



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 08, 2012

DATE: November 28, 2012

SUBJECT: Request to Advertise "On the County Board's Own Motion" a public hearing on a proposed amendment to SP# 25 (Waterview) to amend Condition #61 to eliminate the requirement for the placement of an electronic kiosk at 1919 N. Lynn Street (RPC# 16-018-010).

C. M. RECOMMENDATION:

Authorize advertisement of a public hearing by the County Board, on its own motion, on January 26, 2013, to consider amending Site Plan #25, Condition #61 to eliminate the requirement for the placement of an electronic kiosk at 1919 N. Lynn Street (Waterview).

ISSUES: This is a request for authorization by the County Board to advertise, on its own motion, a public hearing by the County Board on an amendment to Condition #61 of SP #25 that required the placement of an electronic kiosk at 1919 N. Lynn Street. No issues have been identified.

SUMMARY: This is a request to authorize advertisement of a public hearing to amend Condition #61 of SP #25 (1919 N. Lynn Street – Waterview), to remove the requirement for the placement of an electronic kiosk programmed to highlight events and businesses in Arlington. The kiosk, placed on-site in 2008 by Arlington Convention and Visitors Services (ACVS) with funding from the developer now requires replacement, due to aging, at significant cost. However, with the increased use of smart phone technology and the mobile-optimized version of the Stay Arlington website, the need for the kiosk is substantially reduced, and ACVS wishes to remove the kiosk and repair the property to its original condition. The intent of the original community benefit has been met; however technology has overcome the need for such a stand-alone kiosk. Therefore, staff recommends that the County Board advertise, on its own motion, a public hearing by the County Board on January 26, 2013 to consider amending Condition #61 to eliminate the kiosk requirement.

BACKGROUND: In 2002, the County Board approved a major site plan amendment for the construction of Waterview – a mixed-use development project including ground floor retail, office, hotel and residential. With the accompanying rezoning of the site to "C-O-Rosslyn," the site plan included commensurate community benefits including, among other items, esplanade improvements, an upper level public terrace, and an electronic kiosk to provide access to County

County Manager:

BMD/GA

County Attorney:

GA *AWK*

Staff: Jill Griffin, AED

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information, special events, County web-sites, etc. Condition #61 of the site plan specifically referenced the electronic kiosk:

61. The developer agrees to work with the County on the development and installation of an electronic kiosk, at a cost not to exceed \$50,000. The kiosk programming shall tie into the County's website, special programming and other technical public information services in order to provide up to date information on various County programs and activities. The electronic kiosk shall be installed in a publicly visible and accessible location on-site and shall be made available for use by the general public prior to the issuance of the Master Certificate of Occupancy. The design and location of the kiosk shall be coordinated with the Arlington County Department of Economic Development, and the exterior design and location shall be shown on, and approved as a part of, the final site development and landscape plan. The County shall be responsible for developing its own website content.

DISCUSSION: Between January 2006 and August 2008, the developer coordinated with Arlington Economic Development (AED) to formalize the placement of an electronic, touch-screen kiosk as part of the Arlington Convention and Visitors Service (ACVS) pilot program to assist Arlington's visitors, residents and employees. Ultimately, the developer paid the County \$50,000 and ACVS installed the electronic kiosk in August 2008 which is located on North Lynn Street adjacent to the elevator to the public terrace. The unit has operated successfully for over four years.

Now, the kiosk's desktop computer and special low-glare/weatherproof monitor are failing and need to be replaced at significant cost. The continued and extensive adoption/use of mobile devices by travelers, combined with the availability of Rosslyn BID's Ambassadors and the County's Mobile Visitors Center, the pilot program for these kiosks did not generate additional kiosks. Therefore, ACVS wishes to remove the kiosk and repair the property to its original condition using remaining funds from the developer's original payment. ACVS has obtained permission and agreement from the property owner to remove the kiosk. Additionally, ACVS has coordinated with and received support from the Rosslyn BID for the proposed removal. Because Condition #61 specifically states an electronic kiosk is required, board action is required to allow removal of the kiosk.

CONCLUSION: It should be noted that a recommendation to authorize advertisement does not imply support of approval of the proposed site plan amendment. However, for the County Board to consider removing the kiosk required by Condition #61 of SP #25 (1919 N. Lynn Street - Waterview), a public hearing must be advertised. Therefore, staff recommends that the County Board advertise, on its own motion, a public hearing on January 26, 2013 to consider amending Condition #61 to eliminate the requirement for a kiosk and require the plaza to be restored to its original condition prior to March 31, 2013.

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 Pomponio 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 19 th 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 19 th 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 19 th 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 19 th 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 19 th Street North.
October 1, 1983	Continued 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.

December 12, 1998	Approved the advertisement of a rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008).
February 6, 1999	Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the July 10, 1999 County Board meeting.
July 10, 1999	Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the October 2, 1999 County Board meeting.
October 2, 1999	Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the December 11, 1999 County Board meeting.
December 11, 1999	Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the February 12, 2000 County Board meeting.
February 12, 2000	Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the March 11, 2000 County Board meeting.
March 11, 2000	Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the May 20, 2000 County Board meeting.
May 20, 2000	Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant

parcels (RPC #s 16-018-006 and 16-018-008) to the July 22, 2000 County Board meeting.

July 22, 2000

Approved a rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008).

Approved a major site plan amendment request for a mixed-use office, retail, hotel and residential development, including staff recommended improvements to the intersection at 19th Street North and North Lynn Streets, subject to the conditions of the staff report which supersede all previous conditions.

May 18, 2002

Approved a major site plan amendment request for a mixed-use office, retail, hotel and residential development, including previously approved improvements to the intersection at 19th Street North and North Lynn Streets, subject to the conditions of the staff report which supersede all previous conditions.

October 2, 2004

Deferred a site plan amendment request to extend the term of the site plan from May 2005 to May 2007 to the December 11, 2004 County Board meeting.

December 11, 2004

Deferred a site plan amendment request to extend the term of the site plan from May 2005 to May 2007 to the February 2005 County Board meeting.

February 12, 2005

Deferred a site plan amendment request to extend the term of the site plan from May 2005 to May 2007 to the April 16, 2005 County Board meeting.

April 19, 2005

Approved a site plan amendment request to extend the term of the site plan from May 2005 to May 2007.

April 20, 2006

Approved a site plan amendment request to increase the amount of construction signage located at 1919 N. Lynn St., subject to all previous conditions and

four (4) new conditions which apply solely to the subject construction sign.

July 7, 2007

Deferred a site plan amendment request for a comprehensive sign plan and rooftop lighting to the September 8, 2007 County Board meeting.

Approved a site plan amendment request to amend Conditions #64 and #67 re public art.

September 8, 2007

Approved a site plan amendment request for the addition of two rooftop signs to the Comprehensive Sign Plan for the hotel/residential building including an amendment to Condition #41

Deferred a site plan amendment request for rooftop lighting to the October 13, 2007 County Board meeting.

October 13, 2007

Approved a site plan amendment request for the addition of a rooftop sign to the Comprehensive sign Plan for the Corporate Executive Board at the Waterview office building.

Approved a site plan amendment request for the addition of rooftop lighting to the Waterview hotel/residential building and the office building.

July 21, 2009

Approved a site plan amendment request to allow the conversion of approx. 896 sq ft of retail space to a temporary real estate leasing office.

September 26, 2009

Approved site plan amendment request for a 63 sq ft rooftop sign.

January 22, 2011

Approved site plan amendment for enlargement of a rooftop sign for Deloitte.

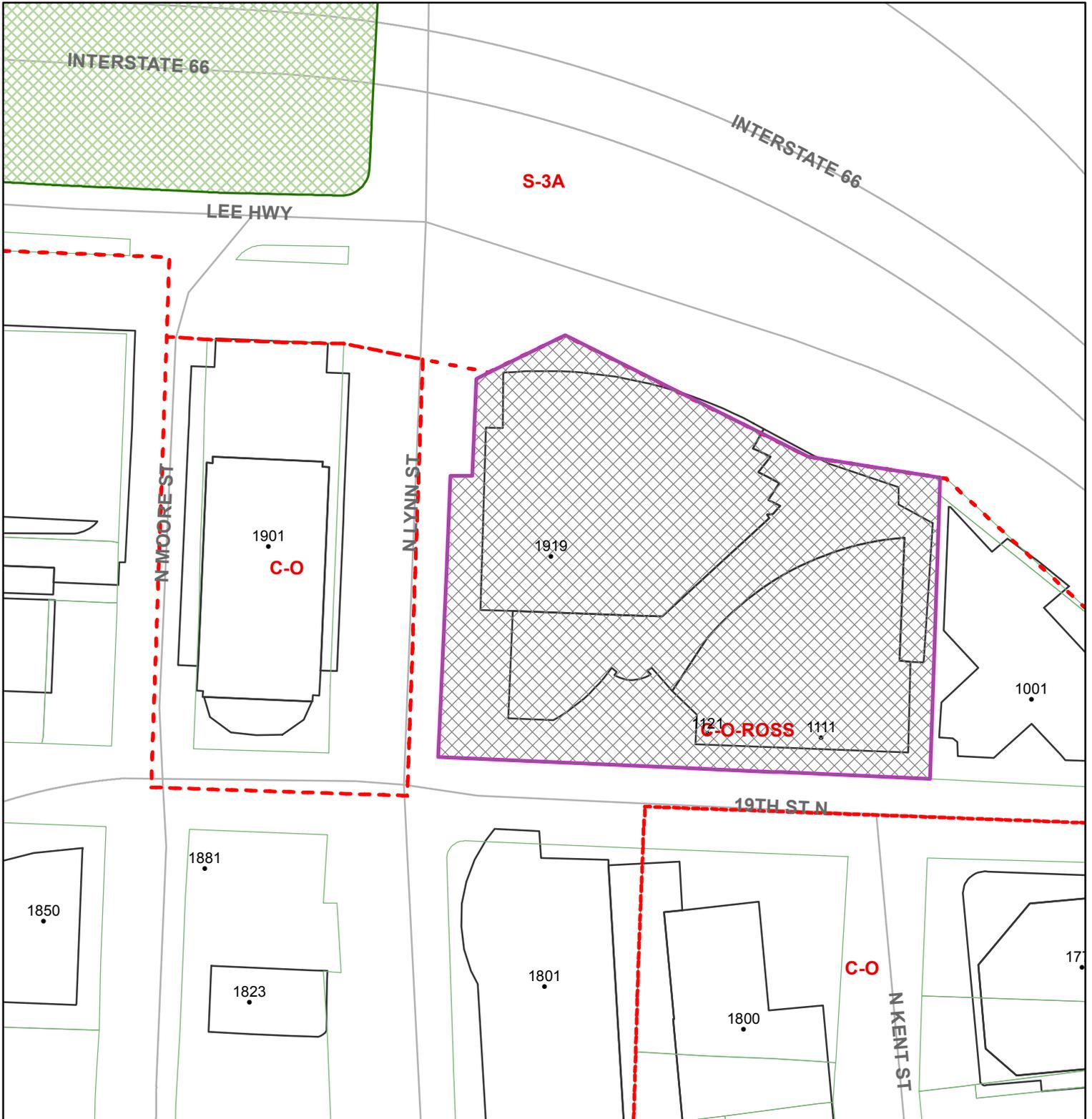
February 11, 2012

Approved site plan amendment for relocation of a wall sign for Eagle Bank.

May 19, 2012

Approves site plan amendment to Condition #41 permitting changes in text for approved rooftop signs.

SP #25 (Waterview) RPC# 16-018-010



Map prepared by Arlington County, Virginia
GIS Mapping Center.

110 55 0 110 220 330 Feet

Pursuant to Section 54.1-402 Code of Virginia:
Any Determination of topography or contours, or any depiction of physical improvements, property lines, or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

