DATE: February 22, 2006

SUBJECT: SP #106 SITE PLAN AMENDMENT REVIEW of a rehearsal studio and arts class; 4041 South 28th Street (Classika Theater). (RPC #29-020-006)

Applicant: Classika Theater

By: Alyona Ushe
4041 28th Street South
Arlington, Virginia 22206

C.M. RECOMMENDATION:

Renew, subject to all previous conditions with a review by the County Board in two (2) years (March 2008).

ISSUES: None.

SUMMARY: This is a review of a site plan amendment to permit Classika Theater to extend its services offering dramatic and visual arts classes and the use of the rehearsal space for children 4 years of age and up. Classika has operated the past two (2) years in compliance with the conditions of the site plan amendment approval in March 2004 without complaints to County agencies. The applicant is in compliance with the County's Child Care codes, has secured the required child care license, and has support of the Fairlington Citizens Association. It is recommended that this site plan amendment be renewed, subject to all previous conditions with a review by the County Board in two (2) years (March 2008).

BACKGROUND: Classika Theater has been operating in the Village of Shirlington on 28th Street South for the past six (6) years in the Federal Realty office building. The theater works with Arlington Public Schools, offering workshops in drama arts and visual arts. In 2004, the applicant was granted a site plan amendment to expand these training opportunities to include children ages 4 and up.

DISCUSSION: Staff supports the continuation of this use. The Classika Theater's presence in the Village of Shirlington is consistent with the diverse mix of restaurants, office, retail and
entertainment being provided in the area. The expansion of the drama and visual arts classes to include younger children has operated successfully during the review period. There have been no complaints to the County and the neighborhood continues to support the use.

Since last review (June 10, 2005):

**Site Plan Conditions:** The use has operated in compliance with the conditions of County Board approval.

**Site Plan Code Enforcement:** Staff reports that the use is in compliance with the conditions of site plan approval.

**Child Care Office:** Staff reports no complaints with the use.

**Police Department and Fire Marshal’s Office:** Staff has not reported concerns with this use.

**Civic Associations:** Fairlington Citizens Association. Also notified were the Fairlington Commons Council of Co-Owners, the Fairlington Glen Council of Co-Owners, the Fairlington Green Condominium Association, the Fairlington Mews Council of Co-Owners Fairlington Villages Unit Owners. The Fairlington Shirlington NCAC representative and the Fairlington Citizens Association each expressed no concerns about the use.

**CONCLUSION:** The use has operated in compliance with the conditions of approval without complaint. The community has expressed no concerns about the use. Therefore, it is recommended that this site plan amendment be renewed, subject to all previous conditions with a review by the County Board in two (2) years (March 2008).
PREVIOUS COUNTY BOARD ACTIONS:

October 9, 1976  Approved a rezoning from “C-2” to “C-O-1.5” (Z-2086-76-3); and approved a Phased Development Site Plan. The approval expired in 1981.

December 4, 1982  Approved a Phased Development Site Plan (PDSP), on four parcels, consisting of 570,000 square feet of office space, 428,000 square feet of retail space, 300 hotel rooms, and 490 residential units; known as “Village of Shirlington.”

July 13, 1985  Approved PDSP amendment to increase the maximum building height on Parcel 3 from 10 stories (150 feet) to 11 stories (150 feet); and approved the final site plan for Phase II (SP-2) on Parcel 3, allowing an 11-story office building with 295,000 s.f. of office g.f.a. and 17,000 s.f. of retail g.f.a.

December 13, 1987  Approved a PDSP amendment to transfer 85,895 square feet of office/retail area from Parcel Two to Parcel One; and Approved the Final Site Plan for Phase III (SP-3) on Parcel One, allowing a 6-story office building with 85,895 square feet of office/retail area, and a 10-story hotel with 299 units.

November 14, 1992  Approved one tenant identification sign 100.5 square feet in size on east elevation of building.

April 9, 1994  Approved conversion of approximately 4,000 sq. ft. of retail space to secondary retail use including classroom, copy facility, and shower/locker room space for an existing tenant for a period not to exceed 12 years (2006).

January 11, 1997  Approved a phased development site plan amendment and final site plan amendment to add two stories of studio/mechanical/technical support space above the existing parking garage structure and an atrium lobby between the office building and existing parking garage; three transmit and receive satellite dish antennae on the studio roof; up to three rooftop signs; and modification of use regulations to permit 50 percent compact spaces and not count the proposed two floors and atrium as gross floor area for density purposes.
July 20, 2001 Approved conversion of approximately 4,485 sq. ft. of retail space located on the first floor of the office building to office/commercial space.

October 18, 2003 Approved site plan amendment request (SP #106) to amend PDSP and final site plan to convert hotel to residential (approx. 245 dwelling units) with modifications of use regulations for coverage and density; Lot 2-A First Addition to Village at Shirlington.

March 13, 2004 Approved a site plan amendment (SP #106) for a rehearsal studio; dramatic and visual arts classes for children ages 4 and up, Classika Theater, with a review in one (1) year. March 2005.

January 29, 2005 Approved site plan amendment (SP #106) for a comprehensive sign plan for 4013, 4015, 4017, 4021, 4025, 4031, 4039, 4043, 4047, 4052, 4053 South 28th Street, 2700, 2727, 2754, 2756, 2766, 2768, 2770, 2772, 2774, 2780 South Quincy Street, 2772 South Arlington Mill Drive, 2772, 2800 South Randolph Street, 2800 South Stafford Street (RPC #29-020-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 29-019-021, -022, -023 -024; 29-014-008, -009; 29-023-006; 29-003-026 [portion]).

March 12, 2005 Renewed a site plan amendment (SP #106) for a rehearsal studio; dramatic and visual arts classes for children ages 4 and up, Classika Theater, with a review in one (1) year (March 2006).