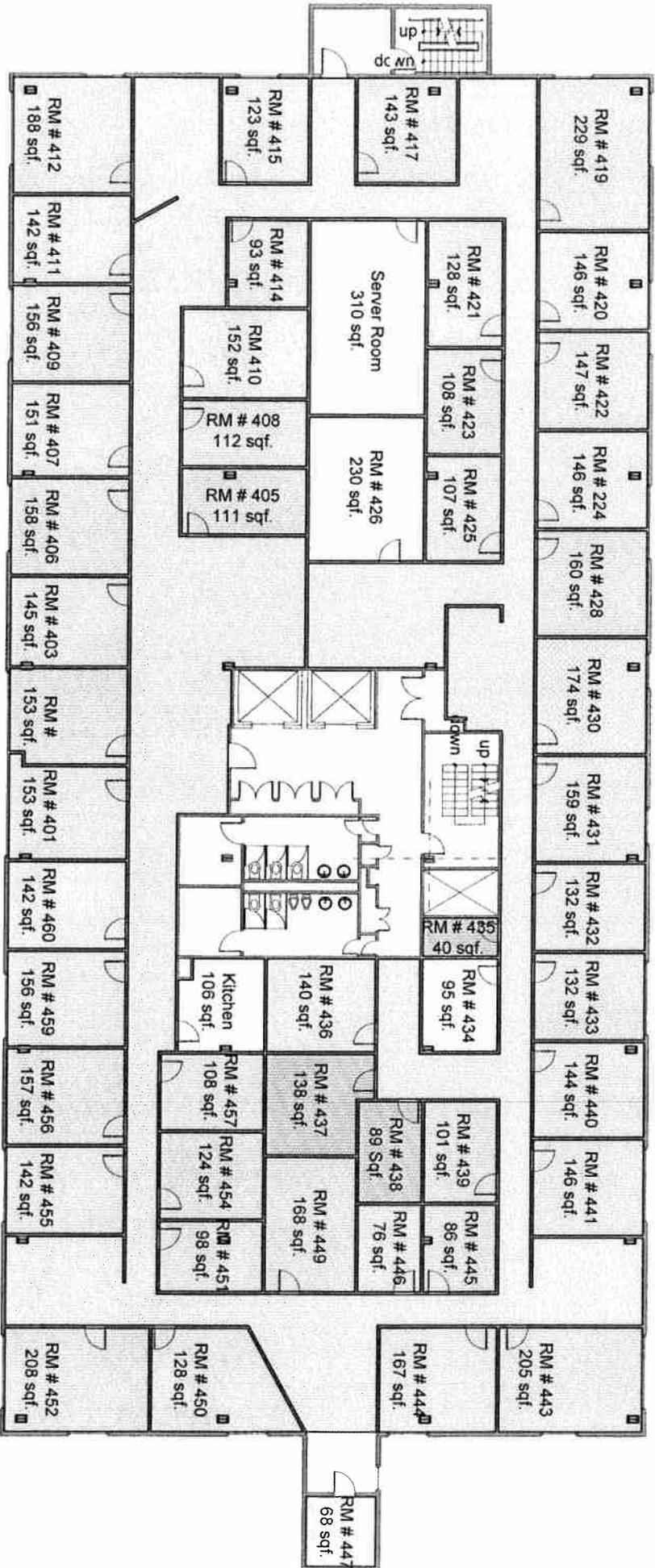
PREVIOUS COUNTY BOARD ACTIONS:

October 17, 1987

The County Board accepted withdrawal of an application of an audio-visual studio located at 901 S. Highland Street.

HH HIGHLAND HOLDINGS LLC Fourth Floor Plan

June 2011



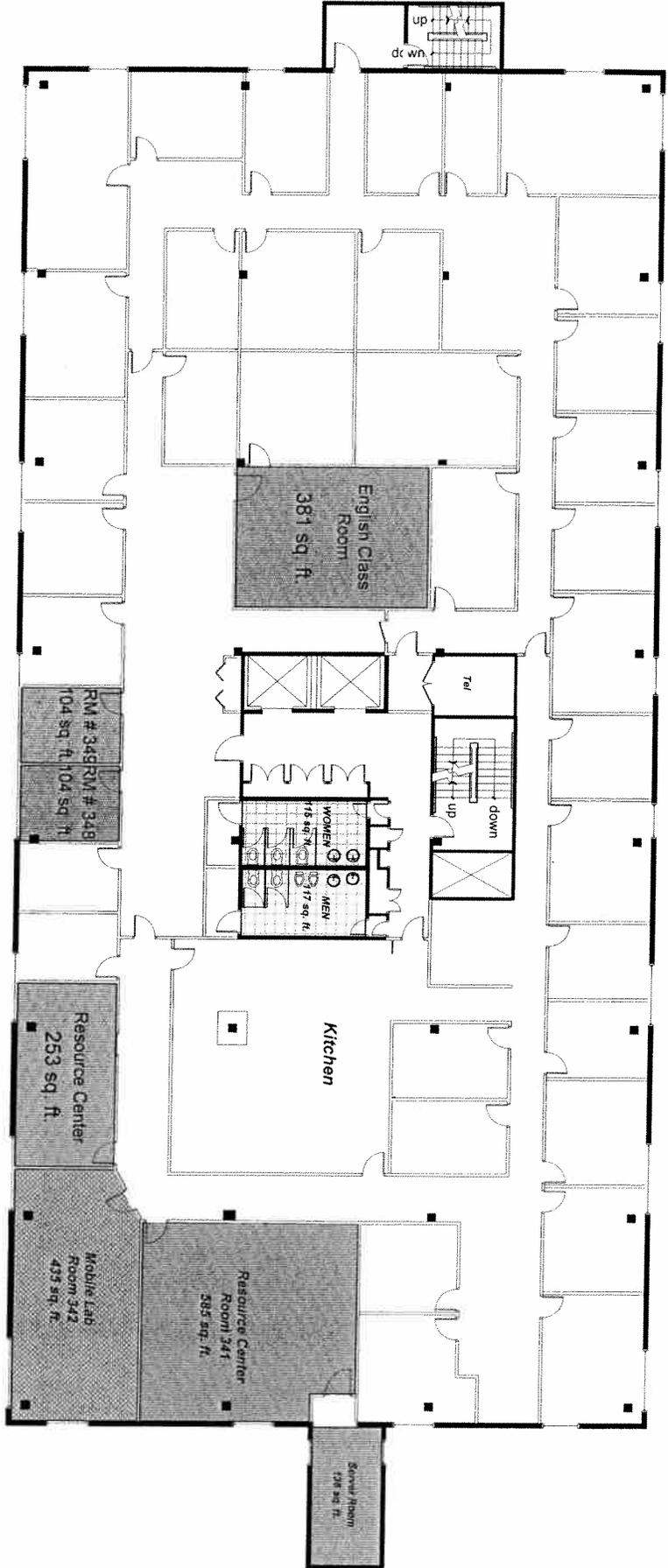
Scale: 1" = 18'

- Hall Way 3057 sqft.
- Offices
- Storage

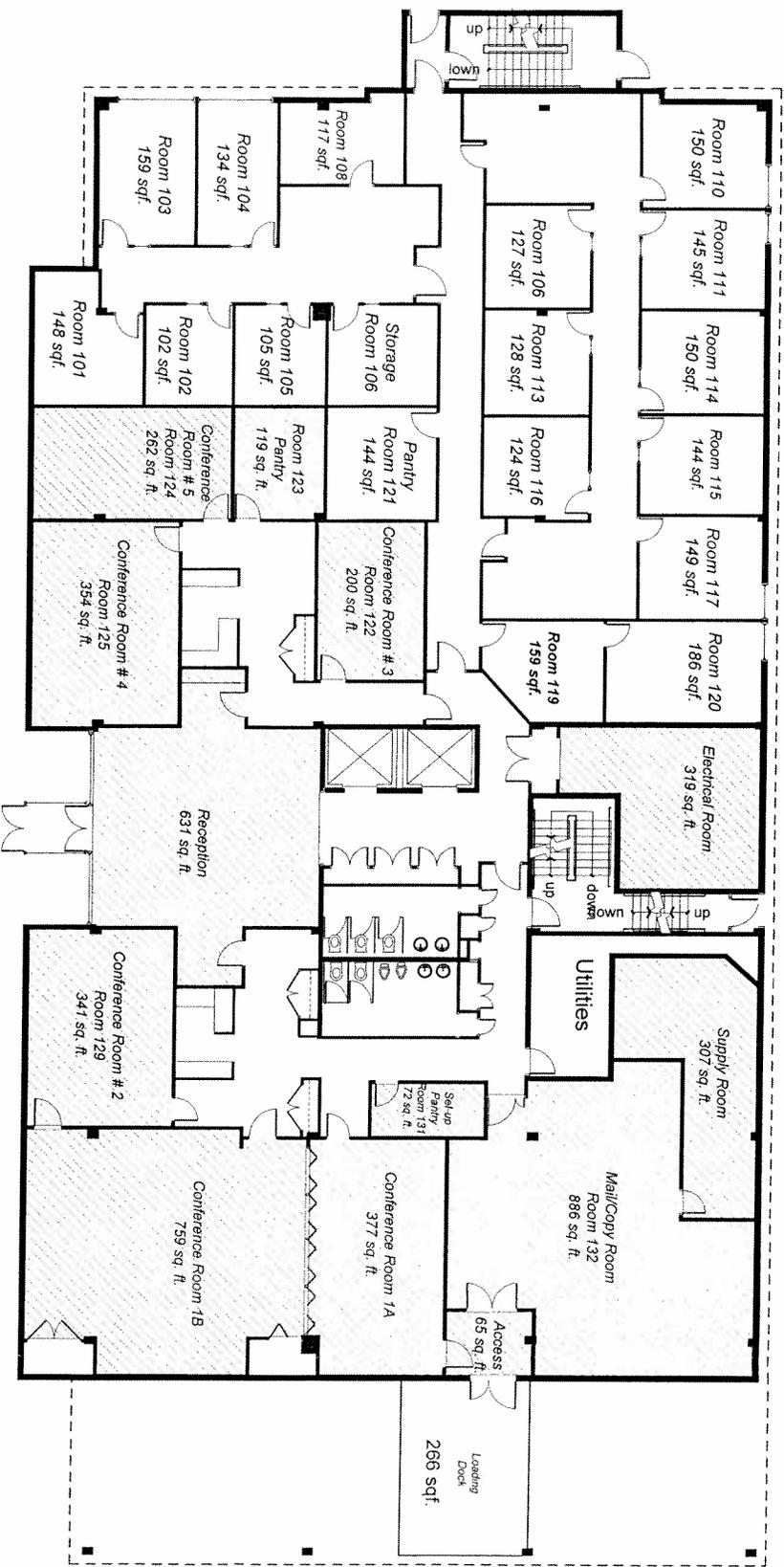
HH HIGHLAND HOLDINGS, LLC.

Third Floor Plan

May 2005



Scale: 1" = 15'

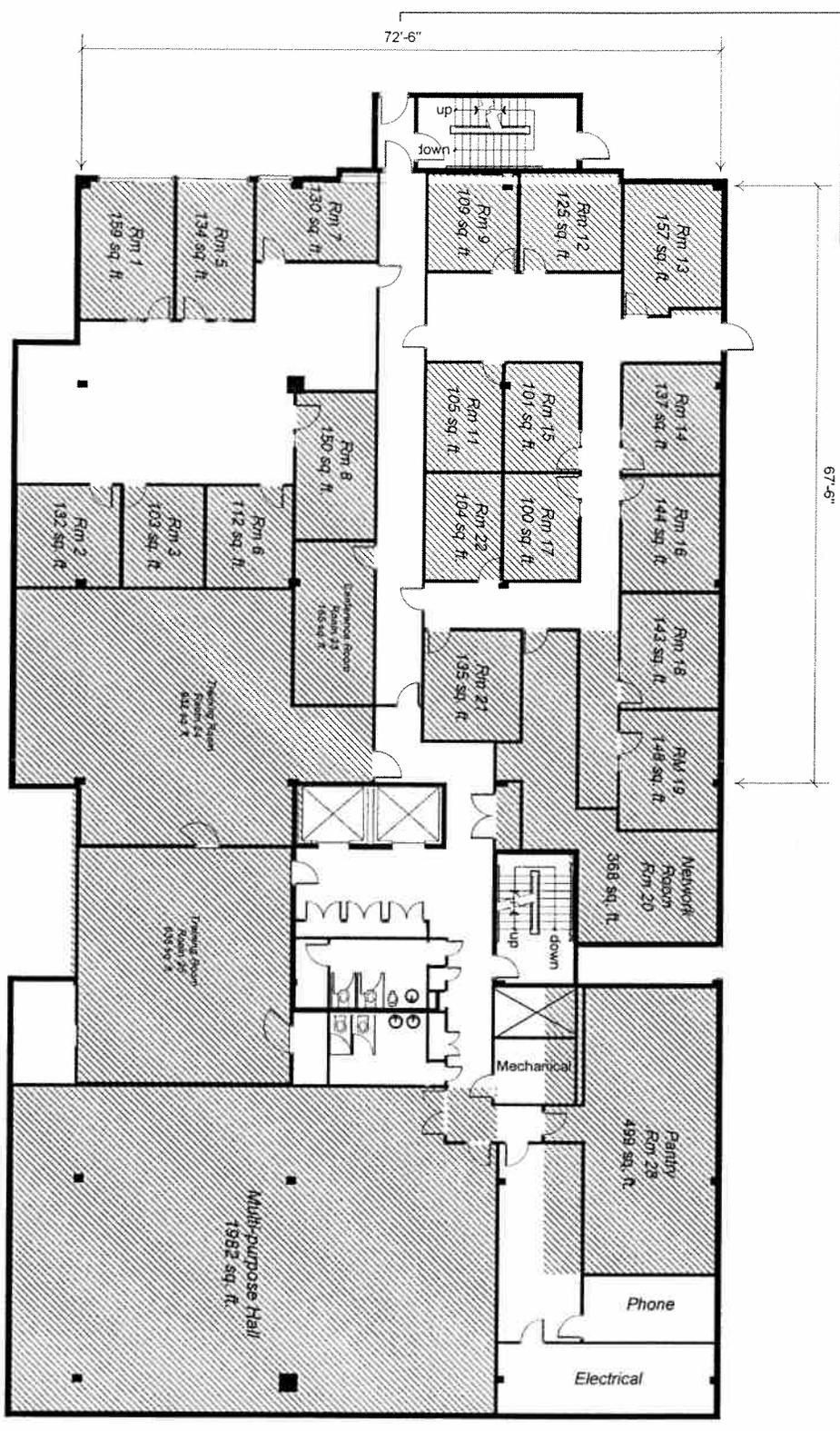


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HH HIGHLAND HOLDINGS, LLC.

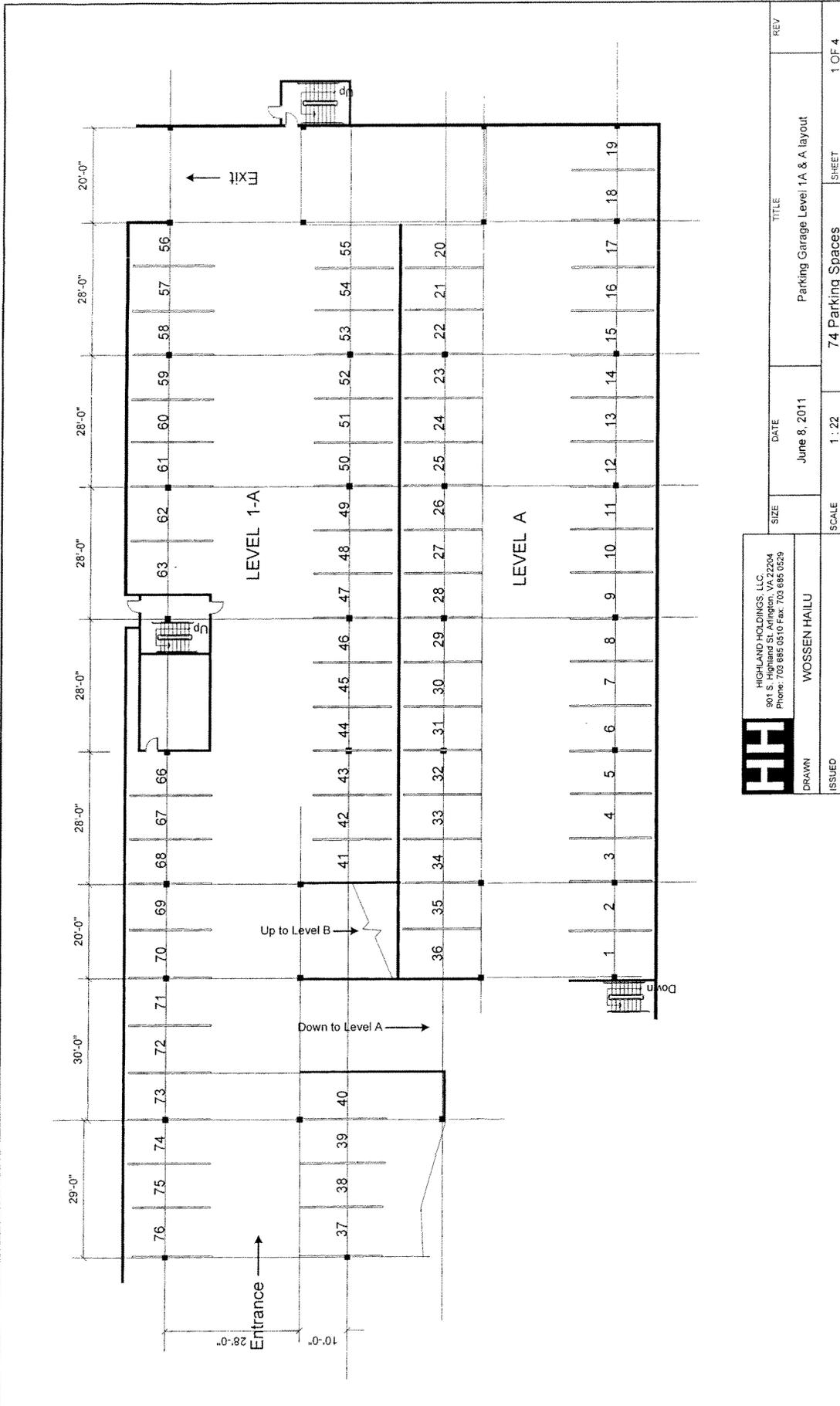
First Floor Plan

May 2005



Scale: 1" = 15'-0"

HH HIGHLAND HOLDINGS, LLC. Lower Level Plan



HIGHLAND HOLDINGS, LLC.
 901 S. Highland St., Arlington, VA 22204
 Phone: 703 685 6316 Fax: 703 685 6329

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DRAWN

ISSUED

SIZE

DATE

June 8, 2011

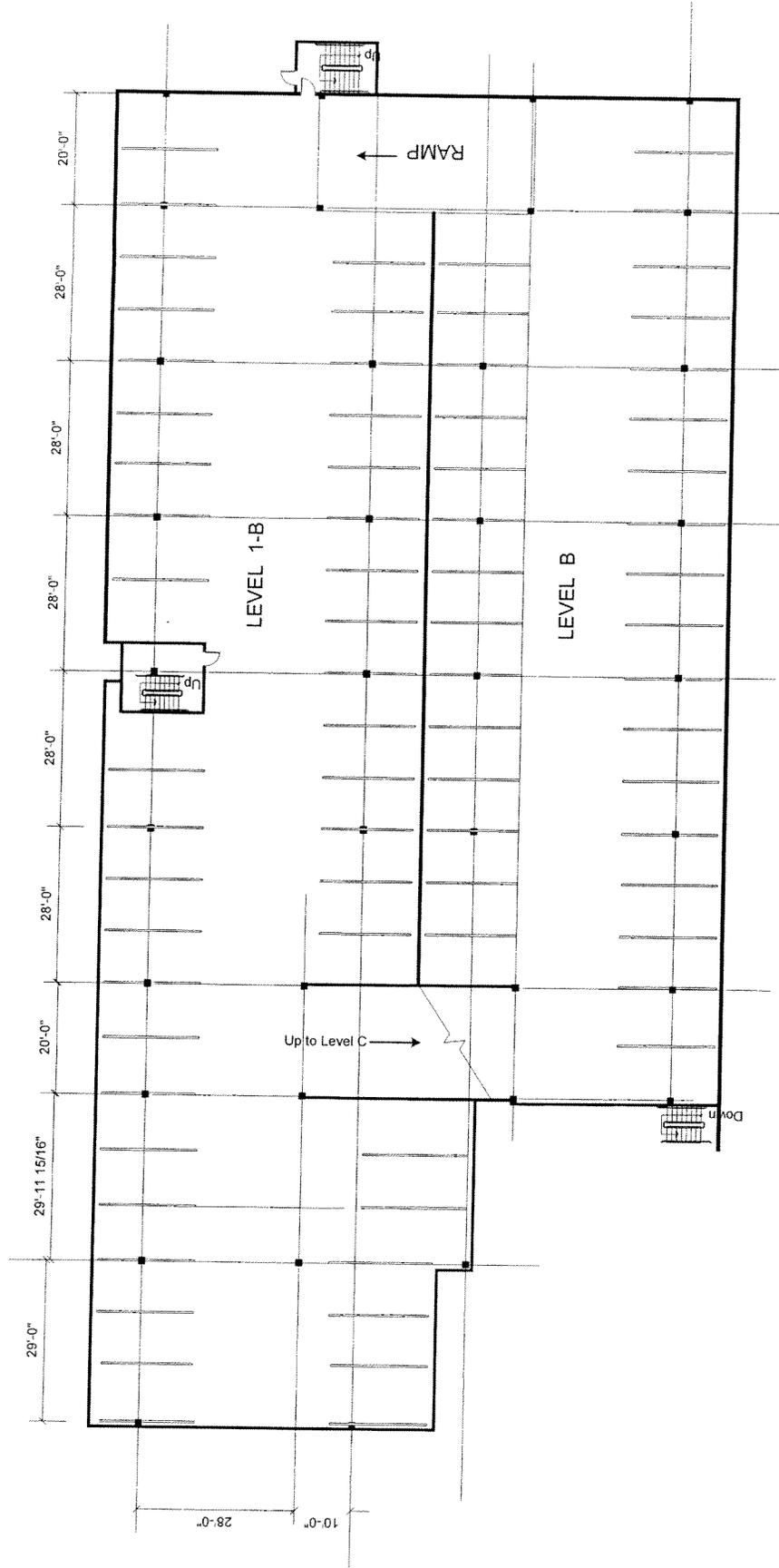
TITLE

Parking Garage Level 1A & A layout

SHEET

74 Parking Spaces

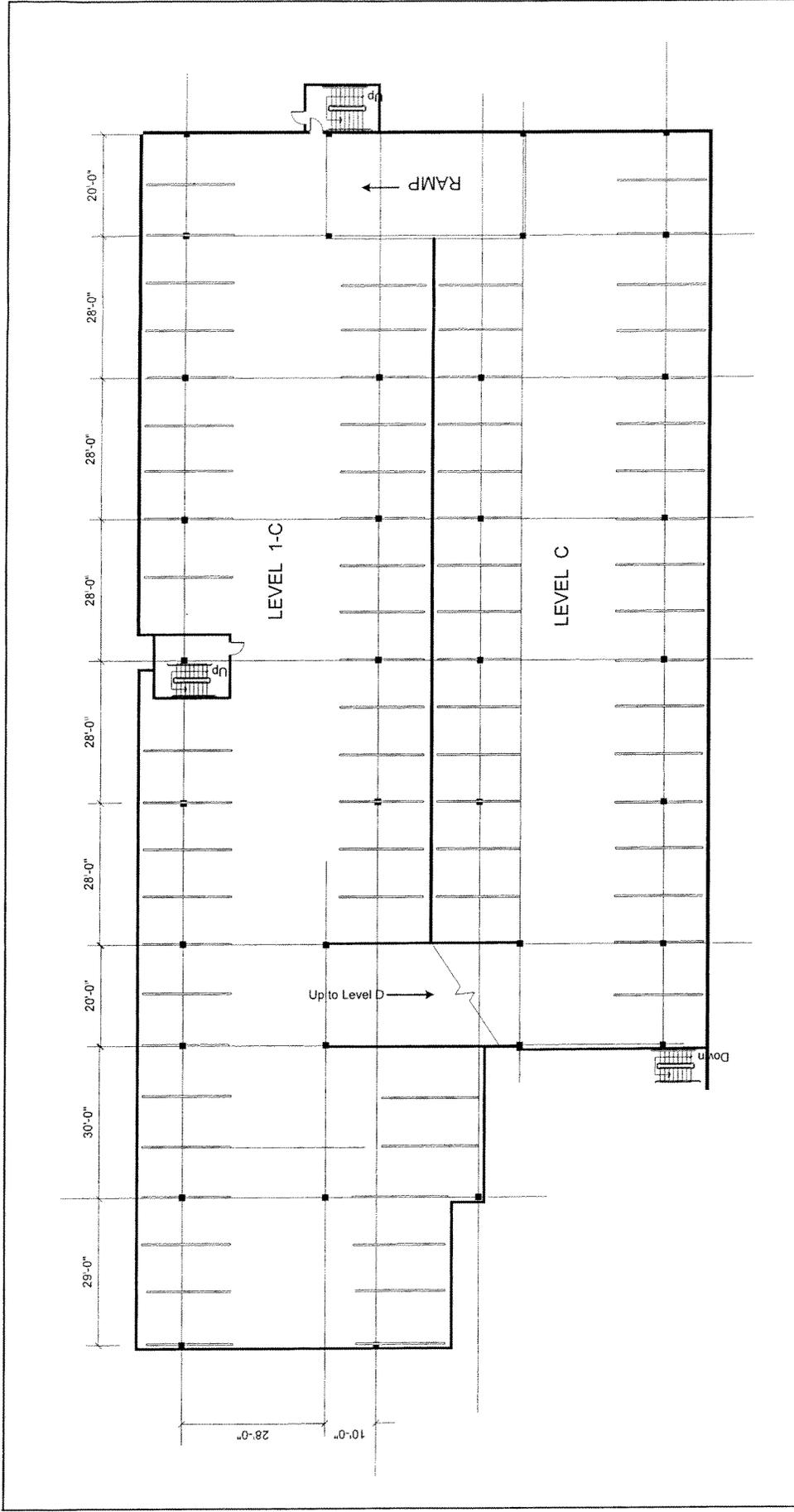
1 OF 4



HIGHLAND HOLDINGS, LLC
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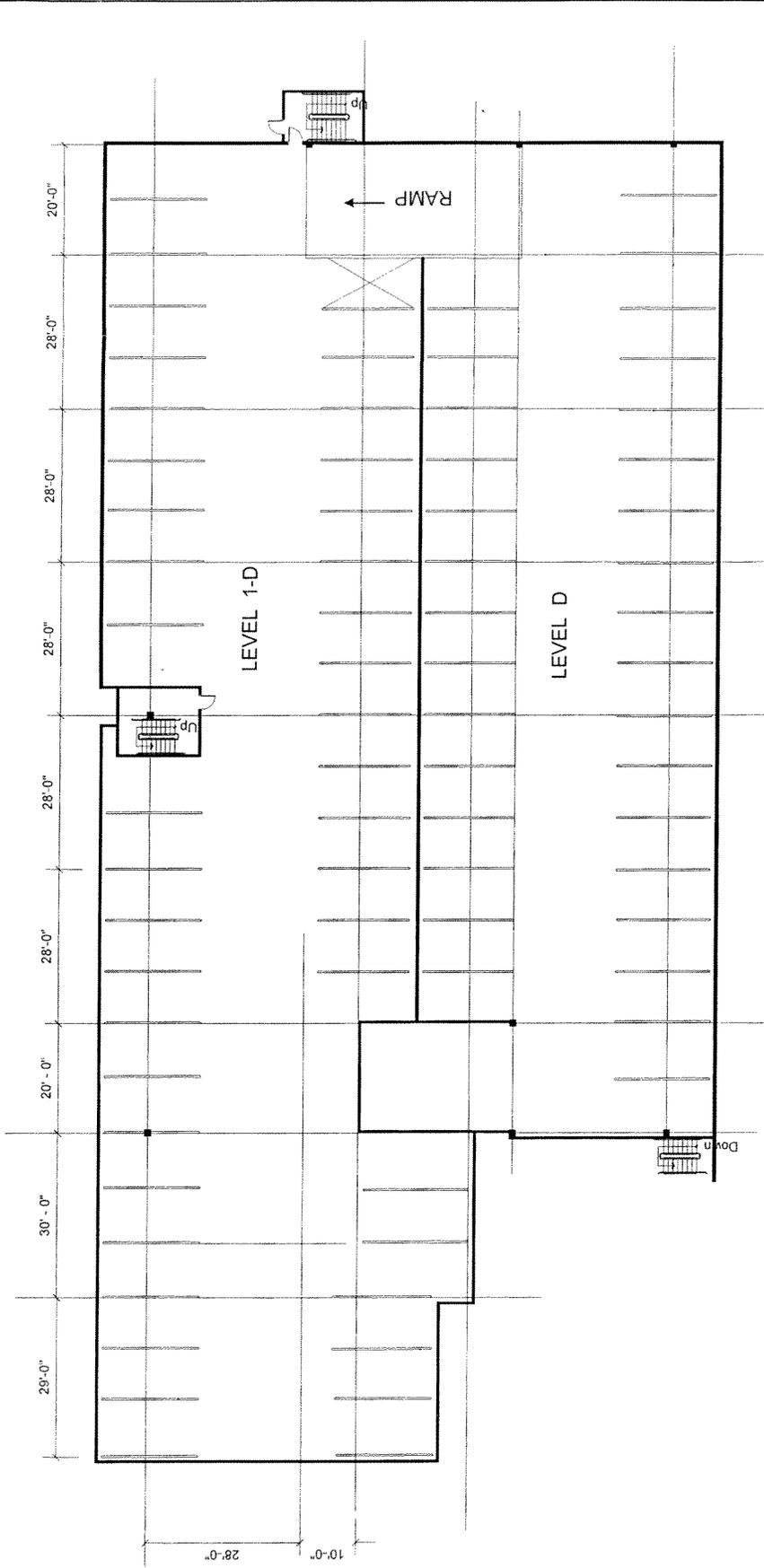
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 ISSUED

SIZE	DATE	TITLE	REV
	June 8, 2011	Parking Garage Level 1B & B layout	
SCALE	1 : 22	76 Parking Spaces	2 OF 4



	HIGHLAND HOLDINGS, LLC 901 S. Highland St. Arlington, VA 22204 Phone: 703 685 0510 Fax: 703 685 0529	
	DRAWN WOSSEN HALLU	ISSUE

SIZE	DATE	TITLE	REV
	June 8, 2011	Parking Garage Level 1C & C layout	
SCALE	1 : 22	76 Parking Spaces	SHEET 3 OF 4



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SIZE

DATE
 June 8, 2011

TITLE

Parking Garage Level 1D & D layout

SCALE

1 : 22

76 Parking Spaces

SHEET

4 OF 4

REV

