



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of May 22, 2010

DATE: May 14, 2010

SUBJECT: SP#89 SITE PLAN AMENDMENT for a comprehensive sign plan, change of use of approximately 570 sq ft of main building mezzanine lobby, live entertainment and food delivery service, with modification of zoning ordinance requirements for sign area, located at 1101 Wilson Boulevard. (RPC: 16-039-002).

Applicant:

C. M. RECOMMENDATION:

Approve the site plan amendment request for a comprehensive sign plan including a special exception for rooftop lighting, change of use of approximately 570 sq ft of main building mezzanine lobby, live entertainment and food service, subject to all previous conditions and the conditions of the staff report applicable to the subject site plan amendment.

Adopt the attached ordinance authorizing the County Manager to place a banner for the Artisphere on the street light pole in the Rosslyn Metro Station Area.

ISSUES: This is a site plan amendment request for a comprehensive sign plan including a special exception for rooftop lighting, change of use in the main building's mezzanine lobby, live entertainment and food service at 1101 Wilson Boulevard in association with the County's cultural and arts center, the Artisphere. The comprehensive sign plan proposes a number of signs that would be located in the public right-of-way including a banner on a light pole. In addition, the comprehensive sign plan includes lighting of the dome of the building. The dome, incorporated in the design of the Artisphere logo and its proposed lighting, would meet the Zoning Ordinance definition of a sign. Because of the dome's height, it would be considered a rooftop sign. There is currently no provision in the Zoning Ordinance or the *Sign Guidelines for Site Plan Buildings* for determining the measure of sign area for lights as signs.

SUMMARY: A site plan amendment proposed for 1101 Wilson Boulevard would permit a comprehensive sign plan, rooftop lighting, location of a banner, change of use, live entertainment and food delivery service for the Artisphere. The Artisphere is a cultural center and museum

County Manager: BMD/GA

County Attorney: CW/SAM

Staff: Samia Byrd, DCPHD, Planning Division

PLA-5578

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approved for the space previously occupied by the Newseum in Rosslyn by the County in July 2009. The proposed comprehensive sign plan is consistent with the *Sign Guidelines for Site Plan Buildings* and the banner is consistent with the Zoning Ordinance provision permitting banner systems in revitalization areas after finding that such banners would not adversely affect traffic safety, the appearance of the surrounding neighborhood and will contribute to the economic development of the Rosslyn Metro Station area. The rooftop lighting proposed is consistent with Section 34.F. of the Zoning Ordinance. Furthermore, the change in use, live entertainment and food delivery service would further the County’s goals and objectives for the cultural center to: 1) fulfill the original purpose of the Newseum space to provide a destination attraction in Rosslyn, and 2) create a dynamic and diverse center to showcase the arts in Arlington. It is also proposed that the County logo be located on the glass doors at the primary entrance to the Artisphere noting that this is a county facility. Therefore, staff recommends that the County Board approve the comprehensive sign plan, the conversion of approximately 570 square feet of area on the 8th floor mezzanine for dressing space and storage, and the live entertainment and food service for the Artisphere; and adopt the proposed ordinance for a banner on a light pole in Rosslyn for the Artisphere subject to all previous conditions and the conditions of the staff report.

BACKGROUND: 1101 Wilson Boulevard is Phase III and building three (3) of the Arland Towers project. The Arland Towers site plan project is a mixed use commercial development in Rosslyn originally approved in 1978. It is comprised of 1101 Wilson Boulevard and the two (2) office towers and retail spaces located at 1000 and 1100 Wilson Boulevard.

Between 1993 and 1999, the County Board approved several site plan amendments for the subject site plan, granting bonus floor area to facilitate the construction and operations of the Newseum, an interactive museum of news. This included the following uses limited to a museum or other similar cultural use:

Bonus Space- Restricted Space	
Theater/Dome Addition	3,500
9 th Floor Plaza/Mezzanine Addition	13,150
Museum Only - Restricted Space	
Daycare Center Conversion	15,766
6 th Floor Lobby	4,000
Restricted Space	36,416
Unrestricted Space	
6 th Floor Lobby	60
8 th Floor Lobby	17,350
Total Space	53,826

The Newseum opened in Arlington in 1997 and closed in 2002 upon the facility relocating to Washington, DC. In December 2007, the County Board approved a site plan amendment to provide the County with the vacated Newsuem space for use as a museum or other cultural and associated uses. A subsequent lease agreement and site plan amendment were approved in December 2008.

In July 2009, the County Board approved a business plan to build out the more than 53,000 square foot space as a cultural and arts center, the Artisphere. The Artisphere would provide two (2) performing arts spaces, an exhibition gallery, a ballroom, and restaurant and retail space on three (3) levels. Specifically, the first level would provide for street level fine crafts retail and a central box office. The second level would comprise a “town square”, theater, ballroom and restaurant spaces to include a café and bar, 3,000 square foot ballroom, 125-seat Black Box Theater, and 220-seat Dome Theater. The upper level would provide for gallery and other gathering spaces including a 4,000 square foot art gallery, 5,000 square foot terrace and bar, and mezzanine gallery and bar. It is anticipated that the Artisphere will open in the fall of 2010.

Following is additional information about the subject site.

Site: The 1101 Wilson Boulevard site plan building is located on the north side of Wilson Boulevard east of its intersection with N. Lynn Street. The site’s boundaries and adjacent land uses are as follows:

- To the north: Plaza East, 1800 N. Kent Street (12 Story office Building)
- To the west: International Place (12 Story Office Building)
- To the east: N. Kent Street (11 Story Office Building, Rosslyn Plaza)
- To the south: Wilson Boulevard (Arland Towers East and West – 1000 and 1100 Wilson Boulevard)

Zoning: “C-O” Commercial Office Building, Hotel and Multiple Family Dwelling Districts.

General Land Use Plan Designation: “High” Office-Apartment Hotel District (3.8 FAR office, 4.8 FAR apartment and 3.8 FAR hotel); Rosslyn Coordinated Redevelopment Districts.

Neighborhood: North Rosslyn Civic Association; Rosslyn Renaissance.

DISCUSSION:

Comprehensive Sign Plan: The following table provides a statistical summary of the proposed comprehensive sign plan:

Building Signs								
Sign Designation	Sign Type	Size	Qt	Area (sf)	Height	Text	Material	Location
S1	Freestanding	16' x 3'	1	48	13.92	Artisphere	anodized metal rods and letters illuminated with linear fluorescent uplighting	south elevation – main entry plinth
S2	Window	9' x 3'	1	27	23.5	Artisphere	red translucent color vinyl	south elevation - main entry of glass windows above the door

Building Signs								
Sign Designation	Sign Type	Size	Qt	Area (sf)	Height	Text	Material	Location
S3	Building (Display Case)	3' x 6'	1	18	19.17	Artisphere	dark gray anodized die cute metal casing	south elevation main entry doors, right
S4	Building	20' x 20'	1	400	17.58	Artisphere	PVC board with black vinyl graphic with graffiti protection film	south elevation - overpass wall
S5 ¹	Building	14' x 4'	1	56	16.5	Bus Boys and Poets	lluminated black box	West elevation - parapet wall
S6	Building (Display Case)	3' x 6'	1	18	5.25	Artisphere	dark gray anodized die cut metal casing and photocell with battery	West overpass elevation - overpass pillar
S10	Banner	2' x 16'	1	32	25.75	Artisphere	red, sunbrella fabric	south elevation - street light
Total Building Sign Area ² :					599 sq ft			

Other								
Sign Designation	Sign Type	Size	Qt	Area (sf)	Height	Text	Material	Location
S9	Rooftop Lighting	0'-5" x 0'-3"	169	35	78.67	None	LED, Color-changing, surface mounted light fixtures at each node/intersection of the dome	Dome

Under the *Sign Guidelines for Site Plan Buildings*, sign area for the project would be calculated at the rate of one (1) square foot per one (1) foot of linear building wall width measured along the public right-of-way. For the subject building, the total permitted sign area for building signs and rooftops signs, in accordance with the *Sign Guidelines for Site Plan Buildings*, would be approximately 603 square feet as indicated below.

Public Right of Way Linear Frontage	Building Wall Length (Feet)
Wilson Boulevard Frontage	297.37
N. Kent Street Frontage	305.83
Total	603.20

The following summary provides an analysis of each of the proposed signs.

Freestanding Sign: The proposed freestanding sign would consist of individual letters spelling out “Artisphere” attached to metal rods and the Artisphere logo (dome). The sign would replace a previously existing Newseum sign in this location. It would be illuminated with fluorescent uplighting from dusk to 12 midnight. Current County policy discourages the placement of freestanding signs in the Rosslyn-Ballston corridor as they do not foster a pedestrian-friendly

¹ This is a sub-tenant sign pending contractual agreement.

² The County logo is proposed to be incorporated into the sign package and placed on the glass door of the main building entrance. The proposed area would be less than 4 square feet and incorporated as part of the total sign package.

environment, contrary to the urban village concept. Typically, freestanding signs are located on the sidewalk and are of a design and height that would be auto-oriented as opposed to pedestrian oriented facilitating an urban pedestrian environment. However, the proposed sign is not a typical freestanding sign. The proposed sign would not be located on the sidewalk, public right-of-way or otherwise distract or adversely impact the pedestrian environment, but would be located on the building plinth elevated off of the sidewalk. In this location it would enhance the building's landscape and the streetscape allowing pedestrians and vehicles to be aware of the location of the Artisphere but in a way that it would not detract from or interfere with pedestrian or vehicular access.

Window Sign: A window sign is proposed in the glass window frame above the primary entrance of the building. This sign would consist of the Artisphere name and logo on a red translucent vinyl background. The sign would be located approximately 23 feet above the sidewalk on the south elevation of the building. This elevation consists predominantly of glass that is 100% transparent up to this height and the sign proposed as translucent would not adversely impact façade or window transparency and would still provide for considerable interaction with the pedestrian environment. It is also proposed that the County logo be located on the glass doors at the primary entrance to the Artisphere. It would be less than four (4) square feet in area.

Display Case Signs: As part of the comprehensive sign package, two (2) display cases are proposed. One (1) would be located immediately east of the primary entry doors on the building wall. The other display case would be located on the pillar of the overpass wall in the public right-of-way. The display cases would be illuminated from dusk to 12 midnight, and provide for changeable letters and information about events and activities occurring in the Artisphere. The sign adjacent to the entry doors would inform those entering the building of events, while the sign proposed on the overpass pillar facing west would inform pedestrians and those passing by the building but not directly going into the building of events and activities. The display case proposed on the overpass pillar would not adversely impact traffic safety.

Building Wall Signs: As part of the comprehensive sign plan, two (2) building wall signs are proposed including a sign for a sub-tenant, Bus Boys and Poets and a 400 square foot sign with graffiti art on the wall underneath the Freedom Park overpass for the Artisphere. The sign proposed for Bus Boys and Poets restaurant (pending contractual agreement) is a typical building wall sign that would be located on the west elevation of the building. It is proposed that the sign would be situated in an existing black box located on the façade and it would be illuminated from 6 pm to 12 midnight. The proposed sign on the wall located underneath the Freedom Park overpass would consist of a PVC board with graffiti art and the Artisphere name and logo. This sign would not adversely impact traffic safety or negatively impact the pedestrian environment. It provides for a creative means of informing pedestrians and vehicles of the location of the Artisphere and would enhance the streetscape in this location.

Banner: A single banner including the name and logo for the Artisphere is proposed on a light pole located on Wilson Boulevard. In March 2001, the County Board approved an Ordinance allowing the County Manager to place banners on light poles in the Rosslyn Metro Station area for the Newseum until such time as the Newsuem was to leave the County. Consistent with the

Zoning Ordinance, in approving the banners for the Newseum, the County Board determined that there were no significant adverse affects from the banners on traffic safety, the banners would not result in clutter or otherwise cause a significant adverse affect on the appearance or character of the surrounding neighborhood, and would contribute to the economic development of an area designated under the General Land Use Plan (GLUP) as a special revitalization district.

The banner proposed for the Artisphere is consistent with the banner system approved for the Newseum. In approving the banner for the Newseum it was intended that the County Board limit the type of entities permitted to have banners in the public right of way to organizations that serve cultural or educational purposes and are open for use by the general public. Therefore enabling members of the public to become aware of, and to find, facilities they could use for educational and cultural purposes. Like the Newseum, the Artisphere meets this intent, as a cultural facility that would be used by the public. The Artisphere banner, would not adversely impact traffic safety, or result in clutter that would adversely impact the appearance and character of the surrounding neighbor as it is a single banner. The banner proposed for the Artisphere further would contribute to the economic development of the area filling the space of the Newseum that has been vacant for nearly eight (8) years, with a public cultural center and arts facility for the Rosslyn community and as a premiere destination for residents and visitors to Arlington and the Washington, DC metro area.

Rooftop Lighting: The 1101 Wilson Boulevard building includes a dome at 78.67 feet above grade on the south elevation fronting on Wilson Boulevard. The dome which is a prominent architectural feature of the building is incorporated into the logo and brand of the Artisphere. It is proposed that the dome would be lit with individual LED lights of changing colors. Under the Zoning Ordinance definition of Section 34.B provided below, the lighting of the dome would be considered a sign because the dome is used as a part of the branding for the Artisphere and incorporated into the sign elements.

*“Any word, numeral, figure, design, trademark, flag, pennant, twirler, **light**, display, banner, balloon, or other device of any kind, which whether singly or in any combination, **is used to direct, identify, or inform the public while viewing the same from outdoors.** These are signs when attached to a structure or the ground...”*

It is proposed that the dome would be lit to provide for a means for the public to identify the location of the Artisphere and to attract attention to the unique design and use of the building as a cultural and arts center.

Section 34.F.2, permits the lighting of rooflines of buildings at heights greater than 75 feet in Metro Corridors when approved by the County Board as a special exception, where the area in this case is not to be calculated in permitted signs or sign area. The proposed lighting of the dome would appear to provide for the lighting of the roofline, which would be consistent with this provision of the Zoning Ordinance as a special exception. Therefore, staff supports the lights under this provision.

There are a total of seven (7) tenant identification signs proposed for the Artisphere, as well as the lighting of the dome. As a comprehensive sign plan for the subject site plan (SP#89, 1101

Wilson Boulevard), there would be virtually no sign area remaining for retail or other building signs for the project based on the sign area proposed at 599 square feet of 603 square feet permitted. However, the lighting of the dome consistent with Section 34.F.2. would not be calculated in permitted signs or sign area, 603 square feet of sign area would remain for 1101 Wilson Boulevard for rooftop signs.

The facility and use of the building as a cultural and arts center is a unique and limited use and opportunity in the County, offering significant economic and public benefits to the community. The overall comprehensive sign plan proposed provides a coordinated means to direct attention to the significance of the Artisphere as a unique destination in Arlington and in particular in Rosslyn. The proposed sign program provides for visibility of the cultural and arts center, museum and associated uses and creates interaction that is not inherent with the building's design between the uses inside the building and vehicular and pedestrian traffic. It would increase the presence of the Artisphere and establish its prominence in Rosslyn.

Space Conversion: In conjunction with the Artisphere, it is proposed that approximately 570 square feet of area in the main office building's common area in the mezzanine level elevator lobby be converted to dressing room and storage space. The proposed area for conversion is an area on the 8th floor of the main office tower, also known as the mezzanine lobby. This space was originally part of the common area hallway adjacent to the main office elevator banks. The area was enclosed and built out as a dressing room space during the tenure and occupancy of the space by the Newseum. However there is no documentation or record of the change in use or conversion of this space for this purpose in the Arlington County Zoning office. Therefore, the applicant requests that this change in use be documented permitting the area to be used as a dressing room and storage ancillary to the use of the Artisphere space as a cultural center and museum. It is intended that performers for events at the Artisphere would utilize the space for costume changes primarily. The space would also be used to store wardrobe, makeup, and other items related to the production of Artisphere performances and events. Negotiations between the County and the landlord are being finalized to incorporate this space into the existing County lease. An amendment to the lease would be presented to the County Board for its consideration and approval at a future County Board meeting.

Live Entertainment and Food Service: Based on the program of uses for the Artisphere, there would be live entertainment in certain areas of the facility as the 8th level space – the “town square” lobby, the 8th level ballroom, the Black Box Theater, the Dome Theater and the 9th level gallery and terrace in associated with special events and performances of the Artisphere. Such entertainment would include but not be limited to music, poetry, literary readings, open mic, dance, and theatrical performances. Live entertainment in association with events at the Artisphere would occur no later than 12:00 midnight Sunday through Thursday, and 2:00 am Friday and Saturday. Attached to this report is a layout/floor plan indicating locations where live entertainment is proposed. It is also proposed that specific areas of the Artisphere space be used for food service such as a café, that would be a use ancillary to the cultural center and museum uses permitted for the Artisphere. The food service use as an ancillary use to live entertainment, events and performances at the Artisphere would essentially allow for food to be prepared on site and served in various locations throughout the building as necessary. A site plan amendment for

this food service use is necessary as areas where food service would occur would be outside of the designated restaurant and retail spaces in the facility.

CONCLUSION: The proposed comprehensive sign plan, change of use, live entertainment and food service would allow for the Artisphere's proposed uses and operations to be implemented as intended. The comprehensive sign program would provide for an overall package of signs that would direct, inform and highlight the uniqueness and significance of the County's cultural and arts center in Rosslyn, one of its most significant revitalization districts in the county. Furthermore, the proposed sign plan works to coordinate signs for the building consistent with sign programs in Rosslyn overall. The proposed use of space in the Artisphere and request for live entertainment and food service is consistent with creating a vibrant and active cultural facility, museum and other ancillary uses as intended. It would further the County's goals and objectives for the cultural center project to: 1) fulfill the original purpose of the Newseum space to provide a destination attraction in Rosslyn, and 2) create a dynamic and diverse center to showcase the arts in Arlington. Therefore staff recommends that the County Board approve the comprehensive sign plan, including a special exception for rooftop lighting, conversion of approximately 570 square feet of area for on the 8th floor mezzanine for dressing space and storage, and the live entertainment and food service for the Artisphere; and adopt the ordinance to permit a banner on a street light pole for the Artisphere in the Rosslyn Metro Station area, subject to all previous conditions and the following new conditions applicable to the subject site plan amendment:

1. Comprehensive Sign Plan

- a. The developer agrees that all project signs shall be consistent with the comprehensive sign plan entitled "Artisphere Comprehensive Signage Plan Submission" prepared by Studio 27 Architecture, revised May 5, 2010 and approved by the County Board on May 22, 2010. The developer further agrees that all signs shall be of the number, size, location, design, materials, and structure shown on the comprehensive sign plan. Unless otherwise provided in this condition, sign lighting shall conform to the requirements of the Zoning Ordinance. The total project sign area excluding rooftop sign area shall not exceed 603 square feet. Total rooftop sign area shall not exceed 603 square feet.
- b. The developer agrees that the dome lighting shall be as shown on the drawings titled "Artisphere Comprehensive Signage Plan Submission" prepared by Studio 27 Architecture, revised May 5, 2010 and approved by the County Board on May 22, 2010.
- c. The developer agrees that minor changes to the approved signs and the lighting of the dome may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of a sign to meet field conditions (less than 1 foot in any direction); (ii) a minor change in the area of an individual sign (less than 5%); (iii) for the illumination of the dome, a modification in lighting technology.

- d. The developer agrees to install a rheostat or other appropriate variable resistor to the proposed rooftop dome lighting that will allow the developer to adjust (decrease) the dome lighting's intensity. The developer further agrees that if the County Manager finds that the intensity of the dome lighting has an adverse effect on the surrounding area, the developer will, within 24 hours notice from the County Manager, reduce the intensity of the lights to a level that, in the County Manager's reasonable judgment, will no longer have such an adverse effect.
- e. The developer agrees that the hours of illumination of all signs proposed to be illuminated, including the lighting of the dome, as indicated in the comprehensive sign plan entitled "Artisphere Comprehensive Signage Plan Submission" prepared by Studio 27 Architecture, revised May 5, 2010 and approved by the County Board on May 22, 2010, shall be from dusk to 12:00 a.m., midnight, seven (7) days a week.

2. Live Entertainment

- a. The applicant agrees that live entertainment in association with events and performances at the Artisphere shall occur no later than 12:00 am midnight, Sunday through Thursday; and 2:00 am Friday and Saturday.
- b. The applicant agrees to comply with all requirements of County and State Ordinances, the Environmental Health Bureau, and the Fire Marshal, the Police Department and the Alcohol Beverage Control Board.
- c. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns which may be related to the live entertainment and an onsite liaison that shall be available during the hours of the business operation to receive and respond to community concerns regarding the live entertainment. The name and telephone number shall be submitted to the Zoning Administrator and a copy sent to the North Rosslyn Civic Association.
- d. The approval for live entertainment at 1101 Wilson Boulevard is only valid for the Artisphere. Any other tenant/owner occupying the premises shall not be permitted to have live entertainment without prior approval of the County Board.

AN ORDINANCE TO AUTHORIZE THE PLACEMENT OF BANNERS FOR THE ARTISPHERE ON STREET LIGHT POLES IN THE ROSSLYN METRO STATION AREA

Whereas, the County Board hereby finds that the banner to be approved hereby, at the location and under the parameters set forth in this ordinance will not have a significant adverse affect on traffic safety; and

Whereas, the County Board hereby finds that the banner to be approved hereby will not result in clutter or otherwise cause a significant adverse effect on the appearance of the character of the surrounding neighborhood; and

Whereas, the county Board hereby finds that the banner to be approved hereby will contribute to the economic development of an area designated on the Arlington County General Land Use Plan as a special revitalization district.

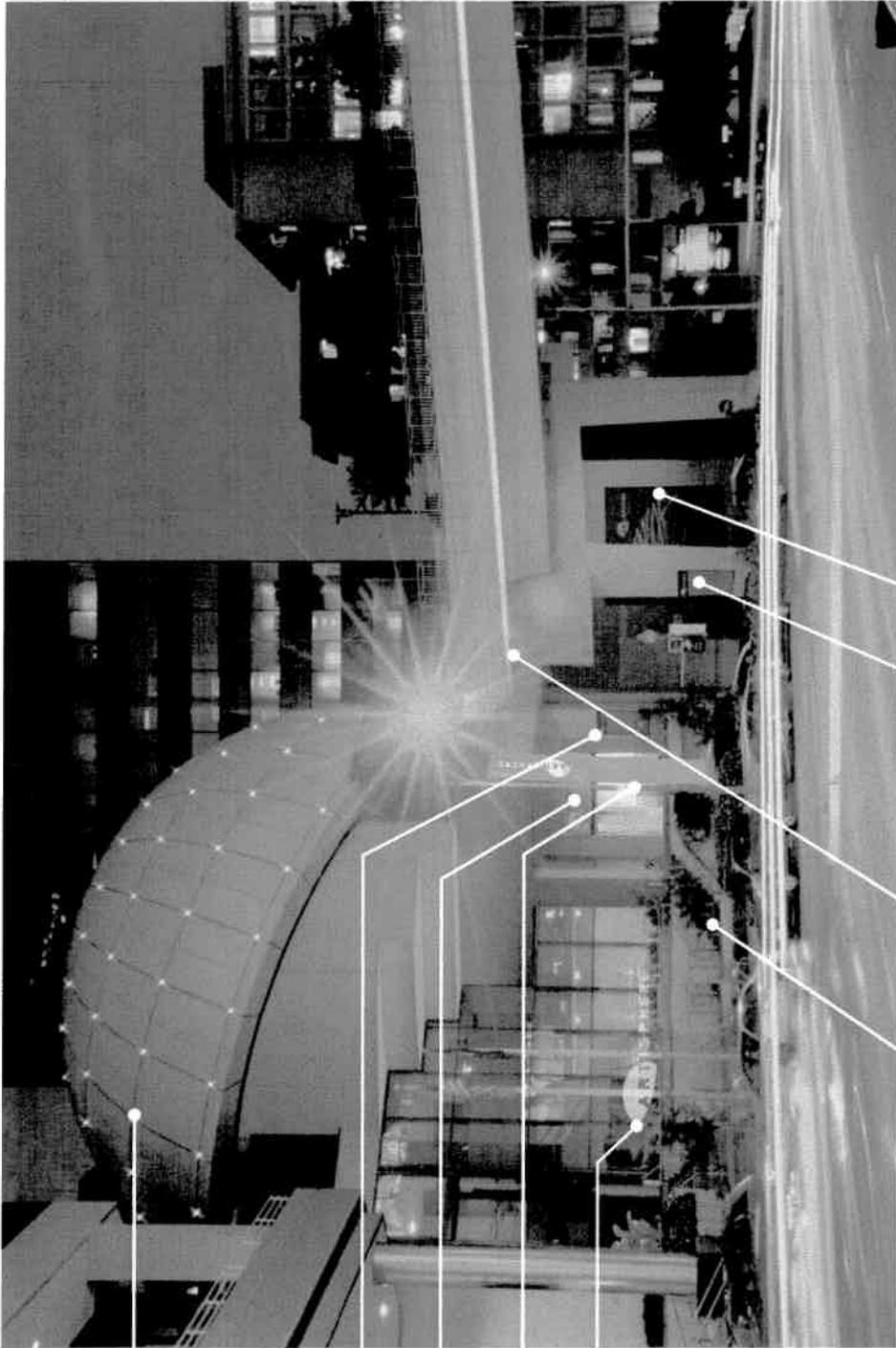
Therefore, in order to protect against danger or congestion in traffic or travel, and because approval of the banner will facilitate the creation of a convenient, attractive and harmonious community will encourage economic development activities that provide desirable employment and enlarge the tax base, and for other good reasons required by the public necessity, convenience, general welfare and good zoning practice;

Be it ordained that:

The County Board authorizes the placement of a decorative banner for the Artisphere on a street light pole within the Rosslyn Metro Station Area of the design and at the location shown on the drawing attached, hereto. The banner will be displayed on a continuous basis until the Artisphere is no longer located at 1101 Wilson Boulevard. The banner will be 2 feet wide by 16 feet tall and made of red, sunbrella fabric. The banner will contain the word "Artisphere" and the logo. The banner shall be secured to the street light pole so as not to move or flutter. The banner will be removed upon departure of the Artisphere from 1101 Wilson Boulevard or at such earlier time as the County Manager may direct.

June 5, 1993	Approved a site plan amendment for the construction of approximately 13,150 square feet on the existing plaza deck (9,370 sf) and in a new mezzanine area within the existing tower (3,780 sf) for use as an exhibit space with conditions.
July 20, 1996	Approved a site plan amendment to convert an existing loading dock and garage entrance (approximately 7,000 square feet) to a meeting room for visitors to the Newseum.
November 16, 1999	Approved a site plan amendment to expand the 9 th floor Newseum space and the 10 th floor administrative office space, a total of 10,950 square feet, for museum and museum-related uses. (NEVER CONSTRUCTED)
July 9, 2005	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the September 17, 2005 meeting.
September 17, 2005	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the November 15, 2005 meeting.
November 15, 2005	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the January 2006 meeting.
January 21, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the April 22, 2006 meeting.
April 22, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the July 8, 2006 meeting.
July 8, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the September 16, 2006 meeting.
September 16, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the October 14, 2006 meeting.

October 14, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the December 9, 2006 meeting.
December 9, 2006	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the January 27, 2007 meeting.
January 27, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the March 17, 2007 meeting.
March 17, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the June 9, 2007 meeting.
June 9, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the September 8, 2007 meeting.
September 8, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the November 13, 2007 meeting.
November 13, 2007	Deferred a site plan amendment to convert former Newseum space to a use other than a museum to the December 15, 2007 meeting.
December 15, 2007	Approved a site plan amendment to convert former Newseum space to a use other than a museum.
November 15, 2008	Approved a site plan amendment to amend site plan conditions #1 and #2 to be consistent with a lease agreement for use of the space between the property owner and County.
July 11, 2009	Approved a site plan amendment to modify conditions #1 and #2 concerning the lease by the developer to the County of the former Newseum space relative to the conversion option and to provide for lease amendments.



S9

DOME ILLUMINATION
 LED light at each grid location. See page S9 for light detail information.

S3

DISPLAY CASE
 ADHERED LETTER SIGN

S40

STREET LIGHT BANNER

S1

FREESTANDING LETTERS SIGN

S7

S7 OMITTED
CLEAR FILM LAMINATION
 w/white and colored lines

S8

S8 OMITTED
OVERPASS ILLUMINATION

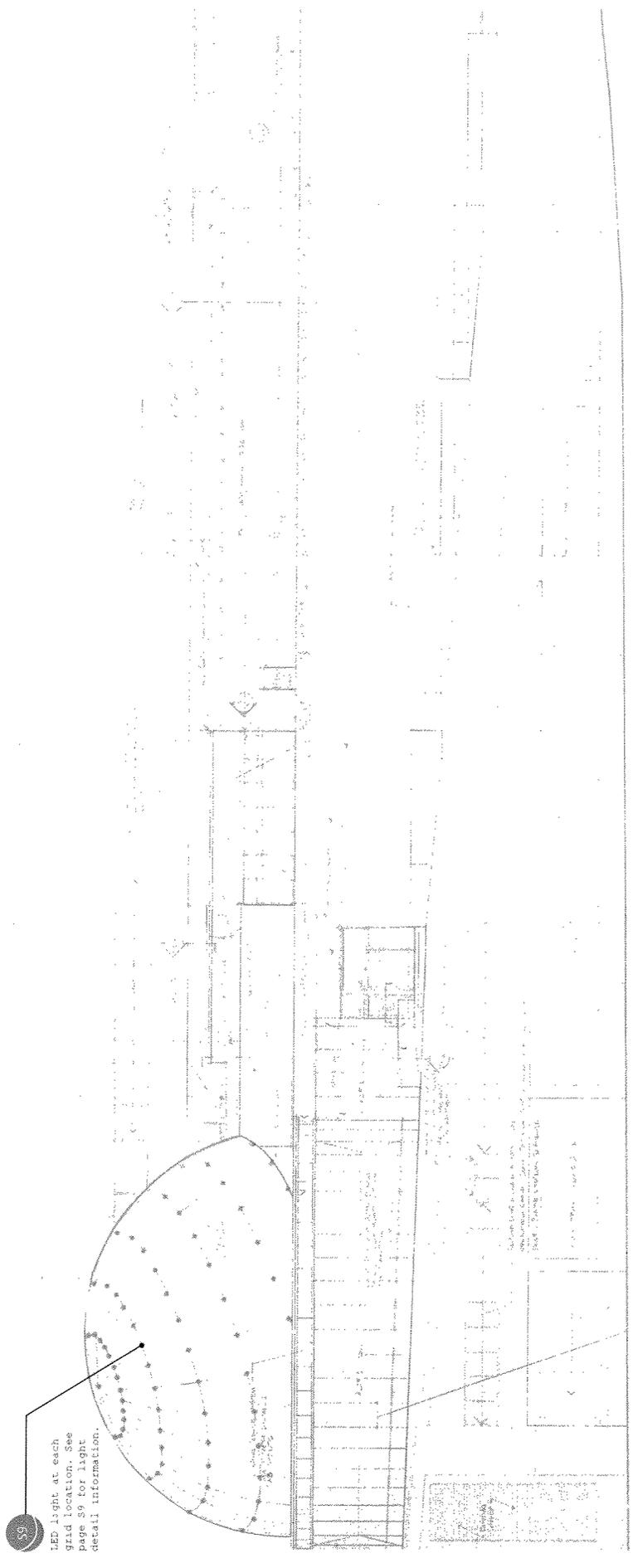
See page S8 for light detail information.

S6

DISPLAY CASE

S4

FREEDOM PARK OVERPASS WALL ART



39

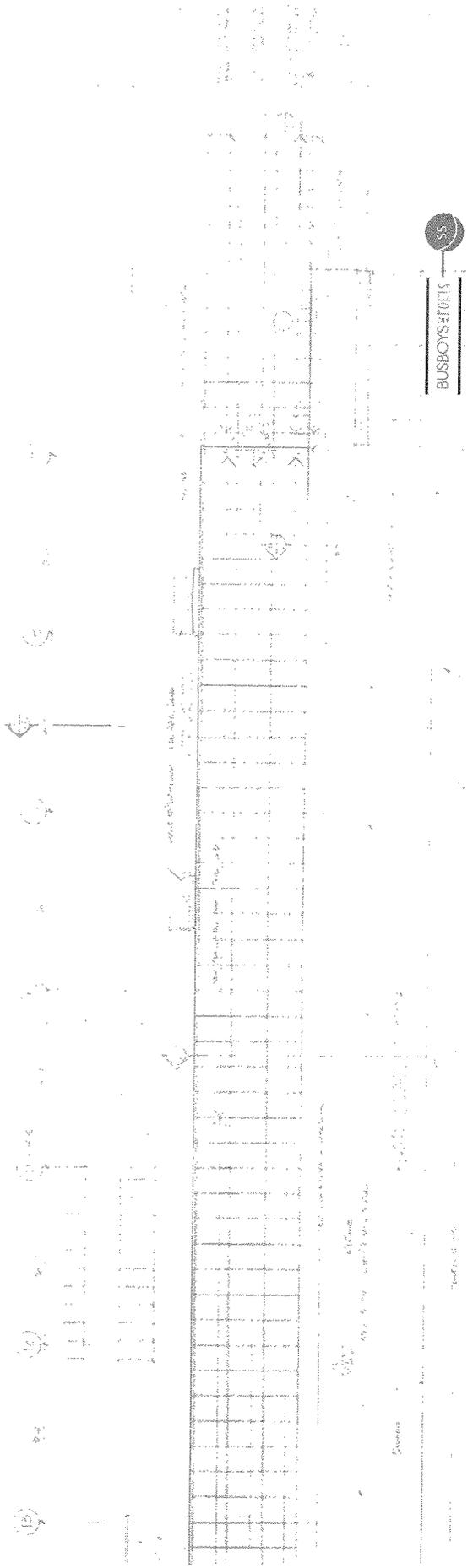
LED light at each grid location. See page S9 for light detail information.

EAST ELEVATION
SCALE: 1/16" = 1'-0"

STUDIO 27 ARCHITECTURE
1600 South 10th Street, Suite 102 | Minneapolis, MN 55406

EAST ELEVATION

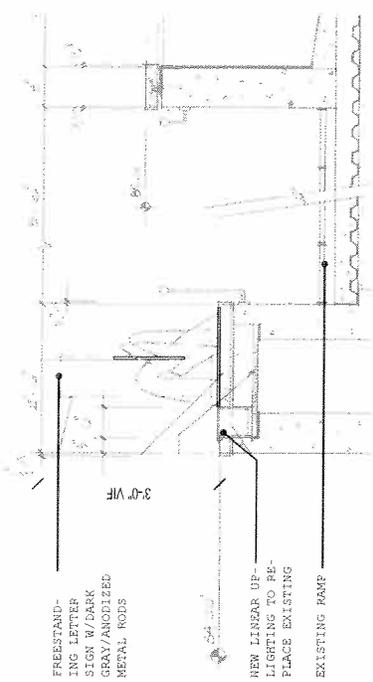




BUSBOYS & CO.

WEST ELEVATION
Scale: 1/16"=1'-0"

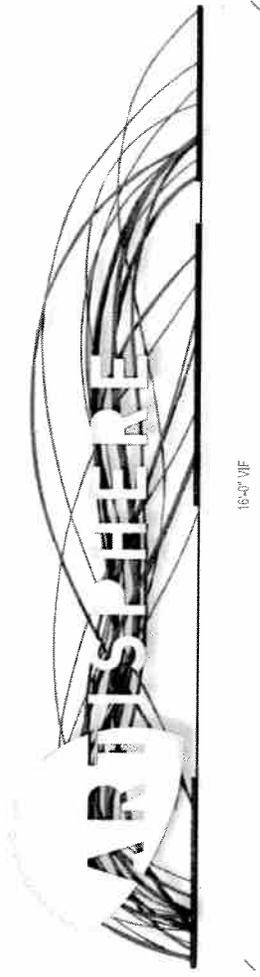
STUDIO 27 ARCHITECTURE
1800 S Street NW, Suite 201 | Washington, DC 20006



FREESTANDING LETTER SIGN W/ DARK GRAY/ ANODIZED METAL RODS

3'-0" VF

NEW LINEAR UP-LIGHTING TO REPLACE EXISTING EXISTING RAMP

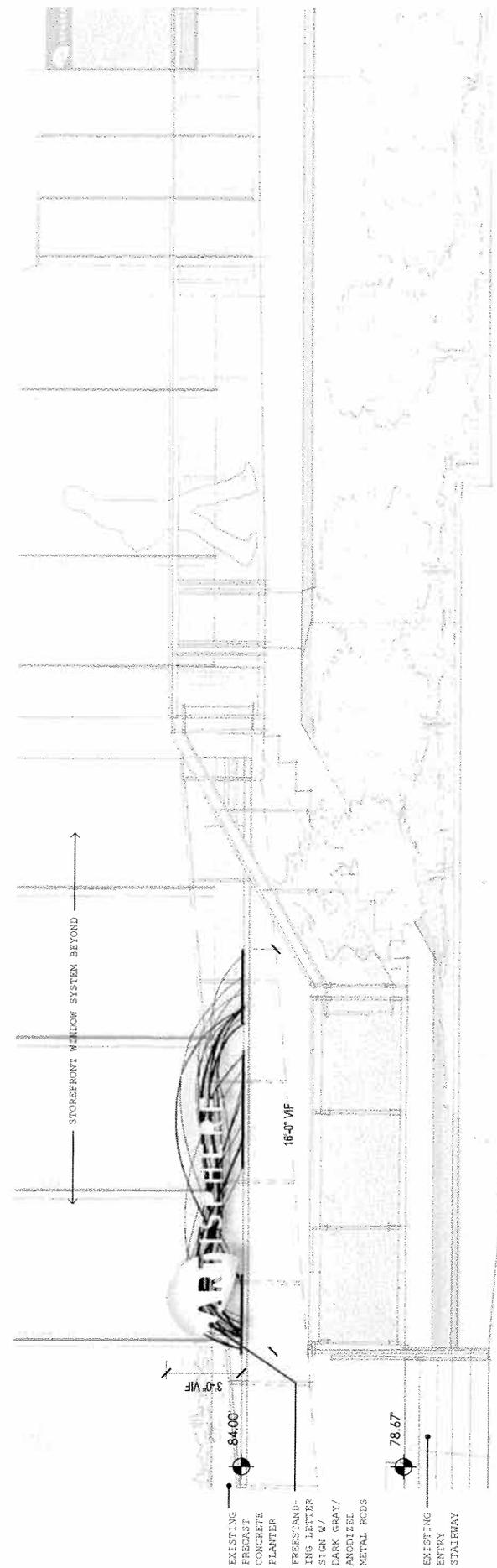


3'-0" VF

16'-0" VF

SIGN CROSS SECTION
scale: 1/2"=1'-0"

SIGN ELEVATION
scale: 1/2"=1'-0"



84.00

EXISTING PRECAST CONCRETE PLANTER

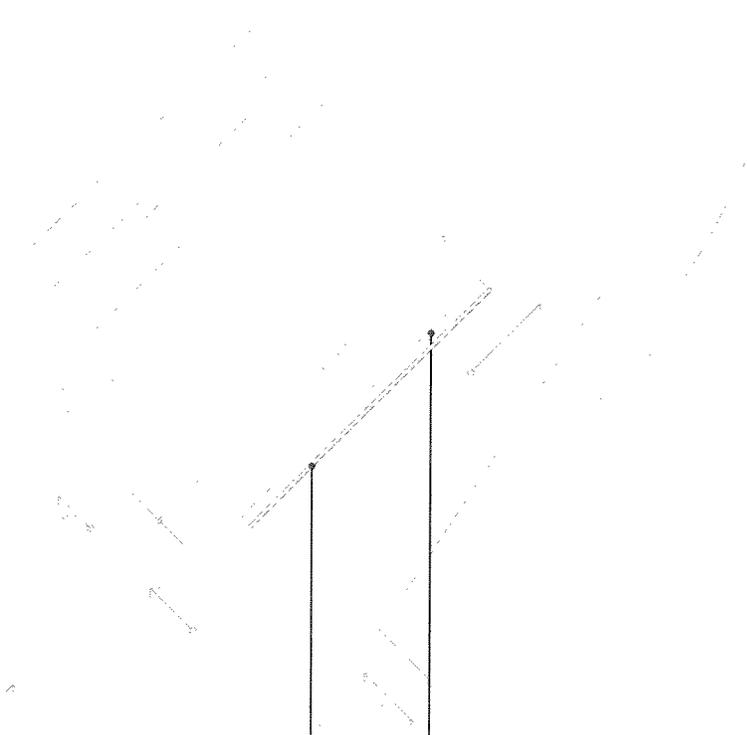
16'-0" VF

78.67

EXISTING ENTRY STAIRWAY

STOREFRONT WINDOW SYSTEM BEYOND

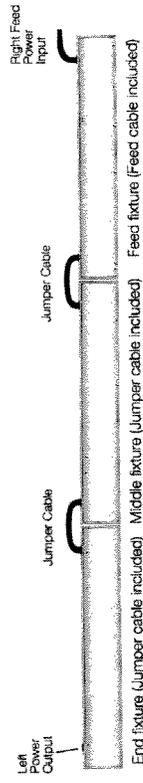
SOUTH ELEVATION - MAIN ENTRY PLINTH
scale: 1/4"=1'-0"



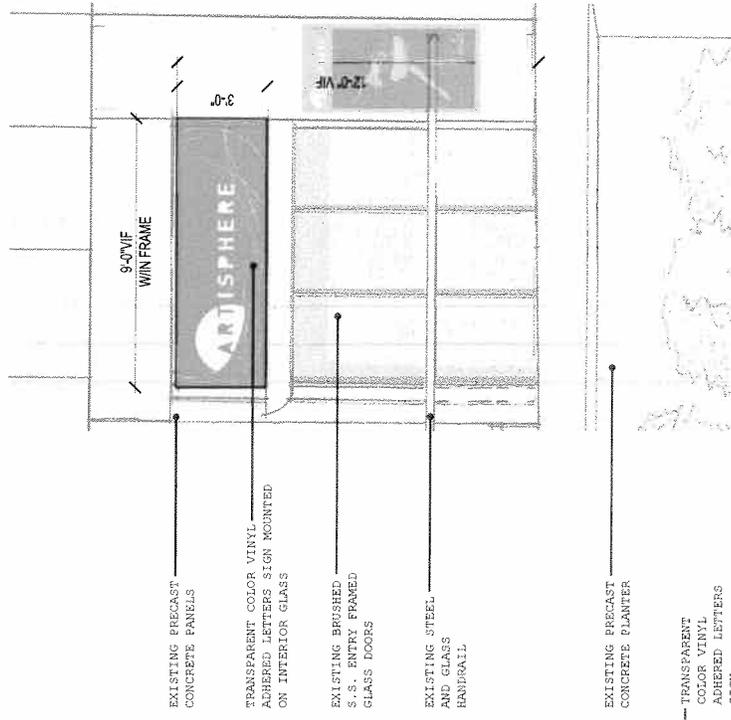
EXTERIEUR VECT'S
MERCURE - LINEAR
FLUORESCENT FIXTURE
TO REPLACE EXISTING.
(SEE DETAIL 1 THIS
PAGE.)

FREESTANDING
LETTER SIGN W/
DARK GRAY/ANOD-
IZED METAL ROBS

PARTIAL FLOOR PLAN @ ENTRY
scale: 1/8"=1'-0"



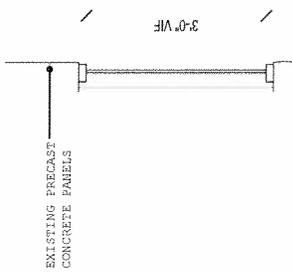
LIGHT DETAIL 1 - MERCURE, LINEAR INGROUND PROJECTOR RGB & FLUORESCENT SOURCE
(w/ color sleeves available)
scale: NTS



SOUTH ELEVATION - MAIN ENTRY DOORS, ABOVE
 scale: 1/4"=1'-0"



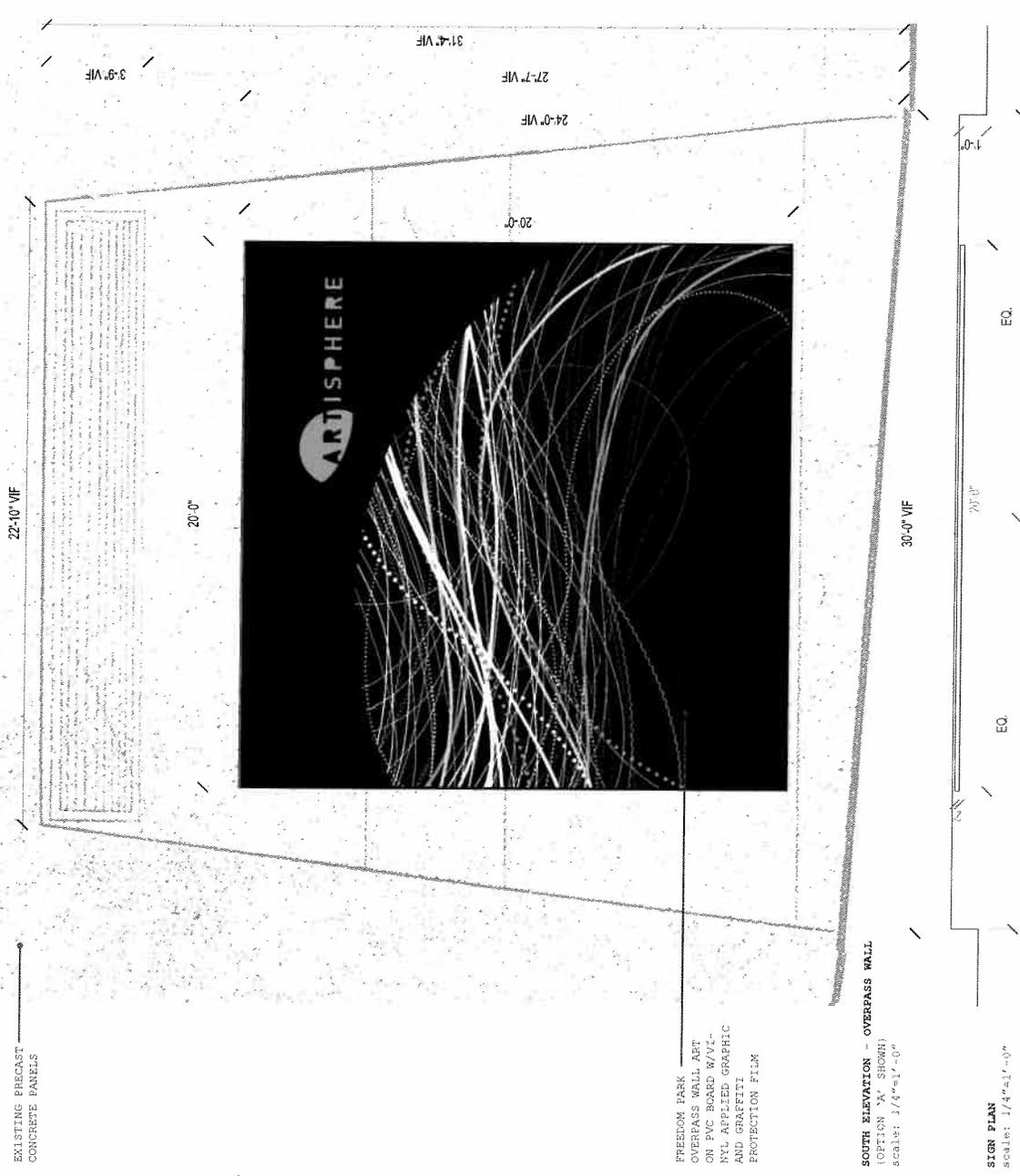
SIGN CROSS SECTION
 scale: 1/2"=1'-0"



SIGN CROSS SECTION
 scale: 1/2"=1'-0"



SIGN ELEVATION
 scale: 1/2"=1'-0"

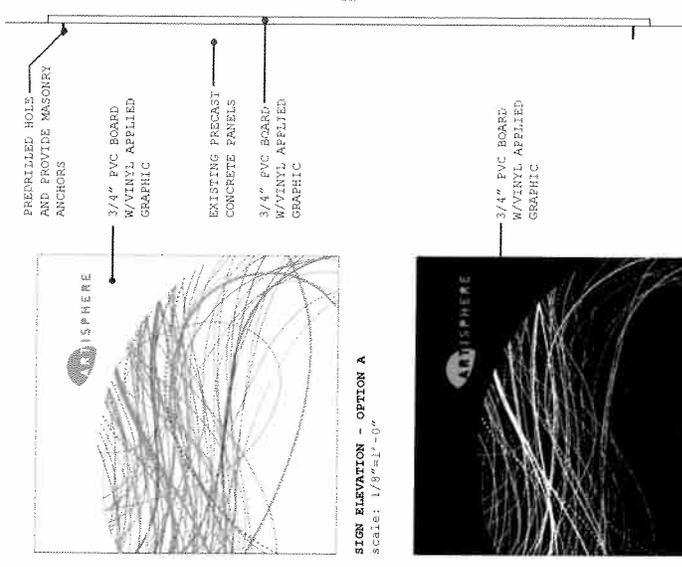


EXISTING PRECAST CONCRETE PANELS

FREEDOM PARK OVERPASS WALL ART ON PVC BOARD W/VINYL APPLIED GRAPHIC AND GRAFFITI PROTECTION FILM

SOUTH ELEVATION - OVERPASS WALL
(OPTION A, SHOWN)
scale: 1/4"=1'-0"

SIGN PLAN
scale: 1/4"=1'-0"



PREDRILLED HOLES AND PROVIDE MASONRY ANCHORS

3/4" PVC BOARD W/VINYL APPLIED GRAPHIC

EXISTING PRECAST CONCRETE PANELS

3/4" PVC BOARD W/VINYL APPLIED GRAPHIC

3/4" PVC BOARD W/VINYL APPLIED GRAPHIC

SIGN CROSS SECTION
scale: 1/4"=1'-0"



SIGN ELEVATION - OPTION A
scale: 1/8"=1'-0"



SIGN ELEVATION - OPTION B
scale: 1/8"=1'-0"



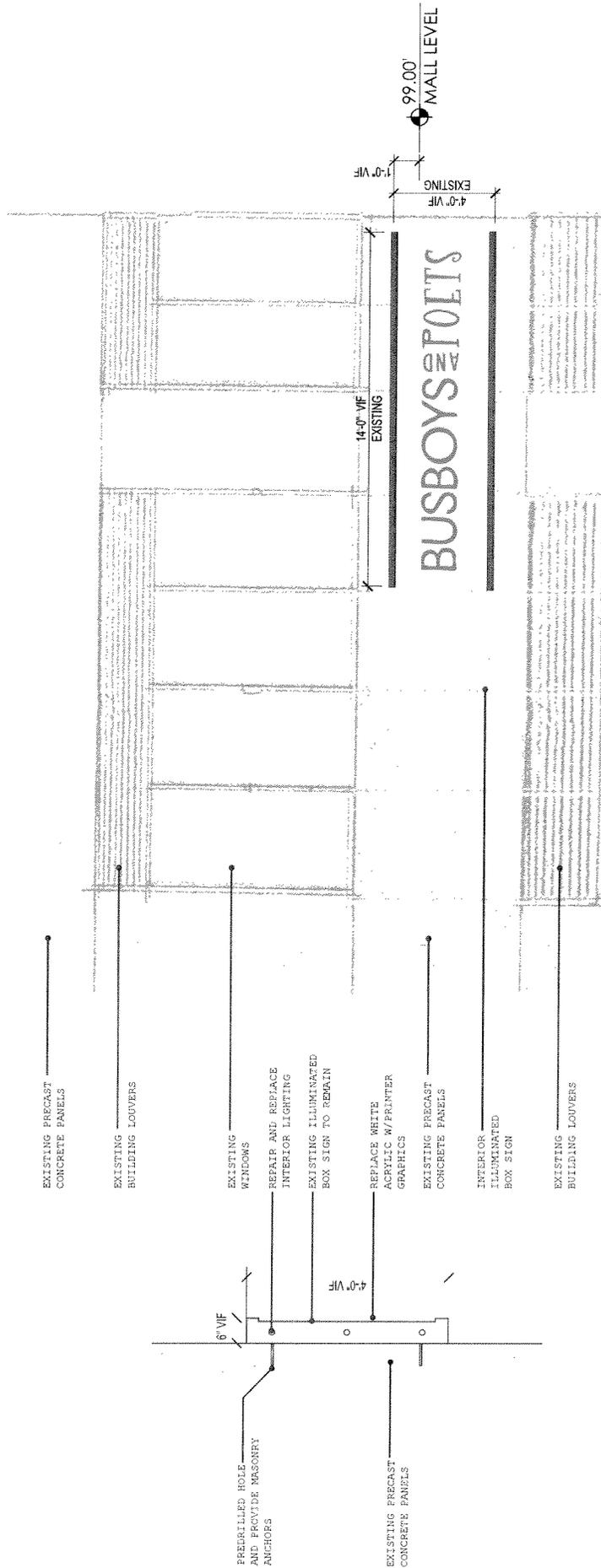
SIGN 4

EQ.

EQ.

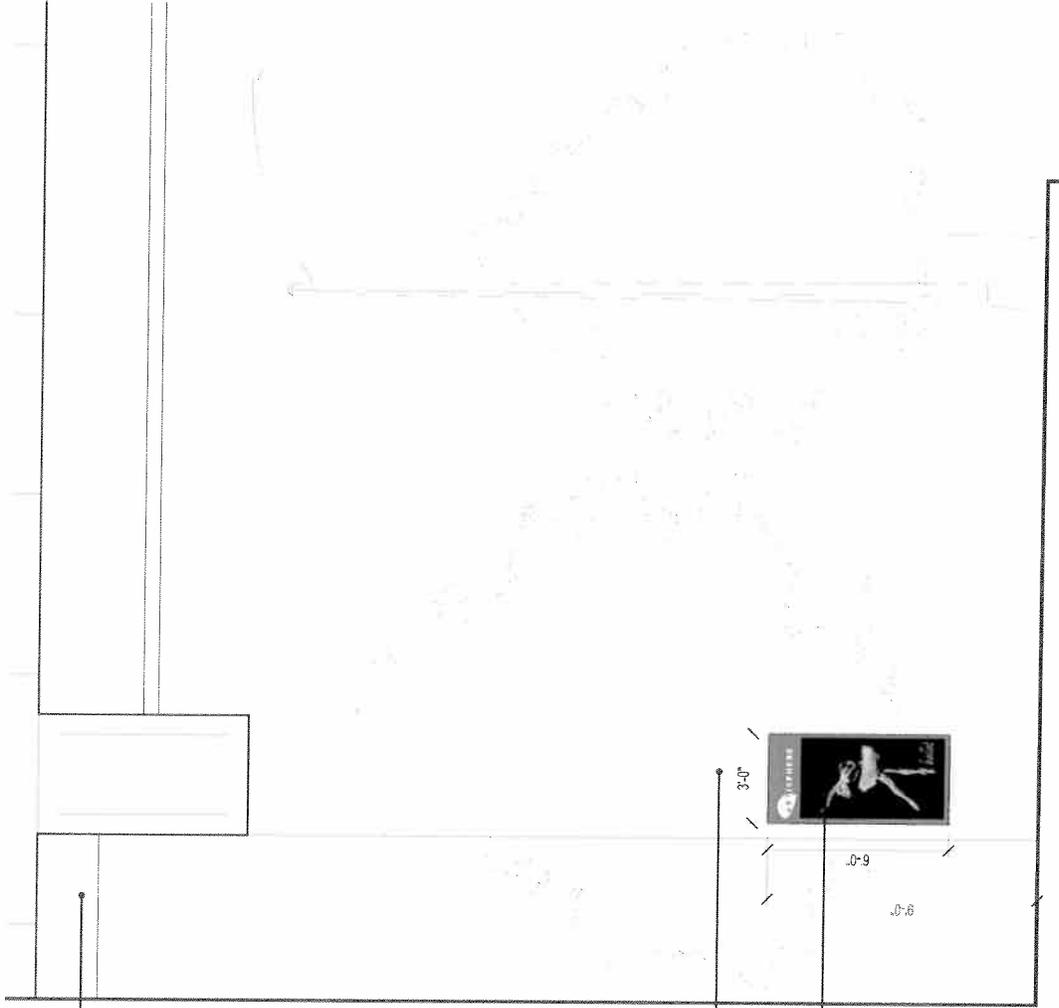
EQ.

EQ.

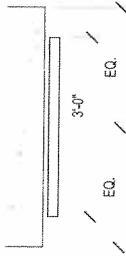


WEST ELEVATION - PARAPET WALL
SCALE: 1/4" = 1'-0"

SIGN CROSS SECTION
SCALE: 1/2" = 1'-0"

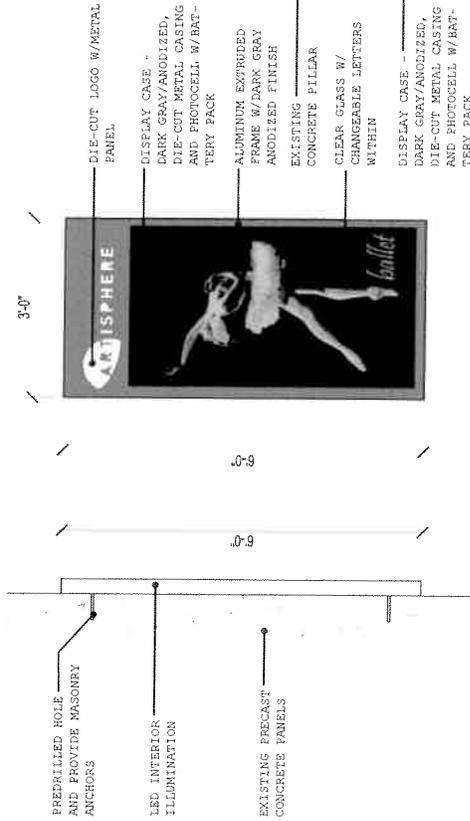


EXISTING OVERPASS



C OF PILLAR

SIGN PLAN
scale: 1/2"=1'-0"



PREDRILLED HOLE AND PROVIDE MASONRY ANCHORS

LED INTERIOR ILLUMINATION

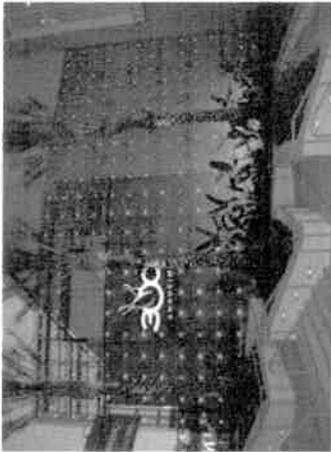
EXISTING PRECAST CONCRETE PANELS



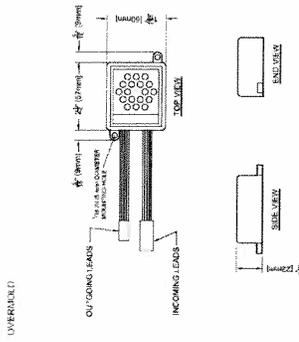
SIGN ELEVATION
scale: 1/2"=1'-0"

SIGN CROSS SECTION
scale: 1/2"=1'-0"

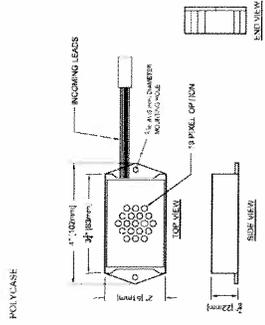
WEST ELEVATION - OVERPASS PILLAR
scale: 1/4"=1'-0"



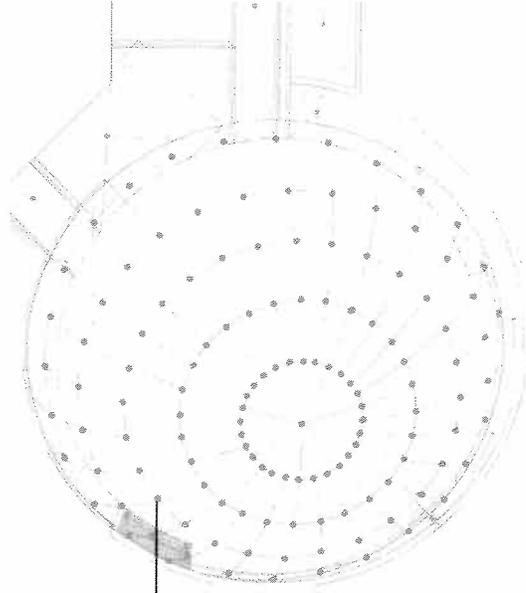
'LIGHT WILD PIXEL' APPLICATION EXAMPLE



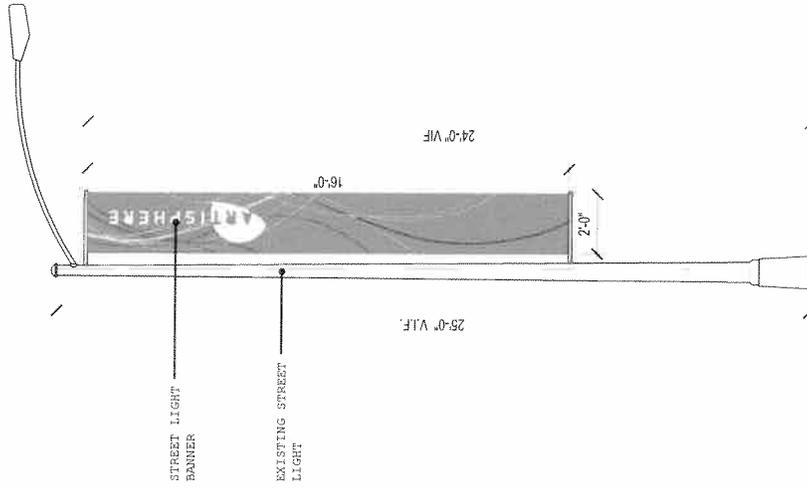
LIGHT DETAIL 2 - LW-PXL-19-OM-RGB
scale: NTS



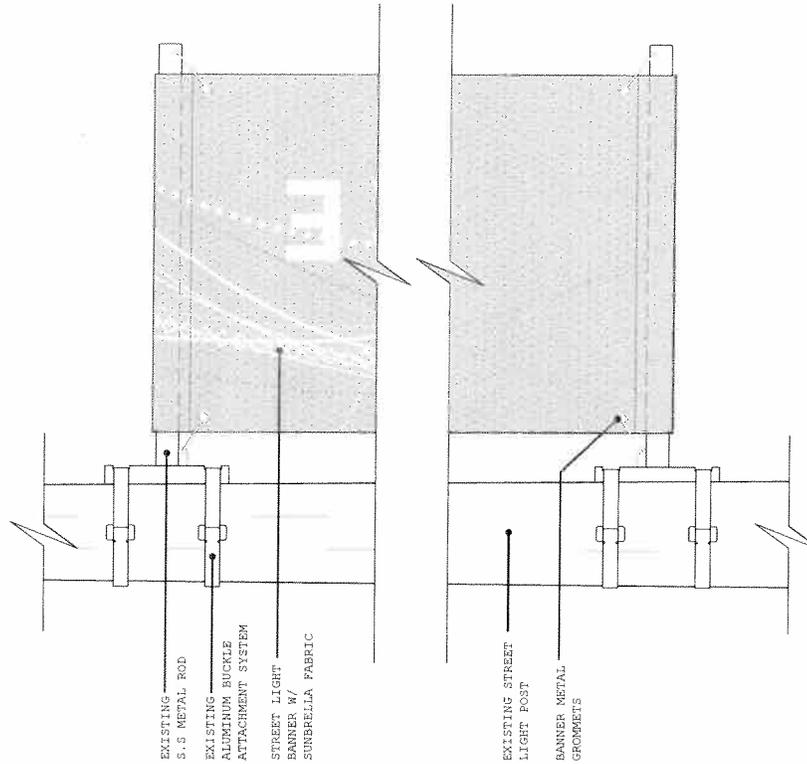
EXISTING DOME W/NEW LED LIGHT FIXTURES
scale: NTS



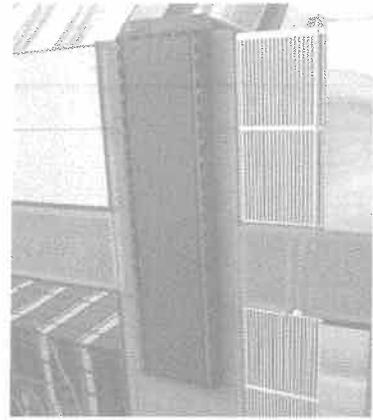
LED, COLOR-CHANGING, SURFACE-MOUNTED LIGHT FIXTURES AT EACH NODE/INTERSECTION OF DOME.
(SEE LIGHT DETAIL 2 THIS PAGE.)
LIGHTS SHOWN IN RED FOR CLARITY



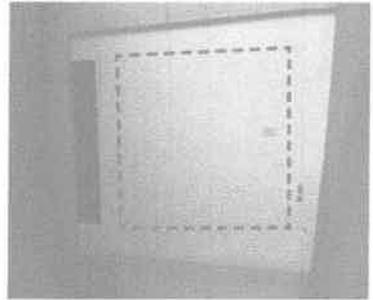
SOUTH ELEVATION - STREET LIGHT
 scale: 1/4"=1'-0"



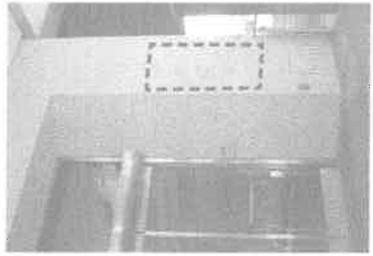
DETAIL @ STREET LIGHT BANNER
 scale: 1/2" = 1'-0"



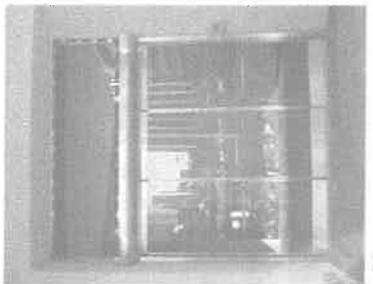
S5



S6



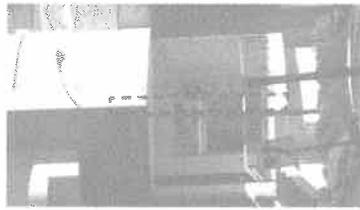
S7



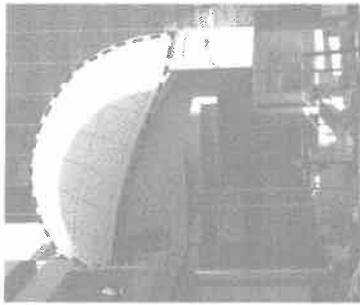
S8



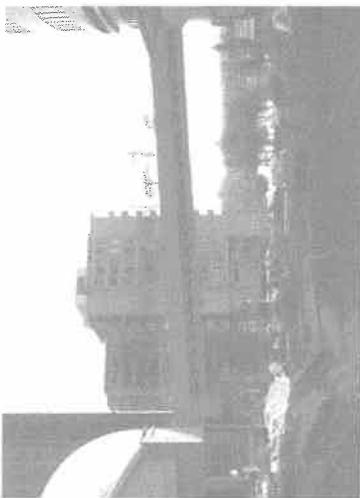
S9



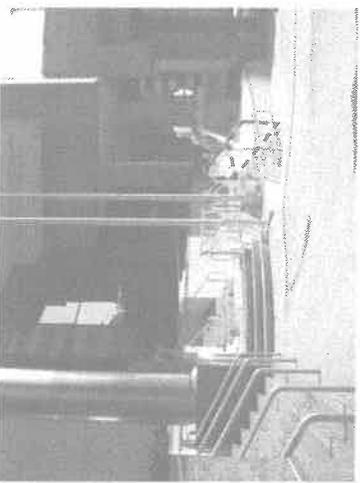
S10



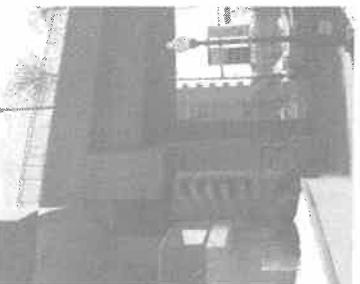
S11



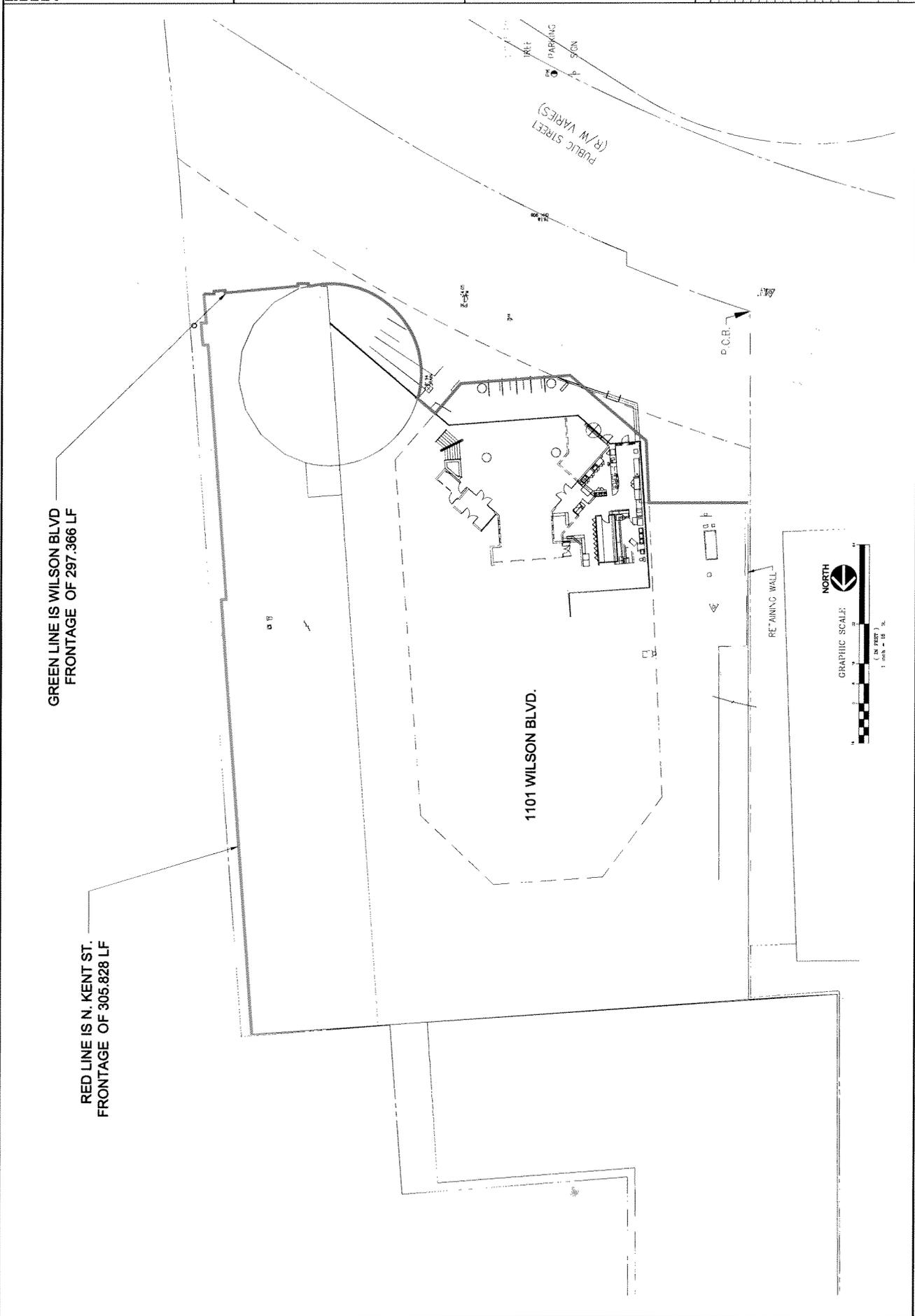
S12 OMITTED



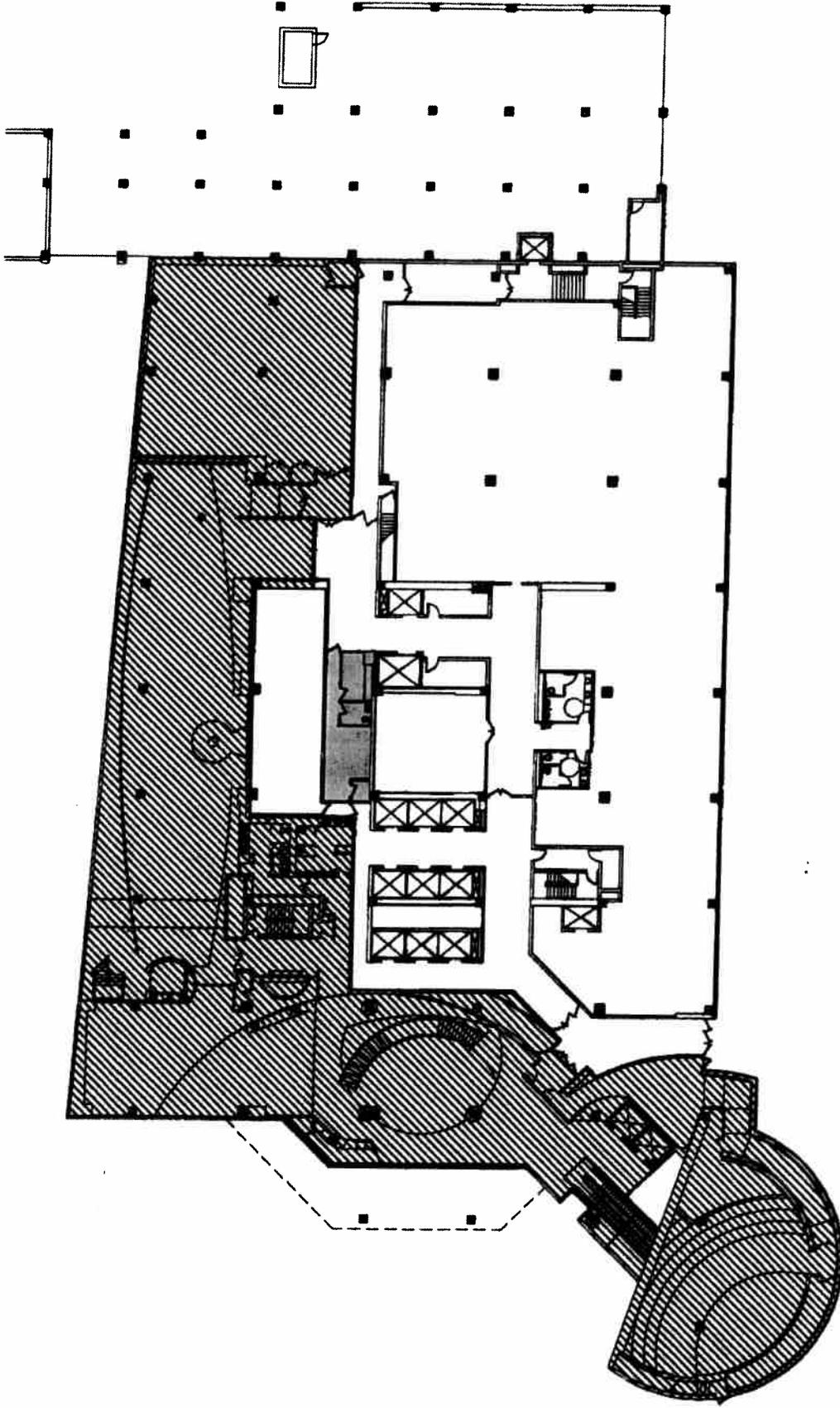
S13 OMITTED



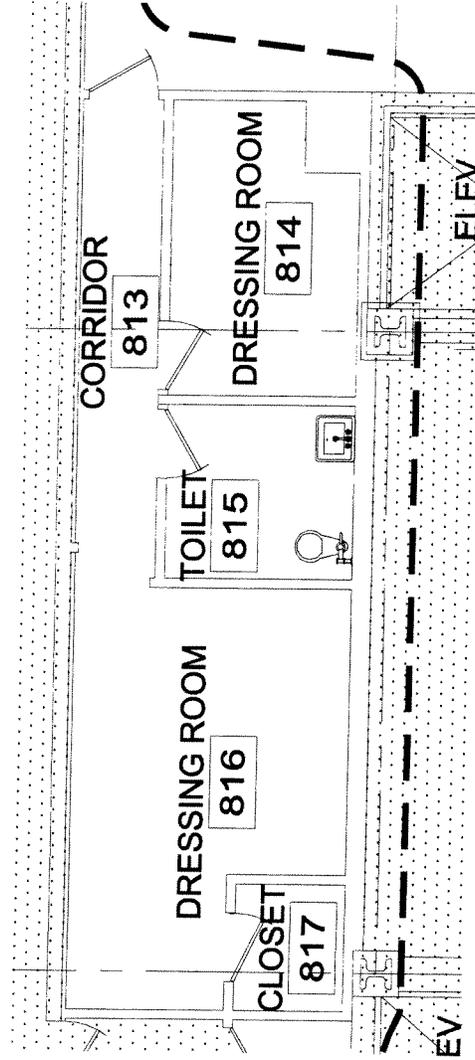
S14



1101 Wilson Blvd.-8th Floor Area Plan
23 June 2008



20,118 GSF





SP#89
1101 Wilson Boulevard
RPC: 16-039-002

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

