



ROBERT E. BROSNAN
DIRECTOR, DCPHD

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

2100 CLARENDON BOULEVARD, SUITE 700
ARLINGTON, VIRGINIA 22201
(703) 228-3525 • FAX (703) 228-3543



ROBERT J. DUFFY, AICP
PLANNING DIRECTOR

August 21, 2014

Radnor/Ft. Myer Hts CA
Stan Karson
1510 N 12th St, 701
Arlington VA 22209

Rosslyn/Ft. Myer Hts NCAC
Pat Darnielle
1200 Nash Street, N
Arlington VA 22209

Rosslyn Bid
Mary-Claire Burick &
Lucia Vasak deCorde
Arlington VA 22209

North Rosslyn CA
Jennifer Zeien
1902 N Ode Street
Arlington VA 22209

North Rosslyn NCAC
Stephanie Benefield
1530 N Key Blvd
Arlington VA 22209

This application is tentatively scheduled to be heard by the Arlington County Board on September 20, 2014.

Marco Rivero, assigned Planning Staff
SP#25, Waterview
1121 N 19th Street
5 year extension of leasing office use.

This distribution will help the neighborhoods and associations become informed of projects in their areas as early as possible. This will encourage greater interaction between the interested parties and result in improved projects for Arlington County. We welcome your input. If you have any comments you would like to provide regarding this request, we will need your responses (letters, emails, voicemails, etc.) by the date of the County Board meeting in order to have your input reflected in the staff recommendations.

Contact the Planning Division, if there are any questions or comments regarding this particular application at 703-228-3525.

Please contact the Arlington County Board Office ***directly*** with information for newly appointed representatives of neighborhood/citizen groups, in your area at (703) 228-3130, CountyBoard@arlingtonva.us, along with Gizele Johnson, (703) 228-3525, Gjohnson@arlingtonva.us.

Thank you!

Cc: Thomas H. Miller, Supervisor, Current Planning, PD, DCPHD



SITE PLAN APPLICATION

ANDREW HIRSCH

Permit #: ZADM14439

CPHD Case #:

06/30/2014



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

In accordance with the requirements of Administrative Regulation 4.1, Site Plan Approval Procedure, the following plan is submitted for administrative review and transmittal to the County Board for its consideration.

Original Plan []

Minor Amendment [x]

Case Number Waterview (SP #25) Date:

Address: 1121 N. 19th Street

Requested Use: Five year extension of leasing office use

Drawings submitted [] Yes [x] No

HEI Rosslyn, LLC, a Delaware limited liability company

Print Name Of Owner HEI Rosslyn, LLC

Owner's signature

Mailing Address: c/o The JBG Companies 4445 Willard Avenue, Suite 400

By: Name: Anthony Rutledge Title: Vice President

City Chevy Chase State MD Zip 20815 Phone 240-333-3600

By: Print name Kedrick N. Whitmore () agent (x) attorney, Signature

Mailing Address: Venable LLP, 8010 Towers Crescent Drive, Suite 300

City Tysons Corner State VA Zip 22182 Phone 202-344-4455

(Office Use Only)

Date:

This application is scheduled for the County Board meeting of

Zone C-O-Rosslyn Receipt No. R14009945 Fee \$3,594.10 Date Paid 6/23/14

Received by WC

Make checks payable to: Treasurer of Arlington County

(READ INFORMATION AND INSTRUCTIONS CAREFULLY)

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

Disclosure Statement

TYPE OR PRINT IN INK

Case No. _____

Complete the following:

1. Description of the real estate affected

List the addresses of all property that is affected by the application. Provide the lot, block, section, and sub-division of all parcels only if the properties have not been subdivided.

Address(es) 1121 19th St. N. Arlington, VA 22209

Lot(s) _____ Block _____

Section _____ Subdivision _____

2. 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?

YES

NO

If "Yes," give the name of the corporation and skip to item 4

3. List the names, addresses, and nature of interest of ALL persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of ALL parties in interest.

<u>PARCEL ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
1121 N. 19th Street	HEI Rossllyn LLC	c/o The JBG Companies	Owner
SEE ATTACHED		4445 Willard Avenue, Suite 200	
		Chevy Chase, MD 20815	

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

HEI ROSSLYN, LLC,
 a Delaware limited liability company

Applicant's signature _____

By: Name: Anthony Rutledge

Title: Vice President

Applicant's address 1121 N. 19th St. N. Arlington, VA 22209

ARLINGTON, VA 22209

STATE OF Connecticut VIRGINIA, COUNTY OF Fairfield TO WIT: _____

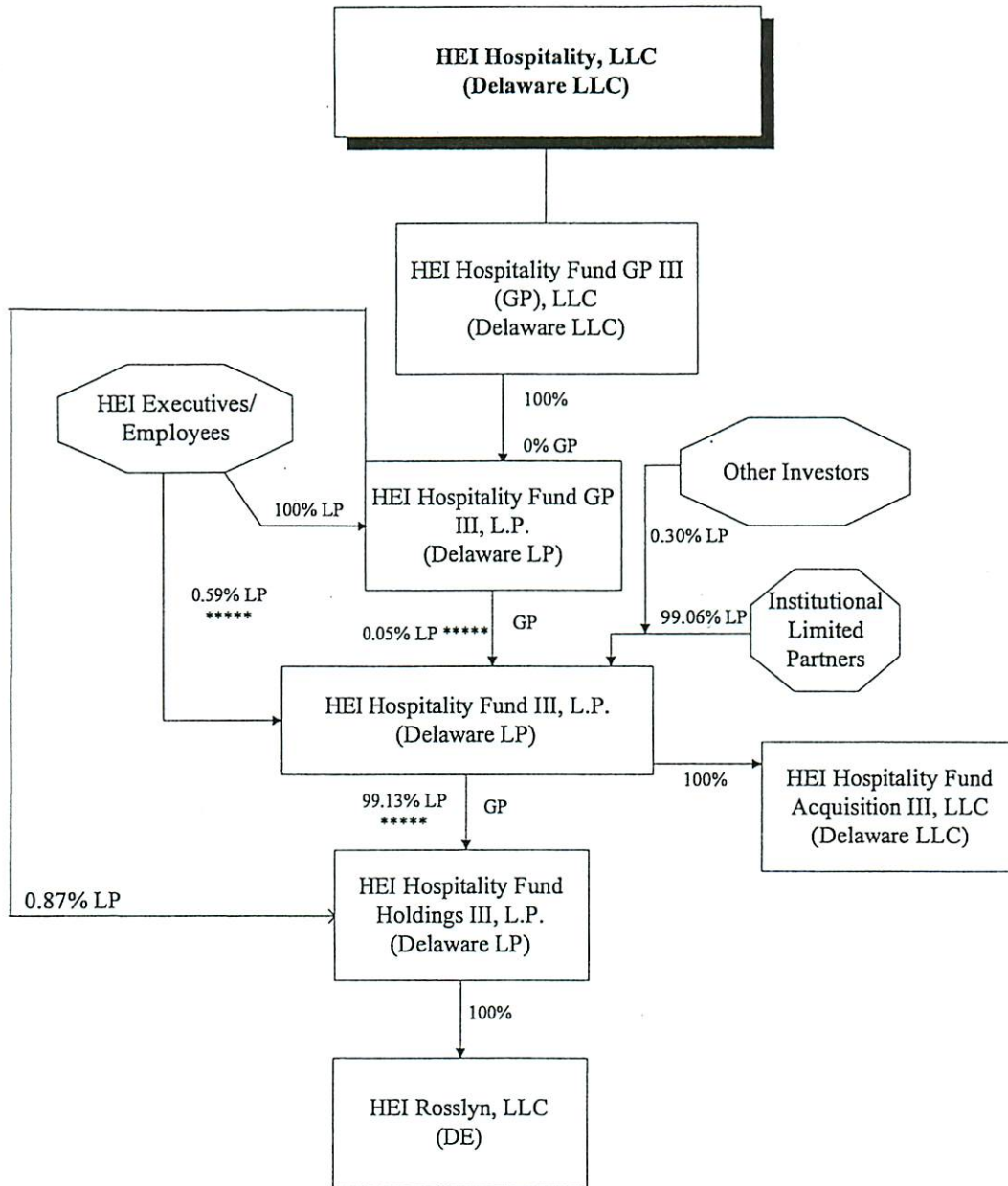
Subscribed and sworn before me this 18th day of June, 20 14

Notary J. Zalfa

My commission expires _____

Juliana Zalfa
 Notary Public-Connecticut
 My Commission Expires
 February 28, 2016

**STRUCTURE CHART FOR
HEI ROSSLYN, LLC**



HEI ROSSLYN LLC

June 11, 2014

Ms. Norma Cozart
Zoning Administrator
ARLINGTON COUNTY
2100 Clarendon Boulevard
Arlington, Virginia 22201

**RE: AUTHORIZATION FOR APPLICATION FOR A MINOR SITE PLAN AMENDMENT TO SITE
PLAN #25, WATERVIEW**

Dear Ms. Cozart:

The undersigned is the title owner of 1121 N. 19th Street (RPC Number 16018146), in Rosslyn, Arlington, Virginia. The purpose of this letter is to consent to the filing of a Minor Site Plan Amendment to Site Plan #25 and all related land use applications. The boundaries of Site Plan #25 include the undersigned's land.

[SIGNATURES ON FOLLOWING PAGE]

HEI ROSSLYN, LLC,
a Delaware limited liability company

By: [Signature]

Name:

Title: **Anthony Rutledge**
Vice President

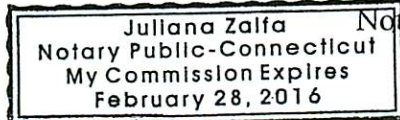
STATE OF Connecticut

CITY/COUNTY OF Fairfield TO WIT: _____

On this 18th day of June, 2014, before me, a Notary Public in and for said jurisdiction, personally appeared Anthony Rutledge, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

Given under my hand and official seal, this 18th day of June 2014.

[Signature]



Notary Public

My Commission Expires: _____

Registration Number: _____

June 23, 2014

T 202.344.4455
F 202.344.8300
knwhitmore@venable.com

Norma Cozart
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Arlington, Virginia 22201

Re: STATEMENT OF JUSTIFICATION FOR A MINOR SITE PLAN AMENDMENT TO SITE PLAN #25,
1121 19TH STREET NORTH (WATERVIEW)

Dear Ms. Cozart:

This firm represents The JBG Companies, a tenant of a portion of 1121 19th Street North (RPC Number 16018146) (the "Building"), which is part of Site Plan #25 (the "Site Plan") and more commonly known as the Waterview project. On behalf of the Applicant, please allow this letter to serve as written justification for a Minor Site Plan Amendment to Site Plan #25.

Subject to approval by the County Board on July 11, 2009, a copy of which is attached hereto as Exhibit A, 897 sf of space approved for retail use at the Building was permitted to be used as a marketing and leasing center. This area was permitted to be used in this fashion for a period of five years from the 2009 approval, until July 11, 2014.

According to the staff report, the five year limit on this interim use is based in part on the idea that this area would become more viable for retail uses when a "critical mass" of retail was located in near the Building. In particular, the future build outs of nearby projects at Central Place and 1812 N. Moore Street are cited as a potential for creating this critical mass. Unfortunately, due to market conditions Central Place is not yet built and 1812 N. Moore Street is built but remains vacant. The critical mass of retail envisioned in the 2009 approval has not yet occurred.

The applicant continues to use this space within the Building as a marketing and leasing center to promote its nearby projects in Rosslyn. Construction of these projects has been similarly delayed by market conditions, meaning that the applicant will need to continue to use this portion of the Building to support leasing of these projects. Accordingly, the applicant requests that the use of this area as a leasing office be extended for an additional 5 years, until July 11, 2019.

Norma Cozart
June 23, 2014
Page 2

We appreciate your attention to this matter and request approval of this Minor Site Plan Amendment. Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Kedrick N. Whitmore". The signature is stylized with a large, sweeping initial "K" and "W".

Kedrick N. Whitmore

Attachments

EXHIBIT A



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of July 11, 2009

DATE: July 1, 2009

SUBJECT: SP #25 SITE PLAN AMENDMENT to allow temporary use of approx. 897 sq ft of retail space for use as marketing and leasing center at the Waterview project; located at 1925 N. Lynn St., 1111 and 1117, and 1121 19th Street North (RPC: 16-018-001, -010, -011, 16-018-012 thru 16-018-146)

Applicant:
Waterview Hotel, LLC

By:
The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

C.M. RECOMMENDATION:

Approve the subject site plan amendment to convert approximately 897 square feet of retail space to a temporary marketing and leasing office, subject to all previously approved conditions and one (1) new condition applicable only to this request.

ISSUE: This is a request for a site plan amendment to temporarily convert existing retail space to a marketing and leasing office for no more than five (5) years, and no issues have been identified.

SUMMARY: A site plan amendment is requested to permit the use of approximately 897 square feet of existing retail space at the Waterview project's (SP #25) Hotel Palomar as a temporary marketing and leasing office for the Central Place project (SP #335). The retail space was previously occupied by the Domasoteca, a gourmet wine and cheese shop which recently closed. The space is located on 19th Street North immediately adjacent to the hotel lobby on the ground floor and from a retail perspective is a challenging space to lease due to its size and

County Manager: _____

Staff: Samia Byrd, DCPHD, Planning Division

PLA-5314

location. It is proposed that with the closure of the Domasoteca, the space not be leased to a new retail tenant as a critical mass of retail currently does not exist that would make the space viable. It is anticipated that when there is full-build out of nearby development planned in Rosslyn, including the Central Place and 1812 N. Moore Street projects, and retail space in the Waterview office building is leased, that the Hotel's ground floor retail space would be more viable. This interim use is supported by Rosslyn Renaissance who has further indicated that the potential for additional signs to provide greater visibility and presence to the small space in the future should be considered. Staff supports the temporary conversion recognizing the challenges presented by the size and location of the retail space. Therefore, staff recommends the County Board approve the subject site plan amendment to convert approximately 897 square feet of retail space to a leasing and marketing office for five (5) years, subject to all previously approved site plan conditions and one (1) new condition applicable to the subject request only.

BACKGROUND: In July 2000, the Waterview site plan was approved as a mixed-use office, hotel and residential development in two (2) buildings, with a major site plan amendment approved in 2002. The project contains approximately 940,000 square feet of gross floor area, consisting of a 630,000 square foot office tower and a residential/hotel tower comprised of 155 hotel rooms and 133 condominium units. Following are details regarding the Waterview project site.

Site: The 94,204 square foot site (2.16 acres) located in Rosslyn is bound by North Lynn Street, 19th Street North and I-66. The hotel/residential building is directly located on 19th Street North at 1121 19th Street, North. Immediate site boundaries include:

- To the north: The entrance ramp to I-66.
- To the west: Rosslyn Building East, a 12-story office building.
- To the east: 19-story Park Tower office building.
- To the south: 1801 North Lynn Street, a 24-story office building.

Zoning: "C-O Rosslyn".

General Land Use Plan Designation: "High" Office-Apartment-Hotel.

Neighborhood: North Rosslyn Civic Association; Rosslyn Renaissance; Adjacent to Radnor/Ft. Myer Heights Civic Association.

DISCUSSION: The Waterview project incorporates 8,846 square feet of retail gross floor area in the office tower, and the subject retail space of 897 square feet on the ground floor of the hotel/residential building. The subject retail space is located specifically in the Hotel Palomar

and is immediately adjacent to the hotel lobby which fronts on 19th Street North (See attached floor plan). The purpose and intent of this retail space as approved was to: 1) provide convenience retail for guests of the hotel, and 2) physically to provide additional activity on 19th Street North to enliven the street frontage in this vicinity of the esplanade. According to the Retail Attraction and Marketing Plan (RAMP) for the Waterview project, the subject retail space which was originally designed to be 200 square feet, was expanded to its current size to accommodate a wine and cheese shop. The tenant, consistent with the RAMP, was a gourmet wine and cheese shop, Domasoteca. Domasoteca was unsuccessful in its tenancy at this location since opening in January 2008 despite considerable marketing and outreach efforts to attract patrons. As the shop is now closed, the applicant proposes to utilize the space for marketing and leasing in association with the Central Place project (SP #335). The marketing and leasing office would serve as a place for appointments and presentations and house a large-scale model of the Central Place project. The applicant indicates that the space is not ideally situated for leasing at the present time primarily due to the fact that a critical mass of retail does not yet exist to make the space viable.

Staff recognizes that the subject retail space is an extremely challenging space to lease primarily due to its size and location. It is located beyond the pedestrian traffic on N. Lynn Street at a level above the sidewalk plane. Until retail is leased at the larger more prominent retail spaces of the Waterview office building, and additional office space is constructed at the nearby Central Place and 1812 N. Moore Street projects, this particular space will not be a successful retail space. There is not enough foot traffic to bring people through and the space is not large enough to be a true destination. In this respect, as the space will be vacant with the closing of the Domasoteca, it is appropriate to allow the space to be used temporarily as a marketing and leasing office. If it remains vacant, street presence and activation would be severely limited in form as this space needs more retail in the vicinity and full-build out of other projects to help support and sustain its viability. It is proposed that this space retain this use for a period of five (5) years after which time the space would revert back to retail use as intended, unless otherwise approved by the County Board. Rosslyn Renaissance supports the temporary use of the space as a marketing and leasing office and has indicated that increased signs should be considered as a means to enhance the attractiveness and presence of the retail space in the future.

CONCLUSION: The existing retail space of 897 square feet at the Waterview's Hotel Palomar was occupied by a gourmet wine and cheese shop that recently closed. It is proposed that this space be utilized temporarily as a marketing and leasing office for the Central Place project until such time as proposed retail in association with site plan projects under construction comes online and retail space in the Waterview office tower is leased. The use of the space as a marketing and leasing office provides an interim solution to keeping the space occupied until such time as critical mass of retail is reached, enhancing the viability of the small retail space. Therefore, staff recommends that the subject site plan amendment be approved, subject to all previously approved site plan conditions and subject to the following new condition applicable to the subject site plan amendment only.

1. The developer agrees that the 897 sq ft retail space located at 1121 19th Street North in the Waterview – Hotel Palomar shall be used as a marketing and leasing office for a period not to exceed five (5) years, July 11, 2014. After five (5) years, the developer agrees that the space shall revert back to its original use as retail unless otherwise approved by the County Board by an extension of this site plan amendment.