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July 15, 2013

Norma Cozart
Zoning Administrator
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201



Re: Use Permit Application -3532 Columbia Pike

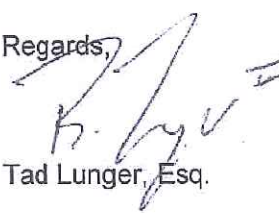
Dear Ms. Cozart:

Submitted on behalf of the property owner, is an application for a Use Permit for the above referenced property. The submission includes the following attachments:

- Use Permit Application.
- Filing fee in the amount of \$10,794.15.
- Disclosure Statement Signed and Notarized.
- Statement of Support.
- Exhibits:
 - Vicinity Map
 - Existing Conditions.
 - Proposed Conditions.
 - Parking Modification Table.
 - Resubdivision and Dedication Plat.

Upon receipt of this application, if you should need any additional information please do not hesitate to contact me at (703) 712-5003 or tlunger@mcguirewoods.com.

Regards,


Tad Lunger, Esq.

Enclosures

49436546_1.DOCX

USE PERMIT APPLICATION

Arlington County Planning Division

PROJECT NAME: Capital One Bank DATE: _____

SUBJECT PROPERTY IDENTIFICATION:

ADDRESS 3532 Columbia Pike

REAL PROPERTY CODE(S) 26001015, 26001016, 26001017

AREA (SQ. FT./ACRES) 44,751 sq. ft. ZONING DISTRICT(S) R-5/C-2

OTHER PROPERTY IDENTIFIERS _____

REQUEST TYPE:

ORIGINAL FILING AMENDMENT TO EXISTING USE PERMIT REVISION TO APPLICATION

IF AMENDMENT, IDENTIFY EXISTING USE PERMITS: U-2949-98-2, to permit operation of a bank with two drive through ATMs and a drive through window, U-1674-65-1- Increase allowed for parking lot

REQUESTED USE:

CHILD CARE* TELECOMMUNICATIONS* OUTDOOR CAFÉ* LIVE ENTERTAINMENT*
 TRANSITIONAL USE SUBDIVISION PER §31. _____ KIOSK COMPREHENSIVE SIGN PLAN

OTHER AS SPECIFIED To allow the re-subdivision and dedication of portions of the Property to facilitate the extension of South 11th Street at the request of Arlington County (see enclosed Statement of Support for details), while maintaining existing banking operations on the remainder of the Property.

*NOTE: In addition to the information on this form, the applicant must also provide associated supplemental information as provided for in the attached "Supplemental Information" document.

USE REQUESTED IS PERMITTED UNDER:

SECTION 15 SUBSECTION 5 OF THE ARLINGTON COUNTY ZONING ORDINANCE

APPLICANT INFORMATION:

OWNER OF RECORD CONTRACT OWNER** OCCUPANT**

NAME Capital One, National Association

ADDRESS 1680 Capital One Drive, Tysons, VA 22102

PHONE NUMBER _____ EMAIL _____

SIGNATURE _____

**NOTE: Property owner must consent to submission of this application in writing; include consent with application.

IF APPLYING ON BEHALF OF APPLICANT PROVIDE THE FOLLOWING:

NAME Tad Lunger, Esq. TITLE Attorney

ADDRESS McGuireWoods LLP, 1750 Tysons Blvd., Ste. 1800, Tysons, VA 22102

PHONE NUMBER (703) 712-5003 EMAIL tlunger@mcguirewoods.com

CONTINUED >

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD SUITE #1000
ARLINGTON, VIRGINIA 22201
PHONE (703) 228-3883 • FAX (703) 228-3896

DISCLOSURE STATEMENT

Arlington County Planning Division

SUBJECT PROPERTY IDENTIFICATION:

DATE: _____

ADDRESS 3532 Columbia Pike

REAL PROPERTY CODE(S) 26001015, 26001016, 25001017

AREA (SQ. FT./ACRES) 44,751 sq. ft. ZONING DISTRICT(S) R-5/C-2

LOT(S) 3 and 4 BLOCK N/A

SECTION N/A SUBDIVISION John Travers Estate

OWNERSHIP:

YES NO

Is the owner of said real estate a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders? If YES, give the name of the corporation and proceed to certification portion of this form.

If NO, provide a list of the names, addresses and nature of interest of ALL persons having equitable ownership of the real estate to be affected. Include, in the case of corporate ownership, the names of stockholders, officers, directors and ALL parties in interest. If aforementioned information does not fit in the space provided, please attach an additional document as necessary.

PARCEL ADDRESS	NAME	ADDRESS	NATURE OF INTEREST
3532 Columbia Pike	Capital One, National Association	1680 Capital One Drive Tysons, VA 22102	Owner
3532 Columbia Pike	Capital One Financial Corporation	1680 Capital One Drive Tysons, VA 22102	CDFC is a publicly traded corporation with more than 500 shareholders, and is the sole
			shareholder of Capital One, NA

SEE ATTACHED

CERTIFICATION:

I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership in the real estate to be affected and of all parties in interest.

APPLICANT'S NAME Capital One, National Association TITLE Owner

ADDRESS 1680 Capital One Drive, Tysons, VA 22102

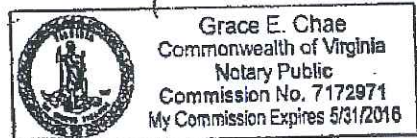
SIGNATURE [Signature] Attorney

STATE OF Virginia, COUNTY OF Fairfax, TO WITNESS Tad Lunger

Subscribed and sworn before me this 15th day of July, 20 13

Notary [Signature]

My commission expires 5/31/2016



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Fax: 703.712.5247

July 15, 2013

Norma Cozart
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

RE: Capital One NA – Statement of Support
Amendment of Use Permits U-1674-65-1 & U-2949-98-2

Dear Norma:

On behalf of our client, Capital One NA ("Capital One"), we are submitting this statement of support in association with an application to amend several use permits. Capital One is the owner of property located at 3532 Columbia Pike (RPCs 26001015, 26001016, and 26001017) (collectively the "Property"). As part of a coordinated effort with Arlington County staff and the adjacent developer of the Rosenthal Auto site, Capital One requests amendments to its existing use permits. The amendments will permit several significant public benefits that will serve Arlington County and its residents. These include the full connection of S. 11th Street between S. Glebe Road and S. Monroe Street at no cost to Arlington County and placement of a power traction station needed for future street car service on Columbia Pike.

Capital One owns the Property as a successor to Chevy Chase Bank. The Property is split zoned between the R-5 and C-2 zoning districts and is subject to two use permits. Use Permit U-1674-65-1 was approved by the County Board on July 24, 1965 and permits transitional parking in the R-5 portion of the Property. Use Permit U-2949-98-2 was initially approved by the County Board on January 23, 1999 and subsequently renewed in 2000, 2001, and 2004. The Property is currently developed with an approximately 3,600 square foot bank and associated drive-through lanes. Access is provided by a full movement entrance on S. Monroe Street and a right-out only exit on Columbia Pike. Parking is provided by 41 on-site spaces located behind the main bank building.

As discussed above, the requested use permit amendments are needed to provide a number of public benefits. The first is an extension of S. 11th Street to connect S. Glebe Road and S. Monroe Street. A portion of that connection was included in the adjacent redevelopment of the Rosenthal Auto dealership. However, to achieve a full connection Capital One must reconfigure its existing parking lot and dedicate a portion of its property to the County. Capital One has agreed to dedicate the needed ROW to the County at no cost. Additionally, it will convey necessary easements for construction and sidewalks. The road will be constructed by the Penrose Group, again at no cost to the County. This connection furthers the goals and purposes of the Columbia Pike Initiative by providing a critical parallel street along Columbia Pike.

Second, the requested use permit amendments permit future installation of a power traction station to serve street cars on Columbia Pike. Acquiring land for power traction stations is a critical component in developing a successful street car system. With rising land values, acquiring those sites early will help mitigate costs. The ROW dedicated by Capital One will permit future installation of power traction station under S. 11th Street. Capital One and Penrose Group have agreed to limit utility lines in the newly constructed ROW, which will give the County unencumbered access to install a power traction station. As discussed above, the ROW and construction of the roadway will be at no cost to the County.

To achieve these public benefits, a subdivision application is being concurrently processed by the County. That application will subdivide the existing Property into three areas. The first is a parcel containing the bank building and a reduced parking lot. The second is the new ROW that will be dedicated to the County. The third is a buildable parcel south of S. 11th Street that will be conveyed to the Penrose Group.

However, the public benefits are contingent upon approval of these use permit amendments, which include several changes to the bank site. First, the public benefits are contingent upon Capital One receiving irrevocable permanent access to S. 11 Street in the location shown on the plans submitted with this statement of support. This access is critical to Capital One and is the basis for its willingness to dedicate ROW to the County at no cost.

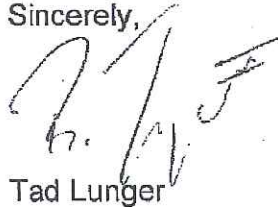
Second, the existing parking lot will be reconfigured and the on-site parking will be reduced to accommodate the dedication of ROW. The Property currently has 41 parking spaces. After the dedication, we anticipate approximately 23 parking spaces at this time, subject to final site design and approval. The Arlington County Zoning Ordinance requires a minimum of 1 space per every 250 square feet of GFA. The bank building has approximately 3,600 square feet of GFA. Under the Zoning Ordinance, a minimum of 15 parking spaces are required. This is below the 23 spaces provided under the revised site layout. In addition, the bank will continue providing 5 stacking spaces for each drive-through lane.

July 15, 2013
Page 3

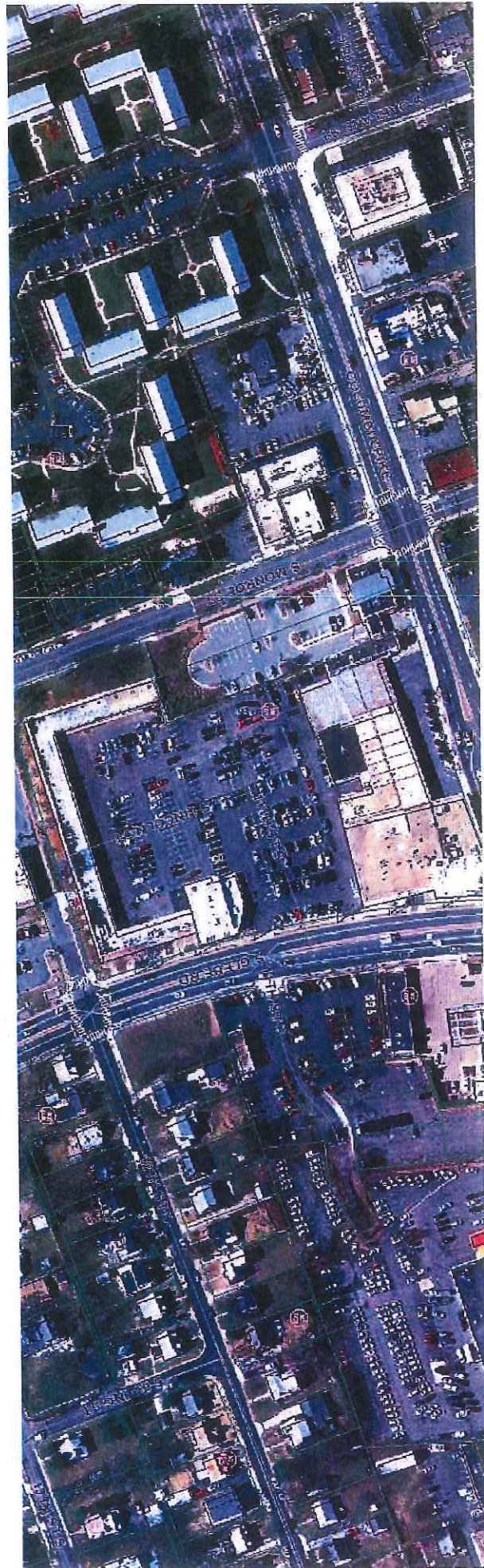
Operations at the existing bank will not change after approval of the use permit amendments. No expansion or intensification of the existing use is anticipated.

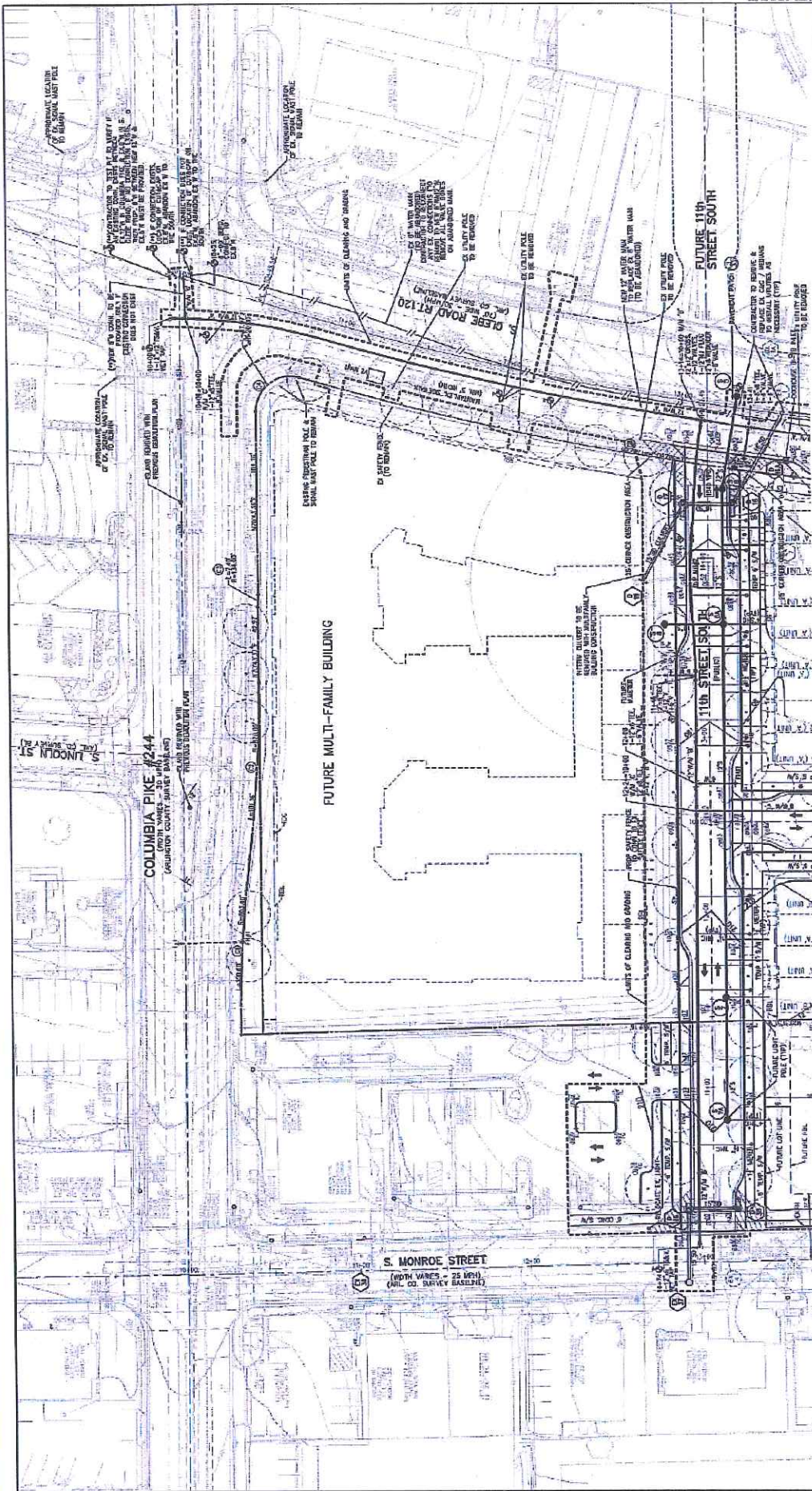
Approval of the requested use permit amendments will not create any adverse impacts on the surrounding community. Instead, approval will facilitate significant public benefits for the County and its residents. We therefore respectfully request approval of amendments to Use Permit U-1674-65-1 and Use Permit U-2949-98-2 to permit reconfiguration of the Property as shown in the enclosed plans, including a permanent irrevocable access onto S. 11th Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Tad Lungert", is written over the word "Sincerely,".

Tad Lungert





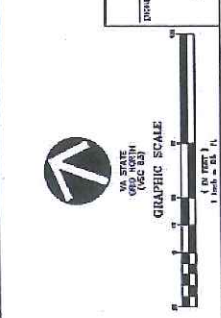
ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
PENROSE COLUMBIA PIKE
CAPITAL ONE BANK EXHIBIT
PROPOSED CONDITIONS

DESIGNED BY: [Signature]
 DATE: JUNE 20, 2013
 APPROVED DATE: [Signature]
 APPROVED DATE: [Signature]

PROJECT/FILE NO.: V6754-7

SHEET 2 OF 2

NO.	DATE	REVISIONS



NOTES

1. ALL UTILITY AND STRUCTURE LOCATIONS SHOWN ON THIS PLAN SHALL BE VERIFIED ON THE GROUND BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED AT ANY TIME DURING THE CONSTRUCTION OF THE PROJECT.
4. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED AT ANY TIME DURING THE CONSTRUCTION OF THE PROJECT.
5. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED AT ANY TIME DURING THE CONSTRUCTION OF THE PROJECT.

Capital One NA - Use Permit Amendment Application

Parking Table

Use	GFA	Parking Spaces	Parking Ratio	Required Parking Ratio	Min. Required Parking	Parking Spaces Above Required
Existing Conditions	3,600	41	1/89 SF GFA	1/250 SF GFA	15	+ 26
Post-Approval Conditions	3,600	23*	1/157 SF GFA	1/250 SF GFA	15	+ 8

*Capital One NA anticipates 23 parking spaces at this time. The final amount will be subject to final site design and approval.

SITE AREA TABULATION

STREET DEDICATION PUBLIC STREET SOUTH	4,599 SQ. FT. OR 0.10397 AC.
PARCEL 3	8,524 SQ. FT. OR 0.19568 AC.
PARCEL 4	31,698 SQ. FT. OR 0.72769 AC.
TOTAL	44,781 SQ. FT. OR 1.02734 AC.

NOTES:

- 1.) THE PROPERTY DELINEATED ON THIS PLAN APPEARS ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 079-12 AS REAL PROPERTY CODE (RPC) NO. 26001015, 26001016 & 26001017.
- 2.) THE PROPERTY SHOWN HEREIN IS CURRENTLY IN THE NAME OF CHEVY CHASE FSB, AS RECORDED IN DEED BOOK 2798 PAGE 806 AND DEED BOOK 4828 PAGE 943, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- 3.) THE HORIZONTAL DATUM SHOWN HEREIN IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 CYCS 83 - NORTH ZONE AND THE VERTICAL DATUM SHOWN HEREIN IS REFERENCED TO NAVD 83 AND ARE BASED ON THE FOLLOWING ARLINGTON COUNTY MONUMENTS:
 MON 81B N 7000390.4489 E 1890395.1739 EL. 213.20
 MON 81C N 693410.8472 E 187046.4019 EL. 213.20

SURVEYOR'S CERTIFICATE

I, J. THOMAS HARDING, A FULLY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. THAT THE SUBJECT PROPERTY WAS ACQUIRED BY CHEVY CHASE FSB, AS RECORDED IN DEED BOOK 2798 PAGE 806 AND DEED BOOK 4828 PAGE 943, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.



J. THOMAS HARDING
LICENSED LAND SURVEYOR
VA. NO. 1890395

DATE _____

OWNER'S STATEMENT OF CONSENT

THE PLATTING OF THE PROPERTY ACQUIRED BY THE OWNERS (SEE THE SURVEYORS CERTIFICATE HEREON RECORDED AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISDOM OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: CHEVY CHASE FSB

BY: _____
 NAME: _____
 TITLES: _____

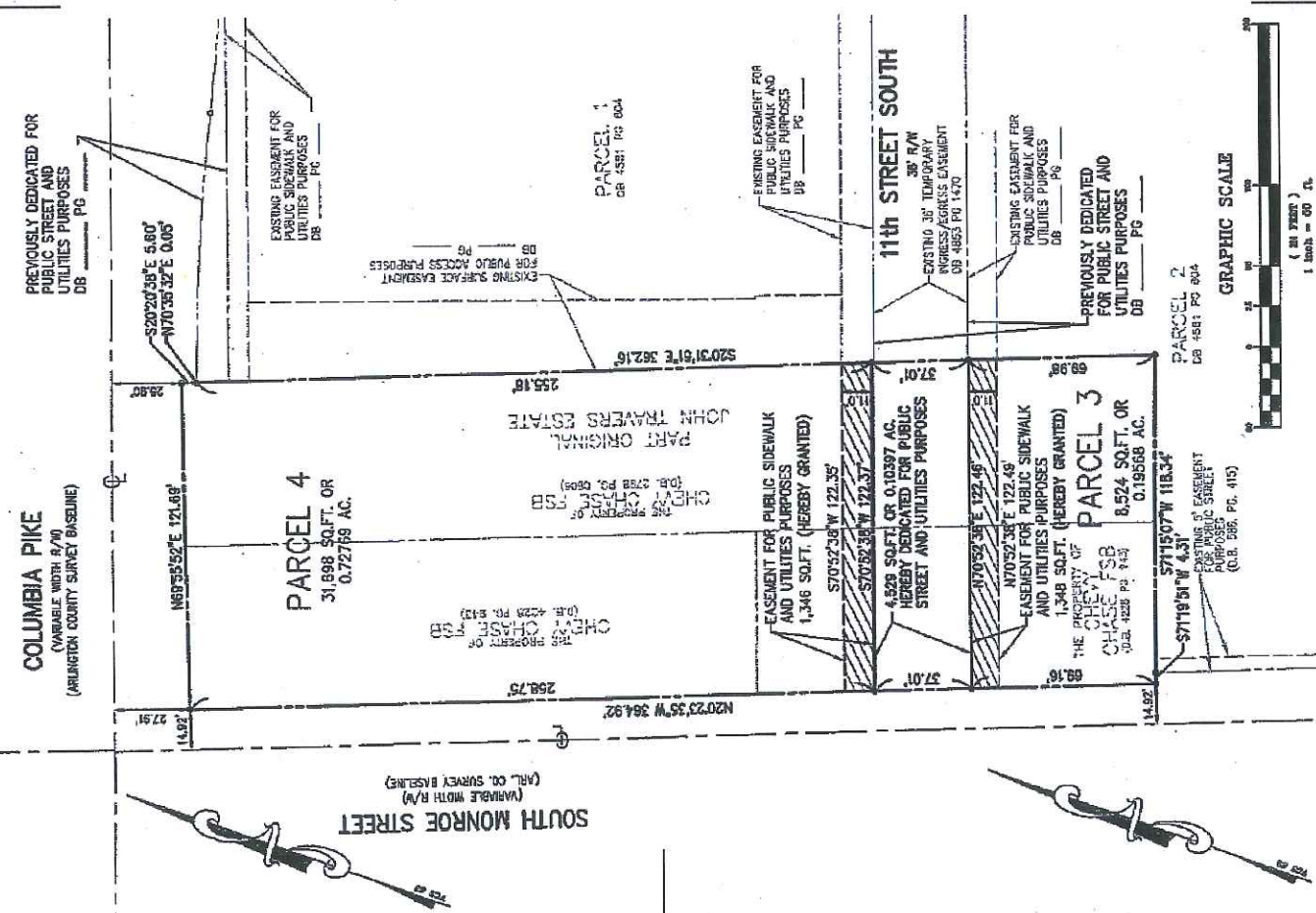
SHEET 1 OF 1
 PART SHOWING
VARIOUS EASEMENTS AND PARCELS 3 AND 4
PART OF ORIGINAL JOHN TRAVERS ESTATE
 DEED BOOK _____ PAGE _____

THE PROPERTY OF
CHEVY CHASE FSB
 DEED BOOK 2798 PAGE 806
 DEED BOOK 4828 PAGE 943

ARLINGTON COUNTY, VIRGINIA
 SCALE: 1" = 30' DATE: NOVEMBER 6, 2012
 REVISED: MARCH 20, 2013



VTK VIRGINIA LLC
 ENGINEERS & PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
 8100 GREENSBORO DRIVE, SUITE 200 ■ TYGONS CORNER, VIRGINIA, 22102
 (703) 412-7800 ■ FAX: (703) 761-9797
 WWW.VTKA.COM



GRAPHIC SCALE
 1 inch = 60 feet

