



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 10, 2010**

DATE: June 30, 2010

SUBJECT: SP#189 SITE PLAN AMENDMENT for architectural lighting elements to be installed on the building's southern façade at 2900 Crystal Drive (RPC#: 34-027-027).

Applicant:

2800/2900 Crystal Drive, LLC.

By:

Crystal City BID
Angela Fox, President/CEO
2001 Jefferson Davis Hwy.
Suite 505
Arlington, Virginia 22202

C. M. RECOMMENDATION:

Approve the site plan amendment for architectural lighting on the building's southern façade at 2900 Crystal Drive subject to the proposed conditions.

ISSUES: This is a site plan amendment request for architectural lighting on an office building in Crystal City and no issues have been identified.

SUMMARY: This is a request of the Crystal City Business Improvement District (BID) for architectural lighting on the southern façade of an office building at 2900 Crystal Drive. The BID has been working in partnership with Arlington Economic Development and the subject property owners to develop architectural building lighting as part of a Gateway enhancement program. The proposed lights are not considered signs, as they are not a logo and would not direct, identify, or provide information on specific building tenants. Rather, the proposed lights are an architectural element on the building. Landscape enhancements in an existing grassy area south of the subject building, which would also include lighting along the sidewalk, is the second part of this proposed enhancement program. The landscaping plan is being reviewed under a separate, administrative process, as is standard for all landscaping plans in the County. It is not a part of the subject application and recommendation. The application for the proposed façade lights was deferred from the June 12, 2010 County Board meeting to allow time for additional landscaping details to be submitted, as it is part of a unified design with the proposed façade lights. More time is needed for the BID to provide details on the landscaping proposal, but those

County Manager: MB/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5660

7.

details can be worked out through an administrative process without further delay of the façade lighting application. The proposed façade lighting would enhance the gateway to Crystal City and would brighten an office building in a somewhat secluded area currently with little activity. In addition, the proposal is in compliance with the proposed Crystal City Plan in that the Plan generally supports consideration of planned enhancements to building facades. The Plan envisions the retention of the buildings at 2800 and 2900 Crystal Drive through the 2050 timeframe, and any near-term improvements that enhance the façade and the building's presence along public spaces would generally be consistent with the Plan's vision. The Crystal City community supports the application. Therefore, staff recommends approval of the site plan amendment for architectural lighting on the building's southern façade at 2900 Crystal Drive subject to the proposed conditions.

BACKGROUND: The site plan for the Crystal Station mixed-use project was initially approved by the County Board on January 12, 1982. The site currently contains a hotel and two (2) 170,000 sq. ft. office buildings, approved in its final configuration on November 21, 1987. The following provides additional information on the site:

Site: The building that is the subject of this site plan amendment is the southernmost office building.

To the north:	The second of the two (2) office buildings for the site plan.
To the south	A grassy area proposed to be the site of the associated landscape enhancements. Further South is Potomac Yard.
To the east:	A proposed hotel as part of Potomac Yard land bay "B."
To the west:	Jefferson Davis Highway.

Zoning: The portion of SP#189 with the subject building is zoned "C-O-2.5" Commercial Office Building, Hotel, and Apartment Districts.

General Land Use Plan Designation: The portion of SP#189 with the subject building is designated, "Medium Office-Apartment-Hotel."

Neighborhood: The site is located in Crystal City. There is no designated civic association for this area; however, citizens involved in the Crystal City planning process have stated they support the proposal (letter attached).

DISCUSSION: The Crystal City Business Improvement District (BID) is proposing architectural lighting at an office building at 2900 Crystal Drive. This is part of a proposed enhancement of the southern gateway to Crystal City. In the past, many exterior lighting applications around the County have been evaluated as signs. The proposed lights are not considered signs, as they are not a logo and would not direct people to specific tenants in the building. The proposed lights are part of an architectural element on the building facade. The Crystal City Plan generally supports consideration of planned enhancements to building facades,

which could potentially be achieved through a variety of techniques, materials, and/or applications, including architectural lighting. As the Plan envisions the retention of the buildings at 2800 and 2900 Crystal Drive through the 2050 timeframe, any near-term improvements that enhance the façade and the building's presence along public spaces would generally be consistent with the Plan's vision.

Architectural lighting on the building would consist of "Joker Wall Vision" light fixtures programmable from a centralized control box. Plans are attached which depict the general location of the proposed lights, diagonally across the building, information on how the lights will be installed, as well as a photo simulation to provide a general idea of how the lights would appear at night. The lighting would extend from approximately 17 feet on the building to approximately 120 feet. A condition is proposed requiring dimmable lighting, which is standard for all lighting above 35 feet, in the event that the County Manager finds the lighting has a negative impact on the surrounding area.

CONCLUSION: The proposal is consistent with the proposed Crystal City Plan and would enhance the gateway to Crystal City from the south. In addition, it would add a decorative element to an otherwise barren area. The community is in support of the proposal. Therefore, staff recommends approval of the site plan amendment for architectural lighting on the building's southern façade at 2900 Crystal Drive subject to the proposed conditions.

Proposed conditions which apply specifically to this site plan amendment request for architectural lighting:

1. The applicant agrees that the proposed architectural lighting on the building façade will be installed as shown on the plans dated March 23, 2010 and attached to this staff report and approved by the County Board on July 10, 2010.
2. The applicant agrees that the proposed architectural façade lighting will not flash.
3. The applicant agrees that the proposed architectural lighting on the building façade will include dimmable lighting which would allow the lighting to be turned down if the County Manager finds the intensity of the lights has an adverse impact on the surrounding area. Should the County Manager determine that the lights have an adverse effect on the surrounding area, the applicant agrees, within 24 hours notice from the County Manager, to 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.

PREVIOUS COUNTY BOARD ACTIONS:

January 12, 1982	Approved site plan SP #189 for a mixed-use office, residential, and hotel development.
September 11, 1982	Approved a site plan amendment to modify condition #17 to permit construction of 27 th St. South.
January 5, 1985	Approved a site plan amendment to extend the site plan to January 12, 1987.
September 12, 1987	Deferred action on a site plan amendment request for a 170,000 sq. ft. office building, a 272-unit hotel and a 332-unit apartment building.
September 26, 1987	Approved a site plan amendment for a 170,000 sq. ft. office building and a 272-unit hotel.
November 21, 1987	Approved a site plan amendment for a second 170,000 sq. ft. office building.
July 13, 1991	Approved a site plan amendment to reduce the bicycle parking requirement to 74 spaces, with more to be provided by the developer if needed.
January 29, 1992	Approved installation of three (3) freestanding signs, subject to all previous conditions and one (1) new condition.
November 14, 2006	Deferred the site plan amendment for façade, site, and lobby improvements to the December 9, 2006 County Board meeting.
December 9, 2006	Deferred the site plan amendment for façade, site, and lobby improvements to the January 27, 2007 County Board meeting.
January 27, 2007	Deferred the site plan amendment for façade, site, and lobby improvements to the February 24, 2007 County Board meeting.
February 24, 2007	Deferred the site plan amendment for façade, site, and lobby improvements to the March 17, 2007 County Board meeting.

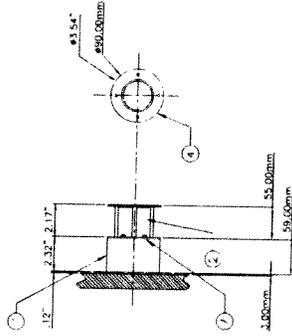
May 5, 2007

Accepted withdrawal of the of the site plan amendment request for façade, site, and lobby improvements.

June 12, 2010

Deferred the request for architectural lighting at 2900 Crystal Drive to the July 10, 2010 County Board meeting.

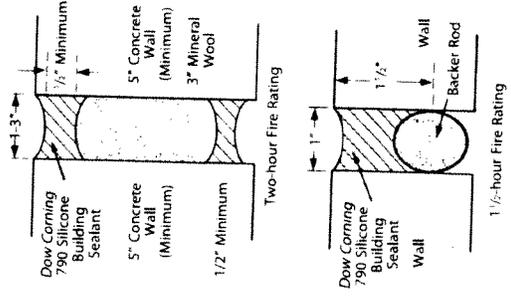
WS1 - JOKER WALL VISION RGB



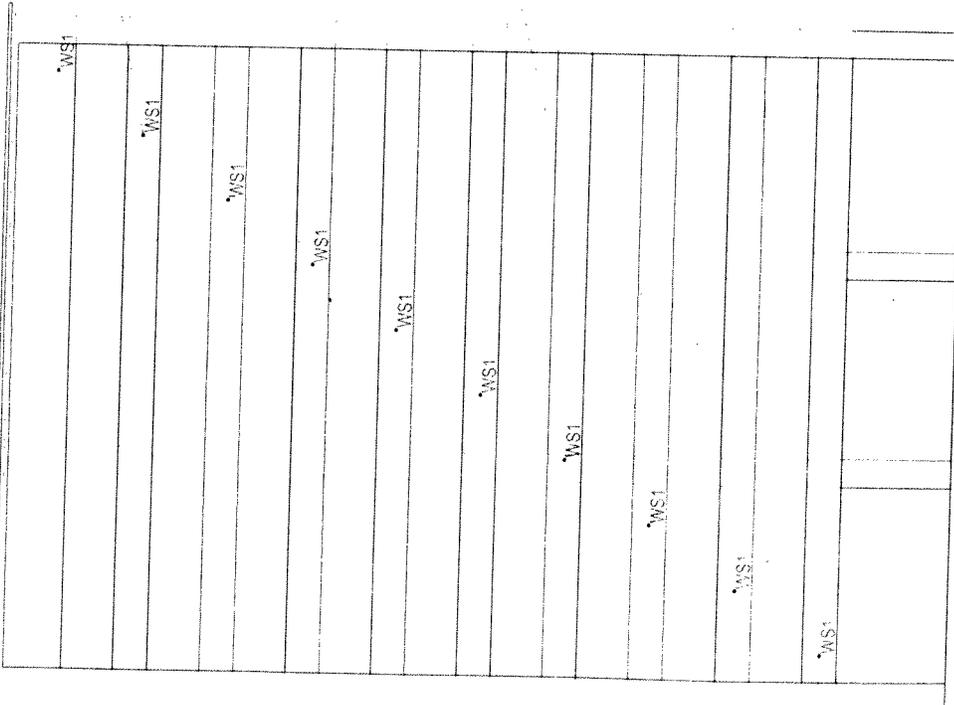
SPECIFICATIONS:

- ① FRAMING SECTION - STAINLESS STEEL
- ② INSULATION - SPECIAL BOND SHAPED TEMPERED GLASS FIBER INSULATION FINISHING SURFACE LIGHT
- ③ FINISH - STAINLESS STEEL FINISH SECURED BY 4 STAINLESS STEEL BOLTING SCREWS
- ④ CONCRETE - STAINLESS STEEL COVER SECURED BY FOUR STAINLESS STEEL BOLTING SCREWS
- ⑤ CONCRETE - STAINLESS STEEL COVER SECURED BY FOUR STAINLESS STEEL BOLTING SCREWS
- ⑥ FIRE BOARD - STAINLESS STEEL COVER SECURED BY FOUR STAINLESS STEEL BOLTING SCREWS
- ⑦ PACKET - SILICON PROTECTS MASSIVE LIGHT AND CONCRETE
- ⑧ FINISH - PROTECTS MASSIVE LIGHT AND CONCRETE
- ⑨ FINISH - PROTECTS MASSIVE LIGHT AND CONCRETE
- ⑩ FINISH - PROTECTS MASSIVE LIGHT AND CONCRETE

EXTERIOR JOINT SEALING CONFIGURATIONS & FIRE RATINGS (PER UL 263 ASTM E-119)



98'-3"



SOUTH ELEVATION
17'-10"

233 EAST
Hendon National
Airport



Joker Wall

Surface wall and ceiling mounted luminaire for interior and exterior use consisting of:

- Inner housing made of self-extinguishing technopolymer, class V-0 rated, 960°C glow wire test
- Stainless steel outer aesthetical cover, 2.24" height
- Stainless steel plate

- Round shaped diffuser, tempered glass satin finish for "S" versions featuring diffused light, clear prismatic tempered glass for "F" versions featuring asymmetric light output; cylindrical shaped diffuser, tempered glass satin finish for "Vision" versions featuring diffused light
- Silicone gaskets

- Stainless steel trim and locking screws

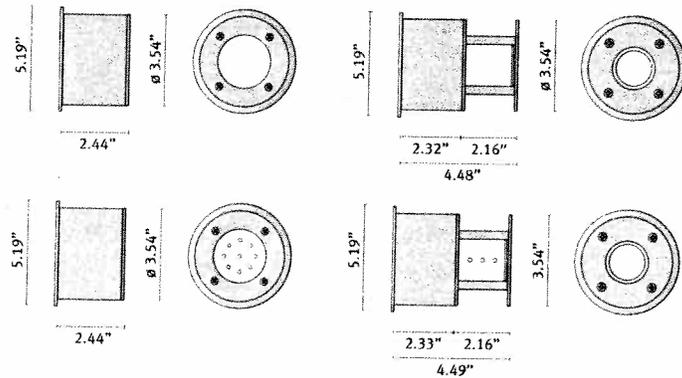
Code	Socket	Lamp	Voltage	Color	IP
Joker Wall S					
075938	G4	1x10W		Stainless steel	55 1
Joker Wall F					
075938	G4	1x10W		Stainless steel	55 1
Joker Wall Led					
075940		n.9 led 24V 2w	white	Stainless steel	55 3
075942		n.9 led 24V 2w	blue	Stainless steel	55 3
075944		n.9 led 24V 2w	yellow	Stainless steel	55 3
075946		n.9 led 24V 2w	red	Stainless steel	55 3
075948		n.9 led 24V 2w	green	Stainless steel	55 3
Joker Wall Vision					
075950	G8	1x10W	white	Stainless steel	55 1
075952	G9	1x40W	blue	Stainless steel	55 2
Joker Wall Vision Led					
075954		High power LED Blue 4x1.2W		Stainless steel	55 3

1	Remote driver by others
2	Main voltage
3	Integral driver 100-240 V
4	Integral driver 120-12 V
5	Integral ballast

SST	Stainless steel
SST+WH	Stainless steel/white Led
SST+BL	Stainless steel/blue Led
SST+YL	Stainless steel/yellow Led
SST+RD	Stainless steel/red Led
SST+GH	Stainless steel/green Led



04_18347



Melanie Jesick

From: Christer Ahl [christer.ahl@comcast.net]
Sent: Tuesday, May 18, 2010 9:27 PM
To: mpfieffer@arlingtonva.us; Melanie Jesick
Cc: afox@crystalcity.org
Subject: SP # 65 and SP # 189

Importance: High

Thank you for the opportunity to become informed about these plans and to offer comments;

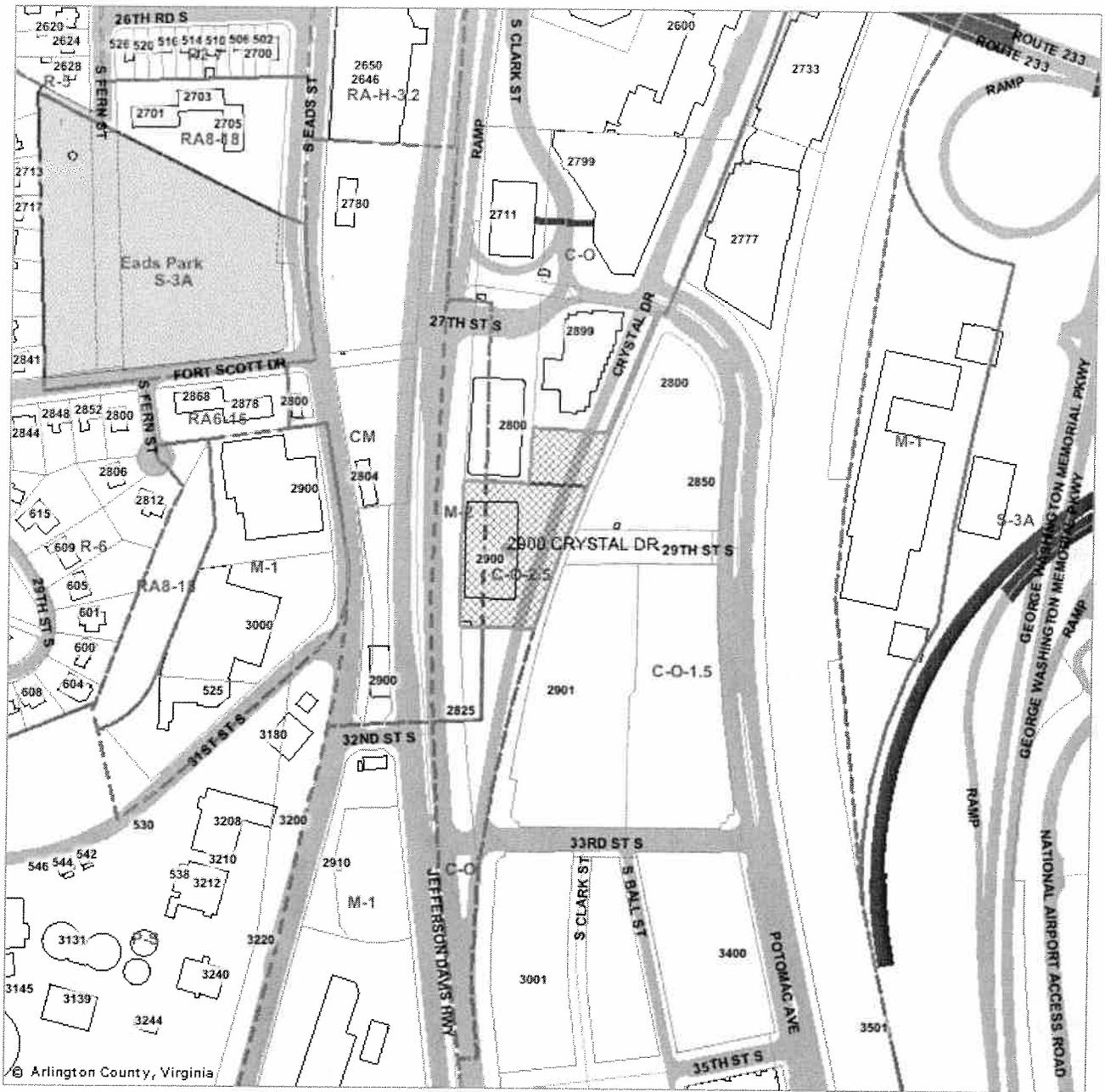
regarding SP # 65 : the proposed changes seem entirely reasonable and bring no negative consequences; accordingly supported;

regarding SP # 189: this is a most welcome development that has clear benefits for Crystal City as a community; strongly supported in all respects;

Best regards,

Christer Ahl

community representative in Crystal City planning

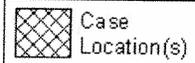


SP#189
2900 Crystal Drive
RPC: 34-027-027

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



Not To Scale



Department of Community Planning, Housing and Development

Planning Division