



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 21, 2012

DATE: July 9, 2012

SUBJECT: SP #49: U-12-1: USE PERMIT associated with a site plan for an adult educational facility for Capital English Academy; located at 3401 Columbia Pike (RPC# 23-041-007).

Applicant:

Capital Academy LLC
3220 12th Street South
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Approve the subject use permit associated with a site plan, subject to the proposed conditions and with a County Board review in one (1) year (July 2013).

ISSUES: This is a use permit, associated with a site plan, for an adult educational facility for Capital English Academy, and no issues have been identified.

SUMMARY: Capital English Academy (CEA) is proposing to occupy 4th floor, existing office space for an adult educational facility focusing on English as Second Language (ESL) learning and other career education training. The space will contain approximately six (6) classrooms, staff office spaces, workstation/open space, and storage spaces for the facility. The maximum capacity for the facility at any one time will be 90 students, served by a maximum of six (6) instructors. Classes will be offered Monday through Friday between 8:30 a.m. to 9:20 p.m. and Saturdays and Sundays between 9 a.m. to 5:10 p.m. with various class times in between. The building is serviced by an on-site parking lot containing 151 parking spaces, with an approved parking ratio of approximately 1 space for every 300 sq. ft. of gross floor area (GFA). The majority of the fourth floor space that will be used for this proposed use is unoccupied. The applicant will provide eleven (11) on-site spaces reserved for CEA use which is demonstrated within the submitted parking plan for the site. Therefore, parking for the overall site plan should not be adversely affected since specific spaces have been identified on the site, and classes will be scheduled at different times during the day. Furthermore, proposed Condition #3 reflects the

County Manager:

BMD/GA

County Attorney:

[Signature]

[Signature]

Staff: Marco Antonio Rivero, DCPHD, Planning Division
Dolores Kinney, DES, Transportation Division

8.

PLA-6241

applicant's commitment to inform prospective students and staff about the various transportation options to the site. Therefore, staff recommends that the County Board approve the subject use permit associated with a site plan, subject to the proposed conditions and with a County Board review in one (1) year (July 2013).

BACKGROUND: The existing six-story office building was approved by the County Board in June 1972 (SP #49). The site plan consists of 45,652 sq. ft. of gross floor area (GFA) for a bank/office building with a .72 FAR. The building's primary tenant is Bank of America. The current zoning for this site "["C-O" Commercial Office Building, Hotel and Multiple-Family Dwelling Districts](#)" refers back to "["R-20" One-Family Dwelling Districts, ACZO §5.A.6.a.\(7\)](#)" which requires a use permit for an educational institution for higher instruction. Under no circumstances could this use be approved administratively, since it requires review by the County Board.

The following provides additional information about the site and location:

Site: The approximately 63,378 sq. ft. site is bounded by 9th Street North to the north, Columbia Pike to the south, South Glebe Road to the east, and South Lincoln Street to the west. The surrounding properties consist of single family dwellings, one-story commercial buildings, and the Westmont Shopping Center across from South Glebe Road.

Zoning: The site is zoned "["C-O" Commercial Office Building, Hotel, and Multiple-Family Dwelling Districts](#)."

Land Use: The site is designated on the [General Land Use Plan \(GLUP\)](#) as "Service Commercial" (Personal and business services. Generally one to four stories, with special provision within the [Colombia Pike Special Revitalization District](#)).

Neighborhood: The site is located within the Alcovia Heights Citizens' Association and is adjacent to the Douglas Park and Arlington Heights Civic Associations. The Columbia Pike Revitalization Organization (CPRO) was also contacted about this request. As of the date of this report, the Alcovia Heights and Douglas Park Civic Associations expressed their support for the proposed educational facility, and no comments have been received from the Arlington Heights Civic Association and CPRO.



Source: Bing™ Maps

**Location of Proposed Capital English Academy:
3401 Columbia Pike**

DISCUSSION: Capital English Academy (CEA) is proposing to occupy 4th floor, office space for an adult educational facility focusing on English as Second Language (ESL) learning and other career education training. The space will contain approximately six (6) classrooms, staff office spaces, workstation/open space, and storage spaces for the facility. The maximum capacity for the facility at any one time will be 90 students, served by a maximum of six (6) instructors. Classes will be offered Monday through Friday between 8:30 a.m. to 9:20 p.m. and Saturdays and Sundays between 9 a.m. to 5:10 p.m. with various class times in between.

Parking: The building is serviced by an on-site parking lot containing 151 parking spaces, with an approved parking ratio of approximately 1 space for every 300 sq. ft. of gross floor area (GFA). The majority of the fourth floor space that will be used for this proposed use is unoccupied. The [ACZO §33.C.4.a.\(4\)](#) defines the parking standard for schools of higher instruction, “such parking space as may be determined to be necessary in accordance with policy set forth above”. The educational facility will be restricted to adult students, who may choose to drive to the site. Therefore, parking must be provided for this use and clearly demonstrated within the site’s parking plan. High schools provide parking at “one (1) space for each ten (10) students of design capacity”. This policy set forth within the ACZO is the most restrictive parking standard for an educational use and clearly demonstrates parking for adult students. Therefore, staff believes it is an appropriate parking standard for the proposed use.

With the proposed maximum classroom capacity totaling 90 students, this educational facility would require nine (9) spaces based off of the above standard. The parking plan submitted for review and the applicant's statement of justification confirm that CEA will provide eleven (11) on-site spaces reserved for CEA use. The proposed use will not adversely affect parking within the area. Since classes will be scheduled throughout the day, parking will not be adversely affected at any one particular time on this site. Furthermore, in order to further the County's goals of encouraging multimodal transportation, the applicant has agreed to Condition #3 which reflects their commitment to inform prospective students and staff about the various transportation options to the site.

CONCLUSION: The proposed adult educational facility does not conflict with the County's General Land Use Plan or the ACZO. The applicant will provide enough on-site parking to accommodate the proposed use, and the Alcovia Heights and Douglas Park Civic Associations expressed their support for the proposed educational facility. Therefore, staff recommends that the County Board approve the subject use permit associated with a site plan, subject to the following proposed conditions and with a County Board review in one (1) year (July 2013).

Conditions:

1. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Community Code Enforcement Office, the Zoning Office and the Fire Marshal's Office, including securing the appropriate building permit prior to the issuance of a certificate of occupancy.
2. The applicant agrees that a maximum of 90 students shall occupy the educational facility at any given time. The applicant agrees to submit a copy of their class schedule, including, without limitation, enrollment by class, detailing how it will meet this requirement to the Zoning Administrator upon application for a certificate of occupancy.
3. The applicant agrees to encourage students and staff to walk, bike, and use public transportation by providing information at the educational facility and on its website regarding public transit and other alternatives to driving. The applicant agrees to submit a copy of the materials used to provide this information to the Zoning Administrator upon application for a certificate of occupancy.

PREVIOUS COUNTY BOARD ACTIONS:

- October 8, 1966 Granted change in land classification for “R-5”, One-Family Restricted Two-Family Dwelling Districts, and “C-2”, General Commercial Districts, to “C-O”, Commercial Office Building, Hotel, and Multiple-Family Dwelling Districts.
- February 26, 1969 Approved a site plan amendment to permit a temporary drive-in banking facility for a period not to exceed three (3) years.
- June 8, 1972 Approved a site plan for a six (6) story office building.
- July 9, 1973 Approved a site plan amendment permitting a sign area of 75 square feet each on the south and east elevations.
- March 6, 1976 Accepted withdrawal of a site plan amendment to add two (2) freestanding signs, each sign having three (3) display faces of 12.5 sq. ft.
- January 9, 1984 Denied a site plan amendment for a 9.5’ x 12.83’ (121.9 sq. ft.) freestanding sign reading “Sovran Bank” and “Cash Flow”.

Capital English Academy Overview

Capital English Academy (CEA) offers an Intensive English (ESL) Program with eight different levels ranging from literacy to TOEFL preparation. Students may sign up for a 3-level program or take individual continuing education courses. Students come to CEA for a variety of reasons. Many international students want to learn English in order to apply to American universities, while others want a bilingual career when they return to their native countries. Still other non-English speakers need to learn English in order to advance their careers here in the US. Notwithstanding, this variety of backgrounds, interests, and learning styles, CEA students share common goals of personal and professional success and are guided in their pursuits by our enthusiastic administrative staff and exceptional faculty. ***Capital English Academy is applying to Arlington County for a special use permit for an educational facility at 3401 Columbia Pike – 4th Floor.***

Mission & Philosophy

The mission of CEA is to equip students for successful living and responsible citizenship in a rapidly changing local, national, and global community. We do this by providing accessible, affordable, cost-effective and quality educational opportunities for the development of marketable job skills, English language, and personal growth. In fulfilling our purpose, we further cultural, economic, and workforce development in the communities we serve.

The basis of CEA's philosophy is focused career education and English language training for adults. ***The minimum age for admission is 18, with the target population being 18 – 45 years of age.*** CEA's programs are primarily designed with job placement in mind. Each program and course includes hands-on practice so that our graduates can put their skills to work immediately upon employment.

CEA is dedicated to the implementation and ongoing maintenance of the following objectives in support of its goal and mission:

- Maintaining standards that will ensure employer satisfaction with the performance of CEA graduates.
- Implementing quality instruction.
- Bringing non-English speaking Americans into an upwardly mobile society by teaching them marketable vocational skills along with English.
- Training international students in the English and vocational skills vital to the growth and development of their indigenous economies.
- Developing self-reliance and purpose in every student.

Location

The proposed location is **3401 Columbia Pike – 4th Floor, Arlington, VA 22204**. As such, CEA will be easily accessible by public transportation and offer free parking. In addition to offices and a reception area, there will be 5 lecture rooms and a multi-purpose computer lab. **Maximum capacity at any one shift is 90 students, served by a maximum six (6) instructors.** Students and faculty are not required to wear a uniform but are expected to dress in a professional manner. **The building hosts 102 parking spaces**, of which 11 will be reserved for CEA use, with the rest available for CEA use on a first-come, first-served basis.

Located at the corner of Columbia Pike and South Glebe Road in Arlington, the school is served by a plethora of public transit options, of which experience has shown is the preferred method of transportation by this ESL population.

Ownership

Capital Academy, a privately held Virginia Limited Liability Corporation, owns CEA. Richard Rynders and George Rado hold ownership in the LLC.

Hours of Operation

Office

Monday through Friday: 8:00 a.m. – 7:00 p.m.

Saturday and Sunday: 8:00 a.m. – 1:00 p.m.

Instruction

Morning Classes: 8:30 a.m. - 12:20 p.m. Monday through Friday

Afternoon Classes: 1:30 p.m. - 5:20 p.m. Monday through Friday

Evening Classes: 5:30 p.m. - 9:20 p.m. Monday through Friday

Weekend Classes: 9:00 a.m. - 5:10 p.m. Saturday or Sunday

**AT ARLINGTON VA LLC
c/o Cornerstone Real Estate Advisers LLC
180 Glastonbury Boulevard, Suite 200
Glastonbury, Connecticut 06033
(860) 368-2840**

April 30, 2012

Re: 3401 Columbia Pike, Arlington, Virginia 22204

To Whom It May Concern:

Please be advised that the undersigned, AT Arlington VA LLC, a Delaware limited liability company (the "Owner"), is the record owner of the above-referenced office building (the "Building").

The Owner is currently in negotiations with Capital Academy, LLC, a Virginia limited liability company ("Capital Academy"), for Capital Academy's lease of approximately 4,500 rentable square feet of space on the fourth (4th) floor of the Building (the "Proposed Lease"). The Owner understands that Capital Academy will be applying for a special use permit in connection with the Proposed Lease, for reasons related to Capital Academy's parking needs.

This letter shall serve as the Owner's consent to Capital Academy's application for a special use permit in connection with the Proposed Lease. Please be advised that Capital Academy shall be solely responsible for all costs associated with its application for said special use permit and that the Owner is not a party to such application.

If you should have any questions regarding the foregoing, please do not hesitate to contact the undersigned.

Very truly yours,

AT ARLINGTON VA LLC,
a Delaware limited liability company

By: Cornerstone Real Estate Advisers LLC,
a Delaware limited liability company,
its Authorized Agent

By: 
Name: John Kolb
Title: Vice President

Cc (via email only):

Ashley Elkin – CBRE
John Patrick Moehring, Esq. – Kroll, McNamara, Evans & Delehanty, LLP

STATE OF CONNECTICUT)

) ss: Glastonbury

COUNTY OF HARTFORD

On this 30th day of April, 2012, personally appeared before me JOHN KOLB , who acknowledged himself to be the Vice President of Cornerstone Real Estate Advisers LLC, a Delaware limited liability company, authorized agent for AT Arlington VA LLC, a Delaware limited liability company, the signer and sealer of the foregoing document.



Notary Public

DIANNA PETRONE
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES AUG. 31, 2016

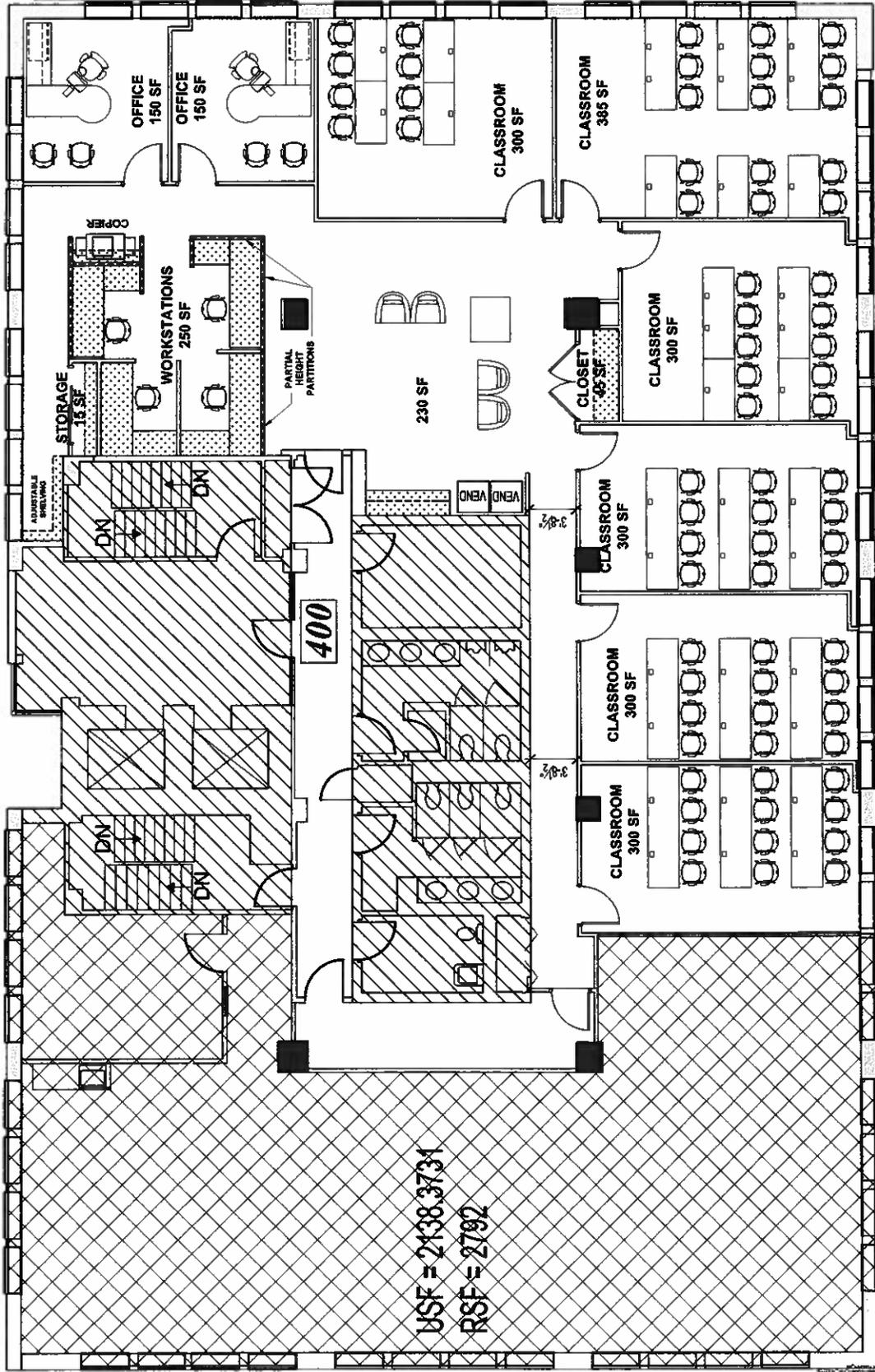


LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTIAL HEIGHT PARTITION
- NEW CEILING-HIGH PARTITION
- NEW SUB-HIGH INSULATED PARTITION
- NEW MILLWORK
- EXISTING DOOR
- RELOCATED DOOR
- NEW DOOR

- (E)
- (R)
- (N)

USF = 3618.2276
RSF = 4723



USF = 2138.3731
RSF = 2792

3401 Columbia Pike - 4th Floor

Rich Rynders

From: jvsnyder54@comcast.net
Sent: Thursday, May 10, 2012 4:43 PM
To: Rich Rynders
Cc: jvsnyder54@comcast.net
Subject: Support for ESL School in Bank of America Building

Rich

You can forward this note to whomever is concerned regarding your planned ESL School in the Bank of America building at Columbia Pike and Glebe Road.

John

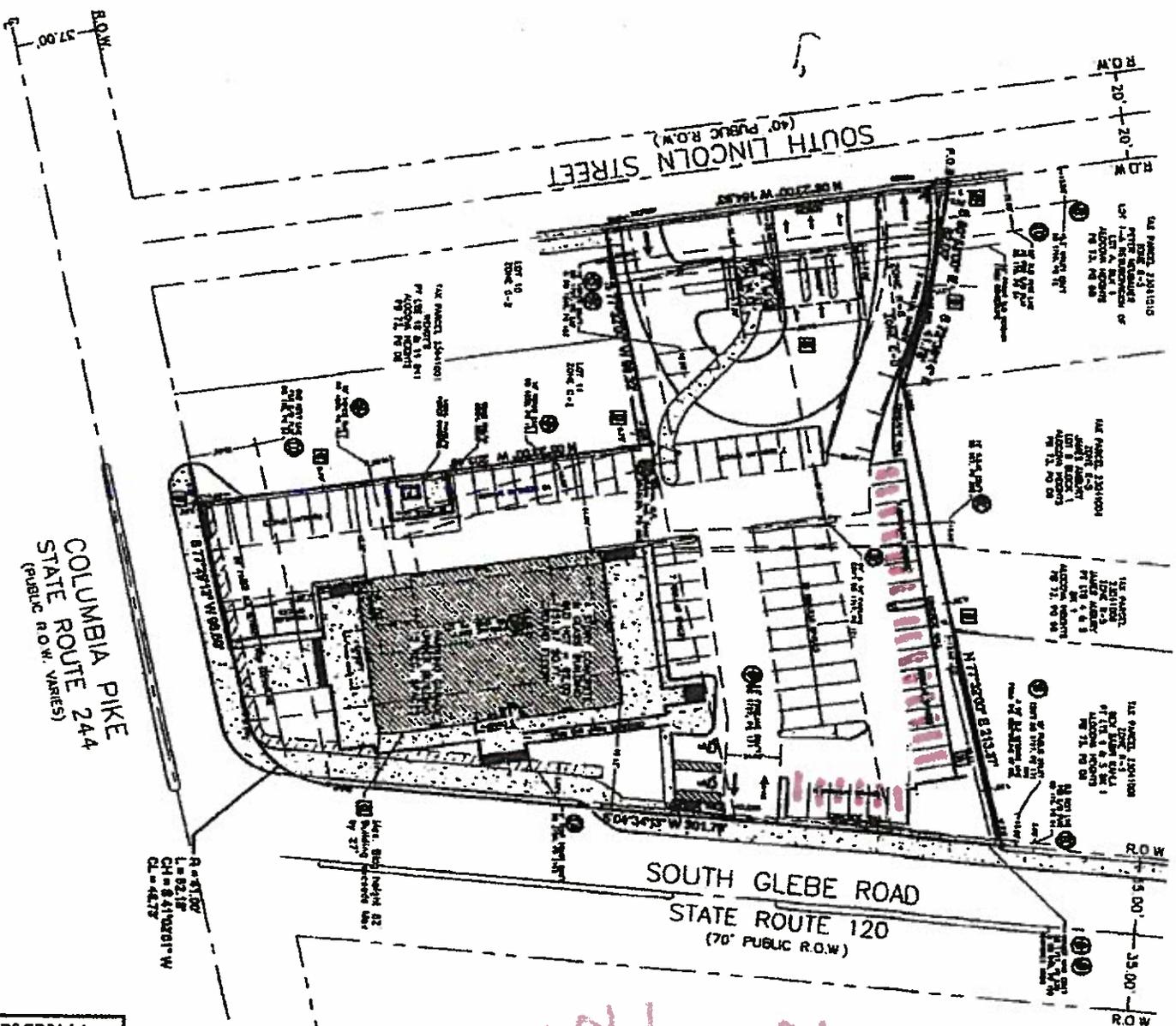
To Whom It May Concern:

I write to voice the support of the Douglas Park Civic Association for the new ESL School our neighbor Rich Rynders and his associates are planning to open in the Bank of America Building at Glebe Road and Columbia Pike. We discussed the plans at our most recent meeting and I posted an enquiry about concerns or complaints on our neighborhood list serve. All responses have been positive. No issues or concerns have been expressed to us.

Our neighborhood is at the heart of the 22204 zip code, known as "the world in a zip code," one of the most culturally diverse neighborhoods anywhere. With that diversity, of course, come many languages; English is often not a first language in our neighborhood. It is therefore critical that as our residents pursue the American dream that they have the opportunity to learn English or gain proficiency. The ESL School is thus a major benefit for our neighborhood and an asset. The Bank of America building is an excellent location as many students can walk there. It is also on both the Columbia Pike and Glebe Road bus lines, meaning the new school will not create significant new traffic. And the Bank of America building has a large parking lot for those who choose to drive.

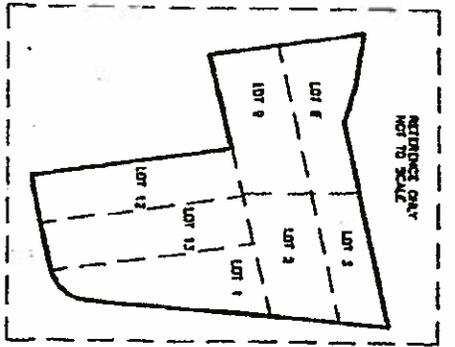
We support the new ESL school and wish Rich Rynders and his associates the best in this valuable undertaking.

John Snyder
President, Douglas Park Civic Association



COLUMBIA PIKE
STATE ROUTE 244
(PUBLIC R.O.W. VARIES)

SOUTH GLEBE ROAD
STATE ROUTE 120
(70' PUBLIC R.O.W.)

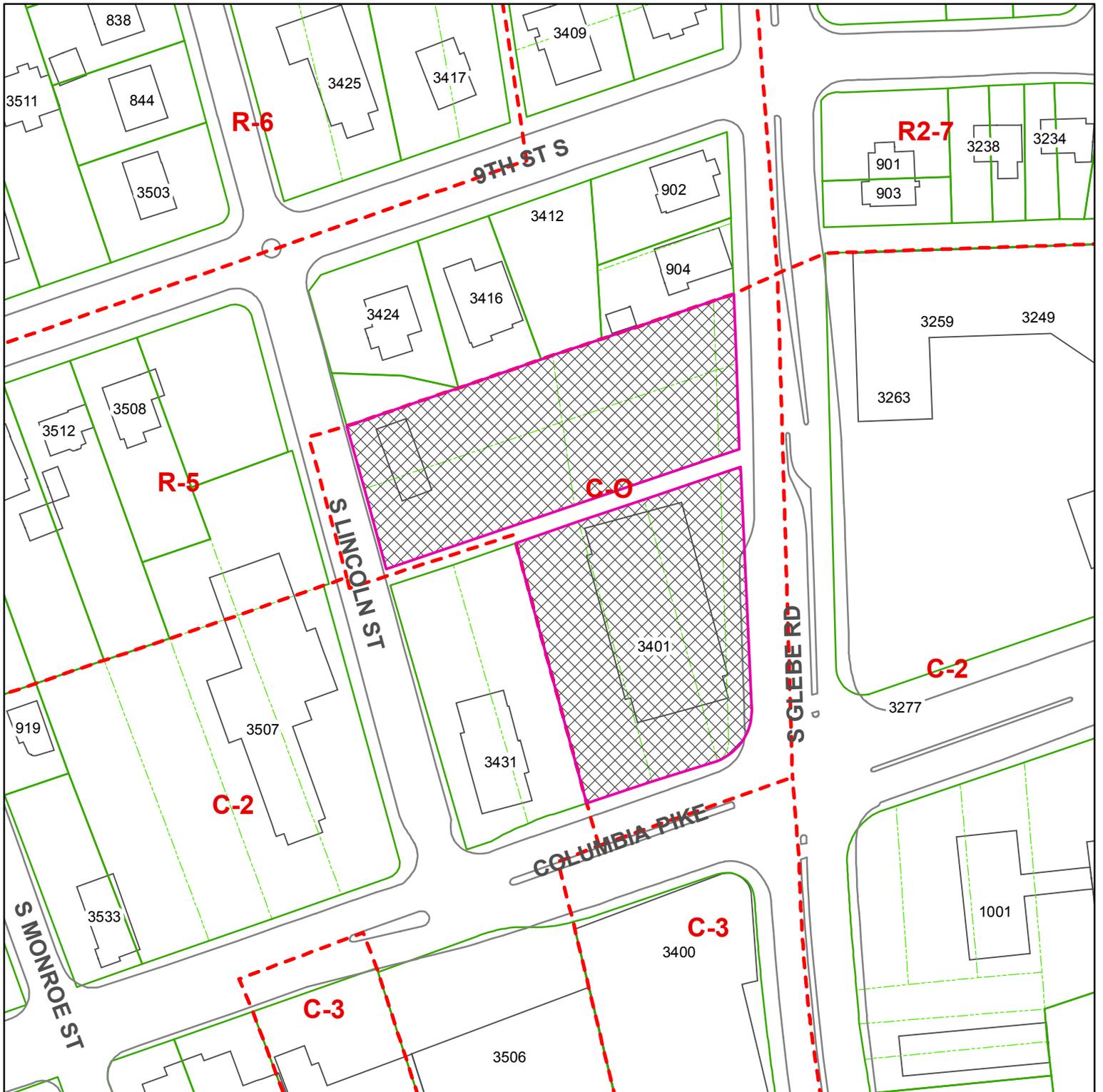


21 - PERIMETER
4 - UNDER BUILDINGS
25 - TOTAL



COMPILED 2013
This project was prepared by [Name] and [Name] for [Client]. The use of the title and format is strictly prohibited without the written consent and permission of [Name] & [Name], Architects.

FLOOD NOTE: By getting zoning, the property is in Zone(s) [Zone]. The Flood Hazard Map of the [County] State Map Commission, dated [Date], shows the property is in Flood Hazard Zone [Zone]. The Flood Hazard Map is available at [Address]. The Flood Hazard Map is available at [Address]. The Flood Hazard Map is available at [Address].



SP-49-U-12-1

3401 Columbia Pike

RPC # 23-041-007

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

Department of Community Planning, Housing and Development



 Case Location(s)
Scale: 1:1,200

Planning Division