

January 7, 1999

TO: The County Board of Arlington, Virginia

FROM: William T. Donahue, County Manager

APPLICANT(S): JBG/Lynn Building, LCC; Waterview Limited Partnership; and Deutsche Immobilien Fonds A.G.

BY: John G. Milliken, Agent/Attorney for Co-applicants

SUBJECT: Z-2453-98-1 REZONING: Request of JBG/Lynn Building, LLC; Waterview Limited Partnership; and Deutsche Immobilien Fonds A.G. by John G. Milliken, Agent/Attorney for co-applicants for a change in land classification from "C-O" Commercial Office Building, Hotel, and Multiple-Family Dwelling Districts to "C-O Rosslyn" Commercial, Office Building, Retail, Hotel, and Multiple-Family Dwelling Districts, for premises known as 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #'s 16018006 and 16018008).

RECOMMENDATION: Defer to the May 22, 1999 County Board meeting.

DISCUSSION: Staff is recommending, and the applicant concurs, that this rezoning request be deferred to the County Board meeting of May 22, 1999. Staff is still in discussions on the proposal, associated site plans, and community benefits package. Therefore, it is recommended that this rezoning request be deferred to the May 22, 1999 County Board meeting.

PREVIOUS COUNTY BOARD ACTIONS:

December 16, 1961 Approved a rezoning (Z-1573-61-1) from "M-2" to "C-O" on the 1100 Block 19th Street North, north side, and part of 1900 Block North, east side.

January 25, 1964 Approved site plan (Z-1573-61-1 and/or SP #25) for the Pomponio, Lynn and Donato Buildings at the northeast corner of North Lynn and 19th Streets North subject to conditions.

September 26, 1964 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for conversion of sub-basement-mechanical space to parking; conversion of basement-mechanical space to parking; elimination of first floor up-ramp, parking placed in north side and added on east end; elimination of parking on second floor; and provision of office space on floors three to twelve.

April 16, 1966 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pomponio Building allowing an additional 10,974 square feet of parking structure.

August 5, 1967 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pompino Building to permit construction of an antenna subject to all previous conditions of the site plan approval.

September 23, 1967 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pomponio Building relative to signs.

August 3, 1974 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a sign for State Loan Company of Rosslyn, Inc.

October 12, 1976 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit counseling and therapy groups with a maximum of 8 clients, and seminars with 12 to 15 clients, at premises known as 1925 North Lynn Street, subject to review in two years.

September 10, 1977 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to convert 14,185 square feet of parking (second floor) to commercial space and 6,480 square feet of gross floor area on premises known as 1111 19th Street North, subject to conditions.

August 1, 1978 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to convert 3,824 square feet of approved parking area to commercial or office space, on premises known as 1111 19th Street North, (Lynn Building), subject to the converted space being used for commercial purposes.

October 14, 1978 Continued site plan amendment (Z-1573-61-1 and/or SP #25) to permit counseling and therapy groups at 1925 North Lynn Street, subject to review in 5 years.

March 10, 1979 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a building addition on premises known as 1117 19th Street North subject to conditions.

February 9, 1980 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a horizontal sign reading "Metropark and a vertical sign reading "Park" for the parcel known as 1925 North Lynn Street.

Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a horizontal sign reading "Metropark" for the parcel known as 1111 19th Street North.

Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a horizontal sign reading "Park" for the parcel known as 1117 19th Street North.

October 1, 1983Continued site plan amendment (Z-1573-61-1 and/or SP #25) to permit counseling and therapy groups at 1925 North Lynn Street, with no further review

January 25, 1986 Approved an amendment to the General Land Use Plan from "Public" to "High" Office-Apartment-Hotel on 1001 N.19th Street and 1935 N. Lynn Street (GP-176-85-1).

Approved a rezoning from "S-3A" Special District to "C-O" Commercial Office Building, Hotel and Multiple Family Dwelling District on 1001 N.19th Street and 1935 N. Lynn Street (Z-2294-86-3).

Approved site plan for an office and park development on 1001 N. 19th Street, 1935 N. Lynn Street, and 1825 N. Moore Street (Z-2294-86-3 or SP #241)

December 12, 1998 Approved the advertisement of a rezoning request to "C-O Rosslyn" for 1001 North 19th Street (Potomac Towers) for public hearing at the February 6, 1999 County Board meeting.