



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of March 15, 2008**

**DATE:** March 4, 2008

**SUBJECT:** SP#39 SITE PLAN REVIEW of conversion of office space to school use; 1901 N. Fort Myer Drive. (RPC # 16-020-001)

**Applicant:**

Andrew Vanhorn, Agent  
JBG Companies  
4445 Willard Avenue  
Suite 400  
Chevy Chase, Maryland 20815

**C.M. RECOMMENDATION:**

Renew the site plan amendment, subject to all previously approved conditions, and with a review by the County Board in five (5) years (March 2013).

**ISSUES:** This is a review of a conversion of office space to a school use, and no issues have been identified.

**SUMMARY:** This review was scheduled for February 2008, but was deferred for one (1) month by the County Board because the applicant was not in compliance with site plan conditions allocating parking spaces and requiring the submission of transportation and parking management plans. The applicant is now in compliance with all conditions of the approved site plan. Therefore, staff recommends renewal of the conversion of office space to school use.

**BACKGROUND:** The County Board approved the site plan amendment for the conversion of office space to a school use on January 21, 2001, with a seven (7) year review. The subject property is zoned "C-O," Commercial Office Building, Hotel and Multiple-Family Dwelling districts, and the site is designated on the General Land Use Plan (GLUP) as "High Office-Apartment-Hotel."

The 2001 site plan amendment was submitted by TrizecHahn Rosslyn South to allow a tenant engaged in language instruction, Diplomatic Language Services (DLS), to relocate to the subject building from another TrizecHahn building that was being demolished for the development of the Waterview project. At the time DLS was expected to occupy a ground floor space dedicated

County Manager: \_\_\_\_\_

Staff: Robert Ruiz, Planning Division, DCPHD

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to retail and office use. DLS never exercised this option and instead occupies 17,213 sq. ft. of educational space on the 2<sup>nd</sup> and 6<sup>th</sup> floors. DLS currently offers one-on-one language instruction to 45 students and employs 49 faculty and staff.

1901 N. Fort Myer Drive is now owned by the JBG Companies. At the time of the seven (7) year review it was found that the JBG Companies had not supplied the proper number of parking spaces to its school use tenant as stipulated by site plan Condition #1, nor drafted Transportation and Parking Management Plans as required by site plan Condition #39. As a consequence, the site plan review was deferred to the March 15, 2008 County Board meeting to allow the applicant an opportunity to comply with these conditions.

The parcel of land that the subject property currently occupies is slated for redevelopment and the lease that DLS currently holds is subject to renewal in December 2008.

**DISCUSSION:** The applicant is now in compliance with site plan Conditions #1 and #39. Condition #1 stipulates that parking spaces will be allocated based on a ratio of one (1) space per ten (10) students and two (2) spaces per three (3) faculty members. Applying these ratios, the applicant has agreed to provide thirty-six spaces to its school use tenant. Condition #39 requires that the applicant submit Transportation and Parking Management Plans prior to issuance of a certificate of occupancy for a school use.

**Since site plan approval (January 21, 2001):**

Site Plan Conditions: The applicant is in compliance with all site plan conditions.

Site Plan Inspector, Fire Marshal's Office, and Police Department: The site plan inspector, the Fire Marshal's Office, and the Police Department have not reported any complaints or concerns on the subject site.

Civic Associations: The North Rosslyn Civic Association submitted an e-mail in support of the site plan amendment and the Radnor/Fort Myer Heights Civic Association communicated no concerns, see attached.

**CONCLUSION:** Staff supports renewal of the site plan amendment for the conversion of office space to school use at 1901 N. Fort Myer Drive. The applicant is now in compliance with all site plan conditions. No adverse impacts from the continued use are anticipated. Therefore, staff recommends that the County Board renew the site plan amendment for the conversion of office space to school use, subject to all previous conditions, and with a review in five (5) years (March 2013).

PREVIOUS COUNTY BOARD ACTIONS:

January 27, 2001

Approved site plan amendment (SP #39) to convert office space to school use with a review in seven (7) years (January 2008).

February 23, 2008

Deferred site plan amendment (SP #39) review of conversion of office space to school use to the March 15, 2008, County Board meeting.

### Approved Conditions:

1. Based on a ratio of one (1) space per ten (10) students and two (2) spaces per three (3) faculty members and staff, and transit utilization by students and faculty of greater than 50%, the applicant agrees to make available 44 parking spaces for the educational use. The applicant further agrees to make available parking for the office use at a rate of no less than 2 parking spaces per 1,000 square feet of remaining office space in the building (or 159 spaces).

Upon request, the applicant will provide enrollment and employment information to the Zoning Administrator in sufficient detail to verify that the available parking for the educational use is adequate to meet the demand. The amount of office space used to calculate the office parking ratio for the building at the time shall be 107,000 square feet minus the square feet for which a Certificate of Occupancy has been issued for the school of higher education's use. In no event shall the total parking spaces available for the office/commercial and educational uses, combined, be less than the existing 203 spaces.

2. The applicant agrees to submit and at all times comply with a detailed transportation demand management plan to be approved by the County Manager or his designee before issuance of Certificate of Occupancy. The transportation 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 number of parking spaces available for faculty, staff and students, identification of additional off-site parking if needed, a projection of parking needs at final occupancy, 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.

3. The applicant agrees to enroll, in classes occurring at one time, not more than 150 students and 85 faculty members and staff.

4. The applicant agrees to replace the existing awning with a new awning along the same amount of frontage as the existing awning with lettering identifying the educational use (Diplomatic Language Services) and the coffee shop. The total sign area shall not exceed that permitted under the Zoning Ordinance, although the location and square footage per tenant may be modified. The applicant further agrees to provide outdoor seating tables with umbrellas from April through October within the plaza area immediately in front of the school and coffee shop facade. The applicant will also remove the existing lighthouse and provide and maintain seasonal landscaping in the existing planters. The final design of the awning and signage, the arrangement of the outdoor seating tables, and the specifications for the seasonal landscaping shall be approved by the County Manager or his designee prior to the issuance of a Certificate of Occupancy for either tenant.